

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 4 May 2015

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

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

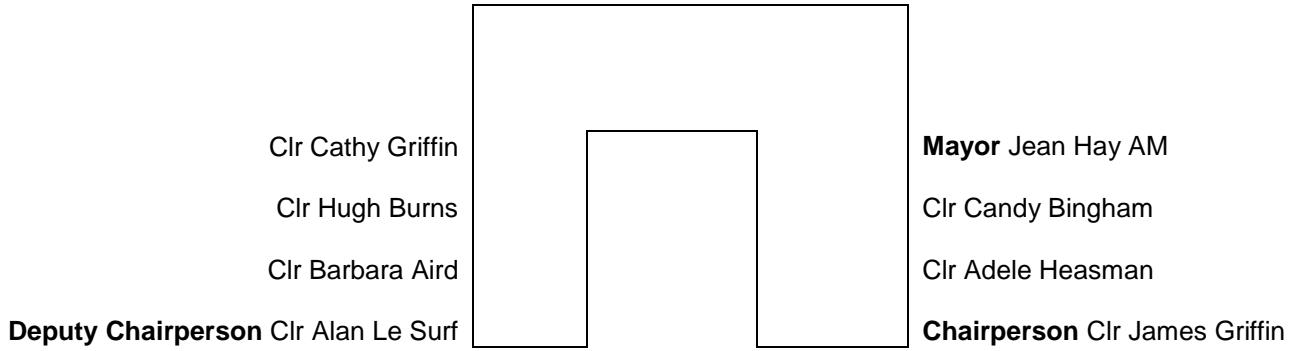
Copies of business papers are available at the Customer Service Counters at Manly Council, Manly Library and Seaforth Library and are available on Council's website:

www.manly.nsw.gov.au



Seating Arrangements for Meetings

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

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

TO: Planning and Strategy Committee - 4 May 2015
REPORT: Item For Brief Mention Report No. 6
SUBJECT: Items For Brief Mention
FILE NO: MC/15/50513

1. Report on Financial Assistance Grants (FAG) to Local Government

Manly Council has received a letter signed by both the President of Local Government NSW and the President of the Australian Local Government Association. This is Tabled for Councillors information. In summary, the letter is calling for Councils across NSW to lobby the Federal Government to reintroduce indexation of its Financial Assistance Grants to Local Government. This follows a decision by the Federal Government to freeze this funding at 2014/15 levels.

The Financial Assistance Grant programme consists of two components:

1. A general purpose component which is distributed between the states and territories according to population (i.e. on a per capita basis), and
2. An identified local road component which is distributed between the states and territories according to fixed historical shares.

Both components of the grant are united in the hands of local government, allowing councils to spend the grants according to local priorities.

Manly Council has been allocated a total of \$1,227,892 in funding in the current financial year (2014/15). This is split \$313,837 for Roads funding and \$914,055 General Purpose funding. With CPI at 2.5% the impact of the freezing of the funding allocation will reduce funding flowing to Council of the order of \$30,697 over the next annual allocation period for 2015/16.

It is recognised governments at all levels have to make difficult decisions in doing more with less and balancing budgets. In this case the loss of funding in real terms is not overly significant but the impact of freezing the funding will compound over time. This Item for Brief Mention therefore recommends Council writes to the Federal Minister for Infrastructure and Regional Development as well as the Prime Minister and Federal Member for Warringah requesting indexation of the funding be reintroduced.

2. Tabled Documents:

Date	Author	Subject
21 April 2015	Cr Keith Rhoades AFSM President Local Government NSW	Financial Assistance Grants to Local Government
20 April 2015	The Hon Paul Toole MP Minister for Local Government	Ministerial Circular No. 15-03 Delivering Local Government Reform
28 April 2015	Marcia Doheny Office of Local Government	Circular to Councils No. 15-13 Fit for the Future Expert Panel

Item For Brief Mention Report No. 6 (Cont'd)**RECOMMENDATION**

That:

1. The report on the Financial Assistance Grants (FAG) to Local Government be received and noted and Manly Council write to the Federal Minister for Infrastructure and Regional Development, Warren Truss, and the Prime Minister and Member for Warringah, Tony Abbott:
 - reinforcing the importance of maintaining Financial Assistance Grants to Local Government and;
 - that the real level of this funding should be maintained through the reintroduction of the indexation of the funds on an annual basis.
2. The Tabled Documents report be received and noted.

ATTACHMENTS

There are no attachments for this report.

PS04052015IBM_1.DOC

***** End of Item For Brief Mention Report No. 6 *****

TO: Planning and Strategy Committee - 4 May 2015
REPORT: Report Of Committees Report No. 5
SUBJECT: Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature.
FILE NO: MC/15/49319

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

1. Manly Local Traffic Committee – 9 March 2015
2. Community Environment Advisory Committee – 18 March 2015
3. Meals on Wheels Advisory Committee - 8 April 2015
4. Playground Advisory Committee – 9 April 2015
5. Sports & Recreational Facilities Advisory Committee - 10 April 2015
6. Manly Local Traffic Committee – 13 April 2015

RECOMMENDATION

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

1. Manly Local Traffic Committee – 9 March 2015
2. Community Environment Advisory Committee – 18 March 2015
3. Meals on Wheels Advisory Committee - 8 April 2015
4. Playground Advisory Committee – 9 April 2015
5. Sports & Recreational Facilities Advisory Committee - 10 April 2015
6. Manly Local Traffic Committee – 13 April 2015

ATTACHMENTS

There are no attachments for this report.

PS04052015RC_1.DOC

***** End of Report Of Committees Report No. 5 *****

TO: Planning and Strategy Committee - 4 May 2015
REPORT: Environmental Services Division Report No. 15
SUBJECT: Development Applications Processed for the month of...
FILE NO: MC/15/5266

SUMMARY

Development applications being processed during May 2015.

REPORT

The following applications are with the Town Planners for assessment:

DA#	Year	Site	Proposal
482	2004	1-9 Spring Cove Avenue; 106 Darley Road	Section 96 Modification - Part 9
409	2007	11 Oyama Avenue	Section 96 Modification - Part 3
149	2008	2 West Promenade	Section 96 Modification - Part 5
69	2009	421 Sydney Road	Section 96 Modification - Part 2
164	2010	38 Alma Street	Section 96 Modification - Part 2
332	2010	15A Linkmead Avenue	Section 96 Modification - Part 3
82	2011	4 Wanganella Street	Section 96 Modification - Part 2
126	2011	4 West Street	LEC - Amended Plans - Section 96(8) Modification - Part 2
134	2011	16 Augusta Road	Section 96 Modification - Part 3
142	2011	Wharves and Jetties	Section 96 Modification - Part 2
151	2011	44 Osborne Road	Section 96 Modification - Part 2
234	2012	92 The Corso	Section 96 Modification - Part 4
235	2012	105-107 North Steyne	Section 96 Modification - Part 2
239	2012	47 Kangaroo Street	Section 96 Modification - Part 2
297	2012	102 Bower Street	Section 96 Modification - Part 2
24	2013	131 Condamine Street	Section 96 Modification - Part 3
44	2013	27 Fairlight Street	Section 96 Modification - Part 2
77	2013	135 Seaforth Crescent	Section 96 Modification - Part 2
220	2013	9-11 Victoria Parade	LEC - AMENDED PLANS - Demolition of existing structures and construction of a Mixed Use Development comprising of a six (6) storey building containing retail and commercial premises on the ground floor, twenty-four (24) apartments, basement car park with twenty-seven (27) spaces and Strata Subdivision
254	2013	24 White Street	Section 96 Modification - Part 2
263	2013	13 Boyle Street	Section 96 Modification - Part 2
19	2014	18 Raglan Street	Section 96 Modification - Part 3
54	2014	550 Sydney Road	Section 96 Modification - Part 2
90	2014	23 Cliff Street	Section 96 Modification - Part 2
106	2014	200 Pittwater Road	Section 96 Modification - Part 2
108	2014	44 Alma Street	Alterations and additions to an existing dwelling house including first floor addition, lower ground and ground floor rear addition, terrace, access stairs and retaining walls

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
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
144	2014	30 Arthur Street	Section 96 Modification - Part 2
149	2014	The Corso	Construction of a permanent kiosk – on Council land adjacent to 90 The Corso, Manly
152	2014	71 Seaforth Crescent	Alterations and additions to an existing dwelling including addition of a new timber deck at the rear, widening of the driveway at the front, internal alterations, changes to the windows and doors
159	2014	243 Sydney Road	Construction of two (2) storeys above the existing shops to create two (2) shop top dwellings
166	2014	12 Callicoma Road	Alterations and additions to an existing dwelling house including new storey within the existing garage/ undercroft/ laundry
178	2014	31 Seaforth Crescent	Demolition of an existing dwelling, construction of a new four (4) level dwelling house with double garage, swimming pool, landscaping and new driveway
180	2014	27 Wood Street	Alterations and additions to an existing dwelling house including new first floor addition and ground floor alterations
182	2014	43 Frenchs Forest Road	Section 96 Modification - Part 2
183	2014	5 Alan Avenue	Alterations and additions to an existing dwelling house including new in-ground swimming pool and cabana at the rear
188	2014	107 Pittwater Road	Alterations and additions to an existing dwelling house including partial demolition, new first floor, new vehicular crossing and single hardstand car parking space at the rear
190	2014	90 Whistler Street	Alterations and additions to an existing residential flat building including new second floor addition with roof top deck, new balcony and alterations to units 3 and 4
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
196	2014	10 Arthur Street	Alterations and additions to an existing dwelling including rear additions to the lower ground and ground floors, window changes, new carport and new driveway with crossover
199	2014	25 Darley Road	Alterations and additions to an existing dwelling including internal alterations, partial demolition to provide off street parking, new driveway, crossover and garage door
204	2014	22A White Street	Demolition of existing structures, construction of a new two (2) storey dwelling house with basement double garage, decks and landscaping

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
211	2014	46-58 Pittwater Road	Alterations and additions to an existing mixed use building including change of use from the existing shop top housing to a boarding house and changes to ground floor commercial spaces
213	2014	9 Avona Crescent	Demolition of existing structures, construction of a three (3) storey dwelling house with a double garage and swimming pool
214	2014	65 Beatrice Street	Alterations and additions to an existing dwelling house including rear addition, internal reconfiguration, new carport and swimming pool
217	2014	21 Gurney Crescent	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
218	2014	4 Baranbali Avenue	Partial demolition, construction of a two (2) storey dwelling house with a double garage, swimming pool and landscaping
220	2014	17 Birkley Road	Alterations and additions to an existing dwelling house including first floor rear addition, ground floor rear extension with deck, awning, swimming pool and landscaping
221	2014	6 Alto Avenue	Alterations and additions to an existing dwelling house including first floor addition with deck and front ground floor extension
222	2014	3 Krui Street	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	Construction of a new two (2) storey dwelling with a double garage, a swimming pool and landscaping
226	2014	62 Bower Street	Alterations and additions to an existing dwelling house including extension to the existing pool deck, new in-ground spa, new courtyard, landscape works, replacing the existing bridge connection between the dwelling house and the garage
228	2014	63 Griffiths Street	Two (2) Lot Torrens Title Subdivision, alterations and additions to an existing dwelling including double carport, driveway and demolition of the rear laundry
229	2014	16 Edgecliff Esplanade	Alterations and additions to an existing dwelling house including increasing the size of the existing garage, new garage door, new pedestrian access, partial enclosure of the existing upper ground floor balcony, new windows, additions to the first floor with extension of the existing balcony and modifications to the roof
231	2014	70 Curban Street	Two (2) lot Torrens Title Subdivision, demolition of existing structures, construction of a two (2) new x three (3) storey dwelling houses with double garages, driveways, swimming pools, decks and landscaping

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
232	2014	52 Eurobin Avenue	Re-development of an existing Educational Establishment including partial demolition, construction of three (3) storey buildings with basement car park, refurbishment of buildings, an increase in student numbers by 200, landscaping and a covered play area - Stella Maris College
236	2014	2 Wanganella Street	Alterations and additions to existing dwelling house including new rear verandah and rear pavilion with barbeque area
239	2014	7 Northcote Avenue	Alterations and additions to an existing semi-detached dwelling including enlarged rear deck
242	2014	19 Fairy Bower Road	Alterations and additions to an existing dwelling house including first floor addition, excavation for a basement parking level, partial demolition of rear structures, new ground floor addition, new cabana, swimming pool and landscaping
243	2014	30 Bonner Avenue; 138 & 139 North Steyne	Demolition of existing structures, consolidation of three (3) lots, construction of two (2) x six (6) storey residential flat buildings with fourteen (14) units, basement car park containing twenty-five (25) spaces, decks and landscaping
244	2014	58 Ponsonby Parade	Alterations and additions to an existing dwelling house including double garage, first floor addition, extension to the ground floor with terraces, landscaping, new swimming pool and spa
245	2014	219 Pittwater Road	Alterations and additions to an existing semi detached dwelling house including first floor addition (attic style)
248	2014	89 Darley Road	Alterations and additions to an existing dwelling house including first floor addition, internal alterations to the ground floor and new front fence
249	2014	43 Gurney Crescent	Alterations and additions to an existing dwelling house including double carport, alterations to the basement level, middle level, top level, new swimming pool with deck and landscaping
250	2014	27 Lower Beach Street	Alterations and additions to an existing Residential Flat Building including retaining walls, in-ground spa and awning – Unit 3
253	2014	22 Wentworth Street	Demolition of existing "Elsie Hill Building, construction of a six (6) storey building "Centre for Child Health and Learning" over two (2) levels of basement car parking for fifty three (53) cars and the use of the building as clinical, educational and office facilities, alterations to Drummond House to connect to the new centre and landscape works
255	2014	13 Bower Street	Partial demolition, construction of a three (3) storey dwelling house including decks, swimming pool and landscaping
256	2014	23 White Street	Alterations and additions to an existing dual occupancy (attached) including first floor extension, new double garage, front fence, landscaping and Strata Subdivision

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
257	2014	4 Woodland Street	Alterations and additions to an existing dwelling house at both levels including replacement and reduction in the size of the swimming pool, new roof, new front entry stairs, new rear patio, changes to existing carport, garage and driveway
258	2014	17 Waterview Street	Construction of a new two (2) storey dwelling house with double garage and landscaping
259	2014	30 Hilltop Crescent	Alterations and additions to an existing dwelling house including rear and front extension, conversion of the lower level for habitable use, replace the existing deck and new spa
261	2014	49 Lewis Street	Construction of a swimming pool forward of the building line, retaining walls and landscaping
262	2014	17 Dalwood Avenue	Demolition of existing dwelling, construction of a new two (2) storey dwelling house with decks, swimming pool and landscaping
1	2015	8 Redman Street	Alterations and additions to an existing dwelling house including rear first floor extension
2	2015	54 Cutler Road	Alterations and additions to an existing dwelling house including the addition of a balcony at the front first floor level with replacing the existing windows with doors
10	2015	46 Quinton Road	Alterations & Additions to an existing two (2) storey dwelling house including third storey addition, ground floor rear addition, internal re-configuration, changes to front entrance and construction of a new carport
12	2015	33 Quinton Road	Alterations and additions to a existing semi-detached dwelling house including rear ground floor addition, first floor addition, new panel lift carport door, pergola and front gate
13	2015	12 Cove Avenue	Alterations and additions to an existing Residential Flat Building including internal reconfiguration to Unit 20 and change of use of existing approved storage area to habitable space
14	2015	87 Birkley Road	Alterations and additions to an existing Residential Flat Building including demolition of existing pergola and living room, construction of new living room, study and new roof – Unit 6
18	2015	40 Francis Street	Alterations and additions to the approved dwelling house under Complying Development 162/2014 including first floor deck with stairs, front fence and landscaping
20	2015	41 Wanganella Street	Alterations and additions to an existing dwelling house including construction of a double carport and driveway
21	2015	68 Bower Street	Alterations and additions to an existing dwelling house including lower ground floor additions, internal and external alterations
22	2015	9 Edgecliffe Esplanade	Alterations and additions to an existing dwelling house including two (2) new vergola roof systems to the rear second and third floor terraces

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
24	2015	75 Whistler Street	Demolition of an existing dwelling house, construction of a new part two (2) and part three (3) storey dwelling house with garage, off street parking, new driveway and landscaping
25	2015	18 Osborne Road	Alterations and additions to an existing dwelling house including lower ground and ground floor additions, new single carport, new side access stairs and landscaping
26	2015	9 Beatrice Street	Construction of a new double carport with storeroom underneath, elevated driveway, new pedestrian access stairs and lift
27	2015	44 Bower Street	Alterations and additions to an existing dwelling house including internal alterations, extensions and terraces to ground floor and first floor, stairs to rear garden, new lych-gate, enlarged garage and driveway
28	2015	4 Dalwood Avenue	Demolition of existing dwelling house, construction of a new (2) storey dwelling house with decks, swimming pool, driveway, front fence and landscaping
29	2015	7 Quinton Road	Alterations and additions to convert an existing two (2) storey duplex into a single dwelling house and Torrens Title Subdivision
30	2015	41 Pacific Parade	Alterations and additions to an existing dwelling house including two (2) separate hard stand areas for car parking and driveway access
31	2015	139 Woodland Street	Two (2) lot Torrens Title Subdivision
32	2015	24A Beatty Street	Alterations and additions to an existing dwelling house including enclosure of existing balcony, removal of existing windows and landscaping
33	2015	54-68 West Esplanade	Installation of four (4) business identification signs to an existing restaurant - Criniti's
34	2015	97 Addison Road	Construction of a hardstand parking space forward of the building line
35	2015	131A Woodland Street	Two (2) Lot Torrens Title Subdivision, amendment to the existing Strata Subdivision, alterations and additions including new double carport, stairs, front fence, demolition of a garage and laundry
37	2015	13 Iluka Avenue	Demolition and construction of a two (2) storey dwelling house with garage, decks, swimming pool and landscaping
39	2015	6 Koobilya Street	Alterations and additions to an existing dwelling house including addition of a new front fence with sliding gate for vehicular access and a pedestrian gate
40	2015	14 Monash Crescent	Alterations and additions to an existing dwelling house including rear ground and first floor additions, new swimming pool and landscaping
41	2015	40 Wanganella Street	First floor deck extension to the approved alterations and additions to the existing dwelling house under Complying Development 19/2015
42	2015	44 Tabalum Road	Construction of a two (2) storey dwelling house with double garage, decks and landscaping
43	2015	8 & 10 Boyle Street	Demolition and construction of a retaining wall on the boundary

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
44	2015	18 Raglan Street	Change of use from an approved Funeral Home to a Café
45	2015	9 Birkley Road	Alterations and additions to an existing semi-detached dwelling including addition of a new double carport with door and storage, roof secondary entry and changes to rear fence
46	2015	5-15 Burnt Street	Change of use to Café, fitout, bi-fold windows and pergola over proposed lease area
47	2015	21 Tutus Street	Alterations and additions to an existing dwelling house including changes to the windows and doors at both levels, new swimming pool, deck above the existing garage, pergola, retaining walls and landscaping
48	2015	82 West Street	Alterations and additions to an existing dwelling house including new first floor addition, ground floor internal alterations and enlarged ground floor deck at the rear
49	2015	1 Fairlight Crescent	Alterations and additions to an existing dual occupancy including additions to the first floor with roof over the existing terraces, new lift, internal alterations, changes to windows and doors
50	2015	47 White Street	Alterations and additions to an existing dwelling house including new first floor additions with balcony and ground floor internal alterations
51	2015	41 The Corso	Alterations and additions to an existing shop including change of use from fashion retail to food and drink retail – Bare Naked Bowls
52	2015	29 Pacific Parade	Alterations and additions to an existing dwelling house including rear extension, detached garage, carport, deck and front fence
53	2015	30 Dobroyd Road	Alterations and additions to an existing dwelling house including enlargement of the existing rear first floor deck, relocation of the existing rear windows and new doors
54	2015	22 Radio Avenue	Alterations and additions to an existing dwelling house including rear ground and first floor addition, landscaping and detached secondary dwelling
55	2015	94 Bower Street	Replacement of the existing windows on the northern elevation with bi-fold windows with fan lights above – also known as 5 Marine Parade, Manly
56	2015	3 Sheridan Place	Alterations and additions to an existing dwelling house including an extension at ground floor level and a double carport over an existing hard stand car parking area
57	2015	194 Woodland Street	Demolition of an existing dwelling house, construction of a two (2) storey dual occupancy (attached) and two (2) lot Torrens Title Subdivision
58	2015	13 Salisbury Square	Demolition of an existing dwelling house, construction of a two (2) storey dwelling house and landscaping
59	2015	Wharves and Jetties	Removal and replacement of the existing mechanical plant equipment within the existing mechanical plant room - Aldi - Manly Wharf

Environmental Services Division Report No. 15 (Cont'd)

DA#	Year	Site	Proposal
60	2015	1 Cohen Street	Alterations and additions to an existing dwelling house including a new first floor addition, a new double carport, rear timber pergola and landscaping
61	2015	145 Griffiths Street	Alterations and additions to an existing dual occupancy (attached) including internal alterations, extension to the rear deck and deletion of the external stairs - Unit 2

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

18/2015 40 Francis St, FAIRLIGHT 2094
Alterations and additions to the approved dwelling house under Complying Development 162/2014 including first floor deck with stairs, front fence and landscaping

36/2015 46 West St, BALGOWLAH 2093
Alterations and additions to the existing townhouses including addition of decks, privacy screens, new spa, lawn areas, boundary fence, infilling of an existing swimming pool, vergola and modification to the existing Strata Plan

126/2011 4 West St, BALGOWLAH 2093
LEC - Section 96 to modify approved Construction of a residential flat building comprising five (5) units and basement parking for twelve (12) cars, landscaping and detached separate dwelling – involving adjustments to the approved finished floor levels and overall height of Unit 6 - Part 3

58/2014 24B Bungalow Av, BALGOWLAH HEIGHTS 2093
Section 96 to modify approved Alterations and additions to an existing dwelling including demolition of existing garage, addition of new storage, laundry, new swimming pool, landscaping and off-street parking for two (2) cars – involving deletion of condition of consent ANS01 to relation to the deletion of bike/storage and laundry, deletion of condition of consent ANS02 to relation to the 500mm planting strip, continuous native screening planting and paving stones, deletion of condition of consent ANS03 to relation to the front fence, vehicle gate, pedestrian gate, parking spaces and crossover, deletion of condition of consent ANS04 to relation to the front fences and gates - Part 2

132/2012 3 Munoora St, SEAFORTH 2092
Section 96 to modify approved Alterations and additions to an existing dwelling including a front extension of the ground floor and replacement of the existing roof cladding with colorbond roof – involving modification to roof, windows and doors - Part 3

65/2015 65 Boyle St, BALGOWLAH 2093
Alterations and additions to an existing dual occupancy (attached) including rear ground and first floor extensions to Units 1 and 2

66/2015 56B Smith St, MANLY 2095
Alterations and additions to an existing semi-detached dwelling including new first floor addition and internal alterations

67/2015 71 Griffiths St, BALGOWLAH 2093
Alterations and additions to an existing dwelling house including double hardstand parking space, new driveway and fence

70/2015 9 Thornton St, FAIRLIGHT 2094

Environmental Services Division Report No. 15 (Cont'd)

Alterations and additions to an existing Residential Flat Building including changes to window openings to double doors with a deck step and an additional window - Unit 1

255/2012 15 Dalwood Av, SEAFORTH 2092

Section 96 to modify approved Demolition of existing dwelling and construction of a new three (3) storey dwelling including double garage, front and rear terraces, driveway, front fence, tree removal and landscaping – involving removal of Ficus Benjamina Tree (Tree T6) - Part 2

110/2014 19 Hilltop Cr, FAIRLIGHT 2094

Section 96 to modify approved Alterations and additions to an existing dwelling including first floor addition, front extension and decks – involving changes to windows at ground and first floor levels, partial enclosure of the ground floor front deck, side extension, extension of the front deck with a privacy screen - Part 2

68/2015 19 Willawa St, BALGOWLAH HEIGHTS 2093

Alterations and additions to an existing dwelling house including new first floor addition, side ground floor addition, enclosure of ground floor rear balcony, partial demolition to create rear verandah, internal alterations, new entry porch, path and steps, swimming pool and landscaping

265/2013 Wharves and Jetties, MANLY 2095

Section 96 to modify approved Extension of the existing Aldi store into an adjoining retail tenancy with internal alterations – Shops 24 and 24A – involving reconfiguration of the internal areas and alterations to the service corridor and illuminated signage - Part 2

69/2015 5 Abernethy St, SEAFORTH 2092

Alterations and additions to an existing dwelling house including a new first floor deck with glass balustrade, double stacking sliding doors, stairs, privacy screen and barbeque area

71/2015 52 Smith St, MANLY 2095

Alterations and additions to an existing semi-detached dwelling including new first floor rear addition, replacement of boundary walls, plunge pool, new roof, replacement of the existing carport with a new carport and attached storage area and landscaping

72/2015 79 Kangaroo St, MANLY 2095

Demolition of existing structures, construction of a new two (2) storey dwelling with double garage, balconies, retaining walls and landscaping

73/2015 27 Amiens Rd, CLONTARF 2093

Alterations and additions to an existing dwelling house including deletion of section of building to the lower ground, ground and first floor levels which partially encroach the stormwater easement, construction of decks to the lower ground, ground and first floor levels and replacement of the existing roof

74/2015 6 Seaforth Cr, SEAFORTH 2092

Installation of two (2) shade sails in the rear

75/2015 41 The Corso, MANLY 2095

Fitout of an existing shop, extension of hours to 24 hour trading and signage – Manly Convenience Store

76/2015 12 Kempbridge Av, SEAFORTH 2092

Alterations and additions to an existing dwelling house including double garage over the existing hard stand area, internal reconfigurations, swimming pool, replacement of an existing deck and detached pergola over new barbeque area

Environmental Services Division Report No. 15 (Cont'd)

- 77/2015 51 Lauderdale Av, FAIRLIGHT 2094
Boundary Realignment of the existing two (2) lots with new easements
- 280/2011 15 Moore St, CLONTARF 2093
Section 96 to modify approved Alterations and additions to a two (2) storey dwelling house including extensions to both ground and first floor, new balconies and landscaping – involving internal reconfiguration, alterations to windows, additional windows, removal of windows, changes to entry, increase to first floor level and clad the entire new building in foam board and render – Part 2
- 78/2015 20 Kempbridge Av, SEAFORTH 2092
Alterations and additions to an existing dual occupancy (attached) including a new first floor deck with a door and alterations to windows – Unit 2
- 79/2015 354-358 Sydney Rd, BALGOWLAH 2093
Alterations and additions to the existing building including a new rear two (2) storey addition with lift and parking, external façade changes and internal fitout for the purpose of a Medical Centre
- 80/2015 129 Bower St, MANLY 2095
Alterations and additions to an existing Residential Flat Building including internal alterations and removal in internal walls – Unit 28
- 82/2015 9 Plant St, BALGOWLAH 2093
Nine (9) lot Strata Subdivision
- 83/2015 41 Bungaloe Av, BALGOWLAH HEIGHTS 2093
Alterations and additions to an existing dwelling house including removal of the rear deck and studio, extension to an existing garage, new rear patio, swimming pool and landscaping
- 84/2015 40 East Esp, MANLY 2095
Nine (9) lot Strata Subdivision
- 64/2014 142 Pittwater Rd, MANLY 2095
Section 96 to modify approved Alteration and additions to an existing Residential Flat Building including rendering the building and construction of a new entry portico – involving modification to portico and doors, new letter boxes, gate as and pergola, modification to laundry to a bike store and landscaping.– Part 2
- 85/2015 15 Denison St, MANLY 2095
Alterations and additions to an existing semi-detached dwelling including new front fence, removal of an existing fireplace, internal alterations and rear deck
- 86/2015 9 Woods Pde, FAIRLIGHT 2094
Alterations and additions to an existing dwelling house including single hardstand parking space with new driveway
- 81/2015 200 Pittwater Rd, MANLY 2095
Shop fitout as a Café with retail space, amended hours of operation and signage – Shops 1 and 2
- 87/2015 25 Hope St, SEAFORTH 2092
Demolition of existing structures, construction of an two (2) storey dual occupancy (attached) and Strata Title Subdivision
- 88/2015 133 Balgowlah Rd, BALGOWLAH 2093
Removal of an existing rear hardstand area and construction of a double carport with new driveway and new front fence

Environmental Services Division Report No. 15 (Cont'd)

The following applications were presented to the Manly Independent Assessment Panel on 16 April 2015.

DA#	Address	Proposal	Determination by MIAP
49/2014	6 Acacia Road	Section 96 Modification - Part 2	Approved
146/2014	Fairlight Street	Section 82A Review - Part 2	Approved
156/2014	6 Ogilvy Road	Demolition of existing dwelling, construction of new three (3) storey dwelling with double garage, swimming pool and landscaping	Approved
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.	Approved
233/2014	38 Frenchs Forest Road	Re-Notification - Alteration and additions to the existing shops including amalgamation of two (2) shops with amended hours of operation, new windows and door, signage, awning and increase in parapet height – Bottle Shop (Restricted Premises) of two (2) shops with amended hours of operation, new windows and door, signage, awning and increase in parapet height	Refused
2402014	30 Quinton Road	Alterations and additions to existing dwelling house including new second floor addition, internal alterations, landscaping, new rear ground and first floor balconies	Approved

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report

PS04052015ESD_1.DOC

***** End of Environmental Services Division Report No. 15 *****

TO: Planning and Strategy Committee - 4 May 2015
REPORT: Environmental Services Division Report No. 16
SUBJECT: List of LEC Appeals relating to DAs during May 2015
FILE NO: MC/15/5276

SUMMARY

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

REPORT

DA#	LEC Reference	House #	Address	Date lodged	Firm	Status
DA 220/2013	Class 1 10551/2014	9-11	Victoria Pde	29/7/2014	Maddocks	Callover 01/05/15
DA 105/2013	Class 1 10944/2014	112	Sydney Road	17/11/2014	Marsdens	Hearing 12/05/15
DA 19/2013	Class 1 10055/2015	61	Gurney Crescent	22/01/2015	HDO	S34AA Conference 19 & 20/05/15
DA 126/2011	Class 1 10238/2015	4	West Street	17/03/2015	In-House	Callover 12/05/15
DA 19/2014	Class 1 10280/2015	18	Raglan Street	30/03/2015	HWL Ebsworth	Callover 05/05/15
DA 19/2014	Class 1 10281/2015	18	Raglan Street	30/03/2015	HWL Ebsworth	Callover 05/05/15
Matter Heard						
DA 24/2015	Class 1 10340/2015	75	Whistler Street	23/04/2015	Marsdens	Callover 13/05/18
DA 297/2012	Class 1 10989/2014	12- 13/102	Marine Parade & Bower Street	2/12/2014	Pikes	Appeal Upheld 23/04/15
DA 05/2014	Class 1 10572/14	4	Rolfe Street	1/8/2014	Pikes	Awaiting judgment

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report

PS04052015ESD_2.DOC

***** End of Environmental Services Division Report No. 16 *****

TO: Planning and Strategy Committee - 4 May 2015
REPORT: Environmental Services Division Report No. 17
SUBJECT: Balgowlah Grey-Headed Flying-Fox Camp - Management Plan
FILE NO: MC/15/49097

SUMMARY

This report outlines the Balgowlah Grey-headed Flying-fox Camp Management Plan & Key Actions for the Sustainable Management of the vulnerable population.

REPORT

In 2010, a colony of Grey-headed Flying-fox (*Pteropus poliocephalus*) established in urban bushland at Burnt Bridge Creek, Balgowlah.

Regular monitoring by the Royal Botanic Gardens and Domain Trust determined that numbers of Grey-headed Flying-fox at the camp have increased in recent years, reaching about 5,900 individuals in June 2014. The Black Flying-fox (*P. alecto*) and one Little Red Flying-fox (*P. scapulatus*) have also been recorded at the Balgowlah camp.

All flying-fox species are protected under the *National Parks and Wildlife Act 1974* (NPW Act). The Grey-headed Flying-fox is also listed as vulnerable to extinction under the *NSW Threatened Species Conservation Act 1995* and *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

Manly Council is responsible for the ongoing management of the Balgowlah Grey-headed Flying-fox camp. In accordance with NSW and Commonwealth Government legislative and policy requirements, Council has a responsible to protect the species and minimise conflicts between the Grey-headed Flying-fox and residents in the area.

To date, there have been approximately 20 complaints from local residents in Manly LGA regarding flying-foxes, primarily about noise at night as the Grey-headed Flying-fox forage in trees.

Key actions to be taken as outlined in the Management Plan by Council are as follows:

- Protect and manage the Grey-headed Flying-fox colony in situ.
- Obtain a five-year s91 licence from OEH to cover routine maintenance activities such as mowing, bush regeneration and Gross Pollution Trap maintenance. In discussions with OEH regarding the licence, Council should indicate there is a proposal to construct a bio-retention basin adjacent to core roosting habitat in accordance with the restrictions set out in the plan e.g. restricted time frames and wildlife carer present during works.
- Obtain an s132C licence for bush regeneration activities at the site.
- Educate the community (e.g. using signage) about the importance of Grey-headed Flying-fox and what to do if they find a dead or injured flying-fox.
- Support ongoing monitoring of the Grey-headed Flying-fox population by Royal Botanic Gardens and Domain Trust, and respond promptly to issues raised by survey data and the community.

RECOMMENDATION

THAT the Balgowlah Grey-headed Flying-fox Camp Management Plan be accepted by Council and key actions be undertaken as outlined above to ensure the sustainable management of the

Environmental Services Division Report No. 17 (Cont'd)

population.

ATTACHMENTS

AT-	Balgowlah Grey-headed Flying-fox Camp	38	Circulated in Attachments
1	Management Plan	Pages	document

PS04052015ESD_3.DOC

***** End of Environmental Services Division Report No. 17 *****

TO: Planning and Strategy Committee - 4 May 2015
REPORT: Environmental Services Division Report No. 18
SUBJECT: Proposed Adoption of Amendment No. 5 to Manly Development Control Plan 2013 Regarding Miscellaneous Amendments – Post Exhibition
FILE NO: MC/15/49881

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 three distinct matters. Firstly, further guidance is given in relation to the use of the GFA definition in the LEP when calculating FSR in relation to balconies. Secondly, new setbacks are proposed for corner lots where a setback splay at the corner is considered appropriate for traffic safety reasons. Thirdly, it is proposed to insert new guidelines for tandem, stacked and mechanical parking areas.

Proposed amendments have been publically exhibited and following the consultation process it is now recommended that Council adopt Manly DCP 2013 Amendment 5.

REPORT

Background

At its Ordinary Meeting dated 2 March 2015 Council resolved that:

1. Council resolve to amend Manly Development Control Plan 2013; and
2. Council exhibit the proposed amendments as reported for a period of twenty-eight (28) days.

A range of issues have been considered in this amendment with additional guidelines drafted in the development of (i) open balconies, (ii) corner lot splays, and (iii) tandem and mechanical parking spaces.

Public Exhibition

The proposed draft Amendment No. 5 to Manly DCP 2013 was exhibited for twenty-eight (28) days from 28 March 2015 to 27 April 2015.

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. 5 to Manly DCP 2013.

CONCLUSION

The proposed amendment to Manly DCP 2013 seeks to provide further guidelines for development of open balconies, corner lot splays, and tandem and mechanical parking spaces.

The proposed amendment has now been publically exhibited for twenty-eight (28) days with no submissions received. Some other minor edits were also exhibited to update the plan. It is recommended that Amendment No.5 to Manly DCP 2013 be adopted by Council as reported and detailed as attached.

Environmental Services Division Report No. 18 (Cont'd)

RECOMMENDATION

THAT Council:

Resolve to adopt Amendment No.5 to Manly DCP 2013 as exhibited.

ATTACHMENTS

AT-	Proposed Amendment No.5 to Manly DCP	4	Circulated in Attachments
1	2013	Pages	document

PS04052015ESD_4.DOC

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