

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 2 September 2013

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

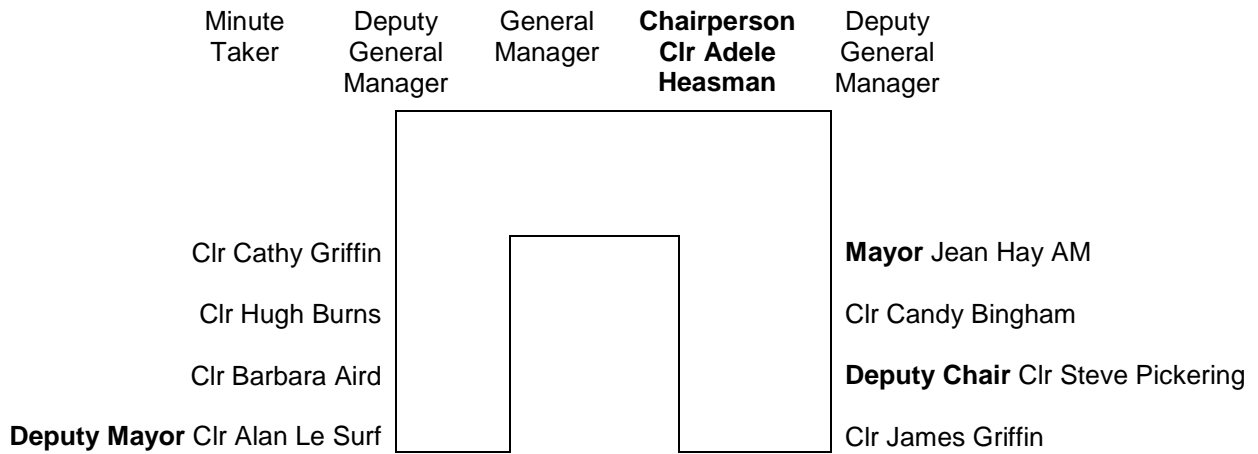
Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes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



Chairperson: Clr Adele Heasman
Deputy Chairperson: Clr Steve Pickering

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Civic and Urban Services Division Report No. 4

Tender for Supply & Application of Line Marking & Signposting (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.

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

TO: Planning and Strategy Committee - 2 September 2013

REPORT: Item For Brief Mention Report No. 11

SUBJECT: Items For Brief Mention

FILE NO: MC/13/96899

1. Tabled Documents

	Date	Author	Subject
1.	22 Jul 13	Bruce M Christie Executive Director Biosecurity NSW Department of Primary Industries NSW Government	Publication: NSW Weeds Action Program - Annual Report 2011-2012 http://www.dpi.nsw.gov.au/_data/assets/pdf_file/0008/463544/weeds-action-program-annual-report-2011-12.pdf
2.	7 Aug 13	SHOROC Incorporated	SHOROC Board Meeting Minutes 7 August 2013
3.	7 Aug 13	Bill Talbot Director, Aquaculture, Conservation & Marine Parks, Fisheries NSW Department of Primary Industries NSW Government	Publication: Fisheries NSW <i>Policy and Guidelines for Fish Habitat Conservation and Management (Update 2013)</i> http://www.dpi.nsw.gov.au/_data/assets/pdf_file/0009/468927/Policy-and-guidelines-for-fish-habitat.pdf
4.	12 Aug 13	Peter Crosby Regional Manager, Sydney Transport Roads & Maritime Services NSW Government	Letter confirming agreement for Block Grant Assistance to Council for Regional Roads 2013/2014
5.	20 Aug 13	Sandra Chipchase Chief Executive Officer Destination NSW	2013-14 Destination NSW Partner Opportunities Prospectus. http://www.destinationnsw.com.au/_data/assets/pdf_file/0018/207801/Partnership-Opportunities-with-DNSW-2013-14.pdf
6	20 Aug 13	Cr Keith Rhoades AFSM & Cr Ray Donald Joint Presidents Local Government NSW	Update on Planning White Paper
7	26 Aug 13	Sussan Ley MP Federal Member for Farrer	Reply to Council's letter regarding the cost and availability of child care.
8	27 Aug 13	Mike Baird State Member for Manly	Reply letter regarding North Head Sewage Treatment Plant Odour and attaching letter dated 16 August 2013 from Kevin Young Managing Director, Sydney Water
9	28 Aug 13	Alex Anderson Assistant Secretary Schools, Early Childhood, Employment & Immigration Branch Department of the Prime Minister and Cabinet	Reply to Council's letter to the PM regarding affordability and availability of child care in the Manly Iga.

RECOMMENDATION

1. THAT the tabled documents be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS02092013IBM_1.DOC

***** End of Item For Brief Mention Report No. 11 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Report Of Committees Report No. 28
SUBJECT: Minutes for adoption by Council - Special Purpose Advisory Committees without recommendations of a significant nature.
FILE NO: MC/13/101235

The following special Purpose Advisory Committee meeting minutes are tabled at this meeting.

- i) Manly Local Traffic Advisory Committee – 15 July 2013
- ii) Waste Advisory Committee – 7 August 2013
- iii) Manly Local Traffic Advisory Committee – 12 August 2013
- iv) Arts & Culture Advisory Committee – 20 August 2013

RECOMMENDATION

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

- i) Manly Local Traffic Advisory Committee – 15 July 2013
- ii) Waste Advisory Committee – 7 August 2013
- iii) Manly Local Traffic Advisory Committee – 12 August 2013
- iv) Arts & Culture Advisory Committee – 20 August 2013

ATTACHMENTS

There are no attachments for this report.

PS02092013RC_1.DOC

***** End of Report Of Committees Report No. 28 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Report Of Committees Report No. 29
SUBJECT: Minutes for adoption by Council - Heritage & Local History Advisory Committee
- 7 August 2013
FILE NO: MC/13/101819

This report was dealt with at the Heritage & Local History Advisory Committee meeting of 7 August 2013 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

ITEM 5 Heritage Grant Applications

One application was received (from T & B Riordan, repainting and minor works to 108 Pittwater Road Manly).

RECOMMENDATION

That the minutes of the Heritage & Local History Advisory Committee meeting on 7 August 2013 be adopted including the following items:

ITEM 5 Heritage Grant Applications

The Committee recommends to the General Manager:

1. That the grant application from T & B Riordan be supported and \$500 grant be approved; and
2. That future, maintenance and minor works in principle be supported with \$500 grants, while major restoration works are to be supported with greater sums.

ATTACHMENTS

There are no attachments for this report.

PS02092013RC_2.DOC

***** End of Report Of Committees Report No. 29 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Environmental Services Division Report No. 27
SUBJECT: Adoption of Manly Lagoon Flood Study
FILE NO: MC/13/62718

PURPOSE

To seek adoption of the Manly Lagoon Flood Study 2013.

SUMMARY

The Manly Lagoon Flood Study 2013, prepared by Manly and Warringah Councils, represents the first stage in the management of flood prone land for the Manly Lagoon Catchment. The NSW Government Flood Prone Land Policy outlines a three stage Floodplain Management Process for Councils to follow. The Flood Study stage comprises a technical investigation of flood behaviour, under existing and future conditions.

The Flood Study has shown that approximately 221 residential cadastral lots in Manly Local Government Area are situated within Flood Planning Level area (1% AEP Catchment + 5% AEP Oceanic Event + 0.5m freeboard). While climate change impacts were assessed for this area, they have not been included in the proposed Flood Planning Level area at this time.

During the community consultation period from 1 May to 29 May 2013, letters and information brochures were sent to approximately 2,130 properties in the Manly Local Government Area, 4 days of public information sessions were held, and information was displayed in Manly Council chambers, Manly Library, and the Manly Environment Centre. Updates were also made to Council's website. A total of 47 phone calls, 103 electronic enquiries, and 34 face to face meetings were held with Manly Council residents within and during the public exhibition period. A total of 20 formal submissions were received relating to development controls and options for managing flood risk.

Following adoption of the Flood Study, Council will move into the next stage of the process (the Floodplain Risk Management Study and Plan), which will investigate risk management measures and provide recommendations to reduce flood hazard. A similar Council report will be presented to Warringah Council in September 2013 to seek adoption of the Flood Study.

POLICY IMPACT

Section 149(2) and 149(5) planning certificates for properties identified in the Flood Study will be amended for properties identified as being within the Flood Planning Level (FPL) and Probable Maximum Flood (PMF) extent.

REPORT

1. NSW Government's Flood Prone Land Policy and Council's Obligations

Under the NSW Government's Flood Prone Land Policy, the management of flood affected land is the responsibility of local government. The State Government subsidises the preparation and implementation of flood studies and plans, and provides specialist technical advice to assist Councils in the discharge of their floodplain management responsibilities.

The NSW Government's Flood Prone Land Policy provides:

- a framework to ensure the sustainable use of floodplain environments
- solutions to flooding problems; and
- a means of ensuring new development is compatible with the flood hazard.

Environmental Services Division Report No. 27 (Cont'd)

The Flood Prone Land Policy provides for technical and financial support by the State Government through three recommended stages. These are described in the NSW Floodplain Development Manual.

2. History of the Manly Lagoon Flood Study

This study updates previous studies on the Lagoon including the Manly Lagoon Flood Study (Manly Hydraulics Laboratory, 1992) and various studies within the catchment, providing a holistic assessment of flooding within the catchment. It also considers land use changes subsequent to previous modelling investigations, the influence of the Manly Lagoon entrance on flood behaviour, and the influence of potential climate change.

BMT WBM Pty Ltd were commissioned in December 2010 by Manly and Warringah Councils under joint tender arrangements to undertake the Draft Study. The study commenced in 2011. Two thirds of the funding for the study was provided from the NSW Government Floodplain Management Program. The remaining one third is shared between Warringah and Manly Councils. The Draft Study was placed on public exhibition from 1 May to 29 May 2013.

3. The Manly Lagoon Flood Study 2013**Catchment Description**

The Manly Lagoon catchment is situated on the northern boundary of the Manly LGA and southern boundary of the Warringah LGA. The Manly Lagoon catchment occupies a total area of approximately 18km². The Manly Lagoon floodplain is primarily open space, with a combination of golf courses, parks and reserves dominating the lower catchment. The Lagoon is fed by inflows from three creeks and distinct sub-catchments, Burnt Bridge Creek, Brookvale Creek and Manly Creek.

Historical Flooding

Water levels in the Lagoon have been continuously recorded since 1990 at the two Manly Hydraulics Laboratory water level gauges within the Lagoon and one water level gauge in Manly Dam. Historical flood data from the flood events of April 1998 and March 2011 have been used to calibrate the Draft Flood Study and models, in conjunction with a range of sensitivity tests.

Model Development

Detailed computer flood models are the most accurate, cost-effective and efficient tools to assess a catchment's flood behaviour, and have been used as the basis for this study.

Model Results

The models were used to derive design flood conditions within the Manly Lagoon catchment, including flood inundation, peak flood water levels and depths and peak flood velocities. Simulations included the Probable Maximum Flood (statistically the largest flood that could occur), 1 in 1000 year, 1 in 500, 1 in 200, 1 in 100, 1 in 50, 1 in 20, 1 in 10, and 1 in 5 year flood events. The design events simulated are for both catchment (rainfall) derived flooding, and ocean derived flooding events. The model results are presented in a detailed flood mapping series.

Under the NSW Floodplain Development Manual, the Flood Planning Level (FPL) for typical residential development is based around the 1 in 100 year flood event (a flood event with a 1% chance of occurring in a given year, or 1% AEP), plus an appropriate freeboard (typically 0.5m).

The Flood Planning Level is the Manly Lagoon Catchment corresponds to the 1% AEP Catchment + 5% AEP Oceanic Event, plus a 0.5m freeboard.

Climate Change

The impacts of future climate change are likely to lead to a wide range of responses in coastal catchments such as the Manly Lagoon Catchment. The impacts of climate change have been investigated in this Flood Study to ensure they are considered in future decision making, but have not been included within proposed Flood Planning Levels (FPL) at this time.

Environmental Services Division Report No. 27 (Cont'd)

The key potential influences on flood behaviour incorporated in the assessment include: increases in rainfall intensity for flood producing events; higher initial lagoon water levels due to sea level rise; higher ocean water levels (tide and storm surge) due to sea level rise; and higher entrance berm heights due to sea level rise.

Conclusions

Key findings of the Flood Study, and the important considerations for future floodplain risk management in the catchment include:

- The previous 1992 Manly Lagoon Flood Study focussed on flooding on the Lagoon floodplain (i.e. only part of the catchment). The current study assesses flooding in the whole catchment. The majority of additional properties identified as flood affected are located in the upper catchment, which was not included in the previous study.
- The design flood conditions documented in the Study typically provide for a small increase in previously adopted design flood conditions for Manly Lagoon. Contributing factors to this change include advances in modelling software, and simulation of Lagoon entrance breakout response.
- In the upper reaches of the Manly Lagoon tributary catchments, shorter duration rainfall events of the order of 2-hours typically provide the worst case flooding conditions. Flood levels in the tributary catchments may rise faster than downstream.
- In the lower reaches of the tributary catchments and Manly lagoon, longer duration rainfall events (6-9 hours) typically provide for the worst case flooding conditions. Longer duration events generate sufficient flood runoff volumes from the catchment to elevate Lagoon water levels.
- Peak design flood water levels are expected to progressively increase as the impacts of climate change manifest. Robust land use planning and development policies will be required to ensure future flood risks are not unduly exacerbated in light of predicted flood behaviour under potential climate change scenarios.

Peer Review

The Manly Lagoon Flood Study 2013 has undergone a series of peer reviews:

- Technical review at each stage, and of the Draft Study by Manly and Warringah Council staff, and NSW Government Floodplain Management staff.
- Presentation of each stage and the Draft Study to the Floodplain Risk Management Committee (the Manly Lagoon Catchments Coordinating Committee).
- Written confirmation has been received from the flood consultant BMT WBM that the Draft Study has been undertaken in accordance with current best practice and industry standards for flood study modeling investigations of this nature.
- An independent technical peer review of the study has been commissioned by Manly and Warringah Council.
- Recommendations from all reviews have been implemented in the Flood Study.

Community Consultation and Public Exhibition

Community consultation was an important component of the Flood Study. Community consultation that occurred during the study aimed to inform the community about the development of the study and its objectives. It provided the opportunity to collect information on historical floods, community concerns on flooding issues, and to collect feedback and ideas on potential floodplain management measures and other related issues.

Public exhibition of the Draft Flood Study took place between 1 May 2013 – 29 May 2013, and was necessary to ensure members of the community had an opportunity to comment.

Opportunities for the community to participate in the review of the Flood Study included the following:

Environmental Services Division Report No. 27 (Cont'd)

- A letter and brochure was sent to all home owners and residents within the extent of the Probable Maximum Flood and Flood Planning Level (2,130 properties in the Manly Local Government Area), inviting them to comment on the Study
- Posting of the Study on a project webpage, with a link from Council's web site
- The Flood Study was made available in Customer Service foyer of the Council Chambers, Council's Library, and Manly Environment Centre
- An advertisement in the Council Notices section of "The Manly Daily".
- Four days of community information sessions were held, consisting of pre-booked 15 minute discussion sessions between individual community members and representatives from the Councils and BMT WBM. These were held on the following dates:
 - 9.30am – 5.30pm on the 8 May 2013 at North Manly Bowling Club
 - 9.30am – 5.30pm on the 11 May 2013 at Queenscliff Surf Lifesaving Club;
 - 10.30am – 7.00pm on the 15 May 2013 at North Manly Bowling Club; and
 - 9.30am – 5.30pm on the 18 May 2013 at Queenscliff Surf Lifesaving Club.

A total of 47 phone calls, 103 electronic enquiries, and 34 face to face meetings were held with Manly Council residents within during the public exhibition period. A total of 20 formal submissions were subsequently lodged by Manly Council residents.

Community submissions, and the Flood Study, were reviewed in detail during June and July 2013 by BMT WBM. Community comments have been incorporated in the Flood Study, and Council has now replied in writing to submissions received.

4. Flood Planning Level and Section 149 Planning Certificates

The primary objective of the NSW Flood Prone Lands Policy and Floodplain Development Manual is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods. Flood studies are undertaken to define the extent of flood prone land.

Under the Policy and the Manual, Councils have primary responsibility for the management of flood prone land. Under the *Environmental Planning and Assessment Act 1979*, statutory responsibility for land use planning and management rests with Councils. The containment of flood losses in development, is achieved through a merit approach by Councils for all development decisions in the floodplain, and the application of planning and development controls.

When a property is considered to be subject to flood related development controls, it is reflected on the property's Section 149(2) Planning Certificate in accordance with the *Environmental Planning and Assessment Act 1979*. Following adoption of the Flood Study, amendments to the Section 149 certificates of flood affected properties will be made.

As an indication of the number of affected properties in Manly Council, there are 540 cadastral lots within the Flood Planning Level area (1% AEP Catchment + 5% AEP Oceanic Event + 0.5m freeboard), of which 221 are residential zoned. This is an increase from approximately 171 residential zoned properties identified in Table B1 of the Manly Lagoon Floodplain Management Study (1996).

Property owners and tenants of affected properties were sent information as part of the community consultation, and subsequent public exhibition, and were provided an opportunity to provide feedback, either in person at community information sessions, or in writing via a formal submission.

5. Administrative Updates to Council's Flood Policy

To ensure consistency with the adoption of the Manly Lagoon Flood Study 2013, it has been identified that Council must update the pre-existing 'Interim Policy and Administrative Guidelines for Development and Use of Land Affected by a 1 in 100 year Flood (Appendix A: Manly Lagoon Floodplain Management Study 1996)', and Manly Development Control Plan 2013.

Environmental Services Division Report No. 27 (Cont'd)

6. Flood Insurance

Insurance is recognised as a concern for property owners in relation to flooding. However, many insurance companies identify flood prone land as a result of undertaking their own flood studies, analysis and flood mapping exercises, or using data from studies conducted by Councils. This information is being used by individual insurance companies to assess the hazard and risk, and to then set premiums for flood insurance.

The method of setting policies and premiums is conducted on an individual company basis, which leads to some difference with premiums and flood liability across many properties under different insurance companies. These calculations are outside Council's control.

Council's primary responsibility is to manage the risk to life and property. Flood studies conducted by Council are publically available and may be used by insurance companies to refine insurance company flood profiles, potentially excluding properties that would otherwise be included through more risk averse calculations.

RECOMMENDATION

- A. THAT Council adopt the report '*Manly Lagoon Flood Study 2013*' and Flood Planning Levels in the report.

- B. If the '*Manly Lagoon Flood Study 2013*' is adopted, that Council:
 - 1. Update the '*Interim Policy and Administrative Guidelines for Development and Use of Land Affected by a 1 in 100 year Flood (Appendix A: Manly Lagoon Floodplain Management Study 1996)*', to reflect the new '*Manly Lagoon Flood Study 2013*'.
 - 2. Amend the '*Manly Development Control Plan 2013*', to reflect the new '*Manly Lagoon Flood Study 2013*'; and
 - 3. Make appropriate changes to Section 149 certificates, to reflect the new '*Manly Lagoon Flood Study 2013*'.

ATTACHMENTS

AT- 1	Manly Lagoon Flood Study 2013 - Final Report (BMT-WBM August 2013)	150 Pages	Circulated separately
AT- 2	Manly Lagoon Flood Study 2013 - Map Compendium (BMT-WBM August 2013)	72 Pages	Circulated separately
AT- 3	Manly Lagoon Flood Study 2013 - Flood Planning Area Report (BMT-WBM August 2013)	8 Pages	Circulated separately
AT- 4	Manly Council (Draft) Interim Policy - Flood Prone Land 2013	8 Pages	Circulated separately
AT- 5	Manly Lagoon Flood Study - Submissions Summary	1 Page	Circulated separately

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***** End of Environmental Services Division Report No. 27 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Environmental Services Division Report No. 28
SUBJECT: Development Applications Being Processed During September 2013
FILE NO: MC/13/97990

SUMMARY

Development Applications currently being processed during September 2013.

REPORT

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

184	2005	48 Curban Street	Section 96 Modification
354	2005	2 Coral Street	Section 96 Modification
372	2005	11 Fairlight Crescent	Section 96 Modification - Part 5
507	2005	31 Boyle Street	Section 96 Modification - Part 3
456	2006	41B Castle Circuit	Section 96 Modification
143	2007	21 Seaforth Crescent	Section 96 Modification
385	2009	4 Prince Edward Road	Section 96 Modification
225	2010	6 Old Sydney Road	Section 96 Modification
332	2010	15A Linkmead Avenue	Section 96 Modification
113	2011	32 New Street	Section 96 Modification
158	2011	61 Woodland Street	Section 96 Modification
322	2011	15 The Crescent	Section 96 Modification
330	2011	45 The Corso	Section 96 Modification
337	2011	2A Gilbert Street	Section 96 Modification - Amended Plans
3	2012	18 Cove Avenue	Section 96 Modification - Part 3
35	2012	53 Fairlight Street	Section 96 Modification
52	2012	31 Vista Avenue	Section 96 Modification
94	2012	2 Craig Avenue	Section 96 Modification
121	2012	22 Angle Street	Section 96 Modification
146	2012	8 Jackson Street	Alterations and additions
187	2012	18 Kempridge Avenue	Section 96 Modification
217	2012	67 Griffiths Street	Section 96 Modification
220	2012	23 Lodge Street	Section 96 Modification
234	2012	92 The Corso	Section 96 Modification - Part 2
272	2012	5 Russel Street	Section 96 Modification
283	2012	45 Rickard Street	Section 96 Modification
295	2012	54 Bungalow Avenue	Section 96 Modification
297	2012	102 Bower Street	Demolition & 5 storey RFB with 6 units
12	2013	14A Addison Road	Removal of rear fence and replacement
17	2013	20 Magarra Place	Demolition and new 2 x 2 storey dwelling with attached double garages, new driveway, landscaping, front balconies, front and rear terraces
19	2013	61 Gurney Crescent	New 4 storey residential dwelling - 82A Review
32	2013	61 Francis Street	Partial demolition and new 2 storey rear addition

Environmental Services Division Report No. 28 (Cont'd)

34	2013	117 Pittwater Road	Alterations and additions
44	2013	27 Fairlight Street	Demolition and new 3 storey multi dwelling development including 2 units, 2 double garages, front courtyard and rear decks
45	2013	3 Mulgowrie Crescent	Alterations and additions
50	2013	121 North Steyne	Demolition of existing, new 4 storey dwelling, double garage, rear terrace, rear balcony, first floor pool and landscaping
62	2013	27 Gurney Crescent	Partial demolition, construction of a rear two (2) storey addition
64	2013	32 Denison Street	Alterations and additions
66	2013	63 Griffiths Street	Demolition of existing dwelling and new 2X2 new dwellings
77	2013	135 Seaforth Crescent	Alterations and additions
78	2013	2 Hayes Street	Demolition of existing, new two (2) storey dwelling
81	2013	17 Central Avenue	Demolition of existing, construction of bulding containing one (1) retails shop, twenty (20) residential units and sixteen (16) car parking spaces
91	2013	58 Edgecliffe Esplanade	Demolition of existing, construction of a two (2) storey dwelling including basement garage with four (4) car parking spaces, storage area, lift, rear balcony, driveway and landscaping
92	2013	41D Castle Circuit	Construction of a part two (2)/ three (3) storey dwelling including basement garage, decks, swimming pool, driveway and landscaping
93	2013	39 Peronne Avenue	Alterations and additions
94	2013	323 Sydney Road	Demolition of existing, construction of a three (3) storey boarding house with thirteen (13) rooms, caretakers unit, three (3) motorcycle spaces and three (3) bicycle spaces
98	2013	27 Cliff Street	Replace part of the existing driveway and fence
99	2013	65 Curban Street	Alterations and additions
103	2013	54 Bower Street	Demolition of existing, new three (3) storey dwelling with roof and rear terrace
105	2013	112 Sydney Road	Demolition of existing, construction of a three (3) storey boarding house with twenty one (21) rooms, two (2) units on third level, basement car park with eleven (11) car spaces, five (5) motorcycle spaces, bike storage, balconies and landscaping
108	2013	8 Clavering Road	Alterations and additions
109	2013	179 Condamine Street	Alterations and additions to an existing duplex building including a tow (2) storey rear addition with balconies at the rear and driveway
113	2013	113B Seaforth Crescent	Construction of a tow (2) car stack hardstand, access handle, access stairs, inclinator and the demolition of the existing stairs and fence

Environmental Services Division Report No. 28 (Cont'd)

119	2013	135 Griffiths Street	Demolition of existing dwelling, construction of a three (3) level boarding house containing sixteen (16) self contained rooms, a caretakers unit, a communal room and carparking for two (2) vehicles.
122	2013	11 Fisher Street	Demolition of the existing dwelling, construction of a two (2) storey dwelling with basement garage, decks, new lap pool and landscaping.
123	2013	2 North Harbour Street	Alterations and additions to an existing dwelling including a first floor addition over the existing terrace
124	2013	35 Bonner Street	Alterations and additions to an existing dwelling including internal alterations, reclad the exterior and replacement of the tile roof with a metal roof
126	2013	110-12 Bower Street	Landscaping of Foreshore area
129	2013	23 Ponsonby Parade	Alterations and additions to an existing dwelling including ground floor front addition, first floor front and rear addition, rear deck with pergola and front patio
131	2013	58 Bower Street	Alterations and additions to an existing dwelling
133	2013	46 East Esplanade	Change of use to a cafe/bar and fit out
135	2013	381-383 Sydney Road	Change of use to a gym and under awning sign
137	2013	26 Waterview Street	Demolition of existing dwelling, construction of a new single storey dwelling with double garage, rear alfresco area, new driveway and landscaping.
138	2013	5 Marine Parade	Change of use to food and drink premises with ten (10) internal seats
139	2013	47 West Street	Alterations and additions to an existing dwelling including installation of a dividing wall to create two (2) separate dwellings, changes to the internal configuration and a two (2) lot Torrens Title Subdivision
140	2013	95 Addison road	Alterations and additions to RFB including enclosure of part of the existing rear deck, new windows, changes to roof to rear areas, fireplace and internal alterations - Unit 10
141	2013	Shop 1B 1-5 The Corso	Amended Plan - Change of use to food and drink premises and shop fitout - Yoghurt Ice Cream
142	2013	196 Woodland Street	Construction of undersized garage to be used for storage and to secure a motorcycle on the northern boundary
143	2013	30 Rickard Street	Alterations and additions to an existing dwelling including second storey addition, swimming pool, internal alterations, rear ground floor addition, front and rear balcony, front fence and gate
144	2013	38 Rosedale Avenue	Alterations and additions to an existing dwelling including a first floor addition, demolition and construction of a single garage, hardstand parking space, carport, fence, gate and driveway
145	2013	Unit 1 - 14 Roseberry Street	Change of use to animal hospital, fitout and two (2) wall signs - "The Family Vet"

Environmental Services Division Report No. 28 (Cont'd)

146	2013	25 Smith Street	Alterations and additions including first floor addition and demolition of gazebo
147	2013	45 White Street	Alterations and additions to an existing dwelling including first floor addition, new driveway and front fence
148	2013	15 Curban Street	Alterations and additions to an existing dwelling including rear addition to lower ground floor and ground floor with rear terrace, rear deck and new roof to carport
149	2013	Manly Wharf Hotel	Alterations and additions to the existing including new stair to the deck
150	2013	Aldi Store - Manly Wharf	Internal alterations to the existing Aldi Store
151	2013	41 Wanganella Street	Alterations and additions to existing dwelling including first floor addition and decks
152	2013	118 Beatrice Street	Change of use to a Recreational Facility (indoor) - Cycle Studio
153	2013	9 Laura Street	Boundary Realignment of the existing three (3) lots
154	2013	66 West Street	Construction of a pergola to ground floor on the northern side of the building
155	2013	106 Darley Road	Five (5) lot Strata Subdivision of approved Townhouse and Sixteen Lot Strata Subdivision of approved Apartments
156	2013	2 Redman Street	Alterations and additions to an existing dwelling including the enclosure of the first floor deck
157	2013	110-112 The Corso	Separation of tenancy from the other levels by installation of a wall, change of use to a Retail shop on the ground floor, outdoor seating on the road reserve, signage and fitout.

Referred to Manly Independent Assessment Panel 19 September 2013

76	2005	243 Pittwater Road	Section 96 Modification - Part 3
195	2012	52 Darley Road	Alterations and additions to an existing Boarding House
301	2012	35 Balgowlah Road	Demolition & 2 storey dwelling
60	2013	40 Pine Street	Construction of a two (2) storey dwelling including side balcony
110	2013	29 Beatrice Street	Alterations and additions
111	2013	52 Ponsonby Parade	Alteration and additions to an existing dwelling including first floor addition
114	2013	19 Beatrice Street	Construction of three (3) storey dwelling including double garage, rear verandahs, balcony, terrace, lift, pool, driveway, tree removal and landscaping

Environmental Services Division Report No. 28 (Cont'd)

121	2013	68 Curban Street	Demolition of existing house & two (2) Torrens Title subdivision
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The following applications are with Lodgment & Quality Assurance for advertising, notification and referral to relevant parties.

21	2013	28 Belgrave Street,	Alterations & Additions to Dwelling
14	2010	1 Barrabooka Street	Section 96 Modification
43	2007	21 Seaforth Crescent	Section 96 Modification
94	2012	2 Craig Avenue	Section 96 Modification
354	2005	2 Coral Street	Section 96 Modification
456	2006	41B Castle Circuit	Section 96 Modification
143	2007	21 Seaforth Crescent	Section 96 Modification
385	2009	4 Prince Edward Road	Section 96 Modification
158	2011	61 Woodland Street	Section 96 Modification
217	2012	67 Griffiths Street	Section 96 Modification
283	2012	45 Rickard Street	Section 96 Modification
295	2012	54 Bungalow Avenue	Section 96 Modification
158	2013	1-5 The Corso	Change of use / New Use
159	2013	13 Ashburner Street	Alterations and additions to an existing dwelling including a first floor addition at the rear
160	2013	161 Woodland Street	Alterations and additions to an existing dwelling including a rear extension, double carport, swimming pool and landscaping
161	2013	8 Stuart Street	Alterations and additions to an existing dwelling including partial rear demolition, internal reconfiguration, rear covered ground floor alfresco area, swimming pool, planter boxes and landscaping
162	2013	25A Cliff Street	Detached secondary dwelling within the front setback
163	2013	7 Richmond Road	Alterations and additions to an existing dwelling including first floor addition, ground floor rear addition, side addition to garage, rear deck, balcony and driveway
164	2013	1A Gordon Street	Alterations and additions to an existing dwelling with modifications to internal layout (level 2 and level 3) including relocation of the kitchen and master bedroom and partial enclosure of existing terrace
165	2013	8 King Avenue	Alterations and additions to an existing dwelling including a pergola, construction of a detached two (2) storey garage with games room and storage room on the lower level, external vehicle turntable, new driveway, new front fence, tree removal and landscaping
166	2013	41 Darley Road	Car space
167	2013	Manly Wharf	Shops 22 & 23 - Restaurant and bar fitout, internal layout alterations, refurbishment to the facade and extension of the hours of operation
168	2013	28 Collingwood Street	Swimming Pool

Environmental Services Division Report No. 28 (Cont'd)

169	2013	123 Sydney Road	Alterations and additions to existing dwelling
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**The following applications were determined by the:-
Manly Independent Assessment Panel on 15 August 2013.**

46 Darley Road, Manly - DA24/11 - Section 96 (1A) Modification
 27 Daintrey Street, Fairlight - DA162/10 - Section 96 (2) Modification
 6 Russell Street, Clontarf - DA42/2013
 105-107 North Steyne, Manly - DA235/12
 Unit 1 - 114 Griffiths Street, Balgowlah - DA25/13
 Unit 2 - 114 Griffiths Street, Balgowlah - DA26/13
 Unit 3, 114 Griffiths Street, Balgowlah - DA27/13
 24 Fairlight Street, Fairlight - DA289/12
 82A Review of Determination
 16 Fairy Bower Road, Manly - DA102/13
 106 Darley Road, Manly - DA89/13
 St Paul's Catholic College

**The following applications were determined by the:-
Manly Independent Assessment Panel – Review on 15 August 2013.**

7 Fairlight Street, Manly - DA0206/2012 - 82A Review of Determination
 44 Alma Street, Clontarf - DA 143/12 - 82A Review of Determination

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

PS02092013ESD_2.DOC

***** End of Environmental Services Division Report No. 28 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Environmental Services Division Report No. 29
SUBJECT: A List of Current Appeals Relating to Development Applications
FILE NO: MC/13/97987

SUMMARY

A list of current appeals relating to development applications.

REPORT

DA#	L&E Appeal Reference	House #	Address	Date Appeal Lodged	Solicitor Company	Current Status
Active						
50/2013	Class 1 10633/13	121	North Steyne	16/8/13	Pikes	First mention 13 September 2013
130/2012	Class 1 10615/13	133- 139	Pittwater Road	13/8/13	HDO	First mention 10 September 2013
119/2013	Class 1 10586/2013	135	Griffiths Street	31/7/13	HWL	First mention 28 August 2013
297/2012	Class 1 10540/13	102	Bower Street	16/7/13	Pikes	s34 conference 25 September 2013
94/2013	Class 1 10529/13	323	Sydney Road	11/7/13	Marsdens	s34 conference 30 August 2013
507/2005	Class 1 10315/13	31	Boyle Street	1/5/13	Maddocks	s34 conference adjourned until 17 September 2013
280/2012	Class 1 10369/13	62-64	Pittwater Road	29/5/13	HDO	Hearing dates 28 & 29 October 2013
216/2012	Class 1 10304/13		Manly Wharf Hotel	26/4/13	HWL	Adjourned until 29 August 2013

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 29 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Corporate Services Division Report No. 18
SUBJECT: Appointment of NSW Electoral Commission to administer general elections, bi-elections, Council polls or referenda
FILE NO: MC/13/102262

SUMMARY

This report recommends that Council request the NSW Electoral Commission to administer all elections, polls and referenda up to and including the 2016 ordinary elections and for a period of 18 months beyond that.

REPORT

Under sections 296 (2), (3) and (4) of the *NSW Local Government Act 1993* Council must specifically resolve to enter into an election arrangement with the NSW Electoral Commissioner if it wishes to have the Commissioner perform this role.

This report recommends that Manly Council;

1. pursuant to s. 296(2), (3) and (4) of the Local Government Act 1993 (NSW) ("the Act") that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council.
2. pursuant to s. 296 (2), (3) and (4) of the Act, as applied and modified by s. 18, that a council poll arrangement be entered into by contract for the Electoral Commissioner to administer all council polls of the Council.
3. pursuant to s. 296 (2), (3) and (4) of the Act, as applied and modified by s. 18, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.

RECOMMENDATION

The report is received and noted and that Manly Council will:

1. pursuant to s.296 (2) (3) and (4) of the Local Government Act 1993 (NSW) ("the Act") that an election arrangement be entered into by contract for the Electoral Commissioner to administer all elections of the Council; and
2. pursuant to s. 296 (2), (3) and (4) of the Act, as applied and modified by s. 18, that a council poll arrangement be entered into by contract for the Electoral Commissioner to administer all council polls of the Council; and
3. pursuant to s. 296 (2), (3) and (4) of the Act, as applied and modified by s. 18, that a constitutional referendum arrangement be entered into by contract for the Electoral Commissioner to administer all constitutional referenda of the Council.

ATTACHMENTS

There are no attachments for this report.

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***** End of Corporate Services Division Report No. 18 *****

TO: Planning and Strategy Committee - 2 September 2013
REPORT: Corporate Services Division Report No. 19
SUBJECT: Dinghy Storage in Manly LGA
FILE NO: MC/13/103163

SUMMARY

At the August Ordinary Meeting of Council, Council resolved that:

“The General Manager bring back a report to the full Council to the September Ordinary Meeting , setting out the background and reasons for the increase in fees for dinghy storage in Manly Council’s dinghy storage areas”.

This report is provided in response to the subject resolution.

REPORT

Council runs three designated dinghy / kayak storage areas being Little Manly Beach, Forty Baskets beach (dinghies only) and Clontarf / Sandy Bay.

Council recently adopted its 2013/14 Fees and Charges for the subject facilities which unified the fees charged for all three facilities.

The history of the subject facilities indicates that all were constructed in response to various Coastline Management Plans which were seen as solutions to the community’s concerns regarding an increasing number of dinghies being left unchecked at these locations. The unregulated scattering of dinghies and kayaks in these areas also created a number of management issues including difficult park maintenance, uncontrolled access and erosion, ring-barking of native vegetation, adverse impacts upon Aboriginal heritage and liability related issues. All three facilities were constructed with the objective of restricting dinghy storage to certain designated areas and thus effectively responding to these concerns whilst still allowing boating members of the community the opportunity to store their vessels in close proximity to their moorings or the waterway (for kayaking).

The fees proposed for the 2013-14 year are reflective of the costs of providing these exclusive use facilities. The fees still represent a substantially subsidised service considering the underlying value of the public land being occupied, other possible uses and also in consideration of fees charged by alternative commercial boat storage options available to boat owners.

Furthermore, the new fees have had the positive effect of encouraging those who have maintained a space but who don’t actually use or require same to relinquish the space, which has freed up the facilities somewhat and allowed Council to offer those spaces to residents who have been waiting many years on the (very large) waiting lists.

Similar arrangements and fees are in place at both Pittwater and Mosman Councils. Warringah Council does not have any comparable Council run facilities of this nature.

RECOMMENDATION

The report is received and noted and Council maintain the current fees as resolved for dinghy storage.

ATTACHMENTS

There are no attachments for this report.

PS02092013CSD_2.DOC***** End of Corporate Services Division Report No. 19 *****