



## Agenda

### Ordinary Meeting

Notice is hereby given that a Ordinary Meeting of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

**Monday 23 July 2007**

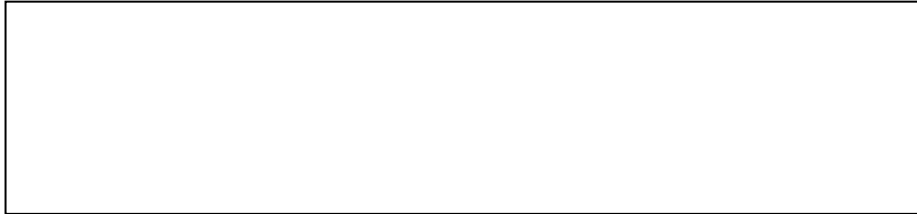
Commencing at 7:30pm for the purpose of considering items included on the Agenda.

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

*Copies of business papers are available at the Customer 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

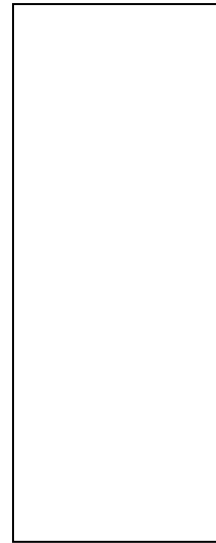
Clr Mark Norek

Clr Joanna Evans

Clr Barbara Aird

**Deputy Mayor**  
Clr Brad  
Pedersen

Clr Richard  
Morrison



Clr Jean Hay AM

Clr Adele Heasman

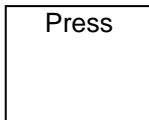
Clr Dr Judy Lambert  
AM

Clr Simon Cant

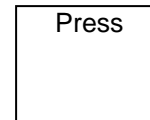
Clr David Murphy

Clr Pat Daley

Press



Press



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Public  
Addresses

## Public Gallery

**Chairperson:** The Mayor, Dr Peter Macdonald  
**Deputy Chairperson:** Deputy Mayor Clr Brad Pedersen

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<b>The following site inspections will take place on Monday 23 July, 2007</b>	
87 Clontarf Street, Seaforth 8:00am	
<b>PUBLIC FORUM</b>	
(In accordance with Clause 66 in Council's Code of Meeting Practice, Public Forum is for a maximum of fifteen (15) minutes for <i>matters that are not listed on the Agenda</i> . A total of five (5) people may address Council for a maximum of three (3) minutes each.)	
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**QUESTIONS WITHOUT NOTICE****MATTERS OF URGENCY**

(In accordance with Clause 241 of the Local Government (General) Regulations, 2005)

**CLOSED SESSION****CONFIDENTIAL COMMITTEE OF THE WHOLE****Corporate Services Division Report No. 20**

Appointment of Auditor for the period 1 July 2007 to 30 June 2013 *It is recommended that the Council resolve into closed session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2) (d) of the Local Government Act, 1993, on the grounds that the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret.*

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

**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** Notice of Motion Report No. 11  
**SUBJECT:** Random Illegal Drug Tests for Councillors  
**FILE NO:**

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Councillor Daley will move:

That Council:

1. Introduce a policy of random illegal drug tests for all elected councillors at least four times a year. We also call on the Police to focus more on the law enforcement of the drug laws in Manly and across the state.
2. Take to the local government conference as appropriate motion which calls on all councils in NSW to adopt the same policy.

### **Background**

In recent years Manly Council has been focusing on the issue of alcohol abuse and tobacco. There is no doubt that the abuse of alcohol particularly amongst young people is generating wide community concern and actions taken by Council in recent years regarding these issues have been appropriate and they have my full support.

I believe the issue of illegal drugs has been pushed to one side by council. By introducing random illegal drug tests for Councillors we will be elevating the issue of illegal drugs and in so doing send a clear message to the community that we are serious about combating this menace.

Police, airline pilots and some sportsmen to mention but a few have to undergo regular drug tests, why not local government councillors who are required to make very important decisions on behalf of the community.

With the introduction of the so called safe injecting room at Kings Cross and other harm minimisation strategies, I believe the Police are confused about illegal drug law enforcement. I also believe that if illegal mind-altering drugs such as heroin, ice and marijuana are normalised or decriminalised there will be much more harm caused than that caused by alcohol which is a legal substance.

I am aware of the devastation caused by illegal drugs on the individual and families. It is time all councils took a stand regarding the illegal drug menace which is doing so much damage in society. Local Government should lead the way in adopting the policy outlined in my motion and so doing set an example for other levels of Government across Australia.

### **RECOMMENDATION**

That Council:

1. Introduce a policy of random illegal drug tests for all elected councillors at least four times a year. We also call on the Police to focus more on the law enforcement of the drug laws in Manly and across the state.
2. Take to the local government conference as appropriate motion which calls on all councils in NSW to adopt the same policy.

### **ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Notice of Motion Report No. 11 \*\*\*\*\*

**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** Notice of Motion Report No. 9  
**SUBJECT:** Utilisation of CCTV Equipment  
**FILE NO:**

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Councillor Daley will move:

That Council form a sub-committee of the Safety Committee with the specific task of expediting the full utilisation of the CCTV equipment which has been installed on The Corso to monitor criminal activity and anti-social behaviour.

### **Background**

Council staff under the direction and guidance of the General Manager has installed excellent CCTV equipment on The Corso. However as documented in recent Safety Committee minutes this equipment is still not being utilised to anywhere near its full potential.

With extra security being required in greater Sydney for the upcoming APEC summit it is essential that this security be operating at its maximum potential as soon as possible. Also with drug and alcohol related crime still occurring on The Corso it is essential that CC TV be used **fully** to both deter and prevent all forms of crime.

The above motion is moved as matter of urgency to help with the safety and protection of both the local and wider community.

### **RECOMMENDATION**

That Council form a sub-committee of the Safety Committee with the specific task of expediting the full utilisation of the CCTV equipment which has been installed on The Corso to monitor criminal activity and anti-social behaviour.

### **ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Notice of Motion Report No. 9 \*\*\*\*\*

**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** Notice of Motion Report No. 10  
**SUBJECT:** Funding for the Seaforth Community TAFE Development Action Group  
**FILE NO:**

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Councillor Morrison will move:

That Council allocate an appropriate source of funds for the "Seaforth Community TAFE Development Action Group" in their quest to bring forward an alternative design plan for the Seaforth TAFE site.

### **Background**

This funding is being sought in response to the Council Resolution of 18 December 2006 especially point 6 of the resolution which called for Council to "Take the Initiative...to progress more appropriate urban design outcomes for the site". It is important that councillors recognise that the Action Group has a petition of some 3300 local residents who have voiced an opposition to option 3.

As this development is the largest that will occur in Seaforth and profoundly alter the shape of the suburb I feel we owe it to the residents to 'take a step back' and let the Group come up with a proposal. This can only fairly proceed if funding is made available.

### **RECOMMENDATION**

That Council allocate an appropriate source of funds for the "Seaforth Community TAFE Development Action Group" in their quest to bring forward an alternative design plan for the Seaforth TAFE site.

### **ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Notice of Motion Report No. 10 \*\*\*\*\*

**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** Notice of Motion Report No. 12  
**SUBJECT:** Review of Road Conditions near Childcare Centres and Kindergartens  
**FILE NO:**

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Councillor Heasman will move:

That Manly Council's Traffic Committee be asked to undertake a review of road conditions adjacent to all childcare centres and kindergartens in the Manly Local Government Area.

That Manly Council request the Roads and Traffic Authority to undertake a review of their policy of not allowing reduced speed limits outside childcare centres and kindergartens that are not adjacent to schools.

### **Background**

Recommendations of a review by the Traffic Committee could take the form of an upgrade of children warning signage, line marking and an increase of 'no stopping' zones.

Currently the RTA only allow 40km signage outside primary and secondary schools in NSW. Local Councils have no jurisdiction to reduce speed limits outside childcare centres and kindergartens.

### **RECOMMENDATION**

That Manly Council's Traffic Committee be asked to undertake a review of road conditions adjacent to all childcare centres and kindergartens in the Manly Local Government Area.

That Manly Council request the Roads and Traffic Authority to undertake a review of their policy of not allowing reduced speed limits outside childcare centres and kindergartens that are not adjacent to schools.

### **ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Notice of Motion Report No. 12 \*\*\*\*\*



**TO: Ordinary Meeting - 23 July 2007**  
**REPORT: Item For Brief Mention Report No. 7**  
**SUBJECT: Items for Brief Mention**  
**FILE NO:**

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**1. Minutes of Meetings without recommendations of a substantial nature:**

- i) Sister Cities Committee – 4 April 2007
- ii) Sister Cities Committee – 9 May 2007
- iii) Sister Cities Committee – 13 June 2007
- iv) Manly Arts Festival Committee – 6 June 2007
- v) Manly Meals On Wheels Service Committee – 13 June 2007
- vi) Manly Visitor And Community Board – 14 June 2007
- vii) Manly Youth Council – 18 June 2007
- viii) Access Committee - 21 June 2007

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

**i) Manly Community Safety Meeting – 21 June 2007**

**a) Item 5.1 Manly After Midnight and Code of Respect report**

Recommendation

That a report be prepared on Late Night Strategies, the expenditure by Council including transport funding to be tabled at the next Community Safety Committee meeting.

**b) Item 5.2 Late Night Strategies Transport Effectiveness**

Recommendation

- 1. That the CCTV cameras located on Council's property are monitored through funding a dedicated security position on a *trial basis* for 3 to 6 months from October 2007 long weekend, on both Friday and Saturday nights.
- 2. That a report is presented to the Committee at the next meeting stating the parameters of the trial including the cost of a dedicated security resource.
- 3. The *trial* is "without prejudice" to submit the costs and the outcomes to the State government with the funding to be provided through State government, by requesting the Local Member Mr Mike Baird, to present the matter on behalf of the Manly residents and the Community Safety Committee.

**c) Item 6.6 Late Night Food operator – Ser-bar Kebab, Mr Sidar Demirbag is interested in a position on the Committee Late Night Strategies Transport Effectiveness**

**Item For Brief Mention Report No. 7 (Cont'd)**Recommendation

1. That Councillors Cant and Norek names are removed from the membership list.
2. That the Council invite Councillors to nominate & to appoint replacement Councillors to the Community Safety Committee.
3. That the Chamber of Commerce be invited to send a representative to the Committee meetings.
4. That all Community representatives be reconfirmed
5. That Precinct and Community representatives be invited through an Expression of Interest to join the Community Safety Committee by advertising the positions in the Saturday Manly Daily page and on the Council's website.

Divisional Manager Human Services & Facilities Note:

Point 2 of the recommendation is drawn to the attention of Council to nominate and appoint replacement councillors to the Manly Community Safety Committee.

d) **Item 7.4 Provision of a Pedestrian Cyclist Shared Zone - along Market Lane - Mayoral Minute resolution 56/07**

Recommendation

"In view that this area is already a Shared Zone, the Community Safety Committee supports the shared zoned for Cycles – as a 12 months trial."

**RECOMMENDATION**

1. That the recommendations of **Minutes of Meetings**, as listed in **item 1, being 1 i) to 1 viii)**, be **adopted**.
2. i) That the minutes of the **Manly Community Safety Meeting 21 June 2007** be **adopted**, including the following recommendations of a substantial nature:
  - a) **Item 5.1 Manly After Midnight and Code of Respect report**

That a report be prepared on Late Night Strategies, the expenditure by Council including transport funding to be tabled at the next Community Safety Committee meeting.
  - b) **Item 5.2 Late Night Strategies Transport Effectiveness**
    1. That the CCTV cameras located on Council's property are monitored through funding a dedicated security position on a *trial basis* for 3 to 6 months from October 2007 long weekend, on both Friday and Saturday nights.
    2. That a report is presented to the Committee at the next meeting stating the parameters of the trial including the cost of a dedicated security resource.
    3. The *trial* is "without prejudice" to submit the costs and the outcomes to the State government with the funding to be provided through State government, by requesting the Local Member Mr Mike Baird, to present the matter on behalf of the Manly residents and the Community Safety Committee.
  - c) **Item 6.6 Late Night Food operator – Ser-bar Kebab, Mr Sidar Demirbag is interested in a position on the Committee Late Night Strategies Transport**

**Item For Brief Mention Report No. 7 (Cont'd)****Effectiveness**

1. That Councillors Cant and Norek names are removed from the membership list.
  2. That the Council nominate and appoint the following replacement Councillors to the Community Safety Committee:
  3. That the Chamber of Commerce be invited to send a representative to the Committee meetings.
  4. That all Community representatives be reconfirmed
  5. That Precinct and Community representatives be invited through an Expression of Interest to join the Community Safety Committee by advertising the positions in the Saturday Manly Daily page and on the Council's website.
- d) **Item 7.4 Provision of a Pedestrian Cyclist Shared Zone – along Market Lane-  
Mayoral Minute resolution 56/07**

“In view that this area is already a Shared Zone, the Community Safety Committee supports the shared zoned for Cycles – as a 12 months trial.”

**ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Item For Brief Mention Report No. 7 \*\*\*\*\*

**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** General Managers Division Report No. 26  
**SUBJECT:** Seaforth (Former TAFE Site) - Progress Report - Following Community Reference Group (CRG) meeting held on 20th June, 2007  
**FILE NO:**

---

## SUMMARY

- Following Council's resolution of 18th December, 2006, Landcom was asked to respond to the various matters raised in community consultation following exhibition of the Draft Urban Design Guidelines for the Seaforth centre.
- The Community Reference Group (CRG) was reconvened with and expanded membership to consider the Landcom feedback on 20th June, 2007.
- This report outlines the CRG response to the presentations from Landcom and reports on matters arising, particularly in relation to the activities and initiatives of the Seaforth Community TAFE Development Action Group.

**Note:** Council will be given a briefing as per the presentation to the CRG on 20th June, 2007 to acquaint them with the current form of the Option 3 proposal, following on Council's guidance from the December resolution.

## REPORT

### BACKGROUND

- Council convened a Public Forum at the Balgowlah Seaforth RSL Club in February, 2005.
- At that meeting Council established the original CRG (which has ranged from 25 to 30 persons) during the course of its deliberations during 2005 and 2006.
- The CRG was consulted to arrive at a set of criteria for community outcomes for the Seaforth site.
- The CRG then considered a range of options against the urban design, social and community benefit objectives.
- The range of options included, maintaining the existing building for adaptive reuse, development of the existing site, with a new mixed use development and finally the more ambitious "plaza scheme" option involving the moving of the road.
- Concurrent with the CRG's deliberations, Council directly engaged an urban design consultant to provide guidelines for the Seaforth Centre.
- The CRG in late 2006 endorsed the Option 3 "**plaza proposal**" for the purposes of exhibition and community consultation/feedback.
- Council (whilst not endorsing the Draft Guidelines) similarly resolved to exhibit the Draft Urban Design Guidelines for community feedback.
- On 18th December, 2006, Council considered a report on the exhibition feedback and resolved as under:-

**General Managers Division Report No. 26 (Cont'd)****Council Resolution of 18th December, 2006:-**

"That:

1. Council refer the results of the exhibition of the Draft Urban Design Guidelines for Seaforth to Landcom and seek their response to the community feedback. Further, that Council engage with Landcom to ascertain their position in relation to continuing to pursue the "Seaforth Plaza" option and to addressing the issues raised in the community consultation.
2. Depending on the feedback received, it will be necessary to report back to Council on future options and respective scenarios from a financial, social and environmental perspective.
3. Council convey to Landcom that the overwhelming community opinion is strongly opposed to the Draft Urban Design Guidelines.
4. That the Council therefore will not support these Draft Urban Design Guidelines.
5. Council convey to Landcom that the community in particular rejects the 7 storey building heights as proposed in the Draft Urban Design Guidelines of option 3.
6. Council take the initiative, working with the CRG, to progress more appropriate urban design outcome proposals for the site.
7. Invite two additional members of the Seaforth TAFE Community Action Group to join the CRG."

These matters were conveyed to Landcom and in accordance with Resolution 1, Landcom responded with a revision of the "plaza" option addressing traffic, height, parking, etc.. A further meeting of the CRG was convened on 20th June, 2007. The CRG was expanded at the request of the Seaforth Community TAFE Development Action Group and now numbers approximately 60 people.

**COMMUNITY REFERENCE GROUP MEETING OF 20TH JUNE, 2007 - LANDCOM RESPONSE TO RESOLUTION OF 18TH DECEMBER, 2006**

The amended proposal comprised:-

- Five stories and 82 apartments.
- 1,000 square metres of civic space "plaza".
- 550 square metres of multi purpose community space.
- Refurbishment of heritage building.
- Ten community car parking spaces.
- Transfer of the heritage building to Council.

Consultants also presented on the new scheme in terms of height and bulk and also presented in relation to traffic and parking issues.

**General Managers Division Report No. 26 (Cont'd)**

The Seaforth business community has asked for 200 additional public car parking spaces. This is extremely difficult and/or costly to deliver, even if two levels of basement level car parking is provided under the TAFE site and part of Kempbridge Avenue (approximately \$40,000 per space).

Similarly, in the traffic modelling; only capacities and flows within the Seaforth centre were modelled (assuming problems with delays at the Spit or elsewhere will not back up to impact on Seaforth).

**COMMUNITY REFERENCE GROUP MEETING - 20TH JUNE, 2007 - FEEDBACK FORM**

Council distributed a Feedback Form at the meeting and a summary response is **attached marked "Attachment A"**. In addition to the Council's Feedback Form, the Seaforth Community TAFE Development Action Group prepared their own form which was distributed to all CRG members. The result of that survey is also **attached** for the information of Councillors (refer to **Attachment B"**).

**SUBSEQUENT DEVELOPMENTS**

Since the last CRG meeting, Councillors will be aware that there has been quite a lot of diverse opinion disseminated, both privately and publicly, in relation to progress to date and strategies for moving forward.

Following on from the CRG meeting of 20th June, 2007, Landcom has been awaiting the collation of the feedback forms and Council's consideration of this progress report. In the meantime, the Seaforth Community TAFE Development Action Group has initiated independent actions to have an architect revisit the Option B type proposals (which would confine development to the Seaforth TAFE site and not involve moving the road) and has apparently also looked at a revision of the Option 3 proposal (a Seaforth plaza proposal).

At the time of preparation of this report, Council has not seen these alternative proposals and they have not been presented to or considered by Landcom (to Council's knowledge).

Following discussions with the Mayor, attempts are being made to facilitate an informal meeting between the Seaforth Community TAFE Development Action Group and Landcom so that Council might be better informed regarding these latest developments when it considers the matter on 23rd July, 2007.

The Mayor's involvement is against the background of the fact that Landcom has made press statements recently which suggest that if Council does not support an Option 3 type scenario (where lots of interagency negotiation is involved), that they might not see a role for Landcom if the project reverts to a relatively simple development on the TAFE site only.

**SCENARIO ANALYSIS**

At this stage not having seen the Seaforth Community TAFE Development Action Group concepts for Seaforth and not having the benefit of a Landcom response, the table below sets out other possible scenarios for the Seaforth centre and it makes brief comments in relation to each. It is stressed that these are "possible" scenarios...some may not be likely, but they are set out so that Council does not have to ask the question "why weren't we advised of this potential" in the event that one of them eventuates.

## General Managers Division Report No. 26 (Cont'd)

## Scenario Analysis

Scenario	Pros	Cons
<p><b>Scenario 1</b> Council supports resolution to proceed with Option 3, to realign Sydney Rd and create a new town centre. The resolution to include the following <b>process</b>:</p> <ul style="list-style-type: none"> <li>- prepare rezoning.</li> <li>- prepare development application.</li> <li>- amend and adopt the urban design guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>- Significant improvement for Seaforth town centre, pedestrian and cycle access and economic viability.</li> <li>- Continued involvement by Landcom.</li> <li>- Substantial community benefits.</li> <li>- All stages of process subject to community consultation.</li> </ul>	<ul style="list-style-type: none"> <li>- Continued community concern about traffic (pedestrian and motor vehicle, local and through traffic) which won't be "accessible" until completion.</li> <li>- Predictive modelling is favourable for pedestrians, less so for "through" vehicles where bottlenecks occur "beyond" the Seaforth centre.</li> </ul>
<p><b>Scenario 2</b> Resolution for option 3 not supported. DET pursues a development application under SEPP8 through the Minister for Planning.</p>	<ul style="list-style-type: none"> <li>- Council removed from process.</li> <li>- DET may pursue adoption of draft guidelines like those prepared for Council by Gabrielle Morrish and 7 storey development.</li> </ul>	<ul style="list-style-type: none"> <li>- Lost opportunity to provide a heart for Seaforth "plaza".</li> <li>- Limited opportunity to improve pedestrian and cycle access to the town centre.</li> <li>- No provision of 550 sqm community facility.</li> <li>- DET may pursue a 7 storey option based on the independent guidelines prepared for Council.</li> <li>- Limited opportunity for Council to push for community benefits above Code requirements.</li> </ul>
<p><b>Scenario 3</b> Resolution for option 3 not supported by council; DET pursues a rezoning and DA through Council for TAFE site only.</p>	<ul style="list-style-type: none"> <li>- Council is able to remain involved in the ongoing development of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Lost opportunity to provide a heart for Seaforth "plaza".</li> <li>- Limited opportunity to improve pedestrian and cycle access to the town centre.</li> <li>- No provision of 550 sqm community facility.</li> <li>- DET may pursue a 7 storey option based on the independent guidelines prepared for Council.</li> <li>- No opportunity for Council to push for community benefits above Code requirements.</li> </ul>
<p><b>Scenario 4</b> Resolution 3 not supported by Council. DET awaits gazettal of Infrastructure SEPP</p>	<ul style="list-style-type: none"> <li>- Development application still submitted to Council.</li> </ul>	<ul style="list-style-type: none"> <li>- Lost opportunity to provide a heart for Seaforth.</li> <li>- Limited opportunity to improve</li> </ul>

## General Managers Division Report No. 26 (Cont'd)

(anticipated late July 07) and obtains a compliance certificate for a residential use. DET submits a development application to Council.		<p>pedestrian and cycle access to the town centre.</p> <ul style="list-style-type: none"> <li>- No provision of 550 sqm community facility.</li> <li>- DET may pursue a 7 storey option based on the independent guidelines prepared for Council.</li> <li>- Limited opportunity for Council to push for community benefits above Code requirements.</li> </ul>
<p><b>Scenario 5</b> Landcom/DET see merit in one of the schemes put forward by Seaforth Community TAFE Development Action Group and agree to proceed in line with the <b>process</b> outlined in Scenario 1 above.</p>	<ul style="list-style-type: none"> <li>- Likely support from the Seaforth Community TAFE Development Action Group.</li> <li>- Other positives not known at this stage.</li> </ul>	<ul style="list-style-type: none"> <li>- Negatives not assessable as the schemes have not been seen by Council or Landcom at the time of writing this report.</li> </ul>

**Note:**

- DET could object to Council's standard LEP in order to secure a rezoning.
- Council's draft independent urban design guidelines could be used as a basis for pursuing a 7 storey development option.

**OVERVIEW/SUMMARY**

The CRG process was designed to involve the community in a decision making process. The representatives of the local community, including the business community, met to analyse their objectives for the Seaforth centre and ultimately this led to a qualified endorsement of Option 3 ("for the purposes of exhibition and further community consultation only"). The broader community expressed concerns about a number of issues and these were picked up by Council and referred back to Landcom by way of the Council resolution of 18th December, 2006. These matters were further discussed and progressed by a revision of the scheme which was presented to a broadened CRG comprising approximately 60 members on 20th June, 2007. The feedback forms from that meeting are reasonably evenly divided with those people who have been part of the process for some time, feeling that the south side "Seaforth plaza proposal" has merit and alternatively, those persons who have come "late" to the process expressing concerns and a desire to revisit or revise.

As Council and Landcom (at the time of writing) have not seen the concepts now apparently being developed by the Seaforth Community TAFE Development Action Group (SCTDAG), it is difficult to assess them against the original criteria established by the CRG and more generally in relation to their viability in satisfying various stakeholders.

The CRG has not been presented with these more recent developments either.



**General Managers Division Report No. 26 (Cont'd)****CONCLUSION**

Work done by the old CRG went through a process of establishing criteria and a range of options leading to the expressing of a preference for the plaza option 3 for the purposes of broader community consultation. The broader community consultation has now ultimately resulted in revisiting past options and/or revisions of the "plaza" scheme and at this time, neither Council nor the CRG is acquainted with these new proposals from the SCTDAG.

Given the desire to get the best possible community outcome, it would be appropriate to reality test and merit test these new proposals. In doing this it is understood that Landcom may have reservations, and therefore, I draw Council's attention to scenario analysis set out above. There may be some risk in "re-opening" this process after two years of fairly exhaustive process.

Council staff may be in a better position to inform Council of Landcom and the Department of Education and Training's (DET) position on the night.

**OPTIONS OPEN TO COUNCIL****Option 1:**

Council could endorse the Option 3 Scheme as outlined in principle for the purpose of working through the approvals process as outlined in Scenario One listed above in this report.

**Option 2:**

Council could defer further consideration for a period of up to 30 days during which time Landcom would be asked to assess and comment on the Seaforth Community TAFE Development Action Group proposals in terms of urban design and satisfaction of previously identified stakeholder **objectives** and economic feasibility.

**Note:**

The Landcom presentation to the CRG meeting held on 20th June, 2007 has been circulated under separate cover for the information of Councillors.

**RECOMMENDATION**

Submitted for Council's consideration.

**ATTACHMENTS**

**AT- 1** Results of Council Feedback Form 2 Pages

**AT- 2** Results of SCTDAG Feedback Form 3 Pages

OM230707GMO\_1.doc

\*\*\*\*\* End of General Managers Division Report No. 26 \*\*\*\*\*

## ATTACHMENT 1

### General Managers Division Report No. 26 - Seaforth (Former TAFE Site) - Progress Report - Following Community Reference Group (CRG) meeting held on 20th June, 2007 Results of Council Feedback Form

## ATTACHMENT A

### MANLY COUNCIL

#### Feedback Community Reference Group Meeting

Results from Council Feedback Form  
Total number of responses received = 10

**Question 1**  
How do you think traffic safety on Sydney Rd and French's Forest Rd will be affected?

Greatly improved	Improve	Same	Worse	Much worse	Not sure
3	4	3	1		

**Question 2**  
How important is the proposed town square for the Seaforth Town centre?

Extremely important	Important	Unimportant	Extremely Unimportant	Not sure
5	4	1		1

**Question 3**  
How well does the proposal address urban design for Seaforth?

Extremely well	Well	Poorly	Extremely Poorly	Not sure
4	6	1		

**Question 4**  
How well does the proposal address parking?

Extremely well	Well	Poorly	Extremely Poorly	Not sure
	8	1	1	1

**Question 5**  
As an overall project, to what degree does the proposal benefit/ dis-benefit stakeholders?

Highly beneficial	Beneficial	Unbeneficial	Highly unbeneficial	Not sure
6	3	1		

.../2

## ATTACHMENT 1

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### General Managers Division Report No. 26 - Seaforth (Former TAFE Site) - Progress Report - Following Community Reference Group (CRG) meeting held on 20th June, 2007 Results of Council Feedback Form

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- 2 -

#### Results from Council Feedback Form (Cont'd)

##### Question 6

##### Which aspect of the proposal do you like best?

- Whole package – reduction in height, plaza
- Height and relationship to town centre
- Great solution for Seaforth
- Revitalisation of Seaforth, removal of roundabout and improved traffic flows
- Sense of purpose, people access, quality space, separation of local and other traffic, quality urban design
- Town square, reduction in height
- Town square, scale of buildings
- Fantastic opportunity

##### Question 7

##### Which aspect of the proposal do you like the least?

- ♦ Parking
- Traffic – need to understand broader traffic issues along French's Forest Rd, the Bluff
- Reduction in height- reduced economic viability
- Happy with overall proposal
- Further information needed and a masterplan to include traffic impact, impact on adjoining neighbourhood
- Access in/out of Ellery Pde
- Traffic flow especially in the Bluff area; Concern about parking spaces and location; Want an improved traffic flow
- 5 storey building in southern precinct
- Nothing to criticise- very impressed with proposal
- Traffic- require further information
- Council exposure to costs
- Alignment of Sydney Rd at Kempbridge Ave is a concern

\* \* \*

**ATTACHMENT 2**

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**General Managers Division Report No. 26 - Seaforth (Former TAFE Site) - Progress Report - Following Community Reference Group (CRG) meeting held on 20th June, 2007  
Results of SCTDAG Feedback Form**

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**ATTACHMENT B**

**SEAFORTH COMMUNITY TAFE DEVELOPMENT  
ACTION GROUP (SCTDAG)**

**Feedback**

**Results from "SCTDAG" Feedback Form**  
Total number of responses received = 10

**Question 1**

Having heard from traffic experts to replace roundabout with 2 sets of lights, what is your reaction?

Satisfied and prepared to proceed with proposal	Not satisfied, want more information	Not satisfied, want an independent report funded by Council to compare benefits
4		5

**Comments**

- Parking along Sydney Rd will reduce capacity- this was not considered in the traffic modelling
- Congestion is a problem

**Question 2**

Having heard proposal on parking and for council to fund an additional 45 spaces what is your reaction?

Satisfied	Not satisfied, want an additional 100 spaces
3	5

**Comments**

- Need to review parking survey myself to understand if the provision is sufficient
- Not applicable- misleading question

.../2

## ATTACHMENT 2

### General Managers Division Report No. 26 - Seaforth (Former TAFE Site) - Progress Report - Following Community Reference Group (CRG) meeting held on 20th June, 2007 Results of SCTDAG Feedback Form

- 2 -

#### Results from "SCTDAG" Feedback Form (Cont'd)

##### Question 3

Proposal to divert Sydney rd on northern side and create town square on southern side, what is your reaction?

Happy and prepared to proceed with proposal	Not satisfied, want alternative proposal and town square on northern side	Happy to proceed with town sq as proposed but want to see it opened up and more visible
3	4	3

##### Comments

- This has been discussed previously at CRG meetings

##### Question 4

Proposal for buildings at 5 storeys, what is your reaction?

Happy and prepared to proceed with revised proposal	Further reduction in height/scale required	Building height reduced to 3 storeys
5	2	2

##### Comments

- Not profitable/economic to reduce height
- 5 storeys fits into the landscape

##### Question 5

Satisfied that the planned expansion of Seaforth Village is economically sustainable?

Yes	No	Council should commission a study
4		5

##### Question 6

Having considered the proposal, are you prepared to proceed?

Yes, prepared to proceed now	No, want further information
2	7

.../3

## ATTACHMENT 2

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### General Managers Division Report No. 26 - Seaforth (Former TAFE Site) - Progress Report - Following Community Reference Group (CRG) meeting held on 20th June, 2007 Results of SCTDAG Feedback Form

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- 3 -

#### Results from "SCTDAG" Feedback Form (Cont'd)

##### Comments

- Too many unsolved questions to be certain about the benefits
- Don't like the idea of Seaforth being a gateway
- Need to investigate an alternative configuration for an educational facility
- Shouldn't procrastinate any further
- Annoyed with biased feedback form
- Not convinced that option 3 is viable
- Move Seaforth school into the TAFE building and divert the road through there

##### Other Feedback

- Frustration that issues are being re-raised which were discussed by the CRG 2 years ago
- Traffic situation is dreadful- this proposal was never meant to be a solution but is a side benefit
- Design and planning for the plaza and residential accommodation is fantastic
- Only presented with one option- expected to have a choice a choice of options
- Traffic signals replacing the roundabout will improve safety for pedestrians and cyclists
- Its often easier to stay in the car and drive to Balgowlah than park at Seaforth
- Would a business levy work in Seaforth?
- I remember what Lane cove was like- the transformation was amazing- let's hope we can do the same at Seaforth.
- Confusion over parking provisions on Manly Council's website
- Council's feedback form is too general
- Concern that traffic signals wont be coordinated and the traffic will be worse

\* \* \*

**TO: Ordinary Meeting - 23 July 2007**  
**REPORT: Corporate Services Division Report No. 24**  
**SUBJECT: Accounts - Report on Council Investments as at 30 June 2007**  
**FILE NO:**

## SUMMARY

Latest accounting statements for the period to 30 June 2007

1. Statement showing general fund bank account balance as at 30 June 2007.
2. Cash investments as at 30 June 2007.

## REPORT

### 1. Statement Showing General Fund Bank Account Balance as at 30 June 2007

Limit of overdraft arranged with bank	<b>\$400,000.00 Dr</b>
Bank Balance as at 30 June, 2007 <sup>(1)</sup>	<b>\$1,912,748.11 Cr</b>

### 2. Details of Council Investments Pursuant to the General Regulation as at 30 June, 2007.

In accordance with clause 212 of the Local Government (General) Regulation 2005, a report setting out the details of money invested must be presented to Council on a monthly basis.

For the information of Councillors, the following cash investments were held by Council as at 30 June, 2007.

Invest Date	Maturity/ Call date	Institution	Term (Days)	Rate	Amount	Interest
22/05/07	22/11/07	IMB	184	<b>6.57</b>	121,935.68	4,038.51 <sup>(2)</sup>
18/02/03	18/02/08	Macquarie Bank	1826	5.75	1,000,000.00	28,750.00 <sup>(4)</sup>
03/12/04	03/12/09	NM R'child & Son (Aust)	1826	7.40	700,000.00	12,920.28 <sup>(5)</sup>
25/10/05	25/10/07	Emu Structured Note	365	7.00	500,000.00	35,000.00 <sup>(6)</sup>
22/12/06	21/06/10	Aquaduct Structured Note	1277	7.09	500,000.00	8,862.50 <sup>(3)</sup>
05/07/06	05/07/12	WBC PP Ethical Note	2192	8.01	500,000.00	19,868.59 <sup>(7)</sup>
02/06/07	02/06/08	Elders Rural Bank	366	6.80	719,877.16	49,085.76 <sup>(10)</sup>
		LGFS Ethical Fund	@CALL	6.56	1,109,153.56	
		IMB	@CALL	6.00	5,000.00	
		CBA	@CALL	6.25	80,058.84	
		Grange Securities – Managed Fund	@CALL	7.34	5,550,000.00	(8) (9)
		Macquarie Bank	@CALL	5.39	90,191.19	
					<b>10,876,216.43</b>	

1) Balances in-excess of \$750,000 earns 5.50%pa

2) Interest to 22 November, 2007 only

3) Interest to 22 March, 2007 only

4) Interest to 18 August, 2007 only

5) Interest to 3 September, 2007 only

6) Interest calculated at the guaranteed interest floor of 7.00%pa for the first year

7) Interest to 5 July, 2007 only

8) Council has engaged Grange Securities Pty Ltd to manage part of Council's Investment Portfolio (\$5.5 million) in a separate Managed Fund. These investments will be held as an Individually Managed Portfolio (IMP) by Grange on behalf of Manly Council, and Grange will provide comprehensive reports each month to Council. The IMP has been set up by Grange on a fee free basis for 6 months, and returns in the IMP will be compared with Council's own managed funds. If the IMP performs better

**Corporate Services Division Report No. 24 (Cont'd)**

than Council's own investing strategy, Council could then look at moving all its investments into the IMP, as this will save on the considerable administrative work and risks involved in managing Council's investment portfolio

- 9) Annualised monthly return.
- 10) Interest to 2 June, 2008 only

Except for (2), (7) and (10) interest is calculated at a floating rate, fixed for the duration of each subsequent quarter, based on the prevailing interest rates at the quarterly reset date/s.

<b>Investment Performance</b>	<b>Council</b>	<b>Benchmark*</b>	<b>90 day UBS*</b>
Returns – June 2007 [%pa]:	<b>7.06</b>	<b>6.81</b>	6.56

\* benchmark is 90 day UBS Warburg Bank Bill Index plus 0.25%pa

**Certification – Responsible Accounting Officer**

The Chief Financial Officer hereby certifies that the investments listed above have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policy.

**RECOMMENDATION**

1. That the statement of General Fund Bank Account balance as at 30 June, 2007 be received and noted.
2. That the certification by the Chief Financial Officer be noted.
3. That details of Council's cash investments as at 30 June, 2007 be received and noted.

**ATTACHMENTS**

There are no attachments for this report.

OM230707CSD\_3.doc

\*\*\*\*\* End of Corporate Services Division Report No. 24 \*\*\*\*\*



**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** Environmental Services Division Report No. 40  
**SUBJECT:** 87 Clontarf Street, Seaforth - DA477/06  
**FILE NO:** DA477/06

**Application Lodged:** 13 September 2006  
**Applicant:** Greenfield DA Services  
**Owner:** Henning and Tatiana Muller  
**Estimated Cost:** \$217,000  
**Zoning:** Manly Local Environmental Plan, 1988 - Residential  
 Manly Residential Development Control Plan 2001,  
 Amendment 1 Sub Zone: 5  
 Within the Foreshore protection Area: No  
**Surrounding Development:** Residential  
**Heritage:** N/A

### **SUMMARY:**

1. DEVELOPMENT CONSENT IS SOUGHT FOR DEMOLITION OF THE EXISTING DWELLING, CONSTRUCTION OF A NEW TWO-STOREY DWELLING AND DECK; REMOVAL OF EXISTING DRIVEWAY/CROSSOVER AND CONSTRUCTION OF NEW; AND REMOVAL OF THREE TREES.
2. THE PROPOSAL WAS NOTIFIED TO NEARBY AND ADJOINING PROPERTY OWNERS WITH ONE SUBMISSION RECEIVED.
3. THE APPLICATION WAS REFERRED TO SEAFORTH NORTH PRECINCT COMMUNITY FORUM AND COMMENTS WERE RECEIVED.
4. AMENDED PLANS WERE RECEIVED ON 7 MARCH 2007 AND WERE NOTIFIED TO NEARBY AND ADJOINING PROPERTY OWNERS WITH ONE SUBMISSION RECEIVED.
5. THE APPLICATION IS PRESENTED TO COUNCIL AT THE REQUEST OF COUNCILLOR MACDONALD.
6. THE APPLICATION WAS DEFERRED FROM THE JULY LUM MEETING AT THE REQUEST OF THE APPLICANT.
7. A SITE INSPECTION IS RECOMMENDED.
8. DEFERRED COMMENCEMENT CONSENT IS RECOMMENDED.

### **LOCALITY PLAN**

Shaded area is subject site.



## Environmental Services Division Report No. 40 (Cont'd)

## REPORT

IntroductionSite Analysis:

The site is located on the western side of Clontarf Street. The site has an east-west orientation and is legally described as Lot 170A, DP 399898.

The site slopes from the middle of the existing house site to the street boundary by approximately 1.0m; and 2.0m to the rear of the site. There is also a maximum cross fall of 2.39m.

The property is a rectangular shape. It is 11.99m wide with side boundaries being 42.67m. Total site area is 512.2m<sup>2</sup>.

The site is developed with a weatherboard/clad cottage on brick footings; single storey at the front with an additional lower level at the rear.

Levels around the house have been considerably altered over time. It would appear from a block work retaining wall in the rear garden that the garden level has been raised recently by approximately 840mm. An undercroft area under the existing deck is also bounded by a blockwork retaining wall of 890-1020mm.

The existing driveway is also raised against the northern side of the house. The existing house is on continuous brick footings and the level at the north-eastern corner is approximately 800mm above natural ground level of the front garden. The driveway has been built up approximately 0.55m. The finished levels are higher than those shown on the northern adjoining property near the middle of the site.

Proposed development:

Development approval is sought for demolition of the existing house and construction of a new two storey dwelling as follows:

- Demolition of the existing dwelling and removal of the existing driveway and cross-over;
- Ground floor comprising living/dining and family room, rumpus room and study with laundry and WC, and single car garage;
- First Floor comprising four bedrooms, bathroom, separate WC and en suite for Master Bedroom with a timber deck off the Main Bedroom;
- External works including a roofed timber deck, front porch and new driveway and cross-over.

Development Control Plan Numerical Assessment

The following is an assessment of the proposal's compliance with the numerical standards of the D.C.P. Where a variation is proposed to the standards an assessment is included in the Planning Comments.

	<u>Permitted/ Required</u>	<u>Proposed</u>	<u>Complies Yes/No</u>
Density - Sub Zone	1 dwelling/ 500 m <sup>2</sup>	1 dwelling/ 512 m <sup>2</sup>	Yes
Floor space ratio	0.45:1 max 230.5m <sup>2</sup>	0.507:1 259.84m <sup>2</sup>	No
Wall height North side	6.5m	5.5m	Yes
South side	6.85m	7.1m	No

## Environmental Services Division Report No. 40 (Cont'd)

	<u>Permitted/ Required</u>	<u>Proposed</u>	<u>Complies Yes/No</u>
Roof height	3.0m roof allowance	1.4m	Yes
Setback Front	6.0m or consistent with street setbacks	6.0m but not consistent with street	No
Setback Rear	8.0m	12.60m	Yes
North setback side	Ground: 0.92m First: 1.83m	Ground: 1.0m First: 2.15m	Yes
South setback side	Ground: 1.48m First: 2.35m	Ground: 1.12m First: 2.15m	No No
Open space - total	55% 281.71m <sup>2</sup>	58.2% 298.04m <sup>2</sup>	Yes
Open space - soft	35% 98.6m <sup>2</sup>	63% 178.3m <sup>2</sup>	Yes
Open space - above ground	70.42 m <sup>2</sup> 25 %	59.22 m <sup>2</sup> 21 %	Yes
Number of Endemic Trees	3	3	Yes
Private Open Space	18 m <sup>2</sup>	59.22 m <sup>2</sup>	Yes
Car Parking – Residents	2	1 in garage, 1 in driveway	Yes
Shadow -adjacent open space - adjoining EW orientation	> 2 hrs sunlight retained	< 2 hrs retained to front and rear living areas	No

**Applicant's Supporting Statement**

In support of the application the applicant has submitted a Statement of Environmental Effects. This is on file.

In response to the submissions, the applicant has submitted a written response. This is on file.

**Submissions**

The application was notified from 07 Nov 06 to 21 Nov 06 and one submission was received from V Thomson of 85 Clontarf Street.

The following issues were raised:

- Excessive Building Envelope (wall height);
- Location of air-conditioning unit next to their Main Bedroom window;
- Privacy issues, particularly adjacent to deck where bedroom is overlooked;
- Replacement of previously existing boundary fence which was demolished by the owners of No. 87 Clontarf Street when they retained and raised their backyard approx 1m;
- Loss of sunshine to primary living area on first floor;
- Loss of sunlight to bedrooms;
- Dwelling should be lowered to natural ground line on the southern boundary to reduce impact;
- Overpowering visual impact when viewed from street;
- Stormwater flow onto No 85 Clontarf Street and under her house;
- Proposed height of driveway without safety fences raises safety issues.

The amended application was notified from 13 March 2007 to 27 March 2007 and one submission was received from V Thomson of 85 Clontarf Street.

- Air-conditioning unit has previously been requested to be relocated away from present location adjacent to a bedroom window located at the front of the house.

**Environmental Services Division Report No. 40 (Cont'd)**

- The rear deck is adjacent to a bedroom and privacy and noise reduction screens have been requested;
- New retaining fence needs to be replaced by owners of 87 Clontarf Street;
- The [floor] space ratio to land size still appears to be excessive;
- HW System also needs to be relocated;
- Fences need to be replaced at the owners of No 87 Clontarf Street expense;
- Dwelling still needs to be further setback from street for streetscape;
- Shadow diagrams seem to be inconsistent and needs further explanation on the ground floor at present one window has full sunshine, whilst with the proposed residence two windows on ground floor level have full sun. This seems to be inconsistent with height development.

These matters are discussed later in this report under Planning Comments.

**Precinct Community Forum Comments**

The application was referred to the Seaforth North Precinct Community Forum with the following comment received;

- That Seaforth North Precinct has discussed this application and advises Council of community comments as follows: We note the minor variations to the DCP and note the comments in the SEE and raise no objection to the DA.

**Engineers Comments**

Engineering conditions entered, including requirement for on site detention of stormwater and removal of redundant crossing.

**Building Comments**

No objections to the proposed Class 1(a) dwelling subject to the inclusion of recommended conditions.

**Landscape Architects Comments**

No objections subject to the inclusion of recommended conditions.

**Planning Comments**

Prior to submission of the current plans the applicant was advised the shadow diagrams (elevations) were incorrect and they should include (as per the first submission) the roof of the rear deck. This was not corrected on the shadow elevations and the plans used the house eaves rather than the deck roof as requested (and shown previously). The building has been lowered 0.5m during the assessment process, but revised shadow diagrams showing the reduction in overshadowing have not been submitted.

The applicant was advised on several occasions that retaining walls on the boundary were not appropriate, but has continued to show them.

The applicants were advised the FSR was excessive at 0.52:1 [35.51m<sup>2</sup> over] and to reduce it. The revised plans show a reduction of 0.5m from the First Floor bedrooms which reduced the FSR by only 6.17m<sup>2</sup> to 0.507:1.

**Environmental Services Division Report No. 40 (Cont'd)**

Additionally, it had been pointed out the ground line on the southern side was not correct and minor adjustments were made, but these did not resemble what the assessing officer observed and photographed on the site inspection, or the levels the surveyor included on the survey plan.

**Manly Local Environmental Plan 1988:**

The site is in zone No 2 – The Residential Zone which permits dwelling houses with the consent of Council.

The proposed demolition and construction of a dwelling house is permissible with consent in the zone. The proposal, subject to deferred commencement conditions included in the recommendation is considered satisfactory in response to the relevant objectives of the zone, with no unreasonable amenity impacts to neighbouring properties.

Consequently the proposal is considered an acceptable form of development.

**Manly Local Environmental Plan 1988 Clause 10 Objectives**

The following comments are made in regard to the objectives for the Residential Zone as stated in Clause 10 of the Manly Local Environmental Plan 1988;

(a) *to set aside land to be used for purposes of housing and associated facilities;*

The site is zoned residential and will retain its residential use.

(b) *to delineate, by means of development control in the supporting material, the nature and intended future of the residential areas within the Municipality;*

Council's Development Control Plan for the Residential Zone 2001 Amendment 1 has been considered in the assessment of the proposal, with reference made to the Development Control Plan for the Residential Zone 2007, where appropriate.

(c) *to allow a variety of housing types while maintaining the existing character of residential areas throughout the Manly Council area;*

Subject to deferred commencement conditions included in the recommendation the proposed new dwelling is considered compatible with the character and size of housing in the locality.

(d) *to ensure that building form, including alterations and additions, does not degrade the amenity of surrounding residents or the existing quality of the environment;*

The design of the dwelling house as recommended is considered to maintain acceptable levels of neighbour's amenity.

(e) *to improve the quality of the residential areas by encouraging landscaping and permitting greater flexibility of design in both new development and renovations;*

The proposal has been reviewed by Council's Landscape Officer.

(f) *to allow development for purposes other than housing within the zone only if it is compatible with the character and amenity of the locality;*

The proposal will maintain the residential use of the site.

(g) *to ensure full and efficient use of existing social and physical infrastructure and the future provisions of service and facilities to meet any increased demand;*

The proposal will not result in any increase in demand on services and facilities.

(h) *to encourage the revitalisation of residential areas by rehabilitation and suitable redevelopment.*

**Environmental Services Division Report No. 40 (Cont'd)**

Subject to deferred commencement conditions included in the recommendation the proposed dwelling is considered to be suitable redevelopment.

- (i) *to encourage the provision and retention of tourist accommodation that enhances the role of Manly as an international tourist destination, and particularly in relation to the land to which Manly Local Environmental Plan 1988 (Amendment No 57) applies.*

Not applicable.

**Manly DCP for the Residential Zone 2001:****Floor Space Ratio:**

The allowable FSR is 0.45:1. [230.5 m<sup>2</sup>]  
The proposed FSR is 0.507:1. [259.84 m<sup>2</sup>]

Excessive FSR was raised as an issue in initial correspondence, when the FSR was initially calculated at 0.52:1 [35.51m<sup>2</sup> over]. Although substantial reductions were recommended to achieve compliance, the applicants reduced the first floor by 0.5m in length which reduced the area by 6.17m<sup>2</sup> resulting in the proposal being 29.3m<sup>2</sup> in excess of the DCP requirements.

In company with excessive wall heights and insufficient setbacks on the southern side, the non-compliant FSR contributes to excessive bulk; with associated amenity impacts such as overshadowing, on the adjoining property and the streetscape.

If the new 2007 Residential DCP is applied with the differing criteria is applied:

When the garage is deducted, the FSR is reduced to 0.47:1

When the external wall thicknesses are deducted as well, the FSR is reduced to 0.44:1

In order to maintain the aims and objectives of the DCP and achieve compatible bulk and scale with existing dwellings in the locality it is recommended that a further reduction of floor space be made which reduces the rearward extent of the ground floor level by 1.0m.

**Front Setback:**

The proposal is 2.8m forward of N<sup>o</sup> 89 Clontarf Street and 7.3m forward of N<sup>o</sup> 85 Clontarf Street. N<sup>o</sup> 85 is set back further than the consistent line of the street and that site features some substantial trees within the front setback. The existing house on the subject site is approximately 8.4m from the front boundary, which is consistent with N<sup>o</sup> 89 and the majority of those surrounding.

The DCP says: *"Front setbacks must relate to the corresponding setbacks of neighbouring properties"* and *"In all height sub-zones, if the neighbouring properties present no consistent setback, the minimum building setback is 6.0m from the front street alignment..."* [Clause 3.5.2 Performance Criteria]

The proposal has a 6.0m setback, which is forward of the adjoining properties and those within the street. It is inconsistent and would adversely affect the streetscape, particularly when the additional, required parking is within the front setback. In order to maintain streetscape character it is recommended that the proposed dwelling be repositioned 1.0m further from the front boundary. A deferred commencement condition is included in the recommendation in this regard.

**Building Height:**

The southern wall is non-compliant with an insufficient side setback. The applicants lowered the building 0.5m from the initial submission where the non-compliant wall height was 7.55m.

**Environmental Services Division Report No. 40 (Cont'd)**

Allowable wall height is 6.85m, on the basis of the corrected ground line, which the assessing officer has interpolated based on the surveyor data supplied.

The inaccuracies in the ground line on the drawings was raised with the applicants as requiring correction, since it did not appear to indicate the site conditions observed, photographed, and indicated on the survey plan supplied. The ground line on Elevation D does not indicate the retaining wall under the deck and the lower ground level adjacent to the lower floor of the existing house.

It should be noted the natural ground line features a number of more recent blockwork retaining walls and an earlier sandstone retaining wall directly on the boundary. This accounts for a substantial difference in height between the subject site and the adjoining N<sup>o</sup> 85 Clontarf Street.

If the ground line shown on the drawings is used, the wall height is limited to 6.7m. The drawings as supplied are not to scale, which has meant areas not dimensioned must be scaled, but cannot be done so accurately. A multiplier has been used for scaled dimensions. In the case of the wall height, the calculated height is therefore 7.1m, which is a non-compliance of 0.25m. there is no reason why the new dwelling should not be designed to comply with the height requirements of the DCP. A condition of consent has been included in the recommendation requiring the wall height to be reduced by 0.25m to comply with the DCP.

Side Setbacks:

Side setbacks on the southern side are inadequate by 0.36m at ground level and 0.2m at first floor level. With the required reduction in wall height the south side setback represents a slight variation to DCP requirements of 0.05m at first floor level which is considered acceptable. South side setback of 1.12 for the ground floor level is considered to be acceptable in terms of the aims and objectives of the DCP.

Excavation/Cut & Fill:

The existing dwelling is partially two levels, but the proposal has not taken into account the site contours, some of which appear to be recently altered with retaining walls. This included filling in an area under the existing deck and digging out another portion of the site to install an underground water tank.

The applicants have also shown retaining walls on boundaries. A new retaining wall is proposed near the new driveway and it has been pointed out to the applicants on several occasions since January of this year, that it was not acceptable and should be located 900mm off the boundary. The drawings continue to show the retaining wall on the boundary.

A draft condition of consent is included in the recommendation requiring the retaining wall on the southern boundary to be located a minimum 0.9m from the side boundary to minimise amenity impacts on the adjoining property.

Overshadowing:

The original shadow diagrams supplied in September and October 2006 showed all sunlight would be lost to all windows on the adjoining elevation of N<sup>o</sup> 85. This includes a living room within the attic space and all the ground floor bedrooms.

The March 2007 submission showed a dramatic improvement in the shadow elevations on the adjoining property, although the shadow diagrams (plan view) were unchanged. The floor levels on the shadow diagrams were shown to be the same level as previously, although the rest of the application showed a lowering of the FFL of 500mm.

**Environmental Services Division Report No. 40 (Cont'd)**

It was requested that the diagrams be corrected, since there were obviously inconsistencies. The drawings lodged on 21 May 2007 show a new shadow diagram, however it was observed the shadow diagrams no longer included the roof over the rear deck, which would continue to have shadow impacts. The elevation shadow diagrams are unchanged from earlier diagrams.

It had earlier been proposed to the applicants that the roof be lowered over the deck by 500mm and the length of the roof be reduced to 4m from the relocated rear wall [part of the suggested FSR reduction], to reduce the impact of overshadowing on the adjoining property. The applicants declined to lower the roof, citing architectural merit.

The lowered roof would also impact on the useability, it was stated. The proposal currently shows the lowest portion of the deck roof, the underside of the rafters on the northern and southern sides, being 2.8m above the deck floor. If the roof was lowered 300mm, the height would still be 2.5m. The underside of the ridge line would still be approximately 3.3m above the deck floor. These heights would continue to be very usable. A condition of consent requiring the roof over the rear deck to be lowered by 300mm is included in the recommendation.

**Privacy & Security:**

The applicants have agreed to include a privacy screen to the rear deck and to install obscure glazing to the Family Room window (N<sup>o</sup> 13). The impacts of noise, privacy and overlooking from the rear deck would be reduced if the dwelling was located further back on the block, however this would exacerbate the overshadowing impacts on the adjoining property to the south.

**Parking & Access:**

The proposal includes a single car garage only, with the second car space being the driveway, mainly within the front setback.

**EP&AA 1979 – Section 79(C)**

- (a) *the provisions of:*
- (i) *any environmental planning instrument*
  - (ii) *any draft environmental planning instrument*
  - (iii) *any development control plan*
  - (iv) *the regulations*

The proposal has been assessed having regard to the Manly Local Environmental Plan 1988 and the Development Control Plan for the Residential Zone 2001, Amendment 1.

- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*

The impacts of the proposed demolition and erection of a dwelling house have been assessed and subject to conditions included in the recommendation the proposal is considered satisfactory.

- (c) *the suitability of the site for the development,*

The site is within the Residential zone and is currently developed with a dwelling house; and subject to conditions contained in the recommendation, the development is suitable for the site.

- (d) *any submissions made in accordance with this Act or the regulations,*

The application was notified in accordance with Council's policy with one submission received for each notification.

- (e) *the public interest.*

Subject to conditions contained in the recommendation, the proposal is considered to be in the public interest.



**Environmental Services Division Report No. 40 (Cont'd)****CONCLUSION:**

The application has been assessed having regard to Section 79C of the Environmental Planning and Assessment Act 1979, the Manly Local Environmental Plan 1988 and the Development Control Plan for the Residential Zone 2001 (Amendment 1) and 2007.

The proposal is considered to be satisfactory subject to deferred commencement conditions which are included in the recommendation.

**RECOMMENDATION**

That that pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, Development Application No. 477/06 for a "demolition and construction of a dwelling house." at 87 Clontarf Street, Seaforth, be approved but shall not operate until the applicant has submitted amended plans showing:-

- A1. The proposed dwelling repositioned a further 1.0m from the front boundary to maintain streetscape pattern and achieve closer compliance with Council's Residential Development Control Plan Amendment 1, 2001 and 2007.
- A2. The proposed dwelling reduced in height by a minimum of 250mm to comply with the Wall Height provisions of the Residential Development Control Amendment 1, 2001 and 2007 and minimise amenity impacts on adjoining properties.
- A3. The family, lounge/dining reduced by 1.0m from the rear extension to achieve closer compliance with the Floor Space Ratio requirements of Council's Residential Development Control Plan Amendment 1, 2001 and 2007 and minimise amenity impacts on adjoining properties.
- A4. The retaining wall on the south side having a minimum of 900mm setback from the boundary to minimise amenity impacts on adjoining property.
- A5. The roof over the rear deck lowered by 300mm to reduce overshadowing impact on the adjoining property.

This consent is a **"deferred commencement"**.

Evidence of Items A1 to A5 are to be submitted within a period of three (3) months pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979. The consent will then operate for a period of two (2) years.

Development Application conditions of consent upon compliance with the above matters:

Pursuant to the Building Code of Australia, the building is a Class 1a building.

Council determined this application and has granted consent subject to the conditions described below:

**DA1**

This approval relates to drawings/plans Nos. 10341 Drawings 1, 9 – 13 dated 16 May 2007 and received by Council on the 21 May 2007 and Landscape Plan L-01 dated 18 August 2006 and received by Council on the 13 September 2006 and as modified by deferred commencement conditions.

**Environmental Services Division Report No. 40 (Cont'd)**

## ANS01

A 1600mm high privacy screen is to be provided to the southern side of the rear deck, to reduce overlooking of adjoining property, plans being amended accordingly prior to the issue of the Construction Certificate.

## ANS02

The air-conditioning unit is to be suitably selected and housed to minimize noise impacts on adjacent properties.

## ANS03

Window 13 on the southern ground floor elevation is to be either an awning window in translucent glass or have a minimum sill height of 1600mm above finished floor level to minimize privacy impacts on the adjoining property, plans being amended accordingly prior to the issue of the Construction Certificate.

## DA009

The construction of a vehicular footpath crossing is required. The design and construction including allowable width shall be in accordance with the current Policy of Council and Specification for the Construction of Vehicle Crossings. All works shall be carried out prior to the issue of Occupation Certificate.

## DA010

Separate application to Council for the construction of a Vehicular Crossing for the design, specification and inspection by Council. The design and construction including allowable width shall be in accordance with the current Policy of Council and Specification for the Construction of Vehicle Crossings. Applications shall be made a minimum of twenty-eight (28) days prior to commencement of proposed works on Council's property.

## DA011

All surplus vehicular crossings and/or kerb laybacks shall be removed and the kerb and nature strip reinstated prior to issue of the Occupation Certificate.

## DA012

The driveway/access ramp grades, access and car parking facilities shall comply with the Australian Standard for Off-Street Parking AS2890.1-2004 or later editions.

## DA013

A long section of the driveway shall be submitted with the Construction Certificate Application. The long section is to be drawn at a scale of 1:20 and shall include measured lengths and Relative Levels (RL) of the road centerline, kerb, road reserve, pavement within property and garage floor. The RLs shall include the existing levels and the designed levels.

## DA016

Pursuant to Section 97 of the Local Government Act, 1993, Council requires, prior to issue of the Construction Certificate, or commencement of any excavation and demolition works, payment of a Trust Fund Deposit of \$5,000. The Deposit is required as security of compliance with Conditions of Consent, and as security against damage to Council property during works on the site.

Note: Should Council property adjoining the site be defective eg, cracked footpath, broken kerb etc., this shall be reported in writing to Council, at least 7 days prior to the commencement of any work on site.

Note: Where Council is not the principal certifying authority, refund of the trust fund deposit will also be dependant upon receipt of a final occupation certificate by the Principal Certifying Authority and infrastructure inspection by Council.

**Environmental Services Division Report No. 40 (Cont'd)**

DA017

No obstruction shall be caused to pedestrian use of Council's footpath or vehicular use of any public roadway during construction.

DA341

Any heritage listed stone kerb removed for construction of a driveway or other approved works, is to be removed without damaging it and contact is to be made with Councils Works Manager on Telephone 9976 1455 for the stone to be transported to Councils Depot.

DA342

Separate application shall be made to Council's Infrastructure Division for approval to complete, to Council's standards and specifications, works on Council property. This shall include vehicular crossings, footpaths, drainage works, kerb and guttering, brick paving, restorations and any miscellaneous works. Applications shall be made a minimum of twenty-eight (28) days prior to commencement of proposed works on Council's property. Applicant to notify Council at least 48 hrs before commencement of works to allow Council to supervise/inspect works.

DA343

Any adjustment to the public utility service is to be carried out in compliance with their standards and the full cost is to be borne by the applicant.

DA018

Details of the builder's name and licence number contracted to undertake the works shall be provided to Council/Accredited Certifier prior to issue of the Construction Certificate.

DA019

Insurance must be undertaken with the contracted builder in accordance with the Home Building Act, 1997. Evidence of Insurance together with the contracted builders name and licence number must be submitted to Council /Accredited Certifier prior to issue of the Construction Certificate.

DA021

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.

DA022

Retaining walls being constructed in conjunction with excavations with such work being in accordance with structural engineer's details. Certification of compliance with the structural detail during construction shall be submitted to the Principal Certifying Authority.

DA023

No person shall use or occupy the building or alteration which is the subject of this approval without the prior issue of an Occupation Certificate.

DA024

A sign must be erected on the subject site in a prominent position stating that unauthorised entry is prohibited and giving details of the name of the builder or the person responsible for the site and 24 hour contact details. The sign is to have dimensions of approximately 500mm x 400mm. Note: The sign is not required if the building on the site is to remain occupied during the course of the building works.

DA026

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans with certification being submitted to the Principal Certifying Authority during construction from a registered surveyor certifying ground and finished ridge levels.

**Environmental Services Division Report No. 40 (Cont'd)**

## DA031

Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on or encroach over the allotment boundary. Your attention is directed to the provisions of the Dividing Fences Act which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position which may involve a survey to identify the allotment boundary.

## DA039

Four (4) certified copies of the Structural Engineer's details in respect of all reinforced concrete, structural steel support construction and any proposed retaining walls shall be submitted to the Council/Accredited Certifier prior to the issue of the Construction Certificate.

## DA040

Where any excavation extends below the level of the base of the footing of a building on an adjoining allotment of land, the person causing the excavation shall support the neighbouring building in accordance with the requirements of the Building Code of Australia.

## DA044

The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material properly graded and drained and waterproofed in accordance with AS3740. Certification is to be provided to the Principal Certifying Authority from a licenced applicator prior to the fixing of any wall or floor tiles.

## DA048

The implementation of adequate care during demolition/ excavation/ building/ construction to ensure that no damage is caused to any adjoining properties.

## DA058

An adequate security fence, is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.

## DA059

Building work shall not progress beyond first floor level until such time as Registered Surveyors details of levels are submitted to the Principal Certifying Authority. These levels shall confirm that the works are in accordance with the levels shown and approved in the development approval.

## DA060

On completion of the building structure a report from a Registered Certifier is to be submitted to the Principal Certifying Authority confirming that the building has been completed in accordance with the levels as shown on the approved plan.

## DA357

Four (4) copies of Architectural Drawings consistent with the development consent and associated specifications are to be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.

## DA077

An approved water interceptor shall be provided within the property, across the driveway at the property boundary, and all stormwaters shall be conveyed by underground pipe to Council's street gutter to the satisfaction of the Principal Certifying Authority.

## DA109

All demolition is to be carried out in accordance with AS2601-2001.

**Environmental Services Division Report No. 40 (Cont'd)**

DA111

Asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.

DA084

Roofwaters and surface stormwaters from paved areas are to be conveyed by pipeline to Council's street gutter in accordance with Council's standards and specification for Stormwater Drainage.

DA087

A detailed stormwater management plan shall be prepared to fully comply with Council's "Specification for on-site Stormwater Management 2003" and shall be submitted with the Construction Certificate application. The stormwater management plan shall be prepared by a suitably qualified Engineer. The principal Council/Accredited Certifier shall ensure that the design complies with the above said specification prior to the issue of a Construction Certificate

DA088

A system of Onsite Stormwater Detention (OSD) or Onsite Stormwater Retention (OSR) shall be provided within the property in accordance with Council's "Specification for On-site Stormwater Management 2003". The design and details shall be submitted with the Construction Certificate Application and be approved by the Council/Accredited Certifier prior to the issue of the Construction Certificate. The specification can be downloaded from Council's web site [www.manly.nsw.gov.au](http://www.manly.nsw.gov.au) free of charge or a hardcopy can be purchased from Council.

DA095

A copy of the approved Onsite Stormwater Detention (OSD) or Onsite Stormwater Retention (OSR) plan showing Work as Executed (WAE) details shall be submitted to Council prior to the issue of the Occupation Certificate. The work as executed plan shall be in accordance with Council's standards and specifications for Stormwater Drainage and On-site Stormwater Management 2003.

DA100

A positive covenant in respect of the installation and maintenance of onsite detention works is required to be imposed over the area of the site affected by onsite detention and/or pump system prior to the issue of the Occupation Certificate for the building and prior to the release of the trust fund deposit.

DA121

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

DA126

An automatic fire detection and alarm system shall be installed in the proposed dwelling in accordance with the requirements of Part 3.7.2 of the Building Code of Australia 1996 - Housing Provisions.

DA230

No building materials, waste containers or skips may be stored on the road reserve or footpath without prior separate approval from Council, including payment of relevant fees.

DA236

Landscaping is to be carried out in accordance with the approved Landscape Plan submitted in conjunction with the Development Application. Evidence of an agreement for the maintenance of all plants for a period of 12 months from the date of practical completion of the building is to be provided to the Principal Certifying Authority prior to issue of the Final Occupation Certificate.

**Environmental Services Division Report No. 40 (Cont'd)**

DA237

All healthy trees and shrubs identified for retention on the plan must be:

- (i) Suitably marked before any development starts and be suitably protected from damage during the construction process; and
- (ii) Retained unless their location or condition is likely to cause damage and their removal has been approved by Council.

DA239

The felling, lopping, topping, ringbarking, wilful destruction or removal of any tree or trees unless in conformity with this approval or subsequent approval is prohibited.

DA240

No tree other than on land identified for the construction of buildings and works as shown on the building plan shall be felled, lopped, topped, ringbarked or otherwise wilfully destroyed or removed without the approval of Council.

DA348

Precautions shall be taken when working near trees to be retained including the following: - do not store harmful or bulk materials or spoil under or near trees - prevent damage to bark and root system - do not use mechanical methods to excavate within root zones - do not add or remove topsoil from under the drip line - do not compact ground under the drip line.

DA261

A sediment/erosion control plan for the site shall be submitted for approval to the Council/Accredited Certifier **prior to the issue of the Construction Certificate**. Implementation of the scheme shall be completed prior to commencement of any works on the site and maintained until completion of the development.

DA269

A Construction Certificate Application is required to be submitted to and issued by the Council/Accredited Certifier prior to any building works being carried out on site.

DA270

Should you appoint Council as the Principal Certifying Authority (PCA) to undertake inspections during the course of construction then the following inspection/certification are required:

Silt control fences

Footing inspection - trench and steel

Reinforced concrete slab

Framework inspection

Wet area moisture barrier

Drainage inspection

Pier holes inspection

Landscaping inspection

Final inspection

The cost of these inspections by Council is \$2,070 (being \$230 per inspection inclusive of GST).

**Payment of the above amount is required prior to the first inspection.** Inspection appointments can be made by contacting the Environmental Services Division on 9976 1414.

At least 24 hours notice should be given for a request for an inspection and submission of the relevant inspection card. Any additional inspection required as a result of incomplete works will incur a fee of \$110.

**Environmental Services Division Report No. 40 (Cont'd)**

DA271

An Occupation Certificate is to be issued by the Principal Certifying Authority prior to occupation of the development.

DA284

Detailed plans of roof trusses indicating type and position of trusses, design wind classification, manufacturer name, stress grade of timber used, and method of bracing and fixing trusses are to be submitted to the Principal Certifying Authority prior to the commencement of roof framework.

DA332

The capacity and effectiveness of erosion and sediment control devices must be maintained to Council satisfaction at all times.

DA333

A copy of the Soil and Water Management Plan must be kept on-site at all times and made available to Council officers on request.

DA334

Stockpiles are not permitted to be stored on Council property (including nature strip) unless prior approval has been granted.

DA335

Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage line or easement, natural watercourse, kerb or road surface.

DA336

Drains, gutters, roadways and access ways shall be maintained free of sediment and to the satisfaction of Council. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.

DA337

Building operations such as brickcutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.

DA338

All disturbed areas shall be stabilised against erosion to Council satisfaction within 14 days of completion, and prior to removal of sediment controls.

DA339

Stormwater from roof areas shall be linked via a temporary downpipe to a Council approved stormwater disposal system immediately after completion of the roof area. Inspection of the building frame will not be made until this is completed to Council satisfaction.

DA340

The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land. The measures must include:-

- (i) siltation fencing;
- (ii) protection of the public stormwater system; and
- (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.

**Environmental Services Division Report No. 40 (Cont'd)**

DA289

Building or construction work must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays. Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.

DA319

Details of the method of termite protection which will provide whole of building protection, inclusive of structural and nonstructural elements, shall be submitted to the Council/Accredited Certifier prior to issue of the Construction Certificate. Attention is drawn to the provisions of Australian Standard 3660.1 "Protection of Buildings from Subterranean Termites New Buildings" and to Council's Code for the "Protection of Buildings Against Termite Attack".

DA320

Prior to issue of the Occupation Certificate, a durable termite protection notice shall be permanently fixed to the building in a prominent location detailing the form of termite protection which has been used in accordance with Council's Code for the "Protection of Buildings Against Termite Attack".

DA323

This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.

**ATTACHMENTS**

There are no attachments for this report.

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



**TO:** Ordinary Meeting - 23 July 2007  
**REPORT:** Civic Services Division Report No. 2  
**SUBJECT:** Reappointment of Local Controller, Manly SES  
**FILE NO:**

---

### **SUMMARY**

The State Emergency Service (SES) seeks Council's input/concurrence with the reappointment of Mark Simpson as Local Controller, Manly SES.

### **REPORT**

A letter (attached) has been received from SES Region Controller, Marnie Hillman seeking Council's concurrence to the reappointment of Mark Simpson to the position of Local Controller on 1<sup>st</sup> August 2007, following a favourable review of his initial appointment of 1<sup>st</sup> February 2006 by the Region Controller.

Council worked cooperatively and effectively during the recent storms of June 2007 with the Manly SES unit and Mr Simpson, to respond to many situations involving fallen trees, local flooding and landslips, further strengthening Council's longstanding working relationship with the local SES.

### **RECOMMENDATION**

That:

1. the attached letter from the SES be received and noted.
2. Council concur with the reappointment of Mr Simpson to the position of Local Controller, Manly SES, effective 1<sup>st</sup> August 2007.
3. the SES Region Controller be notified accordingly.

### **ATTACHMENTS**

**AT- 1** Letter from SES re Manly Unit Appointment 1 Page

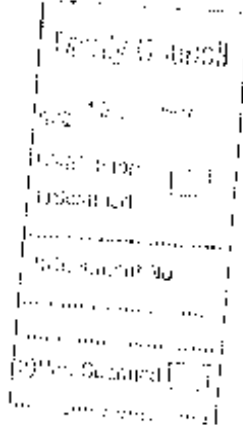
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\*\*\*\*\* End of Civic Services Division Report No. 2 \*\*\*\*\*

**Civic Services Division Report No. 2 - Reappointment of Local Controller, Manly SES  
Letter from SES re Manly Unit Appointment**



Sydney Northern Region  
 101 Leonard & Hornsby St  
 HORNSBY NSW 2077  
 PO Box 91  
 HORNSBY NSW 1630  
 Phone: (02) 9477 8477  
 Fax: (02) 9452 1913  
 Email: [admin@sydneynorthern.ses.nsw.gov.au](mailto:admin@sydneynorthern.ses.nsw.gov.au)



5<sup>th</sup> July 2007

The General Manager,  
 Manly Council  
 P O Box 82  
 Manly  
 NSW 1655

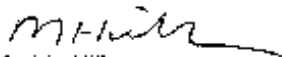
Dear *St. Henry*,

You may be aware that Mark Simpson of Manly Unit was appointed to the position of Local Controller, with Council recommendation on 1<sup>st</sup> February 2006. In accordance with the requirements of the SES Act-Regulations Section 5, the appointment of all local Controllers is formally reviewed by the Director General every second year with the common reappointment date being 1<sup>st</sup> August.

Having reviewed Mark's performance, I am happy to convey to Council that we are satisfied with his performance in the position and intend to reappoint him as of 1<sup>st</sup> August 2007. The position of Controller is a key appointment from the emergency services' and local community viewpoint, and has a major bearing on the capacity of the local SES to effectively and efficiently respond during emergencies. I therefore invite Council's input into the reappointment process.

Council's verbal or written response by 25<sup>th</sup> July 2007 would be appreciated to enable finalisation of this matter in accordance with our time parameters.

Yours sincerely,

  
 Marhio Hillman,  
 Region Controller  
 Sydney Northern Region

[www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)

