

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 December 2013

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

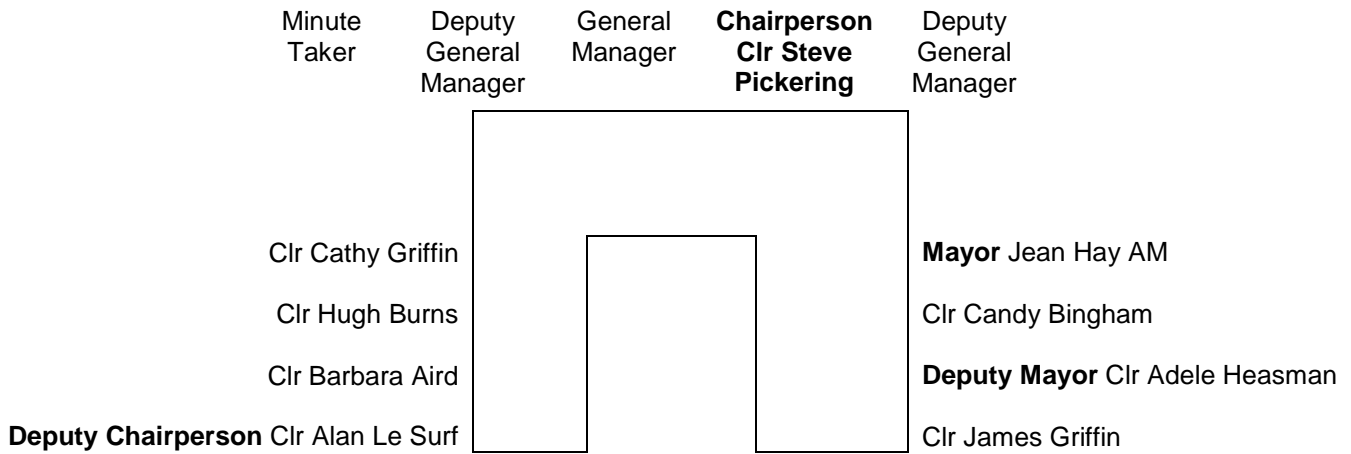
Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes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

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Seating Arrangements for Meetings



Public Gallery

Chairperson: Clr Steve Pickering
Deputy Chairperson: Clr Alan Le Surf

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

TO: Planning and Strategy Committee - 2 December 2013
REPORT: Item For Brief Mention Report No. 16
SUBJECT: Items For Brief Mention
FILE NO: MC/13/138059

1. Tabled Documents

Date	Author	Subject
14 Nov 13	Andrew Jackson Executive Director, Infrastructure & Planning Strategies, Planning & Infrastructure, NSW Government	Sharing Sydney Harbour Access Program – Grant for Manly Scenic Walkway Upgrade
14 Nov 13	Margaret Prendergast General Manager Centre for Road Safety	Acceleration of the NSW Government’s School Zone Flashing Lights Program
15 Nov 13	Noel Baum Director – Policy Local Government NSW	Forum on NSW Arts and Culture Policy and Cultural Asset Mapping launch
19 Nov 13	Steve Beaman Director Waste and Resource Recovery Environment Protection Authority	Reply regarding container deposit legislation
21 Nov 13	Ross Woodward Chief Executive, Local Government Premier & Cabinet	2014 Ministers’ Awards for Women in Local Government
21 Nov 13	Mark Ferguson General Manager Pittwater Council	Reply regarding Opal Card Ticketing System
26 Nov 13	Rik Hart General Manager Warringah Council	Reply regarding Opal Card ticketing System
27 Nov 13	Ben Taylor Executive Director SHOROC	Reply regarding NSW Planning legislation

RECOMMENDATION

1. That the tabled documents be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS02122013IBM_1.DOC

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

TO: Planning and Strategy Committee - 2 December 2013
REPORT: Report Of Committees Report No. 39
SUBJECT: Minutes for adoption by Council - Special Purpose Advisory Committee without recommendations of a significant nature
FILE NO: MC/13/136003

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

- i) Access & Mobility Advisory Committee – 15 October 2013

RECOMMENDATION

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

- i) Access & Mobility Advisory Committee – 15 October 2013

ATTACHMENTS

There are no attachments for this report.

PS02122013RC_1.DOC

***** End of Report Of Committees Report No. 39 *****

TO: Planning and Strategy Committee - 2 December 2013
REPORT: Environmental Services Division Report No. 39
SUBJECT: Development Applications currently being processed.
FILE NO: MC/13/135904

SUMMARY

Development Applications being processed during December 2013.

REPORT

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

DA#	Year	Site	Proposal
361	2001	87 Ellery Parade	Section 96 Modification - Part 5 - deletion of one (1) residence
372	2005	11 Fairlight Crescent	Section 96 Modification - Part 5
507	2005	31 Boyle Street	Section 96 Modification - Part 3
473	2006	87-95 Balgowlah Road	Section 96 Modification
143	2007	21 Seaforth Crescent	Section 96 Modification
409	2007	11 Oyama Avenue	Section 96 Modification - Part 3
500	2007	63 Peronne Avenue	Section 96 Modification
14	2010	1 Barrabooka Street	Section 96 Modification - Part 4
225	2010	6 Old Sydney Road	Section 96 Modification
158	2011	61 Woodland Street	Section 96 Modification
209	2011	70 Bower Street	Section 96 Modification
277	2011	374-378 Sydney Road	Section 96 Modification - Part 4
187	2012	18 Kempridge Avenue	Section 96 Modification
209	2012	43 The Crescent, Manly	Section 96 Modification
213	2012	2 Rolfe Street	Section 96 Modification
221	2012	38 Abernethy Street	Section 96 Modification
244	2012	2-8 Darley Road	Section 96 Modification - change of hours of operations to 10am - 11pm M-F
23	2013	6A Alto Avenue	Section 96 Modification
39	2013	3A Lauderdale Avenue	Section 96 Modification
44	2013	27 Fairlight Street	Demolition and new 3 storey multi dwelling development including 2 units, 2 double garages, front courtyard and rear decks
66	2013	63 Griffiths Street	Demolition of existing dwelling and new 2X2 new dwellings
76	2013	42 Eurobin Avenue	Section 96 Modification
81	2013	17 Central Avenue	Demolition of existing, construction of building containing one (1) retail shop, twenty (20) residential units and sixteen (16) car parking spaces
94	2013	323 Sydney Road	AMENDED PLANS - 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
99	2013	65 Curban Street	Alterations and additions

Environmental Services Division Report No. 39 (Cont'd)

108	2013	8 Clavering Road	Alterations and additions
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.
143	2013	30 Ricard 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
151	2013	41 Wanganella Street	Alterations and additions to existing dwelling including first floor addition and decks
153	2013	9 Laura Street	Boundary Realignment of the existing three (3) lots
155	2013	106 Darley Road	Five (5) lot Strata Subdivision of approved Townhouse and Sixteen Lot Strata Subdivision of approved Apartments
162	2013	25A Cliff Street	Detached secondary dwelling within the front setback
169	2013	123 Sydney Road	Alterations and additions to existing dwelling
173	2013	31 High Street	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
178	2013	17 Allenby Street	Alterations and additions to an existing dwelling including garage forward of the building line, new front porch, rear extension, decks, swimming pool and landscaping
179	2013	5 Bower Street	Demolition of structure, construction of a three (3) storey dwelling including garage, front terrace, balcony, rear patio, driveway and landscaping
180	2013	15 Suwarrow Street	Construction of a new two (2) storey dwelling including double garage, detached rear gazebo and driveway
183	2013	36 Beatty Street	Removal of the existing retaining walls, steps and terrace and construction of new retaining walls with glass balustrades, new timber deck with spa, new steps, new boundary fences, tree removal and landscaping
184	2013	41 Edgecliffe Esplanade	Alterations and additions to existing dwelling including replacement and extension of the first floor balcony, pergola, privacy screens, internal alterations, swimming pool, spa, deck, replace carport with double garage and front fence
188	2013	95 West Esplanade	Alterations and additions to an existing RFB including the construction of vergolas to the balcony areas of Units 501 and 502
189	2013	7-9 Marine Parade	Alterations and additions to an existing building including internal alterations of three (3) new windows - Unit 3

Environmental Services Division Report No. 39 (Cont'd)

190	2013	60-62 The Corso	Eight (8) Lot subdivision of an existing building
192	2013	7 South Steyne	Alterations and additions to an existing RFB including internal and external access between Units 15 & 16
193	2013	106 Griffiths Street	Strata Subdivision into four (4) lots
194	2013	538-540 Sydney Road	Change of use to cafe (food & drink) fitout & signage
196	2013	75 Fairlight Street	Partial demolition, extensive alterations and additions to an existing two (2) storey dwelling including the increase in height of the floor levels, construction of detached garage on boundary, carport, front and rear decks, swimming pool and landscaping
197	2013	47 Beatrice Street	Alterations and additions to an existing dwelling including side addition to the first floor, modification to floor plan layout, new attic structure with water closet and dormer windows
198	2013	57 Alexander Street	Alterations and additions to an existing dwelling including first floor addition, rear deck swimming pool, detached cabana building, front tandem double carport in front setback and landscaping
199	2013	Manly Cove Launch Club - East Esplanade	Alterations and additions to an existing building including deck, bi-fold doors, sink and bench
200	2013	21 High Street	Alterations and additions to an existing dwelling including demolition of the existing hardstand, excavation under the front of the existing dwelling to create a ramp, basement garage and storage area
201	2013	90 North Steyne	Strata Subdivision into four (4) lots
203	2013	3 Ogilvy Road	Alterations and additions to an existing dwelling including first floor addition, rear extension with deck, garage extension, swimming pool and front fence with gates
204	2013	17 Carlton Street	Alterations and additions to an existing row house including a rear additions and deck
205	2013	9 Moore Street	Alterations and additions to an existing dwelling including rear extension, deck with an awning, privacy screens, front fence, pergola, internal alterations, swimming pool and landscaping
207	2013	167 Pittwater Road	Change of use to a Recreational facility (Indoor Gymnasium), fitout and signage
208	2013	64 The Corso	Alterations to existing shopfront, interior fitout and signage ' surf apparel'
209	2013	38-42 The Corso	Internal alterations to Unit 9, change a window to a door, convert the roof top laundry to bathroom and convert roof top to a deck
210	2013	4 Belgrave Street	Operation of a 'Pedicab' business within the Manly area
211	2013	9-28 The Corso	Amendment of an existing Strata Plan including the relocation of car parking spaces and storage areas relating to lots 7,14,37 and 51

Environmental Services Division Report No. 39 (Cont'd)

212	2013	7 Harvey Street	Construction of a new two (2) storey dwelling including double garage with storage area, rear decks, first floor balconies, swimming pool and spa within the front setback, alfresco area, new driveway, new crossover and landscaping
213	2013	37 Roseberry Street	Section 96 Modification
214	2013	7-9 Marine Parade	Alterations and additions to an existing dwelling including the extension of the existing garage to a double garage, front balcony with doors, the extension of the deck of the garage and extension to the existing driveway.
215	2013	77-78 West Esplanade	Alterations and additions to an existing RFB including facade remediation works, rendering, replacement of damaged roof tiles and remove and replace the existing front fence
216	2013	21 Wattle Avenue	Alterations and additions to an existing dwelling including the extension of the existing garage to a double garage, front balcony with doors, the extension of the deck of the garage and extension to existing driveway
217	2013	30A Castle Circuit	Construction of a two (2) storey dwelling with double garage, terraces, swimming pool, driveway and landscaping
218	2013	7 Frenchs Forest Road	Conversion of an existing garage to a secondary dwelling, removal of the driveway layback, construction of new double hardstand parking space and new driveway and tree removal
219	2013	402 Sydney Road	Partial demolition of existing building, construction of an attached three (3) storey building to the rear for the purposes of a Boarding House including ten (10) rooms, common room, balconies, courtyards and common outdoor area

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

216/2012 Wharves and Jetties, MANLY 2095

AMENDED PLANS - Alterations and additions to the existing Manly Wharf Hotel including the extension of the awning to the eastern verandah, roll up blinds and the extension of operational hours of the eastern deck to midnight (12.00am)

206/2013 91 Gurney Crescent, SEAFORTH 2092

Demolition of the existing boatshed and construction of a new building

126/2011 4 West Street, BALGOWLAH 2093

Section 96(8) modification of approved Residential Flat Building comprising five (5) units and basement car parking for twelve (12) cars - involving creation of additional unit, changes to vehicle access to basement carpark and reconfiguration of units 1-5 - Part 2

389/2009 8 Woodland Street, BALGOWLAH 2093

Section 96 to modify approved Alterations and additions to an existing dwelling including second floor addition, decks and double garage – involving deletion of the approved front lower ground floor extension,

Environmental Services Division Report No. 39 (Cont'd)

conversion of the approved double garage to a single garage, relocation of balcony, modification to windows, roof and internal configuration - Part 2

442/2000 167 Seaforth Crescent, SEAFORTH 2092

Section 96 to modify approved Alterations and additions to the existing dwelling and swimming pool – involving modification to internal layout of first floor, modification to windows and increase the size of the store area – Part 3

206/2012 7 Fairlight Street, MANLY 2095

Section 96 to modify approved Alterations and additions to an existing Residential Flat Building including attic floor addition to Unit 4 – involving the extension of the rear balcony and dormer windows - Part3

220/2013 9 Victoria Parade, MANLY 2095

Demolition of existing structures and construction of a Mixed Use Development comprising of a six (6) storey building containing one(retail) premises on the ground floor, twenty-nine (29) apartments, basement car park with twenty-eight (28) spaces and Strata Subdivision

223/2013 30 Collingwood Street, MANLY 2095

Alterations and additions to an existing dwelling including partial demolition, new entry, double carport, new driveway, new crossover, stairs, rear addition, rear deck, tree removal and landscaping

224/2013 9 Beatrice Street, CLONTARF 2093

Alterations and additions to an existing dwelling including rear addition, rear deck, pergola with privacy screen, replace side pergola, terrace area, garden store and block wall to boundary

225/2013 69 Boyle Street, BALGOWLAH 2093

Construction of a driveway and double hardstand car parking space

127/2002 538 Sydney Road, SEAFORTH 2092

S96 - Trading Hours

221/2013 3 Jackson Street, BALGOWLAH 2093

Alterations and additions to an existing dwelling including new front balcony with sliding doors, new window at rear and new cladding

227/2013 29 Clontarf Street, SEAFORTH 2092

Construction of a two (2) storey dwelling with attached garage, alfresco area, driveway, tree removal and landscaping

133/2013 46 East Esplanade, MANLY 2095

Section 96 to modify approved Change of use to a cafe/ bar and fit out– involving alteration to condition of consent ANS14 in relation to Section 94 Contribution – Part 2

226/2013 54 Bower Street, MANLY 2095

Excavation into the existing rock for the construction of a stairwell shaft to provide access to the public walkway (reserve)

228/2013 3A Northcote Avenue, FAIRLIGHT 2094

Alterations and additions to an existing dwelling including ground floor rear addition with deck, rear balcony to first floor, lower ground floor terraces and retaining wall to eastern boundary

229/2013 2 College Street, MANLY 2095

Alterations and additions to an existing dwelling including partial demolition at the rear, rear addition to the lower ground floor, drive thru double garage, side deck and conversion of the detached garage to a secondary dwelling

230/2013 103 Beatrice Street, BALGOWLAH HEIGHTS 2093

Alterations and additions to an existing dwelling including enclosure of the existing rear ground floor patio

Environmental Services Division Report No. 39 (Cont'd)

231/2013 5 Craig Avenue, MANLY 2095
 Construction of elevated hardstand car parking space to rear of the existing car space and garage

232/2013 19 Cohen Street, FAIRLIGHT 2094
 Construction of a single carport hardstand with driveway crossover and layback

233/2013 Wharves and Jetties, MANLY 2095
 Outdoor Eating

234/2013 22 Edgecliffe Esplanade, SEAFORTH 2092
 Alterations & Additions to Dwelling

The following applications **were determined** by the Manly Independent Assessment Panel on 17 October 2013.

DA #	Site	Proposal	Decision
297/12	102 Bower Street	Demolition of existing buildings, construction of a five (5) storey residential flat building containing six (6) units with a two (2) level car park, decks and landscaping	Deferred to December MIAP 2013
32/13	61 Francis Street	Partial demolition and construction of a two (2) storey rear addition including rear and side decks	Approved
17/13	20 Magarra Place	Demolition of existing structures, construction of new two (2) detached x two (2) storey dwellings with attached double garages, new driveway, landscaping, front balconies, front and rear terraces	Refused
384/08 Sec96 (1A)	110-112 Bower Street	Demolition of two (2) existing residential flat buildings and the erection of a residential flat building containing four (4) dwellings with basement car parking and a swimming pool – involving privacy screens, deck extensions and barbecue area – Unit 4	Approved

RECOMMENDATION

THAT the report be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 39 *****

TO: Planning and Strategy Committee - 2 December 2013
REPORT: Environmental Services Division Report No. 40
SUBJECT: A List of Current Appeals in the Land Environment Court Relating to Development Applications
FILE NO: MC/13/135901

SUMMARY

A list of Appeals currently with the Land & Environment Court relating to Development Applications.

REPORT

Active Appeals

DA#	LEC Appeal Reference	House #	Street	Date Appeal Lodged	Solicitor	Current Status
BC7/2013	Class 1 10836/2013	1	Beatrice Street	29/10/13	Marsdens	Callover 29/11/13
126/2011	Class 1 10800/2013	4	West Street	16/10/13	Maddocks	Directions 26/11/13
50/2013	Class 1 10633/13	121	North Steyne	16/8/13	Pikes	S34 Conference adjourned to 29/11/13
130/2012	Class 1 10615/13	133-139	Pittwater Road	13/8/13	Houston Dearn	S34 Conference adjourned to 28/11/13
119/2013	Class 1 10586/2013	135	Griffiths Street	31/7/13	HWL Ebsworth	S34 Conference adjourned to 26/11/13
297/2012	Class 1 10540/13	102	Bower Street	16/7/13	Pikes	Hearing 5, 6 & 7/02/2014
507/2005	Class 1 10315/13	31	Boyle Street	1/5/13	Maddocks	Hearing 26/11/13

Decisions

DA#	LEC Appeal Reference	House #	Street	Date Appeal Lodged	Solicitor	Decision
94/2013	Class 1 10529/13	323	Sydney Road	11/7/13	Marsdens	Dismissed
280/2012	Class 1 10369/13	62-64	Pittwater Road	29/5/13	Houston Dearn	Upheld subject to conditions
216/2012	Class 1 10304/13		Manly Wharf Hotel	26/4/13	HWL Ebsworth	Upheld subject to conditions

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

PS02122013ESD_1.DOC

***** End of Environmental Services Division Report No. 40 *****