



## 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:

**Monday 14 August 2006**

Commencing at 7:30:00 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](http://www.manly.nsw.gov.au)*

# Seating Arrangements for Meetings

Staff      Staff      General Manager      Chairperson      Staff      Minute Taker



**Mayor** Dr Peter  
Macdonald

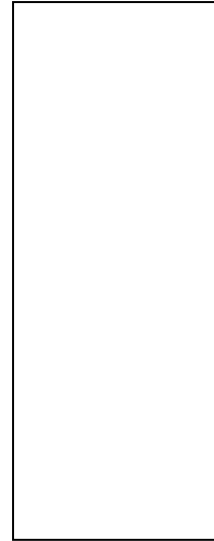
Clr Mark Norek

Clr Joanna Evans

**Deputy Mayor**  
Clr Barbara Aird

Clr Brad  
Pedersen

Clr Richard  
Morrison



Clr Jean Hay AM

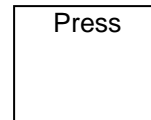
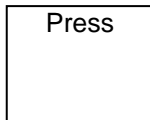
Clr Adele Heasman

Clr Dr Judy Lambert  
AM

Clr Simon Cant

Clr David Murphy

Clr Pat Daley



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Public  
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**Public Gallery**

**Chairperson:** Deputy Mayor Clr Barbara Aird  
**Deputy Chairperson:** Clr Adele Heasman

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**TO:** Planning and Strategy Committee - 14 August 2006  
**REPORT:** General Managers Division Report No. 20  
**SUBJECT:** Traffic Management issues for area bounded by Balgowlah Rd, Pittwater Rd, Pine St and Pacific Pde  
**FILE NO:**

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## SUMMARY

At the Planning and Strategy Committee meeting held on 12 December 2005, Council resolved:

“That, in relation to item 1xii) Manly Traffic Committee - Minutes of Meeting held on 28th November 2005, Council adopt the Traffic Committee's recommendation on item 108/05 and request a further report be brought back to Council on:

- a) Impacts of the new roundabout on the western access to Golf, Rolfe and Alexander Streets and Pacific Parade.
- b) Impacts of the possible limitation of access to the new fruit market on these streets.
- c) Assessment of impacts of full closure of the western end of each of the four streets identified.
- d) Pedestrian impacts in the vicinity of the Manly Swimming Pool.”

This report seeks to address these issues and makes recommendations to Council.

## REPORT

### **A. Impacts of the new roundabout on the western access to Golf, Rolfe, Alexander Streets and Pacific Parades.**

The roundabout at Kenneth and Balgowlah which was approved under the Balgowlah/Fairlight LATM Scheme will have NO added traffic impacts on Golf, Rolf, Alexander Streets or Pacific Parade because access to these streets from Kenneth Road or north bound traffic in Balgowlah Road beyond Kenneth will remain physically separated by a traffic median barrier in Balgowlah Road which extends over the section and across Golf, Rolfe and Alexander Streets at their intersections with Balgowlah Road, and closure in the case of Pacific Parade.

### **B & C. Impacts of the possible limitation of access to the new fruit market on these streets and impacts of the full closures of the western end of each of the 4 streets identified (being Golf Parade, Rolfe St, Alexander Pde and Pacific Pde).**

As far as the limitation of access to the new fruit market on the adjacent road network, no access restrictions were placed on the new fruit market by either the RTA or Council's previous Traffic Engineer. i.e. vehicles exiting the new fruit market can turn either left or right onto Pittwater Rd, eliminating any issue from Golf Pde residents that there would be an increase in traffic in Golf Pde from the new fruit market.

The impacts of full closures of the western end of Golf Pde, Rolfe St, Alexander Pde and Pacific Pde will result in all residential traffic movements within these streets using either Pine St, Alexander St east of Collingwood and Rolfe St east of Collingwood, and Collingwood St for ingress and egress.

The left turn from Collingwood St into Golf Pde, which is an acute angle, would need to be made two-way and would become a difficult intersection for motorists to negotiate.

**General Managers Division Report No. 20 (Cont'd)**

The following table provides information on a comprehensive traffic Volume, Speed and Classification survey of all the streets within the precinct these include Golf Pde, Rolfe St, Alexander St, Pacific Pde between Balgowlah Rd and Collingwood St.

Street	Section	AADT Traffic Volumes (vehicles per day)		AADT (Comb) Total	85 <sup>th</sup> %'ile Speed Km/h
		East Bound	West Bound		
Golf Pde	Balgowlah Rd to Collingwood St	253	51	<b>304</b>	41.5 km/h
Rolfe St	Balgowlah Rd to Collingwood St	243	82	<b>325</b>	41.0 km/h
Rolfe St	Collingwood St to Pittwater Rd	663	392	<b>1055</b>	32.0 km/h
Alexander St	Balgowlah Rd to Collingwood St	241	94	<b>335</b>	44.5 km/h
Alexander St	Collingwood St to Pittwater Rd	466	277	<b>743</b>	38.0 km/h
Pacific Pde	Balgowlah Rd to Collingwood St	250	84	<b>334</b>	44.5 km/h
Pine St	Smith St to Pittwater Rd	800	592	<b>1392</b>	38.0 km/h

The above traffic volume and speed counts have revealed that there are extremely low traffic volumes and speeds in that particular road network, with no evidence of any "rat running" through the area. Therefore, there is no justification from a traffic engineering view point to implement any additional road closures or traffic control devices in any of the streets listed at this stage.

**D. Pedestrian impacts in the vicinity of Manly Swimming Pool.**

Improving pedestrian safety was the top objective and priority in the design of the Balgowlah/Fairlight LATM scheme, which resulted in the installation of a 40Km/h speed limit and a 3 tonne limit on all traffic utilising Balgowlah Road. These are also reinforced with calming measures along the route. Additionally, the scheme incorporated pedestrian crossing facilities along this route, particularly in the vicinity of the entrance to both the swim centre and LM Graham Reserve. Hence, the issue of pedestrian safety along this section of the network is already more than adequately facilitated. As such, there are no additional measures recommended on this issue.

**RECOMMENDATION**

It is recommended that Council not consider any road closures, changes to any existing traffic conditions or additional traffic control devices in the traffic precinct bounded by Balgowlah Rd, Pittwater Road Pacific Pde and Pine St.

**ATTACHMENTS**

There are no attachments for this report.

PS140806GMO\_1

\*\*\*\*\* End of General Managers Division Report No. 20 \*\*\*\*\*

**TO: Planning and Strategy Committee - 14 August 2006**

**REPORT: General Managers Division Report No. 21**

**SUBJECT: The Corso Upgrade - Progress Report**

**FILE NO:**

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## **SUMMARY**

Progress report to Council as at Week Eight of the Construction Programme.

## **REPORT**

Council commenced The Corso upgrade project on 19th June, 2006. This week marks the eighth week of the construction programme. At this point in time, the project is on schedule with completion planned for the end of October, 2006. A brief summary of the work completed to date is set out hereunder.

1. The amphitheatre has been demolished and a water storage tank and plant room has been constructed in the former amphitheatre space. All Telstra pits and other in ground services have been adjusted.
2. All trees requiring relocation and new tree plantings have been completed.
3. All adjustments and replacement of underground services, including drainage, electrical and conduits for future communications, etc., have been laid. Plumbing for new bubblers and irrigation to trees has been installed.
4. Adjustments have been made to all of the electricity supplies to service all structures in The Corso, which includes up lighting of the fig tree outside Humphreys and also the up lighting of seat tables at the eastern end of The Corso.
5. Much of the in ground plumbing, pumping and electrical installation for the water feature have been laid.
6. This week will see the completion of all underground services and the disturbed areas will be compacted.
7. The laying of 100mm of concrete which will be the sub-grade for the granite paving for the whole of Stage 1 of The Corso will start this week with two crews operating outwards from a central starting point generally outside the Humphreys Newsagency.
8. Once the concrete has cured and pavers have arrived on site, laying of the granite pavers will commence.
9. Design and fabrication of other features such as tree surrounds, seating, stage and bubbles is well advance and progressing off site.
10. In relation to the catenary lighting, the design has basically been resolved with the consents (in principle) obtained from the necessary property owners.
11. Progress has been made on the direction and way finding signage issue.
12. The playground and the stage which require considerable design input are progressing well, but may not be able to be constructed and installed in the construction programme. However, there is no problem in retro fitting these at a later date as soon as they become available.

**General Managers Division Report No. 21 (Cont'd)**

**GENERAL COMMENT**

The work is progressing well with the combination of day labour and contract labour and using the skills and expertise of a hardworking team of Council staff.

Council is getting good feedback on the rate of progress and on the impressions that the Cabbage Tree Palms are creating and on the communication strategy, which includes personal contact, monthly newsletters and a regular web site update.

**RECOMMENDATION**

That Council receive and note the report.

**ATTACHMENTS**

There are no attachments for this report.

PS140806GMO\_2

\*\*\*\*\* End of General Managers Division Report No. 21 \*\*\*\*\*

**TO: Planning and Strategy Committee - 14 August 2006**  
**REPORT: General Managers Division Report No. 22**  
**SUBJECT: Seaforth TAFE Site - Progress Update**  
**FILE NO:**

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## **SUMMARY**

Progress report to Council in relation to Community Reference Group Meetings and discussions with Landcom.

## **REPORT**

Council will recall that following an approach from Landcom Council convened a public meeting at the St. Paul's Church Hall in Seaforth to discuss the future of the former Seaforth TAFE site.

Following on that meeting, a Community Reference Group (CRG) was established and the CRG has met on numerous occasions and worked with Landcom and with representatives of architectural firm Allen Jack and Cottier and with Council representatives to go through a process which was designed to draw out the community's aspirations for the site and to analyse this in terms of several options including:-

- Maintaining the existing building for adaptive re-use.
- An alternative to just develop the existing site with a new mixed use development.
- To have a more ambitious approach where the surrounding centre of Seaforth was looked at in terms of urban design and traffic management with a view to establishing a civic plaza on the south side of Sydney Road.

The CRG gave endorsement to further analysis of this broader approach and subsequently Council engaged Gabrielle Morrish, an Urban Designer and Planner, with a view to providing Council with an independent recommendation on Urban Design Guidelines for the site. These Guidelines have been formulated against the background of the special opportunity which is presented by way of potential land swaps, etc., to re-configure the Seaforth Centre.

It should be noted that the proposal is to review the whole of the operation of the Seaforth Centre and step beyond the boundaries of the Seaforth TAFE site. This is a challenging and ambitious project.

There are very real economic realities in pursuing such a scheme, and of course there are many stakeholders affected.

The scheme being examined at the moment looks at the possibility of realigning Sydney Road as this affords the potential for the Seaforth Centre to become a much more efficient and user friendly neighbourhood centre with a civic plaza and civic buildings, including the old school/library building as a community activities space alongside a new community activities building of some 500 square metres.

The adjustment of the roundabout and the main road in this manner would benefit the viability of the Seaforth Business Centre and improve the amenity and safety of people who would like the opportunity to source their recreational, shopping and business services without having to travel to other more distant centres.



**General Managers Division Report No. 22 (Cont'd)**

The CRG will meet on 17th August, 2006. It is envisaged that once the Urban Design Guidelines Report from the consultant has been presented to the CRG, it would be a matter for a further report to Council with a view to stepping through a more formalised statutory process of adopting Urban Design Guidelines for the site. This would involve endorsement of the Guidelines for exhibition including a broader community consultation.

The biggest challenge of the CRG, the broader community and for Council is to see this opportunity in the context of it being a once in a lifetime opportunity and there will only ever be one opportunity for the realignment of Sydney Road, utilising the Seaforth TAFE site.

There will be a tendency for most people to react to the scheme in relation to the scale of development that presently exists in Seaforth rather than to look to the likely evolution of such a centre over the next 20, 30 or 50 years.

**Summary**

The business of the meeting of the CRG on 17th August, 2006 is to comment on the scale of development which will be required to achieve the economic and community benefits deriving from the Seaforth Plaza Option and to record the responses of the CRG with a view to bringing forward a comprehensive report to Council in the near future.

**RECOMMENDATION**

That the report be received and noted.

**ATTACHMENTS**

There are no attachments for this report.

PS140806GMO\_3

\*\*\*\*\* End of General Managers Division Report No. 22 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 14 August 2006  
**REPORT:** Corporate Services Division Report No. 20  
**SUBJECT:** Local Government of New South Wales - 2006 Annual Conference Proposed Motions  
**FILE NO:**

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### SUMMARY

At the Planning and Strategy Committee Meeting of Council held on 17 July 2006, Council considered a report on the Local Government Association of New South Wales Annual Conference to be held in Leura from 28 October to 1 November 2006, and the submission of Motions to the Conference.

This report details the proposed Motions to be submitted, on behalf of Council, to the Local Government Association of New South Wales Annual Conference 2006.

### REPORT

At the Planning and Strategy Committee Meeting of Council held on 17 July 2006, Council considered a report on the Local Government Association of New South Wales (LGSA) Annual Conference 2006.

It was resolved inter alia:

- “3. That Council note that Motions to be submitted to the Conference must be received by the Local Government Association of New South Wales by **5pm Monday, 21 August 2006**.
4. That Councillors wishing to submit Motions to the Conference submit the details in writing to the General Manager by **5pm Wednesday 3 August 2005**.
5. That a further report be presented to the Planning and Strategy Meeting to be held on 14 August 2006, outlining the proposed Motions to be submitted to the Local Government Association of New South Wales.”

The following proposed Motion has been submitted for presentation to and inclusion in the Business Paper for the 2006 LGSA Conference:

**Submitted by Councillor Brad Pedersen**

**Subject: National summit to reform the financial donations legislation**

#### Motion text:

That the Local Government and Shires Association calls upon the Federal Government to convene a National Summit to develop a national strategy to fundamentally reform, in a coordinated manner, all the financial donations legislation for all 3 levels of Australian government; ie: federal, all state governments and all local councils.

### RECOMMENDATION

It is recommended that Council submit the following Motion for consideration by and inclusion in the 2006 LGSA Conference's Business Paper:

1. National summit to reform the financial donations legislation.

### ATTACHMENTS

**AT- 1** Explanatory note from Councillor Pedersen 2 Pages  
PS140806CSD\_1

\*\*\*\*\* End of Corporate Services Division Report No. 20 \*\*\*\*\*

## ATTACHMENT 1

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### Corporate Services Division Report No. 20 - Local Government of New South Wales - 2006 Annual Conference Proposed Motions

#### Explanatory note from Councillor Pedersen

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#### **Explanatory Note from Councillor Brad Pedersen regarding National Summit to reform the financial donations legislation**

Financial donations to political parties and candidates are potentially one of the most corrupting forces in our political system. The current legislative framework throughout our nation is wholly inadequate, riddled with loopholes and invites corruption. Indeed, our laws and practices relating to financial donations have become a serious risk to our democracy.

The policy outcomes of our governments are under threat of being improperly influenced by huge corporations, powerful trade unions and wealthy individuals. Some donors are attempting to secure their influence by making equally enormous donations to both the major parties. Worse still, creative accounting and 'front organizations' are used to allow some donors to mask their identity.

Nobody should believe these funds are always donated because of an altruistic enthusiasm for democracy. Even if there is no direct undertaking on behalf of the beneficiaries, the widespread public suspicion is that it's all about buying influence. The perception that political influence can be 'bought' is extremely damaging to the public's faith in our democratic system and severely undermines the integrity of our representative government.

The control of our parliaments by political parties riddled with these donations should not be seen as anything other than the breakdown of fundamental aspects of our democracy. The time has come to seriously confront this cancer in our political system. Yet the experience is that it is never quite the right time for the major parties to reform the system or reform themselves. After all, the major parties created for themselves the legislative structure of our campaign finance laws.

To achieve maximum financial transparency and probity throughout the Australian political system the Federal and State governments need to fundamentally reform, in a coordinated manner, their financial donations legislation. Money is fluid and can be shifted around through 'back doors' unless all those doors are shut. Some good reforms could occur at State level, but with weak Federal laws it means there are serious limitations as to what can be achieved at an individual State level. The same applies in reverse, good reforms solely for the Federal electoral system will be seriously limited if all State laws are not also all properly reformed. The chain will only be as strong as its weakest link.

Political systems do exist where there are much tighter restrictions on 'money-politics'. There are reforms that have proved successful elsewhere that could be implemented in our own country. Australia should be aiming at being a world leader in probity, transparency and removing the influence of 'money-politics'. Particular attention needs to be given to recent reforms in the UK, Canada and New Zealand.

Reform options are varied and there is no single 'right answer' or perfect solution. Even the best options are imperfect to some degree. Yet this must not be used as an excuse to continue with a system that is riddled with loop holes and acts as an incentive for corruption.

## ATTACHMENT 1

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### Corporate Services Division Report No. 20 - Local Government of New South Wales - 2006 Annual Conference Proposed Motions

#### Explanatory note from Councillor Pedersen

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The issues and legalities concerning money politics is complex but a National Summit should at least consider the following reform proposals:

- All donations over \$500 to be immediately and publicly declared.
- The original source of all donations to be declared.
- Corporate and individual donations restricted to an upper limit of \$2000.
- Donations from foreign entities to be banned.
- Corporations, unions and organisations to be required to have shareholder/member approved political donations policies.
- Campaign expenditure limits.
- Tighter controls over campaign spending by the supporters of political parties and candidates.
- Reforming electoral funding to promote political equality.
- Increased penalties for breaching funding laws.
- Political Party donations disclosures to be accompanied by a report from an accredited auditor.
- Adequate resources to be provided to the Australian Electoral Commission to effectively enforce political funding regulations.

The National Summit would need to be of sufficient time for proper consideration and a comprehensive debate of the reform options. The Summit attendees should consist not just of politicians but also a broad range of legal experts, academics and community representatives.

**TO:** Planning and Strategy Committee - 14 August 2006  
**REPORT:** Corporate Planning And Strategy Division Report No. 40  
**SUBJECT:** Draft Manly Development Control Plan for the Business Zone 1989  
(Amendment 5)  
**FILE NO:**

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## SUMMARY

The Development Control Plan for Business Zone (Draft Amendment 5) seeks to prohibit trafficable balconies in The Corso to maintain consistency with Council's adopted policies. The draft Plan was exhibited for 28 days in accordance with the legislation. This report summarises the outcome of the exhibition and recommends adoption of the Plan.

## REPORT

At its meeting on 13 June 2006, the Corporate Planning and Strategy Committee considered a report on the draft amendment to Business Development Control Plan (DCP) which seeks to prohibit trafficable balconies in The Corso to be consistent with Council's adopted policies. A trafficable balcony was permitted in The Corso when the Business DCP was initially adopted in 1989. However, subsequent concerns relating to intrusion into public space and views have led to a change of Council's policy to prohibit trafficable balconies in The Corso. This prohibition is stated in The Corso DCP and the Town Centre Urban Design Guidelines. This amendment to the Business DCP will reinforce this control and maintain consistency with other Council documents.

At the meeting of 13 June 2006, Council resolved:

*"That Council:*

- 1. Endorse the proposed draft amendment to Manly Development Control Plan for the Business Zone 1989;*
- 2. Exhibit the Manly Development Control Plan for the Business Zone 1989 (Draft Amendment 5) for a minimum of 28 days;*
- 3. Notify the Chambers of Commerce regarding the proposed amendment."*

The draft DCP was exhibited in Council Chambers, the Library and on the website for 28 days between 24 June to 21 July 2006. A letter was also sent to the Manly Chamber of Commerce notifying it of the DCP amendment. The draft Amendment is attached for reference.

No submissions were received during the exhibition period.

## RECOMMENDATION

It is recommended that Council adopts the draft DCP for the Business Zone 1989 (Amendment 5) as exhibited.

## ATTACHMENTS

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

PS140806CPSD\_1

\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 40 \*\*\*\*\*

## ATTACHMENT 1

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### Corporate Planning And Strategy Division Report No. 40 - Draft Manly Development Control Plan for the Business Zone 1989 (Amendment 5) Draft Manly DCP for the Business Zone 1989 (Amendment 5)

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## General Provisions

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### Part 1 Manly Town Centre

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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 - 14 August 2006  
**REPORT:** Corporate Planning And Strategy Division Report No. 41  
**SUBJECT:** Metro Strategy: North East Sub-regional Plan - Progress Report  
**FILE NO:**

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## SUMMARY

The Department of Planning is coordinating the preparation of the Sub-regional Strategy for the North East Sub-region comprising Manly, Warringah and Pittwater Councils. This report provides updates on the progress.

## REPORT

### Introduction

NSW Councils were instructed by the NSW Department of Planning (DoP) to work within their designated Sub-regions to consider how the Sub-region can absorb the housing and employment capacity targets set by the DoP under the Sydney Metropolitan Strategy. Manly, together with Warringah and Pittwater Councils, form the North East (NE) Sub-region and was assigned a housing target of 17,300 dwellings and an employment capacity target of 16,000 jobs to be delivered within the next 25 years (that is, by 2031).

Sub-regional plans, as the second level of the Metropolitan Strategy, will apportion these targets between individual local government areas (LGAs). The agreed targets for each LGA will then be reflected in the zoning and density controls within the local planning instruments of individual Councils. If Councils fail to agree on an appropriate apportionment, the DoP will impose a pro rata ratio for each Council in the Sub-region.

In the Sub-regional Plan, the housing and employment targets will be timed to reflect the short to long term take up rate of development. They will also be appropriately distributed within the defined hierarchy of centres which have better access to services and transport. The projection will inform infrastructure delivery in the State level through the State Infrastructure Strategy, and the Local level through the infrastructure development program funded by S94 and other mechanisms.

A SHOROC initiative has brought together the three Councils to develop a consistent methodology to apportion the targets among LGAs, and to work with DoP to develop the NE Sub-regional Plan.

### Housing Capacity Target

Housing apportionment was endorsed by SHOROC executives meeting on 28 July 2006. The majority of the housing will be absorbed in the Warringah Council LGA. Distributions are as follows:

Manly	2,464 (all infill)
Pittwater	3,813 (infill) + 800 (Greenfield)
Warringah	10,300 (all infill)
<b>TOTAL</b>	<b>17,377</b>

\*This target does not include Ingleside urban release area.

**Corporate Planning And Strategy Division Report No. 41 (Cont'd)**

The Manly figure took into account:

- Housing projection is based on adopted Council policies, including the Residential Development Strategy, Manly Local Environmental Plan (LEP), Development Control Plans (DCP) for Residential and Business zones, Section 94 plan and the data provided to the DoP for its Metropolitan Development Program (MDP);
- Potential development sites that are zoned for residential use are included, such as Totem, former Warringah freeway, former St Patrick Estate, former tram shed and Fishos site. The vacant Seaforth TAFE site is also included;
- The figure does not require any rezoning or changes to current planning controls (eg. density) for residential development (except the former Seaforth TAFE site which is still zoned 5 Special Use).

**The Department of Planning Employment Capacity Target**

The employment capacity target is 16,000 for the NE region. Distribution of this figure cannot be made until an employment study is carried out. To this end, the DoP has committed to fund an employment study for our region.

**Issues facing Manly in the context of the NE Sub-region**

The Planning and Strategy Committee at its meetings held on 14 November 2005 and 13 March 2006 considered reports on the Sub-regional Planning process and the implications to Manly.

- A hierarchy of centres was defined in the Sub-regional Planning process. It was agreed among the three Councils that Dee Why should be nominated as a major centre for the region, with Brookvale being an employment land area. A master plan is currently underway to intensify and revitalise Dee Why town centre, creating more jobs and employment opportunities for residents of the region;
- Internal circulation across the region is critical to encourage future Manly population to work locally within the region;
- On the other hand, Manly attracts a high proportion of residents who move to the area because of its lifestyle attributes, yet work in the city for the high order employment opportunities. Improved ferry or public transport services are crucial to cater for the current and future residents and discourage private vehicle usage;
- The business centres in Manly need to be strengthened to ensure that the future development of Dee Why and Brookvale will not undermine the economic viability of the local retail activities in Manly;
- The tourism industry contributes considerably to the local economy. It should be managed and monitored appropriately as part of the upcoming regional employment strategy;
- Infrastructure delivery and existing planning mechanisms need to reflect the projections via monitoring of the Section 94 Plan and DCP;
- Future planning amendments that will reduce the capacity of residential development (eg. heritage conservation) will need to be justified by balancing the reduced capacity with an increased density in other parts of Manly;



**Corporate Planning And Strategy Division Report No. 41 (Cont'd)**

- Council needs to monitor the take-up rate of future residential development to achieve the 2,464 target. Failure to achieve this target will run the risk of having the Minister for Planning intervene in Council's planning process.

**SHOROC response to the Sub-regional Plan**

On 28 July 2006, the SHOROC Executive Committee considered a report on this matter. The Committee endorsed the apportionment of the dwelling targets on the following basis:

- The Sub-region is viewed as a holistic geographic area and divisions on population, development trends or economic characteristics of individual LGA will not be made;
- Environmental quality of the Sub-region is taken into account;
- Projections are based on existing planning controls and adopted Council policies and strategies. The projections do not involve up-zoning;
- Land release areas will not be included without prior agreement between the DoP, Council, the community and the stakeholders regarding the number of dwellings and timeframe of the release, as well as agreement on infrastructure funding and development;
- The strategic planning teams of the three Councils have reviewed the projection by the DoP and believe that the required housing targets can be met by identified strategies;
- Employment projections cannot be made until an Employment Study is carried out. Councils will not endorse such projections by the DoP prior to the undertaking of the study.

The SHOROC Executive also resolved, inter alia:

*"3. That a letter be forwarded to the Director General DoP under signature of the Mayors advising:*

- a) If DoP will not accept Dee Why/Brookvale as a major centre, then they should identify Dee Why as the major centre for the region, with Brookvale as the 'specialised employment centre', Warringah Mall being the retail focal point.*
- b) We cannot agree on a breakdown of jobs total without more data to allow informed discussion and decision.*
- c) Funding as previously agreed by DoP should be provided to SHOROC to undertake a regional employment study.*
- d) We accept the offer from DoP to present the Draft Subregional Plan for the North East region to elected members prior to its launch for exhibition.*
- e) Implementation of the North East Subregional Plan is contingent upon the timely provision of appropriate infrastructure and jobs growth.*
- f) Any release of land at Ingleside must meet all sustainability criteria....."*

On 7 August 2006, SHOROC with other ROCs and the Local Government Association (LGA) attended a meeting with the Minister for Planning to discuss this process. The Minister was open to working with ROCs and Councils in a partnership approach to deliver the Sydney Metropolitan Strategy. He encouraged ROCs and/or individual Councils to make submissions regarding any issues they experienced in the Sub-regional Planning process and concerns relating to the Department of Planning assuming the role of "monitoring" development assessment performance by all Councils in NSW.

**Corporate Planning And Strategy Division Report No. 41 (Cont'd)****Exhibition and Consultation**

The Department of Planning is currently finalising the North East Sub-regional Plan. It expects that the Plan will be ready for exhibition by December 2006. The Department indicated that exhibition of the Plan is a departmental exercise, hence exhibition will take place in the Department's premises and website, as well as the Chambers of relevant Councils.

The Department made a verbal undertaking to provide adequate resources to manage the public consultation and exhibition process. In this regard, the DoP indicated its intention to convene an information evening for residents of the region. SHOROC has also requested an opportunity for the DoP to present the draft Plan to elected members prior to exhibition. Details of the session are yet to be confirmed.

**Conclusion**

While the number and distribution of residential projections were endorsed by the SHOROC Executive, the employment capacity distribution is still pending as it requires further research on the trends of employment generating activities, in terms of their locations, types, land use requirements, skill profile of workers and infrastructure and transport needs etc. This information will provide a sound planning basis for the employment projections and inform future employment generating initiatives.

**RECOMMENDATION**

It is recommended that Council receive and note the report.

**ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 41 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 14 August 2006  
**REPORT:** Corporate Planning And Strategy Division Report No. 42  
**SUBJECT:** Items for Brief Mention - Minutes for Adoption by Council - Special Purpose Committees and Joint Committees  
**FILE NO:**

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**1. Minutes of Meetings:-**

- (i) Sydney Water & Manly Council Partnership – Minutes of Meeting Held on 18 May 2006.
- (ii) Manly Lagoon Catchment Co-ordinating Committee – Minutes of Meeting Held on 29 June 2006.
- (iii) Landscape Management & Urban Design Sub-Committee (Fairlight Shops Urban Design Improvements) – Minutes of Meeting Held on 6 July 2006.
- (iv) Manly Sustainability Strategy Management Group – Minutes of Meeting Held on 11 July 2006.
- (v) SHOROC Special Executive Committee – Minutes of Meeting Held on 28 July 2006.
- (vi) Manly Sports Facilities Committee – Minutes of Meeting Held on 4 August 2006.
- (vii) Landscape Management and Urban Design Committee – Minutes of Meeting Held on 12 July 2006.
- (viii) Manly Social Plan Implementation Committee – Minutes of Meeting Held on 18 July 2006.
- (ix) Manly Community Environment Committee – Minutes of Meeting Held on 20 July 2006.

**2. The following Minutes contain recommendations of a substantial nature requiring formal Council adoption as follows:-**

- (a) Landscape Management and Urban Design Committee – Minutes of Meeting Held on 12 July 2006.

**Item 4.1: The Corso Masterplan Review – Taylor Cullity Lethlean Engagement Progress Report**

Recommendation:

“That should funds permit, the catenary lighting and paving pattern planned for The Corso be extended to include Rialto Lane in Stage 1 works.”

**Corporate Planning And Strategy Division Report No. 42 (Cont'd)**

- (b) Manly Social Plan Implementation Committee – Minutes of Meeting Held on 18 July 2006.

**Item 5.1: MATSIC Significance**

Recommendation:

- “ • In view of the imminent adoption of the North Sydney Aboriginal Social Plan, and previous low attendance at Manly Aboriginal & Torres Strait Island Committee, that Manly Aboriginal & Torres Strait Island Committee items become a standing item on the Social Plan Implementation Committee agenda in the future.
- That an Aboriginal representative is invited to sit on the Social Plan Implementation Committee.”

- (c) Manly Community Environment Committee – Minutes of Meeting Held on 20 July 2006.

**Item 4: Presentation on Community Reference Group by Environmental Planning Team Leader**

Recommendation:

“Our understanding and our strong recommendation is that the Community Reference Group (CRG) should be convened before the Development Application is approved.

The Committee strongly recommends that the CRG has input into development applications in areas of Penguin Critical Habitat before being formally approved and the applicant advised. This is the same process as Precinct Committees, the Heritage Committee and the Community Safety Committee.

The Committee recommends that the composition of the CRG include two representatives from the Environment Committee, Ray Mathieson and Richard Hewitt, and two Precinct Representatives, Gary Stewart and Mark Williams, but excludes the four resident representatives.”

Moved: Terry Metherell. Seconded: Brad Pedersen

Divisional Manager's Note:

Any DA approval is an “operational matter” under the direct management of the General Manager.

- (d) Manly Community Environment Committee – Minutes of Meeting Held on 20 July 2006.

**Item 5.1: Manly Environment Centre**

It was noted that there is nothing in the Council Management Plan related to the MEC, including provision of the ground floor shopfront in conjunction with the third floor library project.

Recommendation:

“Given the resolutions made at the public meetings made after the Council made its resolution to build the third floor extension on the library, the Committee requests that Council clarify the status of the level three library development and its impact on the future operation of the MEC, particularly "shopfront" issues. This should be in

**Corporate Planning And Strategy Division Report No. 42 (Cont'd)**

the Council's Management Plan.”

Moved: Richard Hewitt. Seconded: Keelah Lam

- (e) Manly Community Environment Committee – Minutes of Meeting Held on 20 July 2006.

**Item 5.2: Annual MEC ECO Award**

A brief discussion took place on the Annual MEC Eco Award for outstanding work in the Manly LGA.

Recommendation:

“The Annual MEC Eco Award for outstanding work in the Manly LGA would be announced in June each year, with a call for nominations. Nominations would close in February. The Environment Committee would choose the winner and it would be presented on the MEC's birthday on 15 March each year. Martin Cullen has agreed to donate an artwork each year as the prize.”

Moved: Richard Hewitt. Seconded: Keelah Lam

- (f) Manly Community Environment Committee – Minutes of Meeting Held on 20 July 2006.

**Item 10: Little Manly Point Remediation Works**

Recommendation:

“Contamination continues to leach into the harbour as these works have been significantly delayed and should not be further delayed because it is Penguin Breeding Season. This is zoned Potential Habitat only and there are no penguins on Little Manly Point.”

Moved: Brad Pedersen. Seconded: Terry Metherell

Divisional Manager's Note:

Council's staff acknowledge the recommendation of the Committee, and appreciate the urgency and importance of the supplementary remediation works.

The works in question and the conditions of the development application that apply to them must be adhered to as a statutory requirement. Specific conditions of the DA do take into account Threatened Species Legislative requirements, particularly as this area was listed “Potential Critical Habitat” for fairy penguins (as determined by the Department of Environment and Conservation), and as the breeding season of July to February is underway.

A Section 96 variation has been lodged with Council in relation to the Threatened Species conditions imposed by Council on the DA for the works approved on 15<sup>th</sup> June 2006. **I would recommend that Council considers this matter in the context of the Section 96 application process.**

**Corporate Planning And Strategy Division Report No. 42 (Cont'd)**

**RECOMMENDATION**

1. That the recommendations of Minutes of Meetings, as listed in Item 1 above, being 1(i) to 1(ix), be adopted.
2. That in relation to all matters of a substantial nature listed in Item 2 above, being 2(a) to 2(f), be adopted as per the recommendation of the Committees.

**ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 42 \*\*\*\*\* .