



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 2 February 2009

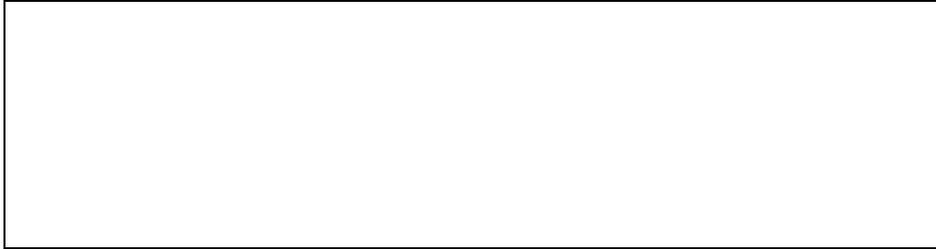
Commencing at 7:30pm for the purpose of considering items included on the Agenda.

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*

Seating Arrangements for Meetings

Staff Staff General Manager Chairperson Staff Minute Taker



Clr Dr Peter
Macdonald

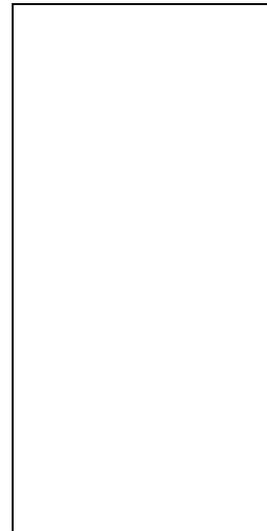
Clr Hugh Burns

Clr Barbara Aird

Clr Cathy Griffin

Clr Mark Norek

Clr Richard
Morrison



Mayor Clr Jean
Hay AM

Clr Lauren Elder

Deputy Mayor
Clr Adele
Heasman

Clr Craig
Whitting

Clr David Murphy

Clr A Le Surf

Press

Press

Public
Addresses

Public Gallery

Chairperson: Councillor Richard Morrison
Deputy Chairperson: Councillor David Murphy

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MATTERS OF URGENCY

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

CLOSED COMMITTEE ITEMS

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

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Mayoral Minute Report No. 1
SUBJECT: Australia Day belongs to all Australians
FILE NO:

Manly was founded as a place of welcome, and the Manly community of today continues this proud tradition of extending a hand of friendship to everyone who visits.

Australia Day is our National Day. It is the one day of the year where Australians of every background come together to celebrate our modern nationhood, which stands for, liberty, diversity, tolerance, respect, and the rule of law. These are the core values we all share as Australians.

Australia prides itself as an inclusive nation of people, rich in cultural and religious diversity. Our shared values are united and proudly symbolized by the Australian flag. This flag and the values it stands for belong to everyone who calls Australia home.

As Mayor, I stand with all Australians in condemnation of the hijacking of Australia Day in Manly by a few over exuberant but misguided people who came to Manly from other parts of Sydney with the mistaken belief that their foolish and vandalizing action was somehow patriotic. Make no mistake, the terrorizing antics that spoiled our Australia Day celebrations were nothing short of un-Australian.

To those of you who hijacked our Australia Day celebrations, I say, Australia and its people will not stand idly by on the issue. There is no place for idiotic over-exuberant acts disguised as patriotism. Your action has disgraced the values symbolized in our Australian Flag. Such behaviour has no place in modern Australia and certainly is not welcomed in Manly.

RECOMMENDATION

I Move that Council

1. Condemn the hijacking of this year's Australia Day celebrations in Manly by a few over exuberant but misguided people who came to Manly from other parts of Sydney with the mistaken belief that their foolish and vandalizing action was somehow patriotic.
2. Thank the NSW Police Service, for bringing the situation under control despite the difficult circumstances, and
3. Endorse the action of Supt. Dave Darcy, the Local Police Commander on his ongoing investigation into the matter.

ATTACHMENTS

There are no attachments for this report.

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***** End of Mayoral Minute Report No. 1 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Mayoral Minute Report No. 2
SUBJECT: Corso Outdoor Seating
FILE NO:

The ongoing tension between Cristals and Watervue which resulted in unacceptable conducts in the past has again resulted in alleged violence recently. Enough is enough!

These establishments must surely realise that the shocking publicity they have brought upon themselves was not only bad for their own business; it is fundamentally bad for Manly, and bad news for other businesses that operate on the Corso and nearby. This ongoing and unacceptable behaviour has brought disrepute to Manly. As Council, we must act decisively to cease it.

Some residents have contacted me after the latest reported incident to say that they will boycott the establishments and the area in protest.

At a time of increasing global financial uncertainty, any boycotting by local residents must have an impact on the viability of all local businesses. Such collective action in boycott, if allowed to go ahead, must inevitably put increased pressures on the whole business community of Manly, happening at a time when they must turn to and rely on local residents for their ongoing viability.

RECOMMENDATION

I move that Council

1. Issue a strongly worded and unambiguous warning to the proprietors of Watervue and Cristals, directing that they immediately cease the hostility between them or face the resolve of the Council to act in the interest of Manly to remove them from the Corso, and
2. Authorise the General Manager to take whatever lawful action deemed necessary to arrest, and remedy the situation.

ATTACHMENTS

There are no attachments for this report.

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***** End of Mayoral Minute Report No. 2 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Item For Brief Mention Report No. 1
SUBJECT: Items for Brief Mention
FILE NO:

1. Update on matters relating to the proposed redevelopment of the Australian Institute of Police Management at North Head

Replies to the Council's letters regarding the proposed redevelopment of the Australian Institute of Police Management to The Hon Peter Garrett AM MP, Minister for the Environment, Heritage and the Arts, and The Hon Bob Debus, Minister for Home Affairs were received during December 2008 (refer to Attachments 1 and 2). A reply has also been received from the Deputy director General of the NSW Department of Environment and Climate Change (refer to Attachment 3). The Department of Environment and Climate Change (DECC) informs the Council that the DECC submission to the NSW Department of Planning recommended that further consideration be given to alternative development footprints and additional mitigation measures should be introduced to reduce impacts on the habitats of the endangered populations (of Little Penguins and Long-Nosed Bandicoots) on the site and the adjoining National Park.

Minister Garrett advises the Council that he will take account of the heritage matters raised by Council when deciding whether or not the proposal should be approved under the *Environment Protection Bio-Diversity Conservation Act 1999* when the NSW Department of Planning submits its assessment report on the proposal for his consideration.

Minister Debus informs the Council that the Australian Federal Police has held discussions with the Little Manly Precinct Community Forum and invited discussions with other local stakeholders and interest groups. Upon submission of the Preferred Project Report to the NSW Department of Planning in December 2008 the proposal is subject to further assessment and approval under the NSW *Environmental Planning & Assessment Act, 1979* and the Commonwealth *Environment Protection Bio-Diversity Conservation Act, 1999*.

The Council wrote to the Director-General of the Department of Planning (and the Minister for Planning) in accordance with the Council resolution of 8 December 2008 seeking detailed information on the proposal. No response has yet been received.

The Preferred Project Report has now been placed on the web:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=1200

The latest proposal represents an amended development scheme distinct from the two previous design concepts, to address issues raised in the submissions on the previous proposal, while providing a similar range of facilities and accommodation as before.

The NSW Department of Planning is now required to prepare an Assessment Report. When the report is finalized, the Assessment Report is forwarded to Minister Garrett for his decision.

It is recommended this report be received and noted.

Item For Brief Mention Report No. 1 (Cont'd)**2. The White Paper on Homelessness**

The Road Home: A National Approach to Reduce Homelessness, the Australian Government's White Paper on Homelessness was released by Prime Minister Kevin Rudd and the Minister for Housing Tanya Plibersek on 21 December 2008. The Road Home outlines the strategy to halve homelessness by 2020, and provide supported accommodation for all rough sleepers who need it by then. The White Paper outlines a 12 year reform program with focus on prevention and support services for people at risk of homelessness.

The response to homelessness will be implemented through three strategies:

Turning off the tap: early intervention to prevent homelessness, for example: assisting up to 9,000 additional young people between 12 and 18 years of age, to remain connected with their families; assisting up to 2,250 additional families at risk of homelessness to stay housed; helping women and children who experience domestic violence to stay safely in the family home; delivering community based mental health services to 1,000 difficult to reach Australians, including people who are homeless.

Improving and expanding services: services will be more connected and responsive to achieve sustainable housing, improve economic and social participation and end homelessness for their clients, for example creating specialist homelessness services, improving IT systems and quality standards, and testing new funding models.

Breaking the cycle: people who become homeless will be moved quickly through the crisis system to stable housing with the support they need so that homelessness does not recur. Initiatives under this strategy include: building up to 2,700 additional public and community housing dwellings for low income households; allocating aged care places and capital funds for at least one new specialist facility for older people who are homeless in each of the next four years; building up to 4,200 new houses and upgrading up to 4,800 existing houses in remote Indigenous communities; etc.

Funding for the strategy is provided through the new National Affordable Housing Agreement (NAHA) which streamlines existing Commonwealth housing and homelessness assistance programs and will commence in January 2009. It will provide **\$6.1 billion** over four years on housing programs, such as social housing, assistance to people in the private rental market, support and accommodation for people who are homeless or at risk of homelessness, and assistance with home purchasing. Under the NAHA, the Council of Australian Governments (COAG) has approved additional **\$1.2 billion** over the next four years on prevention and supported housing through:

- National Partnership on Homelessness (\$800 million) for services to prevent and reduce homelessness, and
- National Partnership on Social Housing (\$400 million) towards increased supply of affordable and supported housing.

In this respect, it has to be noted that two out of the existing three aged care facilities in Manly are projected to close in early 2009: Manly Nursing Home, Alexander Street and Drummond House hostel, Wentworth Street. This will leave Manly with just one such facility: Wesley Heights, Birkley Road, providing a total of 121 beds (61 hostel and 60 nursing home beds).

It is recommended this report be received and noted.

Item For Brief Mention Report No. 1 (Cont'd)**RECOMMENDATION**

1. It is recommended that the update report on the Australian Institute of Police Management proposed redevelopment proposal be received and noted.
2. It is recommended that the information report on The White Paper on Homelessness be received and noted.

ATTACHMENTS

AT-1	Response ltr from Federal Minister for Environment and Heritage re AIPM redevelopment North Head Manly	1 Page
AT-2	Response ltr from Debus re AIPM redevelopment North Head Manly	1 Page
AT-3	Response ltr from DECC re Redevelopment of Australian Institute of Police Management at North Head	1 Page

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***** End of Item For Brief Mention Report No. 1 *****

ATTACHMENT 1

**Item For Brief Mention Report No. 1 - Items for Brief Mention
Response ltr from Federal Minister for Environment and Heritage re AIPM redevelopment
North Head Manly**



The Hon Peter Garrett AM MP

Minister for the Environment, Heritage and the Arts

Mr HT Wong
General Manager
Manly Council
PO Box 82
MANLY NSW 1655

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Dear Mr Wong

Thank you for your letter of 15 September 2008 concerning the Australian Institute of Police Management at North Head, Manly.

I understand that the Australian Federal Police is considering public comments on the environmental impact assessment of the proposal which as you note, is administered by the New South Wales Department of Planning. I also understand that the Australian Federal Police has redesigned the proposal in light of those public comments and has met with the Mayor of Manly Council, Councillor Jean Hay, to discuss the new design. While the Australian Federal Police may submit alternative sites for the proposed Australian Institute of Police Management under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act), I may only consider proposals as referred.

After the New South Wales Department of Planning submits its assessment report on the proposal for my consideration, I will take account of the heritage matters you have raised when deciding whether or not the proposal should be approved under the EPBC Act.

Thank you for writing on this matter.

Yours sincerely

Peter Garrett

Parliament House, Canberra ACT 2600

Telephone (02) 6277 7640

Fax (02) 6273 6101

ATTACHMENT 2

Item For Brief Mention Report No. 1 - Items for Brief Mention
Response ltr from Debus re AIPM redevelopment North Head Manly



THE HON BOB DEBUS
Minister for Home Affairs

MC08/16713

Mr HT Wong
General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Manly Council	
REC	29 DEC 2008
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Dear Mr Wong

I refer to your correspondence dated 20 November 2008 relating to the Australian Institute of Police Management (AIPM) – North Head Manly.

The Australian Federal Police (AFP) is committed to openly sharing information relating to the revised design for the AIPM redevelopment proposal.

In addition to the site inspection and briefing co-ordinated by the AFP and held with the Mayor of Manly and yourself on 30 September 2008, the AFP has more recently engaged with the Little Manly Precinct Community Forum in relation to the AIPM redevelopment proposal and has invited further discussions with other local stakeholders and interest groups.

The AFP is currently finalising a Preferred Project Report and anticipates lodging its submission to the NSW Department of Planning in mid December 2008, after which a statutory period of assessment and approval will follow under the *NSW Environmental Planning and Assessment Act 1979* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*.

With the support of the NSW Department of Planning the AFP will make available on its web-site details of the Preferred Project Report including information relating to the design and the environmental and heritage management of the AIPM redevelopment proposal.

The AFP website is located at www.afp.gov.au

I trust this information is of assistance.

Yours sincerely

Bob Debus

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www.ministerhomeaffairs.gov.au

ATTACHMENT 3

**Item For Brief Mention Report No. 1 - Items for Brief Mention
Response ltr from DECC re Redevelopment of Australian Institute of Police Management at
North Head**

Our reference : MD08/3745

Mr Henry Wong
General Manager
Manly Council
PO Box 82
MANLY NSW 1655

Manly Council
REG 16 DEC 2008
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Distribution No
11/12/08

Dear Mr Wong

I refer to your letter of 15 September 2008 to the Minister for Climate Change and the Environment, the Hon Carmel Tebbutt MP, concerning the proposed redevelopment of the Australian Institute of Police Management (AIPM) at North Head. The Minister has referred your letter to the Department of Environment and Climate Change and I am responding on her behalf. I apologise for the delay in responding.

As you are aware, the AIPM site contains habitat for endangered populations of Little Penguins and Long-nosed Bandicoots. The North Head area is also of high cultural heritage significance to Aboriginal people.

In February 2008, the Department of Environment and Climate Change made a submission to the Department of Planning, recommending that:

1. further consideration should be given to alternative development footprints; and
2. additional mitigation measures should be introduced to reduce impacts on the habitats of the endangered populations on the site and the adjoining national park.

The proposal is currently with the Department of Planning and the outcome of that assessment is not yet known. However, I understand that the Australian Federal Police has submitted a revised proposal to Department of Planning, and it is considered that the revised proposal will reduce impacts on the Little Penguin colony even further than the AIPM facilities that currently exist.

Should you require further information, please contact Ms Penny Finlay, A/Manager Metro Projects and Support at the Department of Environment and Climate Change on 9995 6828.

Yours sincerely



JOE WOODWARD
Deputy Director General
Environment Protection and Regulation

The Department of Environment and Conservation NSW is now known as
the Department of Environment and Climate Change NSW

PO Box A290 Sydney South NSW 1232
59-61 Goulburn St Sydney NSW 2000
Tel: (02) 9995 5000 Fax: (02) 9995 5999
TTY (02) 9211 4723
ABN 30 841 387 271
www.environment.nsw.gov.au

Department of **Environment and Climate Change** NSW

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Planning And Strategy Division Report No. 1
SUBJECT: State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
FILE NO:

SUMMARY

The purpose of this report is to further advise Council of the NSW Government's new Housing Code which comes into effect from the 27 February 2009 across the state, following initial advise to the Mayor and all councillors by memo dated 16 December 2008.

REPORT

The purpose of this report is to further advise Council of the NSW Government's new Housing Code which comes into effect from the 27 February 2009 across the state, following initial advise to the Mayor and all councillors by memo dated 16 December 2008. The Government's 2 page 'Introduction to the Codes' was attached to this memo. Full details are available on the Department of Planning website at www.planning.nsw.gov.au/housingcode.asp.

On 12 December 2008 the Minister of Planning Kristina Keneally launched the Government's new Housing Code with the gazettal of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

The NSW Housing Code outlines how residential developments including:

- Detached single and double storey dwellings;
- Home extensions; and
- Other ancillary development, such as swimming pools can proceed on lots of greater than 450 square metres as complying development.

A Complying Development Certificate eliminates the need to obtain a Development Application (DA) and Construction Certificate (CC) for building work. When deciding to use complying development you can choose either your local council or an accredited certifier to issue your certificate. Once a complying development certificate has been issued, the council or accredited authority is required to notify neighbours within a 40 metre radius that approval has been issued. However, there is no notification process to neighbours prior to determination.

The Code also outlines how 41 types of minor developments around the home can proceed as exempt development without planning approval. The Code will supersede any similar exempt development currently listed in Council's LEP. Demolition of a heritage listed building of building within a heritage conservation area cannot be undertaken under the Exempt Development Code or General Housing Code.

Some environmentally sensitive lands are excluded from the provisions of the SEPP. For complying development these areas where complying development cannot occur include, heritage items, heritage conservation areas, foreshore scenic protection areas, critical habitat and bush fire prone land.

The Department advise that it has mapped many of the lands excluded by the SEPP but also advise that local councils may need to map some of these exclusion areas where data is not covered by the State's maps. Guidelines accompanying the SEPP also advise homeowners will need to check with council whether their lot is excluded from the SEPP. The mapping of all areas where the Codes do or do not apply is problematic at this stage as the States maps have not been distributed to date.

Planning And Strategy Division Report No. 1 (Cont'd)*Department of Planning Workshops on Codes*

The Department's Code Implementation Workshops include sessions on 18 February 2009 at the Australian Technology Park.

There are four separate types of workshops targeted at different stakeholder groups as follows:

- Practitioner Workshops: Aimed at housing industry practitioners including people undertaking certification work, architects and building designers and planners.
- Council Workshops: Aimed at council staff and will include an overview plus content relating to the commencement of the code on 27 February 2009 focusing on the process for nomination of local exclusions and local variations. Strategic planners and GIS officers are encouraged to attend.
- Council Customer Service Workshops: Aimed at council customer service staff and will include an overview plus information to assist customer service staff to communicate the code to the public
- Community Information Session: A free information session on the NSW Housing Code for members of the community interested in building a new home or undertaking home improvements under the code. The Department also advise this session is also appropriate for elected Councillors. (see www.planning.nsw.gov.au/housingcode for details and registration)

In-house staff training is also being arranged to ensure Council is ready to administer the new Housing code as required.

Local Exemptions and Variations

Councils can nominate certain variations and exemptions that are warranted in local circumstances and the Department advise that the Code will be reviewed following the first 12 months of practice i.e. 27 February 2010. In these circumstances it is appropriate that the use of the Housing Codes in Manly be monitored by Council during 2009 with a view to considering the need to lodge further submissions to the Department for its 12 month review and to nominate any local variations and exemptions as appropriate.

Conclusion

The NSW Government's new Housing Code which comes into effect from the 27 February 2009 eliminating the need to obtain a Development Application (DA) and Construction Certificate (CC) in certain areas and subject of certain standards for detached dwellings; home extensions and other ancillary development, such as swimming pools. The Code also outlines minor developments that can proceed as exempt development without planning approval across the state.

RECOMMENDATION

It is recommended that Council receive and note the report.

ATTACHMENTS

There are no attachments for this report.

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***** End of Planning And Strategy Division Report No. 1 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Planning And Strategy Division Report No. 2
SUBJECT: Progress Report - Cabbage Tree Bay Aquatic Reserve Draft Management Strategy and Regulations
FILE NO:

SUMMARY

In order to maintain and protect both ecological and biodiversity values of the Cabbage Tree Bay Aquatic Reserve the development of a Management Strategy and associated regulations has been deemed necessary. The NSW Department of Environment & Climate Change (DECC), as primary management authority for Aquatic Reserves in NSW, have developed a Draft Management Strategy and Regulations for Cabbage Tree Bay Aquatic Reserve.

This report is for the information of Councillors prior to the public exhibition process for the Draft Management Strategy and Regulations. The public exhibition is anticipated for mid 2009.

REPORT

Under s. 197A of the *Fisheries Management Act 1994* the Minister for Climate Change and the Environment may make arrangements for the preparation of a Management Strategy for an Aquatic Reserve.

The NSW Department of Environment & Climate Change (DECC), as primary management authority for Cabbage Tree Bay Aquatic Reserve, have developed a Draft Management Strategy and Regulations for the Reserve. The planning process began in January 2008 following approval from the Minister for Climate Change and the Environment and after consultation with the Minister for Primary Industries and Council. The Draft Management Strategy provides a plain English interpretation of the Draft Regulations and a 5 year work plan to carry out management actions that do not require regulation.

DECC established a Community and Stakeholder Working Group consisting of representatives from Manly Council, NSW Department of Primary Industries, NSW Maritime, relevant user groups including diving, boating, surf life saving, swimming and snorkeling and the general community after a public Expression of Interest process. The Working Group provided ongoing input into issues associated with the use of the Reserve and provides advice on management actions to address these issues.

To assist in the development of the Draft Management Strategy and Regulations DECC conducted observational and visitor user surveys in order to determine the differing uses of the Reserve. This research showed patterns of use and how users interact within the Reserve over the busy summer period. Areas of conflicting use were identified and were consistent with safety concerns that had been highlighted by the local community and stakeholders. The results of this research were used in the development of the Draft Management Strategy.

DECC, with the assistance of Dive Centre Manly, PRO DIVE Manly and the Eco Divers organisation, has prepared a detailed map of the underlying marine habitats within Cabbage Tree Bay Aquatic Reserve. This map has been utilised to determine existing habitats within the Reserve and to assist in determining appropriate placement of proposed moorings and boundary marker buoys. Other activities that are to be regulated within the Reserve under the Draft regulations include:

Planning And Strategy Division Report No. 2 (Cont'd)

- fishing
- anchoring
- the use of moorings
- interference with marker buoys
- development activities
- fish feeding and berleying
- the release of exotic plants and animals
- the undertaking of research activities

The Draft Management Strategy and Regulations will be forwarded to relevant agencies and made available to the public for consideration and submission over a six week period. Exact dates for public exhibition are yet to be confirmed as the documents are being considered by the Minister for Environment & Climate Change.

In addition to identifying activities undertaken within the Reserve that may require regulation, the public submission process and subsequent Community and Stakeholder Working Group discussions also identified management actions or activities that could be undertaken without regulation to assist in meeting the proposed objectives of Cabbage Tree Bay Aquatic Reserve, they include:

- Compliance (inc. signage strategy, illegal fishing activity)
- Research
- Education & Extension
- Moorings and marker buoys
- Diving
- Disabled access

At the end of the public comment and submission period, DECC will review the submissions on the Draft management strategy and plan in association with the Community and Stakeholder Working Group and consider changes where appropriate, before providing advice to the Minister in seeking approval. Implementation of the Management Strategy and its associated regulation will occur after Minister's approval. The final Management Strategy and Regulations will be released to the public.

This process does not consider extensions to the Reserve, nor will it re-introduce fishing by any method to the Reserve. A copy of the Draft Management Strategy and associated Regulations are available to Councillors on request.

RECOMMENDATION

It is recommended that Council:

1. Receive and note the report;
2. Notify and encourage community and stakeholders to provide comments on the draft Cabbage Tree Bay Aquatic Reserve Management Strategy and Regulation during the 6 week public exhibition period.

ATTACHMENTS

There are no attachments for this report.

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***** End of Planning And Strategy Division Report No. 2 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Planning And Strategy Division Report No. 3
SUBJECT: UWS Backpackers in Global Sydney project
FILE NO:

SUMMARY

This report informs Council of the completion of the UWS *Backpackers in Global Sydney* project. The study provides an insight into the changing backpacker tourism dynamics. It identifies key issues and strategies to help councils in planning, compliance and regulation of services associated with backpackers. A summary of the backpackers report prepared by council staff is circulated under separate cover as Attachment 1. The **tabled** report (Attachment 2, also circulated under separate cover) recommends that Council consider measures to improve the management of backpacker tourism in Manly.

REPORT

Introduction

This study was undertaken for the Australian Research Council (Linkage) Project *Backpackers in Global Sydney*. The project was a partnership between the Centre for Cultural Research at the University of Western Sydney (UWS) and six councils: City of Sydney, Woollahra, Randwick, Waverley, North Sydney and Manly. The project investigated the socio-economic significance of backpacker tourism and its implications for the residents and the local government. An Interim Report (2005-2006) of the study was presented to Manly Council on 14 May 2007 (Planning and Strategy Division Report No.18).

Background

Backpacker tourism is acknowledged as one of the fastest growing niche markets. The number of visitors in Australia designated as backpackers has increased from around 248,000 in 1996 to 557,724 in 2007. Of these, 419,817 visited Sydney. The average duration stay in Australia in 2007 for backpackers was 72 nights compared to 26 nights for other international visitors.

Backpackers and holiday makers are now travelling more often and sometimes staying for long periods, working, studying and becoming part of the social fabric. Recent extension of the Working Holiday Maker (WHM) visa for up to 2 years has been welcomed as a measure to ease skill shortages across all industries. There is an increasingly blurred line between temporary visitor and permanent resident.

Project aims

The project aimed to investigate the changing tourism dynamics within the above six Local Government Areas (LGAs). It identified key characteristics of backpacker tourism which could assist Local government in the development of policy, planning and in the regulatory work associated with backpacker tourism. It investigated challenges to local governance arising from competing and often conflicting obligations to both local residential communities and tourism industry.

Methodology

The research involved both qualitative and quantitative methods, collecting data through focus groups, interviews, surveys and document analysis. Major stakeholder consultations were held in each LGA. The stakeholders included residents, precinct committees, backpackers, chambers of commerce, backpacker businesses, council staff, councillors and mayors, NSW Government and tourism.

Planning And Strategy Division Report No. 3 (Cont'd)**Key Findings and Recommendations**

The main issues identified through the research are outlined below as related to different stakeholders:

1) Tourism industry:

- The term 'backpacker' is an outdated construct, has negative connotations and is often misleading in terms of the nature and purpose of visit, length of stay, age of visitor and yield of stay.
- The recognised importance of medium-long stay visitors who undertake formal education in Australia or who meet labour market niches.

2) Backpackers:

- Categorisation of 'visitor' versus 'backpacker' is difficult.
- Backpackers contribute up to 19 percent of tourist expenditure in Australia.
- Young travellers are in the high risk category for a range of safety issues and support is essential.
- Exploitation of WHMs and illegal work are emerging as serious issues.

3) Residents:

- Councils and local communities generally support the tourism industry provided visitors and businesses respect the rights and needs of residents.
- Residents want to see that economic interests do not compromise quality of life for local people.
- Residents want more efficient processes for grievances and appropriate actions to be taken.

4) Backpacker accommodation operators:

- Backpackers, while in Australia, spent only 37 percent of their nights in backpacker hostel accommodation (2007 International Visitor Survey).
- A preference for rental shared accommodation over conventional backpacker hostel-style accommodation.
- Backpacker operators argue that current penalties for failure to comply or operating without council approval are too modest.

5) Local Government:

- Legal/legitimate backpackers cause few problems.
- When residential premises are used as commercial backpacker accommodation there is significant loss of compliance, rates and stamp duty revenue for local government.
- Councils feel they are often unable to readily access information, support or recognition from other levels of government regarding the burden of the impacts of high levels of transient populations and visitors.

Based on the above issues, the report has made the following **Recommendations**:

1. **Backpacker label** - the peak Tourism bodies in NSW to consider alternative terminology to 'backpacker'
2. **Accommodation** – strategies to be formulated to address the need for short-medium term accommodation with niche market appeal.
3. **Community and visitor planning** – a set of actions to be developed in response of pressures identified in each local area through a local planning group.
4. **Greater coordination between tiers of government** is required to reduce the undesirable impacts on local amenity and safety.
 - i. Working with tourism sector
 - a) to educate locals, visitors and businesses about their rights and responsibilities.
 - b) different tiers of Government to recognise the infrastructure and amenity burdens and assist Local government in successful management of tourist 'hot spots'.
 - c) to vary marketing approaches to attract wider markets of budget travellers.

Planning And Strategy Division Report No. 3 (Cont'd)

- ii. Working with State bodies
 - a) Department of Planning to review the planning instruments regulating backpacker accommodation; Councils to review the stock of boarding housing with greater enforcement of compliance and to conduct monitoring of tourist use of boarding houses.
 - b) to ensure greater coordination between law enforcement agencies.
 - c) consolidate and monitor strategies to manage anti-social behaviour.

Discussion

Firstly, it was established that the backpacker definition is outdated. A number of emerging niche markets have been identified, including working backpackers, student backpackers/ international students, volunteers, flashpackers, adventure travellers, grey nomads and gap-packers. This confirms the redundant stereotype of the backpacker and requires review of the backpacker operational definition.

It is acknowledged that backpackers and holiday makers provide essential labour, skills and services. They are flexible, resilient and also contribute to cultural exchange with the local communities. Backpacker tourism should be seen as an adjunct to a range of other sectors - labour force, education, rural and regional economies, service industries, health etc.

Backpackers must be recognised not only as the suppliers of labour and services but also as the users and consumers of local activities and amenities. However, parallel with the liberalisation with the WHM visa, not enough consideration has been given to the infrastructure, necessary to meet the living the social needs of backpackers who will be staying, studying and working in Australia for increasingly longer periods of time.

In particular, there is shortage of appropriate and affordable accommodation for these travellers. The backpackers' preferences for backpacker accommodation recorded 35 percent; for rented houses - 30 percent; for international students, only 1 percent used backpacker accommodation and 62 percent rented houses.

The lack of supply of affordable accommodation for residents and budget accommodation for tourists has emerged in the research as a major theme across all LGAs. Demand appears to be well exceeding supply, indicating an urgent need for more diverse types of accommodation (low-cost budget, boutique hotels etc) in more diverse locations.

One of the major limitations of backpacker hostels is that they are licensed to provide accommodation for a maximum of 28 days. The demand for a longer stay, therefore, is frequently overriding the technical requirements of compliance.

It was found that boarding houses are being used for backpackers. This leads to loss of low-cost accommodation for low-income elderly residents and loss of community diversity. It is recommended that councils conduct ongoing monitoring of tourist use of boarding houses.

Department of Planning in conjunction with Local government needs to review the standard planning instruments (LEP template) and measures under SEPP 10 for conversion of boarding houses and broader use of affordable housing. Federal and State government also need to review the incentive packages for affordable housing developers and operators of boarding house stock.

A range of other regulation and compliance issues have been identified. Majority of social tensions and amenity impacts were caused by 'illegal' accommodation and unauthorised 'subletting' of residential units. There is lack of sufficient regulation from real estate leasing practices and strata title legislation is inadequate for dealing with complaints.

It was identified that councils have limited resources and budgets for managing tourist accommodation / boarding housing and compliance. Councils also find access to tourism data and

Planning And Strategy Division Report No. 3 (Cont'd)

information difficult to obtain. Significant resources are required to effectively monitor, investigate and prosecute illegitimate premises. Public education and more appropriate reporting procedures are recommended.

Further, the report argues that it is easy for problems and issues to be blamed on the backpackers when in reality many people contribute to amenity impacts. Alcohol and drug related anti-social behaviour is not confined to visitors; it is a growing issue that needs to be addressed at all levels of government.

Finally, there is lack of coordination and communication between tiers of government (Tourism NSW and Tourism Australia) in relation to managing the tourism sector. This results in running promotion campaigns without consultation and obtaining local knowledge, and leads to wasteful duplication of resources.

Conclusion

The UWS project final report provides a useful account of the costs and benefits of backpacker tourism. The work is consistent with Council's strategic objectives by addressing the relationship between the backpackers and the economic vitality of Manly. It is also relevant to the protection of the amenity of the residents.

RECOMMENDATION

It is recommended that Council:

1. Receives and notes the report; and
2. Considers the key findings and recommendations of the study in reviewing of the LEP/ DCP in relation to backpacker accommodation.

ATTACHMENTS

AT-1	Summary of draft Backpackers in Global Sydney final report	12 Pages	Circulated Separately
AT-2	Backpacker Tourism in Global Sydney FINAL 2008	138 Pages	Circulated Separately

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***** End of Planning And Strategy Division Report No. 3 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Planning And Strategy Division Report No. 4
SUBJECT: Water Savings Action Plan Update Report
FILE NO:

SUMMARY

Council has successfully achieved a 55% reduction in organisational potable water consumption between 2000/01 and 2007/08, with approximately 17% of that reduction occurring in the last 12 months, based on figures released by Sydney Water in October 2008. This report seeks to inform The Council of actions taken to achieve this reduction in Council's organisational water consumption across the Manly local government area.

REPORT

Council has successfully achieved a 55% reduction in organisational potable water consumption between 2000/01 and 2007/08, with approximately 17% of that reduction occurring in the last 12 months, based on figures released from Sydney Water in October 2008. This achievement meets Council's *Sustainability Strategy 2006* and Management Plan 2008 – 2011 target of “..by 2010, 50% Reduction [on Councils Water Consumption] on 1999 figures”, two years ahead of schedule. It also continues to meet Council's *Management Plan 2008-2011* management action: “reduction of potable water consumption in Council facilities”.

In January 2009 this achievement was also advertised to the Manly community through educational posters placed on bus shelters and on bus backs in Manly, using a \$10,000 water education grant received from the Department of Environment and Climate Change.

Council is responsible for 434 parcels of land in the Manly LGA (346 owned, 88 managed), and is currently responsible for water use from 145 water meters on those properties. Potable water has historically been used in a wide range of functions by Council including sports fields irrigation, Surf Life Saving Club (SLSC) use, public amenities, street cleaning, administration buildings (Chambers, Library, Balgowlah Depot), truck washing, and a host of other activities.

Council's water savings have been achieved through implementation of a Water Cycle Management Program throughout Council since 2000/01. Key features of this program include:

- Demand reduction (retrofit of water conservation devices throughout Council; concealed leak investigation and rectification program; and asset replacement)
- Sustainable alternate supply development (switching major potable uses throughout Council, including irrigation, SLSC boat washdown, street sweeping, truck washing, and toilet flushing to: rainwater tanks, groundwater resources, and harvested stormwater water sources).
- Submission to and approval by, the Minister for Climate Change, Environment, and Water, of Council's operational Water Savings Action Plan 2008/09 – 2012/13, which prioritises ongoing savings into the future (approved 27 June 2008).

A large number of additional opportunities remain to be undertaken, with management systems established to maintain current savings. In March 2008 a Sydney Water Management Audit ranked Council's water conservation and management capacity within Sydney's Top 7 Councils.

Council potable water consumption is displayed in the Figure below, with 2000/01 consumption: 176 million litres/year, 2006/07 consumption: 105 million litres/year, and 2007/08 consumption: 79 million litres/year. This represents an annual saving of 97 million litres a year, or up to \$170,000 / year ongoing in financial savings.

Planning And Strategy Division Report No. 4 (Cont'd)

RECOMMENDATION

That staff continue to implement the Water Savings Action Plan to achieve further reductions in potable water consumption and correlated financial savings.

ATTACHMENTS

- AT- 1** Manly Council Total Annual Water Consumption Graph 1 Page
- AT- 2** DECC letter of Acceptance of Council's Water Savings Action Plan 1 Page

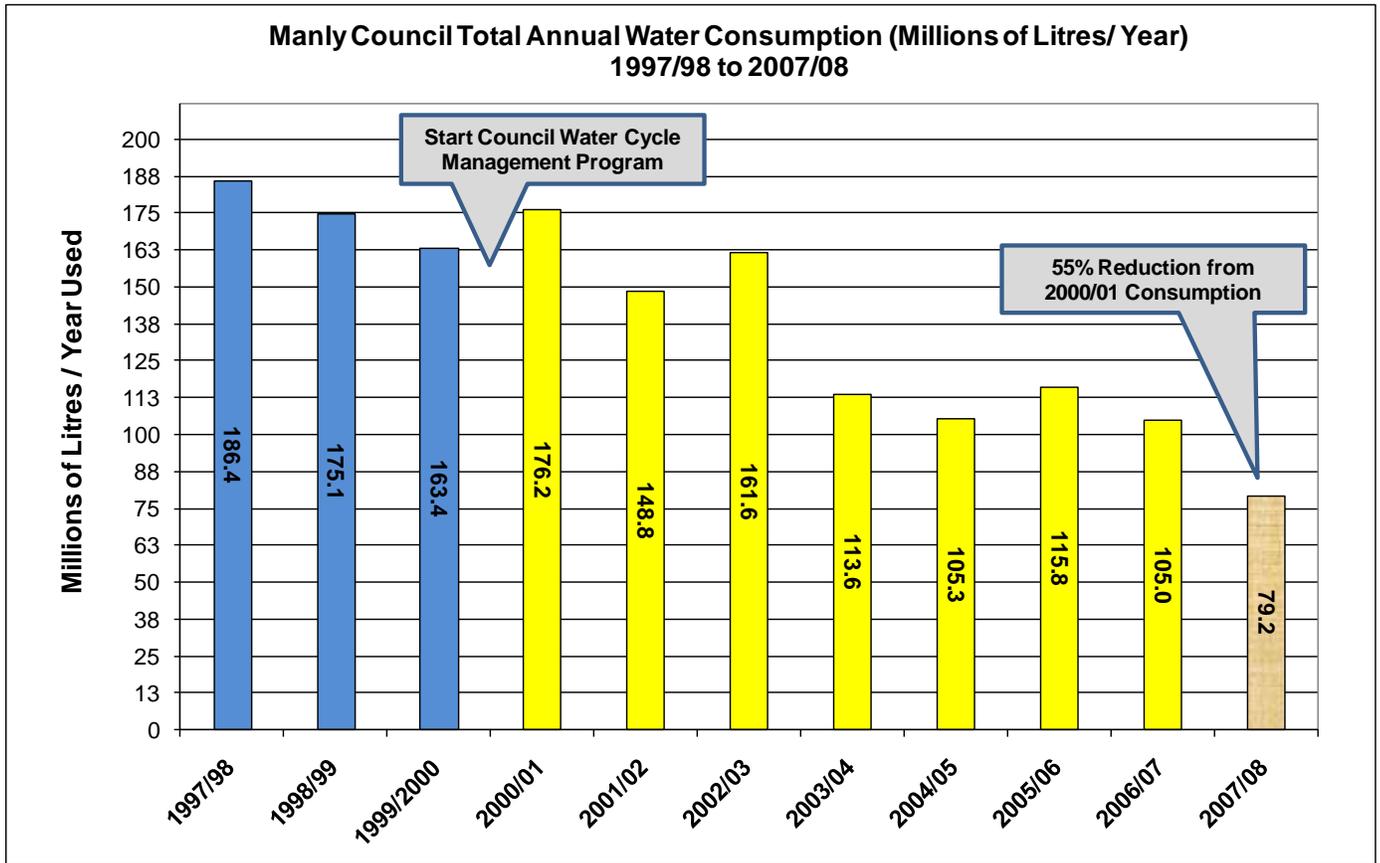
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***** End of Planning And Strategy Division Report No. 4 *****

ATTACHMENT 1

Planning And Strategy Division Report No. 4 - Water Savings Action Plan Update Report
Manly Council Total Annual Water Consumption Graph

Manly Council's total annual water consumption graph



**Planning And Strategy Division Report No. 4 - Water Savings Action Plan Update Report
DECC letter of Acceptance of Council's Water Savings Action Plan**

Our reference: W-2006-0450

Mr Henry Wong
General Manager
Manly Council
PO Box 82
MANLY NSW 1655

APPROVAL OF WATER SAVINGS ACTION PLAN

Dear Mr Wong

I am pleased to inform you that the Water Savings Action Plan for Manly Council was approved by the Minister for Climate Change, Environment and Water on 27 June 2008.

In accordance with the legislative requirements, your Plan expires on 27 June 2012.

Under the *Guidelines for Water Savings Action Plans*, an annual progress report on outcomes of the Plan must be submitted to DECC and the Plan reviewed every 4 years. To help you to coordinate your annual reporting with other reporting processes within your organisation, DECC will allow you to nominate a date for your first annual report. This date should fall at the end of a financial quarter, that is, at the end of March, June, September, or December. If you do not contact your specialist to arrange an alternative date, your report will be due on 30 June 2009. Subsequent annual reports will be due on the same date in following years.

DECC encourages you to implement the savings actions identified in your Plan. We will support you in these initiatives by continuing to provide the assistance of the water savings specialists and through potential funding sources.

The Department is also keen to promote initiatives through its newsletters and website. Please contact our Senior Community Relations Officer Amanda Kane on 9995 6335 if you would like to promote your water savings activities.

If you have any enquiries, please contact your specialist Andrea Pape on 9995 6331.

Thank you for your organisation's support and commitment in this key initiative and we look forward to working with your organisation to deliver your water and cost savings.

Yours sincerely



BERNARD CARLON
Director Sustainability Programs

21/7/08

cc. Ms Skye Rose, Branch Manager Natural Resources
Mr Michael Galloway, Catchments Project Officer

Department of **Environment & Climate Change** NSW

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Environmental Services Division Report No. 1
SUBJECT: List of Current Appeals Relating to Development Applications.
FILE NO:

SUMMARY

LIST OF CURRENT APPEALS RELATING TO DEVELOPMENT APPLICATIONS.

REPORT

DA#	L&E Appeal Reference	House #	Address	Date Appeal Lodged	Solicitor Company	Current Status
DA51/08	10429/08 Class 1	114	Frenchs Forest Road	30/04/08	Pikes	Hearing 19&20/11/08; Judgment reserved.
DA387/03	11098/04 Class 1	71	The Corso	02/06/08	HWL.	eCallover 27/01/08
DA196/08	10831/08 Class 1	23-29	The Corso	20/08/08	Pikes	Appeal upheld subject to conditions 17/12/08
DA434/07	10861/08 Class 1	129	Seaforth Crescent	26/08/08	HWL	Appeal Upheld in part 21/01/09
DA81/08	10908/08 Class 1	9	Seaview Street	05/09/08	Pikes	Hearing 5 & 6 th /02/09
DA261/08	10997/08 Class 1	38	Stuart Street	02/10/08	Pikes	Hearing 31/03/09, 1&2/04/09
DA57/08	10962/08 Class 1	6	Waratah Street	02/10/08	HWL	Callover 27/01/09
DA278/08	11023/08 Class 1	2	Seaview Street	13/10/08	Pikes	Appeal upheld by S34 agreement 18/12/08
DA35/04	11054/08 Class 1	8-28	The Corso	22/10/08	Pikes	Callover 03/02/09
DA216/07	11247/08 Class 1	88	Bower Street	11/12/08	Pikes	Sec34 conference 13/02/09
DA66/07	11277/08	11-27	Wentworth Street	16/12/08	HWL	Callover 28/01/09
DA101/06	11295- 11305/08	197- 215	Condamine Street	19/12/08	Pikes	Callover 30/01/09

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 1 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Environmental Services Division Report No. 2
SUBJECT: Development Applications being processed during the month of February, 2009.
FILE NO:

SUMMARY

DEVELOPMENT APPLICATIONS BEING PROCESSED DURING THE MONTH OF FEBRUARY, 2009.

REPORT

The following applications are with the Town Planners for assessment.

DA	101/06	197 Condamine Street	Section 96 Modification
DA	101/06	197 Condamine Street	Section 96 Modification - Excavation & Erection of Building
DA	104/08	100 Seaforth Crescent	Demolish and New 2 Storey Dwelling with garage
DA	142/08	38-42 The Corso	Section 96 Modification
DA	143/07	21 Seaforth Crescent	Section 96 Modification
DA	143/08	36 Gurney Crescent	Family flat
DA	161/08	4 Avona Crescent	Alterations & First Floor Additions
DA	162/08	19 Amiens Road	Partial demolition and Alts & Adds
DA	175/07	48 Peronne Avenue	82A Review
DA	177/08	2 Parkview Road	Alterations & Additions
DA	184/08	63 Kangaroo Street	Demolition and New Garage
DA	185/07	29 Gordon Street	Section 96 Modification
DA	186/08	94 Cutler Road	Alterations & Additions
DA	192/08	22 East Esplanade	Part demolition and Alterations and Additions
DA	193/08	197-215 Condamine Street	Section 96 Modification - identified Floor area usage
DA	201/08	9 Adrian Place	Demolition and new dwelling and pool
DA	220/08	151 Darley Road	Alterations and Additions to College of Management
DA	240/08	7 Ellery Parade	Alterations & Additions
DA	242/08	Wharves & Jetties	2 neon signs for Hugos restaurant
DA	258/08	197-215 Condamine Street	Section 96 Modification - ANS12
DA	273/06	1 Beatty Street	Section 96 Modification
DA	291/02	4 Bungaloe Avenue	Section 96 Modification
DA	291/08	5A Raglan Street	Change of Use
DA	294/08	8A Harvey Street	Alterations & Additions
DA	301/08	76 Curban Street	2 Storey Dwelling and pool
DA	303/08	1/19 Cove Avenue	Aluminum roofed pergola
DA	309/02	47 Macmillan Street	Section 96 Modification
DA	309/07	14A Addison Road	Section 96 Modification
DA	314/07	197-215 Condamine Street	Section 96 Modification
DA	314/07	197-215 Condamine Street	Section 96 Modification
DA	319/08	7 Sandra Place	Inclinators, access platforms & stairs

Environmental Services Division Report No. 2 (Cont'd)

DA	322/08	30-32 Pittwater Road	Strata Subdivision
DA	330/06	76 Bower Street	Amended plans
DA	335/08	12 Kitchener Street	Alterations & Additions
DA	336/08	21 Redman Street	Alterations & Additions
DA	340/07	110-112 Bower Street	Amended Plans
DA	343/08	140 Condamine Street	New front fence & vehicular crossover
DA	348/08	3 Gertrude Street	Alterations & Additions
DA	354/08	3 Augusta Road	Alterations & Additions
DA	358/08	30 Kitchener Street	Demolition of existing, Torrens Title into two lots
DA	359/08	5 Monash Crescent	Alterations & Additions
DA	360/08	110 Griffiths Street	Alterations & Additions
DA	361/08	11 Barrabooka Street	Demolition and new 3 level dwelling
DA	363/07	2A Denison Street	Amended Plans
DA	363/08	19 Hilltop Crescent	Alterations & Additions
DA	363/08	19 Hilltop Crescent	Alterations & Additions
DA	364/08	111 Darley Road	Alterations & Additions
DA	365/08	186 Woodland Street	Demolition of existing, new 3 x 2 storey dwellings
DA	369/08	43 Macmillan Street	Demolition and new 2 level dwelling
DA	372/08	117B Seaforth Crescent	Alterations & Additions
DA	381/08	Wharves and Jetties	Alterations & Additions to 16 Foot Skiff Club
DA	385/08	197-215 Condamine Street	Staged Strata Subdivision
DA	389/08	5 Rolfe Street	Alterations & Additions
DA	395/08	Wharves and Jetties	Alterations & Additions to finger wharf 3
DA	396/08	10 Gourlay Avenue	Alterations & Additions
DA	397/08	17 Linkmead Avenue	Alterations & Additions
DA	398/07	13 Barrabooka Street	Alterations & Additions
DA	398/08	55 Pittwater Road	Demolition of existing, new 5 storey retail and commercial
DA	399/08	1 Quirk Road	Alterations & Additions to Pioneer Club House
DA	402/07	33 Upper Clifford Avenue	Alterations & Additions to RFB
DA	403/08	207-217 Pittwater Road	Demolition of existing and new carwash shade structure
DA	404/08	33 Ponsonby Parade	Alterations & Additions
DA	407/08	90 The Corso	Outdoor Eating Area - Cristals
DA	408/08	47 Seaforth Crescent	Demolition of existing and new
DA	414/08	63 Gurney Crescent	3 level dwelling, pool and garage
DA	416/08	95 Darley Road	Alterations & Additions
DA	418/08	Clavering Road	Demolition of existing structure
DA	419/07	3 Woodland Street	Section 96 Modification
DA	420/08	55 Fromelles Avenue	Demolition and new 2 storey dwelling
DA	421/08	1 Charles Street	Alterations & Additions
DA	422/08	46 Gordon Street	Demolish and New 2 Storey Dwelling
DA	423/08	21 Woodland Street	Alterations & Additions
DA	424/08	28 Reddall Street	Alterations & Additions to RFB
DA	425/08	1A Roseberry Street	Shop fitout and change of use
DA	426/08	28 Arthur Street	Alterations & Additions

Environmental Services Division Report No. 2 (Cont'd)

DA	427/07	2A West Street	Land Subdivision
DA	427/08	Manly Beach House Restaurant - North Steyne	Alterations & Additions
DA	428/08	42 Seaview Street	Alterations & Additions
DA	429/08	13 Hilltop Crescent	Alterations & Additions
DA	430/08	19 Marshall Street	Alterations & Additions
DA	432/08	60-62 The Corso	New signage panel
DA	433/08	59 Boyle Street	Alterations & Additions
DA	434/08	224 Sydney Road	Alterations & Additions to RFB
DA	435/08	9 Bligh Street	Alterations & Additions
DA	436/08	5 Commonwealth Parade	Amended plans - to basement level
DA	437/08	86 Pittwater Road	Increase height of canopy to existing
DA	440/08	1 Fairy Bower Road	Alterations & Additions
DA	469/07	22 Bonner Avenue	Section 96 Modification
DA	469/08	92 Beatrice Street	Alterations & Additions
DA	470/0	399 Sydney Road	Demolish & 2 new dwellings
DA	470/08	197-215 Condamine Street	Shop fitout - Fruit & Veg
DA	471/07	26 Lauderdale Avenue	Alterations & Additions and double garage
DA	471/08	197-215 Condamine Street	Shop fitout - Sushi take away
DA	473/08	8 Roseberry Street	Consolidation of lots and Torrens Title Subdivision
DA	474/08	197-215 Condamine Street	Shop fitout - Seafood shop
DA	479/07	23 Waratah Street	Alterations & Additions
DA	48/08	197-215 Condamine Street	Section 96 Modification
DA	482/04	106 Darley Road	Section 96 Modification
DA	503/06	6 Oyama Avenue	Section 96 Modification
DA	506/07	69 kangaroo street	Demolition and new 2 storey dwelling
DA	510/06	5 Marine Parade	Amended Plans
DA	526/07	7 Sandra Place	Section 96 Modification
DA	55/08	197-215 Condamine Street	Section 96 Modification
DA	561/06	24 Willyama Avenue	Section 96 Modification
DA	86/08	Gourlay Avenue	Upgrade of marina facilities at Davis Marina

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

157/2000 86 Wood Street, MANLY 2095
Dwelling

6/2007 93-95 North Steyne, MANLY 2095
Section 96 Modification

558/2006 29 Victoria Parade, MANLY 2095
Section 96 to modify approved Demolition and Construction of a residential flat building at 25-27 Victoria Parade and alteration and additions to the 'Eversham' building at 29 Victoria Parade

316/2008 14A Addison Road, MANLY 2095
Swimming pool, stabilization works and landscaping

Environmental Services Division Report No. 2 (Cont'd)

366/2008 45 Pine Street, MANLY 2095
Alterations and additions to existing dwelling including an attic in the existing roof space, basement garage and driveway crossover

413/2008 29 Ernest Street, BALGOWLAH 2093
Alterations and additions to the existing dwelling including rear extension

405/2008 30 Arthur Street, FAIRLIGHT 2094
Alterations and additions to the existing dwelling including vehicle hardstand and driveway

439/2008 9 Adrian Place, BALGOWLAH HEIGHTS 2093
Demolition of existing building and the construction of a new three (3) level dwelling

442/2008 129 Bower Street, MANLY 2095
Alterations & additions to Unit 32 including internal alterations

441/2008 470 Sydney Road, BALGOWLAH 2093
Strata Subdivision into ten (10) Strata Units

443/2008 94 Lauderdale Avenue, FAIRLIGHT 2094
Alterations and additions to an existing Residential Flat Building including a vergola and privacy screen to Unit 4

264/2006 21 Eurobin Avenue, MANLY 2095
Section 96 to modify approved Alterations and additions to existing dwelling house including new first floor and new driveway

444/2008 10 Jellicoe Street, BALGOWLAH HEIGHTS 2093
Alterations and additions to existing dwelling including front extension

445/2008 18 Alan Avenue, SEAFORTH 2092
Demolition of existing structures, construction of a three (3) level dwelling with double garage, swimming pool, deck and landscaping

446/2008 29 Adelaide Street, BALGOWLAH HEIGHTS 2093
Part demolition of existing dwelling, alterations & additions to existing dwelling including a new fourth (4th) level and swimming pool fronting 38 Alma Street and construction of a three (3) level dwelling and swimming pool fronting 29 Adelaide Street

271/2006 85 West Street, BALGOWLAH 2093
Section 96 to modify approved demolition of existing dwelling and construction of a four (4) unit residential flat building and basement parking.

242/2007 3 Rignold Street, SEAFORTH 2092
Section 96 to modify approved Subdivision of land to create six (6) lots and one (1) Community lot

447/2008 45 Smith Street, MANLY 2095
Partial demolition of existing dwelling and construction of a two (2) storey dwelling with landscaping

449/2008 15 Castle Circuit, SEAFORTH 2092
Swimming pool and landscaping

91/2008 59 Francis Street, MANLY 2095
Section 96 to modify approved alterations and additions to an existing dwelling including refurbishment and extension of rear deck.

Environmental Services Division Report No. 2 (Cont'd)

- 450/2008 25 Bellevue Street, FAIRLIGHT 2094
Alterations and additions to the existing dwelling including first floor addition, new basement laundry and carport
- 451/2008 2 Paton Place, BALGOWLAH 2093
Change of use to Recreation Facility (Health Studio) – Unit 7
- 498/2007 6 Beatty Street, BALGOWLAH HEIGHTS 2093
Section 96 to modify approved Alterations and additions to existing dwelling
- 448/2008 40 Malvern Avenue, MANLY 2095
Alterations and additions to the existing semi-detached dwelling including first floor addition and decks
- 455/2008 99 Clontarf Street, SEAFORTH 2092
Alterations and additions to the existing dwelling including first floor addition, extension and deck
- 456/2008 71 Boyle Street, BALGOWLAH 2093
Alterations and additions to the existing dwelling including rear extension, deck and double carport
- 457/2008 538-540 Sydney Road, SEAFORTH 2092
Shop fit out and change of use to a nail salon and foot spa - Shop 4
- 458/2008 73 Collingwood Street, MANLY 2095
Shop fit out of the existing fast food outlet and signage
- 459/2008 77A Ellery Parade, SEAFORTH 2092
Demolition and construction of a two storey dwelling with double garage and front fence
- 460/2008 120 Griffiths Street, BALGOWLAH 2093
Torrens Title Subdivision, alterations and additions to existing dwelling, construction of a new two (2) storey dwelling at the rear with double carport
- 463/2008 75 The Corso, MANLY 2095
Alterations and additions to an existing Steyne Hotel including replacing of the existing windows with new bi-fold windows
- 464/2008 11 Crescent Street, FAIRLIGHT 2094
Alterations and additions to an existing semi-detached dwelling including first floor extensions
- 465/2008 151 Darley Road, MANLY 2095
Two (2) temporary demountable classrooms for the International College of Management
- 466/2008 164 Condamine Street, BALGOWLAH 2093
Demolition of existing building, construction of a new two (2) storey building/warehouse with café, nursery, two (2) levels of basement parking and signage – Bunnings Warehouse
- 467/2008 15 Harvey Street, SEAFORTH 2092
Alterations and additions to the existing dwelling including extensions
- 468/2008 35 Quinton Road, MANLY 2095
Alterations and additions to the existing dwelling including extension
- 270/2008 48 Pacific Parade, MANLY 2095
Section 82A to Review refused Hardstand parking in front of the existing semi-detached dwelling layback and gate

Environmental Services Division Report No. 2 (Cont'd)

- 462/2008 67 Collingwood Street, MANLY 2095
Deck over existing garage
- 475/2008 32 Abernethy Street, SEAFORTH 2092
Alterations and additions to the existing dwelling
- 314/2007 197-215 Condamine Street, BALGOWLAH 2093
Section 96 to modify approved Community (Masonic) Club and eleven (11) Residential Units in Building "C" as part of the Totem re-development
- 80/2008 103 Beatrice Street, BALGOWLAH HEIGHTS 2093
Section 96 to modify approved Demolition of existing dwelling and construction of a new two (2) storey dwelling with attached double garage, new front fence, swimming pool and landscaping
- 472/2008 30 Moore Street, CLONTARF 2093
Alterations and additions to existing dwelling including extend the entry and new roof
- 476/2008 14 Amiens Road, CLONTARF 2093
Alterations and additions to the existing dwelling including rear upper floor addition and deck
- 477/2008 29 Alma Street, CLONTARF 2093
Alterations and additions to the existing dwelling including extensions and deck
- 1/2009 460 Sydney Road, BALGOWLAH 2093
Shop fit out and establishment of use as a Weight Loss and Health Consultancy and signage
- 186/2007 9 Bolingbroke Parade, FAIRLIGHT 2094
Section 96 to modify approved Alterations and additions to two (2) attached (Duplex) dwellings
- 3/2009 11 Bolingbroke Parade, FAIRLIGHT 2094
Alterations and additions to an existing Residential Flat Building to convert to a single dwelling including triple garage, extensions, decks, landscaping and removal of Strata Title Subdivision
- 4/2009 131A Seaforth Crescent, SEAFORTH 2092
Alterations and additions to an existing jetty
- 7/2009 139 Griffiths Street, BALGOWLAH 2093
Alterations and additions to an existing dwelling including a first floor addition and deck
- 263/2008 1 Castle Circuit, SEAFORTH 2092
Section 96 to modify approved Swimming pool and landscaping
- 8/2009 26 Darley Road, MANLY 2095
Shop fit out and change of use to a Licensed Restaurant
- 218/2008 34 Monash Crescent, CLONTARF 2093
Section 96 to modify approved Alterations and additions to the existing dwelling including new in-ground swimming pool, front balcony, rear terrace and landscaping
- 12/2009 37 Fairlight Street, FAIRLIGHT 2094
Alterations and additions to Unit 3 of the existing Residential Flat Building including a rear extension
- 11/2009 73 Collingwood Street, MANLY 2095
Demolish existing outbuilding and construction of a new outbuilding with a storeroom and toilet at the rear of the existing shop

Environmental Services Division Report No. 2 (Cont'd)

- 10/2009 4 Old Sydney Road, SEAFORTH 2092
Demolition of existing dwelling, construction of a three (3) storey dwelling with double garage, cabana, landscaping and refurbishment of the pool and deck
- 185/2008 162 Sydney Road, FAIRLIGHT 2094
Section 96 to modify approved Alterations and additions to an existing semi-detached dwelling including rear extensions and deck
- 9/2009 33 Herbert Street, MANLY 2095
Carport over the existing hardstand area
- 13/2009 74 Castle Circuit, SEAFORTH 2092
Alterations and additions to the existing dwelling including first, second and third floor additions above the existing garage
- 14/2009 47 Pacific Parade, MANLY 2095
Carport over the existing hardstand area
- 15/2009 101 Bower Street, MANLY 2095
Strata Subdivision into three (3) Strata lots
- 247/2008 80 Addison Road, MANLY 2095
Alterations & Additions to Dwelling
- 309/2008 9 Ross Street, SEAFORTH 2092
Alterations & Additions to Dwelling
- 16/2009 95 Castle Circuit, SEAFORTH 2092
Alterations and additions to existing dwelling including extensions and new lift

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 2 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Civic and Urban Services Division Report No. 1
SUBJECT: Increase parking for motorcycles and scooters
FILE NO:

SUMMARY

For Council to consider additional parking spaces for the motorcycles and scooters in the Manly CBD.

REPORT

At its Ordinary Meeting held on 8 December 2008, the following Notice of Motion was adopted by Council:

- "1. That Council bring back a report to the first Planning and Strategy meeting for 2009 on various strategies to increase parking for motorcycles/scooters. The report will cover Manly Council car parks and on-street parking in the CBD.*
- 2. That Council consult with relevant user groups and all precincts."*

Council's traffic section has undertaken a number of inspections to identify the parking demand for motorcycles and scooters within the Manly CBD. Preliminary assessment of Council car parks within the Manly CBD, has established the following:

1. Free designated parking spaces are currently provided for motorcycles and scooters in all four (4) of Council's multi-storey car parks;
2. Each of these areas are signposted, with directions to the nearest alternative car park should the local spaces be occupied;
3. It is estimated that the spaces currently provided could accommodate a minimum of 52 motorcycles/scooters (of which **half** are regularly **unoccupied**);
4. Should demand exceed supply, provision exists for the ready extension of these designated areas to accommodate additional numbers; and
5. It may be possible to install a supplementary sign beneath the recently-erected electronic "occupancy" parking sign, highlighting the presence of free motorcycle/scooter parking in each of the facilities.

With regard to the on-street parking demand for motorcycles and scooters, it is noted that Council has engaged the services of a traffic consultant to review the CBD parking time limits which has recently commenced. This study is proposed for completion in late March/early April 2009. As part of this study, the on-street parking demand assessment will identify various user needs including motorcycles and scooters. Once this study is complete, a report on this matter will be presented to Council in May 2009 addressing the parking needs of motorcycles and scooters.

RECOMMENDATION

It is recommended that Council:

1. Receives and notes this report;
2. Continues to monitor the parking demand for motorcycles and scooters in Council car parks and should demand exceed supply additional parking spaces be provided;

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3. Considers the installation of the supplementary electronic "occupancy" sign to show the parking availability for motorcycles and scooters; and
4. Receives back from staff in May 2009 a comprehensive report for on-street parking for motorcycles and scooters.

ATTACHMENTS

There are no attachments for this report.

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***** End of Civic and Urban Services Division Report No. 1 *****

TO: Planning and Strategy Committee - 2 February 2009
REPORT: Civic and Urban Services Division Report No. 2
SUBJECT: Traffic Flow Improvements for The Spit/Military Roads Corridor
FILE NO:

SUMMARY

Following the State Government's decision to not widen The Spit Bridge, a Government Working Group published for public comment an initial list of possible traffic and public transport improvements along The Spit Road/Military Road corridor, south of The Spit. The Working Group's proposals are not new, they do not solve existing traffic and transport problems north of The Spit, and will actually make existing problems in the Manly LGA worse.

This report recommends that Council submit to the Government three major traffic and transport projects for funding in lieu of the Government's withdrawal of its commitment to widen The Spit Bridge. The recommended projects all support the increased use of public transport and would ameliorate existing traffic problems that will be made worse by the Working Group's proposals.

REPORT

Background

This report fulfils the following resolution of Council's Ordinary Meeting on 1 December 2008:

PS101/08 RESOLVED: (Aird / Burns)

"That in relation to the minutes of the Manly Traffic committee – 27 October 2008:

a) Item 73/08 Spit Road and Military Road – Traffic Flow Improvements

- 1. That a report be prepared for Council's consideration detailing proposal to improve traffic and public transport through this important North-South transport corridor.*
- 2. Council to also write to the Minister for Roads on this matter"*

As a first step, the Government Working Group's proposals have been re-examined, together with proposals previously put to the Government through a submission from SHOROC.

Government Working Group's current proposals

South of The Spit, the Government Working Group's proposals comprise:

- New tidal flow arrangements at two locations;
- Additional traffic lanes at two locations (by banning parking);
- A new Bus Lane and extension of the operating hours of a Transit Lane; and
- A new right turn bay.

From a strategic viewpoint, these proposals are not new and they are not an adequate response to the Government's decision to not widen The Spit Bridge.

The need to provide more bus priority in "strategic bus corridors", including The Spit Road/Military Road corridor, was first put forward in general terms in the March 2004 *Ministerial Review of Bus Services in NSW* (the Unsworth Review). Government commitments to bus priority measures on Spit Road/Military Road were made at the time and recycled in the December 2005 *Metro Strategy for Sydney* and the Government's November 2006 *Urban Transport Statement*. The only refinement in the Working Group report is that more detailed designs have now been done.

In regard to improving the flow of general traffic, the Working Group's proposals are simply extensions of the current traffic management regime on Spit and Military Roads, including the use of the Ourimbah Road-McPherson Street-Gerard Street "rat run" to make up for the lack of capacity on Spit and Military Roads. Again, the only refinement in the Working Group report is that more detailed designs have now been done.

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At The Spit, the Working Group proposes changed vehicular access to the parking area on the western side and constructing a pedestrian bridge over Spit Road. These proposals will assist traffic flow and improve safety, but they probably would have been implemented anyway as part of the previously-committed widening of The Spit Bridge. They are not a substitute for that widening.

The only proposal north of The Spit – the construction of a Transit Lane “enforcement zone” on Burnt Bridge Creek Deviation north of Sydney Road - may deter some illegal use of the Transit Lane but will have minimal impact in terms of improving bus flow.

Effects of Government Working Group’s options in Manly Council area*Splitting of Manly LGA by the north-south corridor*

The Manly Road/Sydney Road/Burnt Bridge intersection at Seaforth is a major barrier to east-west traffic on Sydney Road. Traffic congestion and the way the traffic signals are programmed by RTA, favouring north-south regional traffic over local east-west traffic, effectively splits the Manly LGA in two. Traffic seeking to bypass the intersection diverts via Ethel Street, causing traffic and amenity issues in Ethel Street and other east-west streets in Balgowlah.

The Working Group’s proposals will make this problem worse. Removing “pinch points” along Military and Spit Roads, funnelling more through traffic along the Ourimbah Road-McPherson Street-Gerard Street “rat run” and removing traffic constraints at The Spit will increase traffic capacity south of The Spit Bridge. This will make the north-south corridor more attractive for car commuters and increase the volume of north-south traffic and traffic joining the north-south corridor at Seaforth. Travelling between Seaforth and the rest of the Manly LGA will be made worse.

Seaforth Roundabout

The Seaforth Roundabout is overloaded at peak periods and a significant accident site. Traffic flows at the roundabout are also made more complicated by the excessive use of Ethel Street as a bypass around the congested intersection of Sydney Road, Manly Road and the Burnt Bridge Creek Deviation.

The Working Group’s proposals will make this situation worse, by attracting more traffic to the Military Road/Spit Road corridor from or to Wakehurst Parkway and diverting more traffic onto the Ethel Street route.

Bus commuter parking in Manly LGA residential areas

Bus commuter parking in the streets of Balgowlah and Seaforth is already a problem and has become worse recently with the increase in fuel prices and the provision of higher-capacity long buses and express bus services.

The Working Group’s current bus priority proposals will make this problem worse, by making bus travel more attractive along the Military Road/Spit Road corridor. This will cause more bus commuters from north of Manly LGA to park in the local streets of Balgowlah and Seaforth in order to use express bus services to and from the city.

The Government is effectively developing a “rubber-tyred railway” along the strategic bus corridor from Mona Vale to the city. It is inequitable that no dedicated commuter parking has been provided, or is planned, for commuters using this enhanced transport service. This is in stark contrast to the existence of 166 dedicated commuter car parks across the rail network, and the present Government’s commitment to provide more commuter car parks at railway stations in Sydney’s west.

State funding of transport improvements in Manly LGA

Council wrote to the Minister for Transport in July 2007, asking that the Government reallocate the significant funding (at least \$59 million) which would have been spent if Spit Bridge widening had gone ahead. The submission included a “wish list” of proposals from SHOROC. Council

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requested that the widening funds be “*quarantined*” and used for “*environmentally sustainable public transport solutions that have broad community support*” and “*a holistic plan [for the Northern beaches area] focussed on integrated public transport*”. The Government’s response, in June 2008, did not address these requests, but simply indicated the Government Working Group would examine the SHOROC’s wish list.

In retrospect, Council’s request at the time could not succeed: there has never been a State Budget allocation for the entire bridge widening project, only year-by-year allocations for planning, design and “commencement of widening”. There was no “allocation” for the complete project that could be quarantined and reallocated to alternative improvement projects.

Since then, however, the Government’s abandoning of the widening of The Spit Bridge has added to perceptions that the State Government has failed to adequately develop transport infrastructure and services. Given this, and the likelihood of significant Commonwealth funding of infrastructure projects to boost the national economy, there is a possibility that the Government could, with little warning, decide to undertake significant transport improvements in or affecting Manly LGA.

The call for comments on the Working Party report provides an opportunity for Council to take the initiative and put to the Government a firm set of proposals and priorities that should be implemented for the benefit of Manly residents. As a first step, the seven Manly Council proposals contained in the SHOROC “wish list” have been assessed for their suitability.

SHOROC “wish list” proposals

Only two of the seven Manly Council suggestions in the SHOROC wish list could be seen as related to the Military Road/Spit Road corridor and in some way making up for the abandonment of The Spit Bridge widening. These were converting Seaforth roundabout to a signalised intersection with bus priority and providing commuter park and ride facilities at Seaforth Oval.

The other Manly Council proposals were small in scale or distant from The Spit Bridge: extending T3 lanes along Sydney Road; extension of the east-west cycleway route and converting the Balgowlah Road/Pittwater Road roundabout to a signalised intersection.

The Government Working Group has undertaken to examine these suggestions in traffic modelling for the north-south corridor, but this appears to be a hollow promise: the minor proposals are not amenable to such modelling.

Three key proposals for Manly

Continuing to pursue Government funding of all the Manly Council proposals in the SHOROC wish list could be unproductive. It would give the Government the opportunity to fund relatively minor improvements as a trade-off for not widening The Spit Bridge, and claim that it had adequately addressed Council’s concerns.

It is proposed instead that Council abandon the minor projects set out in the SHOROC “wish list” and focus on lobbying the Government to fund only three major projects - projects which can be seen as reducing the negative effects of the current Working Group proposals, benefitting public transport generally and benefitting Manly LGA residents in particular.

In priority order, these are:

- Grade separation of Sydney Road at its intersection with Manly Road and the Burnt Bridge Creek Deviation;
- Replacing the Seaforth roundabout by a signalised intersection with bus priority (a major proposal in the SHOROC wish list); and
- Bus commuter parking at Seaforth Oval (also a major proposal in the SHOROC wish list).

Civic and Urban Services Division Report No. 2 (Cont'd)*Grade separation of Sydney Road at Manly Road/Burnt Bridge Creek Deviation, Seaforth*

As its top priority, Council should lobby the Government for a full grade separation of this intersection, with Manly Road/Burnt Bridge Creek Deviation passing under Sydney Road.

This would allow free flow for east-west traffic on Sydney Road and reduce the current use of the Ethel Street overbridge in peak periods to bypass the intersection. Manly LGA would no longer be split by a major traffic corridor. Bus movements at Seaforth, both east-west and north-south, would be facilitated.

Signalised intersection with bus priority at Seaforth roundabout

This proposal would relieve the existing, long-standing congestion and accident problems at the roundabout, support bus travel and reduce the negative impacts of the Working Group's current proposals for Spit Road/Military Road. Council already has a preliminary design concept for this proposal.

Bus commuter parking at Seaforth Oval

This proposal would reduce the existing problem of commuter parking in local streets in Seaforth, minimise additional bus commuter parking that will result from the Working Group's current proposals for Spit Road/Military Road and be in line with Council's support for increased use of public transport.

Commuters from Pittwater and north and west Warringah would be encouraged to transfer to as express services to the city along the augmented Spit Road/Military Road bus corridor.

CONCLUSION

The Government has failed to carry out its commitment to widen The Spit Bridge. The Working Group's proposals are minor relative to the original commitment to widen the Spit Bridge, and will have adverse effects for Manly LGA. This situation provides an opportunity for Council to vigorously lobby the Government to fund a limited number of high-profile strategic projects. The three projects have been identified will address current issues that will be made worse by the Working Group's proposals, reduce the splitting of Manly LGA by the north-south transport corridor and support the use of public transport.

RECOMMENDATION

It is recommended that:

- 1) Council write to the Minister for Roads,
 - a) expressing disappointment at the minor scale of the Working Group's current proposals and their negative impacts on Manly LGA; and
 - b) asking that the Government urgently fund three strategic projects:
 - i) the grade separation of Sydney Road at its intersection with Manly Road/Burnt Bridge Creek Deviation;
 - ii) replacement of the Seaforth roundabout by a signalised intersection with bus priority; and
 - iii) the provision of bus commuter parking at Seaforth Oval.

ATTACHMENTS

There are no attachments for this report.

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***** End of Civic and Urban Services Division Report No. 2 *****