

Agenda

Ordinary Meeting

Notice is hereby given that a Ordinary Meeting of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 1 June 2015

Commencing at 7.30pm for the purpose of considering items included on the Agenda.

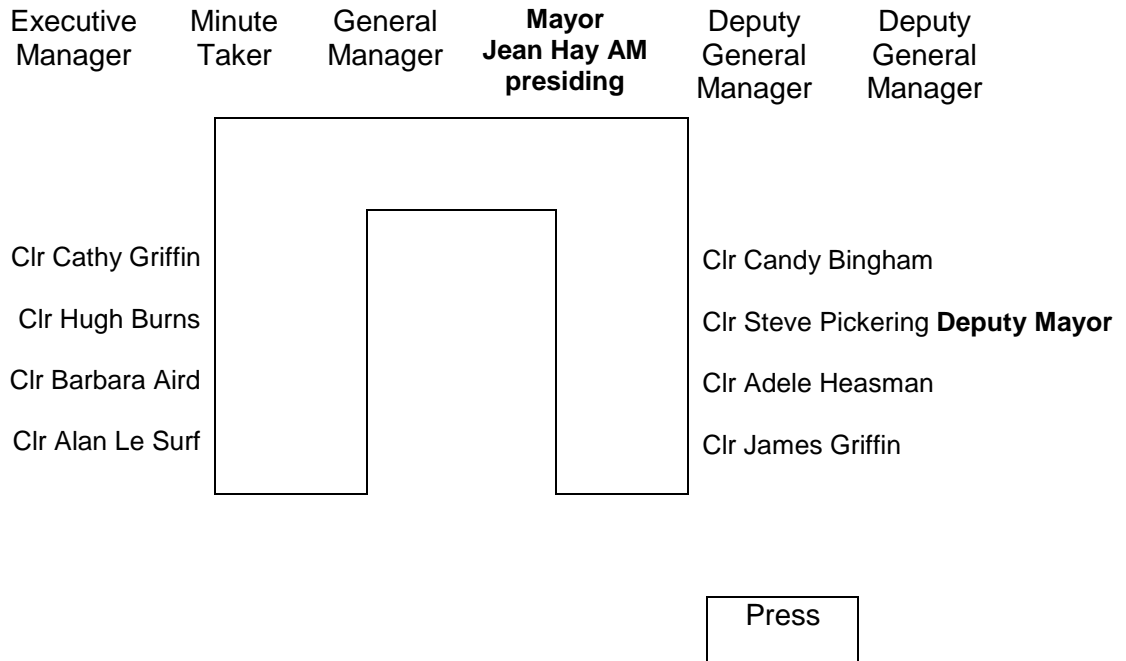
Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes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

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

www.manly.nsw.gov.au



Seating Arrangements for Meetings



Public
Addresses

Public Gallery

Chairperson: The Mayor, Clr Jean Hay AM
Deputy Chairperson: Clr Steve Pickering

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(In accordance with Clause 66 in Council's Code of Meeting Practice, the Public Forum is for a maximum of fifteen (15) minutes for <i>matters that are not listed on the Agenda</i> . A total of five (5) people may address Council for a maximum of three (3) minutes each.)	
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QUESTIONS WITHOUT NOTICE**MATTERS OF URGENCY**

(In accordance with Clause 241 of the Local Government (General) Regulations, 2005)

CLOSED SESSION**CONFIDENTIAL COMMITTEE OF THE WHOLE****Civic and Urban Services Division Report No. 2**

Tender for Minor Capital Works Panel (SHOROC Tender) *It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (d) of the Local Government Act, 1993, on the grounds that the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret.*

TO: Ordinary Meeting - 1 June 2015
REPORT: Notice of Motion Report No. 25
SUBJECT: Expression of Interest Process
FILE NO: MC/15/60512

Councillor Candy Bingham will move:

In relation to the Expression of Interest (EOI) briefs issued for construction of a car park under Manly Oval and the leasing and redevelopment of the Whistler Street Car Park/Library site I move that:

1. The EOI process be open and transparent with the outcome of submissions reported to an open session of Council.
2. Should Council decide to progress any of the ideas, that full public input be sought.
3. In the event that the EOI invitations result in invitation(s) to tender for any proposed projects, that the plans to be the subject of development applications or amendments thereto, must be subject to formal reports to Council for consideration and approval, prior to the lodging of such applications.

Background:

The development of the Manly2015 Plan has been a 5 year process which, due to many changes along the way, has left many members of the public confused as to what Council's current plans actually are.

The introduction of an EOI process, at this late stage, has added to the confusion and uncertainty.

Due to the highly controversial nature of the proposed Oval Car Park and long term lease to redevelop the Whistler Street site, it is imperative that Council be 'open and transparent' in all matters in relation to the EOI process and subsequent decisions made.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 25 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Notice of Motion Report No. 26
SUBJECT: Ride of Silence 2015
FILE NO: MC/15/62543

Councillor Cathy Griffin will move:

That Manly Council writes to the NSW Premier and Minister for Roads expressing their support for the families and friends of those who have lost their lives or been injured while cycling on NSW roads. In addition seek support for cycling infrastructure to be integrated into our roads and transport systems as well initiating education programs to make cycling safer on our roads.

Background

The Ride of Silence is a global event with community organised rides taking place on the same day of the year in more than 200 locations around the globe.

On Saturday 23rd May 2015 the Ride of Silence in Manly attracted many riders, including families who shared their stories of those close to them who have been killed or injured on our roads.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 26 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Notice of Motion Report No. 27
SUBJECT: Public Library Funding
FILE NO: MC/15/62545

Councillor Cathy Griffin will move:

That Manly Council writes to the NSW Premier calling on the NSW Government to:

- a. support a Parliamentary inquiry into public libraries including the benefits of library services to the community, and
- b. replace the Library Regulation 2010, which is due to expire in 2015, with regulations that deliver fair and adequate state funding for libraries.

Background

Libraries are a fundamental part of the educational and cultural vibrancy of community, providing lifelong learning and opportunities for social interaction, and delivering benefits across many government portfolios, including health, education and aged care.

From 1979-80 to 2012-13, the percentage of total funding for public libraries that comes from the NSW Government has decreased from 23.6% to 7.1%, shifting more of the burden of funding public libraries onto local government.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 27 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Notice of Motion Report No. 28
SUBJECT: No Forced Council Amalgamations Public Declaration
FILE NO: MC/15/62603

Councillor Hugh Burns will move that Council:

1. Write to the local member, and N.S.W. Premier, the Hon. Mike Baird M.L.A. calling for him to publicly commit to his local and NSW constituents that the NSW government will not force any council amalgamation that is opposed by a majority of local residents and ratepayers in an existing LGA (whether an amalgamation initiator or target).
2. Calls a public meeting of residents and ratepayers to outline Council's position, actions and plans on amalgamation, seeks residents' views and opinions and invite the local member to attend and witness.

Background

The residents and ratepayers of Manly were polled about amalgamation by Council and part of our annual customer satisfaction survey. 57.3% of those polled did not want any amalgamation, that is they wanted Manly Council to remain as it is, as a standalone Council.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 28 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Notice of Motion Report No. 29
SUBJECT: Sale of Sydney Water Land at Seaforth
FILE NO: MC/15/62606

Councillor Hugh Burns will move:

- A) That Council writes to the local member, the relevant minister and the CEO of Sydney Water to:-
- 1) object to the sale of land from the 1892 Seaforth Reservoir site due to it being surrounded by National Park and itself being bushland.
 - 2) suggest that if the land is truly surplus to Sydney Water's operational requirements, that it be excised from their site and transferred to the adjacent National Park.
 - 3) express concern that scarce surviving remnant bushland, in the Manly LGA, that is State Government (or Agency) controlled Crown Land is actively being targeted for sale to property developers. Council notes this land provides rare habitat for native animals and amenity to local residents.
 - 4) call for a change in State government policy to ensure the proper protection of remnant urban bushland and reserves that are in the hands of NSW State government authorities, that are no longer required for operational purposes. The example of the Commonwealth's Sydney Harbour Federation Trust taking over the surplus Defence lands can be noted.
- B) That Council staff do a 10/50 clearing regulation calculation to determine the safe developable area within the site boundary if buildings are set back from the bushland at the park boundaries (i.e. all required clearing is done within the site boundaries).

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 29 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Item For Brief Mention Report No. 8
SUBJECT: Items For Brief Mention
FILE NO: MC/15/56654

1. Notices of Motion status report.

The following Notices of Motion are currently in progress.

Res No.	Meeting Date	Subject	Resolution Précis	Status
57/15	11 May	Notice of Motion No. 21 – Removal of Lorikeet Aviary in Gilbert Park	Prepare a report on the removal of the Lorikeet Aviary in Gilbert Park and recommendations For improving the aesthetic of the area.	Report being prepared
55/15	11 May	Notice of Motion No. 19 – Community Art Project	Report on developing and supporting a Manly Community Art Projects	Research and report being prepared
38/15	20 Apr	Notice of Motion No. 18 - Formation of a Manly Ferry and Wharf Monitoring Committee by Council	Establish Manly Ferry and Wharf Monitoring Working Party. The Working Party for the development of a Masterplan for the Wharf area.	Terms of Reference in draft.
25/15	9 Mar	Notice of Motion No. 13 - Digitisation of Manly Council Minutes/ Agendas	Council to progressively digitise its Council Meeting papers between 1960 and 2004.	Project in progress.
24/15	9 Mar	Notice of Motion No. 12 - Manly 2015 - Sydney Road CBD Upgrade	Council develop the Manly2015 Sydney Road public domains upgrade to enable its exhibition for public comment by June 2015; and design for construction by September 2015.	Project on track with timeframe
21/15	9 Mar	Notice of Motion No. 14 - Compromise Option for expanding car parking capacity in Manly	<ul style="list-style-type: none"> • Council request proposals (conduct market testing) from interested parties for the construction of the oval carpark. • Council also request for proposals for the long term lease of the existing Whistler car park site for a mixed use development 	Public EOI notices issued
199/14	8 Dec	Notice of Motion No. 65 – Council car parks	Scoping Parking Study to increase utilisation of Council's Carparks	Study in progress.
178/14	10 Nov	Notice of Motion No. 53 - Manly Wharf Signpost	Signpost be designed and installed at Manly Wharf directing people to the key attractions of Manly.	Signage drafted and being reviewed

Item For Brief Mention Report No. 8 (Cont'd)

2. Tabled Documents:

Date	Author	Subject
13 April 2015	NSW Remuneration Tribunals	Local Government Remuneration Tribunal – Annual Report and Determination: http://www.remtribunals.nsw.gov.au/local-government/current-lgrrt-determinations
19 May 2015	Paul Toole MP Minister for Local Government	Media Release Special Rate Variations further proof that Local Government Reform needed

RECOMMENDATION

1. That IFBM reports 1 and 2 be received and noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Item For Brief Mention Report No. 8 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Report Of Committees Report No. 8
SUBJECT: Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature.
FILE NO: MC/15/57336

That the minutes of the following Special Purpose Advisory Committee meetings are tabled for notation at this meeting.

1. Harbour Foreshores & Coastline Management Advisory Committee – 10 March 2015
2. Manly LGA flood Study Working Group – 26 March 2015
3. Sustainable Transport Committee – 2 April 2015
4. Sister Cities Committee – 22 April 2015
5. Human Services & Social Planning – 28 April 2015
6. Manly Scenic Walkway – 5 May 2015
7. Heritage and Local History – 6 May 2015
8. Waste Committee – 13 May 2015
9. Manly LEP & DCP Working Group – 20 May 2015

RECOMMENDATION

That the minutes of the following Special Purpose Advisory Committee meetings be noted.

1. Harbour Foreshores & Coastline Management Advisory Committee – 10 March 2015
2. Manly LGA flood Study Working Group – 26 March 2015
3. Sustainable Transport Committee – 2 April 2015
4. Sister Cities Committee – 22 April 2015
5. Human Services & Social Planning – 28 April 2015
6. Manly Scenic Walkway – 5 May 2015
7. Heritage and Local History – 6 May 2015
8. Waste Committee – 13 May 2015
9. Manly LEP & DCP Working Group – 20 May 2015

ATTACHMENTS

There are no attachments for this report

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***** End of Report Of Committees Report No. 8 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Report Of Committees Report No. 9
SUBJECT: Minutes for notation by Council - Meals on Wheels Advisory Committee -
13 May 2015
FILE NO: MC/15/60845

This report was dealt with at the Meals on Wheels Advisory Committee meeting of 13 May 2015 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Ordinary Meeting, together with the minutes for formal notation by Council.

ITEM 3 CONFIRMATION OF MINUTES & MATTERS ARISING (section)

The Committee supported meeting bi-monthly given the Commonwealth Community Care Common Standards advised management committees need to meet 'regularly' and benchmarking with other management committees found they met either bi-monthly or quarterly. Suggested forward meeting dates for 2015 are: 8 July, 9 September, 11 November, then February 2016. Reports to be forwarded to Committee in the non-meeting months.

RECOMMENDATION

That the minutes of the Meals on Wheels Advisory Committee meeting on 13 May 2015 be received and noted:

ITEM 3 CONFIRMATION OF MINUTES & MATTERS ARISING (section)

The Committee recommends to the General Manager that:

The Committee supports meeting bi-monthly with the next meeting date proposed on 8 July 2015.

ATTACHMENTS

There are no attachments for this report.

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***** End of Report Of Committees Report No. 9 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Report Of Committees Report No. 10
SUBJECT: Minutes for notation by Council - Community Safety Advisory Committee - 14 May 2015
FILE NO: MC/15/61790

This report was dealt with at the Community Safety Advisory Committee meeting of 14 May 2015 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Ordinary Meeting, together with the minutes for formal notation by Council.

ITEM 3.1 Confirmation of Minutes of Meeting and Matters Arising

Community safety team conducted a late night safety review of the taxi ranks for the final report for this grant funding. They reported that despite infrastructure improvements the North Steyne rank is still more dangerous than Belgrave St. Several reasons cited for this including less natural surveillance, minimal ambient lighting, more aggressive patrons due to no food distractions between venue and rank and poor pay rates and quality of guards. There have been several assaults on guards at the North Steyne rank. The committee discussed and agreed to make representations to State Government RMS for an additional guard at North Steyne. Amanda Farrar requested that a copy also be sent to Mike Baird's office

RECOMMENDATION

That the minutes of the Community Safety Advisory Committee meeting of 14 May 2015 be received and noted:

ITEM 3.1 Confirmation of Minutes of Meeting and Matters Arising

That the committee recommends to the General Manager that representations be made to the RMS that for safety reasons an additional guard be considered for the North Steyne Secure Taxi rank and that a copy of the letter also be forwarded to Mike Baird MP.

ATTACHMENTS

There are no attachments for this report.

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***** End of Report Of Committees Report No. 10 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: General Managers Division Report No. 7
SUBJECT: Manly Community Strategic Plan 2025
FILE NO: MC/15/57342

SUMMARY

This report recommends the adoption of the *Community Strategic Plan*, including the *Community Strategic Plan Beyond 2025*, including the Community Strategic Plan (Part 1), Revised Resourcing Strategy (Part 2), Four Year Delivery Program 2013-2017 (Part 3) and new One Year Operational Plan 2015-2016 including Draft Budget Revenue and Financial Plan and Fees and Charges 2015-2016, Operational Plan and Budget 2015-2016 have been exhibited for the statutory period (28 days) and is submitted for adoption by Council subject to:

- CapEx for the Manly Oval carpark component of the Manly2015 Master plan being preserved and contingent on the Council confirming spending following the assessment of and the public placement of the concepts received from the invitation for Expressions of Interests (EOIs) for the Oval carpark and the Village Centre redevelopment opportunity for a period of 14 days.

REPORT

Introduction

At its 27th April 2015 meeting, Council resolved to adopt and place on exhibition Manly Council's Integrated Plans including its *Community Strategic Plan Beyond 2025* and revised Resourcing Strategy, updated Four Year Delivery Program 2013-2017 and One Year Operational Plan 2015-2016 including the Draft Budget and the Draft Schedule of Fees and Charges 2015-2016.

Public Consultation

Public notice was given in the Manly Daily placing the draft integrated planning documents on exhibition from the 29th April and inviting comments on the Draft Integrated Plans. The exhibition period concluded on 26th May 2015.

Copies of the Draft Integrated Plans were also available to peruse from Council's Customer Service Area, and the Manly Library, as well as Council's web site.

Report

The Community Strategic Plan Beyond 2025 and the Resourcing Strategy, Four Year Delivery Program 2013-2017 and One Year Operational Plan 2015-2016 including the Draft Budget and the Draft Schedule of Fees and Charges 2015-2016 were presented to Council on the 27 April 2015.

These documents have been drafted to comply with sections 402 – 405 of the *Local Government Act, 1993* and the Department of Local Government's Planning and Reporting Guidelines and Manual for local government in NSW.

Council is required to roll forward its Community Strategic Plan (CSP) for the next ten year period, and prepare a new Operational Plan for the 2015-16 year based on its Four Year Delivery Program 2013-2017 (as adopted in June 2013 for the Council term).

The CSP Beyond 2025 is structured in 3 parts and provides the Manly Local Government Area with the following:

- Part 1 The Community Strategic Plan (essentially unchanged from last year's previous plan, except updates for the State and Regional Context);

General Managers Division Report No. 7 (Cont'd)

Part 2 The Resourcing Strategy (updated for the Operational Plan 2015-16);

Part 3 The Four Year Delivery Program 2013-2017 (updated only in context of the One Year Operational Plan 2015-16 and incorporating new fees and charges).

The *Community Strategic Plan Beyond 2025* captures the community's priorities and aspirations that are informed by the community engagement framework. Fundamental to the CSP are social justice principles.

The Four Year Delivery Program and the Long Term Financial Plan (Part 2A) include the following initiatives:

- The completion of the Manly Andrew "Boy" Charlton Swim Centre;
- The construction of a new car park beneath Manly Oval;
- Manly2015 Town Centre – Public Domains upgrade.

Consistent with the CSP, a Four Year Delivery Program for 2013-2017 and its One Year Operational Plan is contained in Part 3 of the document.

The One Year Operational Plan has been prepared on the basis that Council adopts the maximum increase in rates of 2.4% permitted by the NSW government. This Plan is resourced in accordance with the Resourcing Strategy (Part 2) of the CSP.

Council's Long Term Financial Plan (Part 2B) includes 2 Scenarios; these analyses took into account Council's Assets Plan, the completion of the Manly Andrew "Boy" Charlton Swim Centre, and Manly2015 project aspects including a new car park beneath Manly Oval to replace the Whistler Street Car Park, and the public domain upgrade of the Manly CBD.

The scenarios include options for revenue savings and other sources of funding.

The draft One Year Operational Plan 2015-2016 anticipates revenues (operating and capital) of \$136.28 million, an operating expenditure of \$75.179 million and a capital expenditure \$61.605 million, resulting in an operational plan budget deficit of \$504,434.

The Operational Plan has been incorporated into the Delivery Program to reflect the full costs of providing the principal programs.

On a consolidated financial reporting basis, Council's Operational Plan 2015-2016 provides for a surplus of \$7.166 million after capital grants and contributions.

This has only been achieved by critically reviewing all of Council's operations including revenue planning.

In summary, the One Year Operational Plan 2015-2016 anticipates:

- Permissible rate pegging increase of 2.4%;
- Domestic Waste Management charge of \$640.00 per residential property
- An average of salaries and wages award based growth of 3.25% for each of the next 3 years;
- The weighted average All Groups Consumer Price Index (CPI) of 2.5%;
- Fees and charges growth in line with inflation, market fluctuations and cost of service delivery;
- Interest from investments remain above benchmark rates; and
- Increases in energy and utility charges of between 3% - 5% over the next 2 years.

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Budgetary Considerations

The State Government's Rate Pegging Policy is continuing to place pressure on Council's Budget and finances. IPART's determination to award only a maximum rate increase of 2.4% for 2015-2016 has placed Council under further financial pressure as the rate cap fails to keep pace with the increases in wages and other operating costs.

The Local Government Wage Award increase has seen constant minimum increases over the last three years at 3.25%, and superannuation increases from 9 to 9.5%.

The rate cap has also failed to match the annual CPI increase 2013-2014 of 2.5% (Sydney) for the other operating costs.

As a result, Council will need to continue to manage cost and efficiencies of its operation.

After allocating revenue to the increased operating (recurrent) expenditure, the result yielded a Budget deficit/shortfall in line with the previous year attributable to the lack of funds to finance the yearly costs arising from the purchase of 40 Stuart Street.

Council has also planned to carry out a variety of capital works including the two major projects as part of the Manly 2015 project, such as the Manly Oval Detention Tank and the new Manly Oval car park, and the completion of the Swim Centre. These will be funded by external loans, existing rate levies (Manly CBD Special Levy Rate and Storm Water Levy), and the long term leasing of Council land (namely the Whistler Street car park after the Manly Oval car park is completed).

At the same time Council continues to have a \$165,000 infrastructure maintenance backlog which must be addressed if Council is to maintain its facilities and infrastructure to meet the community's expectation.

Submissions Received

From the invitation for public comment on the draft plans, Council has received 12 individual submissions in total. These comprise submissions in relation to the construction of the Manly Oval car park and proposed cost to Council (9 submissions, including 1 in support); 1 submission regarding Public Hall Hire Fees, and 1 submission in relation to the proposed Manly Art Gallery entry fee for major exhibitions, and 1 submission received in relation to Hoarding fees and charges.

These submissions are summarized and staff responses given to each item raised (refer to Attachment 1). The folder containing copies of all submissions received is **tabled** with this report.

Following consideration of the public submissions by appropriate staff, Council's response to the submissions is provided in Attachment 1.

No change to the Community Strategic Plan is recommended.

A copy of the draft Integrated Plans, including the Schedule of Fees and Changes for 2015-2016, is **tabled** with this report.

The recommendation below includes the making of Rates and Charges and formalising the Budget and Operational Plans for 2015-2016.

Rating Policy 2015-2016

Following the adoption of the Community Strategic Plan and the One Year Operational Plan and the Budget, Council is required to make the Rates and Charges for the year 2015-2016.

General Managers Division Report No. 7 (Cont'd)

The draft Operational Plan 2015-2016 contains a Revenue Policy with details of the proposed Rates and Charges to be levied for 2015-2016, and the adoption of the 2.4% rate pegging increase as recommended by the Independent Pricing and Regulatory Tribunal (IPART).

Council's Revenue Policy for 2015-2016 provides for a rating structure that is based on an ad valorem (rate in the dollar) with a minimum rate, and these rates will be calculated on the land value as determined by the Valuer General, base dated 1 July 2014.

Interest is to be charged on overdue rates and domestic waste management charges in accordance with section 566(3) of the Act. The rate of interest for 2015-2016 has been specified by the Minister to be 8.5%.

Summary and Conclusion

The *Community Strategic Plan Beyond 2025* continues this Council's plans as adopted in June 2013. It will continue to move Council forward in a number of areas, particularly in terms of urban renewal, and create certainty for the future of Manly as financially responsible, organisationally innovative, courageous in leadership, and optimistic in outlook.

This CSP will build on Council's reputation as a "can-do" organisation as Council continues to deliver sustainable programs and services to the community for both the short and long term.

As Council would be aware, the Community Strategic Plan and associated documents for the year commencing 1 July 2015, were considered by Council at an Extraordinary Meeting on 27 April 2015, and having given public notice in accordance with S.405 of the *Local Government Act, 1993*, to allow public submissions on or before 26 May 2015.

RECOMMENDATION

That, subject to the CapEx in the One Year Operational Plan 2015-2016 for the Manly Oval carpark component of the Manly2015 Master plan being preserved until Council, by a further resolution confirming spending and following the assessment and the public placement of the concepts received from the invitation for Expressions of Interests (EOI's) for the Oval carpark and the Village Centre redevelopment opportunity for a period of 14 days, that Council:

Part 1

1. Adopt the Manly Council's Integrated Plans including its *Community Strategic Plan Beyond 2025* and related Resourcing Strategy including the Long Term Financial Plan, Workforce Management Plan and Asset Management Strategy, Four Year Delivery Program 2013-2017 and One Year Operational Plan 2015-2016 including the Budget, Statement of Revenue Policy and Schedule of Fees and Charges for 2015-2016;
2. Write to the parties who made submissions to the above Integrated Plans, thanking them for their comments, and providing a response to the points raised by them.
3. That the General Manager be authorised to draw down loan borrowings as follows:
 - Manly2015 - \$17 Million;
 - Public Works Infrastructure - \$1 Million; and
 - Manly2015 Public Domains Upgrade - \$4.0 million.

Part 2

1. Make the rates and charges as follows for 2015-2016:

General Managers Division Report No. 7 (Cont'd)**a. Ordinary Rates**

- (i) An Ordinary Rate (Residential) of **0.155085** cents in the dollar be made for the year 2015-2016 on the land value of all rateable land in the Local Government Area categorised as Residential in accordance with S.516 of the *Local Government Act 1993*, with a Minimum Rate in accordance with Section 548 of the *Local Government Act, 1993* of **\$788.00**;
- (ii) An Ordinary Rate - Business - Manly Business Centre of **0.711403** cents in the dollar be made for the year 2015-2016 on the land value of all rateable land categorised as Business in accordance with S.518 of the *Local Government Act 1993*, within the centre of population defined within the Manly CBD and previously adopted by Council, as delineated on Plan Number 1/280B, with a Minimum Rate in accordance with Section 548 of the *Local Government Act, 1993* of **\$1029.00**;
- (iii) An Ordinary Rate – Business - Other of **0.422509** cents in the dollar be made for the year 2015-2016 on the land value of all rateable land categorised Business in accordance with S.518 of the *Local Government Act 1993*, within Manly other than that land within the centre of population defined in (ii) above, with a Minimum Rate in accordance with Section 548 of the *Local Government Act, 1993* of **\$1029.00**.

b. Special Rate – Manly Business Centre Improvements

- (i) That whereas the Council, being of the opinion that works related to the provision of on-going and proposed capital and maintenance works, including the Manly Business Centre, The Corso and the Ocean Beach Front improvements, provide services, facilities and activities of specific benefit to the area, and are of special benefit to that portion of Manly as delineated on Plan Number 1/280A previously defined and adopted by Council, and whereas Council having adopted the Manly Community Strategic Plan Beyond 2025, incorporating the estimates of income and expenditure for the Manly Town Centre Improvements Programme, it is hereby resolved that a Special Rate - Manly Business Centre Improvements of **0.23720** cents in the dollar on the land value of all rateable land as previously defined be now made for the year 2015-2016.
- (ii) That in accordance with the provisions of Section 548 of the *Local Government Act, 1993*, that no minimum amount of the Special Rate - Manly Business Centre Improvements shall be levied in respect of any separate parcel of land, including strata title lots and dwellings under company title.

c. Special Rate – Balgowlah Business Centre Improvements

- (i) That whereas the Council being of the opinion that works related to the provision of on-going and proposed capital and maintenance works including the off-street car parks in Condamine Street, provide services, facilities and activities of specific benefit to the area and is of special benefit to that portion of Balgowlah delineated on Plan Number 5/005B, and whereas Council having adopted the Manly Community Strategic Plan beyond 2024, incorporating the estimates of income and expenditure for the Balgowlah Business Centre Improvements Programme, it is hereby resolved that a Special Rate - Balgowlah Business Centre Improvements of **0.159451** cents in the dollar on the land value of all rateable land as previously defined be now made for the year 2015-2016.
- (ii) That in accordance with the provisions of Section 548 of the *Local Government Act, 1993*, it is hereby resolved that no minimum amount of the Special Rate - Balgowlah Business Centre Improvements shall be levied in respect of any separate parcel of

General Managers Division Report No. 7 (Cont'd)

land, including strata title lots and dwellings under company title.

d. Interest

In accordance with the provisions of S.566(3) of the *Local Government Act, 1993*, Council hereby resolves to adopt the maximum interest rate as advised by the Minister for Local Government for outstanding rates, domestic waste management services and annual charges, being **8.5%** per annum in respect of accrual on a simple basis.

e. Domestic Waste Management Services

In accordance with S.496 of the *Local Government Act, 1993*, that an annual charge of **\$640** per annum be made for the year 2015-2016, for each domestic waste management service rendered to all properties categorised residential or non-rateable residential, for each once weekly 80 litre MGB (or equivalent) service, a 120 litre recycling bin and a 240 litre green waste bin (monthly);

In accordance with S.502 of the *Local Government Act, 1993*, that an annual charge of **\$640** per annum be made for the year 2015-2016, for each additional 80 litre domestic waste management service rendered to owner occupied single occupancy residential dwellings (excluding green waste and recycling service);

f. Stormwater Management Service Charge

In accordance with the *Local Government (General) Regulation 2005* and the *Local Government Act, 1993*, the following annual Stormwater Management Service Charge be made and levied on all developed rateable land categorised for rating purposes as follows:

Land categorised as Residential:	\$25.00	for a single residential dwelling
Residential strata lots:	\$12.50	for each strata unit
Residential flats, community title, tenants-in-common residential units:	\$12.50	for each flat/unit
Land categorised as Business	\$25.00	Plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres up to a maximum charge of \$200.00
Business Strata Lots, Business Company Title	\$5.00	Minimum \$5.00 or the relevant portion of the maximum annual charge that would apply to the strata scheme if it were a parcel of land subject to the land categorised as business charge \$200.00

ATTACHMENTS

AT- 1 CSP Submissions Matrix 4 Pages

OM01062015GMO_1.DOC

***** End of General Managers Division Report No. 7 *****

ATTACHMENT 1

**General Managers Division Report No. 7.DOC - Manly Community Strategic Plan 2025
CSP Submissions Matrix**

Submissions Received	Issues Raised in Submission	Staff Comment												
1 Submission	Manly Art Galley proposed fee for entry is unaffordable and short-sighted	<p>It is proposed to introduce a fee for Major Exhibitions Admission.</p> <p>Fees are considered reasonable in the context of the overall costs incurred by Council in managing and operating the facility largely funded from ratepayer revenue.</p>												
1 Submission	<p>Hall Hire Fees (North Steyne Surf Club and similar) from \$72 to \$74 per hour are disincentive to businesses hiring halls</p>	<p>Fee increases proposed for the North Steyne Surf Club are rounded up CPI increases. E.g Fees per hour are rising as follows:</p> <table border="1" data-bbox="890 768 1489 1245"> <thead> <tr> <th></th> <th>Current 2014/15 Inc GST</th> <th>Proposed 2015/16 Inc GST</th> </tr> </thead> <tbody> <tr> <td>Non-profit Charity and Community Groups</td> <td>36</td> <td>37</td> </tr> <tr> <td>Private Groups</td> <td>52</td> <td>54</td> </tr> <tr> <td>Commercial groups</td> <td>72</td> <td>74</td> </tr> </tbody> </table> <p>Costs recouped are considered reasonable in consideration of the costs incurred by Council in maintaining the facilities concerned as well as providing a booking service. Other matters raised in the submission are operational in nature and will be responded to by Council's staff.</p>		Current 2014/15 Inc GST	Proposed 2015/16 Inc GST	Non-profit Charity and Community Groups	36	37	Private Groups	52	54	Commercial groups	72	74
	Current 2014/15 Inc GST	Proposed 2015/16 Inc GST												
Non-profit Charity and Community Groups	36	37												
Private Groups	52	54												
Commercial groups	72	74												
1 Submission	<p>Hoarding Fees (site safety fence) for 2015-16 conflict with pricing principles of "minimal contribution to cost of providing the service. The majority of costs are met from general income" :</p> <p>Type A Hoarding \$55 per metre per week (minimum 1 week): 21m for 10 weeks @ \$55 = \$11,500</p> <p>35m for 25 weeks @55 per</p>	<p>The Hoarding Fees as set in the 2015-16 Fees and Charges are proposed to be increased based on CPI increases, and are in line with the fees from previous years.</p>												

ATTACHMENT 1

**General Managers Division Report No. 7.DOC - Manly Community Strategic Plan 2025
CSP Submissions Matrix**

Submissions Received	Issues Raised in Submission	Staff Comment
	<p>mtr/weel = \$65,375</p> <p>Type C Hoarding \$130 per metre per week (min. 1 week): 15m for 35 weeks @135 per mtr/week = \$70,875</p> <p>Total \$149,750</p> <p>This compares to the following totals:</p> <ul style="list-style-type: none"> • \$19,222.50 at Warringah Council; • \$22,510 .84 for Sydney City Council; • \$17978.47 at Parramatta City Council 	
<p>9 submissions (including 1 supportive of Manly 2015)</p>	<p>Issues related to Council infrastructure projects including Manly 2015 Masterplan</p>	
	<p>1. Borrowing cost assumptions too low (4-6%) and financial implications.</p>	<p>1. The CSP Beyond 2025 document was adopted by Council for exhibition purposes and has been prepared in accordance with statutory requirements. The Long Term Financial Plan includes potential borrowing costs for all projects including the Manly2015 project, and borrowing costs (estimates) are based on Council's quotes from financial institutions.</p>
	<p>2. Community consultation seems to be ignored in latest plan, and all Council efforts regarding Manly 2015.</p>	<p>2. An extensive consultation process has taken place in regards to Manly 2015 over the last five years, including a 6 month exhibition process, and over 35 workshops and presentations for community groups, members and organizations. Also, Council's dedicated Manly2015 website has been updated regularly in bulletins and other to keep the local community informed. A range of stakeholder groups have been consulted</p>

ATTACHMENT 1

**General Managers Division Report No. 7.DOC - Manly Community Strategic Plan 2025
CSP Submissions Matrix**

Submissions Received	Issues Raised in Submission	Staff Comment
		<p>with including sports clubs, manly chamber of commerce and precincts. The Manly 2015 website www.manly2015.com.au has had thousands of views and contains comprehensive information. The fly through video of Manly2015 has attracted 6458 unique views on You Tube.</p> <p>The current version of the CSP 2025 contains the same Manly 2015 plan and key strategies that was part of the CSP 2023 and CSP 2024; it continues to be reported on quarterly and annually to the community.</p>
	<p>3. Geological constraints & flooding risks of Manly Oval are under-estimated; Manly Oval Stormwater tank too expensive.</p>	<p>3. Council has undertaken extensive independent studies with advice on the environmental aspects of construction (including hydrological, geological, geo-tech investigation, and engineering & modelling), and this will be taken into account during detailed design, construction and development application stage. Council has also undertaken thorough examination of the environmental considerations (including design, modelling and engineering) of the proposed stormwater detention tank at Manly Oval.</p>
	<p>4. Whistler Street car park site long term leasing proposal.</p>	<p>4. Council is considering long term leasing solutions of the Whistler Street car park site to fund the construction of the Manly Oval Car Park (from 2017 onwards), and has sought preliminary expressions of interest from the market in this respect.</p>
	<p>5. Completion of Andrew Boy Charlton Swim centre Construction.</p>	<p>5. Council is progressing with the construction and completion of the Andrew Boy Charlton swim centre.</p>
	<p>6. Manly 2015 plans (as stated at p.43 of the CSP Beyond 2025)</p>	<p>6. The Manly 2015 plans have been contained in Council's Community Strategic Plans since 2013, and as a strategy to revitalize the Manly town centre and Central Business District.</p>

ATTACHMENT 1

**General Managers Division Report No. 7.DOC - Manly Community Strategic Plan 2025
CSP Submissions Matrix**

Submissions Received	Issues Raised in Submission	Staff Comment
	7. Wants Whistler Street Car Park to be retained and concerned where people will park	7. Council intends maintaining the Whistler Street car park for parking until the new Manly Oval car park has been completed and constructed.
	8. Opposes Manly Oval Car Park, Demolition of the Whistler Street Car Park and also the demolition of Manly Library	8. The Manly2015 Masterplan aims to realize the Manly CBD's full potential of a walkable Village Centre by relocating parking to the Oval to capture arriving traffic at the Oval gateway to Manly. This will, on the one hand resolve traffic congestion and delays in the Manly CBD, whilst, on the other hand, creating an environment for a walkable and vibrant Village Centre.
	9. The submission supportive of the Manly2015 Masterplan states that there is no better time to borrow (in present low interest rate environment); the plan including the Manly Oval will revitalize the Manly CBD while removing cars and improving pedestrian safety while building new buildings and places for the future centre. It encourages Council to move forward.	9. Manly2015 plan is acknowledged as important to revitalise the tired Manly CBD, improve pedestrian safety and remove cars from the centre of Manly, replacing it with new buildings, commercial, community activity with open spaces.

TO: Ordinary Meeting - 1 June 2015
REPORT: Environmental Services Division Report No. 20
SUBJECT: List of LEC Appeals relating to DAs during June 2015
FILE NO: MC/15/61568

SUMMARY

A list of appeals relating to Development Applications currently listed with the Land and Environment Court.

REPORT

DA#	LEC Reference	House #	Address	Date lodged	Firm	Status
DA 220/2013	Class 1 10551/2014	9-11	Victoria Pde	29/7/2014	Maddocks	S34 Conference on 01/06/15
DA 126/2011	Class 1 10238/2015	4	West Street	17/03/2015	In-House	S34 Conference on 01/06/15
DA 19/2014	Class 1 10280/2015	18	Raglan Street	30/03/2015	HWL Ebsworth	S34 Conference on 13/07/15 and hearing on 21/07/15
DA 19/2014	Class 1 10281/2015	18	Raglan Street	30/03/2015	HWL Ebsworth	S34 Conference on 13/07/15 and hearing on 21/07/15
Judgement/Awaiting Judgement						
DA 105/2013	Class 1 10944/2014	112	Sydney Road	17/11/2014	Marsdens	Appeal upheld with conditions on 12/05/15
DA 19/2013	Class 1 10055/2015	61	Gurney Crescent	22/01/2015	HDO	Appeal upheld with conditions on 19/05/15

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report

OM01062015ESD_1.DOC

***** End of Environmental Services Division Report No. 20 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Environmental Services Division Report No. 21
SUBJECT: Development Applications Processed for the month of June 2015
FILE NO: MC/15/61570

SUMMARY

Development applications being processed during May 2015.

REPORT

The following applications are with the Town Planners for assessment:

DA#	Year	Site	Proposal
482	2004	1-9 Spring Cove Avenue; 106 Darley Road	Section 96 Modification - Part 9
143	2007	21 Seaforth Crescent	Section 96 Modification - Part 5
409	2007	11 Oyama Avenue	Section 96 Modification - Part 3
149	2008	2 West Promenade	Section 96 Modification - Part 5
69	2009	421 Sydney Road	Section 96 Modification - Part 2
164	2010	38 Alma Street	Section 96 Modification - Part 2
82	2011	4 Wanganella Street	Section 96 Modification - Part 2
126	2011	4 West Street	LEC - Amended Plans - Section 96(8) Modification - Part 2
134	2011	16 Augusta Road	Section 96 Modification - Part 3
142	2011	Wharves and Jetties	Section 96 Modification - Part 2
151	2011	44 Osborne Road	Section 96 Modification - Part 2
280	2011	15 Moore Street	Section 96 Modification - Part 2
132	2012	3 Munoorra Street	Section 96 Modification - Part 3
235	2012	105-107 North Steyne Manly	Section 96 Modification - Part 2
239	2012	47 Kangaroo Street	Section 96 Modification - Part 2
255	2012	15 Dalwood Avenue	Section 96 Modification - Part 2
24	2013	131 Condamine Street	Section 96 Modification - Part 3
77	2013	135 Seaforth Crescent	Section 96 Modification - Part 2
139	2013	47 West Street	Section 96 Modification - Part 2
220	2013	9-11 Victoria Parade	LEC - AMENDED PLANS - Demolition of existing structures and construction of a Mixed Use Development comprising of a six (6) storey building containing retail and commercial premises on the ground floor, twenty-four (24) apartments, basement car park with twenty-seven (27) spaces and Strata Subdivision
254	2013	24 White Street	Section 96 Modification - Part 2
263	2013	13 Boyle Street	Section 96 Modification - Part 2
19	2014	18 Raglan Street	Section 96 Modification - Part 3
43	2014	3 Abbott Street	Section 96 Modification - Part 2

Environmental Services Division Report No. 21 (Cont'd)

DA#	Year	Site	Proposal
58	2014	24B Bungalow Avenue	Section 96 Modification - Part 2
64	2014	142 Pittwater Road	Section 96 Modification - Part 2
108	2014	44 Alma Street	Alterations and additions to an existing dwelling house including first floor addition, lower ground and ground floor rear addition, terrace, access stairs and retaining walls
110	2014	19 Hilltop Crescent	Section 96 Modification - Part 2
123	2014	109 Pittwater Road	Alterations and additions to an existing dwelling house including new first floor addition, internal alterations to existing ground floor, swimming pool and front fence
149	2014	The Corso	Construction of a permanent kiosk – on Council land adjacent to 90 The Corso, Manly
152	2014	71 Seaforth Crescent	Alterations and additions to an existing dwelling including addition of a new timber deck at the rear, widening of the driveway at the front, internal alterations, changes to the windows and doors
159	2014	243 Sydney Road	Construction of two (2) storeys above the existing shops to create two (2) shop top dwellings
166	2014	12 Callicoma Road	Alterations and additions to an existing dwelling house including new storey within the existing garage/ undercroft/ laundry
178	2014	31 Seaforth Crescent	Demolition of an existing dwelling, construction of a new four (4) level dwelling house with double garage, swimming pool, landscaping and new driveway
188	2014	107 Pittwater Road	Alterations and additions to an existing dwelling house including partial demolition, new first floor, new vehicular crossing and single hardstand car parking space at the rear
190	2014	90 Whistler Street	Alterations and additions to an existing residential flat building including new second floor addition with roof top deck, new balcony and alterations to units 3 and 4
196	2014	10 Arthur Street	Alterations and additions to an existing dwelling including rear additions to the lower ground and ground floors, window changes, new carport and new driveway with crossover
199	2014	25 Darley Road	Alterations and additions to an existing dwelling including internal alterations, partial demolition to provide off street parking, new driveway, crossover and garage door
211	2014	46-58 Pittwater Road	Alterations and additions to an existing mixed use building including change of use from the existing shop top housing to a boarding house and changes to ground floor commercial spaces
213	2014	9 Avona Crescent	Demolition of existing structures, construction of a three (3) storey dwelling house with a double garage and swimming pool
218	2014	4 Baranbali Avenue	Partial demolition, construction of a two (2) storey dwelling house with a double garage, swimming pool and landscaping

Environmental Services Division Report No. 21 (Cont'd)

DA#	Year	Site	Proposal
220	2014	17 Birkley Road	Alterations and additions to an existing dwelling house including first floor rear addition, ground floor rear extension with deck, awning, swimming pool and landscaping
221	2014	6 Alto Avenue	Alterations and additions to an existing dwelling house including first floor addition with deck and front ground floor extension
223	2014	16 Spring Cove	Construction of a new two (2) storey dwelling with a double garage, a swimming pool and landscaping
226	2014	62 Bower Street	Alterations and additions to an existing dwelling house including extension to the existing pool deck, new in-ground spa, new courtyard, landscape works, replacing the existing bridge connection between the dwelling house and the garage
228	2014	63 Griffiths Street	Two (2) Lot Torrens Title Subdivision, alterations and additions to an existing dwelling including double carport, driveway and demolition of the rear laundry
231	2014	70 Curban Street	Two (2) lot Torrens Title Subdivision, demolition of existing structures, construction of a two (2) new x three (3) storey dwelling houses with double garages, driveways, swimming pools, decks and landscaping
239	2014	7 Northcote Avenue	Alterations and additions to an existing semi-detached dwelling including enlarged rear deck
242	2014	19 Fairy Bower Road	Alterations and additions to an existing dwelling house including first floor addition, excavation for a basement parking level, partial demolition of rear structures, new ground floor addition, new cabana, swimming pool and landscaping
243	2014	30 Bonner Avenue; 138 & 139 North Steyne	Demolition of existing structures, consolidation of three (3) lots, construction of two (2) x six (6) storey residential flat buildings with fourteen (14) units, basement car park containing twenty-five (25) spaces, decks and landscaping
245	2014	219 Pittwater Road	Alterations and additions to an existing semi detached dwelling house including first floor addition (attic style)
249	2014	43 Gurney Crescent	Alterations and additions to an existing dwelling house including double carport, alterations to the basement level, middle level, top level, new swimming pool with deck and landscaping
250	2014	27 Lower Beach Street	Alterations and additions to an existing Residential Flat Building including retaining walls, in-ground spa and awning – Unit 3
255	2014	13 Bower Street	Partial demolition, construction of a three (3) storey dwelling house including decks, swimming pool and landscaping
257	2014	4 Woodland Street	Alterations and additions to an existing dwelling house at both levels including replacement and reduction in the size of the swimming pool, new roof, new front entry stairs, new rear patio, changes to existing carport, garage and driveway
258	2014	17 Waterview Street	Construction of a new two (2) storey dwelling house with double garage and landscaping

Environmental Services Division Report No. 21 (Cont'd)

DA#	Year	Site	Proposal
262	2014	17 Dalwood Avenue	Demolition of existing dwelling, construction of a new two (2) storey dwelling house with decks, swimming pool and landscaping
2	2015	54 Cutler Road	Alterations and additions to an existing dwelling house including the addition of a balcony at the front first floor level with replacing the existing windows with doors
12	2015	33 Quinton Road	Alterations and additions to a existing semi-detached dwelling house including rear ground floor addition, first floor addition, new panel lift carport door, pergola and front gate
13	2015	12 Cove Avenue	Alterations and additions to an existing Residential Flat Building including internal reconfiguration to Unit 20 and change of use of existing approved storage area to habitable space
14	2015	87 Birkley Road	Alterations and additions to an existing Residential Flat Building including demolition of existing pergola and living room, construction of new living room, study and new roof – Unit 6
21	2015	68 Bower Street	Alterations and additions to an existing dwelling house including lower ground floor additions, internal and external alterations
22	2015	9 Edgecliffe Esplanade	Alterations and additions to an existing dwelling house including two (2) new vergola roof systems to the rear second and third floor terraces
25	2015	18 Osborne Road	Alterations and additions to an existing dwelling house including lower ground and ground floor additions, new single carport, new side access stairs and landscaping
26	2015	9 Beatrice Street	Construction of a new double carport with storeroom underneath, elevated driveway, new pedestrian access stairs and lift
28	2015	4 Dalwood Avenue	Demolition of existing dwelling house, construction of a new (2) storey dwelling house with decks, swimming pool, driveway, front fence and landscaping
30	2015	41 Pacific Parade	Alterations and additions to an existing dwelling house including two (2) separate hard stand areas for car parking and driveway access
31	2015	139 Woodland Street	Two (2) lot Torrens Title Subdivision
32	2015	24A Beatty Street	Alterations and additions to an existing dwelling house including enclosure of existing balcony, removal of existing windows and landscaping
33	2015	54-68 West Esplanade	Installation of four (4) business identification signs to an existing restaurant - Criniti's
34	2015	97 Addison Road	Construction of a hardstand parking space forward of the building line
35	2015	131A Woodland Street	Two (2) Lot Torrens Title Subdivision, amendment to the existing Strata Subdivision, alterations and additions including new double carport, stairs, front fence, demolition of a garage and laundry
37	2015	13 Iluka Avenue	Demolition and construction of a two (2) storey dwelling house with garage, decks, swimming pool and landscaping

Environmental Services Division Report No. 21 (Cont'd)

DA#	Year	Site	Proposal
39	2015	6 Koobilya Street	Alterations and additions to an existing dwelling house including addition of a new front fence with sliding gate for vehicular access and a pedestrian gate
40	2015	14 Monash Crescent	Alterations and additions to an existing dwelling house including rear ground and first floor additions, new swimming pool and landscaping
42	2015	44 Tabalum Road	Construction of a two (2) storey dwelling house with double garage, decks and landscaping
43	2015	8 & 10 Boyle Street	Demolition and construction of a retaining wall on the boundary
44	2015	18 Raglan Street	Change of use from an approved Funeral Home to a Café
45	2015	9 Birkley Road	Alterations and additions to an existing semi-detached dwelling including addition of a new double carport with door and storage, roof secondary entry and changes to rear fence
46	2015	5-15 Burnt Street	Change of use to Café, fitout, bi-fold windows and pergola over proposed lease area
47	2015	21 Tutus Street	Alterations and additions to an existing dwelling house including changes to the windows and doors at both levels, new swimming pool, deck above the existing garage, pergola, retaining walls and landscaping
48	2015	82 West Street	Alterations and additions to an existing dwelling house including new first floor addition, ground floor internal alterations and enlarged ground floor deck at the rear
49	2015	1 Fairlight Crescent	Alterations and additions to an existing dual occupancy including additions to the first floor with roof over the existing terraces, new lift, internal alterations, changes to windows and doors
50	2015	47 White Street	Alterations and additions to an existing dwelling house including new first floor additions with balcony and ground floor internal alterations
52	2015	29 Pacific Parade	Alterations and additions to an existing dwelling house including rear extension, detached garage, carport, deck and front fence
53	2015	30 Dobroyd Road	Alterations and additions to an existing dwelling house including enlargement of the existing rear first floor deck, relocation of the existing rear windows and new doors
54	2015	22 Radio Avenue	Alterations and additions to an existing dwelling house including rear ground and first floor addition, landscaping and detached secondary dwelling
55	2015	94 Bower Street	Replacement of the existing windows on the northern elevation with bi-fold windows with fan lights above – also known as 5 Marine Parade, Manly
56	2015	3 Sheridan Place	Alterations and additions to an existing dwelling house including an extension at ground floor level and a double carport over an existing hard stand car parking area
57	2015	194 Woodland Street	Demolition of an existing dwelling house, construction of a two (2) storey dual occupancy (attached) and two (2) lot Torrens Title Subdivision

Environmental Services Division Report No. 21 (Cont'd)

DA#	Year	Site	Proposal
58	2015	13 Salisbury Square	Demolition of an existing dwelling house, construction of a two (2) storey dwelling house and landscaping
59	2015	Wharves and Jetties	Removal and replacement of the existing mechanical plant equipment within the existing mechanical plant room - Aldi - Manly Wharf
60	2015	1 Cohen Street	Alterations and additions to an existing dwelling house including a new first floor addition, a new double carport, rear timber pergola and landscaping
61	2015	145 Griffiths Street	Alterations and additions to an existing dual occupancy (attached) including internal alterations, extension to the rear deck and deletion of the external stairs - Unit 2
62	2015	17 Monash Crescent	Construction of a new two (2) storey dwelling house with basement level, decks, detached double garage with car stacker, new driveway, swimming pool, spa and landscaping
63	2015	27 Adelaide Street	Alterations and additions to an existing dwelling house including first floor addition with balconies, new double garage, new windows, new doors, internal alterations and landscaping
64	2015	99 Stuart Street	Alterations and additions to an existing dwelling house including the enclosure of the existing balcony
65	2015	65 Boyle Street	Alterations and additions to an existing dual occupancy (attached) including rear ground and first floor extensions to Units 1 and 2
66	2015	56B Smith Street	Alterations and additions to an existing semi-detached dwelling including new first floor addition and internal alterations
67	2015	71 Griffiths Street	Alterations and additions to an existing dwelling house including double hardstand parking space, new driveway and fence
68	2015	19 Willawa Street	Alterations and additions to an existing dwelling house including new first floor addition, side ground floor addition, enclosure of ground floor rear balcony, partial demolition to create rear verandah, internal alterations, new entry porch, path and steps, swimming pool and landscaping
69	2015	5 Abernethy Street	Alterations and additions to an existing dwelling house including a new first floor deck with glass balustrade, double stacking sliding doors, stairs, privacy screen and barbeque area
70	2015	9 Thornton Street	Alterations and additions to an existing Residential Flat Building including changes to window openings to double doors with a deck step and an additional window - Unit 1
71	2015	52 Smith Street	Alterations and additions to an existing semi-detached dwelling including new first floor rear addition, replacement of boundary walls, plunge pool, new roof, replacement of the existing carport with a new carport and attached storage area and landscaping
72	2015	79 Kangaroo Street	Demolition of existing structures, construction of a new two (2) storey dwelling with double garage, balconies, retaining walls and landscaping

Environmental Services Division Report No. 21 (Cont'd)

DA#	Year	Site	Proposal
73	2015	27 Amiens Road	Alterations and additions to an existing dwelling house including deletion of section of building to the lower ground, ground and first floor levels which partially encroach the stormwater easement, construction of decks to the lower ground, ground and first floor levels and replacement of the existing roof
74	2015	6 Seaforth Crescent	Installation of two (2) shade sails in the rear
75	2015	41 The Corso	Fitout of an existing shop, extension of hours to 24 hour trading and signage – Manly Convenience Store
76	2015	12 Kempbridge Avenue	Alterations and additions to an existing dwelling house including double garage over the existing hard stand area, internal reconfigurations, swimming pool, replacement of an existing deck and detached pergola over new barbeque area
77	2015	51 Lauderdale Avenue	Boundary Realignment of the existing two (2) lots with new easements
78	2015	20 Kempbridge Avenue	Alterations and additions to an existing dual occupancy (attached) including a new first floor deck with a door and alterations to windows – Unit 2
79	2015	354-358 Sydney Road	Alterations and additions to the existing building including a new rear two (2) storey addition with lift and parking, external façade changes and internal fitout for the purpose of a Medical Centre
80	2015	129 Bower Street	Alterations and additions to an existing Residential Flat Building including internal alterations and removal of internal walls – Unit 28
81	2015	200 Pittwater Road	Shop fitout as a Café with retail space, amended hours of operation and signage – Shops 1 and 2
82	2015	9 Plant Street	Nine (9) lot Strata Subdivision
83	2015	41 Bungalow Avenue	Alterations and additions to an existing dwelling house including removal of the rear deck and studio, extension to an existing garage, new rear patio, swimming pool and landscaping
84	2015	40 East Esplanade	Nine (9) lot Strata Subdivision
85	2015	15 Denison Street	Alterations and additions to an existing semi-detached dwelling including new front fence, removal of an existing fireplace, internal alterations and rear deck
86	2015	9 Woods Parade	Alterations and additions to an existing dwelling house including single hardstand parking space with new driveway
87	2015	25 Hope Street	Demolition of existing structures, construction of an two (2) storey dual occupancy (attached) and Strata Title Subdivision
88	2015	133 Balgowlah Road	Removal of an existing rear hardstand area and construction of a double carport with new driveway and new front fence

The following applications are with Lodgment & Quality Assurance for advertising, notification and referral to relevant parties:

36/2015 46 West St, BALGOWLAH 2093

Environmental Services Division Report No. 21 (Cont'd)

Alterations and additions to the existing townhouses including addition of decks, privacy screens, new spa, lawn areas, boundary fence, infilling of an existing swimming pool, pergola and modification to the existing Strata Plan

126/2011 4 West St, BALGOWLAH 2093

LEC - Section 96 to modify approved Construction of a residential flat building comprising five (5) units and basement parking for twelve (12) cars, landscaping and detached separate dwelling – involving adjustments to the approved finished floor levels and overall height of Unit 6 - Part 3

294/2012 31 Fairlight Cr, FAIRLIGHT 2094

Section 96 to modify approved Demolition of existing residence and construction of three (3) unit strata titled building – involving internal additions to Unit 3 - Part 3

90/2015 61 Beatrice St, BALGOWLAH HEIGHTS 2093

Alterations & Additions to existing dwelling house including the internal reconfiguration, double carport, attic level with rear terrace, new roof, changes to existing windows and doors, new doors and windows, replacement and extension of an existing rear deck and stairs

91/2015 Sandy Bay Rd, CLONTARF 2093

Alterations and additions to an existing Restaurant, cafe, take away food and drink premises including partial demolition, internal fitout, removal of trees, landscaping and signage - Clonnys at Clonfarf

94/2015 9 Fisher St, BALGOWLAH HEIGHTS 2093

Construction of an detached outbuilding for the use as a pool room and storage area

36/2008 9 Salisbury Sq, SEAFORTH 2092

Section 96 to modify approved demolition of existing dwelling and construction of a new dwelling house - involving the increase in the approved roof ridge height - Part 3

92/2015 40 Ashburner St, MANLY 2095

Alterations and additions to an existing Residential Flat Building including the replacement of existing windows and rendering of the existing face brick

93/2015 80 Alexander St, MANLY 2095

Alterations and additions to an existing dwelling house including a new first floor addition, internal reconfiguration, rear partial demolition, ground floor, rear deck, and extension of the existing front porch, replace garage roof and door

157/2014 3-5 Pittwater Rd, MANLY 2095

Section 96 to modify approved Alterations and additions to an existing semi-detached gymnasium including expansion of the gymnasium on the ground floor with a retail area – involving deletion of condition of consent ANS10 in relation to the payment of Section 94 Contribution – Part 2

95/2015 Darley Rd, MANLY 2095

Construction of shade structure over the existing playground Manly Village Public School

89/2015 East Esp, MANLY 2095

Alterations and additions to the existing building including alterations to the facade and fitout for food and drink premises - Hello Manly – Manly Wharf

96/2015 13 Salisbury Sq, SEAFORTH 2092

Environmental Services Division Report No. 21 (Cont'd)

Alterations and additions to an existing dwelling house including a swimming pool and landscaping

316/2004 13 Dalwood Av, SEAFORTH 2092

Section 96 to modify approved Alterations and additions to dwelling including replacing first floor and extending ground floor - involving the increase in the approved roof ridge height - Part 3

97/2015 244 Sydney Rd, FAIRLIGHT 2094

Alterations and additions to an existing dwelling house including internal alterations, extension of an existing first floor rear deck, carport, driveway, swimming pool with vergola, demolition of garden shed, new front fence with gates and landscaping

98/2015 2 Charles St, FAIRLIGHT 2094

Alterations and additions to an existing dwelling house including a first floor addition and internal alterations

19/2014 18 Raglan St, MANLY 2095

LEC - Section 96 to Modify approved Demolition of existing structures and construction of a three (3) storey Mixed Use development containing a funeral home, five (5) residential apartments and eleven (11) car parking spaces - involving the deletion of condition no's 2(b) in regard to use of roof as terrace, 6(a) in regard to level internal access, 6(b) requiring sliding door to adaptable unit 3, 7(b) in regard to locating letterboxes in foyer, 7(c) requiring front entrance to include automatic door, 40 to amend awning height, 61 requiring face brickwork to walls within 600mm of side boundaries and the addition of a vergola to northern facing balconies – Part 4

212/2014 27 Sydney Rd, MANLY 2095

Section 96 to modify approved Change of use from a fruit shop to a small bar/pub and the extension of trading hours from 10:00pm to midnight – Donny's Bar - Involving deletion of condition ANS04 in relation to the requirement for one (1) accessible toilet – Part 2

99/2015 57 The Corso, MANLY 2095

Changes to façade, internal alterations, shop fitout and signage – Tigerlily

100/2015 197-215 Condamine St, BALGOWLAH 2093

Construction and use of a car wash facility located on level P3 of the retail car park - Balgowlah Village Shopping Centre

101/2015 54 Woodland St, BALGOWLAH HEIGHTS 2093

Alterations and additions to an existing dwelling house including extension of an existing rear deck

1/2012 107 Griffiths St, BALGOWLAH 2093

Section 96 to modify approved Demolition of existing garage, construction of double garage and access stairs – involving deletion of condition ANS04 in relation to the garage set back – Part 2

80/2014 49 Pacific Pde, MANLY 2095

Section 96 to modify approved Torrens Title Subdivision of existing lot into two (2) lots - Involving modification to deferred commencement condition A1 in relation to lot sizes – Part 2

102/2015 360-364 Sydney Rd, BALGOWLAH 2093

Establishment of use as dance studio, fitout and signage – Dancexcel

103/2015 36 Beatrice St, BALGOWLAH HEIGHTS 2093

Two (2) Torrens Title Subdivision and a driveway

Environmental Services Division Report No. 21 (Cont'd)

103/2013 54 Bower St, MANLY 2095

Section 96 to modify approved Demolition of existing structures, construction of a new three (3) storey dwelling with roof top terrace, rear terraces, balconies, storage, decks to the pool, swimming pool, cabana and landscaping.– involving modification to roof form, alterations to windows, increased excavation, new spa, chimney flue and lift – Part 2

105/2015 14 Osborne Rd, MANLY 2095

Demolition of existing garage building, laundry and brick walls, construction of a parking garage for seven (7) vehicles, new hardstand area and new driveway to an existing Residential Flat Building

106/2015 5 Heaton Av, CLONTARF 2093

Alterations and additions to an existing dwelling house including internal reconfiguration, new windows and doors

107/2015 23 Osborne Rd, MANLY 2095

Alterations and additions to an existing semi-detached dwelling including a carport over an existing hardstand and rear side addition

109/2015 21 Peronne Av, CLONTARF 2093

Alterations and additions to an existing dwelling house including additions to the existing ground and first floor levels, changes to basement level, changes to an existing carport and new roof

110/2015 57 The Corso, MANLY 2095

Change of use to a restaurant, shop fitout, changes to the façade and signage – Shop 2 – Cured

111/2015 11 Bower St, MANLY 2095

Demolition of existing structures, construction of a two (2) storey house with basement, roof deck, balconies, swimming pool and landscaping

108/2015 9-15 Central Av, MANLY 2095

Alterations and additions to an existing building including new awning, glazed operable doors and operable enclosure – Insitu

The following applications were presented to the Manly Independent Assessment Panel on 21 May 2015.

DA#	Address	Proposal	Determination by MIAP
54/2014	550 Sydney Road	Section 96 Modification – Part 2	Approved
193/2014	62 Birkley Road	Demolition of an existing double garage, construction of new double garage with secondary dwelling above	Approved
204/2012	22A White Street	Demolition of existing structures, construction of a new two (2) storey dwelling house with basement double garage, decks and landscaping	Approved

Environmental Services Division Report No. 21 (Cont'd)

DA#	Address	Proposal	Determination by MIAP
10/2015	46 Quinton Road	Alterations & Additions to an existing two (2) storey dwelling house including third storey addition, ground floor rear addition, internal re-configuration, changes to front entrance and construction of a new carport	Approved
24/2014	75 Whistler Street	Demolition of an existing dwelling house, construction of a new part two (2) and part three (3) storey dwelling house with garage, off street parking, new driveway and landscaping	Approved
41/2014	40 Wanganella Street	First floor deck extension to the approved alterations and additions to the existing dwelling house under Complying Development 19/2015	Approved

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report

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***** End of Environmental Services Division Report No. 21 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Environmental Services Division Report No. 22
SUBJECT: Manly Hospital, Dalwood Children's Hospital, and the Requirement for a DCP
FILE NO: MC/15/62664

SUMMARY

NSW Health met with the Department of Planning and Environment on 18th May 2015 to request the removal of Council's requirement for a DCP from the Manly Hospital and Dalwood Children's Home sites. There are considerable implications if this requirement is removed. The Department have advised it is considering NSW Health's request.

REPORT

Council resolved at its Ordinary Meeting on 20th April 2015 to proceed to amend the Manly LEP 2013 to zone Manly Hospital and Dalwood Children's Home as 'SP2 Health Facilities' and 'E2 Environmental Conservation'.

During the exhibition of the amendment, NSW Health made a submission to Council objecting to the requirement for a DCP for the sites. This was highlighted in a report to Council's Ordinary Meeting.

The report advised:

- No development standards (at all) apply to the sites i.e. no Height of Buildings, Floor Space Ratios, or Minimum Lot Sizes as the proposed zoning is SP2 Health Services.
- There is the likelihood of a major redevelopment of each site in the near future. Both sites cover a large area of land in key locations, and are of local significance.
- A major redevelopment would have a significant effect on the heritage qualities of these items and their curtilage. A DCP and related development control provisions can help plan a good outcome for these heritage items and minimise any detrimental impact any redevelopment would have.

Council resolved to proceed with the amendment and include the requirement for a DCP for both of the sites (as exhibited).

The Department of Planning and Environment met with NSW Health on Monday 18th May 2015. The Department advised that NSW Health wants the requirement for development control plans removed from the Amendment.

Council Officers have requested that if NSW Health do not agree with the DCP requirement, then Council would require development standards for FSR, HOB and Lot Size be included for the sites. Council has been advised that NSW Health would not agree with the Development Standards either. The reasoning given was that they do not know what will happen to the sites post-2018 (i.e. after the closure of Manly Hospital) and a DCP will restrict the use of the sites. Council Officers argued that this is exactly the reason why Council requires a DCP so that there is some control over the sites future development.

CONCLUSION

If Council is unable to proceed with the requirement of a DCP, or any related development control provisions for the sites, and the Manly LEP 2013 is amended accordingly, it will:

- Forgo a substantial influence in guiding development on the subject sites.
- Be severely limited in its ability to impose any HOB, FSR, and minimum setback/building envelope requirements on a Development Application.

Environmental Services Division Report No. 22 (Cont'd)

- Face difficulties conditioning or refusing any Development Application on these grounds.
- If Council did attempt to refuse/condition any Development Application on these grounds, it would have legal implications in any court challenge.

The matter is currently with the NSW Department of Planning and Environment. The Department may resolve to remove Council's delegation and deal with the matter directly, where the Minister may make the amending LEP without the requirement for a DCP for the sites.

RECOMMENDATION

THAT Council do not support NSW Health's request for the removal of the requirement for a DCP from its Planning Proposal for the Manly Hospital and the Dalwood Children's Home sites and write to the NSW Department of Planning and Environment expressing Council's concerns.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 22 *****

TO: Ordinary Meeting - 1 June 2015
REPORT: Corporate Services Division Report No. 8
SUBJECT: Mayors' and Councillors' Fees - Determination of Local Government Remuneration Tribunal - 2015-2016
FILE NO: MC/15/56526

SUMMARY

The Local Government Remuneration Tribunal has handed down its Report for 2015-2016 regarding the Category of Councils, and the fees payable to the Mayor and Councillor's as from 1st July 2015.

REPORT

Under the Act, the Council must pay the Mayor and each Councillor an annual fee. The fee must be fixed by Council and must be in accordance with the appropriate determination of the Local Government Remuneration Tribunal being equal to or greater than the minimum but not greater than the maximum of the appropriate category. The same fee must be paid to each Councillor.

The Tribunal has now made a determination for 2015-2016, handing down its Report on 13th April 2015.

In making their determination the Tribunal is now required under section 242A of the *Local Government Act 1993*, to apply the same cap on increases to Councillors and Mayors remuneration that applies to public sector employees, Members of Parliament, statutory officers and public sector executives.

The Tribunal considered submissions by the LGNSW, regarding the level of fees paid to Mayors and Councillors, as well as 2 submissions from individual councils seeking a maximum statutory increase of 2.5%, a review and benchmarking the fees with that of a State Member of Parliament and also for the Tribunal to introduce a professional remuneration structure to improve accountability and performance.

The Tribunal was not convinced by any of the submissions received and accordingly made no significant changes to the classification and remuneration scheme.

The Tribunal has determined that fees for Mayors and Councillors be increased by 2.5% effective from 1 July 2015 (2.5% in 2014).

A copy of the Remuneration Tribunal Report is **Tabled** at this meeting and can also be found at: http://www.remtribunals.nsw.gov.au/local_government/current_determinations or http://www.dlg.nsw.gov.au/dlg/dlghome/dlg_index.asp

Manly Council is classified as a Metropolitan Category Council - for which the Tribunal has set the following minimum and maximum fees to apply for 2015 - 2016:

	Minimum	Maximum
Mayor Allowance (current maximum fee paid \$39,110)	\$17,740	\$40,090
Councillors Fees (current maximum fee paid \$17,930)	\$8,330	\$18,380

The fee payable to Mayors is in addition to Councillor fees.

Corporate Services Division Report No. 8 (Cont'd)

At Council's Meeting held on 27th July 1998, Council resolved as follows:

“ That in respect of future determinations by the Local Government Remuneration Tribunal, Council, as policy, set the Mayors’ and Councillors’ remuneration fees at the maximum level determined by that body.”

Budget Implications

There are no implications for the Budget as an allowance had been included for anticipated increases in the Mayors’ and Councillors’ fees.

It is recommended that Council resolve as follows:

RECOMMENDATION**That:**

Council reaffirm its previous policy adopted in July 1998, that pursuant to s.248 and 249 of the *Local Government Act, 1993*, Council set the Mayors’ and Councillors’ remuneration fees for the period 1 July 2015 to 30 June 2016 at the maximum level determined by the Local Government Remuneration Tribunal, with the following fees to apply:

Mayor Allowance - \$40,090
Councillors Fees - \$18,380

ATTACHMENTS

There are no attachments for this report

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***** End of Corporate Services Division Report No. 8 ***** .

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