



## Agenda

### Planning and Strategy Committee

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

**Monday 12 December 2005**

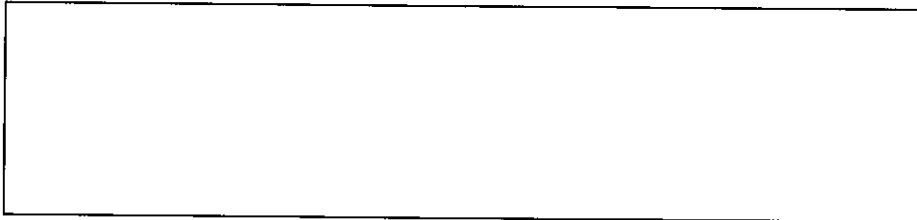
Commencing at 7:30 pm for the purpose of considering items included on the Agenda.

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 Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:  
[www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)*

# Seating Arrangements for Meetings

Staff    Staff    General Manager    Chairperson    Staff    Minute Taker



**Mayor** Dr Peter Macdonald

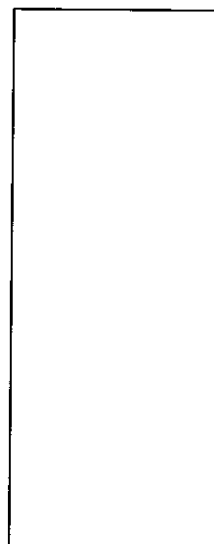
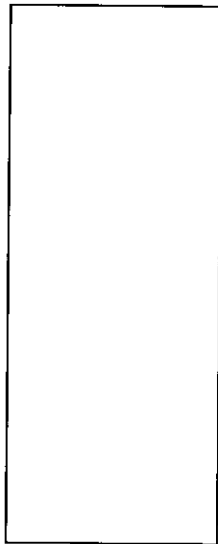
Clr Mark Norek

Clr Joanna Evans

**Deputy Mayor**  
Clr Barbara Aird

Clr Brad Pedersen

Clr Richard Morrison



Clr Jean Hay AM

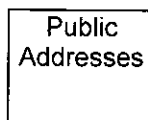
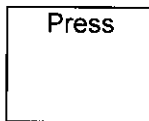
Clr Adele Heasman

Clr Judy Lambert

Clr Simon Cant

Clr David Murphy

Clr Pat Daley



**Public Gallery**

**Chairperson:** Clr Barbara Aird  
**Deputy Chairperson:** Clr Adele Heasman

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**DECLARATIONS OF CONFLICT/PECUNIARY INTEREST**

**CONFIRMATION OF MINUTES**

The Planning and Strategy Committee of 14 NOVEMBER 2005

**Note:** The attachment relating to Item PS64 of the Minutes of 14th November, 2005 was incorrect in a number of insignificant details, however, due to this being part of a statutory process, a revised version of the attachment is **circulated** under separate cover for adoption by Council.

The Resolution and Confirmation of Minutes will, therefore, be subject to amendment of the attachment relating to Item PS 64 **as circulated** with the Agenda for the Meeting of 12th December, 2005.

**PUBLIC ADDRESSES**

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

**TO:** Planning and Strategy Committee - 12 December 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 68  
**SUBJECT:** The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process  
**FILE NO:**

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## SUMMARY

- Council has entered into a Memorandum of Understanding with the Manly Chamber of Commerce regarding an upgrade programme for The Corso and Manly Central Business District.
- The Landscape Management and Urban Design Committee has overseen a Design Competition for the selection of consultants.
- Three consultants were invited to submit design concepts focusing primarily on The Corso (at this stage) and those concept designs have been the subject of an exhibition and consultation process.
- This report seeks to feedback on the result of the exhibition and makes a recommendation to Council in relation to how to proceed with the engagement of a consultant to progress this work.

## REPORT

Council has been progressively upgrading parts of the Manly Town Centre since 1997 and during this period the Wharf forecourt and most of the Ocean Beach promenade has been upgraded as well as the footpath widening on the restaurant side of the Steyne, between The Corso and Wentworth Street.

It has always been envisaged that these upgrade works would continue with the upgrading of The Corso between the Wharf and the Ocean Beach and this plan is in accordance with Masterplans prepared for The Corso.

Following the successful negotiation of the increase in the Town Centre Improvement Rate with the Manly Chamber of Commerce, the Landscape Management and Urban Design (LMUD) Committee was charged with establishing a process to deliver a favourable design outcome. The LMUD Committee with its broad range of expertise and experience identified a considerable number of firms with outstanding reputations for the purpose of calling for Expressions of Interest and this culminated in the selection of three highly regarded firms who were commissioned to prepare concept designs.

The three concept designs have now been presented and they have been the subject of considerable scrutiny by the LMUD Committee as well as having been placed on public exhibition in a marquee in The Corso and having been presented by the consultant designers at a Public Forum in the Council Chambers on 24th November, 2005.

In addition to the display of the exhibition material in the marquee in The Corso, all of the material has been posted on Council's Web Site and there was also a meeting convened in conjunction with the Manly Chamber of Commerce to present to The Corso property owners and business operators.

**Corporate Planning and Strategy Division Report No. 68 (Cont'd)**

Response forms have been available both at the exhibition and on-line and the format of the response form was that in relation to each of the proposals people were invited to comment about the likes and dislikes in relation to each scheme and also to indicate their preference for one of the concept schemes.

Council has attempted to inform all parties that the scheme should be regarded as "concept designs" and that they represented a design approach and philosophy which in all cases required much closer detailed design analysis and perhaps modification to arrive at an acceptable scheme.

It has always been envisaged that once a particular firm has been selected that all of the inputs to the exhibition process would be used to further guide the detailed design stage of defining the scheme and that the comments made in relation to all the schemes may well be important in this regard. The other aspect that has not been addressed in the concept designs to date are practical issues, such as operational requirements for signage, lighting, CCTV, cleaning, litter control and management, bin placement, etc. It is envisaged that all of these matters will be closely addressed in the next stage of the design development.

**Responses to the Exhibition**

There are basically three elements to this report in terms of feedback on the schemes. These are:-

1. A summary of the public comments received as a result of the exhibition process (**Attachment 1**).
2. A letter from the Manly Chamber of Commerce, dated 1st December, 2005 (**Attachment 2**).
3. The recommendation (plus supporting comments) of the Landscape Management and Urban Design Sub-Committee which has overseen the selection process (**Attachment 3**).

I draw Council's attention in particular to the second last paragraph of the letter from the Manly Chamber of Commerce, wherein the President, Bob Smith, expresses his confidence in the Committee, but emphasises the desire of the Chamber to have ongoing input into the final design of The Corso.

As noted above Mr. Smith has requested to address Council in this regard and it should be noted that as a member of the LMUD Committee, his ongoing involvement will be assured. Further, it should be noted that the recommendation from the LMUD Committee is that the matter should proceed by way of a "staged commission" basis and this is in part due to the fact that the LMUD Committee itself is desirous of stepping through the stages of commissioning to ensure that the selected consultant takes on board and responds to the various issues raised as a result of the exhibition process.

**Summary of Results of the Exhibition Process**

As can be seen from **attachment 1** (the Summary of Responses from the Exhibition), the overwhelming general community feedback is in favour of the Taylor Cullity Lethlean scheme with 42 percent of respondents specifically identifying that as their first preference.

The other two schemes ranked equally with 18 percent of respondents finding favour with each scheme.

There is a preference for the Taylor Cullity Lethlean scheme, both from the respondents to the public exhibition, as well as from the Council's LMUD Committee.

**Corporate Planning and Strategy Division Report No. 68 (Cont'd)**

The Landscape Management and Urban Design Sub-Committee did an appraisal of each scheme against the criteria in the Brief and it scored the schemes as follows:-

- Taylor Cullity Lethlean Scheme 34 points
- Hassell Pty Ltd Scheme 29 points
- Tom Heneghan, Neustein Rosenberg and Taylor Brammer Scheme 24 points

(out of a possible 45 points)

The supporting commentary on the schemes from the Landscape Management and Urban Design Sub-Committee assessment is included in **Attachment 3**.

Please note that Mr Doug Sewell of the LMUD Committee will address Council in support of the recommendation.

**Process and Timeframe for Moving Forward**

To keep to a schedule where Council could go to tender in the second quarter of 2006 with a view to commencing works on the ground in the third quarter of 2006, it is necessary to commission a firm to proceed with the design development as soon as possible. It was envisaged that this current stage of the process should conclude with a Council Resolution on 12th December, 2005. This would lead to a "developed, modified, refined" scheme to be signed off early in 2006, with a view to moving through to the approvals process in time for the tendering of the works in second quarter of 2006.

It should be noted that the Council's LMUD Committee has been charged with making a recommendation to Council in relation to progressing this matter and at their meeting on 30th November, 2005, the Committee recommended as follows.

**Landscape Management and Urban Design Committee Recommendation:**

- "1. The concept design submitted by Taylor, Cullity and Lethlean be selected as the winning entry for the Plan for The Corso select design competition.
2. Taylor, Cullity and Lethlean be engaged on a staged commission basis to develop the concept design in consultation with the Landscape Management and Urban Design Committee.
3. Concerns of the Committee and other stakeholders be dealt with before the full design development commission is offered.
4. A developed design be placed on public exhibition and then further refined for development application, if required."

**Addresses to Council**

A representative of the Manly Chamber of Commerce and a representative of the Landscape Management and Urban Design Committee will both address Council in relation to the deliberations of their respective groups.

Corporate Planning and Strategy Division Report No. 68 (Cont'd)

**RECOMMENDATION**

That the Recommendation of the Landscape Management and Urban Design Committee, as set out above, be adopted.

**ATTACHMENTS**

AT-1	Summary of Public Comments - Attachment 1	2 page(s)
AT-2	Letter from Manly Chamber of Commerce - Attachment 2	8 page(s)
AT-3	Landscape Management and Urban Design Sub-Committee Recommendation and Comments - Attachment 3	3 page(s)

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 68 \*\*\*\*\*

**Summary of Public Comments on The Corso Upgrade  
 Exhibition of Consultant Schemes, 23 & 24 November 2005**

**Report:**

I have tried to take out the main themes of the comments rather than list all comments made. The comments listed here tended to be mentioned repeatedly by a number of respondents & are thus considered to indicate a high level of importance or a high degree of recognition of a certain feature to a number of respondents.

**Total Number of Feedback Forms Received: 133**

**Scheme 1 – Tom Heneghan, Neustein Rosenberg, Taylor Brammer**

**Number of responses preferring this scheme: 24 (18%)**

**General Comment Themes:****Positive:**

- Improvement of area by library & car park.
- Opening up of cenotaph.
- Recognition of each distinctive space as important.

**Negative:**

- **Main Comment:** timber will be expensive to maintain & will age rapidly & badly
- Not enough planting or shade/concern over removal of trees.
- Children's play area is inadequate.
- Reduces parking.
- The cenotaph pool is perceived to be unsafe & there are concerns about expense & practicality of maintenance.

**Scheme 2 – Hassell Pty Ltd**

**Number of responses preferring this scheme: 24 (18%)**

**General Comment Themes:****Positive:**

- Simple & practical
- Low maintenance
- Provides better pedestrian circulation by removing impediments & clearing spaces.
- Indicates good understanding of how Corso is used.

**Negative:**

- **Main Comment:** Very little difference to what is there already so there would be little point in implementing this scheme. Lacking vision & not very creative.
- Not enough planting or shade/removal of fig trees
- Removal of bike racks
- Bad idea to make the amphitheater smaller

.../2

Summary of Public Comment on Corso Upgrade Schemes  
 November 2005  
 Xochil Benjamin



Corporate Planning and Strategy Division Report No. 68  
The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process  
Summary of Public Comments - Attachment 1

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**Scheme 3 – Taylor Cullity Lethlean**

***Number of responses preferring this scheme: 56 (42%)***

**General Comment Themes:**

**Positive:**

- **Main Comment:** *Love the paving & modern look*
- Palm trees/lots of trees (& shade)
- Water feature
- Like the traffic control features though paving on Darley Road

**Negative:**

- Palm trees (there are too many & they don't provide proper shade)
- Don't like the design of children's play area (took the picture literally)
- Restriction of traffic flow with Darley Road.
- Concern about maintenance of water feature & misuse of it by drunks.
- Don't like design of seating & don't believe it will be good for elderly (access, comfort, etc.)

**Didn't indicate a preference/Don't like any: 29 (22%)**

**General comments:**

- The children's play area must be adequate – there is concern that none of the schemes have an adequate play area or they do not provide enough detail. Desired features include: high level of safety, places for mothers to sit, adequate size & activities for all children who play there.
- Retention of the amphitheatre, in some form, is important.
- Primarily concerned with parking & traffic flow. All schemes reduce parking & may impede traffic from/to Darley Road & Eastern Hill.
- Support improvement of amenity for pedestrians & cyclists & think traffic should be excluded entirely along the whole length. \*\*\*more comments were made supporting the improvement of the area for pedestrians than for parking or cars. Many comments were made that the pedestrian environment should be improved from the wharf to Darley Road.
- The Corso should be non-smoking

\* \* \*

Summary of Public Comment on Corso Upgrade Schemes  
November 2005  
Xochitl Benjamin



# Manly Chamber of Commerce

Uniting Business and Community  
 ABN 15 136 481 391

2/4 Belgrave Street Manly NSW 2095  
 P.O. Box 4 Manly NSW 1655 Australia  
 Ph /Fax 9977 0513 Email chamber@manly.org.au  
 www.manly.org.au

Attachment 2

1 December 2005

Councillor Dr. Peter Macdonald  
 Mayor  
 Manly Council  
 Belgrave Street  
 Manly NSW 2095

Dear Peter,

**RE: Corso Upgrade Competition**

The Manly Chamber asks Council to consider the following comments on the 3 designs submitted for the Corso/CBD upgrade. These comments have been formulated after consultation with our members and other CBD commercial property owners and businesses, who have viewed the 3 designs.

The Chamber does not strongly favour any of the submitted designs. In fact there is a general level of disappointment that there is no "stand out" design which we could recommend Council proceeds with the appointment of the consultant designer. We should point out that there is little support for the Taylor Cullity Lethlean scheme, which we know has some level of support within the LMUD committee.

Our brief critique on the 3 schemes (where they differ) is as follows:-

**1. Professor Tom Heneghan**

The large timber centre structure is considered totally inappropriate for the Corso from a maintenance viewpoint and also it restricts cross movement on the Corso. The use of cobblestones is not supported. Does not seem to highlight "links" to adjoining areas.

The Market Lane precinct has merit. With the exception of the timber elements they have attempted to unclutter the Corso

**2. Hassell Pty Limited**

This scheme seems to have a better understanding of the way the Corso operates and attempts to highlight the links to adjoining areas and the need for cross circulation on the Corso. They concentrate on locating all services within the central spine. They seek to remove figs near the

*Revised letter  
 Also, attached are  
 some comments from  
 Megan Clancy which  
 she prepared after the  
 meeting on Tuesday  
 night.  
 Bob S.*



**Gold Members**

Ichugh Holdings	Bergolin Estate Agents	The Charter Group	G. Bros Mercedes Benz	Splash Public Relations
Manly Wharf	Surfection	Bay Swiss	Manly Pier Pavilion	Manly Daily
Matilda Cruises	Manly Bargain Centre	Lond Lease	golattissimo	Humphreys Newsagency
Thodan Security	Manly Wharf Hotel	Stroudgate Australasia Pty Ltd	Ivanhoe of Manly	

## ATTACHMENT 2

### Corporate Planning and Strategy Division Report No. 68 The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process Letter from Manly Chamber of Commerce - Attachment 2

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Conotaph and clean out the mid level planting in the centre strip to increase cross vision (the other 2 schemes seem to support this move) Emphasis on improved under awning lighting. Seeks to make access to Sydney Road more pronounced and accessible. The presentation also seems to focus on the need to make the refurbishment work from a retail point of view not just the aesthetics of the design.

#### 3. Taylor Cullity Lethlean

This scheme is the more adventurous and graphically, in plan form, it appears attractive. However, we have some practical issues with the pavement treatment and the introduction of 4 rows of palms for virtually the entire length of the Corso. We are strongly of the view that the Corso has to be de-cluttered and that the building facades should be the dominant feature of this major public space (as acknowledged in the recent Corso Control Plan). It would be very difficult to remove these palms, once established, in any future upgrade of the Corso. The water feature is impractical and would be a maintenance nightmare. The lights hanging from steel wires would be unattractive in the daytime.

The wave pattern in the paving is an "overkill" and is not appropriate, and dangerous, on the roadways. It does not really compliment, or fit in with, the heritage facades in the Corso. A number of our members have commented that the great public spaces in Australia, and around the world, do not rely on strong paving patterns to augment, or reinforce, their sense of "place". There is an argument that we need to better identify the Corso as "the" link between the Harbour and Ocean and this is obviously why these designers have introduced this strong pattern. Our view is that the wave pattern will age and date in future years whereas a simpler paver pattern will look timeless

We also believe that removal of the figs at the Wharf end of the Corso will open up the vista down the Corso, with the strong centre landscape element pointing the way to the beach (with the appropriate way signage).

The raised benches and stage are impediments to cross movement. The amount and type of seating will need to be re-assessed in the next phase of design development.

We could offer many more comments on each scheme but they would already be obvious to the LMUD committee.

#### WHERE TO FROM HERE ?

In an attempt to be constructive and seek a way forward, bearing in mind our members are being asked to pay for this up-grade, we offer the following rationale:-

## ATTACHMENT 2

### Corporate Planning and Strategy Division Report No. 68 The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process Letter from Manly Chamber of Commerce - Attachment 2

/3

What is wrong with the Corso ?

It is tired and the adjoining shopfronts, facades and awnings/signage need to be up-graded. The Centre Management initiative is intended to motivate owners/operators to improve the presentation of their premises.

This Corso design competition is about up-grading the base infrastructure which hopefully will encourage owners to upgrade their premises

The re-paving of the Corso is a "given", and it has to be high quality and easily cleaned with a minimum life span of 20 years (we cannot disrupt trading with a further upgrade in any less than this time frame). Without dwelling on the paving design what else do we have to achieve in this upgrade ?

- Removal of unnecessary clutter and obstructions
- Reinforce the link between the harbour and ocean
- Widening of footpaths where the roadway exists
- Reduce the pavement constrictions imposed by the amphitheatre (either remove or reduce in size)
- Promote better cross movement in the Corso and improve links to surrounding areas
- Improve lighting, security, street furniture, and way finding signage
- Include consideration of surrounding streets/areas (maybe in Stage 2)
- Maintain childrens play area and entertainment space
- Create an imposing and more usable Town Square

All 3 schemes are capable of being developed in the next stage to achieve these aims, with a refined brief.

The Chamber is adamant that the figs between East Esplanade and the Cenotaph should be removed to open up the vista down the Corso. All the banksias in front of St. Matthews Church should also be removed. It is fair to say that all 3 designers agree with the part or total, removal of these trees. The understorey of planting in the centre strip should be removed, and the major trees in the central planting should be retained as the key landscape "feature". We would support the introduction of further cabbage tree palms at both ends of the Corso (where the figs are removed, and in the seating area between the lights at the beach end), but not necessarily to the extent proposed by the TCL design.

The introduction of further shade trees or shade structures in the central Corso meeting, entertainment, and play area will need to be considered in the next design phase. There would be a good argument for a flexible shade facility that could be removed, or partially removed in the winter months.

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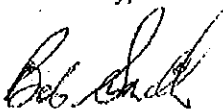
The Chamber believes the **quality** of the paving is more important than the design. We have to be careful that we do not seek to make the paving pattern the main feature of the Corso up-grade. The wave pattern may work, but it may not, and it could be seen as a bit "frivolous" or "gimmicky".

We know that our comments may be seen as unadventurous, running the risk that the upgrade lacks an appropriate level of "excitement". However, maybe the success of the Corso upgrade, shortly after completion, might be people not realising where the money has been spent and having all the improvements looking like they have always been there, with the Corso returning to a degree of understated elegance.

The writer, as a member of the LMUD Committee, has always expressed confidence in this Committee due to the very experienced professional people that sit on the panel. However, we have to ensure that we do not lose sight of all the practical issues that are very important to the effective operation and presentation of the Corso, as we attempt to re-establish this unique thoroughfare as one of the great public spaces in Australia.

Please ensure that this letter replaces the "draft" that was tabled at last night's LMUD meeting. As discussed, I would like to address the meeting when the recommendation goes before Council, so that we get a clear undertaking from Council that the final design has to have the endorsement of the Chamber in accordance with the terms of our Memorandum of Understanding.

Yours truly,



Bob Smith  
President

## ATTACHMENT 2

### Corporate Planning and Strategy Division Report No. 68 The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process Letter from Manly Chamber of Commerce - Attachment 2

Notes from Meegan Clancy, Centre  
Manager, from Tuesday's  
Meeting 29.11.05 - Meeting  
with Business Community.

#### **Corso upgrade**

The Corso is a destination, a tourist attraction, a thoroughfare, a social meeting place, historical and a fluid retail environment.

A beautification project simply is not enough. Numerous elements need to be addressed to ensure this major upgrade will prolong the sustainability of the Corso, increase profitability for the businesses and in turn meet the needs of residents, tourists and business owners alike.

#### **Lighting**

Personally I love the look of fairy lights. I understand these already exist with generators, however have not been managed well. I'm interested as to the original installation date, cost and proposed ongoing costs. Is this something that could be resurrected?

Lighting is an important element for the darker months in winter to create a more vibrant atmosphere, and for a feeling of safety in the later hours. All shop owners will be encouraged to improve under awning and shop window lighting, however this is not reliable or enforceable, therefore lighting for all areas, especially some of the smaller lane ways to secondary shopping areas such as Rialto Square should be addressed.

#### **Security**

CCTV camera's running as a direct feed to the police station, with 24 hour surveillance.

Major streets throughout Australia have up to 40 cameras in their main malls, with a strong objection by the police for the use of off site security personnel manning the system.

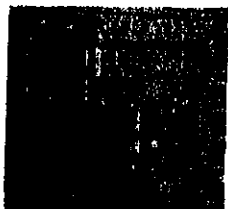
Cabling for a base location needs to be confirmed and installed during the upgrade.

#### **Signage**

I understand that way finding signage in is the pipe line; however there are numerous elements which are a necessity that also need to be addressed.

Directory boards for all business in Manly - minimised to approximately 4 in the Corso area.

Promotional Signage i.e. Sydney City banner program.



**Paving**

A material which can be cleaned easily is long lasting and is easily removable / replaceable in sections for any future council works. I am highly against cobbled paving. Take a woman in stilettos, a mother with pram, or elderly with walking stick on the cobbled paving at the Opera House to see the result.

A material hardwearing, with a simple design is all that is necessary.

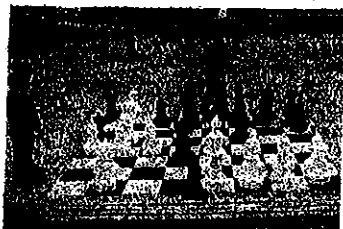
**Play area**

As much as it interferes with site line, I feel this is important; however a location near the outdoor cafe seating may be preferable? Perhaps even planning the play area into the sunken amphitheatre may be an option??

**Amphitheatre**

This needs to be a better use of space, however if it remains it does need to be reduced in size, flexible and shaded for use.

Perhaps the use of a life size chess board during the business week may add some vibrancy to this area?



**Vegetation**

Minimalist, simplistic and consistent. There is nothing more effective than a simply tree or plant running in a line i.e. the pine trees along Manly Beach front.

I like the quaintness of the current hanging baskets on the council lamp posts - very village style.

A suggestion to brighten the area but to remove the clutter is that similar to the Sydney CBD planter boxes. They are removable, low rise and

## ATTACHMENT 2

### Corporate Planning and Strategy Division Report No. 68 The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process Letter from Manly Chamber of Commerce - Attachment 2

create beautification and vibrancy for a 1 month period at the change of season and / or quieter periods of the retail calendar.



#### Protection

A seamless awning needs to be created down both sides of the Corso for rain free shopping. This can be easily implemented in gaps from property to property where existing awning does not overlap.

In addition, the possibility of removable canopies / sails to be installed in winter from central light posts to either side of the Corso (to building awnings) 5 m in width, with a 10m gap in-between would enable movement from either side of the Corso in wet weather.

It is important that Manly remains 'shopper friendly' for the locals in the colder months.



#### Overview

Ensure that the final design is not too directional or fashionable as it will date, and any 1 element may still be in use in 30 years time.

Consider the safety of all pedestrians is taken into consideration, i.e.

Option 2. encouraging pedestrian traffic down both sides of the Corso from the wharf end with the extension and slight movement of the Whistler St zebra crossing is fantastic.

Ensure Retailer site lines are taken into consideration by minimising any obstructions.

Be confident that the appointed architect has a firm understanding of all relevant elements, i.e. at last Thursdays Council Presentation, the presenter for Option 1. never once mentioned customers, retail or



## ATTACHMENT 2

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### Corporate Planning and Strategy Division Report No. 68 The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process Letter from Manly Chamber of Commerce - Attachment 2

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shopping within the Corso.

Applicable research is conducted on product durability, cleaning, wear and tear.

Consider the traffic forecast for the next 20 years, both pedestrian and vehicle.

People come to Manly for its social, and vibrant atmosphere created by its retail precinct.

Retailers would not exist without the people.

People would not come without the retail.

Therefore, the upgrade which is being paid for by the business and property owners must ensure the needs of the shoppers are met, in its most basic form. Easy, unobstructed, care free movement.

Attachment 3



**MANLY COUNCIL  
LANDSCAPE MANAGEMENT AND URBAN DESIGN SUB-COMMITTEE  
A PLAN FOR THE CORSO  
DESIGN COMPETITION ASSESSMENT**

**FOR LANDSCAPE MANAGEMENT AND URBAN DESIGN COMMITTEE**

Meeting: 30 November 2005

ITEM 5 A PLAN FOR THE CORSO

5.2 Recommendation/Nominations for successful consultant

**INTRODUCTION**

A select design competition was held for the Plan for the Corso. The LMUD Sub-committee and Manly Council staff prepared a Brief. Three consultants submitted conceptual designs for the competition:

- Hassell Pty Ltd
- Taylor Cullity and Lethlean
- Tom Heneghan and Michael Neustein

The Sub-committee has assessed the designs and its recommendation to the LMUD Committee follows...

**RECOMMENDATION**

- 1 The concept design submitted by Taylor, Cullity and Lethlean be selected as the winning entry for the Plan for the Corso select design competition.
- 2 Taylor, Cullity and Lethlean be engaged on a staged commission basis to develop the concept design in consultation with the Landscape Management and Urban Design Committee.
- 3 A developed design be placed on public exhibition and then, if required, further refined for development application.

**FUTURE ACTION**

If the above recommendation is to be accepted by Council, the Sub-committee believes that certain issues regarding design concerns, approximate cost estimates, timing and a potential fees agreement should be first dealt with before the commission to proceed is offered.

**ASSESSMENT OF COMPETITION ENTRIES**

The concept designs were reviewed by the LMUD Sub-committee and assessed in accordance with the following criteria based on the Brief:

- |                                  |                       |
|----------------------------------|-----------------------|
| • Vision                         | • Safety and Security |
| • Objectives                     | • Heritage            |
| • Town Centre Interrelationships | • Design              |
| • Elements                       | • Longevity           |
| • Amenity                        | • Workability         |
| • Environment                    | • Budget              |
| • Activity                       | • Inspiration         |
| • Traffic and Accessibility      |                       |

The scores for each out of a possible 45 points were:

- |                                      |           |
|--------------------------------------|-----------|
| 1. Taylor, Cullity and Lethlean      | 34 points |
| 2. Hassell Pty Ltd                   | 29 points |
| 3. Tom Heneghan and Michael Neustein | 24 points |

**QUALITATIVE REVIEW**

**Corporate Planning and Strategy Division Report No. 68  
The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process  
Landscape Management and Urban Design Sub-Committee Recommendation and Comments -  
Attachment 3**

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Individual professional members of the LMUD Sub-committee provided a qualitative review. Some edited comments are included:

**Taylor Cullity Lethlean (TCL) submission**

The TCL submission was the most refreshing of all the submissions because it was unique and not based on classical precedent or functional pragmatism. The design is progressive, taking the notion of this public space in a new and interesting direction. The concept somewhat challenges its audience with poetry, colour and whimsy...a totally new scenario. It also raises prospective concerns because it is so unique and singular in its approach. The work proposed would create an entirely new image for the Corso both in daytime and at night.

A sense of response to place permeates the whole solution. It has many either attractive or stimulating ideas and images. Whether enjoyed or not they are obviously products of a dedicated design team. Importantly they all come together as parts of a whole...they are cohesive and in total create a powerful composition.

The TLC submission ranks as the best and most creative submission and it is reasonable for LMUD Committee members to seek further clarification from the designers in terms of the issued brief. Clarifications and concerns raised should be answered as the process moves further into more detail.

The "wave pattern paving" was a clever response and is probably the schemes best single point, having been thought through right down to the detail. The pavement pattern is positive and different and can be made workable. Its visual strength will be retained when seen from eye level. The designers however should model any concerns about visual quality, as it may need to be modified to gain the best effect.

The palm tree theme is based on a good idea of cohesion that brings together the many disparate elements of the Corso. The choice of cabbage tree palms whether or not a good theme idea, ought not possibly occur in such numbers with the formal grid type arrangement. Abundant access to views of the sky and the building facades is very important as well as the notion of the 'open thoroughfare'. Placement within vehicle zones should be reviewed.

The Town Square forecourt is simple, provides good cross flow passage and also aligns appropriately with the Corso corridor.

The linear water feature is elegant and entertaining while being also a reflection on this place. Its inclusion brings a new dimension to the Corso - linking it with the ancient past as well as creating a strong aquatic and joyful connection of the two water bodies (ocean and harbour). Practical methods and functional application need further consideration.

The lighting concept is spectacular if not yet worked through. The catenary lighting has little precedence; therefore it would need to be thoroughly resolved in terms of simple questions that relate to function, effectiveness, access and maintenance.

The 'pebble theme' stage/play/seating structures are interesting and a playful and logical response to their patterned base. The type of structures used ought to avoid adding clutter to the new spaciousness that we have been aspiring to. Some of the furniture requires further thought to gain general acceptance. The cafe lease area requires more thought about furniture, cover and operation.

The amphitheatre is deleted and it is not obvious whether a concession is made to a defined and obvious space that will take its place.

## ATTACHMENT 3

### Corporate Planning and Strategy Division Report No. 68 The Corso - Upgrade Proposal - Report on Feedback from Exhibition Process Landscape Management and Urban Design Sub-Committee Recommendation and Comments - Attachment 3

#### **Hassell Pty Ltd submission**

The Hassell submission is a thoroughly considered development proposal. It is clean, refined and would be readily implemented. It would make minimum demands on Council, its advisors and the community. The design though has an urban quality that lacks a connectedness to the informal vitality that embodies Manly.

While the more predominant pavement pattern emphasises a thin striped cross-pattern design of no particular distinction, the broad background pavement of granite and honed concrete units would be stylish and serve well the pressing demand for an upgrade of the Corso's image and finishes. Nevertheless, the overall surface pattern treatment is disappointing.

The introduction of additional circular seating around tree bases is an attractive form that is already popular with Corso users. The duplication of the existing seating concept does not bring anything new or imaginative to what is already there.

Lifting the canopies of the fig grove in the harbour end entrance zone is desirable. Treatment at the Town Square entrance court is interesting and the alignment made with the Corso's corridor is pleasing.

A reduced and modified amphitheatre is a possible solution in relation to the intensifying crowd scene of the Corso. The high shade structures proposed have no special qualities but also conflict badly with the presence of the Corso's important building facades.

An unfortunate minor detail, though easily adjusted, is the placing of litter containers along the centreline. This helps to promote the sense of attractive clearer spaces being created but probably would not be practical.

The scheme is otherwise uncomplicated but perhaps falls short on inspiration.

#### **Tom Heneghan and Michael Neustein submission**

The submission is not favoured in spite of its highly sophisticated treatment, its presentation quality and the genuine dedication of its authors. It is an energetic and generous submission.

The reversion back to the styles and particular distinctions of the Corso in the 1920's seems to have no relevance to the Corso of today either in physical urban design terms or in relation to the cultural persona of today's population. The intensity of use and the casual/informal nature of those who make up the Corso's crowded pedestrian scene are opposed to the classical approach of the design theme.

The connection of the Cenotaph to St Matthews Church is tenuous and would be difficult to achieve in practice. Linking the brick paving in the Corso with the facades of the Church is an interesting idea. In support of its strong axial theme the design chooses to delete the two mature and prominent fig trees of the Town Hall forecourt. Similarly the grove of *Ficus hillii* in the entry zone of the Corso are removed in favour of symmetry and the objective of formal definition, whereas in summer a great many of Manly's residents and visitors earnestly seek shade when relaxing in the Corso.

The introduction of timber structures down the centre of the corridor appears to reduce the new spaciousness that is generally desired. The seating looked far too regimented and inflexible and will become an impediment to potential changes in the future.

**TO:** Planning and Strategy Committee - 12 December 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 69  
**SUBJECT:** Northern Sydney Aboriginal Social Plan  
**FILE NO:**

---

## SUMMARY

The Northern Sydney Aboriginal Social Plan 2005 - 2009 has been prepared following lengthy and detailed consultation. It is recommended for endorsement for Public Exhibition.

## REPORT

The Northern Sydney Aboriginal Social Plan 2005 - 2009 (which has been circulated under separate cover for the information of Councillors) is a regional plan part funded by an agreement of eleven Local Government Areas of Northern Sydney and DoCs that work in partnership to implement a coordinated approach to planning for Aboriginal and Torres Strait Islanders in the area.

The aims of the social plan are:

- \* To improve outcomes for the Aboriginal community living in Northern Sydney
- \* Improve coordination and relationships with government on Aboriginal issues
- \* Increase sharing and co-operation between individuals, groups, and agencies across Northern Sydney

The plan makes recommendations for actions based on consultation with the Aboriginal Community (two Community Consultation days and a Stakeholders' Forum and informal comments – all during 2005). The main themes emerging in the plan are:

- \* Sustainability
- \* Health and Wellbeing
- \* Housing
- \* Education and Employment
- \* Information and communication
- \* Culture and Heritage

A section for each theme outlines what the issues are and why the issue needs to be addressed and highlights gaps in existing services. The plan sets out actions for the funding bodies and other agencies to achieve these goals over the lifecycle of the plan.

## RECOMMENDATION

That Council endorse the report for public exhibition and that a subsequent report be submitted to Council for adoption.

## ATTACHMENTS

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 69 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 December 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 70  
**SUBJECT:** Proposed Amendments to Manly Development Control Plan for the Residential Zone 2001 – (Manly Residential DCP 2005)  
**FILE NO:**

---

## SUMMARY

- \* The Manly Residential DCP has been re-written and re-formatted to remove inconsistencies and anomalies in certain controls/provisions and to make the document easier to understand. No changes have been made to the primary standards and controls, but the objectives have been strengthened.
- \* Mapping errors have been corrected and the density and height control maps have been combined.
- \* This report provides for the inclusion of carports within the calculated floor space area by the introduction of a new standard – “Maximum permissible floor area” – which allows the use of the standard, and Court accepted, definition of floor area.
- \* Accessibility and adaptability provisions have been introduced.
- \* The report recommends the Council exhibit the amendments in accordance with Sec. 00 of the EP& A Act 1979.

## REPORT

### Background:

Manly Council at its meeting of 19 May 2003 resolved, inter alia:

*That Council staff investigate (including the definition of carports) whether an amendment is necessary to the Residential Development Control Plan (DCP) 2001 (specifically Development Standard 3.3 Floor space Ratio). In relation to single dwellings, as it relates to carports and garages...*

The issue was investigated and work-shopped by planners and assessment staff. Consequently it seemed appropriate that a revision of the whole Plan needed to be undertaken. The revised plan then became under the ambit of the Council's LEP/DCP Working Group. The working group subsequently met with "practitioners" – those who use the plan such as architects, builders and the like - and Community Precinct Forums to seek input to the revised plan. A copy of the draft Manly Development Control Plan for the Residential Zone - 2005 is attached for the information of Councillors.

### The Primary Amendments:

- \* The DCP has been re-written and reformatted to make it easier to understand. As a consequence it is a smaller more manageable document of about 40 pages – the existing document is almost 100 pages. Diagrams are limited to those considered essential to the interpretation of the DCP
- \* **New requirements** are included which require applicants to make an initial assessment of the potential to retain and adapt existing dwellings – rather than demolish – to:
  1. satisfy ESD principles in regard to energy and resource use; and
  2. promote the conservation of potential heritage items.
- \* **Adaptability and accessibility** requirements have been introduced.

**Corporate Planning and Strategy Division Report No. 70 (Cont'd)**

- \* A “**Building Envelope**” is to be introduced for single dwellings, which is established by setbacks, height plains and minimum landscape areas, as an alternative to FSR. This provision is currently being developed to include standards to reflect particular circumstances applicable to Manly LGA.
- \* The Site Management section is removed and is to become a “practice note” attached to approvals.
- \* Primary development standards are included in a Table near the beginning of document to provide a broad over-view.
- \* Sections addressing development standards are arranged in a more logical sequence.
- \* The Residential Density Control Map is also used as a reference for the Height Controls so only one map is required. Colours have been changed for clarity.
- \* Development controls/standards are essentially unchanged, with some minor “tweaking” to address anomalies and inconsistencies or to enhance a standard.
- \* The “gross floor area” definition has been standardised to be consistent with the Manly LEP 1988 and other planning instruments including the Model Provisions. This has led to the introduction of a new standard – “**Maximum Permissible Floor Area**” - to maintain the intent of the current non-standard definition.
- \* The following definitions have been amended;
  - **Ecologically sustainable development** – to make it self explanatory.
  - **Frontage** – to relate to rated frontage for interpretation of side setbacks.
  - **Soft open space** – planter box dimensions.
  - **Residential Density** – simplified.
  - Some other definitions have been subject to minor rewording for clarity.

New definitions and provisions have been included for;

- \* **BASIX** – The DCP now makes references to BASIX (the Building Sustainability Index) - a State Government initiative - which replaces or overrides the Council’s sustainability controls and policies insofar as they apply to new dwellings. BASIX will embrace additions to dwellings in the near future.
- \* **Maximum permissible floor area** – This provision has been introduced so that the maximum floor area of a development is similar to that which can be achieved under the current non-standard definition of “*gross floor area*” contained in the DCP, which includes garages/car parking in the calculation. This definition is in conflict with that adopted from the Model Provisions in the Manly LEP 1988 and other planning instruments. This inconsistency has often led to it being contested in appeals in the Land and Environment Court. The adoption of the standard definition should make the administration of Council’s policies and DCPs easier.
- \* Standards and controls have been amended for:
- \* **Cut and fill** – a 1m limit is proposed to prevent massive earthworks. The revised standard aims to prevent major excavations and earth works on development sites and is intended encourage applicant to design their dwelling having regard to the site’s constraints, rather than physically change the site to suite their dwelling. A section is included to address basement carparks.

**Corporate Planning and Strategy Division Report No. 70 (Cont'd)**

- \* **Parapet heights**, which are reduced from 1000mm to 600mm for aesthetic reasons.
- \* **Setbacks:** The potential for zero side boundary setback (for walls without windows) has been eliminated from Residential Density Sub-zones 1 and 2 – which have height limits of up to 12m and 10.5m – to eliminate a continuous “wall effect” to the street and impinging upon between building views and possibly, in the case of land adjacent to the Oceanfront, cause a potential reduction in late afternoon sunlight to the beach and possibly impede sea breezes from reaching properties inland from the oceanfront.

**Locality Specific and Special Provisions**

These are contained in Part F of the Plan. New controls, standards and advices have been introduced, including;

- \* Development in the Foreshore Scenic Protection Area which extends the limited considerations contained in Manly LEP 1988. The new considerations and standards draw from the draft Sydney Harbour Regional Environmental Plan and should encourage more sensitive design on the Harbour slopes.
- \* A reference to the separate (for the time being) DCP for Gurney Crescent and Clavering Road - part of the Seaforth surplus government lands area – is included.
- \* A fencing standard is proposed to part of French's Forest Road where properties share a double frontage with Macmillan Street. This should ensure a consistent approach to the question of which are front or rear fences in this locality.

**Other Amendments:**

A number of anomalies in the original document were logged by development control planners as they became apparent during the application of the Plan and in litigation. Some were due to misinterpretation or an unclear intent of some standards or clauses or the failure of the plan to address certain issues. There were also minor mapping areas in the Residential Density and Height Control maps. To this end the DCP has been amended to modify, clarify or include new provisions within areas of concern and also the Plan has been rewritten and restructured with the aim of making the document smaller and easier to comprehend. Superfluous clauses, diagrams and all photographs have been removed. The density and height control maps have been effectively combined by reference to density sub-zones in the height controls.

**Conclusion:**

The revised Residential DCP has been through a detailed review and it is now considered essential to seek input from the broader community prior to the adoption of this important Manly Document.

As a consequence of the LEP/DCP working group meetings with practitioners and precincts a number of minor amendments are to be included in the document prior to its exhibition, including those at Attachment “A” – Schedule of Input/Comments to Draft Residential DCP – 2005 and the Building Envelope provisions.

**RECOMMENDATION**

1. That upon the inclusion of foreshadowed amendments and pursuant to Cl.18 of the EP&A Regulation 2000 Manly Development Control Plan for the Residential Zone be exhibited for public comment.
2. A further report be presented to Council following the exhibition period.



**Corporate Planning and Strategy Division Report No. 70 (Cont'd)**

**ATTACHMENTS**

AT-1 Draft Manly Development Control Plan for the Residential Zone - 2005 45 page(s)

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 70 \*\*\*\*\*



# **Manly Development Control Plan for the Residential Zone - 2005**

DRAFT V30

**ATTACHMENT 1**

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**Corporate Planning and Strategy Division Report No. 70  
Proposed Amendments to Manly Development Control Plan for the Residential Zone  
2001 – (Manly Residential DCP 2005)  
Draft Manly Development Control Plan for the Residential Zone - 2005**

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**Manly Council  
Planning and Strategy Branch  
July 2005**

**mjb**

**ATTACHMENT 1**

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**Corporate Planning and Strategy Division Report No. 70  
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## ATTACHMENT 1

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7. Plant and Machinery Rooms
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### **Dictionary**

### **Residential Density Sub-zone Map**

## PART A

### Citation

**This Plan is called:**

**Manly Development Control Plan for the Residential Zone 2005.**

**Short title: Manly Residential DCP (2005)**

(It supersedes the Development Control Plan for the Residential Zone 2001 – Amendment 1)

The Plan was adopted by Manly Council at its meeting of ----- and it applies to all residential development to be carried out in the Residential Zone under Manly Local Environmental Plan 1988.

The Plan became effective on -----.

Henry T Wong  
**General Manager**

**Corporate Planning and Strategy Division Report No. 70  
Proposed Amendments to Manly Development Control Plan for the Residential Zone  
2001 – (Manly Residential DCP 2005)  
Draft Manly Development Control Plan for the Residential Zone - 2005**

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## **Preamble**

This Plan provides controls, considerations and requirements for development in the Residential Zone under Manly LEP 1988. It applies to all forms of residential development in the zone with the objectives of this Plan also applying to residential development in other zones and non-residential development in the Residential Zone.

### **Objectives**

The objectives of this Plan are:

- a) To replace the DCP for the Residential Zone, 2001 - Amendment 1.
- b) To ensure that residential development protects and conserves the natural and cultural environment of the Local Government Area (LGA).
- c) To encourage the retention and adaptation of existing dwelling.
- d) To increase the availability and variety of dwellings to enable population growth without having adverse effects on the character, amenity and natural environment of the residential areas.
- e) To identify the characteristics of the residential zone that require protection and to develop standards that encourage that protection.
- f) To protect the amenity of existing and future residents.
- g) To encourage ecologically sustainable development, which, for the purposes of this clause means, development that meets the needs of the present without compromising the future by integrating the protection of ecological processes and natural systems with the social and economic need of the community.
- h) To minimise the impact of new development, including alterations and additions, on
  - i) privacy, views, solar access and general amenity of adjoining and nearby residences.
  - j) To provide for view sharing for both existing and proposed development.
  - k) To maximise the provision of open space for all residential development.
  - l) To provide for the minimisation and management of waste generated by development.
- m) To protect the environment during demolition, site works, and construction phases of development.
- n) To provide for off-street car parking relative to dwelling type.
- o) To ensure protection of environmentally sensitive localities.
- p) To encourage a responsible development approach resulting in design of architectural merit that interprets and complements site characteristics, streetscape and the surrounding built and natural environment.
- q) To encourage the preservation of heritage listed buildings and buildings in conservation areas.

### **Other Plans and Policies**

This plan is to be read in conjunction with the current edition of:

Manly Local Environmental Plan 1988  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development  
Manly Development Control Plan for Access  
Manly Section 94 Contributions Plan 2004  
Manly Development Control Plan for Notification  
Manly Development Control Plan for Waste Management and Minimisation  
Manly Development Control Plan for Landslip and Subsidence  
Manly Sedimentation Control Policy  
Manly Development Control Plan for Backpacker Accommodation  
Manly Development Control Plan for Gurney Crescent and Clavering Road, Seaforth  
The Building Code of Australia

### **The Development Application (DA)**

## ATTACHMENT 1

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### Corporate Planning and Strategy Division Report No. 70 Proposed Amendments to Manly Development Control Plan for the Residential Zone 2001 – (Manly Residential DCP 2005) Draft Manly Development Control Plan for the Residential Zone - 2005

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Prior to the preparation and lodgement of an application it is recommended a "pre-lodgement meeting" be held with a Council assessment officer. For further information, and to arrange an appointment, contact the Council's Customer Service Centre.

A **DA package** containing all the relevant documentation and checklists to aid in the lodgement of an application is available on CD from the Customer Service Centre or at [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au).

**Note:** Photographs showing the development site and its setting in the streetscape are to be lodged with the DA and a scale model is required for all residential development exceeding two dwellings



## PART B

(Primary Considerations and Actions)

### Retention and Adaptation of Existing Dwellings

Manly Council promotes the retention and adaptation of existing buildings rather than their demolition and replacement with new structures. Prior to preparing a development application an **assessment** is to be undertaken to determine the degree to which any existing building on the land should be retained and appropriately adapted in order to:

1. Meet ecologically sustainable development principles by conserving resources and energy and reducing waste from any demolition process.
2. Conserve the cultural heritage of the existing building and that of the locality.

The assessment shall accompany any development application.

**SPECIAL NOTE:** Any development application requiring the **demolition, or partial demolition**, of a building within the Residential Zone under Manly LEP 1988, all subsequent new works shall comply with the objectives, standards and controls in this Plan. In the case of partial demolition, all remaining walls must be certified structurally sound and are not to be reconstructed during the development process unless in accordance the provisions of this Plan and upon the determination of an amended development application.

### Site and Locality Analysis

Before preparing an application and plans, consideration shall be given to designing the new development within the context of its site constraints and those of its immediate locality. To this end a broad locality analysis and a detailed site analysis shall accompany any application for development.

#### Locality analysis

This can be in the form of a written statement and can be included in the statement of environmental effects. It should assess the following matters in the sphere of influence of the development site.

- Topography and vegetation.
- Allotment size and orientation.
- Building form, scale and architectural style.
- Dominant roof forms.
- Dominant building material and colours.
- The streetscape.
- Private and public views.

#### Site analysis

The site analysis establishes the context of the proposed development by identifying and graphically illustrating:

- a) the site and localities opportunities and constraints and their influence on design etc.
- b) the potential impacts of the proposed development on adjoining sites, critical habitat and the streetscape.
- c) how the proposed development relates and responds to these influences.

## ATTACHMENT 1

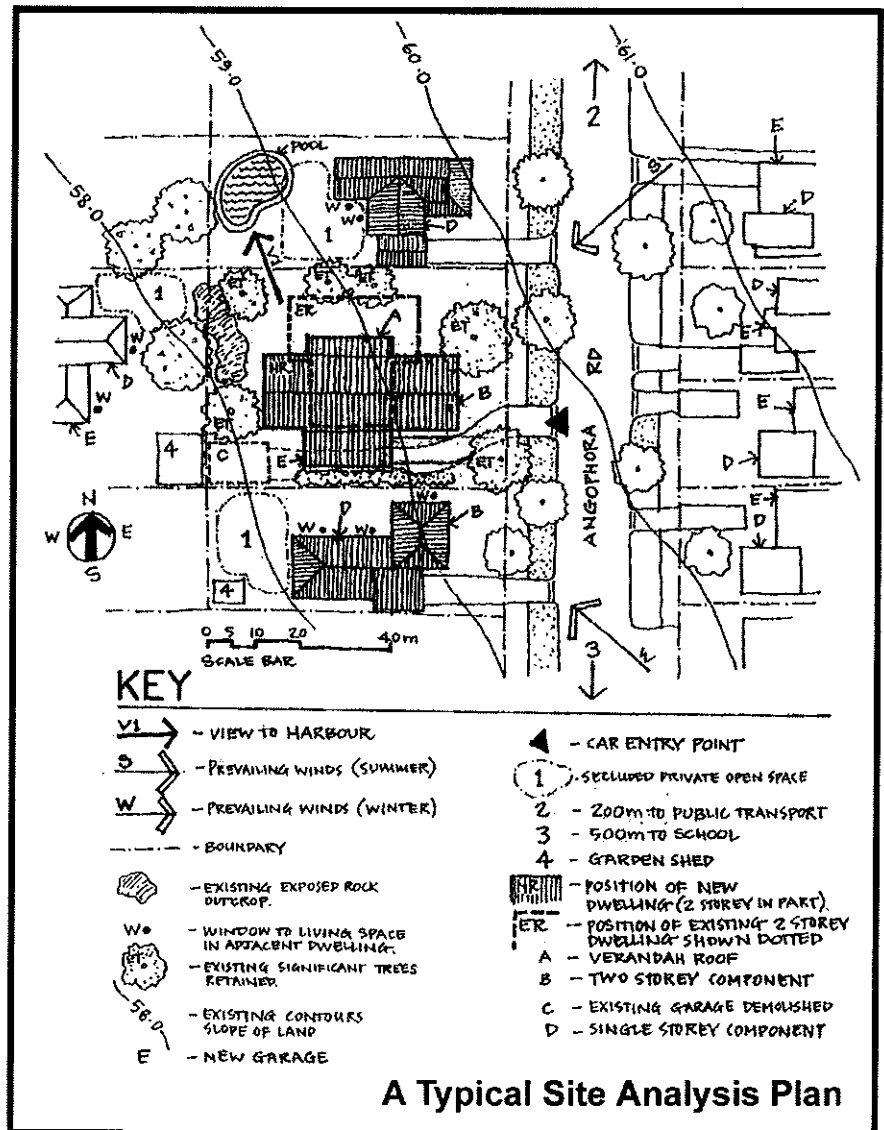
### Corporate Planning and Strategy Division Report No. 70 Proposed Amendments to Manly Development Control Plan for the Residential Zone 2001 – (Manly Residential DCP 2005) Draft Manly Development Control Plan for the Residential Zone - 2005

The **site analysis plan** shall be drawn to a scale of 1:100 and shall identify on the plan:

- the site boundaries and dimensions
- true north
- adjoining streets and any easements or rights of way
- location of proposed development
- location and use of existing development and extent of any demolition
- existing contours, slope and spot levels as necessary
- prevailing winds in summer and winter
- existing native vegetation, significant trees, natural drainage patterns
- location of other significant natural features eg. watercourses/gullies, rock outcrops, cliffs and bushrock etc.
- view lines
- vehicular crossings
- pedestrian paths and cycle ways
- drainage lines and services
- extent of any existing and proposed cut and fill
- form of existing boundary walls, retaining walls and fences
- contaminated soils
- items of environmental heritage
- potential noise sources

And it is to include the following details of adjacent and nearby properties

- the location, siting and use of adjacent and nearby buildings
- abutting private open space and location of main living area windows ie. lounge room, kitchen, study, dining room
- views, solar access and acoustic privacy enjoyed by adjacent and nearby residents
- trees with a height of 3m or more within 3m of common boundaries
- items of environmental heritage
- the location and height of existing walls and retaining walls built near or on the site boundaries
- the characteristics of any adjacent public open space
- features such as power poles, street trees, kerb crossings, bus stops, other services
- the differences in levels between adjacent properties and the development site.



**ATTACHMENT 1**

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## Design

This section discusses general design criteria and is to be read in conjunction with the following sections addressing excavation, storm water controls and heritage considerations as well as the specific development controls and standards in Part D, all of which may influence design.

New development is to be sited and designed to optimise energy conservation and sustainability in accordance with current **BASIX** legislation.

**BASIX** (the Building Sustainability Index), is a web-based planning tool that measures the potential performance of new residential dwellings against a range of sustainability indices: Energy, Water, Thermal Comfort, Stormwater, and Landscape. By reducing the environmental impact of these features, new dwellings are more comfortable and cheaper to run than most existing homes.

BASIX ensures each dwelling design meets the **NSW Government's targets** of a 40% reduction in water consumption and a 25% reduction in greenhouse gas emissions, compared with the average home. The greenhouse target will increase to 40% from July 2006.

Compliance with these targets is demonstrated through the completion of a BASIX assessment and the issuing of a **BASIX Certificate**, which is to be lodged with your development application.

The BASIX online assessment requires information about the proposed development, such as site location, dwelling size, floor area, landscaped area and services. BASIX compares the proposal to average existing homes. The proposal is scored according to its potential to consume less mains supply water and energy than an average existing home.

BASIX simplifies the process by establishing **one set of sustainability standards** for all residential development proposals in NSW. BASIX establishes a set of quantifiable targets, providing certainty for applicants by ensuring that they understand what is expected and how buildings must be designed in order to meet these standards.

### The site

The design of development shall respond to the slope of the site, with the aim of minimising loss of views and amenity from public and private spaces. The lower side of the site, whether to the foreshore or a street, needs to integrate the design of the building with the topography by minimising its height and bulk. Large undercroft spaces can be avoided by integrating the building into the slope.

Development on steeply sloping sites will require preliminary geotechnical investigation in accordance with the Manly DCP for Landslip and Subsidence 2001.

Development adjacent to areas of native vegetation should be sympathetic to the natural environment in order to protect and enhance the area as habitat for native fauna.

### Landscaping

The design, quantity and quality of open space provided for a development should respond to the character of the area. In low density areas, open space should dominate the site. Within higher density areas the provision of adequate private open space and landscaped areas are to maximise resident amenity.

Site works shall be minimised to protect natural features.

### Roofs

## ATTACHMENT 1

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### Corporate Planning and Strategy Division Report No. 70 Proposed Amendments to Manly Development Control Plan for the Residential Zone 2001 – (Manly Residential DCP 2005) Draft Manly Development Control Plan for the Residential Zone - 2005

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Roof forms should complement the predominant form in the locality and in particular those of adjacent buildings. They should be designed to avoid or minimise loss of views from adjacent and nearby properties and public spaces.

#### **Building form**

The design of developments adjacent to heritage properties shall address and complement the built form and style of that property to preserve the integrity of the item.

Developments should complement the predominant building form, distinct building character, and architectural style in the locality.

In lower density areas setbacks should be maximised to enable open space to dominate buildings, especially on the foreshore.

When building on sloping sites, any supporting undercroft structure shall be integrated into the architectural design of the building.

Elevated open space terraces or pools should not be constructed on extended columns, or dominate adjoining sites.

In higher density areas careful consideration should be given to minimising any loss of sunlight, privacy and views of neighbours. This is especially relevant in the design of new residential flat buildings adjacent to smaller developments.

The apparent bulk and design of a development should be considered and assessed from surrounding public and private view points. The development should not detract from the scenic amenity of the area.

To assist ventilation, rooms accessing balconies shall include a separate opening window as well as a door.

#### **Building materials**

Building materials and finishes shall reflect or complement those dominant in the locality.

The use of plantation or recycled timbers in construction and finishes is preferred.

#### **Fences and walls**

The siting, height and form of boundary fences and walls should reflect those dominant in the locality, and in particular those of the adjacent properties.

Boundary fences or walls shall not be erected where they would be in conflict with the character of the locality.

#### **Vehicular access**

Driveway crossovers shall be minimised and garages and carports adjacent to the front property boundary shall not be considered if there is a reasonable alternative location.

Where possible, developments shall provide on-site parking and the ability for vehicles to enter and exit the site in a forward direction.

Developments on sloping sites shall be designed to avoid the need for elevated ramps and similar structures to access car parking areas.

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**Corporate Planning and Strategy Division Report No. 70  
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2001 – (Manly Residential DCP 2005)  
Draft Manly Development Control Plan for the Residential Zone - 2005**

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## **Excavation and Earthworks**

### **Objectives**

To respect the existing landscape and limit change to the topography and vegetation of the Manly Local Government Area by:

- a) Limiting excavation, "cut and fill" and other earthworks on sloping sites,
- b) Discouraging the alteration of the natural flow of ground and surface water,
- c) Ensuring that development not cause sedimentation to enter drainage lines (natural or otherwise) and waterways,
- d) Limiting the height of retaining walls and encouraging the planting of endemic plant species to soften their impact.

### **Controls**

- a) Excavation shall be generally limited to 1000mm below natural ground level.
- b) Fill shall be limited to 1000mm above natural ground level.
- c) Earthworks shall be limited to that part of the site required to accommodate the building and its immediate curtilage.
- d) Natural (undisturbed) ground level shall be maintained within 900mm of side and rear boundaries.
- e) Excavation under the canopy of any tree (including those on neighbouring properties) will only be permitted providing its long-term survival and stability is not jeopardised. (To be supported by documentation from an arborist).
- f) Retaining walls within 900mm of the front boundary shall not exceed 1.0m above natural ground level.
- g) On steeply sloping sites, pier and suspended slab or an equivalent non-invasive form of construction technique shall be used to minimise earthworks and vegetation loss.
- h) Undercroft areas must be presented as a positive space and integrated into the design of the building by use of appropriate landscaping and/or the retention of natural features and vegetation where possible, having regard to the volume of the space and its orientation.
- i) Only natural rock, gravel or sand material (not builder's waste or demolition materials), obtained from approved sources, shall be used as fill.
- j) Approved sediment, siltation and stormwater control devices shall be in place (and maintained) prior to and during the carrying out of any earthworks and other works on the site.

### **Basement Car Parking Areas**

Excavation for basement car parking areas may be permitted provided the application is accompanied by a geotechnical survey which addresses:

- The stability of the site
- The method of excavation
- The impact of excavation on adjoining properties
- The impact of excavation on ground water flows
- The impact of excavation on acid sulphate soils
- The impact on natural features
- Methods of stormwater collection and disposal during the excavation and construction period and,

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- Which provides advice on implementing necessary mitigating measures.

## Stormwater Control

### Objectives

- a) To manage urban stormwater within its natural catchments and within the development site.
- b) To provide that stormwater drainage not degrade the water quality of the catchments or cause erosion and sedimentation
- c) To manage construction sites to prevent environmental impacts from stormwater.
- d) To protect downstream properties from flooding and stormwater inundation.
- e) To promote ground infiltration of stormwater where there will be no negative (environmental) impacts.
- f) To encourage on-site stormwater detention, collection and recycling.
- g) To make adequate arrangements for the ongoing maintenance of stormwater facilities and devices.

### Controls

- a) All developments must comply with the "Council's Policy for Stormwater Control", "Specification for On-site Stormwater Management 2003" and "Specification for Stormwater Drainage". Copies of these documents are available from the Council's Customer Service Centre or at [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au).
- b) Stormwater disposal systems must provide for natural drainage flows to be retained as much as possible.
- c) Native, endemic plant species or fruit trees (or a combination) shall be planted in soft landscaping areas.
- d) Pervious surfaces and paving shall be used for driveways, pathways and courtyards.
- e) Implementation of and the on-going maintenance of stormwater management measures in accordance with Specification for Stormwater Management.
- f) Notwithstanding the prevailing BASIX water conservation targets, the collection of rainwater/run-off for non-potable uses exceeding the target is encouraged.
- g) A qualified drainage/hydraulic engineer shall design all stormwater controls, devices and water storage systems.

## Heritage Items and Development in Conservation Areas

This section applies to Items of Environmental Heritage listed in Manly Local Environmental Plan 1988 and development in Conservation Areas under that Plan, as well as other items – buildings or otherwise - which may have potential heritage significance or have a potential impact on a heritage item.

### Objectives

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- a) To retain and conserve Items of Environmental Heritage and/ or Conservation Areas, and properties of potential heritage significance.
- b) To ensure any modification to heritage items, potential heritage items or buildings within conservation areas is of an appropriate design that does not alter or challenge the significance of the item or the locality.
- c) To ensure that development in the vicinity of heritage items, potential heritage item and/ or conservation areas, recognises and protects the significance of those items identified at local, state or national levels.
- d) To ensure that any modification to any heritage item, potential heritage item or building within a conservation area is guided by the principles set out in the current Australia ICOMOS Burra Charter.

#### **Controls and considerations**

- a) Development applications lodged for any works to heritage items or buildings within a conservation area, or new buildings within a conservation area shall be accompanied by a Statement of Heritage Impact, or for items of State or National significance, a Conservation Management Plan, prepared by a qualified heritage consultant.
- b) Development applications lodged for any works to properties which are subsequently assessed by the Council to be of potential heritage significance shall be augmented by a Statement of Heritage Impact, prepared by a qualified heritage consultant.
- c) Development applications for works adjacent to, or near heritage items, or heritage conservation areas shall address the impact of the proposed development on the heritage significance of the heritage item or area. The DA Shall demonstrate the proposed works will not significantly alter the heritage the heritage significance of an item or the character of the locality. In such circumstances the Council may request the preparation of a Heritage Impact Statement prepared by a qualified heritage consultant. The heritage impact assessment shall demonstrate that all possible means of mitigating any negative impact on the item have been addressed.
- d) Alterations and/or additions to heritage items, potential heritage items or buildings within conservation areas shall not detract from their heritage significance of the item or place.
- e) Alterations and/or additions to buildings near heritage items shall not detract from the heritage significance of the items.
- f) New development in the vicinity of heritage items shall not necessarily seek to replicate heritage details or character of buildings, but complement and respect the form and scale of the original buildings on site the surrounding area.
- g) Alterations or additions to heritage items or buildings within a conservation area shall not overwhelm, dominate or challenge the existing building or structure
- h) Alterations to roofs shall be sympathetic to the style of the heritage item or building within a conservation area. Roofs shall retain their original and traditional form and original cladding – including slate.
- i) Original architectural detailing such as barge board, finial trim, window awnings and front verandas shall be retained. New detailing shall be complementary to the character of the item.
- j) Original wall treatments shall be retained. Modifications to face brick dwellings shall use original style of bricks, window heads, mortar joints and other building details.
- k) Face brickwork shall not be painted or rendered. Original face brickwork shall be restored to its original unpainted state.



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- l) When new windows are to be inserted into the existing fabric of a heritage item, ensure that the size, proportion and type of windows shall be compatible with the building's architectural style/period.
- m) When cement render is used it shall be complementary to the heritage architectural style. Rough cast, pebbledash and smooth render have been used in different ways and applied to different architectural elements. The material must be consistent with the building form, style and period.
- n) Colour schemes and repainting shall be articulated in the same manner as the original colour rendering of the building. Contemporary colours are not discouraged, but should be combined in a complementary way. Single colour solutions are not permitted.
- o) The removal of original fabric shall be avoided in order to retain the integrity of the heritage item or conservation area.
- p) New landscaping shall be sympathetic to the heritage significance of the item or building within a conservation area. An appropriate setting for the item shall be retained and maintained.
- q) Modifications to the front fence and garden of a heritage item or buildings within a conservation area shall be designed and constructed in materials that contribute to and not detract from the historic style of the building and character of the area.
- r) Original fences shall be retained and refurbished, where possible. New fences shall be sympathetic in colour, material and design and shall not detract from the heritage significance of the building or locality.
- s) Garages and carports shall not be constructed forward of the building alignment of a listed heritage item or a buildings within a conservation area.

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# PART C

(DEVELOPMENT STANDARDS)

The following summary of Principal Development Standards is to be read in conjunction with the detailed standards which follow in this Plan.

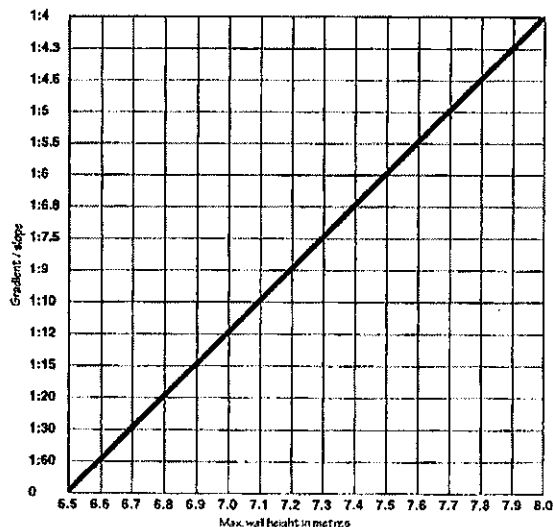
## Principal Development Standards

Density Sub-zone (See Map)	Min. Site Area (square metres)	Dwelling Density (dwellings/sqm)	Maximum Floor Space Ratio ★	% Open Space per Site. (minimum of any dimension 2m)		Wall Height (metres) (plus 3m. for roof structure) Level Sites	Setbacks (metres)		
				Minimum	% of open space as permeable area		Front	Side	Rear
1 red	250	1/50	1.5:1	45	25	12.0	6.0 *	1/3 of adjacent wall height	8.0
2 yellow	250	1/150	0.75:1	50	30	9.0 - 10.5 □			
3 green	250	1/250	0.6:1	55	35	6.5 – 8.0 ■			
4 orange	300	1/300	0.5:1	55	35				
5 blue	500	1/500	0.45:1	55	35				
6 pink	600	1/600	0.45:1	55	35				
7 mauve	750 (<1:6 slope) 950 (>1:6 <1:4) 1150 (>1:4 slope)	1/750 (<1:6 slope) 1/950 (>1:6 <1:4) 1/1150 (>1:4 slope)	0.4:1	Minimum Private Open Space: Dwelling House 18sqm. Dwellings 12sqm		Sloping Sites: ■ refer Table 1 □ refer Table 2	* Or prevailing street setback		

★ See "Maximum Permissible Floor Area" control

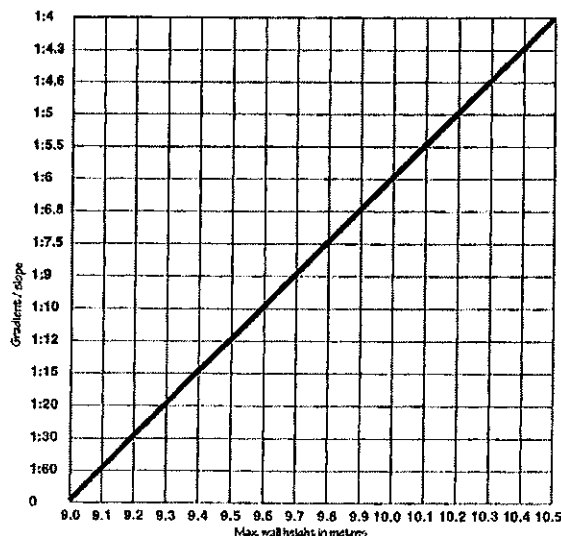
## Wall Heights

**Table 1**



**Density Sub-zones 3, 4, 5, 6 & 7**

**Table 2**



**Density Sub-zone 2**

## Dwelling Density and Subdivision

The residential zone is divided into density sub-zones. This section addresses each sub-zones maximum dwelling density or allotment size (subdivision).

### DWELLING DENSITY

#### Objectives

- a) To regulate the number of dwellings in specific areas.
- b) To assist promote a variety of dwelling types and residential environments in the LGA.
- c) To assist in maintaining the character of the locality.
- d) To limit the impact of residential development on existing vegetation and topography.
- e) To sustainably exploit the use of existing infrastructure.

#### Controls

The following table establishes the maximum permissible residential density and minimum allotment size in each sub-zone.

Map A illustrates the extent and location of each residential density sub-zone.

#### Residential density

Sub-zones	Site slope	Maximum density	Minimum site area/allotment size
Sub-zone 1		1 dwelling/ 50m <sup>2</sup> of site area	250m <sup>2</sup>
Sub-zone 2		1 dwelling/ 150m <sup>2</sup> of site area	250m <sup>2</sup>
Sub-zone 3		1 dwelling/ 250m <sup>2</sup> of site area	250m <sup>2</sup>
Sub-zone 4		1 dwelling/ 300m <sup>2</sup> of site area	300m <sup>2</sup>
Sub-zone 5		1 dwelling/ 500m <sup>2</sup> of site area	500m <sup>2</sup>
Sub-zone 6		1 dwelling/ 600m <sup>2</sup> of site area	600m <sup>2</sup>
Sub-zone 7	Less than 1 in 6 - - - -	1 dwelling/ 750m <sup>2</sup> of site area	750m <sup>2</sup>
	Between 1 in 6 and 1 in 4 - - - - -	1 dwelling/ 950m <sup>2</sup> of site area	950m <sup>2</sup>
	Greater than 1 in 4 - -	1 dwelling/ 1150m <sup>2</sup> of site area	1150m <sup>2</sup>

#### Note:

1. The above provisions do not apply to family flats.
2. In determining site slope in density sub-zone 7, the 'site' is taken to be the total area of the original allotment(s) prior to any subdivision under this plan.

## SUBDIVISION

#### Objectives

- a) To regulate the density of allotments in specific areas.
- b) To promote a variety of allotment sizes, residential environments and housing diversity.
- c) To maintain the character of the locality and streetscape.
- d) To limit the impact of subdivision on existing vegetation and topography.
- e) To sustainably exploit the use of existing infrastructure.

#### Allotment size

Refer to the Residential Density Table to determine the minimum allotment size for each residential density sub-zone.

#### Matters to be considered

The following issues shall be considered with any subdivision application and any resultant adverse impacts – environmental or otherwise - minimised or resolved and addressed in the accompanying documentation.

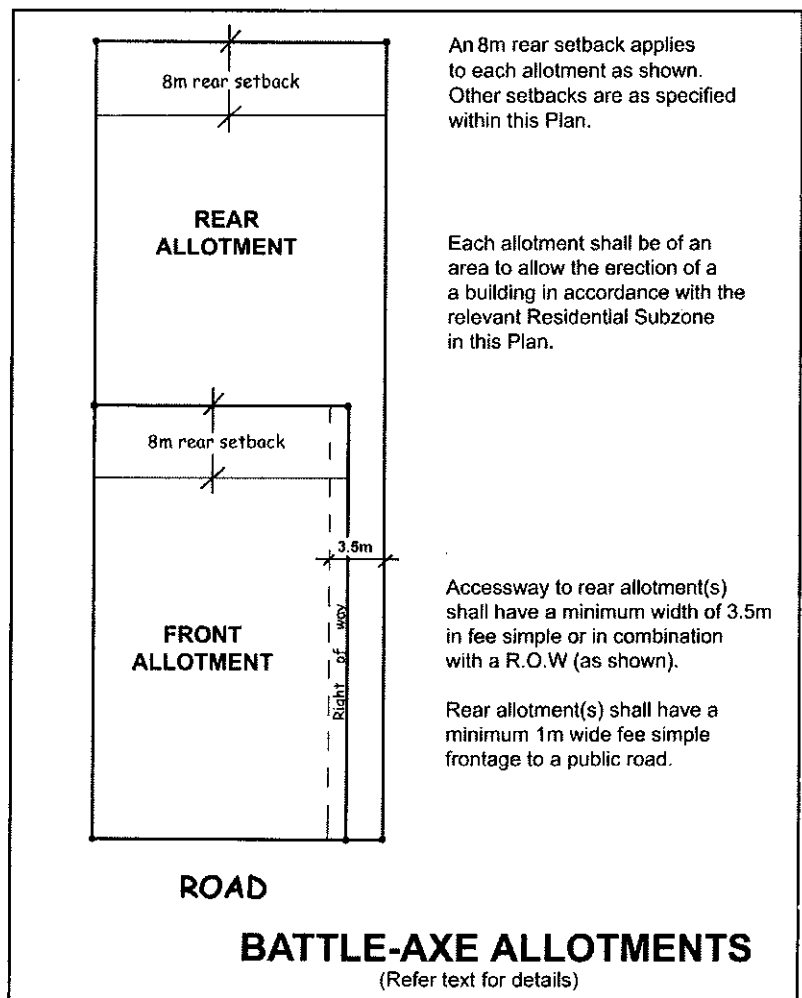
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- The orientation of the allotments to maximise energy efficiency for future development under the BASIX system.
- Complementing the prevailing subdivision pattern
- Existing vegetation, topography and natural features.
- Stormwater management.
- Easements and servicing requirements.
- Vehicular access.

#### Controls

- Each allotment shall have a minimum 1m wide, fee simple, frontage and adequate vehicular access to a public road, which may not necessarily include the minimum 1m frontage.
- In density sub zones 4 to 7 the residential density controls determine the minimum allotment area for a real property subdivision.
- In density sub zones 1 to 3 the minimum allotment size for a real property subdivision shall be 250m<sup>2</sup>.
- An application for the subdivision creating allotments less than 500m<sup>2</sup> must identify on the subdivision plan that a dwelling can be successfully accommodated on each allotment, in compliance with this Plan.
- The re-configuration of existing allotments within a subdivision shall comply with this Plan.
- Battle-axe allotments shall provide a 3.5m wide vehicular access way to a public road or place in fee simple, or by right(s)-of-way or in combination. Driveways longer than 30m may require the provision of a passing bay.



**NOTE:** For carriage way width and construction specifications refer to the Council's Specification for Civil Infrastructure Works, Development and Subdivision, available from the Customer Service Centre.

## Floor Space Ratio

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Floor Space Ratio (FSR) is the ratio of the **gross floor area** to the **site area**. It is used to control the amount of floor area within a development and contributes to controlling the bulk of the building and its impact on adjoining properties and the streetscape.

#### Objectives

- a) To assist control the bulk of buildings.
- b) To ensure the scale of development does not obscure important landscape features.
- c) To ensure the scale of development is consistent with the existing and desired character of the residential areas.
- d) To minimise disruption to views and loss of privacy to adjacent and nearby development.
- e) To provide sunlight access to private open spaces within the development and maintain adequate sunlight access to private open spaces and to habitable rooms of adjacent dwellings.

#### Controls

- 1) The maximum floor space ratio allowable in each residential density sub-zone is as shown in Part B – Table 1.
- 2) On **existing allotments** which are less than the minimum site area required in the relevant density sub-zone, the Council may consider a variation to the floor space ratio/maximum permissible floor area using calculations based on the minimum allotment size for that sub-zone, provided it can be demonstrated the objectives and other controls in this Plan can be achieved.

## Maximum Permissible Floor Area

**All residential development** is subject to a **maximum permissible floor area**, which, with other controls, aims to limit building bulk and scale.

The **maximum permissible floor area** for a residential development is the building's **gross floor area, minus**

- the internal floor area of any garage or enclosed or partially enclosed parking area; **minus**
- any below ground, or partially below ground, parking area and storage area, in which the floor above protrudes more than 1m above natural ground level; **minus**
- that part of the floor area of any carport which creates the capacity for the parking of more than two cars, based on the minimum parking space dimensions being 2.5m x 5.5m.

## Building Height

Building height is regulated by applying standards for the maximum height of external walls and roof structures within density sub-zones.

#### Objectives:

- a) To regulate the height of buildings by specifying maximum wall and roof/ridge heights.
- b) To assist control the bulk of buildings.
- c) To provide for building heights that are consistent with the prevailing building heights in the locality.
- d) To minimise disruption to views from adjacent and nearby residential development and from public spaces.
- e) To allow sunlight to penetrate private open spaces within the development site.
- f) To assist maintain adequate sunlight penetration to private open spaces and the windows to the living spaces of adjacent residential development.

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#### Controls

On **level sites** the maximum external wall height measured to the underside of the top most ceiling shall be:

- a) In density sub-zones 3, 4, 5, 6 and 7: **6.5m.**
- b) In density sub-zone 2: **9.0m.**
- c) In density sub-zone 1: **12.0m.**

#### Note: Special Circumstance

Land in SP56467, SP11988 and SP57467 is excluded from the Height Controls applicable to Residential Density Sub-zone 2. Height Controls applicable to Residential Density Sub-zones 3 to 7 apply.

On **sloping sites** the maximum external wall height shall be interpolated from the **graphs at the beginning of this Part.**

The **gradient/slope**, for the purpose of calculating wall height, is the slope of the land (at natural ground level) along the length of the proposed wall expressed as a vertical to horizontal ratio.

#### Number of storeys

Other than within density sub-zones 1 and 2, and notwithstanding the provisions of specific numerical height controls, buildings shall not exceed two storeys unless specific physical site constraints warrant voiding this requirement.

#### Roof height

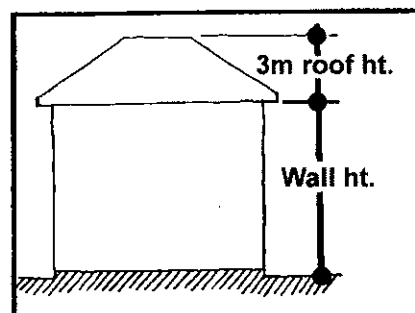
Roof structures shall not extend beyond 3m above the actual (not the calculated maximum) external wall height.

Parapets may extend 600mm above the proposed external wall height where it is considered by the Council to be appropriate to the design of development.

Lift structures may not protrude above the maximum roof height.

#### Roof pitch

The maximum roof pitch shall not to exceed 35 degrees otherwise it shall be considered as an external wall and will be subject to wall height controls.



#### Rooms within the roof structure

Habitable rooms situated substantially above the maximum allowable wall height and/or within the roof structure shall only be permitted where it can be demonstrated that they do not detract from the character nor integrity of the roof structure and will not adversely impact on the amenity of adjacent and nearby properties and the streetscape.

The placement and design of dormer windows shall compliment the roof structure and reflect the character of the building.

#### Crown of Road (Refer Part E – Maintenance of Views)

In specific locations the height of the building (including the roof structure) shall not exceed the height of the crown of the adjacent road pavement.

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#### Existing buildings

Where an existing building exceeds the maximum heights permissible in this plan, any alterations and/or additions to the building shall not increase the overall height of the building.

#### Conservation areas

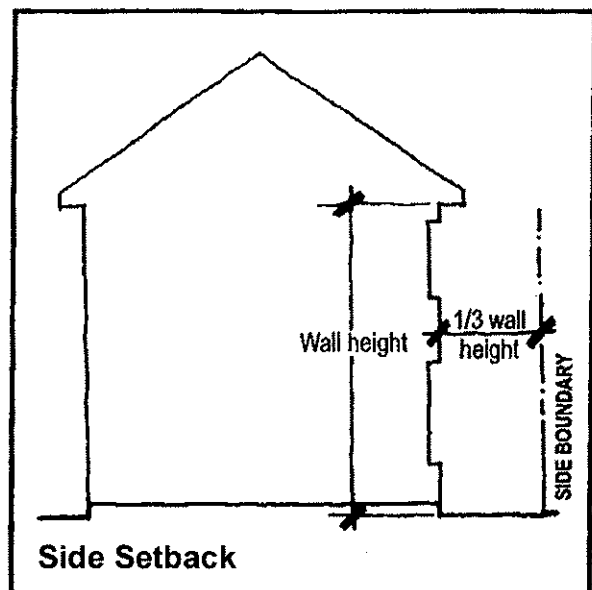
To retain architectural and historical features of buildings in conservation areas, parapet walls and other architectural embellishments within the 3m roof limit may be acceptable, providing these features are consistent with the architectural character of the locality and the objectives of this Plan.

## Setbacks

This section addresses the buildings setback from its property boundaries.

#### Objectives

- To maintain and enhance the existing streetscape.
- To provide privacy.
- To provide equitable access to light and sunshine.
- To promote flexibility in the siting of buildings.
- To facilitate view sharing.
- To accommodate planting, including native vegetation and endemic trees.
- To control the nature of development adjoining specific open space lands and national parks so as not to unduly detract from the nature of those lands and to satisfy the provisions of SEPP 19 - Urban Bushland.
- To maintain adequate space between buildings to limit impacts on views and vistas from private and public spaces.



#### Controls

**Front setbacks** shall relate to the front setbacks of neighbouring properties and the prevailing setbacks in the immediate vicinity. If there is not a consistent or established setback, a **6.0m setback** applies.

Projections into the front setback may be accepted for unenclosed balconies, roof eaves, sun-hoods, chimneys, meter boxes and the like, if it can demonstrate there will be no adverse impact on the streetscape or adjoining properties.

**Side setbacks** shall provide sufficient access to the side of properties to allow for property maintenance, planting of vegetation and sufficient separation from neighbouring properties.

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- a) In all residential sub-zones, the setback between any part of a building and the side boundary must not be less than **1/3 the height** of the adjacent external wall of the proposed building.
- b) Windows facing a boundary are to be setback a minimum of 900mm from that boundary.
- c) For secondary street frontages – corner allotments - the side boundary setback standard will apply unless a prevailing setback exists. In such cases the prevailing setback of the neighbouring properties shall be used.

The following clauses **do not apply** to residential density **sub-zones 1 and 2**, but they do to all other residential density sub-zones.

- d) Walls facing side boundaries shall be partially offset where possible to permit windows at 90 degrees to the boundary.

The Council will consider permitting part of a building to be constructed closer to the side boundary than one third of the wall height, provided another part of the building equal in area to the area protruding beyond the setback line, is setback an equivalent amount further than the one third setback requirement.

Walls without windows may be constructed to the side boundary in accordance with following table providing the objectives of this part can be met and the applicant can demonstrate no disadvantage to the adjacent allotment through increased overshadowing, or loss of view and no impediment to property maintenance.

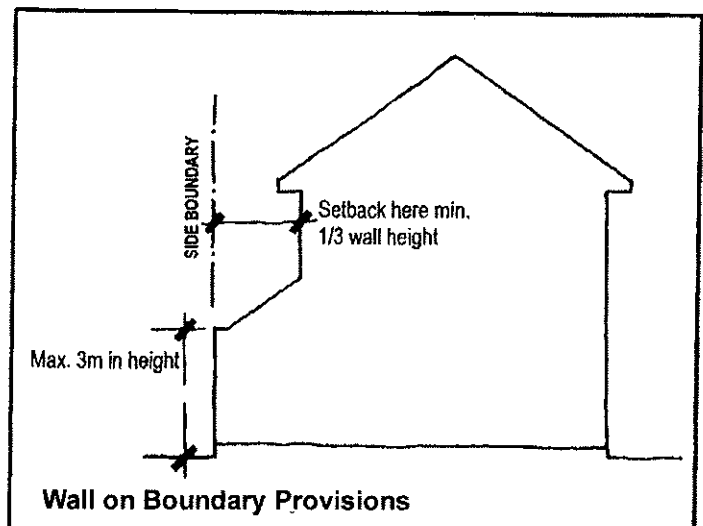
- e) That part of the wall without windows in excess of the maximum height identified in the table shall be setback the same distance as a wall with a window (in this instance, it is advisable to refer to the Building Code of Australia).

Where walls are approved on side boundaries without windows the standard of finish and materials used on external surfaces shall complement the external architectural finishes of the adjacent property or properties.

<b>ZERO SIDE SETBACK - WALLS WITHOUT WINDOWS</b>		
<b>Residential Sub-zone</b>	<b>Max. Wall height</b>	<b>Wall Length as % of boundary Length</b>
3 to 7	3	35

Rear setbacks must allow space for planting of vegetation, including trees, other landscape works and private and/or common open space.

In all height sub-zones, the distance between any part of a building and the rear boundary shall not be less than 8m.





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#### **Foreshore setbacks and existing foreshore building lines**

- a) Development on any property having frontage to the foreshore shall be setback a minimum of either 15m from mean high water mark, or the maximum wall height of the proposed building on the foreshore frontage, whichever is the greater.
- b) In residential areas which have been subject to foreshore building lines set by Council at less than 15m from mean high water mark, the setback will be determined individually taking into account the terrain, the adjoining development and the Council's existing and any future foreshore walkway.
- c) Foreshore setbacks on reclaimed land previously below mean high water mark will be determined individually taking into account the position of the mean high watermark on adjoining properties, the setback of adjoining development, and Council's existing and any future foreshore walkway.
- d) Gazebos, pergolas, barbeques, aviaries, cubby houses, and the like may be permitted within this 15m setback provided they are designed to complement the natural or established landscaped character of the waterfront and shall not be used for accommodation.

#### **Setback for development adjacent to open space and national parks**

If the subject site has a common boundary with land zoned 'Proposed Open Space', 'Open Space' or 'National Park', buildings shall be set back 6m from this boundary.

Buildings, swimming pools and garden sheds are prohibited within the 6m setback, but gazebos, barbeques, cubby houses and the like may be permitted provided they are designed to complement the natural or landscape character of the adjacent open space zones.

#### **Exceptions to this section**

The Council may permit buildings to be erected within the calculated boundary setback area in response to specific site constraints, providing the objectives of this plan and particularly this section are met.

## **Open space and Landscaping (Incl. Swimming Pools and Spas)**

Open space and landscape design is a significant component in ensuring developments are environmentally sustainable. Proper planning and careful design can provide for the preservation of natural vegetation and wildlife habitat, the provision of recreation opportunities and contribute to stormwater management.

### **Objectives**

- a) To retain important landscape features and vegetation.
- b) To encourage appropriate tree planting and maintenance of existing vegetation.
- c) To enhance the amenity of the site, streetscape and surrounding area.
- d) To retain and augment remnant populations of endemic native flora and fauna.
- e) To minimise the spread of weeds and the degradation of private and public open space.
- f) To maximise wildlife habitat and the potential for wildlife corridors.
- g) To maximise water infiltration on-site and minimise stormwater runoff.
- h) To provide open space for the recreational needs of the occupier and provide privacy and shade.
- i) To maximise soft landscaped areas.
- j) To encourage the establishment of vegetable gardens and the planting of fruit trees.
- k) To encourage the use of recycled materials in landscape construction works.

### **Controls**

- a) Open space must be provided on site in accordance with the following table.

<b>Density sub-zone</b>	<b>Min. Open Space</b>	<b>Soft Open Space</b>
Density Sub-zone 1	45% of site area	25% of open space area
Density Sub-zone 2	50% of site area	30% of open space area
Density Sub-zones 3-6	55% of site area	35% of open space area
Density Sub-zone 7	60% of site area	40% of open space area

Note: This table only applies to applications involving the construction of, or alteration or additions to dwellings or multi-dwelling developments including residential flat buildings.

- b) Land must have a minimum horizontal dimension of 2m and a minimum area of 9m<sup>2</sup> to be considered as open space.
- c) If it can be demonstrated that there will be no loss of amenity to adjoining residents, up to 25% of open space can be provided above ground level by verandas, roof gardens, balconies and terraces, providing these areas are not enclosed. In sub-zone 1, this figure may be increased to 30%
- d) For multi-dwelling developments, including residential flat buildings, this figure may be increased to 40%.
- e) Open space provided above ground level must have a minimum horizontal dimension of 3.0m.
- f) An existing dwelling house may be replaced by one of a similar footprint, provided:
  1. the total area of open space is not reduced
  2. the objectives of this section are met.
- g) The use of locally occurring endemic plant species is preferred, as these assist:
  1. in providing habitat for local fauna
  2. preserve threatened endemic plants.

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- h) In some circumstances it is acknowledged non-endemic native plants and some exotic plants located adjacent to the building's perimeter may contribute to the energy efficiency of the building.
- i) Soft open space is to be capable of supporting new endemic tree species that are typically expected to reach a mature height of 10m, with minimum tree numbers in accordance with the following table.

Density sub-zones	Lot sizes (m <sup>2</sup> )	Number of endemic trees
1-3	0-500	1
1-3	Greater than 500-800	3
1-3	Greater than 800	3
4-7	0-500	2
4-7	Greater than 500-800	3
4-7	Greater than 800	4

- j) The minimum tree numbers may include existing endemic trees (which may amount to the minimum number) and/or proposed new endemic trees. All new tree pot/container size to be a minimum of 25 litres.
- k) Trees should not be positioned in locations where they may, at maturity:
- l) significantly shade solar collectors of the proposed dwelling or neighbouring dwellings
  - m) significantly block winter sun access to living rooms and outdoor recreation areas both within the site and on neighbouring sites.
- n) Particular attention should be given to separating pedestrian entries and vehicular crossings.
- o) Where a driveway is located against a side boundary, provision is to be made for a minimum 0.5m landscape strip between the side fence and driveway.
- p) Areas above or on any structure or building can only be calculated as soft open space if the soil depth is at least 100mm and they have a minimum horizontal dimension of 600mm..

#### Tree preservation

- a) Developments shall maximise the retention and protection of vegetation including trees and the understorey, except species identified as not requiring consent for removal under Council's Tree Preservation Order.  
Note: Existing trees and vegetation may support significant indigenous wildlife populations. Applicants should consult Council to assist assess the possible impact on local flora and fauna.
- b) The removal or pruning of vegetation must also be undertaken in accordance with Council's Tree Preservation Order. Should the development propose the removal of trees which do not require Council consent under the Tree Preservation Order, a supporting statement must be included in the Statement of Environmental Effects accompanying the DA.
- c) The siting of buildings and landscape works should protect local watercourses and drainage lines by protecting any existing endemic vegetation, retaining natural ground levels and by providing buffer zones of endemic planting.

#### Conservation and energy efficiency (refer also BASIX website)

Species should be retained, selected and planted in order to assist achieve the following:

- Protect and cool buildings in summer
- Intercept glare from hard surfaces
- Allow sun into living rooms in cooler months

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- Channel cooling air currents into the dwelling in summer
- Provide windbreaks where desirable.
- Landscape construction shall take advantage of and use existing site materials, recycled materials and materials that have a low embodied energy.

#### **Boundaries with national park and open space zones**

- a) If the subject site has a common boundary with land zoned 'Proposed Open Space', 'Open Space' or 'National Park', buildings shall be setback not less than 6m from this boundary.
- b) Remnant endemic vegetation along the common boundary and within the 6m setback shall be protected.
- c) Buildings, swimming pools and garden sheds shall not be permitted within the 6m setback, but gazebos, barbeques, cubby houses and the like may be permitted provided their design melds with the landscape character of the adjacent open space.

#### **Private open space**

- a) Private open space is included in the total open space requirement.
- b) Private open space shall be provided adjacent to living rooms and of sufficient area and dimensions sufficient to enable it to usefully serve domestic outdoor functions.
- c) The minimum dimension for private open space is 3.0m.
- d) The total area of private open space required shall be provided in one (1) location.
- e) Minimum area of private open space for a dwelling house is 18m<sup>2</sup>.
- f) Minimum area of private open space for multi-dwelling developments (including residential flat buildings) is 12m<sup>2</sup> / unit.

#### **Landscape Plan**

A detailed landscape plan shall accompany:

- a) all multi dwelling development applications
- b) all dwelling applications where no dwelling currently exists
- c) new dwelling applications that replace an existing dwelling house or ground level alterations or additions to an existing dwelling house, where the building footprint is increased by 15% or more
- d) applications for swimming pools
- e) alterations or additions to an existing house where it is proposed to remove an existing tree
- f) where the proposed building footprint is within 5m of any tree trunk. Other than those trees not requiring consent for removal under the Tree Preservation Order.

The **Landscape Plan** is to be prepared by a landscape designer or landscape architect and shall include the following:

- be drawn to a scale of 1:100 or 1:200
- a north point
- main structures on the site (buildings, car parks and garages)
- topographical information

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- all existing landscape features
- the name, height and canopy size of all existing trees (4m in height or greater) including trees proposed to be removed in accordance with Council's Tree Preservation Order
- trees within 5m of any proposed building or site works
- provision of a plant schedule indicating names of proposed plants (both botanical and common), plant numbers, pot size and staking requirements
- the likely mature height and canopy spread of the trees and plants proposed
- details of all boundary and courtyard fencing and walls (including proposed heights)
- details of illumination for communal and/or public areas within the site
- details of paths, other paved areas and existing and proposed finished levels of all hard surfaces including retaining walls, pool surrounds etc.
- location and dimensions of private open space.

### Swimming Pools and Spas

#### Objectives

- a) To be located to minimise the impact of filter noise on neighbouring properties.
- b) To be located and designed to maintain the privacy (visually and aurally) of neighbouring properties.
- c) To be appropriately located so as not to adversely impact on the streetscape or the established character of the locality.
- d) To be integrated with landscaping.
- e) To become an emergency water resource in bush fire prone areas.

#### Controls

- a) Swimming pools and spas shall be built on or in the ground and not elevated more than 1m above natural ground level.
- b) This height may be varied if it can be demonstrated the pool and its curtilage would not detract from the amenity or character of the neighbourhood.
- c) Swimming pools and spas shall not be located within the front setback. This provision may be varied if it can be demonstrated the pool and its curtilage would not detract from the amenity or character of the neighbourhood. In such cases the outer edge of the pool concourse shall be setback from the front boundary at least twice the height of the pool concourse above existing ground level
- d) Generally the setback of the outer edge of the pool/spa concourse from the side and rear boundaries shall be at least 1m, with the water line being a minimum of 1500mm from these property boundaries.
- e) If a pool or spa is proposed to extend more than 1m out of the ground, the setback of the outer edge of the pool concourse from the side boundary must be equivalent to the height of the concourse above existing ground level. In such situations appropriate landscape works will be required to protect the amenity and privacy of adjacent properties.
- f) On properties adjacent to the foreshore, in-ground swimming pools and spas may be located within the 15m setback provided no part of the pool structure projects more than 1m above existing ground level.
- g) Swimming pools shall not be located within the 6m setback of a property's common boundary with land zoned 'Proposed Open Space', 'Open Space' or 'National Park'.

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- h) All swimming pools and spas shall be connected to the sewerage system.
- i) Pumps and filters shall be enclosed and located to limit noise to the appropriate standard..

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## **Car Parking and Access**

The Council's vehicular access and parking requirements aims to provide accessible and adequate parking on site to reduce the demand for on-street parking.

### **Objectives**

- To ensure adequate provision of accessible on-site parking for residents, and visitors where required.
- To ensure parking areas carports and garages are designed as an integral part of the development.
- To make provision for service vehicle access.
- To ensure vehicular and pedestrian safety.
- To integrate access, car-parking and landscaping.
- To ensure that all parking provision is designed and sited to respond to and respect the prevailing streetscape
- To ensure that the design of parking and access, limits the amount of impervious surfaces over a site.
- To ensure that the layout of parking spaces limits the amount of site excavation in order to avoid site instability and the interruption to ground water flows.
- To ensure the width of access driveways is minimised.
- To provide for screening of accesses from public view as far as practicable through appropriate landscape treatment.
- To minimise the visual impact of parking within the front setback

### **Controls**

Residential developments shall provide on site car parking in accordance with the following. All parking areas are to be designed in accordance with Australian Standard AS 2890.1–1993.

#### **Dwelling-houses**

Two (2) parking spaces per dwelling house.

#### **Multi- dwelling developments and residential flat buildings**

One (1) parking space per dwelling, plus

0.2 parking spaces for each 2 bedroom dwelling, plus

0.5 parking spaces for each 3 (or more) bedroom dwelling.

(Calculated "part spaces" are to be rounded up to the next whole number.)

#### **Visitor parking**

0.25 visitor parking spaces shall be provided on site for each dwelling (rounded up to the next whole number).

#### **Other Permissible Uses**

Car parking for other uses permissible in the Residential Zone, such as within the Tourist Area, shall be in accordance with the Manly Car Parking Development Control Plan.

#### **Loading bays:**

Where a building may require regular servicing by commercial vehicles, off street loading facilities shall be provided. This is to consist of one basic loading bay of minimum dimensions 7.6m x 3m x 3.3m high.

#### **Garages / carports**

- a) Garages and carports shall be sited and designed so as not to dominate the street frontage, by:

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- I. being compatible with streetscape and front setback criteria - exceptions may be considered where development is located on the high side of the street and the streetscape is characterised by dwellings located above garages
  - II. roof form, material choice and detailing complementing (but being subservient to), the associated dwelling.
- b) carports forward of the building line shall be open on **all** sides
  - c) limiting the maximum width of the structure forward of the front building line to 6.2m or 50% of the frontage – whichever is the greater.

#### **Access and driveways**

- a) On steep sites driveways must be designed so they do not dominate the street frontage, by:
  - limiting their height above existing ground level
  - limiting their width
  - using materials that do not visually detract from the natural surroundings
  - retaining significant trees.
- b) The use of porous pavements and retention of existing vegetation is strongly encouraged in the design of driveways in order to maximise stormwater infiltration.
- c) For information on street crossings and kerb laybacks see Council's 'Specifications for the Construction of Concrete Vehicular Crossings by Private Contractors'.
- d) Gutter crossings should be spaced to maximise kerb-side car parking spaces.
- e) Vehicular access and parking for multi-dwelling developments and residential flat buildings is to be consolidated within one location, unless an alternative layout/design would better reflect the streetscape or the building form.



## PART D

### (Amenity Considerations)

## Sunlight Access and Overshadowing

### Objectives

- d) To minimise any reduction of sunlight penetration into adjacent properties.
- e) To maximise the penetration of mid-winter sunlight to the windows of neighbouring living rooms and to the principal outdoor areas of adjacent properties.
- f) To promote passive solar design and the use of solar energy, and encourage energy efficient buildings which exceed BASIX targets.
- g) To maximise setbacks on the southern side of developments to encourage solar penetration into properties to the south.
- h) To encourage modulation of building bulk to facilitate sunlight penetration into the development site and adjacent properties.

### Controls

- a) Where an existing adjacent building has an east-west orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors to living rooms for a period of at least 2 hours from 9am–3pm on 21 June.
- b) Where solar access to windows or glazed doors of a living room of an adjacent building is currently less than 2 hours, no reduction in solar access to this window will be permitted.
- c) Where an existing adjacent building has a north-south orientation, the level of solar access presently enjoyed must be maintained to windows or glazed doors of living rooms for a period of at least 4 hours from 9am to 3pm on 21 June.
- d) Where solar access to windows or glazed doors of a living room of an adjacent building is currently less than 4 hours, no reduction in solar access to this window or door will be permitted.
- e) New development must not eliminate more than 1/3 of the existing sunlight accessing the open space of adjacent properties, measured at 9am, 12 noon, and 3pm at the winter solstice (21 June).
- f) Where there is no winter sunlight available to open space of adjacent properties the calculations for the purposes of sunlight will relate to the Autumn equinox.
- g) The proposed development must maintain solar access to the north facing roofs of existing dwellings (45° west to 45° east variation is applicable) to a fixed minimum area of 10m<sup>2</sup> capable of accommodating solar water heater panels.
- h) Shadow diagrams (including elevations) at the winter solstice are required to show the impact of the proposal on the sunlight to living room windows of adjoining residences and their open space. These are to be presented on a plan certified as accurate by a registered surveyor.

## Privacy and Security

### Objectives

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- a) To provide for privacy screening between closely spaced buildings.
- b) To mitigate direct viewing between windows of adjacent buildings.
- c) To mitigate direct viewing between outdoor living areas of adjacent buildings.
- d) To provide for screening to outdoor living areas.
- e) To encourage awareness of neighbourhood security.

#### Controls

- a) Use narrow, translucent, or obscured glass windows to maximise privacy where necessary.
- b) When building close to boundaries, windows shall be off-set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.
- c) Architectural or landscape screens must be provided to balconies and terraces to limit direct vision into adjacent properties.
- d) Some rooms should be oriented to the street to allow for casual street surveillance and to provide a sense of security.
- e) Sight lines between the street frontage and at least the window of one habitable room should be unobscured by trees or any other object.
- f) Fences, walls and landscaping should minimise opportunities for concealment and maximise opportunities for casual surveillance of the street and encourage social interaction.
- g) In areas of high street noise, to allow casual street surveillance of the street, double-glazing on windows is preferred, rather than the construction of high fences or walls as a sound attenuation measure.

## Maintenance of Views

#### Objectives

- a) To maintain continued access to existing expansive views to the city, harbour, ocean, bushland, open space and recognised landmarks or buildings from both private property and public places (including roads and footpaths).
- b) To minimise loss of views from adjoining or nearby properties and public places, whilst recognising development may take place in accordance with the other provisions of this Plan.
- c) To maintain and share views with existing and future Manly residents.

#### Controls

- a) The design of any development is to minimise the loss of views from neighbouring and nearby dwellings and from public spaces.
- b) Views between and over buildings are to be maximised and variations to side boundary setbacks, including zero setback will not be considered if they contribute to loss of views.
- c) Templates may be required to indicate the height, bulk and positioning of the proposed development to assist in determining that view sharing is maximised and loss of views is minimised. A registered surveyor shall certify the height and positioning of the templates.

**Note:** The assessment to determine the extent of and impact on views shall be made at eye height in a standing position (eye height is 1.6m above floor level) from within the main living areas (and associated terraces/balconies) of the proposed and existing, adjacent and nearby developments, as well as public spaces.

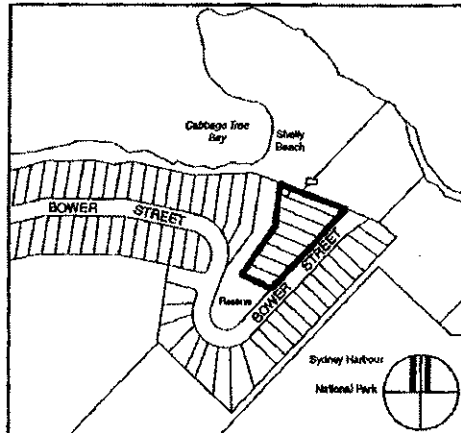
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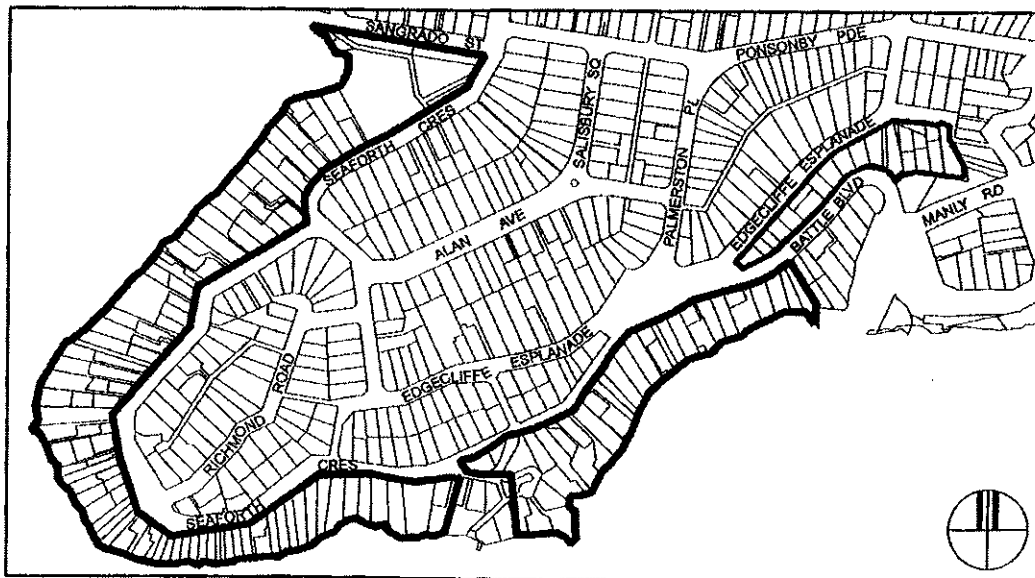
- d) Crown of road: Notwithstanding any other provisions of this Plan, a building shall not be erected on the land, shown in the following diagrams, with a height (including the roof structure) exceeding the level of the crown (highest point) of the adjacent road pavement.



Crown of Road - Beatrice Street



Crown of Road - Bower Street



Crown of Road - Seaforth Crescent

## Streetscape and Fences

### Objectives

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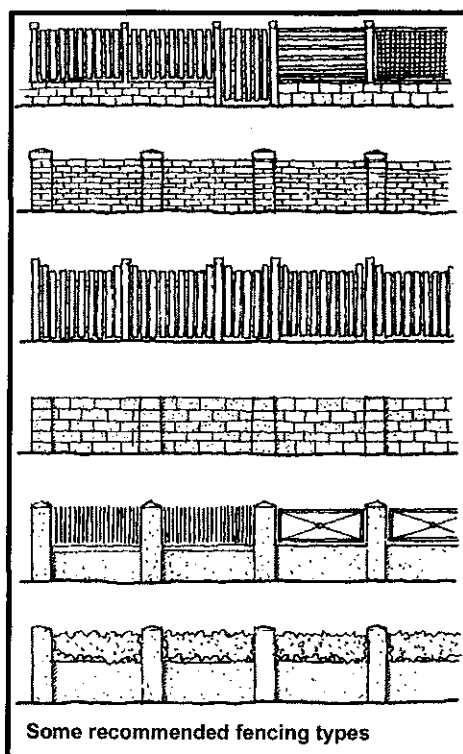
- a) To ensure that all development contributes positively to the street and locality identified in the locality analysis.
- b) To minimise any negative visual impact of walls and fences on the street frontage.
- c) To ensure all fences and walls complement the identified streetscape.
- d) To encourage soft landscape alternatives when front fences and walls may not be appropriate.

#### Streetscape Controls

- a) Building height at the street frontage and building alignment shall maintain a compatible scale with adjacent development, whilst having regard to this Plan's height controls.
- b) Buildings and fences should be designed to complement and/or visually improve existing streetscapes through innovative design solutions.

#### Fences, walls and enclosures

- a) Freestanding walls and fences between the front street boundary and the building are to be no more than 1m high above ground level at any point. The height may be increased to 1.5m if the transparency of the fence above 1m is at least 30%. The fence and/or wall height may be averaged if the fence or wall is regularly stepped on sloping sites.
- b) Notwithstanding a) above, fences to the southern side of French's Forest Road, Seaforth may achieve a maximum height of 1.5m with "solid" fencing.
- c) Gates shall not encroach on public land when opening or in an open state.
- d) Fencing and wall materials shall be compatible with the overall landscape character and the general appearance of the building and streetscape. Materials complementing the architectural style and period of the dwelling are to be used. Shrubs and climbers, to soften the impact of hard vertical surfaces, are to be incorporated into the fencing and landscape design where appropriate.



- e) Where a development will be subjected to significant street noise, the use of double-glazing or thicker glazing is the preferred means of noise reduction. Council may consider variations to the permitted fence height where this option is not available.
- f) For multi-unit buildings, garbage storage enclosures visible from outside the site shall be designed to be unobtrusive and to blend with the design of front fences and walls.
- g) For fencing in conservation areas and heritage items, refer to the "Heritage Items and Conservation Areas" section in this Plan.

# **PART E**

## **Locality Specific and Special Provisions**

This Part applies to selected sites, localities or circumstances. The provisions may be advisory or regulatory and may address specific issues and/or prescribe supplementary controls.

### **Contents of this Part**

- 1. ROAD WIDENING**
- 2. RIGNOLD STREET, SEAFORTH**
- 3. GURNEY CRESCENT AND CLAVERING ROAD, SEAFORTH**
- 4. ST PATRICK'S ESTATE, MANLY**
- 5. THREATENED SPECIES AND AREAS OF CRITICAL HABITAT**
- 6. FRENCHES FOREST ROAD – FENCE HEIGHTS**
- 7. PLANT AND MACHINERY ROOMS**
- 8. DEVELOPMENT IN THE FORESHORE SCENIC PROTECTION AREA**

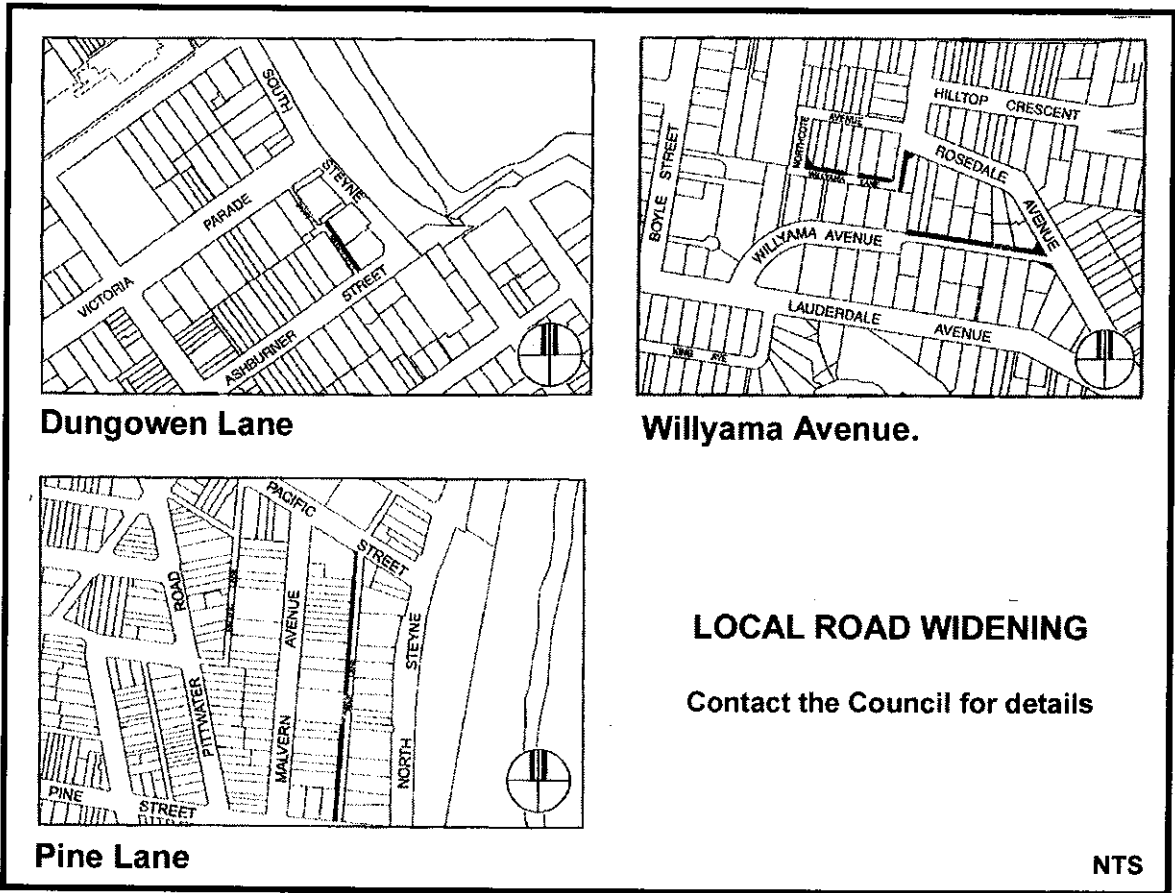
### **1. ROAD WIDENING**

#### **Local road widening**

Development shall not encroach upon land required for local road widening shown in the following plans. Contact the Councils Urban Services Branch for specific details.

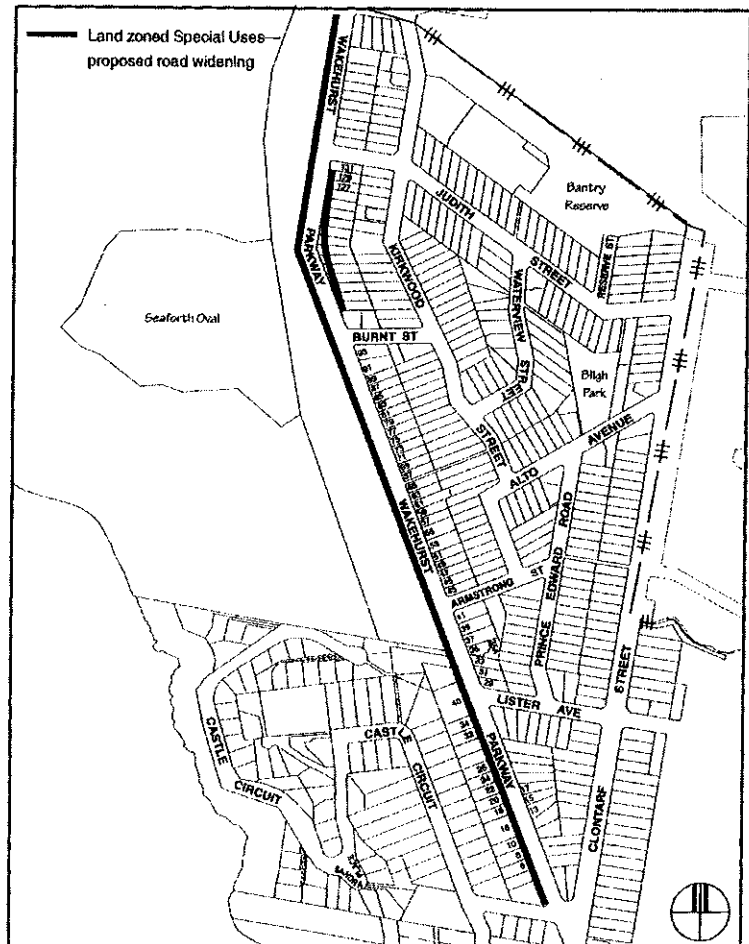
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**County road widening**

Development shall not encroach upon land required for county road widening under the provisions of Manly LEP 1988.

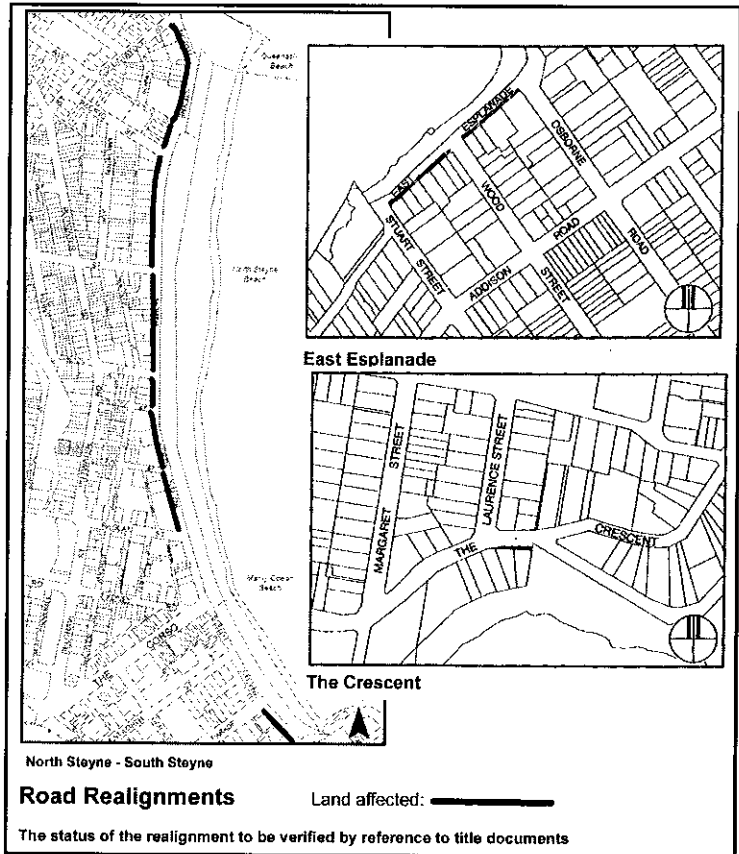


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**Road realignments**

Applicants should verify whether land required for any road realignment and/or a corner splay has been or is pending dedication as public road.



**2. RIGNOLD STREET, SEAFORTH**

The following special provisions apply to Lots 102 and 103 DP1047595 and Lot 104 DP 1048038 Rignold Street, Seaforth and supplement the provisions of this Plan.

**Objective**

To preserve the natural bushland on Lots 102 and 103 DP1047595 and Lot 104 DP1048038, Rignold Street, Seaforth (the 'Site') and in particular the lower escarpment of the site, so as to ensure that development of the site does not unduly detract from the view of the site from Middle Harbour.

**Foreshore Building Lines**

Notwithstanding any provisions of this plan, no building shall be constructed between the water's edge and a foreshore building line (FBL) located along the 20m A.H.D contour line, where that contour line traverses the site.

**Swimming pools**

Swimming pools will not be permitted between the FBL and the water's edge, but gazebos, pergolas and other similar structures will be permitted provided that they are designed in-keeping with the bushland character of the site and the adjacent foreshore area.

**Landscaping**

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The natural tree cover between the FBL and the water's edge is to be retained and any future landscaping should compliment existing natural vegetation. The retention of rock outcrops and other natural features of the site are to be given due consideration in any proposal to develop the site.

#### Retaining walls and fences

No retaining walls or fences are to be erected between the FBL and the water's edge.

#### Stormwater disposal

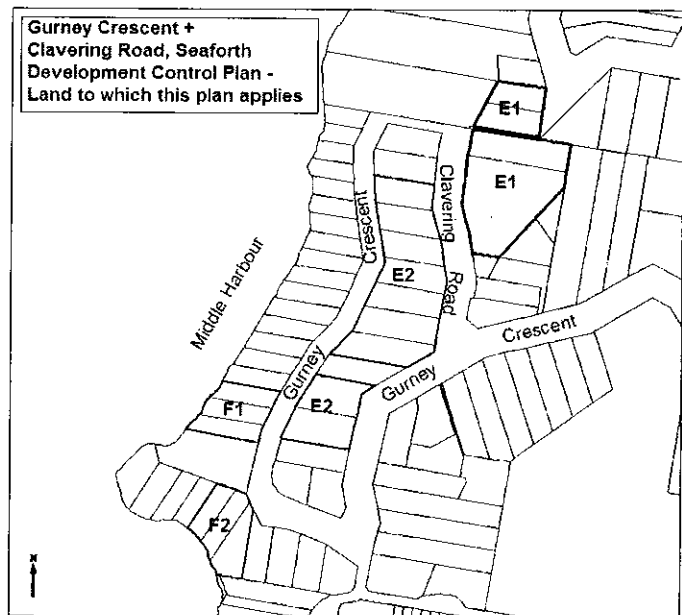
Stormwater run-off from any building to be erected on the site is to be disposed of or dispersed by the provision of a system of on site detention or dissipation that controls potential run-off and prevents erosion. Construction of a pipeline from an individual dwelling to the harbour foreshore will not be permitted.

#### Access and internal roads

The access road/s and roads within the site shall be designed so as to minimise their impact on the bushland character and natural features of the site. Consideration shall be given to limiting the proportion of the site covered by roadway and non-permeable surfaces.

### 3. GURNEY CRESCENT AND CLAVERING ROAD, SEAFORTH

Because of unique site constraints "Manly Development Control Plan for Sites in Gurney Crescent and Clavering Road" applies to land shown in the adjacent diagram. This Plan can be found at [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au) and is to be read in conjunction with Manly Development Control Plan for the Residential Zone – 2005. Where there is a conflict in any controls and/or standards, those in the Gurney Crescent and Clavering Road DCP shall prevail.



### 4. ST PATRICK'S ESTATE, MANLY

Specific development controls apply to St Patrick's Estate, Manly. These can be found in Manly Local Environmental Plan 1988. Clause 35 and Schedule 11 apply. They are to be read in conjunction with this Plan, the provisions of which applies to all development within the St Patrick's Estate. Where there is a conflict, the provisions in Manly LEP 1988 prevail.

### 5. THREATENED SPECIES AND CRITICAL HABITAT

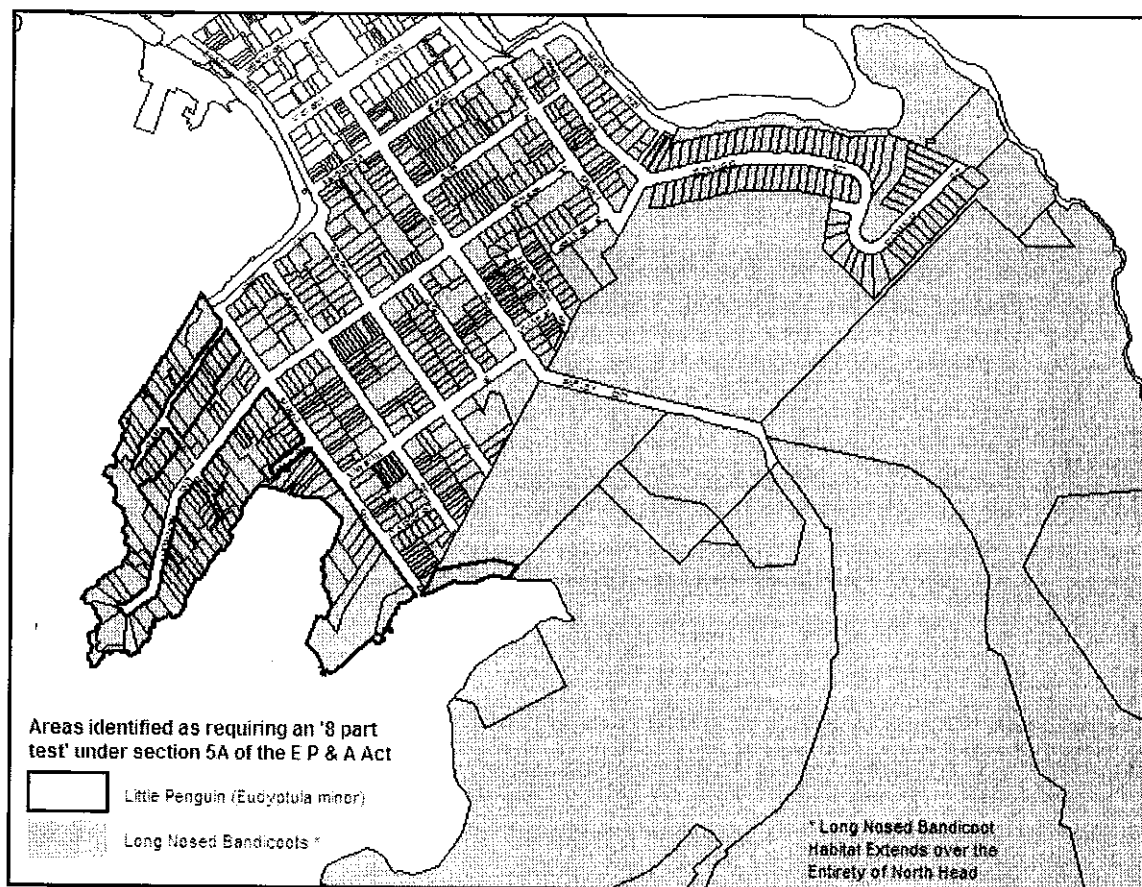
Any development proposal in the precinct to the south-east of Ashburner Street, Manly and including North Head (refer following map), shall be accompanied by an "Eight Part Test" pursuant to the provisions of Section 5A of the Environmental Planning and Assessment Act 1979. The precinct contains areas of critical habitat for the little penguin (*eudyptula minor*) and habitat for the long nosed bandicoot – a threatened species.

Before proceeding with the preparation of a development application, in this location, contact the Customer Service Centre for detailed information.



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#### 6. FRENCH'S FOREST ROAD – FENCE HEIGHTS

Notwithstanding any other provision of this Plan, fences to the southern side of French's Forest Road, Seaforth may achieve a maximum height of 1.5m with "solid" fencing.

#### 7. PLANT AND MACHINERY ROOMS

Plant and machinery rooms shall have a floor area no larger than the actual area the plant and/or machinery occupies plus a maximum of 1m wide access/maintenance area on each side of the plant/machinery item.

#### 8. DEVELOPMENT IN THE FORESHORE SCENIC PROTECTION AREA

1. Development in the Foreshore Scenic Protection Area defined in Manly LEP 1998 shall take into consideration the following and adverse impacts shall be mitigated:

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- The affect of the proposal on views of the Harbour or Ocean from any road, park or land zoned for any open space purpose or any other public place.
  - The affect of the proposal when viewed from the Harbour or Ocean on ridgelines, tree lines and other natural features.
2. All development within the FSPA shall:
- a) Minimise the contrast between the built environment and the natural environment.
  - b) Maintain the visual dominance of the natural environment.
  - c) Maximise the retention of existing vegetation.
  - d) Not cause any change, visually, structurally or otherwise, to the existing natural rocky harbour foreshore areas.
  - e) Locate rooflines below the tree canopy.
  - f) Use building materials of a non-reflective quality and be of colours and textures that blend with the prevailing natural environment in the locality.

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## Dictionary

The following definitions and interpretations **apply to this Plan**:

**Access handle** means that part of a battle-axe (or hatchet shaped) allotment, whether in fee simple or as a right of way or in combination, which serves as an access to a street or public place.

**BASIX** (Building Sustainability Index), means a web-based planning tool ([www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)) that measures the potential performance of new dwellings against sustainability indices.

**Building envelope** means the three dimensional space within which a building is, or can be, contained. It is generated by, but not limited to the following criteria: site coverage, setback, height and floor space ratio controls.

**Carport** means a free-standing, un-enclosed roofed structure for the parking or storage of vehicles.

**Communal open space** means open space shared by all residents of a housing development and may include landscaped areas, swimming pools and other recreational facilities.

**Demolition** means the complete or partial dismantling or destruction of a building or structure, by planned and controlled methods or procedures.

**Dwelling** means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

**Dwelling house** means a building containing 1 but not more than 1 dwelling.

**Ecologically sustainable development** means the following statements of principle: Ecologically sustainable development requires the effective integration of economic and environmental considerations in decision-making processes. Ecologically sustainable development can be achieved through the implementation of the following principles and programs:

(a) the precautionary principle—namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

In the application of the precautionary principle, public and private decisions should be guided by:

(i) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(ii) an assessment of the risk-weighted consequences of various options,

(b) inter-generational equity—namely, that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations,

(c) conservation of biological diversity and ecological integrity—namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration,

(d) improved valuation, pricing and incentive mechanisms—namely, that environmental factors should be included in the valuation of assets and services, such as:

(i) polluter pays—that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement,

(ii) the users of goods and services should pay prices based on the full life cycle of costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste,

(iii) environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, that enable those best

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### Corporate Planning and Strategy Division Report No. 70 Proposed Amendments to Manly Development Control Plan for the Residential Zone 2001 – (Manly Residential DCP 2005) Draft Manly Development Control Plan for the Residential Zone - 2005

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placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

**Endemic plant species** means plants, which naturally occur, but not limited to, in the Manly Local Government Area, or would have existed prior to development. It includes native grasses, herbs, shrubs, palms and trees.

**Existing allotment, building or development** means an allotment, building or development (respectively) in existence at the date of adoption of this Plan.

**Existing natural ground level** means the level, at Australian Height Datum, of the ground at 28 May 2001.

**Existing slope** means the slope or gradient of the site at 28 May 2001.

**Family flat** means a second dwelling built within the envelope of the original dwelling or attached at ground level to the original dwelling, where the development meets the provisions and objectives of a single dwelling-house (except density provisions), but:

- a) is not more than 75m<sup>2</sup> in gross floor area; and,
- b) shall not be separately titled.

**Frontage** means the property boundary line to the street to which the property is rated under the Local Government Act.

**Garage** means a partially or fully enclosed roofed structure for the parking and storage of vehicles and includes a carport type structure attached to another structure or building.

**Gross floor area** means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1 400 millimetres above each floor level excluding:

- (i) columns, fin walls, sun control devices and any elements, projections or works outside the general line of the outer face of the external wall,
- (ii) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts,
- (iii) car-parking needed to meet any requirements of the council and any internal access thereto,
- (iv) space for the loading and unloading of goods.

**Hard open space** means that portion of open space covered by paving or other similar materials and includes:

- a) garbage storage areas
- b) barbeque areas
- c) pergolas
- d) swimming pools
- e) un-enclosed pedestrian walkways
- f) access paths
- g) un-turfed clothes drying areas but,
- h) **excludes** all garages, carports, outbuildings, driveways, parking, manoeuvring, loading and unloading areas.

**Maximum wall height** is the greatest vertical distance from the existing natural ground level to the underside of the ceiling of the top most floor.

**Maximum permissible floor area** is the gross floor area, minus

- a) the internal floor area of any garage or enclosed or partially enclosed parking area; minus

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- b) any below ground, or partially below ground, parking area and storage area, in which the floor above protrudes more than 1m above natural ground level; minus
- c) that part of the floor area of any carport which creates the capacity for the parking of more than two cars, based on the minimum parking space dimensions being 2.5m x 5.5m.

**Open space** means that part of a site which is designed or designated to be used for active or passive recreation, access ways or as a garden. Open space within developments of more than one dwelling may comprise both communal and private open space. Open space is classified as **hard** or **soft**.

**Private open space** means part of land or a building (such as a balcony or roof terrace) which is located adjacent to living areas, intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants.

**Residential density** is the ratio of the number of dwellings to the site area.

**Residential flat building** means a building containing two or more dwellings, but does not include a family flat.

**Site area** means the area contained within the boundaries of the site on a horizontal plane, but excluding the area of any access handles to the site.

**Site gradient** or **Site slope** means the slope of the site expressed as the ratio of the horizontal length of the longest diagonal (excluding access handles) to the vertical distance between the highest and lowest points on the site. Site slope determines the minimum site area in Density Sub-zone 7.

**Soft open space** means that portion of open space that is grassed or planted or is retained as bushland, is not covered by paving or similar material and is capable of absorbing stormwater runoff. Soft open space includes fixed masonry planter boxes with a minimum soil depth of 1000mm and a minimum horizontal soil dimension of 600mm.

**Storey** means the space within a building between one (1) floor level and the floor level next above, or, if there is no floor level above, the ceiling or roof above, but does not include:

- a) space used for car parking, laundries or storerooms, if the ceiling above the space (or any portion of that space) is not more than 1m above natural ground level, or
- b) attic space which is part of the dwelling unit immediately below and is incapable of being used as a habitable area, or
- c) lift motor rooms, cooling towers, machinery and/or mechanical plant rooms.

**Streetscape** means the spatial arrangement and appearance of built and natural elements (in the private and public domain) within a street, which create the character of that street. Such elements include the appearance of positively contributing adjacent and nearby buildings, vistas, road, driveway and footpath surfaces, street trees, other vegetation, fences, walls, street furniture, utility services and traffic devices.

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SCHEDULE OF INPUT/COMMENTS TO Draft Residential DCP - 2005		
Practitioners		
No.	Input/Comment	Response
1	Size and complexity of current DA form.	Referred to Development Control
2	Unnecessary information for minor applications	Referred to Development Control
3	Cost to applicant for surveys and shadow diagrams for minor applications.	Referred to Development Control
4	Waste management/site management should be condition of construction certificate. Not part of DA assessment.	Agree – DCP adjusted accordingly.
5	Current DCP has good landscape provisions.	Agree
6	Hard and soft landscaping difficult to determine.	Definitions amended
7	Concern if controls included in LEP. Council discretion limited. Increased delays to assessment process.	Agree
8	Use of "building envelopes" should be considered.	Building envelope provisions being developed for single dwellings.
9	Wall height definition – to underside eaves or ceiling?	To underside of ceiling. Raked ceilings subject to averaging or on merit
10	Need protocol for floor area measurement	Is to external face of building. This is standard.
11	Need definition – voids, stairwells	Being developed
12	FSR does not contribute to bulk in single dwelling but effective control for multi unit development.	Agree – see 8 above.
13	Include streetscape and character areas	Not necessary – considered in assessment process.
14	Generic streetscape guidelines.	See above
15	FSRs in Bower St need to be revisited – existing buildings already exceed.	Under consideration – also applies to Victoria Pde
16	Interface between density zones too pronounced.	Don't agree
17	Density zones along property lines – not centre of street	Don't agree
18	Include LEC planning principles.	DCP will include a reference to LEC website – but considered an assessment issue.
19	Make more it more attractive to own heritage items	How?
20	Development of narrow lots such as	Agree

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	in Golf/Rolf Street be merit based. Set backs difficult to apply.	

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Precincts		
No.	Input/Comment	Response
1	Impact of high density on ocean front.	Coastal Protection Act and SEPP 71 now apply.
2	DCP need reference to flood policy.	Will be included.
3	Roof top terraces and privacy issues.	Rooftop terraces not encouraged because of amenity and privacy issues
4	Terrace landscaping issues.	What issues?
5	Enforcement of conditions. Compliance and private certifiers.	To be referred to State Gov.
6	Existing uses in the residential zone need to be addressed.	Covered in Act
7	Crown of road provisions to include roof height.	They do.
8	Shape of roof and impact on views.	Assessment issue.
9	Maintain existing roof line.	Assessment issue
10	Use templates to assist assess view loss.	Agree. Should be part of DA process
11	Place % on amount of view sharing.	Not practical – to many variables. Better if applicant reaches consensus with affected neighbours. See also below.
12	LEC four part test to assess view sharing.	Will include in DCP
13	Templates to be in place for a fixed period.	Should remain in place till application determined
14	Inappropriate trees and view loss and over shadowing.	Will include appropriate clause
15	Use numerical values for standards in the FSPA.	Not practical – to many variables. Also Sydney Harbour REP takes precedent over Res DCP
16	Variation to standards must increase amenity/public benefit but not automatically considered.	This is the current policy.
17	Strengthen objectives	Agree
18	Limit number of footpath crossings.	Agree
19	Sound proofing in high density areas.	Agree but BCA addresses this
20	Double glazing to reduce energy consumption.	Conflict with BASIX
21	Restrict use of air conditioning	Conflict with BASIX
22	Encourage water harvesting.	Conflict with BASIX
23	Discourage cars in high density areas. Reduce parking requirement	Difficult to achieve. Will result in congested street parking as in Nth Syd.
24	Streetscape considerations.	An assessment issue. Streetscape provisions to be enhanced.
25	Heritage assessment – properties prior to 1900.	To be included.
26	Streetscape guidelines.	See 24 above
27	Develop urban design guidelines	Being developed.



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	including materials	
28	Sites adjacent to bushland and National Parks – bush fire protection	Fire authority standard apply
29	Mandatory solar water heating.	Conflicts with BASIX
30	Clarify open space dimensions.	?
31	Controls on demolitions.	In what way? – Require consent anyway
32	Outdoor living space – controls on noise and privacy impacts.	?
33	Controls on spa and water feature impacts.	Assessment issue
34	Covers on pools.	Agree
35	Overall time limit on construction	Act doesn't provide for.
36	Fence heights – Frenchs Forest Road	DCP proposes 1.5m.

**TO:** Planning and Strategy Committee - 12 December 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 71  
**SUBJECT:** Manly Council Greywater Reuse Policy  
**FILE NO:**

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## SUMMARY

Manly Draft Greywater Reuse Policy has been prepared to provide guidance to developers and Council staff on the reuse of greywater either for seweraged single domestic premises or for residential multi-unit and commercial premises. It is recommended that Council adopted the policy.

## REPORT

The policy will provide a workable framework in order to control and guide the installation and operation of Greywater Diversion Devices and Treatment Systems within the Manly Local Government Area. A copy of the Policy is **attached** (a colour copy of the Plan within the Policy document will be on display in the Council Chambers on the night for the information of Councillors). The policy reflects the guidelines and interim guidelines provided by the Water Unit of the New South Wales Department of Health. It integrates the Government regulatory requirements of greywater management legislation while providing guidance for users of greywater as to avoid any adverse or cumulative impact on the environment and its sustainability.

The need for a greywater reuse policy is rapidly increasing as our water supplies are becoming under ever increasing pressures and good quality drinking water becomes scarce commodity. The drought is forecasted to remain for some time and no sufficient recharge to the dams is expected in the foreseeable future. Population growth of the Sydney Greater Metropolitan Area is adding to the necessity of considering greywater reuse as a valuable resource in addressing water conservation. Water management in Australia is shifting from predominantly collecting and disposing water to looking at ways to recycle and reuse water.

A number of Councils throughout New South Wales are developing policies on greywater reuse based on the NSW Health Guidelines- *Greywater reuse in Seweraged Single Domestic Premises* and *Interim Guidance for Greywater and Sewerage Recycling in Multi-Unit Dwellings and Commercial Premises*. These guidelines provide an overview of all the issues regarding greywater reuse, water quality criteria, advantages and disadvantages. They constitute a useful tool to assist Councils in developing their own policies on greywater usage.

## Background

It is estimated that across Sydney, the water we use in our homes and gardens each day would fill 700 Olympic swimming pools (one Olympic swimming pool is equivalent to 1000 megalitres or 1 billion litres). With dam levels dropping and water restrictions likely to remain in place for some time, many residents are starting to ask what they can do to reduce their use of Sydney Water supplies.

Currently Sydney's dams are at 39.1% of capacity and level 3 mandatory water restrictions apply across Sydney, Illawarra and the Blue Mountains. Householders are now limited to watering their gardens with a hand-held hose twice a week. The same also applies to drip irrigation systems. An extreme action such as introducing a total ban on outdoor residential water use would be undertaken if dam's level fell to 35%. Government may also ask owners of residential pools to install water efficiency products in their houses. Autumn this year was the State's hottest and second driest autumn on records, the poorest since 1902.

**Corporate Planning and Strategy Division Report No. 71 (Cont'd)**

Currently all water delivered to our taps is treated to drinking water standards. Furthermore the cost of water is set to elevate substantially in the near future which may see the annual water bill more than double. Yet Council has been requested to prepare water plan and adhere to water restrictions, often at the sacrifice of service delivery to the community such as irrigation of parks and sport fields and cleansing activities. Greywater may be considered as alternate water supplies although little is currently understood to ascertain its interconnectivity and sustainability.

Many communities and individuals already practice greywater reuse. Some people reuse greywater wisely but many reuse greywater poorly. Reuse is often practiced without clear understanding of the health and environmental issues involved and the adverse impact that may be caused. Residents and industry have indicated frustration with the lack of guidelines and many proceeded to install greywater systems without assistance. Approaches are regularly made to Council from those who wish to install apparatus to facilitate greywater reuse.

This is evident by the substantial increases in resident phone calls inquiring about Council's policy towards greywater use. Over the past 6 months it is estimated Council has received over 360 phone calls in this regard - with each expressing frustration at the lack of guidance and legislation. This is predicted to increase substantially as water rates rise and dam levels continue to fall. Furthermore, State Government has incorporated the reuse of greywater in its BASIX specifications in order to meet the 40% water reduction target for potable water consumption, in multi-unit developments as well as in single household systems.

Manly Draft Greywater Reuse Policy has been prepared in response to the community concerns and to address the environmental and public health issues associated with the reuse of greywater.

**BENEFITS****Why Use Greywater?**

Greywater reuse is considered one of the most effective ways to reduce the use of water supplies in Sydney. It is considered a waste to irrigate with great quantities of drinking water when plants thrive on used water containing small bits of compost. Unlike a lot of ecological stopgap measures, greywater reuse is a part of the fundamental solution to many ecological problems and will probably remain essentially unchanged in the distant future. The benefits of greywater recycling include:

- \* Less strain on failing sewerage system and North Head Treatment Plant
- \* Greywater treatment in topsoil is highly effective
- \* Ability to build in areas unsuitable for conventional treatment
- \* Less energy and chemical use
- \* Groundwater recharge
- \* Lower drinking water use
- \* Plant growth
- \* Reclamation of otherwise wasted nutrients

Greywater can replace fresh water in many instances, saving money and increasing the effective water supply in regions where irrigation is needed. Residential water use is almost evenly split between indoor and outdoor. All except toilet water could be recycled outdoors, achieving the same result with significantly less water diverted from nature.

**Less strain on treatment plant**

Greywater use greatly decreases wastewater flow to failing sewerage systems and treatment plant at North Head and allows for higher effectiveness and lower costs of treatment.

**Highly effective purification**

Greywater is purified to a spectacularly high degree in the upper, most biologically active region of the soil. This protects the quality of natural surface and ground waters.

**Corporate Planning and Strategy Division Report No. 71 (Cont'd)****Lower drinking water use**

The advantage of a reduced burden on the infrastructure is felt through the reduced bills of water usage.

**Less energy and chemical use**

Less energy and chemicals are used due to the reduced amount of both freshwater and wastewater that needs pumping and treatment. Also, treating your wastewater in the soil under your own fruit trees definitely encourages you to dump fewer toxic chemicals down the drain.

**Groundwater recharge**

Greywater application in excess of plant needs recharges groundwater.

**Plant growth**

Greywater enables a landscape to flourish where water may not otherwise be available to support much plant growth.

**Reclamation of otherwise wasted nutrients**

Loss of nutrients through wastewater disposal in rivers or oceans is a subtle, but highly significant form of erosion. Reclaiming nutrients in greywater helps to maintain the fertility of the land.

**Increased awareness of and sensitivity to natural cycles**

Greywater use yields the satisfaction of taking responsibility for the wise husbandry of an important resource.

**DISADVANTAGES and COSTS OF GREYWATER REUSE**

Although considered as a resource, greywater can be contaminated by micro-organisms, many of which can be pathogenic and cause disease. Greywater may also be chemically polluted by dissolved salts from detergents and cleaning products or by organic chemicals such as oils, fats, milk, etc. It can also contain particles of dirt, lint, food and human waste products. Although not as contaminated as raw sewage, greywater still presents a risk to public health and the environment. Thus, pollutants need to be sufficiently managed as part of any greywater reuse system.

In addition there are costs associated with the installation of greywater reuse systems as well as the ongoing maintenance of these systems. The total cost of a greywater unit will depend on the type of system selected, the installation costs, the amount of recycled water required and specific site conditions. A greywater diversion device can start at less than \$50 and goes up to \$3000. A greywater treatment system can start at \$8000 (excluding installation which could be up to approximately \$3000).

A typical household generates approximately 500L / day of greywater. For a typical greywater diversion and collection system the cost is around \$800 (pump and electrical inclusive). Over 10 years the cost of greywater/KL would be – 40c/kl. Compared to tap water costing \$1/KL and it is set to increase, the cost of diverted greywater is much cheaper. However, greywater treatment systems are much more expensive than diversion systems. A pioneer feasibility study of certain State agencies demonstrates that treatment systems become feasible with proposals exceeding 40 unit developments. It is also suggested that the costs associated with replacing gardens (as a result of no irrigation) should be considered in any economical analysis.

**Corporate Planning and Strategy Division Report No. 71 (Cont'd)****ISSUES TO CONSIDER****Environmental and public health**

In deciding whether to install a greywater system, a number of environmental and public health issues need to be addressed. These include the type of system to be installed, the amounts of greywater produced that flow to a system, ensuring no cross connection to the water supply system and the level of treatment prior to application and the types of application for greywater, for example: underground irrigation or above ground irrigation. As greywater can be contaminated with micro-organisms and polluted with chemicals and particulates it is important that these considerations be assessed prior to installing a system.

**Greywater is not suitable for all sites**

Greywater use may not be suitable for all sites within the local government area. (A colour copy of the map will be on display in the Council Chambers on the night of the meeting) Depending on the soil types and groundwater levels, use of greywater may not be suitable. This has an implication for Manly Council in that it may not be feasible to have a blanket policy applying to the whole local government area. In other words Council has to identify areas where greywater use is not appropriate and those where it is. Alternatively, an approach may be to assess any application on its merits, taking into consideration the soil types.

**Maintenance issues**

Greywater systems require a degree of maintenance throughout their operational lives. This needs to be stressed as some people may not be committed to maintaining systems as others. Diligent maintenance is essential to ensure environmental and public health concerns are properly managed. Failure to do so may result in pollution escaping to neighbouring properties or waterways and the potential spread of pathogens and micro-organisms that cause health problems.

**THE PROPOSED POLICY**

The policy aims to conserve drinking water through the provision of appropriate management practices when using greywater, while protecting the sensitive environment of Manly in a sustainable manner.

The policy introduces environmental principles including the precautionary and cumulative impact principles. These enable Council to face the lack of scientific certainty with regards to the direct and cumulative impact of the greywater reuse, so as to avoid any direct or long term irreversible damage to the environment.

The proposed policy is based on the NSW Health Guidelines. It provides for the reuse of greywater based on public health considerations and the environmental sensitivity of Manly Local Government Area. It will provide guidance on the installation, operation and land application when establishing a greywater reuse system or diversion device. The policy reflects Council's caution with regards to the cumulative impact of long term use of untreated greywater.

The policy streamlines the legislative framework necessary for its implementation. It provides for the installation and operation approvals as well as the authorisation of plumbing materials.

The policy outlines the public health and environmental issues and establishes the appropriate health and environmental considerations, when planning or applying greywater reuse devices and treatment systems.

Development requirements are also being established for the installation and operation of the reuse systems at various levels and volumes including: systems for dwellings with 10 or less inhabitants, treating less than 2000 liters per day as well as systems for multi-unit dwellings with occupancy up to 2500 persons and commercial premises.

**Corporate Planning and Strategy Division Report No. 71 (Cont'd)**

Staff from Council Planning and Strategy, Urban Services, Natural Resources, Environmental Services Division including Development Control Unit, Environmental Health and Rangers were consulted on the content and implementation of the Policy. Early discussions and consultations were undertaken with State Authorities such as the Department of Health, the Department of Infrastructure Planning and Natural Resources, Sydney Water, and the Department of Environment and Conservation. Those Authorities have expressed support for provision of such a Policy and provided model and content.

**CONCLUSION**

The challenge for Council is to deliver effective and efficient policy; effective in addressing an identified need and efficient in trying to minimize the cost of implementation and other costs on the community.

Although greywater is seen as a valuable resource contributing to water conservation, there are a number of factors that need to be considered before Councils start allowing for these systems, specifically the direct diversion devices. At first glance the use of greywater by individual properties looks promising. However, the implementation of a responsible policy including any programs, actions or responses would impose a further burden on Council's resources.

However, the Policy will allow Council to discharge its obligations under Section 68, Local Government Act 1993 which are to:

- \* Administer applications for approval to install Domestic Greywater Treatment Systems (DGTS);
- \* Administer applications for approval to operate a Greywater Diversion Devices (GDD) and DGTS;
- \* Ensure that all terms of any approval are complied with;
- \* Ensure that all premises which divert or treat greywater do so within the scope of the legislation.

**RECOMMENDATION**

That Council:

1. Adopts the "Manly Greywater Reuse Policy" as attached.
2. Give public notice of the new Policy

**ATTACHMENTS**

AT-1 Manly Council Greywater Reuse Policy 16 page(s)

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 71 \*\*\*\*\*

## **MANLY COUNCIL GREYWATER REUSE POLICY**

### **1. PURPOSE OF THE POLICY**

To:

- 1.1 Integrate the regulatory requirements for greywater management.
- 1.2 Provide guidance for users of greywater by avoiding any adverse or cumulative impact on the environment and its sustainability.
- 1.3 Provide Council officers with specific standards and guidelines to enable them to answer inquiries or assess applications on greywater use systems.

### **2. AIMS AND OBJECTIVES**

- 2.1 Conserve drinking water as a precious natural resource by reusing greywater;
- 2.2 Maintain ecologically sustainable practice through long term management of greywater;
- 2.3 Protect the environment of Manly Local Government Area by ensuring that the impacts of greywater use is considered in a cumulative context;
- 2.4 Ensure that lands, surface and ground waters of Manly Local Government Area are protected;
- 2.5 Ensure that human, animal and vegetation communities are not at risk in the long term.

### **3. PRINCIPLES**

Principles that should be considered when using greywater include:

#### **3.1 Precautionary principle**

Where it is believed that there are threats of serious and irreversible environmental damage due to the use of greywater, Council reserves the right to apply the precautionary principle of ecologically sustainable development which states "...lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation".

#### **3.2 Cumulative impact**

- 3.2.1 In determining the environmental impact for allowing greywater uses, Council will consider not only the impact of the proposed activities but the cumulative impact of these activities on the environment.
  - 3.2.2 The assessment of cumulative impact involves the analysis of all effects on an area from one or more activities as they combine and accumulate over time and space.
  - 3.2.3 Council will consider all relevant issues when approving the installation or operation of greywater reuse systems, particularly environment and health issues, both within the site and on a catchments wide basis.
  - 3.2.4 Owners/applicants are required to undertake a soil analysis of the site and permeability studies to assess the potential for ground water contamination. These must be undertaken by a suitably qualified person such as a geo-technical specialist.
  - 3.2.5 Water and soil quality monitoring program will be introduced to provide baseline water and soil quality data so that effective management strategies can be implemented and the long term practices assessed. Sampling could be carried out on a monthly basis by Council's officers or system operators/owners. The results of the monitoring will provide accurate data on which future management decisions can be used and will be reported to Council on a three monthly basis.
  - 3.2.6 Council's GIS system will be a key support element for the monitoring of greywater usage. The overlay capabilities will be used for mapping the soil types to determine the suitability for positioning system, mapping existing systems, mapping environmentally sensitive areas, identifying problem areas, demonstrating requirements. This information will then be used by the relevant officer/s to monitor progress issues, and outcomes and report to Council.
- NB** Cumulative effect can be larger in magnitude, greater in significance, more long-lasting, greater in spatial extent than is the case with individual and short term effects.

#### **4. LEGISLATION AND REGULATIONS**

##### **4.1 The Local Government Act, 1993 and the Local Government Regulations 1999 - Approvals**

###### **4.1.1 Installation and operation approvals**

- (a) A person must not without the consent of the Council carry out works described as being works related to the installation and operation of



Domestic Greywater Treatment System (DGTS) and the operation of a Greywater Diversion Device (GDD) for residences.

- (b) All system owners are required to lodge an application for approval with Council to operate any greywater reuse system. An installation approval is only required to install DGTS
- (c) Council cannot approve the installation of a manufactured DGTS unless the system has been accredited by NSW Health.

**NB** Any land application system does not require accreditation by NSW Health.

Neither a GDD nor its application system requires accreditation by NSW Health.

- (d) If installation of greywater reuse systems requires earthworks, a development application and consent, under the Environmental Planning and Assessment Act 1979, are required.

#### 4.1.2 Authorisation of plumbing material

A GDD is evaluated to the Australian Technical Specification ATS 5200.460-2004 by SAI Global Assurance Services. Certification to the Technical Specification is obtained by way of a plumbing safety licence. The register of certified GDD can be obtained from the NSW Health webpage on:  
[www.health.nsw.gov.au/public-health/ehb/wastewater/wastewater.html](http://www.health.nsw.gov.au/public-health/ehb/wastewater/wastewater.html)

#### 4.2 Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 -

- 4.2.1 Greywater use systems have been listed under the BASIX program, as one of the most effective ways to reduce the use of potable water supplies in residential developments. In order to meet the BASIX 40% water reduction target for potable water consumption, developments could include water recycling systems.
- 4.2.2 BASIX Specification is setting out objectives and performance requirements to be considered when installing and operating greywater reuse systems. Council will accredit the greywater reuse systems appropriately installed and operating, in accordance with the NSW Health's *Greywater reuse in sewerred single domestic premises* and the NSW Health *DTGS Accreditation Guideline*.
- 4.2.3 The suitability of greywater reuse will relate to site specific circumstances and Council will consider the application for Installation of a greywater reuse system based on the merits of the proposal. Appendix B provides a

list of additional information for assessment of development application for greywater reuse devices/systems.

**4.3 The Protection of the Environment Operation Act 1997**

4.3.1 The Act provides Council, as the appropriate regulatory authority (ARA), with the power to investigate complaints and issue legally binding notices for activities relating to wastewater including greywater reuse systems.

4.3.2 It is an offence to allow for the wastewater to leave the premises where the system is set up, or be discharged into a position where it can flow into a stormwater drainage line or waterway.

4.3.2 Operators of managed grey water reuse systems must ensure that the system does not cause pollution or they may be liable to enforcement action.

**5. GREYWATER REUSE**

**5.1 Definition of Greywater**

Domestic greywater is the waste water which originates from non-toilet plumbing fixtures such as showers, baths, spas, hand basins, laundry, washing machines, sinks and dishwashers.

**5.2 Advantages of greywater reuse**

Greywater is a significant water resource, provided it is managed in environmentally sensitive manner. Greywater can be used to water gardens and if treated appropriately, flush toilet, and wash clothes. By using greywater you can:

- Reduce your water bills;
- Conserve drinking water resources;
- Reduce the need for water restrictions;
- Reduce strain on existing sewerage system and North Head Treatment Plant;
- Use less energy and chemicals;
- Recycle nutrients;
- Grow plants;
- Help to recharge groundwater.

**5.3 Pollution risks**

Although not as contaminated as raw sewage, greywater still presents a risk to public health and the environment by:

- Being contaminated by micro-organisms, many of which are pathogenic and causing disease;
- Being chemically polluted by dissolved salts from detergents and cleaning products or by organic chemicals such as oils, fats, milk, etc.
- Containing particles of dirt, lint, food and human waste products.

Thus, pollutants need to be sufficiently managed as part of any greywater reuse system.

### 5.3.1 Public health issues

All forms of greywater are capable of transmitting disease, either through hands or indirect ingestion by touching contaminated items such as toys, grass, soil and other garden objects. Transmission may also occur through inhalation of irrigated spray, contact with broken skin, insects and vermin. Household pets may also transmit disease by tracking greywater into the house or contact with children.

### 5.3.2 Environmental issues

Some chemical pollutants that greywater contains may be valuable fertiliser for lawn and watered garden. However, others may be harmful to vegetation and soils. These include sodium, total salts, chloride and boron. Thus, greywater may harm the environment in a number of ways. It may:

- overload the land application system with nutrients;
- cause contaminants from detergents and cleaning products to become detrimental to the soil and vegetation if the levels build up in the soil;
- degrade the soil with chemical impurities that affect the soil's capability to assimilate nutrients and water;
- alter the soil salinity, permeability, pH level, electrical conductivity, sodicity, dispersiveness or phosphorus absorption capacity;
- cause surges in the system that overflow to stormwater drains, rivers, streams and other properties; and
- raise the water table as this may affect the foundations of your house and cause the soil to become permanently saturated.

### 5.3.3 Maintenance issues

Diligent maintenance is essential to ensure environmental and public health concerns are properly managed. Failure to do so may result in pollution escaping to neighbouring properties or waterways and the potential spread of pathogens and micro-organisms that cause health problems. The following needs to be

stressed as some people may not be committed to maintaining systems as others:

- i Greywater systems require a degree of maintenance throughout their operational lives, to ensure that environmental and public health concerns are properly managed.
- ii Monitoring the performance of each system and tracking the cumulative impacts on the surrounding should constitute a principle activity in the Council Management Plan.
- iii A performance based Inspection Program of the greywater reuse systems within the LGA must be established. Through the Inspection Program Council can ensure that owners and occupiers are acting responsibly and managing their systems correctly.

#### **5.4 Sizing the greywater reuse systems**

It is important to determine how much greywater will be generated by occupants before treatment or land application systems are designed. The amount of wastewater generated by households will vary depending on the number of occupants, age distribution, lifestyle and water usage patterns.

5.4.1 Sydney Water estimates that an average of household (3.5 people) produces 586 litres of wastewater per day of which 400 litres about 68% is greywater. Table 1 of Appendix A indicates the total amount of wastewater and greywater produced by an average household.

5.4.2 Pilot feasibility studies on greywater recycling systems have only been proven positive when convening proposals for more than 40 units.

#### **5.5 Diversion and treatment of greywater**

There are two main options for greywater reuses. Greywater diversion device (GDD) or a domestic greywater treatment system (DGTS).

##### **5.5.1 Greywater diversion devices**

Greywater diversion devices allow the redirection of household greywater through specialised plumbing fixtures to sub-surface irrigation pipes within the garden. Flows are usually controlled by a tap or switch, allowing the discharge to be directed to sewer during wet weather or when water is not needed. These devices can be gravity fed, or can rely on a pump and surge tank arrangement which will automatically regulates flows during sudden surges. The surge tank should never be used as a storage tank. The

system does not allow for storage or treatment, apart from a coarse screen filter to remove coarse particles.

#### **5.5.2 Domestic Greywater Treatment System**

Domestic Greywater Treatment Systems (DGTS) collect, store and treat greywater to a secondary treatment standard which will allow reuse of the treated greywater for garden purposes or toilet flushing and washing machine use. The treatment process varies according to the reuse option of the treated greywater. The treatment process may include aeration, clarification, membrane filtration and disinfection using chlorine or UV.

**NB** The primary treatment will only reduce the solids in the wastewater, secondary treatment is necessary to remove pollutants from the remaining liquid. Disinfection is usually the last treatment process usually consisting of chlorination of clarified water, and it is undertaken to eliminate pathogenic micro-organisms.

#### **5.6 Greywater use and soil types in Manly LGA**

Council does not allow the use of greywater in flat areas with unconfined sandy aquifer. This may cause cross contamination and degradation of the water quality of aquifers (A map in Appendix C illustrates these areas where greywater reuse is not permitted).

**NB** Manly Local Government Area is well known for having particularly sensitive groundwater zones which are vulnerable to contamination from greywater use and sewage infiltration. The most sensitive areas are those flat areas with unconfined sandy aquifer.

Manly's soils are almost sandy soils overlying the Hawkesbury Sandstone plateau. Clay soils are insignificant and much localised (the Derivative map "Sydney Soil Landscape Series Sheet 9130", compiled in 2004 by the Department of Land and Water Conservation)

Clay soils have a higher cation exchange than sandy soils; consequently, they have a higher capability to absorb pollutants from greywater systems. This explains why sandy soils require more frequent attention and caution when applying greywater discharge.

Constant discharge of greywater to sandy soils without monitoring could result in over saturation of nutrients in the soil and a decrease in soil productivity (increasing salinity) resulting in an increase in the possibility of pollutants to leach into the groundwater system and the waterways of Manly. The cumulative impact of uncontrolled greywater use in these highly permeable sandy soils would get worse with the presence of a high watertable, especially in low areas.

### **6. CONSIDERATIONS**

#### **6.1 Health considerations**

##### **6.1.1 Minimise human contact with untreated greywater;**

- 6.1.2 Sign post the land application system to advise that greywater is being reused and that contact must be avoided;
- 6.1.3 Use a dedicated land application system not used for recreation such as childrens' play area, BBQ area, etc;
- 6.1.4 Do not store greywater except for surge attenuation, unless treated and disinfected;
- 6.1.5 Prevent surface ponding or surface run-off of greywater and confine greywater within the disposal area and within the boundary of the property from which it is produced;
- 6.1.6 Prevent contamination of the drinking water by ensuring that there is no cross connection between the greywater system and the water supply. Installing a backflow prevention device at the meter will reduce the risk of a cross-connection. It is also proposed to place purple labelling on all visible greywater components to distinguish plumbing that contains recycled greywater;
- 6.1.7 Prevent greywater spreading during wet weather by maintaining a connection to the sewer;
- 6.1.8 Prevent spreading of foul odours and discourage insects and vermin;
- 6.1.9 Do not irrigate raw or treated greywater on edible plants which are consumed raw. Greywater should not come into contact with the edible portion of fruit or vegetables.
- 6.2 Environmental considerations**
  - 6.2.1 Use only detergents that contain none or low levels of salinity (sodium) and neutral pH. Liquid laundry detergents are generally recommended for containing lower concentration of salts. For more information [www.lanfaxlabs.com.au](http://www.lanfaxlabs.com.au)
  - 6.2.2 Do not allow irrigation with greywater containing bleaches and disinfectants as these may kill beneficial soil organisms that play vital roles in sustaining plant life;
  - 6.2.3 Do not allow fats and oils as these are not readily broken down and are likely to repel water if they build up in the soil;
  - 6.2.4 Do not discharge greywater near agricultural pipes as the greywater will flow into the stormwater system impacting on Manly's creeks, Lagoon and beach systems;

- 6.2.5 Do not allow over watering which may cause polluted runoff into stormwater drains, rivers, streams, groundwater and neighbouring properties.

**7. DEVELOPMENT REQUIREMENTS FOR GREYWATER REUSE SYSTEMS**

**7.1 Systems for dwellings with 10 or less inhabitants and treating less than 2000 litres per day**

- 7.1.1 Greywater Diversion Devices (GDD) must be designed and installed as to only allow for the direct reuse of greywater.
- 7.1.2 Greywater Diversion Devices (GDD) must meet relevant plumbing requirements. They should have a plumbing safety licence and include an easily accessible filter, an adjustable diversion valve to select between re-uses and discharge to sewer, and an overflow to sewer in the event of soil saturation or blockage. The NSW Department of Health have a register of certified devices that can be downloaded in PDF format from:  
[http://www.health.nsw.gov.au/public-health/ehb/general/wastewater/register\\_grey\\_diversion.pdf](http://www.health.nsw.gov.au/public-health/ehb/general/wastewater/register_grey_diversion.pdf)
- 7.1.3 Sydney Water require that the Plumbing and Policy sections are notified of any changes to home plumbing and re-use of greywater must be designed to prevent backflow into drinking water and a diversion system to the sewer (should the greywater system fail). More Information can be viewed at: <http://www.sydneywater.com.au/SavingWater/Greywater>
- 7.1.4 Kitchen greywater is not recommended for untreated re-use as it can contain large amount of food waste, oils and grease.
- 7.1.5 Untreated greywater needs to be irrigated only with subsurface irrigation such as an absorption trench of 100 to 300 mm.
- 7.1.6 Further Information can be viewed in the NSW Department of Health policy documents "Greywater Reuse in Sewered Single Domestic Premises and Domestic Greywater Treatment Systems Accreditation Guidelines" (April 2000) .  
<http://www.health.nsw.gov.au/publichealth/ehb/general/wastewater/wastewater.html>.
- 7.1.7 It is required that Council issue final inspection and written consent prior to commission the DGTS.
- 7.1.8 Volume of greywater to be diverted will not overload the disposal area (this requires advice from a qualified hydraulic engineer or soil scientist).

7.1.9 Where greywater is to be used for irrigation, it is recommended that applicants engage a soil and permeability analysis of the site and design the proposed re-use system flows and water quality to avoid contamination of soil, groundwater and stormwater.

7.1.10 Greywater will not be permitted within 50 meters of a watercourse or within a flood zone.

7.1.11 All residents and visitors should be made aware by the owner/applicant or management body of the use of recycled water and the permissible uses. This includes informing new tenants prior to moving into the building.

7.1.12 Contractors carrying out work on the building should also be made aware of the recycled water and the need to ensure there are no cross connections with the potable water supply. Appropriate warning signs should be erected by the owner/applicant or management body on the tap outlets.

7.1.13 Due to the environment sensitivity, Manly Council will not encourage the installation and operation of direct diversion systems.

**7.2 Systems for multi-unit dwellings (with occupancy of less than 2500 persons) and commercial premises.**

The BASIX program provides for the 40 per cent water reduction target in multi-unit residential developments to be met through the reuse of greywater systems. In addition to previous requirements, systems for multi-unit dwellings of less than 2500 persons and commercial premises must incorporate the following measures:

**7.2.1 Treatment train**

The treatment train should be capable of achieving the required final water quality set out in the table 3 included in appendix A of this document.

**7.2.2 Validation and monitoring of treatment train**

The treatment process should undergo a validation process in accordance with the sampling frequency outlined in the table. Results consistent with the compliance values should be produced for a minimum of three months before supply is commenced. During the validation period the treated wastewater must be discharged to sewer.

A routine monitoring program would be conducted at the frequency outlined in the table.



### 7.2.3 Final water quality criteria

Sampling should be collected at the point of entry of recycled water to the distribution system by appropriately trained personnel. A laboratory accredited for the specific test by an independent body acceptable to NSW Health (i.e. National Association of Testing Authorities NATA or equivalent) should carry out all analyses.

On-line monitoring equipment should be calibrated weekly (or as per manufacturer's instructions).

Test results must be kept for a period of at least two years and made available to Council or NSW Health upon request.

If chlorination is not used there should be appropriate monitoring to indicate disinfection effectiveness.

Monitoring of other parameters may be required depending on the treatment technology used.

### 7.2.4 Management and maintenance of the system

A management plan should be developed and documented. The plan should include details of the treatment process, routine sampling program, maintenance emergency contact numbers, system failure procedures, auditing procedures to detect cross-connections and contingency plans for the management of sewerage and water requirements in the event of system failure.

An independent qualified plumber should conduct an inspection of the internal plumbing for the presence of cross-connections, before the occupation of the building and following any plumbing modifications.

A suitably qualified person should carry out maintenance of the plant at the minimum frequency of six months or as recommended by the manufacturer.

For further information reference should be made to the *"Interim Guidance for Greywater and Sewage Recycling in Multi-Unit Dwellings and Commercial Premises"*.

<http://www.health.nsw.gov.au/fcsd/rmc/cib/circulars/2004/cir2004-71.pdf>

**8. USES OF RECYCLED/TREATED GREYWATER**

**8.1 Permissible**

- Garden irrigation (with uncontrolled access)
- Toilet flushing
- Car washing and similar outdoor use
- Fire fighting
- External ornamental bodies (not involving water contact)
- Cooling towers
- Laundry to clothes washing machines on a case by case basis according to treatment level.

**8.2 Not permissible**

- Drinking, cooking or kitchen purposes
- Swimming pools
- Baths, showers, hand basins or personal washing
- Water contact recreation eg playing under sprinklers
- Irrigation of crops for human consumption without processing or cooking

Table 4 of Appendix A indicates the suitable greywater reuse application according to treatment.

**NB** These permissible and not permissible uses relates to greywater treatment systems designed originally for multi-unit dwellings and commercial premises where the greywater is treated to a much higher standard than in a domestic dwelling situation. However, these uses were originally designed for either single household systems or large centralised dual reticulation schemes, in operation in the Rouse Hill development area and Sydney Olympic Park. Thus, nothing would prevent from permitting such uses where the degree of treatment is suitable to the uses.

**ATTACHMENT 1**

**Corporate Planning and Strategy Division Report No. 71  
Manly Council Greywater Reuse Policy  
Manly Council Greywater Reuse Policy**

**APPENDIX A**

**Table 1: Approximate Percentage of Greywater Generated In Domestic Premises;**  
Source: Greywater Reuse in Sewered Single Domestic Premises -April 2000

Wastewater Source	%Total	Wastewater	%Total	Greywater
Toilet	32	186	-	-
Hand Basin	5	28	7	28
Bath/Shower	33	193	48	193
Kitchen	7	44	11	44
Laundry	23	135	34	135
<b>Total</b>	<b>100</b>	<b>586</b>	<b>100</b>	<b>400</b>

**Table 2: Summary of approvals required for treatment and diversion of greywater.** Source Sydney Water

Type of Work	Authority	GDD	DGTS	Greater use in Garden
Alter sewerage work	Council	Yes	Yes	No
Installation Approval	Council	No	Yes	No
Accreditation	NSW Health	No	Yes	No
Operation Approval	Council	Yes	Yes	Yes
Materials Authorisation	Sydney Water	Yes	No	No

**Table 3: Final water quality criteria,** Source NSW Health

Parameter	Compliance value	Validation process	Ongoing
E. coli or Thermo tolerant coliform	<1/100ml	Bi-weekly	Monthly
Total coliform	<10/100 ml	Bi-weekly	Not required
Virus	<2/50 L	Monthly	Not required
Cryptosporidium	<1/50 L	Weekly	Not required
Giardia	<1/50 L	Weekly	Not required
Turbidity	<2 NTU	Continuous on-line	
Disinfection effectiveness	0.5 mg/L free chlorine	Continuous on-line	
pH	6.5-8.0	Continuous on-line	
Biochemical Oxygen Demand (BOD <sub>5</sub> )	<10mg/ L	Weekly	Not required
Suspended Solids	<10mg/ L	Weekly	Not required

**Table 4: Suitable greywater reuse application according to treatment:** Source NSW Health (Greywater Reuse in Sewered Single Domestic Premises-April2000)

Treatment	Greywater reuse application
Coarsely filtered untreated greywater	<ul style="list-style-type: none"> <li>Sub-soil irrigation</li> </ul>

(excluding kitchen greywater)- greywater diversion device	<ul style="list-style-type: none"> <li>• Sub-surface irrigation</li> </ul>
Treated and disinfected greywater (to a standard of 20 mg/L BOD <sub>5</sub> , 30 mg/L SS and 30 cfu thermo tolerant coliform / 100mL) greywater treatment system	<ul style="list-style-type: none"> <li>• Sub-soil irrigation</li> <li>• Sub-surface irrigation</li> <li>• Surface irrigation</li> </ul>
Treated and disinfected greywater (to a standard of 20 mg/L BOD <sub>5</sub> , 30 mg/L SS and 10 cfu thermo tolerant coliform / 100mL) greywater treatment system	<ul style="list-style-type: none"> <li>• Sub-soil irrigation</li> <li>• Sub-surface irrigation</li> <li>• Surface irrigation</li> <li>• Toilet flushing</li> <li>• Laundry use</li> </ul>

BOD<sub>5</sub>: Biochemical oxygen demand in five days  
SS: Suspended Solids

**APPENDIX B**

**ADDITIONAL INFORMATIONS**

**FOR**

**DEVELOPMENT APPLICATION – GREYWATER DEVICE/SYSTEM**

- 1. Detailed hydraulic diagram showing:**
  - Location and design of pipework and disposal area and trenches
  - Location and design of other fittings such as filters and valves
  - Connection for overflow to sewer
  - Method for automatically switching off the subsurface disposal device when the disposal area has become saturated.
- 2. Assessment of capacity of diversion area to receive recycled water (Identifying a maximum daily diversion flow)**
- 3. Measures to ensure that all pipes and fittings and the diversion area are adequately identified as being used for wastewater reuse purposes**
- 4. Maintenance regime to ensure that the device is in good working order**
- 5. In the case of multi-unit dwellings and commercial premises, a management plan detailing:**
  - The treatment process
  - Routine sampling program
  - Maintenance emergency contact numbers
  - System failure procedures

**ATTACHMENT 1**

**Corporate Planning and Strategy Division Report No. 71**

**Manly Council Greywater Reuse Policy**

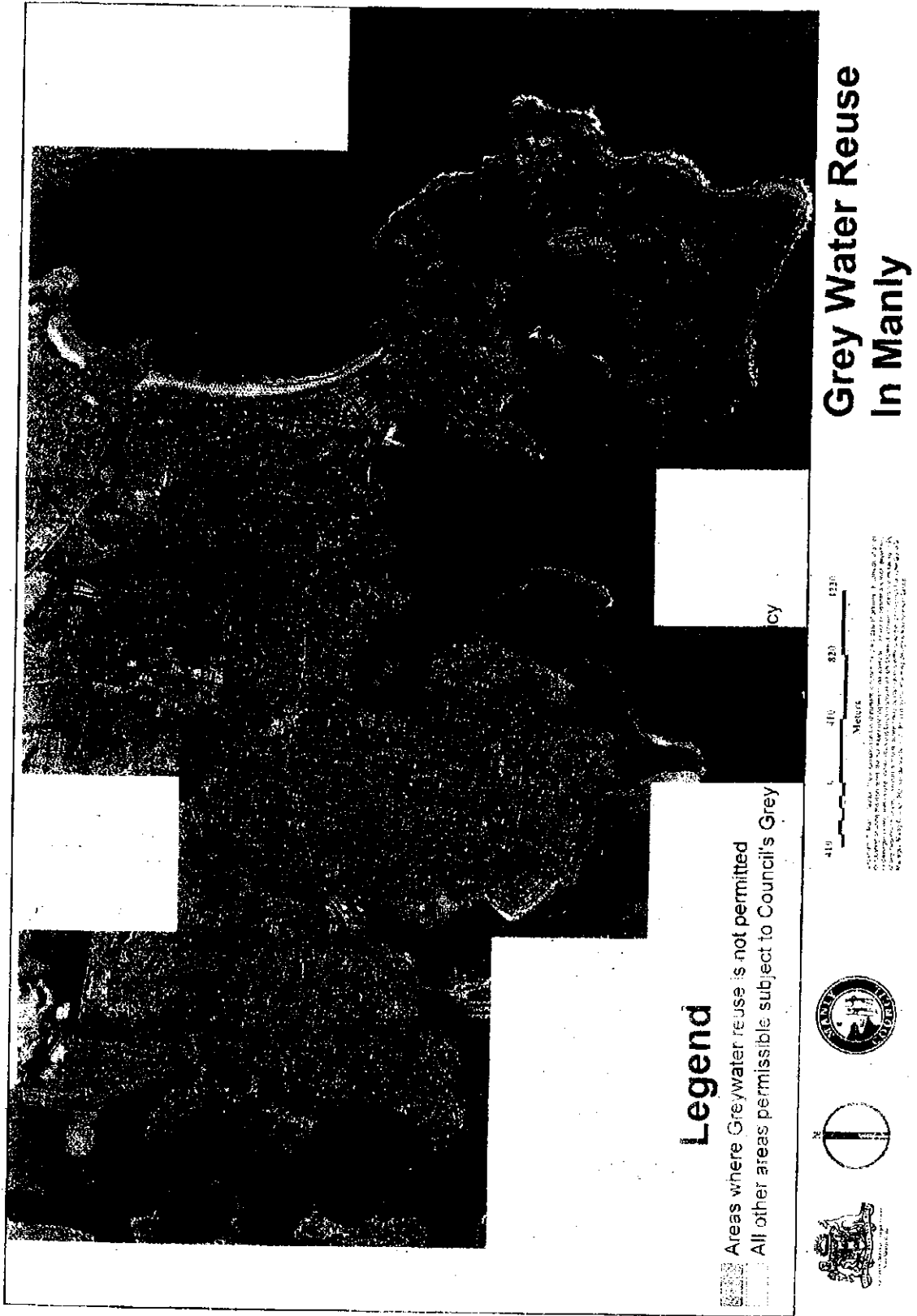
**Manly Council Greywater Reuse Policy**

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- Auditing procedures to detect cross-connections and contingency plans for the management of sewerage and water requirements in the event of system failure.

**APPENDIX C**

**Areas where greywater reuse is not permitted**



**TO:** Planning and Strategy Committee - 12 December 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 72  
**SUBJECT:** Street Parties for Council Endorsement  
**FILE NO:**

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### **SUMMARY**

Numerous applications for Street Party Road Closures, have been received by Council since the 28th November 2005 Traffic Committee Meeting, these are submitted for Council approval.

### **REPORT**

The following applications have been received: (which has been circulated under separate cover for the information of the Councillors)

1. Wanganella Street
2. Melbourne Street
3. Le Perouse Street
4. Augusta Lane
5. Bolingbroke Parade

### **RECOMMENDATION**

These matters are submitted to Council for endorsement, subject to the satisfaction of the GM and Traffic Manager in relation to the Traffic Management Plan.

### **ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 72 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 December 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 73  
**SUBJECT:** Items for Brief Mention - Minutes for Adoption by Council - Special Purpose Committees and Joint Committees  
**FILE NO:**

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**1. Minutes Of Meetings:**

- (i) Sydney Water and Manly Council Partnership - Minutes of Meeting held on 6th October, 2005
- (ii) Manly Council and Manly Golf Club Partnership - Minutes of Meeting held on 18th October, 2005
- (iii) Manly Harbour Foreshore Management Committee - Minutes of Meeting held on 18th October, 2005
- (iv) Manly Lagoon Catchment Coordinating Committee - Minutes of Meeting held on 27th October, 2005
- (v) Manly Heritage Committee - Minutes of Meeting held on 2nd November, 2005
- (vi) Manly Scenic Walkway Committee - Minutes of Meeting held on 8th November, 2005
- (vii) Manly Sustainability Strategy Management Committee - Minutes of Meeting held on 8th November, 2005
- (viii) Manly Social Plan Implementation Committee - Minutes of Meeting held on 15th November, 2005
- (ix) Manly's Future Forum Steering Committee - Minutes of Meeting held on 16th November, 2005
- (x) Warringah, Manly, Mosman & Pittwater Council's Joint Services Committee - Minutes of Meeting held on 17th November, 2005
- (xi) Manly Council Community Environment Committee - Minutes of Meeting held on 17th November, 2005
- (xii) Manly Traffic Committee - Minutes of Meeting held on 28th November, 2005
- (xiii) Landscape Management and Urban Design Committee - Minutes of Meeting held on 30th November, 2005
- (xiv) Manly Sports Facilities Committee - Minutes of Meeting held on 2nd December, 2005

**2. The following Minutes contain recommendations of a substantial nature requiring formal Council adoption as follows:**

- (a) Manly Harbour Foreshore Management Committee - Minutes of Meeting held on 18th October, 2005

**Item: 4.2 - Little Manly Landscape Masterplan, Dinghy Storage & Little Manly Boat Ramp Improvements**

Recommendation:



**Corporate Planning and Strategy Division Report No. 73 (Cont'd)**

- "1. Application to be submitted for the construction of an Interpretive Structure adjacent to the Craig Avenue Boat Ramp under the Department of Primary Industries Recreational Fishing Grant Program. The structure will educate boat owners and users of Little Manly Reserve on the various issues relevant to the area while consolidating and enhancing existing signage.
2. The Coastal Projects Officer to contact Energy Australia to seek information on their long-term intentions for the substation located within Little Manly Reserve."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (b) Manly Harbour Foreshore Management Committee - Minutes of Meeting held on 18th October, 2005

**Item: 4.3 - Forty Baskets Coastline Management Plan & Landscape Masterplan**

Recommendation:

- "1. Michelle Payne (NSW Maritime Authority) to provide contact details of mooring lessees as part of dinghy audit process.
2. Coastal Projects Officer to liaise with Davis Marina, Manly Boatshed and NSW Maritime Authority to discuss the expansion of tender services to all vessels moored within North Harbour.
3. Coastal Projects Officer to meet with Balgowlah Heights Precinct Committee to discuss options and localities for formal dinghy storage facilities within Forty Baskets Reserve."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (c) Manly Harbour Foreshore Management Committee - Minutes of Meeting held on 18th October, 2005

**Item: 4.6 - Coastline Hazard Definition Studies**

Recommendation:

"Costal Projects Officer to investigate opportunity to fund a geoheritage survey of Manly's foreshore areas in line with DNR's Coastline Management Program funding."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (d) Manly Harbour Foreshore Management Committee - Minutes of Meeting held on 18th October, 2005

**Item: 4.7 - Beach Nourishment Manly Cove East**

Recommendation:

**Corporate Planning and Strategy Division Report No. 73 (Cont'd)**

- "1. That Patterson, Britton & Partners further investigate approvals and costings required to erect a railing along the existing lower step and the construction of an additional access stair to East Manly Cove Beach.
2. That Manly Cove East Beach profile continues to be monitored in the short term to identify any changes to beach profile."

## Divisional Manager's Recommendation:

"That the information be noted and received."

- (e) Manly Harbour Foreshore Management Committee - Minutes of Meeting held on 18th October, 2005

**Item: 5.2 - Coastal Management Program**

## Recommendation:

"Coastal Projects Officer to submit formal application under DNR's Coastal Management Program for Implementation of Manly Harbour Beaches Coastline Management Plans.

## Divisional Manager's Recommendation:

"That the information be noted and received."

- (f) Manly Heritage Committee - Minutes of Meeting held on 2nd November, 2005

**Item 7.2 - 118 North Steyne (Brise-de-Mer)**

## Recommendation:

"That the Heritage Committee are strongly opposed to any relocation of 118 North Steyne (Brise-de-mer)."

## Divisional Manager's Recommendation:

"That the information be noted and received."

- (g) Manly Heritage Committee - Minutes of Meeting held on 2nd November, 2005

**Item 10.3 - Listing Items of Significance**

## Recommendation:

"That Council applies to the Heritage Office under Section 25 (1) of the Heritage Act for the power to place interim heritage orders on items of local significance. It is noted that Warringah Council already has successfully applied for that power."

## Comments from Planning &amp; Strategy Manager

"Manly Council was not previously given delegation to place interim heritage orders on items of local significance by the NSW Heritage Office.

An application has been forwarded to the Office and the response will be reported to

**Corporate Planning and Strategy Division Report No. 73 (Cont'd)**

the Committed when received."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (h) Manly Scenic Walkway Committee - Minutes of Meeting held on 8th November, 2005

**Item 3.1 - Lease request of Council land on Lauderdale Avenue**

Recommendation:

"That the Committee supports the granting of lease application to 95 Lauderdale Avenue."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (i) Manly Scenic Walkway Committee - Minutes of Meeting held on 8th November, 2005

**Item 4.2 - Formalising Wellings Reserve Bush track as section of the Scenic Walkway**

Recommendation:

"That the Committee supports proposed maintenance work of the Wellings track, that it be promoted as part of the Manly Scenic Walkway, and that dogs be excluded."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (j) Manly Sustainability Strategy Management Committee - Minutes of Meeting held on 8th November, 2005

**Item 4.2 - Sustainability Interconnection Case Studies for Discussion**

Recommendation:

"That as part of the 3 Year Review of the Manly Sustainability Strategy, this Committee requests that other Council Committees to take account of social as well as environmental and economic considerations in their Terms of Reference and business of their Committees, in line with Council's Management Plan."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (k) Manly Sustainability Strategy Management Committee - Minutes of Meeting held on 8th November, 2005

**Item 4.3 - Futures Forum & Implications for the Manly Sustainability Strategy Review**

Recommendation:

"Natural Resources Branch Manager will monitor the Futures Forum outcomes

**Corporate Planning and Strategy Division Report No. 73 (Cont'd)**

following her return from leave, but will not hold off on the draft's preparation."

**Comments from Planning & Strategy Manager**

"The report of the consultants who conducted the Futures Forum was received by Council shortly after the event, however at the Manly Futures Forum Meeting of 16th November 2005 it was agreed that Council Officers would prepare a report which also encompassed Council's broad policy initiatives and provides a framework for the implementation by Council of the agreed VISION and outcome of the Futures Forum."

**Divisional Manager's Recommendation:**

"That the information be noted and received."

- (l) **Manly Council Community Environment Committee - Minutes of Meeting held on 17th November, 2005**

**Item 4 - Manly Environment Centre Role****Recommendation:**

"A special Environment Committee meeting will be convened in February to consider issues with regard to the marketing and promotion of the MEC. The people as mentioned in the recommendation will be invited to that meeting, including Committee members Ray Mathieson, Keelah Lam and Clr. Pedersen."

**Divisional Manager's Recommendation:**

"That the information be noted and received."

- (m) **Manly Council Community Environment Committee - Minutes of Meeting held on 17th November, 2005**

**Item 6.i - Australian Institute of Police Management****Recommendation:**

"It is essential that adequate Council and Community consultation on the proposed plans takes place prior to AIPM submitting them to Canberra. A presentation should be made to Council's December meeting."

**Divisional Manager's Recommendation:**

"That the information be noted and received."

- (n) **Landscape Management and Urban Design Committee - Minutes of Meeting held on 30th November, 2005**

**Item 4.1 - Fairlight Shops Urban Improvements Proposal****Recommendation:**

"That following feedback from the RTA, Council meet with both Ivanhoe Park and Fairlight precincts in the New Year to discuss the proposals further."

**Corporate Planning and Strategy Division Report No. 73 (Cont'd)**

Divisional Manager's Recommendation:

"That the information be noted and received."

- (o) Landscape Management and Urban Design Committee - Minutes of Meeting held on 30th November, 2005

**Item 5.2 - Recommendation/Nomination for Successful Consultant**

(Note: Please see separate Report listed elsewhere in this agenda.)

- (p) Manly Sports Facilities Committee - Minutes of Meeting held on 2nd December, 2005

**Item 4.1 - Manly Oval**

Recommendation:

1. That a proposal be developed for the possible sponsorship of the Manly Oval.
2. That Council attends to the commissioning of the Manly Oval Lift is a matter of urgency."

Divisional Manager's Recommendation:

"That the information be noted and received."

- (q) Manly Sports Facilities Committee - Minutes of Meeting held on 2nd December, 2005

**Item 6 - 2005/2006 Sports Facilities Upgrade Projects**

Recommendation:

"That Council Officers prepare items for the 2006/2007 Council Budget, as reported and that matching funding be gained by applying to the NSW Department of Sport and Recreation for both Capital and Regional Funding."

Divisional Manager's Recommendation:

"That the information be noted and received."

**RECOMMENDATION**

1. That the recommendations of Minutes of Meetings, as listed in Item 1 above, being 1(i) to 1(xiv), be adopted.
2. That in relation to all matters of a substantial nature listed in Item 2 above, being 2(a) to 2(q) be received and noted.

**ATTACHMENTS**

There are no attachments for this report.

Corporate Planning and Strategy Division Report No. 73 (Cont'd)

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 73 \*\*\*\*\*