

Agenda

Planning and Strategy Committee

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

Monday 1 December 2014

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.

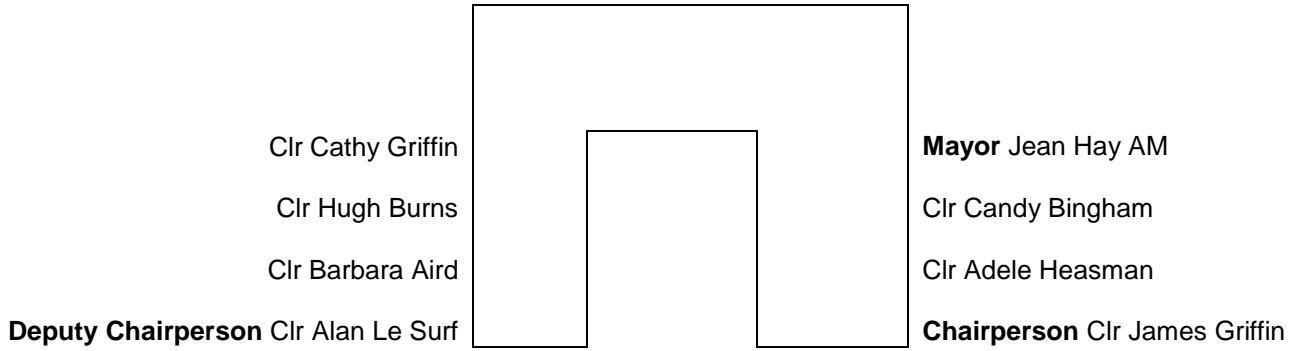
Copies of business papers are available at the Customer Service Counters at Manly Council, Manly Library and Seaforth Library and are available on Council's website:

www.manly.nsw.gov.au



Seating Arrangements for Meetings

Executive Manager Minute Taker General Manager **Chairperson**
Clr James Griffin Deputy General Manager Deputy General Manager



Press

Public
Addresses

Public Gallery

Chairperson: Clr James Griffin
Deputy Chairperson: Clr Alan Le Surf

TABLE OF CONTENTS

Item	Page No.
APOLOGIES AND LEAVE OF ABSENCE	
DECLARATIONS OF INTEREST	
ITEMS FOR BRIEF MENTION	
Item For Brief Mention Report No. 16	
Items For Brief Mention.....	2
REPORTS OF COMMITTEES	
Report Of Committees Report No. 41	
Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature.....	3
Report Of Committees Report No. 42	
Minutes for notation by Council - Heritage & Local History Advisory Committee - 5 November 2014	4
Report Of Committees Report No. 43	
Minutes for notation by Council - Community Safety & Place Management Advisory Committee - 13 November 2014.	6
PUBLIC ADDRESSES	
GENERAL MANAGERS DIVISION	
General Managers Division Report No. 12	
Lot 1, 360 Sydney Road, Balgowlah - Land Classification.....	8
ENVIRONMENTAL SERVICES DIVISION	
Environmental Services Division Report No. 43	
Development Applications being processed during November 2014.....	9
Environmental Services Division Report No. 44	
List of LEC Appeals relating to DAs during December 2014	19
Environmental Services Division Report No. 45	
Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition.....	20
CIVIC AND URBAN SERVICES DIVISION	
Civic and Urban Services Division Report No. 8	
Car Share	30
CLOSED COMMITTEE ITEMS	

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

TO: Planning and Strategy Committee - 1 December 2014

REPORT: Item For Brief Mention Report No. 16

SUBJECT: Items For Brief Mention

FILE NO: MC/14/138201

1. Tabled Documents

Date	Author	Item
5 Nov	Deborah Romp General Manager Commercial and Property Transport Roads & Maritime Services NSW Government	Letter to Council following meeting to discuss noise complaints that Manly Council has received in relation to the Manly Wharf Precinct and its impact on residents around Manly Cove
10 Nov	Mike Baird MP State Member for Manly	Letter regarding noise from the Manly Wharf precinct
10 Nov	Mike Baird MP State Member for Manly	Acknowledgement of Council's letter concerning squid fishing in North Sydney Harbour Aquatic Reserve
12 Nov	Steve Orr Acting Chief Executive Office of Local Government	Circular to Councils No. 14-30 Announcement of Joint Organisation Pilots
13 Nov	The Hon Stuart Ayres MP Minister for Police and Emergency Services Minister for Sport and Recreation Minister Assisting the Premier on Western Sydney	Reply to Council's letter regarding the 10/50 Vegetation Clearing Entitlement.
13 Nov	David Campbell Manage, Coal & Petroleum Titles, and Systems Trade & Investment Resources & Energy NSW Government	Letter in re Mineral Exploration Licences
24 Nov	Kevin Young Managing Director Sydney Water Corporation	Reply to Council's letter regarding the operation and future of Sydney Water's sewage pumping station located in Whistler Street, Manly.
26 Nov	Rob Rogers Deputy Commissioner Executive Director Operations NSW Rural Fire Service (NSW RFS)	Update on NSW RFS and Department of Planning & Environment's formal review of the 10/50 Vegetation Clearing Entitlement.

RECOMMENDATION

1. That the IFBM report be received and noted.

ATTACHMENTS

There are no attachments for this report

PS01122014IBM_1.DOC

***** End of Item For Brief Mention Report No. 16 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Report Of Committees Report No. 41
SUBJECT: Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature.
FILE NO: MC/14/143157

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

1. Access & Mobility Advisory Committee – 21 October 2014
2. Playground Management Advisory Committee – 11 September 2014
3. Audit & Risk Advisory Committee – 5 November 2014
4. Manly Local Traffic Committee – 10 November 2014
5. ANZAC Centenary 2015 Project Working Party – 12 November 2014
6. Meals on Wheels Advisory Committee – 12 November 2014

RECOMMENDATION

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

1. Access & Mobility Advisory Committee – 21 October 2014
2. Playground Management Advisory Committee – 11 September 2014
3. Audit & Risk Advisory Committee – 5 November 2014
4. Manly Local Traffic Committee – 10 November 2014
5. ANZAC Centenary 2015 Project Working Party – 12 November 2014
6. Meals on Wheels Advisory Committee – 12 November 2014

ATTACHMENTS

There are no attachments for this report.

PS01122014RC_2.DOC

***** End of Report Of Committees Report No. 41 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Report Of Committees Report No. 42
SUBJECT: Minutes for notation by Council - Heritage & Local History Advisory Committee - 5 November 2014
FILE NO: MC/14/142672

This report was dealt with at the Heritage & Local History Advisory Committee meeting of 5 November and was listed as a Recommendation in those minutes. The item is hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal notation by Council.

ITEM 4.1 Moveable Heritage Register

Sophie Butler, Heritage Advisor, Landuse & Sustainability presented report to Committee regarding the implementation of a Moveable heritage register. The committee discussed the issue at length

RECOMMENDATION

That the minutes of the Heritage & Local History Advisory Committee meeting on 5 November 2014 be received and noted:

ITEM 4.1 Moveable Heritage Register

1. The Committee endorses the existing structure for the management of moveable heritage items in Council's ownership, as undertaken by the current custodians and their existing management processes and catalogues.
2. The Committee moves that:
 - i. Liaison is undertaken with other Council Agencies to determine any existing catalogues of moveable heritage;
 - ii. Identify any Items or collections, owned by Manly Council, that are not currently included in a register (i.e Seaforth Library, Manly Environment Centre and Other Council Facilities);
 - iii. Council staff to liaise with Local Studies Library/John MacRitchie to collate register of Council owned Moveable heritage items;
 - iv. Local Studies Library/John MacRitchie to be in contact with private organisations to seek any copies of existing moveable Heritage Registers;
 - v. Identify Council Officer with authority to accept items of Moveable heritage;
 - vi. Examination of the potential for the use of interns to assist with the creation of the Register;
 - vii. Council to Investigate the possibility of using volunteers to manage a museum collection and catalogue items;
 - viii. Council to investigate the potential for any grant funding available to assist with this project; and

Report Of Committees Report No. 42 (Cont'd)

- ix. Identify Council staff responsible for managing the movable heritage collection.
3. Council's Heritage Advisors facilitate the appropriate management of ad hoc moveable heritage issues in conjunction with the MAG&M, and in accordance with the existing Collections Policy.
4. The Committee endorse the current approach utilised by Council's Heritage Advisors for the conservation of privately owned moveable heritage items through the development application process.
5. The Committee supports the MAG&M and the Local Studies Librarian in the investigation of suitable storage facilities for Council owned documents and moveable heritage of heritage significance.

ATTACHMENTS

There are no attachments for this report.

PS01122014RC_1.DOC

***** End of Report Of Committees Report No. 42 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Report Of Committees Report No. 43
**SUBJECT: Minutes for notation by Council - Community Safety & Place Management
Advisory Committee - 13 November 2014.**
FILE NO: MC/14/143208

These reports were dealt with at the Community Safety & Place Management Advisory Committee meeting of 13 November 2014 and were listed as a Recommendation in those minutes. These items are hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal notation by Council.

1. ITEM 3.2 Market Lane Saturdays

Council Events Manager attended for this item and spoke to the committee about the logistics and options for Market Lane. He noted that funds and resources were required to recreate last year's success. The Committee agreed that implementation of any option was too late for this year and would now focus on aiming for next year. One benefit would be to compare crime statistics over the three year period and determine the impact Market Lane Saturdays may have had. Committee agreed that a budget bid for \$50,000 should be prepared for Market Lane Saturdays in 2015.

2. ITEM 4 Police Report

Superintendent Darcy reported that:

1. Bikies: Police have been dealing with bikie disputes in Brookvale between Finks and Mongols. Concern about potential for violence. Asking Manly licensed venues to enforce 'No patches' policy and report anything related to police.
2. Alcohol related crime is lower with a couple of venues working on specific issues to reduce their problems.
3. East Esplanade: Complaints are being enforced. Police and Rangers are working together co-operatively on enforcements as required. Police have other move on powers but AFZ/APAs are helpful. It was reported that there were no crime incidents related to the East Esplanade gatherings. Following earlier discussion regarding the waste issue (Item 3.4) Supt Darcy suggested that the committee reconsider the Alcohol Prohibited Area times for this area.

Ray Mathieson read the motion from Little Manly precinct suggesting occasional blitzes, warnings and possible removal of alcohol by Council and Police in order to deter wide scale abuse and reduce the numbers of partygoers, improve safety and reduce rubbish and offensive behaviour.

The Committee discussed options for time limiting the alcohol prohibition. There were concerns that the current situation was pushing families and locals away with an increase in backpackers and younger groups of drinkers. It was agreed that 4pm would be the most sensible time to start the APA as it would link with the last rubbish pickups and works with Ranger and Police schedules. It needs to be both East and West Esplanade so there is no displacement.

Report Of Committees Report No. 43 (Cont'd)**RECOMMENDATION**

That the minutes of the Community Safety & Place Management and Place Management meeting on 13 November 2014 be received and noted:

1. ITEM 3.2 Market Lane Saturdays

The Committee recommends to the General Manager that a budget bid be prepared for \$50,000 to undertake a Market Lane Saturday series of events in 2015.

2. ITEM 4 Police Report

The Committee recommends to the General Manager that the public reserve area in East and West Esplanade change from a 24 hour Alcohol Prohibited Area to being an Alcohol Prohibited Area from 4.00 pm to 6.00 am and that this should be trialed through the summer period with a review at the February 2015 meeting.

ATTACHMENTS

There are no attachments for this report.

PS01122014RC_3.DOC

***** End of Report Of Committees Report No. 43 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: General Managers Division Report No. 12
SUBJECT: Lot 1, 360 Sydney Road, Balgowlah - Land Classification
FILE NO: MC/14/142644

SUMMARY

This report recommends that Council Classifies Lot 1 of DP1193557, 360-364 Sydney Road, Balgowlah, as Operational in accordance with the requirements of the Local Government Act 1993.

REPORT

Council recently completed the acquisition of Lot 1 of DP1193557, 360-364 Sydney Road, Balgowlah. This is a lot in the link through building between Sydney Road and The Balgowlah Village development.

Subsequent to the completion of this acquisition, Council, in accordance with the requirements of the Local Government Act 1993, gave public notice of a proposed resolution to classify this Lot. No submission was received at the close of exhibition on 19 November 2014.

RECOMMENDATION

That Council classify Lot 1 of DP1193557 at 360-364 Sydney Road, Balgowlah, as Operational Land in accordance within the meaning of the *Local Government Act 1993*.

ATTACHMENTS

There are no attachments for this report.

PS01122014GMO_1.DOC

***** End of General Managers Division Report No. 12 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Environmental Services Division Report No. 43
SUBJECT: Development Applications being processed during November 2014
FILE NO: MC/14/138197

SUMMARY

Development applications being processed during December 2014.

REPORT

The following applications are with the Town Planners for assessment:

DA#	Year	Site	Proposal
372	2005	11 Fairlight Crescent	Section 96 Modification - Part 5
143	2007	21 Seaforth Crescent	Section 96 Modification - Part 4
409	2007	11 Oyama Avenue	Section 96 Modification - Part 3
51	2008	114 Frenchs Forest Road	Section 96 Modification - Part 3
358	2008	30 Kitchener Street	Section 96 Modification - Part 2
240	2009	27 Radio Avenue	Section 96 Modification - Part 2
153	2010	89 Addison Road	Section 96 Modification - Part 3
164	2010	38 Alma Street	Section 96 Modification - Part 2
224	2010	2 Peacock Street	Section 96 Modification - Part 2
426	2010	3 Oyama Avenue	Section 96 Modification - Part 4
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
277	2011	374-378 Sydney Road	Section 96 Modification - Part 5
103	2012	7 Gurney Crescent	Section 96 Modification - Part 2
146	2012	8 Jackson Street	Section 96 Modification - Part 2
178	2012	7 Montpelier Place	Section 96 Modification - Part 2
185	2012	37 The Corso	Section 96 Modification - Part 4
234	2012	92 The Corso	Section 96 Modification - Part 3
261	2012	111 Pittwater Road	Section 96 Modification - Part 2
267	2012	19 Cutler Road	Section 96 Modification - Part 2
19	2013	61 Gurney Crescent	Section 96 Modification - Part 3
24	2013	131 Condamine Street	Section 96 Modification - Part 2
44	2013	27 Fairlight Street	Section 96 Modification - Part 2
79	2013	61 Macmillan Street	Section 96 Modification - Part 2
206	2013	91 Gurney Crescent	Section 82B Review - Part 2
212	2013	7 Harvey Street	Section 96 Modification - Part 2
264	2013	24 Stuart Street	Section 96 Modification - Part 2
1	2014	57 Gordon Street	Section 96 Modification - Part 2
29	2014	5 Plant Street	Section 96 Modification - Part 2
31	2014	80 West Esplanade	Section 96 Modification - Part 2
49	2014	6 Acacia Road	Section 96 Modification - Part 2

Environmental Services Division Report No. 43 (Cont'd)

DA#	Year	Site	Proposal
56	2014	35 Jamieson Avenue	Alterations and additions to an existing detached dual occupancy including strata redistribution, additions at rear at both levels, new attic level addition, external staircase, new double carport, fence and landscaping
67	2014	99 Balgowlah Road	Subdivision of the existing lot into two (2) Torrens Title lots, the addition of a ground floor and first floor deck and hardstand area to the existing dwelling on the side
69	2014	9 Monash Crescent	Section 96 Modification - Part 2
71	2014	39 White Street	Alterations and additions to an existing dwelling including carport, deck and crossover
87	2014	14 Kangaroo Street	Demolition of existing structures, construction of a part two (2) and three (3) storey dwelling including double carport, spa, landscaping and removal of trees
91	2014	183 Pittwater Road	Change of use from ancillary dwelling to shop top housing for mixed use development
95	2014	1 Fairlight Crescent	Section 96 Modification - Part 2
98	2014	183 Balgowlah Road	Alterations and additions to an existing Residential Flat Building including second floor addition with balcony, new window openings to Unit 1 and internal alterations with extension of the existing study within Unit 1 and 2
99	2014	35 Bower Street	Alterations and additions to an existing dwelling including ground floor extension, first floor extension with new terrace, roofing and cladding
103	2014	4 Linkmead Avenue	Alterations and additions to an existing dwelling house including first floor extension and rear pergola
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
109	2014	Wharves and Jetties	Alterations and additions to an existing commercial tenancy - Shop 11 - "Max Brenner", including internal fitout, new shopfront to the western and southern sides and signage - Manly Wharf
117	2014	2 Audrey Street	Alterations and additions to an existing dwelling including demolition of existing carport, construction of new single garage, extension of driveway and new entry to the dwelling
120	2014	42 Wood Street	Alterations and additions to an existing dwelling including new raised timber carport, new driveway, crossover, access ramp and gate
121	2014	68 Addison Road	Alterations and additions to an existing Residential Flat Building including pergola to existing roof terrace - Unit 6
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
126	2014	42 Seaforth Crescent	Alterations and additions to an existing dwelling house including decks, swimming pool, access stairs and landscaping

Environmental Services Division Report No. 43 (Cont'd)

DA#	Year	Site	Proposal
128	2014	7 North Harbour Street	Construction of a sea wall, plunge pool, deck, retaining walls and landscaping
131	2014	197-215 Condamine Street	Use of a portable coffee cart within the Balgowlah Village Shopping Centre
133	2014	34 Ponsonby Parade	Alterations and additions to an existing dwelling house including double garage forward of the building line
134	2014	137 Seaforth Crescent	Alterations and additions to an existing dwelling house including construction of a double garage at street level on the existing hardstand
136	2014	25A Castle Circuit	Demolition of existing structures, construction of a new two (2) storey dwelling house with double garage, front decks and landscaping
138	2014	151 Pittwater Road	Alterations and additions to an existing Thup Tim Siam Restaurant including conversion of staff area to a kitchen preparation area
142	2014	1 Fairlight Crescent	Alterations and additions to an existing dual occupancy including a front fence
143	2014	123 North Steyne	Demolition of existing dwelling, construction of a new three (3) storey dwelling house including a swimming pool and landscaping
144	2014	30 Arthur Street	Alterations and additions to an existing dwelling including a first floor addition, internal reconfiguration and additions to the front on the ground floor
145	2014	24 Lower Beach Street	Alterations and additions to an existing townhouse including a first floor rear balcony addition, new raised rear deck on the ground floor and internal alterations – 5A
148	2014	4 Laura Street	Alterations and additions to an existing dwelling including new masonry sea wall and retaining walls to replace existing timber logs, new timber stairs, new decks, new decked landings, new walkways and increasing the depth of the existing boatshed
149	2014	The Corso	Construction of a permanent kiosk – on Council land adjacent to 90 The Corso, Manly
150	2014	27 Eurobin Avenue	Construction of an in-ground spa with a lockable lid at the rear of the existing dwelling
151	2014	16 Quinton Road	Alterations and additions to an existing duplex including a rear extension with a deck, garage, fence and landscaping - Unit 1
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
153	2014	37 Pittwater Road	Alterations and additions to an existing attached dwelling including a rear extension with a pergola
154	2014	30 Balgowlah Road	Alterations and additions to an existing semi detached dwelling including the demolition of internal walls, new first floor addition and a front fence
155	2014	30 Pacific Parade	Construction of a swimming pool and landscaping

Environmental Services Division Report No. 43 (Cont'd)

DA#	Year	Site	Proposal
156	2014	6 Ogilvy Road	Demolition of existing dwelling, construction of new three (3) storey dwelling with double garage, swimming pool and landscaping
157	2014	3-5 Pittwater Road	Alterations and alterations to an existing gymnasium including expansion of the gymnasium on the ground floor with a retail area – Anytime Fitness
158	2014	31 Battle Boulevarde	Alterations and additions to an existing dwelling including excavation, partial demolition, new cabana, landscaping, internal and external modifications
159	2014	243 Sydney Road	Construction of two (2) storeys above the existing shops to create two (2) shop top dwellings
161	2014	85 Curban Street	Alterations and additions to an existing dwelling including rear addition with deck and relocation of swimming pool
162	2014	47 Frenchs Forest Road	Construction of a detached single storey secondary dwelling to the rear of the existing dwelling
163	2014	65 Eurobin Avenue	Alterations and additions to an existing dual occupancy including demolition of the existing shed and outdoor laundry, extension to the existing ground floor at rear with a pergola, new bike and garden sheds
165	2014	39 Lauderdale Avenue	Alterations and additions to an existing Residential Flat Building including enclosure of existing balcony - Unit 3
166	2014	12 Callicoma Road	Alterations and additions to an existing dwelling house including new storey within the existing garage/ undercroft/ laundry
167	2014	7 Audrey Street	Alterations and additions to an existing dwelling house including a first floor addition and rear ground floor extension
168	2014	87 Darley Road	Alterations and additions to an existing semi-detached dwelling house including a first floor addition, internal alterations on the ground floor and landscaping
169	2014	103 Bower Street	Alterations and additions to an existing Residential Flat Building including internal modifications, enclosure of courtyard and enlarged window - Unit 1
171	2014	134 Condamine Street	Demolition of existing structures and construction of an attached dual occupancy development
172	2014	45 Pacific Parade	Alterations and additions to an existing Child Care Centre involving an increase in child numbers from twenty-eight (28) to forty-two (42), change to hours of operation 8:00am to 5:30pm, new pergola and deck
173	2014	129 Bower Street	Alterations and additions to an existing Residential Flat Building including modification to services and façade
174	2014	5 Valley Road	Demolition of existing dwelling house and associated structures, construction of two (2) dwelling houses and subdivision of existing lot
175	2014	4 Adelaide Street	Alterations and additions to an existing dwelling house including rear addition, extension to rear first floor balcony, removal and addition of first floor side bathroom windows, new stairs to loft, new garage, modification to loft and roof terrace.

Environmental Services Division Report No. 43 (Cont'd)

DA#	Year	Site	Proposal
176	2014	17 Audrey Street	Alterations and additions to an existing dwelling house including front fence, first floor addition, rear ground floor addition and extension of existing deck
177	2014	8 Waratah Street	Construction of a carport, new fencing and widening of the existing crossover
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
180	2014	27 Wood Street	Alterations and additions to an existing dwelling house including new first floor addition and ground floor alterations
181	2014	87 Castle Circuit	Alterations and additions to an existing dwelling house including the addition of a new lift and lobby
182	2014	43 Frenchs Forest Road	Alterations and additions to an existing dwelling house including rear rear double garage, swimming pool, entry walkway and timber deck
183	2014	5 Alan Avenue	Alterations and additions to an existing dwelling house including new in-ground swimming pool and cabana at the rear
184	2014	6 Hill Street	Alterations and additions to an existing dwelling house including new first floor addition with rear balcony
185	2014	21 Osborne Road	Alterations and additions to an existing dwelling house including rear and side extension to the ground floor living area, extensions to garage, rear extension to the first floor, internal modifications, landscaping, modification to the driveway and crossover
186	2014	47 Beatty Street	Alterations and additions to an existing dwelling house including extension to the first floor deck
187	2014	103 Bower Street	Alterations and additions to an existing Residential Flat Building including ground floor extension, extension to an existing first floor balcony and new balcony to the master bedroom – Unit 3
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
189	2014	162 Condamine Street	Alterations and additions to an existing resident flat building including demolition of front decks, construction of new decks and awning
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
191	2014	28 Collingwood Street	Alterations and additions to an existing semi-detached dwelling including demolition of existing swimming pool and rear bi-fold door, extension of the rear terrace and balcony, new pergolas, new bi-fold door at rear and landscaping with daybed
192	2014	120 Condamine Street	Alterations and additions to existing church buildings including new entry porch and foyer to church and new covered connection to adjacent building, new driveway, new parking area and landscaping

Environmental Services Division Report No. 43 (Cont'd)

DA#	Year	Site	Proposal
193	2014	62 Birkley Road	Demolition of an existing double garage, construction of new double garage with secondary dwelling above
194	2014	7 Curban Street	Alterations and additions to an existing dwelling including extensions to the rear lower ground and ground floor levels, construction of new double carport with workshop/ storage area below, new driveway and crossover
195	2014	71 Bungaloe Avenue	Replacement of an existing single garage
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
197	2014	37 The Corso	Extension of existing hours of operation from 6.00am to midnight Monday to Sunday, increase the number of seating from 17 to 30 and extension of the back of the house into shop 7
198	2014	6 Collingwood Street	Alterations and additions to an existing dwelling including new double carport in front setback, new ground floor deck, landscaping of existing hardstand area, internal alterations, new rear pergola, new windows, new doors and Juliet balcony
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
200	2014	7 Steinton Street	Alterations and additions to an existing row house dwelling including first floor addition, internal alterations to the existing ground floor and landscaping
201	2014	26 Arthur Street	Eight (8) Lot Strata Subdivision of an existing Residential Flat Building

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

124/2014 602 Sydney Rd, SEAFORTH 2092

Alterations and additions to an existing mixed use premises including change of use and conversion of the ground floor level into two (2) residential units

173/2014 129 Bower St, MANLY 2095

Alterations and additions to an existing Residential Flat Building including modification to services and façade

401/2008 11 Lower Beach St, BALGOWLAH 2093

Section 96 to modify approved Refurbishment of existing shop, retractable canvas awning and under awning sign – involving extending use to rear corridor, extending hours of operation to 7:00am to 8:00pm Monday to Sunday and internal modifications – Part 2

259/2013 22 Central Av, MANLY 2095

Section 96 to modify approved Alterations and additions to an existing building to create an additional dwelling (caretakers flat) with balcony – involving relocation of internal ensuite, changes to window, modification to ANS01 to remove the restriction that the unit be used as caretakers unit in perpetuity – Part 2

202/2014 10 Kempbridge Av, SEAFORTH 2092

Environmental Services Division Report No. 43 (Cont'd)

Alterations and additions to an existing dwelling house including first floor extension and internal modifications

244/2012 2-8 Darley Rd, MANLY 2095

Section 96 to modify approved Change of use to a refreshment room (Restaurant) including bar service, wood-fire pizza oven, ten (10) outdoor seats and signage - involving modification to condition ANS09 in changing the hours of operation to 6.00am to 11.00pm - Part 5

263/2012 14 Ellery Pde, SEAFORTH 2092

Section 96 to modify approved Partial demolition and alterations and additions to existing dwelling including first floor addition, front and rear addition to the lower ground floor and ground floor including double garage, swimming pool, front and rear terraces and landscaping – involving changes to the roof form, extensions, decks

and entry stairs – Part 2

239/2012 47 Kangaroo St, MANLY 2095

Section 96 to modify approved Alterations and additions to a dwelling house, including ground floor addition, first floor rear addition, and a double garage within the front setback.– involving change of cladding material from shingles to weatherboard – Part 2

203/2014 121 Bower St, MANLY 2095

Demolition of an existing garage and construction of a new double carport

204/2014 22A White St, BALGOWLAH 2093

Demolition of existing structures, construction of a new two (2) storey dwelling house with basement double garage, decks and landscaping

205/2014 67 Bower St, MANLY 2095

Alterations and additions to an existing dwelling house including demolition of existing swimming pool, new verandah, swimming pool, increase height of garage and landscaping

206/2014 25-29 Victoria Pde, MANLY 2095

Installation of two (2) vergola awnings to unit 26

207/2014 48 Bungaloe Av, BALGOWLAH 2093

Demolition of an existing garage/ shed and stairs, new swimming pool, deck, stairs, retaining wall and plantings

208/2014 224 Pittwater Rd, MANLY 2095

Alterations and additions to an existing dwelling house including rear terrace and replacement of existing boundary fence

209/2014 15 Alexander St, MANLY 2095

Alterations and additions to an existing semi-detached dwelling house including a rear addition

210/2014 4 Montpelier PI, MANLY 2095

Alterations and additions to an existing dwelling house including extension of the existing garage

211/2014 46-58 Pittwater Rd, MANLY 2095

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

Environmental Services Division Report No. 43 (Cont'd)

81/2013 17 Central Av, MANLY 2095

Section 96 to modify approved Demolition of the existing buildings, the construction of a seven (7) level mixed residential and commercial building with ground floor level retail, six (6) commercial studios and ten (10) residential units over basement parking and car stacker for eighteen (18) cars – involving reconfiguration of the basement car parking, lift and stairs, reconfiguration of the commercial units, reconfiguration of the mezzanine units into single level units, and changes to balconies – Part 2

236/2013 8 Smith St, MANLY 2095

Section 96 to modify approved. Alterations and additions to an existing row house dwelling including a first floor addition, internal alterations to the ground floor, new windows and a rear awning – involving internal reconfiguration, changes to the roof, changes to windows and skylights – Part 2

262/2013 62 Pittwater Rd, MANLY 2095

Section 96 to modify approved Demolition of existing building, construction and strata subdivision of an eighteen (18) unit residential flat building including twenty (20) basement car spaces - involving reconfiguration of units , reconfiguration of the basement car parking, driveway, lift core and stairs, changes to windows, addition of glass awning over the entry area, timber screen to rear balconies, roof changes and landscaping - Part 2

212/2014 27 Sydney Rd, MANLY 2095

Change of use from fruit shop to a small bar/ pub and the extension of trading hours from 10.00pm to midnight – Donny's Bar

213/2014 9 Avona Cr, SEAFORTH 2092

Demolition of existing structures, construction of a three (3) storey dwelling house with a double garage and swimming pool

214/2014 65 Beatrice St, BALGOWLAH HEIGHTS 2093

Alterations and additions to an existing dwelling house including rear addition, internal reconfiguration, new carport and swimming pool

215/2014 103 Bower St, MANLY 2095

Alterations and additions to an existing residential flat building including the enclosure of the existing terraces at the rear and side and a rear addition – Unit 2

216/2014 55 The Crescent, FAIRLIGHT 2094

Alterations and additions to an existing residential flat building including an extension of an existing balcony and replace existing balustrade – Unit 3

77/2013 135 Seaforth Cr, SEAFORTH 2092

Section 96 to modify approved Alterations and additions to an existing two (2) level dwelling including an additional two (2) levels with rear decks, access stairs and tree removal – involving the deletion of condition 35 in relation to On Site Detention and condition 36 in relation to a positive covenant - Part 2

217/2014 21 Gurney Cr, SEAFORTH 2092

Alterations and additions to an existing dwelling house including extension of deck at entry level, extension of existing lower level with new deck, garage alterations, stairs to new lower level with new deck and facilities

Environmental Services Division Report No. 43 (Cont'd)

- 218/2014 4 Baranbali Av, SEAFORTH 2092
Partial demolition, construction of a two (2) storey dwelling house with a double garage, swimming pool and landscaping
- 219/2014 4 Ocean Rd, MANLY 2095
Alterations and additions to an existing dwelling house including extension of the existing terrace and tandem double garage with landscaping over
- 44/2014 30 The Corso, MANLY 2095
Section 96 to modify approved Changes to existing facade, shop fit out and signage – The Hot Dog Man – involving amendment to condition ANS03 in relation to extend the hours of operation from Monday to Sunday, 8.00am to 1.00am – Part 2
- 45/2014 31 Pine St, MANLY 2095
Section 96 to modify approved Alterations and additions to an existing dwelling including rear upper floor addition – involving changes to the first floor roof to the rear, privacy screens and bi-fold doors to a new first floor balcony – Part 2
- 220/2014 17 Birkley Rd, MANLY 2095
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 Av, SEAFORTH 2092
Alterations and additions to an existing dwelling house including first floor addition with deck and front ground floor extension
- 222/2014 3 Krui St, FAIRLIGHT 2094
Demolition of the existing garage, construction of new detached structure with a three car garage below and secondary dwelling above, new driveway and removal of three street trees
- 223/2014 16 Spring Cove Av, MANLY 2095
Construction of a new two (2) storey dwelling with a double garage, a swimming pool and landscaping
- 482/2004 1-9 Spring Cove Av, MANLY 2095
Section 96 to modify approved Subdivision of Lot 2 DP 544297 being Precincts 4, 5, 6, 10 and 11 into 21 Allotments being 17 Residential lots for Individual Dwellings, Lot 1 for 5 Townhouses, 1 Lot for 16 Apartments, 1 Lot containing road and landscape areas and 1 Lot comprising precinct 4 and 11 of the St Patrick's Estate and construction of 11 Residential Apartments, 5 Townhouses and 17 Detached Dwellings at Precincts 5, 6 & 10 St Patrick's Estate - involving enclosure of undercroft space, swimming pool relocation, ground floor extension with deck and first floor extension in relation to dwelling on Lot 15 DP 1189590 - Part 9.
- 172/2011 46 Osborne Rd, MANLY 2095
Section 96 to modify approved Alterations and additions to an existing dwelling house including first floor addition, internal alterations and rear balconies – involving increase in wall height of rooftop area, delete operable louvers and replace with roof, add pseudo chimney and amend privacy screens – Part 2
- 224/2014 8 Upper Gilbert St, MANLY 2095
Alterations and additions to an existing dual occupancy (attached) including the installation of an external lift

Environmental Services Division Report No. 43 (Cont'd)

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report

PS01122014ESD_2.DOC

***** End of Environmental Services Division Report No. 43 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Environmental Services Division Report No. 44
SUBJECT: List of LEC Appeals relating to DAs during December 2014
FILE NO: MC/14/142495

SUMMARY

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

REPORT

DA#	L&E Appeal Ref	House #	Address	Date Appeal Lodged	Solicitor Co.	Barrister	Current Status
ACTIVE							
DA 30/2014	Class 1 10753/2014	36-46	Sydney Road	17/9/2014	Pikes	-	Adjourned to 25 November 2014
DA 127/2014	Class 1 10683/2014	92-94	Pittwater Road	29/8/2014	HWL	-	Hearing 15 January 2015
DA 130/2014	Class 1 10653/14	323-325	Sydney Road	21/8/2014	Maddocks	-	Directions 2 December 2014
DA 5/2014	Class 1 10572/14	4	Rolfe Street	1/8/2014	Pikes	Rick O'Gorman Hughes	Matter set down for hearing 11&12 December 2014
DA 220/2013	Class 1 10551/2014	9-11	Victoria Pde	29/7/2014	Maddocks	Turvey To	S34 conference 19 January 2015
Appeal against Order	Class 1 10633/2014	7	Gourlay Ave	15/8/2014	In-house	Steven Berveling	Adjourned for telephone mention 26 November 2014

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS01122014ESD_3.DOC

***** End of Environmental Services Division Report No. 44 *****

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Environmental Services Division Report No. 45
SUBJECT: Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition
FILE NO: MC/14/143515

SUMMARY

This report recommends the adoption of an exhibited amendment to Manly Development Control Plan (DCP) 2013. The amendment provides further guidance for development in relation to land Zone B1 Neighbourhood Centre in Manly Local Environmental Plan (LEP) 2013.

REPORT

Background

At its Ordinary Meeting dated 13 October 2014 Council resolved as follows:

1. *Resolve to amend Manly DCP 2013 in relation to land zoned B1 Neighbourhood Centres; and*
2. *Exhibit this proposed amendment to the DCP for a period of twenty-eight (28) days.*

A range of issues have been considered in this amendment with additional guidelines drafted having regard to setbacks, landscaping, density, vehicular access, noise, odour, hours of operation, liquor licences, waste collection and local character. Particular regard is given to the relationship with surrounding residential neighbourhoods and boundaries adjoining residential zoned land.

Public Exhibition

The proposed draft Amendment No. 4 to Manly DCP 2013 was exhibited for twenty-eight (28) days from 25 October 2014 to 24 November 2014. The details of the exhibited amendment are attached to this report.

The draft plan was available for viewing at:

- Manly website www.manly.nsw.gov.au under 'Public Exhibitions';
- Manly Council Chambers, between 8.30am and 5.00pm; and
- Manly Library, during the Library's usual opening hours.

Submissions

No submissions were received during the exhibition period of draft Amendment No. 4 to Manly DCP 2013.

CONCLUSION

The proposed amendment to Manly DCP 2013 seeks to provide further guidelines for development on land Zone B1 Neighbourhood Centre in Manly LEP 2013. A range of other minor updates, notes and corrections are also addressed in this amendment as attached.

The proposed amendment has now been publically exhibited for twenty-eight (28) days with no submissions received. It is recommended Amendment No.4 to Manly DCP 2013 is adopted by Council.

Environmental Services Division Report No. 45 (Cont'd)

RECOMMENDATION

That Council:

1. Resolve to adopt Amendment No.4 to Manly DCP 2013 as exhibited.

ATTACHMENTS

AT-	Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4	7
1	- Attachment of amendment details	Pages

PS01122014ESD_4.DOC

***** End of Environmental Services Division Report No. 45 *****

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

Attachment

Details of Proposed Amendment No. 4 to Manly Development Control Plan 2013

Note: Amendments listed below in order of their proposed appearance in the Manly DCP 2013.

- Amend *Citation* and add to Amendment table:

‘This plan is called Manly Development Control Plan 2013 Amendment 4.
Amendment Summary: New Provisions in relation to land in the LEP Zone B1 Neighbourhood Centre.’

- Add to list of other Plans and Policies in relation to *amenity (noise)*:

1.3 insert ‘Noise Guide for Local Government’ prepared by Department of Environment, Climate Change and Water NSW 2010’

- Add to paragraph for considerations required in relation to *Context and Site Analysis*:

2.1.2.2.t insert after ‘potential environmental’ the following: ‘and social’.

- Add to Objective 1 in relation to *amenity (noise)*:

3.4

Objective 1 insert after ‘general amenity of adjoining and nearby properties’ the following: ‘including noise and vibration impacts’

- Add to paragraph in relation to *Designing for Amenity* the following:

3.4.a insert after ‘minimise loss of sunlight, privacy, views’ the following: ‘noise and vibration impacts and other nuisance (odour, fumes etc) for neighbouring properties and/or other occupants’.

- Move paragraph 3.4.2.5 to paragraph 3.4.1.6 more specifically dealing with sunlight access and overshadowing

3.4.1.6 Sunlight Access to Communal Living Areas

- Add to paragraph for requirements in relation to *amenity (noise)*:

3.4.2.4.c insert ‘Council may require a report to be prepared by a Noise Consultant that would assess likely noise and vibration impacts and may include noise and vibration mitigation strategies and measures.’

Redraft paragraph in relation to *Other Nuisance* (Odour, Fumes etc) i.e. separate from other amenity considerations.

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

- 3.4.4** Consideration must be given to the protection and maintenance of public health and amenity in relation to any proposed development that involves the emission of odours to ensure compliance with legislation, for example food premises near residential accommodation. Council may require a report to be prepared by an air pollution Consultant specifying odour control and other air impurity control methods.
- Insert additional cross reference to **sustainability measures** contained in other DCP paragraphs.
- 3.5** insert 'f) Waste Management. See paragraph 3.8.3 for example Composting.'
- Insert additional cross reference to Council Policy (stormwater control) at the DCP paragraphs in relation to *Stormwater Management*.
- 3.7** insert at paragraph 3.7 Stormwater Management the following:
'See also Council's Policy S190 (Stormwater Control) Manly Policy Register.'
- Insert new provisions in relation to *Waste and Recycling Storage Areas*
- 3.8.1.a** insert at end of paragraph 3.8.1.a.iv 'It is recommended that private waste contractors are consulted early in the development process to ensure that garbage storage areas are adequately designed.'
- 3.8.1.b** Insert a new paragraph 3.8.1.b 'Any waste storage facility must be architecturally designed to reflect the design style of the proposed /existing building and not detract from the visual amenity and streetscape character in the immediate vicinity. In this respect, the storage facility must be screened from the street frontage in a manner that improves the streetscape appearance of the facility.'
- Insert words clarifying specifications for *Total Open Space Requirements*
- 4.1.5.1.b** insert after 'for total open space' the following 'incorporating landscaped area and principal private open space'. Replace '(including open space above ground)' with the following '(see Dictionary meaning and also including open space above ground)'.
- Replace words clarifying specifications for *Private Open Space Requirements*
- 4.1.5.3.a & b** replace 'must adhere to' with the following 'is to be provided in accordance with'.
- Additional Note in relation to *Local Character* provisions for Neighbourhood Centres.
- 4.2.8** Insert after first paragraph the following:
'Other important elements of the local character include the important context of the surrounding residential neighbourhoods. Neighbourhood Centres exist to serve the needs of people who live or work in the surrounding

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

neighbourhood and it is this relationship that is particularly significant in shaping the local character of the Neighbourhood Centres.'

- Insert new References in relation to Neighbourhood Centres:

4.2.8 See also paragraph 2.1.2 in relation to Context and Site Analysis requiring consideration of local character and Paragraph 3.1.3 Townscape (Local and Neighbourhood Centres) which provides a range of townscape design principles. These provisions are further referenced and detailed at Paragraph 4.2.8.8 requiring that all development be designed with regard to local site characteristics and in context with the locality. Detailed considerations for the context and site analysis of the proposed development are comprehensively listed at paragraph 2.1.2.2 (a) to (u) of the Plan.

See also Paragraphs 2.1.12 & 3.9.3 in relation to Waste Management Plans
See also Paragraph 3.1.3 Townscape (Local and Neighbourhood Centres)
See also Paragraph 3.4 Amenity (Views, Overshadowing, Overlooking/Privacy, Noise) and Paragraph 3.9 in relation to Noise from Mechanical Plant.

- New Objective in relation to Neighbourhood Centres:

4.2.8

Objective 2 To provide side and rear setbacks which ensure the building height and distance of the building from its boundaries at various storeys, maintain the amenity of neighbouring residential sites and contributes to the amenity of the building and surrounds through landscape design.

- Add to paragraph in relation to *Setbacks* in Neighbourhood Centres:

4.2.8.2 (b) The setback from the rear boundary must consider the amenity of the surrounding residential neighbourhood and the provisions of this plan in relation to amenity at paragraph 3.4 Amenity.

4.2.8.2 (c) Where the development adjoins land zoned Residential in the LEP, the buildings must be setback as follows:

- i) At least 8m from the rear boundary (both above and below ground).
- ii) Above ground floor, buildings must be further setback in accordance with a 45 degree plane, 3m above ground level of the site, commencing at the 8m setback point (see figures 42, 43 & 44 in this plan which similarly illustrate this 45 degree plane).

- New paragraph in relation to *Landscaping* in Neighbourhood Centres:

4.2.8.3 Note: While LEP Zone B1 Neighbourhood Centres is not subject to the Minimum Residential Total Open Space and Landscaped Area requirements at Figure 34 and mapped at Schedule 1 – Map B in this plan; the objectives for landscaping and open space at paragraph 4.1.5 of this plan are to be met alongside the guidelines in this paragraph.

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

- a) Minimum area of Private Open Space is 20sqm for each dwelling within a mixed development or shop top housing with a minimum dimension of 3m and designed to receive a minimum of 3 hours direct sunlight between 9am and 3pm in midwinter.
- b) All side and rear setbacks to boundaries adjoining land zoned Residential in the LEP (excluding laneways) are to be developed for deep soil planting to allow for the retention/establishment of a mature tree landscape buffer.
Part of this setback may be used for vehicular access, parking or service delivery that is identified in certain localities as provided in this Plan at paragraph 4.2.8.5 and Schedule 2 (Townscape Principles), if the applicant can demonstrate to Council's satisfaction that the area will be capable of sustaining sufficient deep soil planting to protect the privacy of neighbouring residential properties.
- c) The provisions of communal open space for development in the Neighbourhood Centres Zone are to consider guidelines contained in the NSW Residential Flat Design Code referenced in this plan.'

- New paragraph in relation to *Residential Density* in Neighbourhood Centres:

4.2.8.4 Council will consider exceptions to the Residential Density Provisions in this plan (see paragraph 4.1.1.1) in relation to major redevelopments proposed in LEP Zone B1 Neighbourhood Centres where the development conforms to a site amalgamation parcel identified at Schedule 2 Townscape Principles Maps.

- New paragraph in relation to *Carparking, Vehicular Access and Loading Controls* in Neighbourhood Centres:

4.2.8.5 See also paragraph 4.2.4 Carparking, Vehicular Access and Loading Controls for all LEP Business Zones

Rear Access

- a) In relation to Carparking, Vehicular Access and Loading Controls in LEP Zone B1 Neighbourhood Centre, consideration is to be given to opportunities to provide and/or revitalise rear lane access as identified in Schedule 2 (Townscape Principles Maps D - H) in this plan.
- b) The provision of loading bays and other commercial servicing and access requirements are to be designed in a manner both appropriate for the proposed development and sympathetic to the requirements and amenity of any residential accommodation and the surrounding residential neighbourhood.

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

- New paragraph in relation to *Hours of Operation* in Neighbourhood Centres:

4.2.8.6 Consideration will be given to the protection of acoustical privacy and the amenity of the residential neighbourhood in the determination and approval of hours of operation including hours for service deliveries and collections.

The appropriate hours of operation will be assessed and determined in the DA process stage with particular regard to the proximity to, and the likely impacts on residential premises. Also applicants may be required to provide supporting documentation and/or mitigation measures with a DA to justify hours of operation that are considered by the Council to likely impact on the neighbourhood.

- New paragraph in relation to *Packaged Premises/ Outlets* in Neighbourhood Centres:

4.2.8.7 Packaged Premises/ Outlets are subject to Packaged Liquor Licenses i.e. liquor stores selling takeaway alcohol only. The DCP references and supports legislation under the Liquor Act 2007 and the Liquor Regulation 2008. New packaged liquor licenses are subject to a community impact statement to ensure local stakeholders can have their say in the liquor licensing process.

There are a range of concerns that Manly Council may have with Packaged Premises/Outlets when Council is consulted as a stakeholder with the licensing process as well as in the assessment of a DA as follows:

- a) undue disturbance to the neighbourhood of the proposed licensed premises caused by the operation of the premises and/or the conduct of patrons;
- b) alcohol-related anti-social behaviour or crime;
- c) alcohol-related hospitalisations and health problems;
- d) increases in pedestrian and motor traffic numbers;
- e) drink driving and drink walking;
- f) increase in domestic violence associated with alcohol consumption; and
- g) litter and other pollution associated with the operation of the premises.

Applications for extended trading hours are subject to a Community Impact Statement. Takeaway sales are not permitted on Good Friday and Christmas Day.

As the Liquor Licensing Authority cannot grant a licence, authorisation or approval unless it is satisfied that the overall social impact will not be detrimental to the well-being of the local or broader community, it is important that any issues and concerns raised in consultation are discussed with

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition

Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

stakeholders, particularly the local Council and resolved before the application is lodged wherever possible.

- New paragraph in relation to *Waste Management* in Neighbourhood Centres:

4.2.8.8 Consideration will be given to the management of waste for development in the Neighbourhood Centres zone to ensure the objectives of the zone are satisfied with particular regard to the protection of neighbourhood amenity. Paragraphs 3.8 Waste Management and 2.1.12 Waste Management Plans of this plan must be referred to in relation to the submission of Waste Management Plans accompanying DAs.

Requirements for waste and recycling storage areas for development require particular attention in relation to mixed use development which may involve a combination of residential waste collections with commercial waste service. In this regard the Waste Management Plan must ensure impacts of multiple collection services are appropriately managed and impacts minimised in design and operation of waste services. It is recommended in the DCP that waste contractors are consulted early in the development process to ensure that garbage storage areas are adequately designed (paragraph 3.8.1.a.iv).

- New paragraphs in relation to *Signage* in Neighbourhood Centres:

4.2.8.9 The visual impact of signs in the Neighbourhood Centres is a particular consideration to ensure the protection of the existing and likely future quality of the residential environment. In this regard Council's DCP Paragraph 4.4.3 Objective 2) in relation to signs seeks to minimise excessive, unnecessary signage, visual clutter and confusion caused by a proliferation of signs in neighbourhood (and local) centres.

See Paragraph 4.4.3.1 - Controls for all Development Types including the maximum number of signs, excessive signage, advertising content, design integration, streetscape, maintenance, safety and illumination.

See Paragraph 4.4.3.2 – Signage on Heritage listed items and in Conservation Areas (including Pittwater Road Conservation Area) providing particular guidelines regarding maximum percentage of window areas, use of colours, lettering styles and the like.

See Paragraph 4.4.3.3 – Controls for Particular Development Types including above awning signs, under awning signs, flush wall and end wall advertising, fascia signs, top hamper signs, pole or pylon signs, projecting wall signs, advertising panels, "A" frames, real estate signs, advertising balloons.

4.2.8.9.a With particular regards to the range of environmental effects for Neighbourhood Centres this paragraph highlights various matters that are likely to be considered include but are not limited to the following:

- i) Controls on illumination which may impact on residential accommodation (see paragraph 4.4.3.1.h.ii);

ATTACHMENT 1

Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 - Attachment of amendment details

- ii) Guidelines for heritage properties noting the Neighbourhood Centres located in Conservation Areas and containing Heritage Items (see paragraph 4.4.3.2.a-c); and
- iii) Restrictions on the number of signs given the lesser scale for Neighbourhood Centres compared to Local Centres (see paragraph 4.4.3.1.a & b). In relation to provisions for Advertising Balloons, this form of advertising is not preferred in Neighbourhood Centres and is not considered to satisfy the objectives of the LEP B1 Neighbourhood Centres zone.

- Insert new Paragraph in relation to *Local Character* provisions:

4.2.8.10 Considerations of context and site analysis are an important element in the design and assessment of development in the Neighbourhood Centres to ensure the local character of the neighborhood within which the Centres are located is protected. Paragraph 2.1.2 of this plan requires consideration of local character and Paragraph 3.1.3 Townscape (Local and Neighbourhood Centres) provides a range of townscape design principles to be considered for development to maintain and enhance local character. All development must be designed with regard to local site characteristics and in context with the locality. Detailed considerations for the context and site analysis of the proposed development are comprehensively listed at paragraph 2.1.2.2 (a) to (u) of this plan.

- Amended paragraph in relation to *Awnings*:

4.4.4.1 Awnings in all LEP Business Zones

Continuous footpath awnings must be provided and maintained on all street frontages generally consistent with the streetscape. The width, fascia height and method of support of all awnings in any street block must be consistent with entrances to public lands and through-site links allowed to be accentuated and generally in accordance with given dimensions (see Figure 46 – Awnings).

In particular, awnings may be permitted where:

- a) development abuts pedestrian ways;
- b) aligned with adjoining awnings in height and width;
- c) it can be demonstrated the specific need for protection of goods or from weather and sun; and where
- d) through site links are not obscured.

4.4.4.2 Awning supported from the ground (no change to this paragraph)

- Amendments to Schedules (Description of amendment to Maps following)

ATTACHMENT 1

**Environmental Services Division Report No. 45.DOC - Proposed adoption of Amendment No. 4 to Manly Development Control Plan 2013 regarding Neighbourhood Centres – Post Exhibition
Planning and Strategy Meeting Report - 13 October 2014 - DCP Amendment 4 -
Attachment of amendment details**

Schedule 1- Map B Omit from the map the application of the Minimum Residential Total Open Space and Landscaped Area requirements at Figure 34 of the plan in relation to land zoned B1 Neighbourhood Centres.

Schedule 2 Add Maps for Neighbourhood Centres indicating site amalgamation parcels and rear land access (existing and potential). In this regard the additional proposed maps are as follows:

- Map D – Balgowlah Neighbourhood Centres comprising 5 Centres (Burnt Street/Kirkwood Street, Lower Beach Street/North Harbour Reserve, Sydney Road/Dudley Street & Whittle Ave, Sydney Road/Wanganella Street, West Street).
- Map E – Balgowlah Heights Neighbourhood Centres comprising 2 Centres (Beatrice Street/New Street, Dobroyd Road/Vista Avenue).
- Map F – Fairlight Neighbourhood Centres comprising 6 Centres (Sydney Road/George Street, Sydney Road between Thornton and William Streets, Birkley Road/Augusta Road, Sydney Road/Cohen Street, Sydney Road/Hill Street, Sydney Road/Austin Street).
- Map G – Manly Neighbourhood Centres comprising 7 Centres (Addison Road/High Street, Darley Road, Marine Parade/Bower Lane, Pittwater Road/Balgowlah Road, Pittwater Road (various between Alexander Road to Carlton Street, Collingwood Street/ North Steyne, Pittwater Road/Collingwood Street).

- Map H – Seaforth Neighbourhood Centres comprising 2 Centres (Frenchs Forest Road /Brook, Montauban Avenue/Philip Avenue).

TO: Planning and Strategy Committee - 1 December 2014
REPORT: Civic and Urban Services Division Report No. 8
SUBJECT: Car Share
FILE NO: MC/14/143258

SUMMARY

This Report provides an update on Council's Car Share initiative following the calling of Expressions of Interest.

REPORT

Council adopted its Car Share Policy in July this year.

Expressions of Interest (EOI) were called in June this year for suitable operator of car share to operate a scheme in Manly.

At the close of the EOI on 17 June, no conforming EOI was received by Council.

Feedback received from potential providers suggests that the reason for a lack of interest is due to the cost of entry for service providers to come into Manly.

RECOMMENDATION

That the information be received and noted.

ATTACHMENTS

There are no attachments for this report

PS01122014CSU_1.DOC

***** End of Civic and Urban Services Division Report No. 8 *****