



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 18 July 2005

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

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

*Copies of business papers are available at the Customer Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:
www.manly.nsw.gov.au*

TABLE OF CONTENTS

Item Page No.

APOLOGIES

DECLARATIONS OF CONFLICT/PECUNIARY INTEREST

CONFIRMATION OF MINUTES

The Planning and Strategy Committee of 14 JUNE 2005

PUBLIC ADDRESSES

CORPORATE PLANNING AND STRATEGY DIVISION REPORTS

Corporate Planning and Strategy Division Report No. 32
 Manly, Mosman, North Sydney Bushfire Management Committee - Councillor
 Representative as Chairperson..... **2**

Corporate Planning and Strategy Division Report No. 33
 Victoria Parade, Manly, Numbers 29 and 31 - Application for Separate Interim
 Heritage Orders – Response from NSW Heritage Office **3**

Corporate Planning and Strategy Division Report No. 34
 Tree Policy - Establishment of Significant Tree Register **4**

Corporate Planning and Strategy Division Report No. 35
 New South Wales Planning Reform - Implications..... **9**

Corporate Planning and Strategy Division Report No. 36
 North Head Treatment Plant Improvement Programme **14**

Corporate Planning and Strategy Division Report No. 37
 The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition **18**

Corporate Planning and Strategy Division Report No. 38
 Cycleway East West Link and Bolingbroke Access and Parking - Progress Report..... **56**

Corporate Planning and Strategy Division Report No. 39
 Items for Brief Mention - Minutes for Adoption by Council - Special Purpose
 Committees and Joint Committees **60**

CLOSED COMMITTEE ITEMS

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

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 32
SUBJECT: Manly, Mosman, North Sydney Bushfire Management Committee - Councillor Representative as Chairperson
FILE NO:

SUMMARY

Manly Council has been requested by the NSW Fire Brigade and the Manly Mosman North Sydney Bushfire Management Committee to provide a Councillor to chair the Committee.

REPORT

The Manly Mosman and North Sydney Fire Districts encompasses diverse topography bound by harbour foreshores, coastal beaches, National Parks, and the Manly, Warringah, Willoughby, and North Sydney Local Government areas. This district embraces a total area of 33 km².

As a requirement of the Rural Fires Act 1997, A bushfire management plan is required to be developed with the aim of coordinating fire management practices, for the protection of life and property, community assets and values, and natural and cultural heritage. Each Fire districts are therefore required to form bushfire management Committees to ensure that the aims of the management plan are met.

Since the inception of the Manly Mosman North Sydney Bushfire Management Committee, it has been facilitated by the NSW Fire Brigade, and chaired by Mosman Councillor Jim Reid. At the last bushfire management committee meeting held on 3 June, Cr Reid indicated that he would like to step down to give another Council the opportunity to provide a Councillor to take on this role.

On 9 June 2005 the NSW Fire Brigade has written to Manly Council formally seeking a nomination to chair this committee. Should a Councillor be nominated it is intended that they will take up this position immediately, with the next meeting scheduled for 2 September 2005. Interested Councillors are invited to contact the Director Corporate Planning and Strategy for further information.

RECOMMENDATION

Submitted for Council's consideration.

ATTACHMENTS

There are no attachments for this report.

PS180705CPSD_6.DOC

***** End of Corporate Planning and Strategy Division Report No. 32 *****

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 33
SUBJECT: Victoria Parade, Manly, Numbers 29 and 31 - Application for Separate Interim Heritage Orders – Response from NSW Heritage Office
FILE NO:

SUMMARY

The NSW Heritage Office has declined to place IHOs over these two properties.

REPORT

Council on 16th May, 2005 resolved to:

1. seek separate Interim Heritage Orders over No. 29 and No. 31 Victoria Parade, and
2. prepare an LEP amendment to list both properties as separate Items of the Environmental Heritage under the LEP.

There is a current development application for Nos. 27-29 (currently at Appeal), and an inquiry about potential redevelopment of No 31 has recently been received.

The NSW Heritage Office has now advised that it will decline to recommend to the Minister to make the Interim Heritage Orders sought. The Heritage Office has though indicated that it supports Council's process of listing the properties as heritage items in the LEP.

The LEP amendment process is continuing. The amendment will be placed on public exhibition once endorsement by the Department of Infrastructure, Planning & Natural Resources has been received.

The letters from the Heritage Office, both dated 17th June, 2005, are **Tabled** for the information of Councillors.

RECOMMENDATION

That the Report be noted.

ATTACHMENTS

There are no attachments for this report.

PS180705CPSD_2.DOC

***** End of Corporate Planning and Strategy Division Report No. 33 *****

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 34
SUBJECT: Tree Policy - Establishment of Significant Tree Register
FILE NO:

SUMMARY

- The preservation of significant trees in Manly is important.
- Council is requested to endorse a Significant Tree Policy.
- The policy will in turn result in the creation and maintenance of a Significant Tree Register.

REPORT

A Draft Council Policy is **attached** for adoption by Council.

Adoption of the Policy will result in the establishment of a Significant Tree Register.

It is proposed to engage with the community (and Precincts in particular) to establish the Significant Tree Register.

Identifying "significant" trees will afford greater protection and maintenance attention on their preservation.

The Policy is submitted for Council endorsement.

RECOMMENDATION

That Council endorse the Significant Tree Policy in order to facilitate the preparation and maintenance of a Significant Tree Register in Manly (for both private and public lands).

ATTACHMENTS

AT-1 Significant Tree Policy - Draft 4 page(s)

PS180705CPSD_7.DOC

***** End of Corporate Planning and Strategy Division Report No. 34 *****

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 34 Tree Policy - Establishment of Significant Tree Register Significant Tree Policy - Draft



SIGNIFICANT TREE POLICY

DRAFT

Objectives:

1. To identify significant trees or tree stands within the Manly Local Government area, and
2. To adopt planning and conservation strategies for the preservation of these significant trees or tree stands throughout the Local Government area on both public and private land.

Definition:-

A significant tree or tree stand is one that in the opinion of Council makes a major contribution to the landscape of Manly and meets one or more of the appropriate significance criteria listed below. Consistent with Manly Council's Tree Preservation Order, a prerequisite is that the tree be greater than 5 m in height.

Other Relevant Policies and Studies Include:-

- A Tree Preservation Policy which applies in the Local government area (LGA) and provides some protection to trees generally but does not identify particular trees which may deserve special mention.
- Tree Preservation and Landscape Policy which identifies certain, non-indigenous, trees on public land to be of landmark or historic value. All Moreton Bay & Port Jackson fig and Norfolk Island Pine trees will be considered as landmark trees.
- Manly Council Local Environment Plan Part 3 special provisions Item 18 schedule 4 includes street trees listed as heritage items having been identified in the Heritage Study of Manly Council.
- Noxious weeds which have been declared for Manly Local Government area.
- Manly's Norfolk Island Pine report August 1997 by Marcia Lambert
- Significant environmental weeds that have been listed in the Regional Weed Strategy prepared by Noxious Weed Committee Sydney North in 1998.

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 34 Tree Policy - Establishment of Significant Tree Register Significant Tree Policy - Draft

Identification of Trees of Significance:-

The Significant Tree Register will identify existing trees or tree stands with special qualities. These values are:-

- Visual/aesthetic.
- Heritage (historic plantings or indigenous remnants).
- Cultural/commemorative.
- Scientific.

It is proposed that Council will progressively establish a Significant Tree Register as trees are assessed. Owners or interested members of the public may nominate trees or tree stands for entry onto the Significant Tree Register. For trees or tree stands on private property, nominations will proceed to formal registration only with the agreement of the property owner(s) and after the adjoining neighbours have had an opportunity to comment on the nomination. A nomination form is available from Council.

Nominated trees or tree stands will be assessed by Council against the "significance criteria". A description of the tree or tree stand and statement of significance will be prepared for each listing.

Planning and Preservation Strategies:-

Significant trees or tree stands should be preserved, including their form and character. Generally, permission will be given under the Tree Preservation Order for remedial works only, such as removing dead wood.

A significant tree in poor physical condition can still be included on the Register. However, the safety of the property owner, their family and the public is paramount and, on request, Council will expedite an inspection of a tree in potentially dangerous condition. Permission to remove the significant tree will only be given if all options to render the tree safe and preserve it have been explored but Council is satisfied that the tree's removal is the only reasonable option.

In determining development applications Council will give priority to the preservation of significant trees. The development must aim to maximise the preservation of significant trees or tree stands and the application must include strategies for the maintenance of their long term health. Where a tree(s) not listed on the Register may be affected by a proposed development, then the tree(s) will be assessed according to the significance criteria listed below, as part of the Development Assessment process.

Council may require the lodgement of a bond by way of bank guarantee where significant trees or tree stands are to be retained but are potentially affected by development. The level of that bond should reflect the value of the particular tree as determined by a Tree Valuation Methodology recommended by the Institute of Landscape Architects.

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 34 Tree Policy - Establishment of Significant Tree Register Significant Tree Policy - Draft

Significance Criteria:-

1. Remnant Indigenous Tree

The tree or tree stand is, in the opinion of Council, a remnant of the indigenous tree cover of the area. The species occurs naturally in the Manly local Government area, the tree is the local form and naturally propagated.

2. Outstanding Aesthetic Quality

The tree or tree stand has, in the opinion of Council, visual and/or sensory appeal and/or landmark qualities.

3. Important Contribution to the Landscape/Townscape

The tree or tree stand makes, in the opinion of Council, a major contribution in establishing a distinctive and highly valued landscape or townscape within Manly (LGA).

4. Growth Habit or Physical Features

The tree is, in the opinion of Council, worthy of recognition and is of value for its growth habit or physical features as follows:-

- its form is a good representation and typical of its species; or
- it has a curious growth habit; or
- it is of large size at the upper recognised limits for that species on a regional basis.

5. Part of an Historic Garden, Park, etc.

The tree or tree stand forms, in the opinion of Council, an integral element in a garden, park or landscape, which is individually heritage listed or which forms a precinct or curtilage to heritage listed property.

6. Historical/Cultural Associations or Commemorative Tree

There is, in the opinion of Council, conclusive evidence that:-

- the tree or tree stand was planted to commemorate a major event; or
- the tree or tree stand is associated directly with an historical event of major significance to Manly Local Government area, the State of New South Wales or the Australian Nation.

7. Associated with Public Figure and/or Ethnic Group

- The tree or tree stand has, in the opinion of Council, a verified key (major) association with a person who is recognised for his/her contribution to Manly, the State of New South Wales or the Australian Nation; and/or

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 34 Tree Policy - Establishment of Significant Tree Register Significant Tree Policy - Draft

- The tree or tree stand has, in the opinion of Council, a verified key (major) association with an ethnic group and is recognised by that group for its considerable historical or cultural significance to that group.

8. Horticultural/Scientific Value

In the opinion of Council the tree or tree stand:-

- has significance as an early-introduced horticultural variety; or
- is a locally indigenous species recognised by a state or national scientific conservation body (CSIRO, NPWS, etc) as being rare, threatened or endangered at the state or national level; or
- is at its extreme limits of its distribution; or
- has scientific research potential and these values can be confirmed by a relevant authority (Royal Botanic Gardens, NSW Agriculture, State Forests, etc).

9. Old Specimen

The tree or tree stand is, in the opinion of Council, reliably documented to be at the upper limit of the scale of longevity of the species in the Sydney Region and the scale of longevity can be confirmed by a relevant authority (Royal Botanic Gardens, State Forests, NPWS, etc).

* * *

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 35
SUBJECT: New South Wales Planning Reform - Implications
FILE NO:

SUMMARY

The NSW Planning reform comprises various components of legislative changes, aiming at streamlining existing planning instruments to reduce the amount of assessment and concurrence requirements currently spread across different pieces of legislations.

The reform is part of the implementation strategy for the Metro Strategy.

This report summarises the proposed planning reform and discusses implications for Council.

By resolution of 20th June, 2005, Council indicated a number of concerns with the changes.

REPORT

Background

The NSW Government announced a major planning reform in September 2004 to reduce the complexity of the existing planning system. The reform included the following elements:

1. Standardisation of environmental planning instruments across NSW.
2. Streamline the existing assessment, approval and enforcement system for State significant development.
3. Review of the existing S94 system.

Workshops and seminars were conducted by DIPNR announcing and seeking support for the reform.

A series of legislation has now been introduced in respect of the reform. The latest being the Environmental Planning and Assessment (EP&A) Infrastructure and Other Planning Reform) Bill 2005, EP&A (Development Contributions) Bill 2005 and the State Environmental Planning Policy (SEPP) State Significant Development 2005.

In relation to the above legislative changes, Council at its meeting on 20 June 2005 considered a notice of motion and resolved:

That Council write to the Premier and the Minister for Infrastructure, Planning and Natural Resources

1. *Expressing serious concerns that the recently introduced planning reform legislation:*
 - *removes the right of appeal against approval of 'critical infrastructure';*
 - *exempts 'critical infrastructure' and 'major development' projects from the provisions of LEPs, thereby overriding all local government planning policies;*

Corporate Planning and Strategy Division Report No. 35 (Cont'd)

- *exempts 'critical infrastructure' and 'major development' from the need to conform with the following Acts: Coastal Protection Act, Heritage Act, Fisheries Management Act, National Parks and Wildlife Act, Native Vegetation Act, Rivers and Foreshores Improvement Act, Rural Fires Act, Water Management Act; and*
 - *the overriding of the Threatened Species Conservation Act in respect of interim protection orders and stop work orders.*
 - *empowers the Minister for Planning to designate development as 'critical infrastructure' and to approve 'concept' plans for such development without being required to undertake public consultation.*
2. *Seeking mechanisms to ensure that the introduction of a 'concept' approvals process not be used to limit the ability of a council to amend or reject subsequent Development Applications that are consistent with the 'concept', where the detailed Development Application plans provide significant information that was absent, scanty or incorrect at the concept stage;*
 3. *Seeking an ongoing consultation process between Local Government and the State Government about proposals to reform planning instruments such as LEPs, DCPs, SEPPS and REPs;*
 4. *Seeking a commitment to ongoing consultation in relation to development of the Seaforth TAFE site and any other public sites released for development within the Manly LGA;*
 5. *Deploring the lack of consultation between local government and DIPNR concerning major changes enacted in this Amendment Act, and that local government has thereby been deprived of the opportunity to assess the legislation, despite the profound impact the proposed bill will have on local government and the community.*

A letter has been sent to the Premier and the Minister on 30 June 2005. A response is yet to be received.

Implications

The proposed reform package has far reaching implications for local councils across NSW. This report provides a broad overview of the reform package. It will also discuss the actions required for Council in the next few years to satisfy the State government initiatives.

Metropolitan Strategy

The Metro Strategy for the Greater Metropolitan Region presents the direction for strategic land use and transport planning, with an aim to consolidate urban growth in existing centres and corridors, taking into account natural resource and other constraints.

For developed areas, local councils will be required to demonstrate ways to accommodate growth through intensification of existing centres and corridors. This will be reflected in the new LEP.

For undeveloped greenfield areas, DIPNR is the main body to control the release and development of new neighbourhoods. This is proposed to be supported by extensive infrastructure construction and upgrade.

Corporate Planning and Strategy Division Report No. 35 (Cont'd)**The Planning Reform Package**

The stated objective of the reform is to ensure that development will not be hindered by unnecessary legislative assessment requirements. The reforms proposed are to rationalise the approval process for State and local development and streamline the planning instruments across the State. It will also allow for new ways to finance infrastructure projects.

The reform package is the State government's initiative to facilitate the implementation of the Metro Strategy. It contains the following elements:

- Redefining State and Local development
- Review of planning instruments
- Financing infrastructure, public amenity and services

1. Redefining State and Local DevelopmentState Significant Development

The Minister is the consent authority for State significant development. The current legal context provides no criteria to clearly define the nature of State significant development. State significant development is spread over many different SEPPs and REPs or in a declaration by the Minister.

The planning reform to date has seen the gazettal of the SEPP (State Significant Development) 2005, which provides criteria for state significant development. The new SEPP identified 9 categories of state significant development, including tourism, recreational facilities, education, health and transport infrastructure, etc.

The SEPP also formalises a new process for assessment, by removing the need for separate assessment and approval requirements from different pieces of legislations. The EP&A Act will become the primary legislation for assessment, approval and enforcement and The Minister will become the consent authority. The SEPP will expedite and simplify the assessment process and potentially reduce the cost of major projects.

Local Development

In terms of local development, new legislation will be introduced to remove the existing layers of concurrence requirements spread throughout different SEPPs and REPs. Local councils will now become the primary consent authority for all local development.

2. Review of Planning Instruments

The reform will ensure that all local environmental planning instruments and new development control plans across the State are standardised in order to eliminate inconsistency among different instruments. The reform proposed one LEP for each local government area, resulting in a reduction of LEPs from 5,500 to 152. This is to be carried out through the issue of the LEP template and rationalisation of Model Provisions. All NSW councils have been advised to review their LEP within 2, 3 or 5 years. Manly Council was granted 5 years to consolidate the LEP in accordance with the template which has not been issued as yet. (Council is also in the process of streamlining the existing DCPs).

3. Financing Infrastructure, Public Amenity and Services

The reform also introduced the EP&A (Development Contributions) Bill that provides for two new mechanisms to levy for public amenity and services in addition to the traditional S94 contributions plan. These include planning agreements and a fixed rate levy.

Corporate Planning and Strategy Division Report No. 35 (Cont'd)

For greenfield areas, the traditional S94 contributions plan may be the most appropriate. However, in established areas where there is little opportunity to acquire open space, or for small rural councils, where costs associated with preparing a S94 Plan may be too high, application of a fixed rate levy can be used. The Bill enables individual councils to determine the most appropriate way to impose the levies. In addition to these contributions, which are administered under a S94 Contributions Plan, the Bill formalises the application of planning agreements achieved through negotiation and not part of the process under S94 of the Act.

The introduction of these mechanisms is expected to also increase flexibility in financing public infrastructure and services.

Implications for Council

- The requirement to review the LEP was a recommendation of Council and a comprehensive review is currently underway. This initiative coincides with the State government reform proposal and the LEP template, which will be part of our LEP review.
- The concern over the lack of detail in the LEP template has not been addressed by DIPNR. However, it is expected that these issues will be addressed when the LEP template is finalised. It is anticipated that another round of exhibition and public comment will take place later in July.
- Council is undertaking a regional inventory project jointly with the SHOROC councils. This inventory will identify environmental and other constraints, and will be used to inform the proposed regional strategy and upcoming Metro Strategy. This is seen as a positive step towards integrating environmental, economic and social parameters into land use and transport policy making on a regional scale.
- The options for voluntary planning agreements, fixed rate levy and traditional S94 levy are open to Council. Voluntary planning agreements can be prompted through a development control plan, specifying the different circumstances when planning agreement will be considered. Both a fixed rate levy and the traditional S94 contributions will require Council to prepare a strategy to indicate the details of such levies. The Regulation, which will be gazetted in conjunction with the amendments to the Act, will provide the implementation details.
- Concerns arising from the lack of consultation regarding the State Significant Development SEPP were highlighted in the Council resolution. These concerns relate to the community's determination to protect the environment and avoid irreversible long term impacts on fragile environmental assets.

Conclusion

The NSW Planning Reform is the State government's initiative to rationalise the current planning system and increase flexibility and efficiency, without compromising the environment. The reform package has generated much criticism in terms of the lack of consultation with local government and communities.

Council will be faced with the challenge to protect our fragile environmental assets and community interests as a result of the ongoing pressure for development. This challenge does not seem to be appreciated by the State government in its reform package. Council and the community will have to negotiate and work with State agencies to resolve the differences.

Corporate Planning and Strategy Division Report No. 35 (Cont'd)

Council has in place an LEP and DCPs which were based on extensive research and consultation. These are already being reviewed, and are to be considered by the Councillor Working Group prior to being formally reported to Council, commencing with the Residential DCP. Council staff understand that the existing structure of the Manly LEP supported by DCPs is very similar to the proposed standardised LEP/DCP structure.

It is proposed to progress the reviews, and address the reforms yet to be revealed by DIPNR. The release of the template has been delayed, and the Department has requested that Council not proceed with amendments to its LEP ahead of the release. As this may take some considerable time Council officers will continue with the LEP review process, the SHOROC Regional Inventory, the DCP reviews, and the conversion of all statutory and other planning maps to electronic form.

RECOMMENDATION

That Council receives and notes this report.

ATTACHMENTS

There are no attachments for this report.

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***** End of Corporate Planning and Strategy Division Report No. 35 *****

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 36
SUBJECT: North Head Treatment Plant Improvement Programme
FILE NO:

SUMMARY

In March 2005 Sydney Water prepared a Review of Environmental Factors (REF) in relation to proposed "Process and Reliability / Renewals" for North Head Sewage Treatment Plant.

Public exhibition of the REF closed 11th April and Sydney Water received 10 submissions. Issues raised in each submission have been detailed by Sydney Water in their "Decisions Report" (July, 2005).

Council has written to the Premier and Minister Sartor (twice) advising of Council's strong concerns regarding the proposed upgrade of the North Head Sewage Treatment Plant (NHSTP).

REPORT

BACKGROUND

In March 2005 Sydney Water prepared a Review of Environmental Factors (REF) in relations to proposed "Process and Reliability / Renewals" Improvement Programme for North Head Sewage Treatment Plant.

The level of expenditure for the works is in the order of \$91.7million which is considerably more than a 'minor upgrade' as Council has been advised constantly during the consultation process. On 20 August 2003, Manly Council staff and our Local Member, David Barr, were assured by the Hon. Frank Sartor, MP "that there was no plan within the next two years to expand and upgrade NHSTP" as the focus of Sydney Water was to provide a reliable and adequate potable water supply.

It was further stated that any work at North Head would be related to maintenance and reliability rather than expansion or upgrading (which would entrench long term reliance on the site).

The expansion now proposed will further entrench outdated systems and technology for effluent treatment at a time when water reuse and water shortages is a critical issue for Sydney.

REVIEW OF ENVIRONMENTAL FACTORS:

Sydney Water's objectives included:

1. *To ensure North Head STP achieves a new level of "operability, reliability and maintainability" i.e. expanding the throughput of sewage at North Head.*
2. *To ensure North Head STP "continues to comply with the existing environmental protection licence whilst service new customers in Sydney".*
3. *To replace existing bio-solids facility.*

The REF was placed on public exhibition between 24th March and 11th April and Sydney Water received 10 submissions from conservation groups, Manly Council, Little Manly Precinct, community individuals and State Government.

Corporate Planning and Strategy Division Report No. 36 (Cont'd)

The philosophy underlying Council's submission were framed in the context:

- *That the proposed works further entrench North Head as a centralised sewage treatment facility for next 25 years and beyond.*
- *That the works further entrench Sydney Water a singular monopoly in water cycle management and promotes a lack of accountability in determining the 'significance of work' which triggers an EIS as opposed to the REF.*
- *The expansion discourages sustainable alternate approaches to integrated water cycle management such as stormwater and (significant) effluent re-use.*
- *The expansion will result in increased treatment and discharge volume through the deep ocean outfall system.*
- *Lack of proper consideration of certain important elements such as the bush fire risk assessment, effect on threatened species and community safety (odour and fire risk).*
- *Furthermore the expansion works and REF could be viewed as premature as a review by IPART on Water and Waste Water is due on the 6th September – would the expansion still be necessary if effluent re-use was adopted?*

The fundamental position of Council is that the North Head Sewerage Treatment Plant does not represent a sustainable future and we should not see it incrementally upgraded and entrenched to the extent that no resources are committed to an alternative sustainable sewerage treatment system.

THE DECISIONS REPORT (This is a report that responds to the various submissions submitted in response to the REF.)

Issues raised in each submission have been detailed by Sydney Water in their "Decisions Report" (July, 2005), prepared to "assess, recommend and propose" conditions of approval in light of the received submissions.

Sydney Water has made some minor modifications in their proposed construction activities in light of received submissions, as outlined below. Sydney Water has not addressed the Council's philosophical position of decentralised and sustainable water cycle management, i.e. North Head will expand and continue to operate for the next 25 years regardless of sewage re-use and alternate water sourcing schemes being implemented within the Sydney catchment. Furthermore, Sydney Water is not required by law to action community and council submissions as they are the "determining authority" under clause 228 of the Environmental Planning and Assessment Act 2000.

Summary of Sydney Water's responses to issues

- **Environmental Protection Licensing**

The DEC advises Sydney Water that as the proposed works will be undertaken within the existing footprint of the STP, a variation to the existing environmental protection licence No. 378 for the North Head STP will not be required.

- **Threatened species – Eastern Banksia Scrub**

DEC staff undertook an 8-part test to assess the potential impacts on the endangered community. The test revealed, with the "additional safeguards" there would not be a "significant" impact to the endangered ecological community. The successful contract will be required to complete a "construction environmental management" plan prior to work commencing. This will be undertaken in consultation with Manly Council.

Corporate Planning and Strategy Division Report No. 36 (Cont'd)

- **Threatened species – Long Nosed Bandicoot**

There is a consensus between DEC and Sydney Water that the 8-part test undertaken reveals the loss of habitat as a result of the proposed works is “not significant”. However, Sydney Water concur there could be increases in mortality rates from vehicular movements and a number of “safeguards” have been devised.

- **Lack of consultation**

Sydney Water responded by stating “Sydney Water is not required by legislation to display the REF” and did so out of courtesy. Sydney Water also granted extensions to anyone who applied.

- **Biogas storage and cogeneration facility**

Issues raised in relation to the Biogas storage and cogeneration facility included:

- *Impacts on Eastern Banksia Scrub*
- *Visual impacts*
- *Hazards and risks (such as bushfire, and impacts on recreational tracks)*
- *Zoning (electricity production is not allowed under the current zoning)*

Sydney Water responded by stating the design of the biogas storage and cogeneration facility will be the responsibility of the successful tenderer and be “sympathetic” to site constraints. This will be done in partnership with the Rural Fire Services to ensure and Sydney Water will “consider” any recommendations put forth. The cogeneration facility will not produce enough electricity to be sold back to the grid and therefore is permissible under the current zoning.

- **Air quality**

The submissions stated the additional screening tanks and increased throughput of sewage will result increased odour at the site and into recreational and residential areas of Manly. Manly Council requested the Sydney Waters Health Impact Study of sewage gas emissions be expanded to include these areas. Sydney Water stated there will be a decrease in the odour generated from the plant as a result of improvements being made to the odour control systems.

- **Decentralisation and Service Sydney Proposal**

Concern raised by Council: proposed works further entrench North Head as an end of pipe ocean outfall sewage management facility and provides little scope for decentralisation of water and wastewater management. Request Sydney Water to review the possibility of eliminating the STP at North Head should recycling increase.

Response: The works are necessary to meet licence DEC (Department of Environment and Conservation) requirements; that previous and ongoing assessment regarding the potential decentralisation would suggest these approaches (sewage re-cycling, stormwater harvesting etc) are unlikely to impact the North Head STP before 2009; that “even if the application for third party access by Services Sydney is successful, there is insignificant information to confirm the implications for North Head”. This issue considered to be outside the scope of the REF and Decisions Report.

- **Population Predictions and Sydney Metro Strategy**

The predicted population prediction used to justify the need for the expansion works at North Head were contested in several submissions. Sydney Water stated the figure has been obtained from recent surveys undertaken by Department of Infrastructure, Planning and Natural Resources. Sydney Water also stated the Sydney Metro Strategy is in draft form and presented as a discussion paper and therefore not a given at this time.

Corporate Planning and Strategy Division Report No. 36 (Cont'd)**CONCLUSION**

Council, in the past, have asserted the view that decentralised approaches to water and wastewater management represents good value to the community of Manly and brings to light opportunities for eliminating the STP from North Head. This has many positive knock-on effects such as reduced effluent discharging of North Head, reduced traffic through residential areas, reduced footprint and impact on ecological endangered communities (flora and fauna) to name a few.

It is asserted by the proponents that works must proceed to meet DEC licensing requirements and accommodate in growth, however, Council feels there exists feasible opportunities to reduce the reliance on North Head STP through more sustainable techniques including sewage re-use and stormwater harvesting. This is not addressed in the report and Sydney Water stated that this is beyond the scope of the report.

Council wrote to Premier Carr and Minister Sartor requesting these issues be addressed as a matter of urgency, with no response other than the acknowledgement of correspondence has been received (6/7/05).

Council believes that any final decision regarding the expansion of the NHSTP should be deferred at least until the IPART Report on Water and Waste Water is publicly released, due on the 6 September 2005. This IPART Report will deal with "alternative" scenarios beyond the "more of the same" strategy.

RECOMMENDATION

1. That Council again records its concern and displeasure that the State Government appears incapable of addressing the issue of planning for the water and sewerage infrastructure needs of Sydney in a sustainable way.
2. That Council remains opposed to the further entrenchment and reliance on the North Head site for end of pipe sewerage treatment for northern Sydney and is similarly concerned at the introduction of the proposed biogas and co-generation facility.
3. That Council request a presentation from Sydney Water Senior Management on the plans for North Head, particularly on the issues of sludge treatment and co-generation and other issues that represent significant change to the existing infrastructure and/or operations.
4. That Council request an urgent response to correspondence to Hon Minister FE Sartor dated 29th March 2005 and July, 2005.

ATTACHMENTS

There are no attachments for this report.

PS180705CPSD_5.DOC

***** End of Corporate Planning and Strategy Division Report No. 36 *****

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 37
SUBJECT: The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition
FILE NO:

SUMMARY

A draft DCP addressing the heritage conservation provisions in the Manly LEP 1988 as far as they apply to the heritage listing of private property fronting The Corso, Manly is recommended to Council for adoption for consultation with the Chamber of Commerce and subsequent public exhibition in conjunction with the celebrations in September for the sesqui-centenary of Manly Wharf and The Corso.

REPORT

1. In 2002 Council reviewed the heritage listings under the Manly LEP 1988 within the Town Centre area. Amendments were gazetted on 15/8/03 via LEP Amendment No 42. Concurrent with this LEP Amendment Council prepared and exhibited a draft Development Control to apply to the whole of The Corso (now the Town Centre) Conservation Area. However, a review of this draft found that because this Conservation Area is fairly diverse, the provisions in the DCP tended to be very general and as such gave only limited guidance over and above general accepted heritage conservation practice and existing planning controls already adopted by Council, vis. the heritage clauses in the Manly LEP 1988, the Development Control Plan for the Business Zone and the Manly Town Centre Urban Design Guidelines. As such, Council agreed to re-look at this proposed DCP with a view to it applying to the street of The Corso only. This was on the basis of the high level of significance of the heritage listing of The Corso.
2. An important aspect to remember about the listing of The Corso as an Item of the Environmental Heritage under the Manly LEP 1988 is that the street space and all the buildings on either side are listed as *one* Item (and not, as some assume, a grouping of individually listed properties that happen to be next to each other). Seeing The Corso as a 'whole' in this way then establishes a different process of assessing its significance – again as a 'whole' and not merely individual buildings or street elements. It is suggested here that this point has been lost in some heritage appraisals of The Corso accompanying recent DAs. The significance of The Corso as a whole is summarised in the 'Statement of Significance' in the new draft DCP. It has been derived from the Manly Heritage Study of 1986, the review conducted in 2002, and the earlier National Trust listing.
3. Seeing The Corso in this way also means that individual buildings are seen not as individual buildings but as *fabric parts* of the overall heritage item of The Corso. Thus those buildings identified in the 2002 review as having little heritage importance would be regarded as 'not significant' *fabric* or 'intrusive' *fabric*, thus allowing the possibility of new development – but development which must be designed to be appropriate to the Item of the Environmental Heritage as a whole.
4. The fact that some individual buildings in The Corso also have individual heritage listings does not contradict this interpretation. Rather, it means that these buildings have their own individual heritage integrity as well as, *additionally*, being part of the overall heritage integrity displayed by The Corso as a whole.

Corporate Planning and Strategy Division Report No. 37 (Cont'd)

5. A new DCP for The Corso has been drafted on this basis. It has included consultation with:
- Council's Heritage Committee
 - Council's Landscape Management & Urban Design Committee
 - The Manly Chamber of Commerce (as part of the new co-operative arrangements between the Council and the Chamber being established in respect to the future management of The Corso)
 - Hector Abrahams, who has acted as a heritage consultant to Council and has advised on a number of DAs in The Corso.
6. The particular role of a Development Control Plan compared to that of an LEP should also be remembered here. The Development Control Plan does **not** establish the obligations of owners or applicants to recognise and work with the heritage conservation importance of The Corso. This obligation, and Council's power to require such recognition, comes from the heritage conservation provisions in the Manly LEP 1988. These provisions are in fact more potent than any DCP. They require the assessment of a development application against the effect that the development proposal would have on the heritage significance of the Item of environmental Heritage or the Conservation Area. The DCP provisions are a way of setting out up-front for owners and potential applicants, Council's views on what comprises that heritage significance, and what sort of development types or characteristics will or will not have a detrimental effect on it. For information, the LEP clauses state:

18. Items of the environmental heritage

- (1) A person shall not, in respect of a building, work, relic or place that is an item of the environmental heritage —
- (a) demolish, renovate or extend any such building or work;
 - (b) damage or despoil any such relic or any part of any such relic;
 - (c) excavate any land for the purpose of exposing or removing any such relic;
 - (d) erect a building on the land on which that building, work or relic is situated or the land which comprises that place; or
 - (e) subdivide the land on which the building, work or relic is situated or the land which comprises that place,
- except with the consent of the council.
- (2) The council shall not grant consent to a development application made in pursuance of subclause (1) unless it has made an assessment of —
- (a) the significance of the item as an item of the environmental heritage of the Manly Council area;
 - (b) the extent to which the carrying out of the development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the item and its site;
 - (c) whether the setting of the item, and in particular, whether any stylistic, horticultural or archaeological features of the setting should be retained; and
 - (d) whether the item constitutes a danger to the users of occupiers of that item or to the public.

21. Conservation area

- (1) A person shall not in respect of a conservation area —
- (a) demolish, extend or change the outside of a building or work within that area, including changes to the outside of a building or work that involve the repair of the painting of unpainted brickwork, plastering or other decoration of the outside of the building or work;

Corporate Planning and Strategy Division Report No. 37 (Cont'd)

- (b) damage or despoil a relic or part of a relic within that area;
- (c) excavate any land for the purpose of exposing or removing a relic within that area;
- (d) erect a building within that area; or
- (e) subdivide land within that area.

except with the consent of the council.

- (2) The council shall not grant consent to a development application made in pursuance of subclause (1) unless it has made an assessment of —
 - (a) the extent to which the carrying out of the development in accordance with the consent would affect the historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the conservation area; and
 - (b) whether a refusal to grant consent would constitute a danger to the users or occupiers of that land or the public, and
 - (c) the provisions of any development control plan relating to heritage conservation areas.
- (3) The council shall not grant consent to an application made in pursuance of subclause (1), being an application to erect a new building or to alter the exterior of an existing building, unless the council has made an assessment of —
 - (a) the pitch and form of the roof;
 - (b) the style, size, proportion and position of the openings for windows and doors; and
 - (c) whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the conservation area.

- 7. The provisions of the draft DCP relate specifically to how Council will deal with the matters raised in these heritage clauses in the LEP. The provisions of the DCP for the Business Zone still also apply, as will any relevant guidelines in the Manly Town Centre Urban Design Guidelines. Eventually it is preferable to combine these provisions into one document for easy reference. Council staff are working on this in conjunction with the overall review of the Manly LEP 1988 (and which is being overseen by the Manly LEP Review Working Party). It is considered though given recent development pressures on The Corso that these draft provisions be established now as a separate document.
- 8. The draft DCP is **attached**.
- 9. It is suggested here that it would be opportune for Council to utilise the forthcoming celebrations for the sesqui-centenary of Manly Wharf and The Corso as a venue to exhibit and publicise the draft DCP. This would complement the proposed exhibition of urban design proposals for the street space of The Corso currently being prepared through the Landscape Management & Urban Design Committee.

Corporate Planning and Strategy Division Report No. 37 (Cont'd)

RECOMMENDATION

That Council adopt the draft Development Control Plan for The Corso, Manly, 2005, as circulated, for further consultation with the Chamber of Commerce and The Corso Precinct and subsequent public exhibition during the sesqui-centenary celebrations for Manly Wharf and The Corso.

ATTACHMENTS

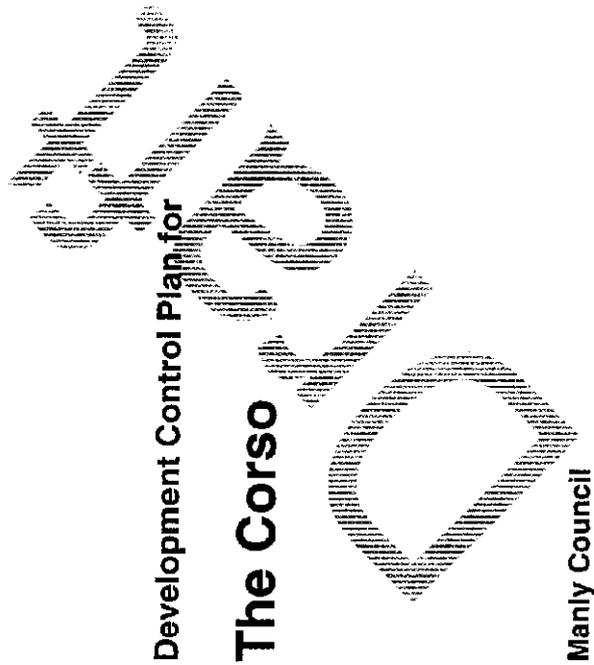
AT-1 The Corso - Draft Development Control Plan 34 page(s)

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ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 37
The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition
The Corso - Draft Development Control Plan



July, 2005



TABLE OF CONTENTS

1. Introduction: The Corso as a Special Street
2. Objective of this Development Control Plan
3. Statement of Significance
4. Important Steps in the Preparation of a Development Application
5. Specific Provisions

1. INTRODUCTION: THE CORSO AS A SPECIAL STREET

The Corso is an important Sydney public space. The provisions in this Development Control Plan apply to all properties with frontage to The Corso, Manly and are additional to those in the Development Control Plan for the Business Zone.

with frontage thereto. Certain individual buildings in the street are also listed separately as having additional individual merit. The Corso is also within the Town Centre Conservation Area (in the Manly LEP 1988).

The existing positive qualities of The Corso make it a special street. These qualities come from both the public area of the roadway and the private properties that front it. Although some more recent development, and some maintenance practices on older buildings, are unsympathetic to these qualities, the overall integrity of the structure - and hence significance - of the street continues. This significance has been recognised via listing as an item of the Environmental Heritage in the Manly Local Environmental Plan, 1988. This listing was re-confirmed, in 2003, by Amendment No. 42 to this Plan.

These listings place a responsibility on Council and on individual building owners and applicants to maintain the significance of the 'greater whole' of both The Corso and the Conservation Area.

The listing of The Corso is of the whole street: the public roadway and each property

2. OBJECTIVE OF THIS DEVELOPMENT CONTROL PLAN

Clauses 18 (Items of the Environmental Heritage), 19 (Development in the vicinity of an item of the environmental heritage) and 21 (Conservation Area) of the Manly LEP 1988 place requirements on Council to assess the affect of any development proposal on the heritage significance of the particular property, on The Corso as a whole, and on the Town Centre Conservation Area.

This Development Control Plan sets out, for the assistance of potential applicants, the matters that Council sees as important in the maintenance of this significance.

Specifically, this Plan:

- i. establishes criteria for new development; and
- ii. seeks the reversal of unsympathetic development via either replacement buildings or the reinstatement and repair of earlier fabric and detailing.

3. STATEMENT OF SIGNIFICANCE

This is a concise statement of the existing positive qualities of the street. It comprises the reasoning behind the listing of The Corso in the Manly LEP 1988. It draws on the National Trust listing of the Manly Urban Conservation Area (The Corso Precinct) in 1986; the 1986 Manly Heritage Study; and the 'The Corso Conservation Area Review' prepared in 2002.

All of the attributes outlined here comprise the essential qualities of the street and need to be retained. They thus establish the development control provisions for meeting the requirements of Clauses 18, 19 and 21 of the Manly LEP 1988.

Statement of Significance

The Corso is a most impressive formal street, with a central avenue planting of mature Phoenix palms and Moreton Bay figs. It has its own unique streetscape shaped by an uncommon grouping of fine late 19th century to early 20th century buildings. Despite varying levels of intactness and some less aesthetic and sympathetic development, the group as a collective whole contributes to the historic streetscape. The overall character is created by a wide vista defined on either side by pleasantly low-scaled and detailed buildings; the vertical emphasis of the plantings; monuments; pedestrian arcades; shop awnings; and framed views of the sea. The Corso has added social significance generated by a strong collective community experience and memory of it as a visitor destination, linked to Manly's historical function as a resort.

The closure of most of the roadway to vehicular traffic has also created an important public pedestrian space.

The pedestrian nature of The Corso means it is invariably experienced in 'serial vision' from eye-height level as one walks through the street. This experience reveals particular important attributes: an overall change in building scale from higher to lower as one moves from Manly Cove to the Ocean Beach; the particular scale and character generated by the ability to read the parapet details of the street façades (or, in some cases the related roof form) as silhouetted against the sky and background trees rather than against other buildings; and then, looking closer, building façades that are restrained but finely-detailed.

St Matthew's Church, located on the intersection of Darley Road with its tower as a focal point, together with the oblique intersection of Sydney Road are important interruptions to the linear form of The Corso.

At each end The Corso is open and merges into spaces with good outward views. The gradual visual progression from Manly Cove to the Ocean Beach with the surf revealed behind a screen of Norfolk Pines is the essence of Manly's unique quality.

4. IMPORTANT STEPS IN THE PREPARATION OF A DEVELOPMENT APPLICATION WITHIN THE CORSO

- i. Prepare a heritage assessment before determining the development potential of the property.
 - the Manly Town Centre Urban Design Guidelines.
- ii. Make sure this heritage assessment gives equal consideration to:
 - the internal and external significance of the individual property, and
 - the relationship of that property to adjoining buildings, and
 - the role of the property to the significance of the whole street and the Conservation Area.
- iii. Allow the heritage assessment and the Specific Provisions of this Development Control Plan to then establish the development parameters for the site in respect to heritage conservation.
- iv. Consider, in respect to other development matters:
 - the Development Control Plan for the Business Zone; and



5. SPECIFIC PROVISIONS

5.1 Most existing buildings are significant and are to be conserved, not redeveloped

The only exceptions are in respect to buildings identified in Table 1 as able to accommodate greater change, including for some properties possible demolition.

Existing street facades, including all original detailing, are particularly important and are to be maintained.

This includes original framing details and materials to windows, doors and other openings. Original details missing or removed should be reinstated and unsympathetic additions removed. Table 1 lists requirements and suggestions.

The shop-front at No. 36 The Corso is the only one in its original configuration and is to be retained.

5.2 Internal changes are important

The spaces and activities within the building give meaning to that building. In addition, internal building fabric may be significant even if not seen from the street. The heritage assessment will be able to advise on the significance of any internal fabric.

Where internal alterations are proposed:

- floor levels and the layout of activities are to retain a logical relationship with the window, door and balcony openings of the street facade;

- floor levels are to be maintained adjacent to first floor windows and other openings; and

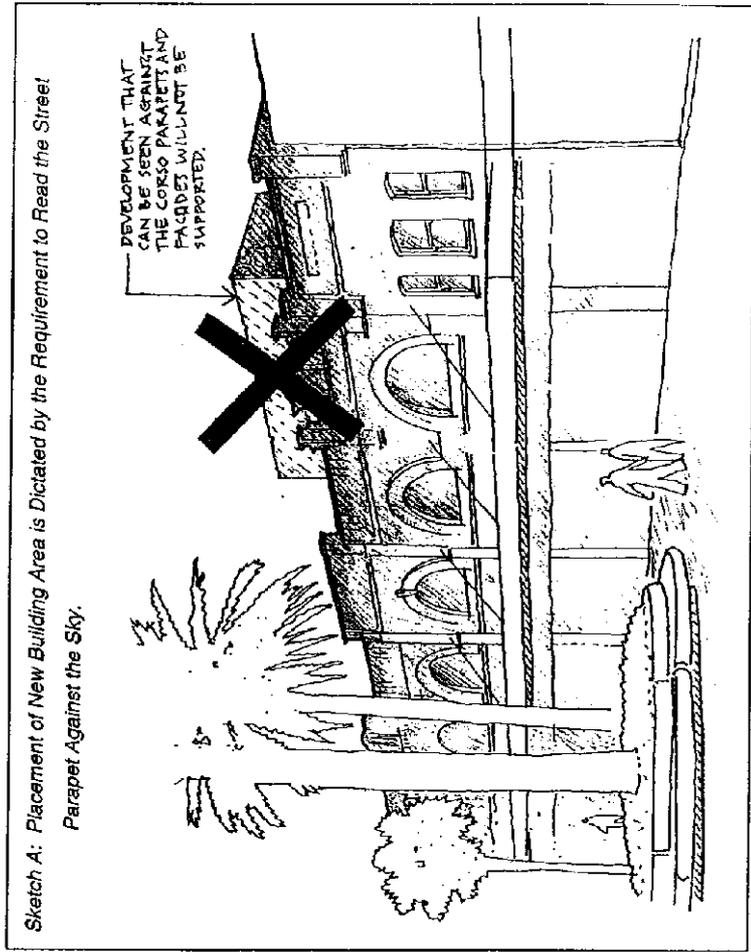
consolidation of interior spaces so that they do not relate to the building facade are discouraged.

5.3 Significance is more than the depth of a façade: new development is to be to the rear

Thus, new development to existing buildings, where permitted, will predominantly be to the rear.

The heritage assessment will be able to advise on the necessary setback for any new development. This will vary from property to property but at minimum will be the depth of the first room or shop space

Floor levels and layout of internal activities in existing buildings to be retained are to continue to have a logical relationship with the window, door and balcony openings of the street facade.



5.4 Parapets to be read against the sky

Parapet details on the street frontage, and in some cases the related original or historically relevant roof form, are to continue to be read by pedestrians as silhouetted against the sky. This is also to be the case for the parapet of any new building fronting The Corso.

This provision applies in respect to both oblique and perpendicular views of buildings as pedestrians move through the street.

This provision will govern the height and setback of any permitted additional floor levels (sketch A).

It also establishes an important 'visual catchment' to The Corso that needs to be kept clear of obstructions.

5.5 Critical views to be kept open

Part of the significance and character of The Corso derives from the views from within the street space out to Manly Cove and to the Ocean Beach. The Manly Heritage Study 1986 also identifies two longer views within the visual catchment of The Corso:

- (i) from Sydney Harbour as the ferry approaches Manly Wharf
 - (ii) down Sydney Road, from Fairlight looking east to Shelly Beach headland.
- All these views need to be kept open.

5.6 New buildings to maintain and express the existing narrow-fronted subdivision pattern

The requirement to conserve most existing buildings will mean this is automatically met.

Where new buildings are permitted (to replace non-significant fabric), the architectural expression must give the impression of a separate building on each individual allotment.

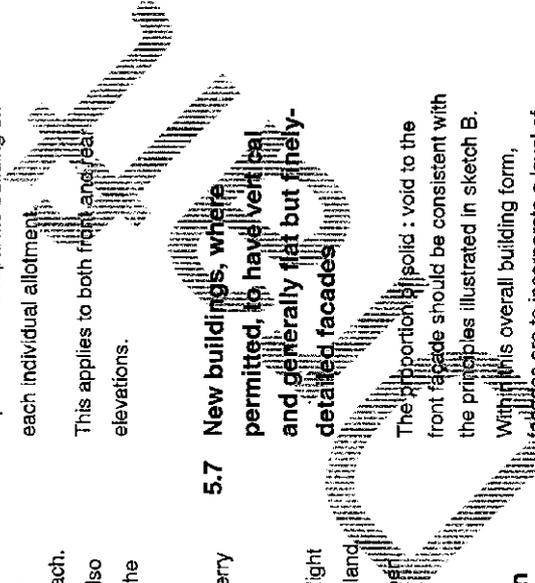
This applies to both front and rear elevations.

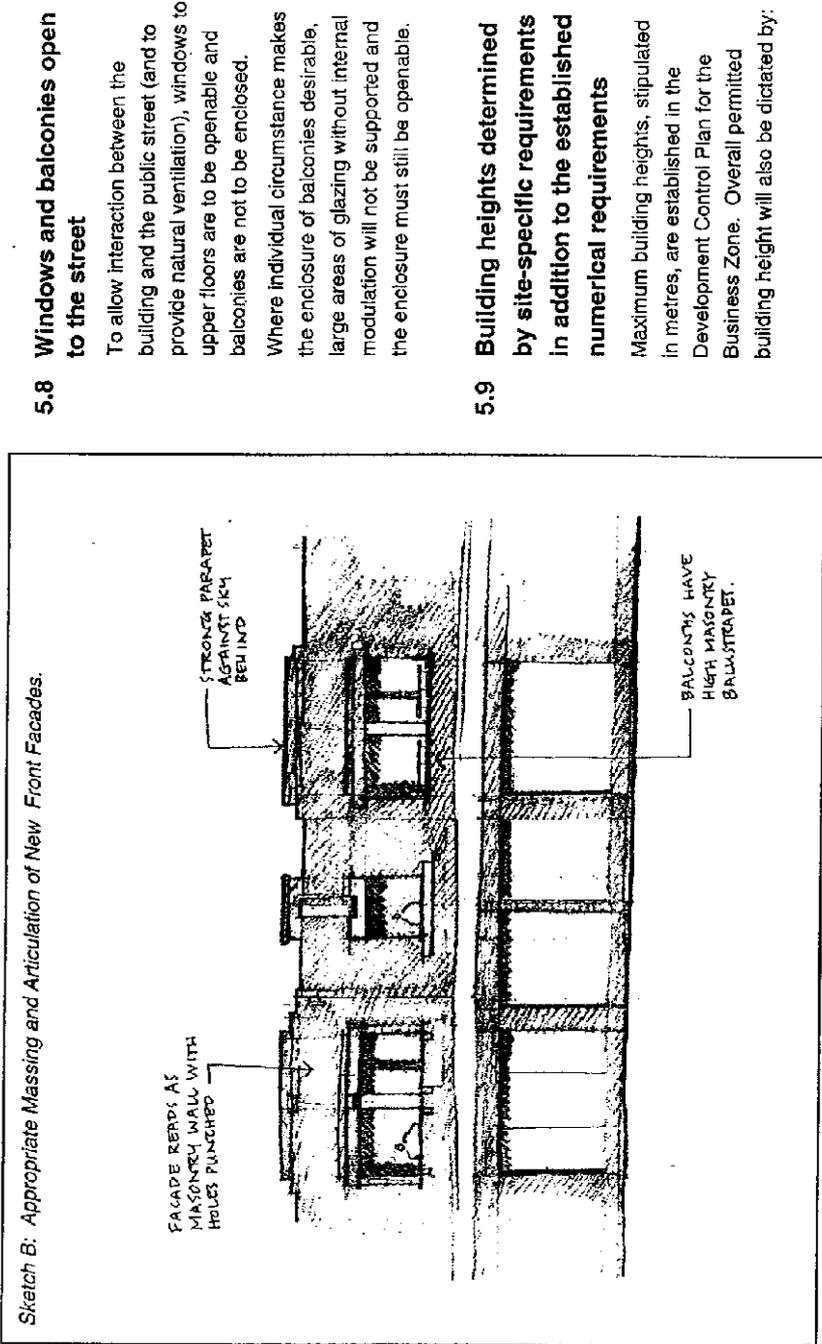
5.7 New buildings, where permitted, to have vertical and generally flat but finely-detailed facades

The proportion of solid : void to the front facade should be consistent with the principles illustrated in sketch B.

With this overall building form, facades are to incorporate a level of architectural detailing that provides interest, relief, shadow lines and vertical articulation that reflects the subdivision pattern. Large areas of

masonry or glazing without internal articulation are not acceptable. Reference should be made to the Development Control Plan for the Business Zone and the Manly Town Centre Urban Design Guidelines for more detailed design requirements in respect to footpath awnings, signage, floor levels, and other details. Stepped building forms and the other types of building massing and facade treatments illustrated in Sketch C are inconsistent with the significance of The Corso and are not acceptable.





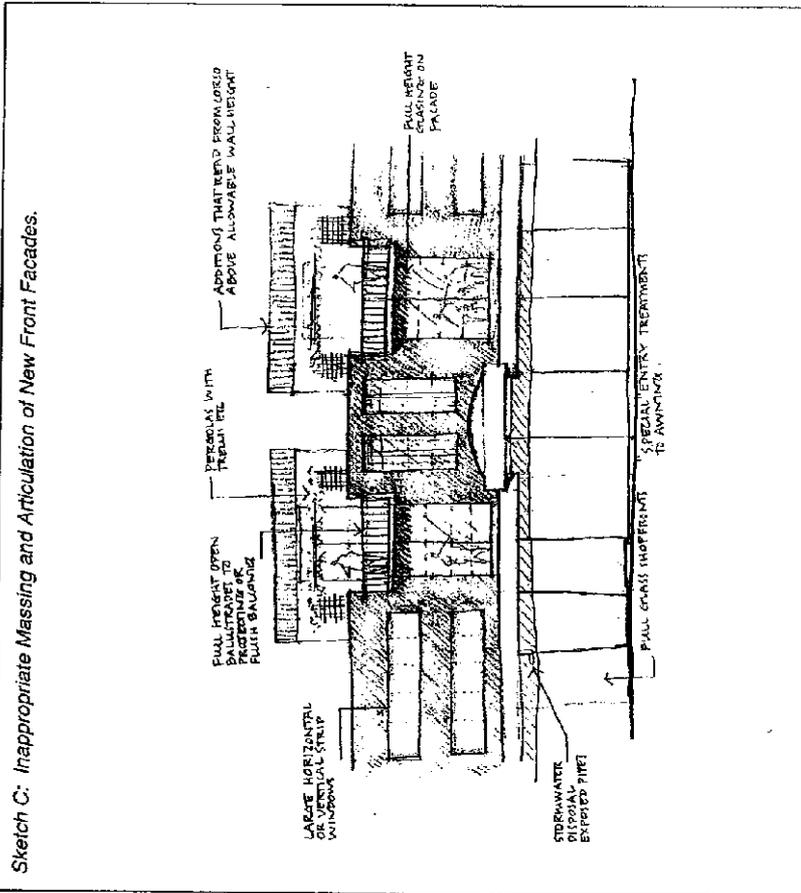
5.8 Windows and balconies open to the street

To allow interaction between the building and the public street (and to provide natural ventilation), windows to upper floors are to be openable and balconies are not to be enclosed.

Where individual circumstance makes the enclosure of balconies desirable, large areas of glazing without internal modulation will not be supported and the enclosure must still be openable.

5.9 Building heights determined by site-specific requirements in addition to the established numerical requirements

Maximum building heights, stipulated in metres, are established in the Development Control Plan for the Business Zone. Overall permitted building height will also be dictated by:



- the provision requiring parapets to be read against the sky;
- any need to retain existing long views;
- the need to maintain a visual continuity between floor levels on adjoining buildings (mezzanine levels may provide a means to relate lower contemporary floor to ceiling heights with the greater heights in existing older buildings);
- any need to relate to specific detailing on adjoining buildings;
- any opportunity, presented by development of the site, to hide unsympathetic views of development in other streets as seen over the top of existing buildings in The Corso.

The accompanying Table gives requirements and suggestions.

<p>5.10 Existing arcades to be maintained; new arcades are optional</p>	<p>Arcades provide pedestrian permeability within the Town Centre, links to adjacent carparks, and create an important diversity of retail spaces.</p> <p>Existing arcades are to be retained and are to be open 24 hours, well-lit, and lined with lively shop-fronts.</p> <p>New arcades may be accepted but are not considered necessary. New arcades will only be accepted where they link The Corso with adjacent streets and have direct sight-lines</p>
<p>5.11 Footpath awnings (solid, horizontal & with lighting) are required, but trafficable balconies and post-supported awnings and balconies are prohibited</p>	<p>A previous Council policy to encourage post-supported awnings and trafficable balconies projecting over the roadway is rescinded because they are now considered to be an unnecessary intrusion on the available street space.</p> <p>The Manly Town Centre Urban Design Guidelines provide more details on the acceptable design of awnings.</p>
<p>5.13 Shop-fronts are to be reinstated</p>	<p>Many shop-fronts have been removed and replaced with shuttered openings. The reinstatement of shop-fronts is preferred for aesthetic and historic reasons.</p> <p>New shop-fronts should comprise a 'frame' established by masonry ends read as vertical continuations of the façade above, and by a solid horizontal plinth between the ground and the window sill. The design of the space within this frame can then change as often as desired to reflect the use of the premises, and contemporary design. (See sketch D).</p> <p>Where internal retail space extends over more than one external building frontage, the width of shop-fronts should reflect the external building design rather than the internal configuration.</p>
<p>5.12 Street level uses to encourage activity</p>	<p>Shop-fronts are to maximise their contribution to the liveliness and safety of the street, both day and night.</p> <p>Opaque security grills and the like are not acceptable.</p>

5.14 New buildings to have a clear contemporary design idiom

New development is to be consistent with, but distinguishable from, existing buildings.

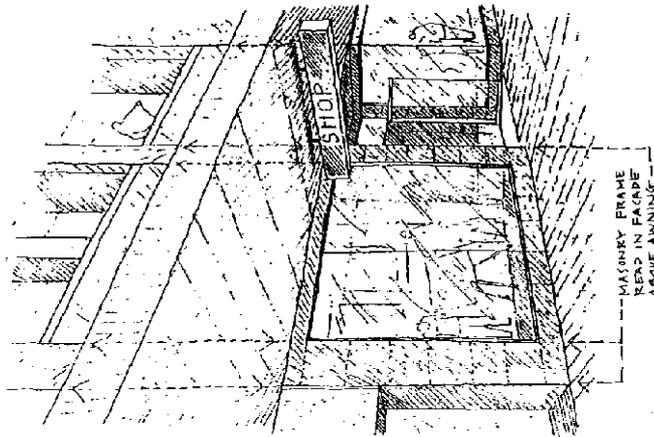
New development should not copy earlier styles, but should translate the significant elements of the street into a contemporary idiom.

5.15 External building colours are important to the overall presentation of The Corso

Colours and tones are to pick out, rather than conceal, architectural details.

Colour schemes need to demonstrate an appropriate balance between the contemporary function of each building and a consistent presentation of the street as a whole.

Sketch D: Design of shop fronts to be within a masonry 'frame'.



the relevant provisions of the Manly Town Centre Urban Design Guidelines.
 Privacy and over-shadowing issues in relation to the 'Peninsula' development (fronting Wentworth Street) will also determine the scale and design of development to the rear of properties on the southern side of The Corso.

5.17 External details are critical: plant, exhausts, ducts and other services to be part of the overall building structure

A number of buildings are already disfigured by the adding of air conditioners, other mechanical services, kitchen exhausts, downpipes and the like without adequate thought as to their integration. All development applications are to include provision for such services and show how they are to be integrated into the overall structure and/or disguised from public view.

5.18 The impact of new development on rear lane-ways and on adjacent development is important

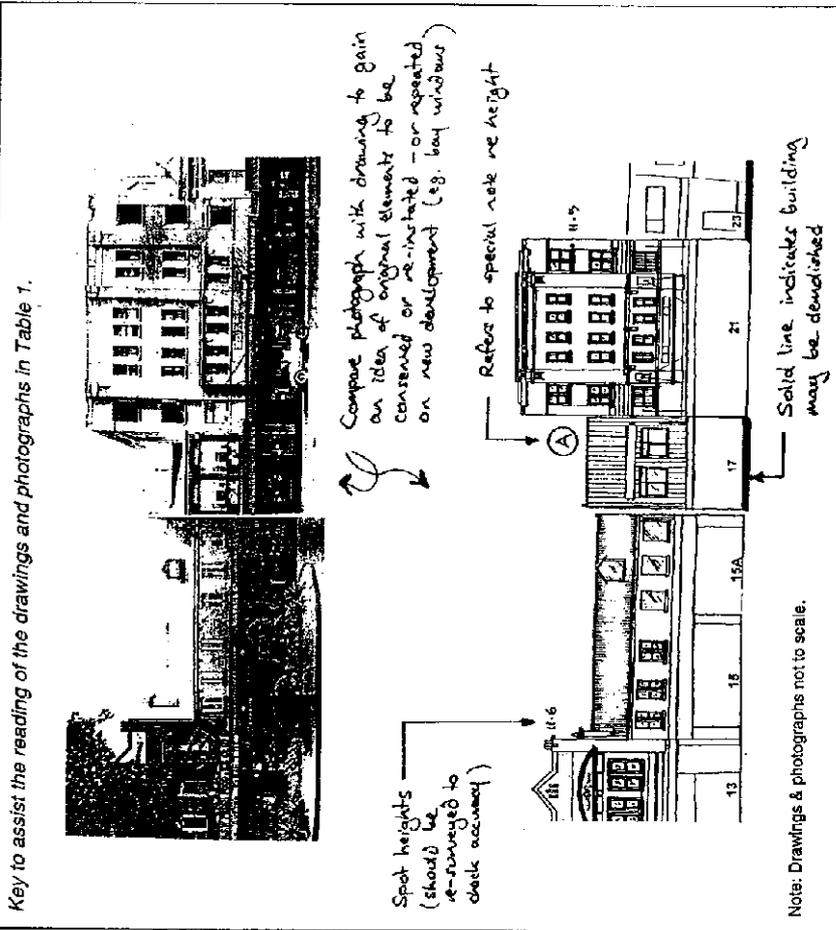
Development to the rear of properties fronting The Corso will also have an impact on the character and pedestrian scale of either Market Lane or Rialto Lane. The design of such development is to be consistent with

To assist, Council encourages a choice between:

- i. a colour scheme that is historically correct to the age and style of the building; or
- ii. two recent colour schemes prepared by Council themed on the more contemporary 'resort' function of The Corso.

5.16 New residential development to be constrained and to incorporate noise abatement measures

There are increasing complaints by residents of the Town Centre about local noise levels.
 Where additional dwellings are proposed, they are to incorporate measures to reduce the transmission of noise into those dwellings.



5.19 The Corso as a whole comes alive through many individual considerations and actions

Table 1 lists specific comments on how each property in The Corso might be conserved or, where relevant, redeveloped to continue to add to the distinct and significant character of the street.

The Table includes advice as to:

- which properties may be replaced through demolition;
- height of new buildings; and
- small-scaled actions to improve the presentation of each building.

The photographs included in the Table are from *Progressive Sydney As It Stands Today* published in 1938. Although they do not all show the original building on each property, they provide a guide to the appropriate conservation of existing buildings from that period.

Table 1: REQUIREMENTS, GUIDELINES & SUGGESTIONS

1: Shops + residential	9: Arcade + old Purves Bakery	11: Shop	13: Shops/Arcade	15-15A: Shop
<ul style="list-style-type: none"> consistent treatment to the awning fascia. Attached signage panels should be removed relocate air conditioner units (on both The Corso & Whistler Street frontages) relocate or redesign ducting from the bakery 	<ul style="list-style-type: none"> arcade to be retained reduce depth of awning to match those adjoining improve signage to give more prominence to existence of arcade the plinths to the shop-windows are a good model for other shop-fronts 	<ul style="list-style-type: none"> repair facade to improve visibility of detailing remove 1st floor signage reduce depth of awning to match those adjoining 	<ul style="list-style-type: none"> increase transparency of 1st floor windows arcade to be retained replace the facade treatment below the 1st floor windows with a more substantial material repair facade to highlight heritage details 	<ul style="list-style-type: none"> open up closed 1st floor and dormer window at No. 15A future renovation of shop-front should replace the sloping window plinth with a vertical one replace dilapidated roof & make consistent across whole of building
	<ul style="list-style-type: none"> investigate heritage conservation significance of early milling equipment at 1st floor level 			

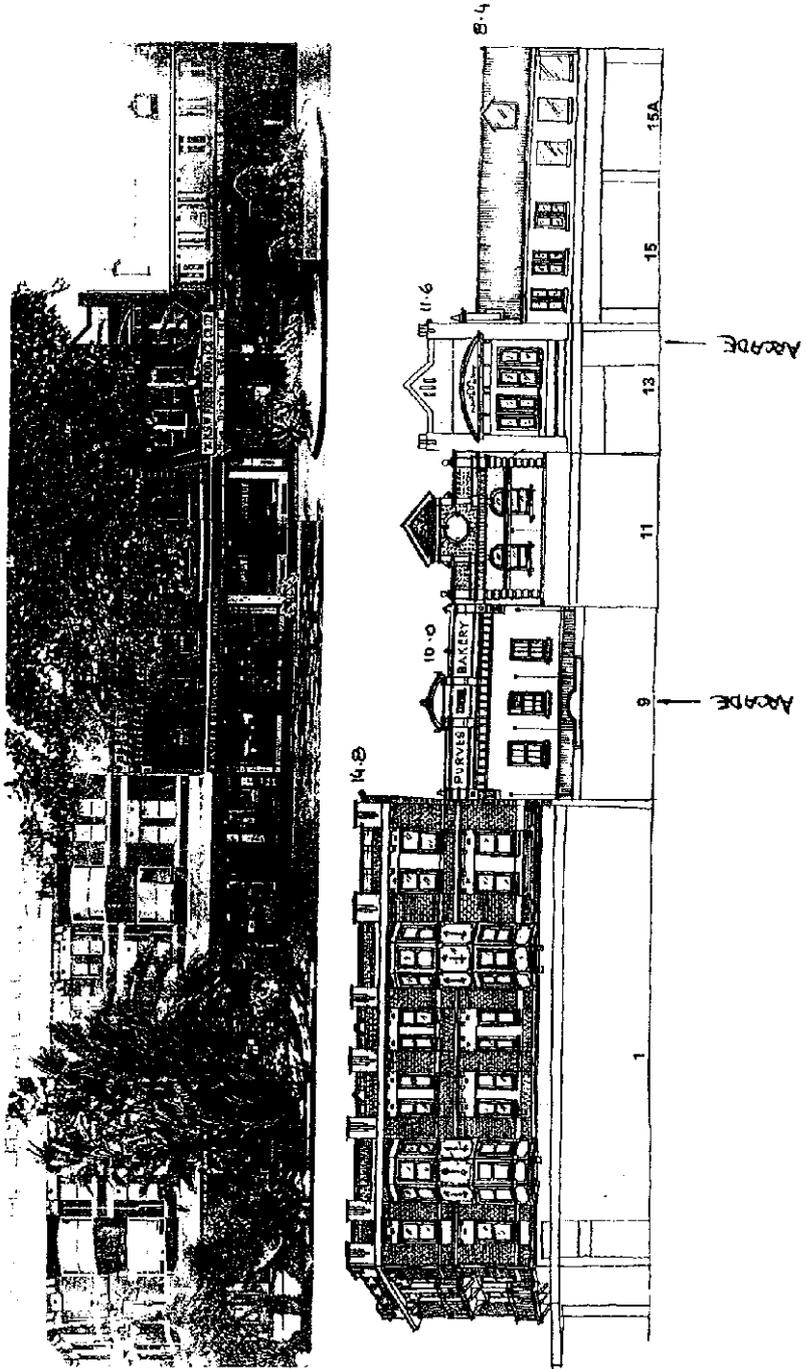
ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 37

The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

Nos. 1-15A The Corso



Corporate Planning and Strategy Division Report No. 37
 The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition
 The Corso - Draft Development Control Plan

17: Shop (with Nos. 15-15A)	21: Shop + residential	23: Shop (with No. 21)	25: St. George Bank	27: New Brighton Hotel	31: Commonwealth Bank
<ul style="list-style-type: none"> redevelopment encouraged in the interim, given this building is highly visible from the Darley Road intersection and from down Darley Road, the façade should be re-clad to a more attractive design new building height (A) is to be approx. 600mm below the sill height of the top floor windows of No. 21 to retain outlook from those windows but also to disguise the view of the Market Lane carpark when viewed from Darley Road ducting at 1st floor level should be removed or relocated increase transparency of 1st floor windows to increase connection with street 	<ul style="list-style-type: none"> redesign the two ground level entrance doors to the upper floors to give a more substantial appearance, with transparent glazing (to increase connection with street) and solid returns 	<ul style="list-style-type: none"> redevelopment encouraged new building height (A) is to be approx. 600mm below the sill height of the top floor windows of No. 21 to retain outlook from those windows but also to disguise the view of the Market Lane carpark when viewed from Darley Road ducting at southern corner at 1st floor level should be removed or relocated increase transparency of 1st floor windows to increase connection with street 	<ul style="list-style-type: none"> redevelopment encouraged desirable new building height (A) is approx. 600mm below the sill height of the top floor windows of No. 21 to relate to any future development of No. 23 and not dominate the parapet of No. 27 move shop-front out to the property line improve visibility to and from the 1st floor windows 	<ul style="list-style-type: none"> hide the roof-top ducting and air conditioner units as viewed from the Darley Road intersection note that the post-supported trafficable awning is no longer seen as a model for adoption elsewhere in The Corso 	<ul style="list-style-type: none"> redevelopment possible new development or alterations to the existing building should articulate the earlier subdivision pattern – or even re-subdivide the property

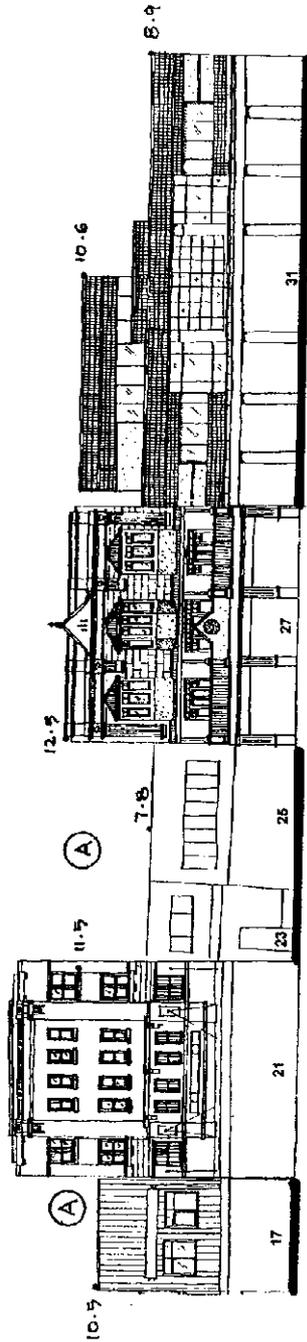
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Corporate Planning and Strategy Division Report No. 37

The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

Nos. 17-33 The Corso



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**Corporate Planning and Strategy Division Report No. 37
The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition
The Corso - Draft Development Control Plan**

37: Shops + commercial + arcade	41: TAB	43: Commercial	45: Shop	47: Shop	49: Restaurant	51: Shop	53-55: Shop + ATM	57: Shop	59-61: AMZ Bank
<ul style="list-style-type: none"> • re-develop-ment possible • arcade to be retained • change awning fascia to give a consistent treatment • make the glazing to the upper levels more transparent to increase connection with street • improve signage indicating existence of arcade 	<ul style="list-style-type: none"> • remove reflective glazing at ground floor to increase connection with street • remove 1st floor air conditioner unit • remove 1st floor security grills (or place behind glass line) 	<ul style="list-style-type: none"> • remove air conditioner unit • repair end wall at ground floor level • clean façade 	<ul style="list-style-type: none"> • reinstate slate roofing • lower awning to match adjoining façade colour of 47 • repair broken parapet 	<ul style="list-style-type: none"> • reinstate slate roofing • colour of façade could match that at No 45 	<ul style="list-style-type: none"> • reinstate slate roofing 	<ul style="list-style-type: none"> • reinstate slate roofing • complete painting of façade • remove centre ducting strip 	<ul style="list-style-type: none"> • re-develop-ment with appropriate replacement upper level more consistent with roof shapes and heights of adjoining buildings (A) • utilise awning fascia for signage, or replace existing panel with a simple coloured treatment • good existing connection between street & upper level uses, but overall the building disrupts a symmetrical row of nine buildings (ie. Nos. 41-57). 	<ul style="list-style-type: none"> • reinstate slate roofing • remove above-awning sign • clean façade & gable end 	<ul style="list-style-type: none"> • re-develop-ment appropriate model for design of ground floor facade, awning (which should be horizontal); and window design at 1st floor level • (due to degree of opaqueness and excessive width relative to wall area) new building should be constructed to the max. height limit (10 m.) (A) to hide end wall of Manly National building as viewed by pedestrians in Rialto Lane

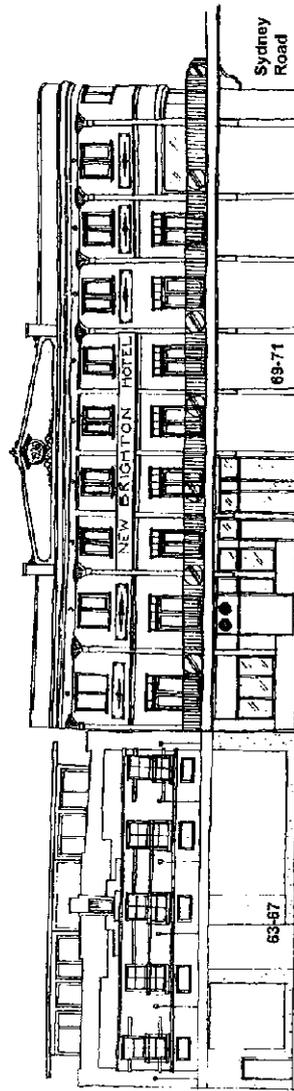
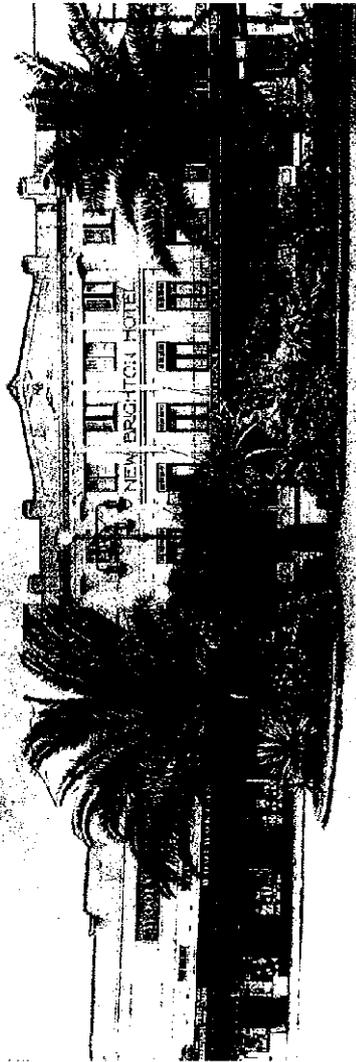
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Corporate Planning and Strategy Division Report No. 37

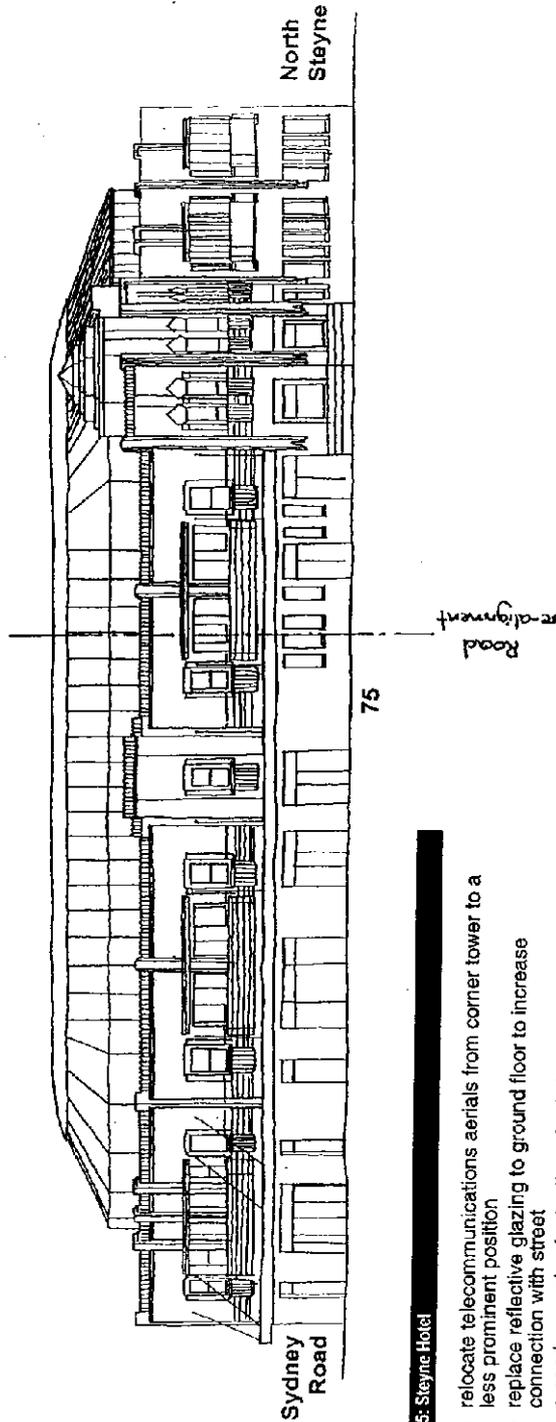
The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

Nos. 63 to 71 The Corso



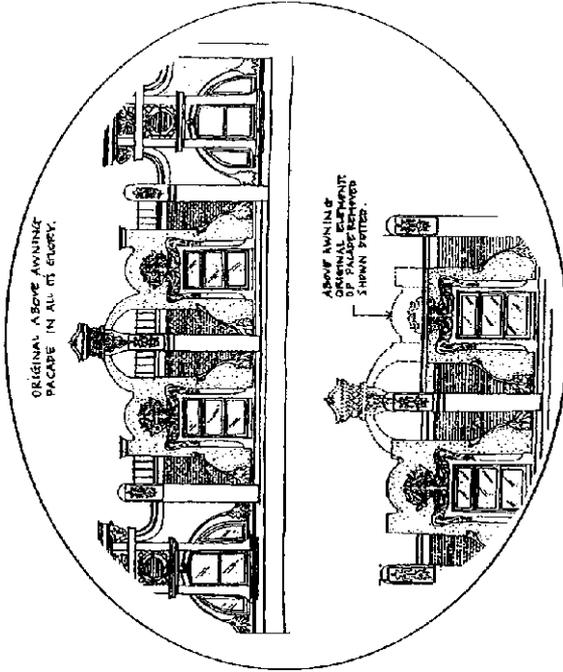
No. 75 The Corso



75: Steyne Hotel

- relocate telecommunications aerials from corner tower to a less prominent position
- replace reflective glazing to ground floor to increase connection with street
- a good example of retention of existing wall treatment (filling) and of discrete placement of signage (except that recently installed around the bottle shop)
- property is subject to a re-alignment to South Steyne
- recent new roof-top level not a good model for other buildings in The Corso because it precludes a reading of the original parapet line against the sky, and appear to be over-scaled proportionally to the rest of the otherwise modest building at this low-scaled Ocean Beach end of The Corso

112-110: Former 'Ocean Beach Tea Rooms'	186-108: Takeaway food	104: Takeaway food	102: Takeaway food	98-100: Shop	96: Takeaway food	94: Restaurant
<ul style="list-style-type: none"> a good example of where re-development has reinstated original features subsequently removed: the parapet, and 1st floor window details maintain some food/ refreshment room activity on the ground floor to reflect original use property is subject to a re-alignment to South Steyne 	<ul style="list-style-type: none"> reinstate original parapet detail that continued across to No. 104 consistent painting of upper part of parapet new awning detail as per No 102 reinstate eastern metal strut to awning ensure brickwork remains unpainted 	<ul style="list-style-type: none"> reinstate front façade at 1st floor level plus original parapet detail, including that which continued across to No. 106 redesign roof-top addition to enable the street parapet to once again be read against the sky repaint façade to improve visibility of detailing and to be more consistent with No 106-108 new awning detail as per No 102 reinstate shop-front 	<ul style="list-style-type: none"> consistent detail to awning fascias (across Nos. 102 – 108), including a reduced fascia height to better match the scale of the building strip paint from brickwork at first floor and from edge of metal deck roofing 	<ul style="list-style-type: none"> replace PVC down-pipes with coloured metal remove sign attached to awning fascia to give a consistent treatment with No 98-100 	<ul style="list-style-type: none"> replace PVC down-pipes with coloured metal remove sign attached to awning fascia to give a consistent treatment with No 98-100 	<ul style="list-style-type: none"> replace PVC down-pipes with coloured metal remove sign attached to awning fascia to give a consistent treatment with No 98-100



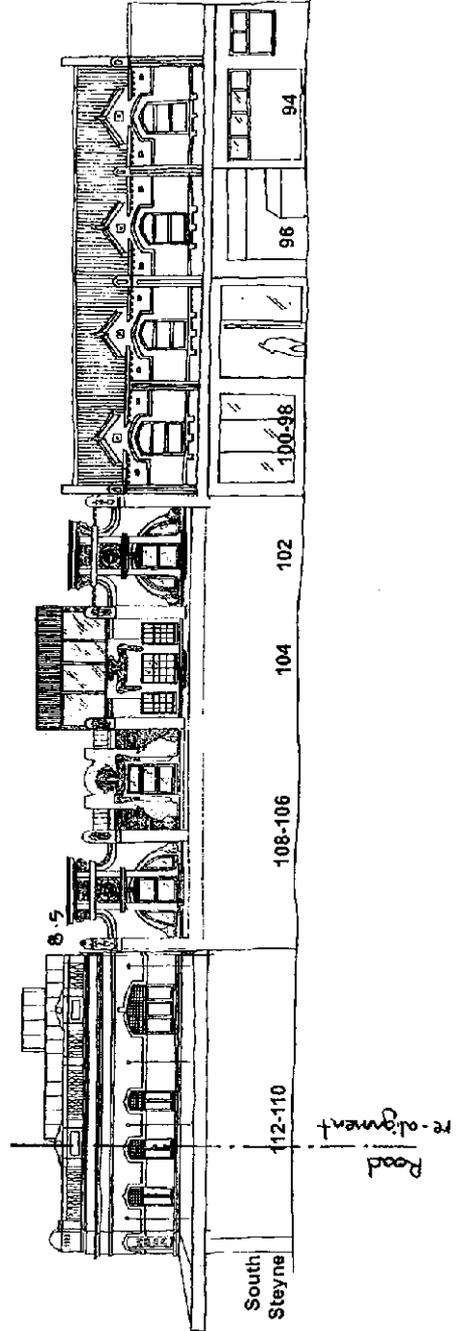
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The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

Nos. 112-110 to 94 The Corso



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Corporate Planning and Strategy Division Report No. 37
The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition
The Corso - Draft Development Control Plan

92 Shop	90 Restaurant	88 Shop	82-86 Shop (with No. 88)	80 Shop
<ul style="list-style-type: none">• repair underside of awning• repaint around 1st floor window areas to improve visibility of detailing• remove security grill to 1st floor window, or place behind glazing line	<ul style="list-style-type: none">• open up 1st floor balcony, either fully, or with internal shutters or glazing similar to No. 88	<ul style="list-style-type: none">• no requirements, guidelines or suggestions	<ul style="list-style-type: none">• no requirements, guidelines or suggestions	<ul style="list-style-type: none">• repaint parapet to improve visibility of detailing

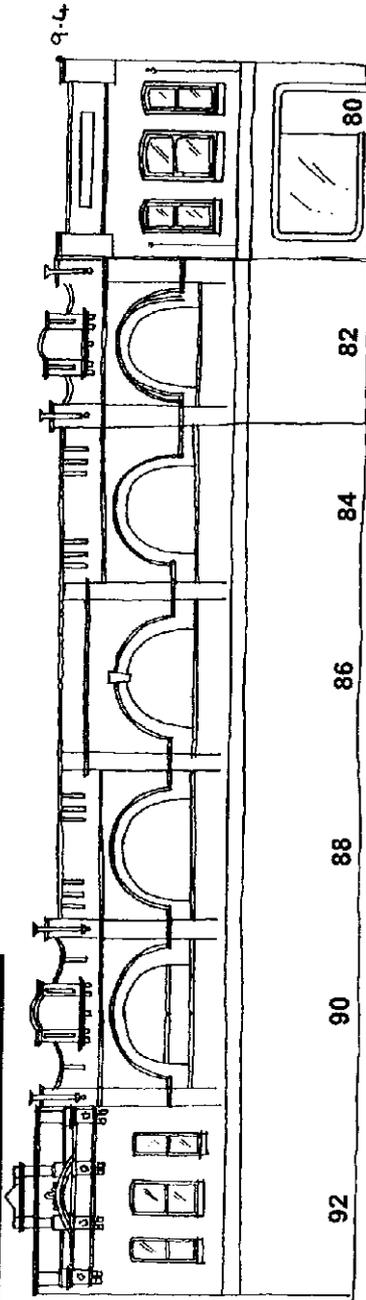
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Corporate Planning and Strategy Division Report No. 37

The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

Nos. 92 to 80 The Corso



ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 37

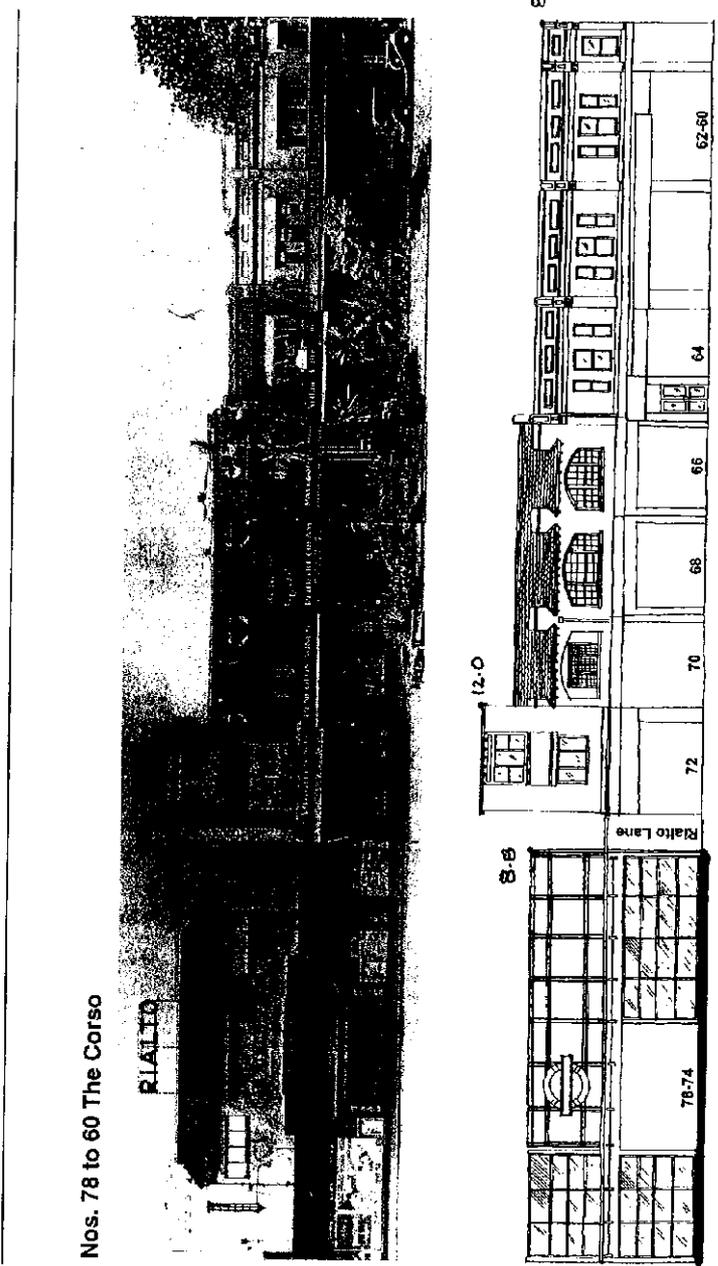
The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

76-74: La Galliana	72: Chemist	70: Shop	68: Shop	65: Shop	60-64: Newsagency
<ul style="list-style-type: none"> can be redeveloped future redevelopment should include a ground floor at ground level; the current configuration of split levels is not an appropriate model for The Corso. possibility of some roof-top structure (exceeding existing height limit) if designed to (i) block views to the 'Pavilion' development as seen by pedestrians in The Corso, and (ii) to retain views from No 72 	<ul style="list-style-type: none"> reinstate parapet and original 'onion' dome reinstate original detailing to upper floor windows 	<ul style="list-style-type: none"> replace signage board attached to awning fascia with one of consistent height with No 72 match depth of awning to that at Nos. 66-68 remove TV aerial from awning consider consistent colour scheme with Nos. 66 & 68 	<ul style="list-style-type: none"> change awning fascia to match that at No. 66 consider consistent colour scheme with Nos. 66 & 70 	<ul style="list-style-type: none"> consider consistent colour scheme with Nos. 68-70 	<ul style="list-style-type: none"> repair top of parapet to present a neat skyline repair façade where required to give consistent appearance; remove/relocate PVC downpipe. improve appearance of signage and awning fascia

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 37
The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition
The Corso - Draft Development Control Plan



ATTACHMENT 1

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The Corso - Draft Development Control Plan

48. Shops + offices

- consider stripping-back paint from around the four eastern-most 1st floor windows
- important to retain the existing copper detailing and drainage elements
- remove air conditioner unit from 1st floor level

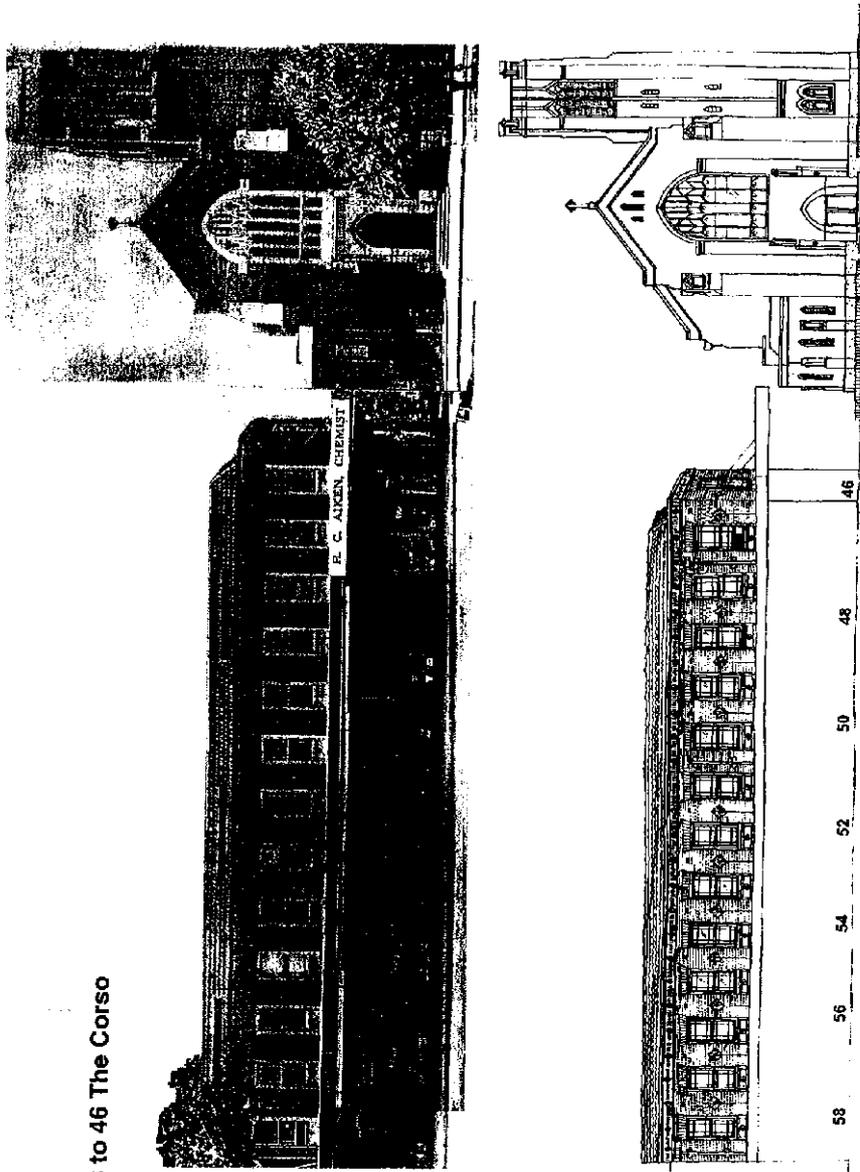
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The Corso - Draft Development Control Plan

Nos. 58 to 46 The Corso



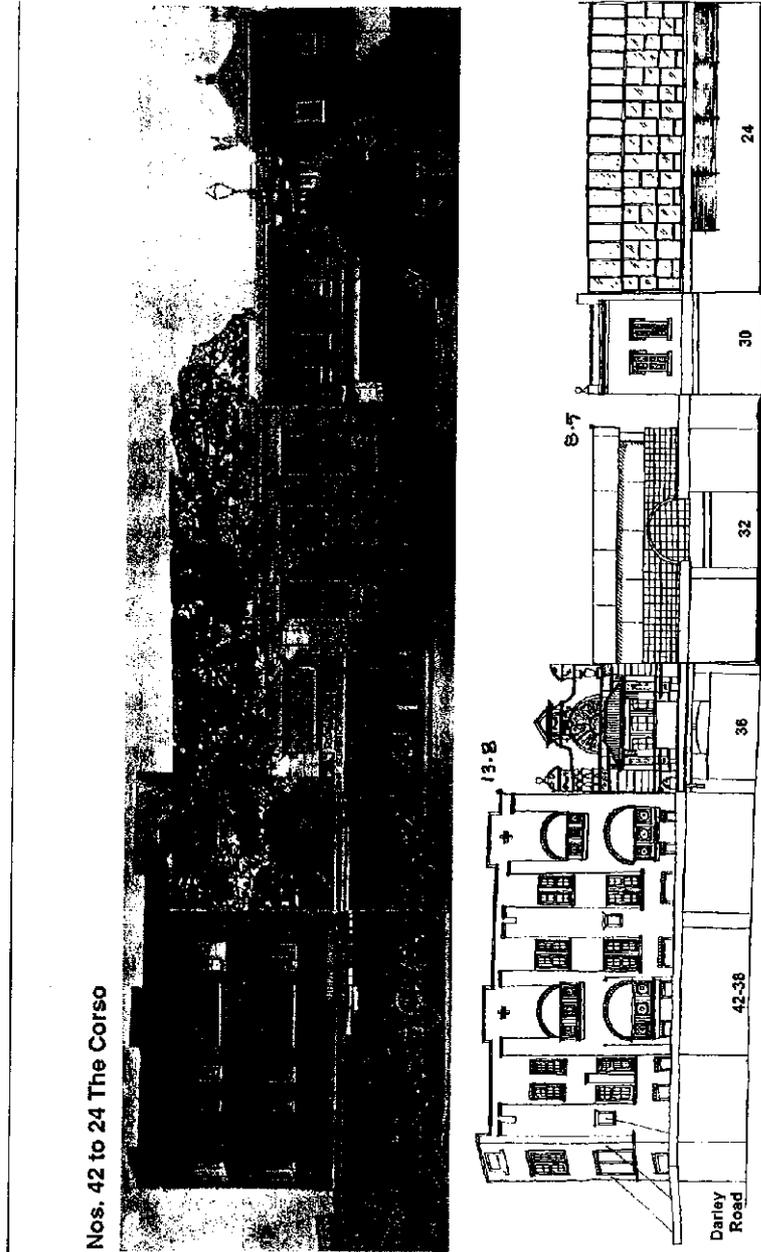
38-42: Shops + residential + commercial	35: Shop	32: Westpac Bank	30: Dalcalesson	24: Shops + commercial
<p>To The Corso frontage:</p> <ul style="list-style-type: none"> existing open balconies are a good model for new developments and should not be enclosed mezzanine & basement spaces a good model for new development relocate air conditioner unit from awning retain stucco and fenestration detailing to the balconies 	<ul style="list-style-type: none"> retain shop-front configuration and continue to use 'bay' window area for displays repair parapet to original detailing re-profile or relocate drainage gutter & down-pipe no closure of balcony second room at ground floor, laundry details at rear & rear storeroom with leadlight window 	<ul style="list-style-type: none"> may be redeveloped inappropriate model for design of awning (which should be horizontal) and for window design at 1st floor level (due to degree of opaqueness and excessive width relative to wall area) height and architectural design of any new building should not over-power the intimate scale of Nos. 30 and 36, and the rich detailing of No. 36 	<ul style="list-style-type: none"> given visibility of building along the side passage, retention of an equivalent of a depth of two rooms will be necessary in any alterations and additions to retain apparent massing when viewed from The Corso can be repainted to give a greater interest and variation open shutters to first floor window to improve interaction with the street 	<ul style="list-style-type: none"> see comments in respect to Nos. 8-24 (Coles supermarket + shops + commercial), overleaf
<p>To the Darley Rd frontage:</p> <ul style="list-style-type: none"> remove various air conditioner units and air vents to mezzanine level strip-back painted brickwork at No. 2D make the dividing wall on the roof deck less prominent when viewed from the street clean wall tiles adjacent to chicken shop retain existing doorway treatment to ground floor 				

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 37

The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan



8 - 24 Coles supermarket + retail + commercial (incl Pilates)	6 Chemist + commercial	4 Shop + commercial	53 East Esplanade Shops + restaurants + commercial + residential
<ul style="list-style-type: none"> • although of reasonable height, and constructed to the street alignment, both buildings present poorly to the street by ignoring the rhythm of the original subdivision pattern and (in part) having minimal 1st floor detail • redevelopment is possible • any new building should: have a height varied over its length; reflect the earlier subdivision pattern of narrower frontages; still allow the War Memorial to be read against the sky; creates a new parapet that can be read against the sky by blocking, as far as possible without excessive height, views from The Corso of adjacent higher buildings; and not overpower the architectural detailing of No. 6 The Corso • this site is adjacent to that part of The Corso that functions in part as a 'Town Square'. The design and uses of the building should reflect this adjacent public function • the supermarket provides an important neighbourhood use and should be retained 	<ul style="list-style-type: none"> • retain window detailing and ability to open windows • remove air conditioner units from awning • this site is adjacent to that part of The Corso that functions in part as a 'Town Square'. The design and uses of the building should reflect this adjacent public function 	<ul style="list-style-type: none"> • good example of up-keep of original detailing • relocate air conditioner & reinstate window • improve detailing to shop-front, and area above entrance door (the detailing of which should be retained) • this site is adjacent to that part of The Corso that functions in part as a 'Town Square'. The design and uses of the building should reflect this adjacent public function 	<ul style="list-style-type: none"> • relocate air conditioner unit • relocate or screen exhaust vents located in light well • retain original railings to top floor balcony and do not enclose • reinstate railings to two bays on 3rd floor to match original remaining railing & re-position the southern bay • mezzanine level at ground floor provides a good example of how to deal with high ceiling heights • retain ground floor pilasters and transom glazing detail • replace blinds to awning • redesign entrance to upper floors (on East Esplanade) to give a more substantial appearance • this site is adjacent to that part of The Corso that functions in part as a 'Town Square'. The design and uses of the building should reflect this adjacent public function

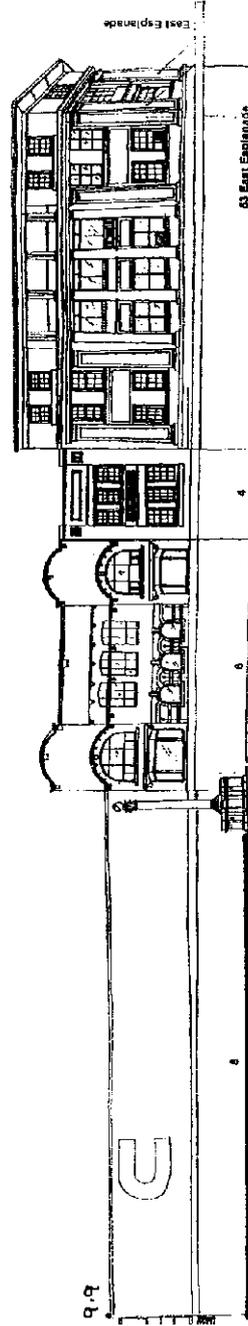
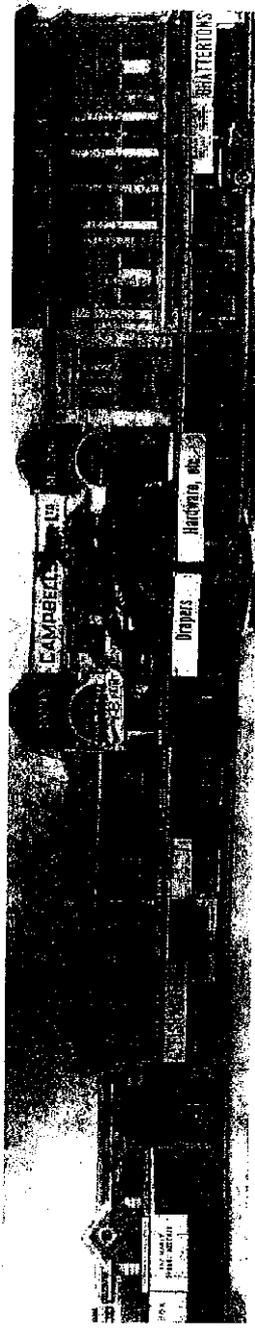
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Corporate Planning and Strategy Division Report No. 37

The Corso, Manly - Draft Development Control Plan – Adoption for Public Exhibition

The Corso - Draft Development Control Plan

Nos. 8 to 4 The Corso & 53 East Espianade



TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 38
SUBJECT: Cycleway East West Link and Bolingbroke Access and Parking - Progress Report
FILE NO:

SUMMARY

This is a progress report giving a brief history and seeking Council's direction as to how the matter should proceed.

REPORT

Background

There are two issues to address:-

- East west cycleway link investigation.
- Completion of the "missing link" in the Scenic Walkway at Bolingbroke Parade.

East West Cycleway Link

Council will recall that the matter of a safe east west cycleway link came to the fore on the Manly Bicycle Committee agenda earlier this year and that as a result the Bicycle Committee made a recommendation to Council:-

"That family cycling be permitted on the Manly Scenic Walkway between Manly Cove and Lauderdale Avenue, Fairlight."

Scenic Walkway Missing Link

Councillors are reminded that a small section of the Scenic Walkway between the cul-de-sac at Bolingbroke Parade and the widened pathway to the west had not been completed by reason of the fact that there was debate as to whether Council would continue to allow vehicles to access and park in the Reserve.

Status of the Reserve

Esplanade Park is Crown Reserve and Council has care, control and management of the Reserve.

When Council was exploring options in relation to the vehicle access and parking question, a letter was directed to the Crown Lands Office to seek direction and policy advice as to what limitations there may be in relation to Council dealing with the matter.

In writing to the Crown Lands Office, the enquiry was couched in terms that explored Council's latitude in dealing with the matter, such as:-

1. Can Council seek the Department of Lands concurrence that it will take no further action to prevent unauthorised vehicle access at this time.

Corporate Planning and Strategy Division Report No. 38 (Cont'd)

2. The possibility of adjacent private owners making a contribution to the provision of infrastructure within the reserve to improve access on the basis that in the return the owners receive some form of "authorised right of access or tenure".

By letter received 20th May, 2005, the Acting General Manager of Crown Lands New South Wales, advised:-

"Esplanade Park is reserved for "public recreation" and the Department's policy in relation to the use of reserved land for private access and parking is quite clear. It is long standing policy that private use of public reserves for such purposes are not acceptable. The Department's policy and management of Crown Reserves stems from a body of case law which essentially requires that:-

- (i) use of the reserve be conducive or ancillary to its public purpose;
- (ii) public use and enjoyment is a right that should not be diminished by private use.

The Department's policy in relation to use of Reserve land for private access and parking is quite clear. It is a long standing policy that private use of Public Reserve for such purposes are not acceptable".

The advice from the Acting General Manager of Crown Lands New South Wales is "unequivocal".

It is therefore inappropriate for Council staff to recommend or act contrary to the terms of the assignment of the care, control and management of this Crown Reserve.

My understanding is that the only way that Council could attempt to proceed to change the status of the land from Crown Reserve to Public Road would involve acquisition of the land from the Crown. My further understanding is that this would need to go through due process and would be the subject of a public exhibition and objection process. It would be my guess that there would be a lot of general community opposition to the proposal to convert the Reserve land to a Road for the purpose of access and parking and that, even if this obstacle was overcome, there would be the question of the cost of acquisition which would be at a "market" valuation commensurate with the value added to the properties serviced. I would expect this to be a very considerable sum, even before the cost of construction of the road and parking (which as a public road would need to be to a prescribed minimum standard).

East West Cycle Path Route

Councillors will be aware of the history of this matter and the fact that a Public Forum was held on the subject of some form of shared or family cycling within Esplanade Park Reserve. The conclusion of the Forum was a two part Motion:-

1. That this meeting affirms the Council ban on cycling on the Manly Scenic Walkway.
2. That the meeting calls on Council to vigorously pursue alternatives that does not include cyclists on the Walkway.

Corporate Planning and Strategy Division Report No. 38 (Cont'd)

Please Note:-

The above Motion was moved by David Barr, M.P., and in the Manly Daily in the days following the publication of an account of the Forum Meeting, he indicated that the reference to the Scenic Walkway were intended to mean and include no cycling within the Reserve which the Walkway occupies, being Esplanade Park Reserve.

Mr Barr, M.P., in responding to publicity on the Cycleway Forum wrote the following letter to the Editor of the Manly Daily on 24th May, 2005:-

"Today's front-page lead sentence concerning the public forum on bicycle on the Manly Scenic Walkway (MD May 17) is misleading. The two motions I put to the forum, which were overwhelmingly supported, clearly indicated there were to be no bicycle on the scenic walkway. The walkway entails not only the path but the entire environs of Esplanade Park. That was clearly understood at the meeting and any attempt to construe the motions as applying only to a 2m strip of pathway is a sterile exercise in semantics."

Separate to the deliberations of the Forum, there was a recommendation from the Traffic Committee of 2nd May, 2005, (which Council did not adopt, but noted), which addressed this issue in the following terms inter alia:-

1. The Traffic Committee recognises cycling as an important alternative transport option and recreational activity. The corridor through Fairlight adjacent to Manly Cove is a key east – west link in the Manly Bicycle Plan. On this basis, the Traffic Committee encourages seeking of viable options for a bicycle path along this corridor.
2. To determine whether it is appropriate for the Manly Scenic Walkway to be converted to a shared path allowing the use by pedestrians and cyclists, it is recommended that Council engage an independent consultant to undertake an audit or assessment for the existing walkway and a widened walkway.

The reason that the Council only noted and did not adopt the recommendation of the Traffic Committee was that it was contrary to the outcome of the Forum meeting.

It is now a matter for Council to determine a way forward in relation to the issue of whether a cycle path is to be investigated within the Foreshore Reserve running alongside or parallel to the Manly Scenic Walkway.

Need for Clarification and Direction

Before Council staff proceed to either commit resources (or as suggested by the recommendation from the Traffic Committee) engage external consultants to investigate alternative east west cycle routes, Council needs to be clear in relation to the parameters of the investigation.

So as to establish a clear direction, I propose that Council endorse the recommendation hereunder that no further investigation involving a cycleway route within the Foreshore Reserve, between Manly Cove and Lauderdale Avenue (Esplanade Park) proceed and that the Bicycle Committee be invited to make recommendations regarding the parameters and route of an alternative east west link, not involving the Foreshore Reserve (Manly Scenic Walkway) route.

Corporate Planning and Strategy Division Report No. 38 (Cont'd)**Inspection**

Please note that an on-site Councillor's Inspection will be held at 8.00 a.m. on Monday, 18th July, 2005 at Bolingbroke Parade, adjacent to Treharnes Boatshed.

RECOMMENDATION

1. That Council confirms that it does not intend to proceed with an investigation of an east west cycleway link involving the Esplanade Park Foreshore Reserve.
2. That the Manly Bicycle Committee be invited to bring forward suggested routes and parameters of an east west cycleway link and that, subject to Council endorsement of the route and parameters, internal or external resources be committed to carrying out a feasibility study and costing of such a proposal.
3. That in relation to the "missing link" in the Foreshore Scenic Walkway to connect with Bolingbroke Parade, that the Walkway be completed to a suitable standard commensurate with the existing path and capable of accepting vehicular traffic for emergency access.

ATTACHMENTS

There are no attachments for this report.

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***** End of Corporate Planning and Strategy Division Report No. 38 *****

TO: Planning and Strategy Committee - 18 July 2005
REPORT: Corporate Planning and Strategy Division Report No. 39
SUBJECT: Items for Brief Mention - Minutes for Adoption by Council - Special Purpose Committees and Joint Committees
FILE NO:

1. Minutes Of Meetings:

- (i) Manly Sports Facilities Committee - Minutes of a Meeting held on 3rd June, 2005
- (ii) Manly Council Bicycle Committee - Minutes of a Meeting held on 9th June, 2005
- (iii) Playground Management Committee - Minutes of a Meeting held on 16th June, 2005
- (iv) Social Plan Implementation Committee - Minutes of a Meeting held on 28th June, 2005
- (v) Northern Beaches Affordable Housing Steering Committee - Minutes of a Meeting held on 9th May, 2005
- (vi) Manly Council Heritage Committee - Minutes of a Meeting held on 1st June, 2005
- (vii) Sydney Water and Manly Council Partnership - Minutes of a Meeting held on 9th June, 2005
- (viii) Manly Sustainability Strategy Management Group - Minutes of a Meeting held on 14th June, 2005
- (ix) Manly Council Community Environment Committee - Minutes of a Meeting held on 16th June, 2005
- (x) Manly Traffic Committee - Minutes of a Meeting held on 27th June, 2005
- (xi) Manly Coastline Management Committee - Minutes of a Meeting held on 29th June, 2005
- (xii) Manly Lagoon Catchment Co-Ordinating Committee - Minutes of a Meeting held on 30th June, 2005
- (xiii) Manly Sustainability Strategy Management Group - Minutes of a Meeting held on 12th July, 2005

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

- (a) Northern Beaches Affordable Housing Steering Committee - Minutes of a Meeting held on 9th May, 2005

Item 4 - Business Arising - Draft Letter to Professor Blakely and Professor Newman Seeking Support regarding the Importance of Affordable Housing within the Metro Strategy

Recommendation:

- "1. That Council further refines the letter by incorporating findings from the draft regional housing strategy report.

Corporate Planning and Strategy Division Report No. 39 (Cont'd)

2. That the letter be forwarded to the whole Reference Panel of the Metro Strategy as soon as possible."

- (b) Manly Heritage Committee - Minutes of a Meeting held on 1st June, 2005

Item 7.3 - DA's in Progress

Recommendation:

"That the DA Unit make its reports available to the representative of the Heritage Committee, Gail Lynch."

General Manager's Advice:-

"The General Manager is giving consideration to this recommendation of the Committee and will respond to the Committee in due course."

- (c) Sydney Water and Manly Council Partnership - Minutes of a Meeting held on 9th June, 2005

Item 6.2 - Business Arising - Invitation to David Barr, MP, to Sit on Committee

Recommendation:

"That Council invite Manly's State Member of Parliament, Mr. David Barr, M.P., to become a representative on this Committee due to the many issues of State relevance."

- (d) Manly Sustainability Strategy Management Group - Minutes of a Meeting Held on 14th June, 2005

Item 7.3 - Triple Bottom Line Reporting - Elements from Draft Management Plan (as currently on exhibition)

Recommendation:

"That the Social Plan Committee, Inter Precinct Forum, Visitors and Community Board and Traffic Committee consider the triple bottom line indicators and set an appropriate target for 2010, with referral back to the Manly Sustainability Strategy Management Group for consideration into the three year review of the Manly Sustainability Strategy and annual report."

- (e) Manly Sustainability Strategy Management Group - Minutes of a Meeting Held on 14th June, 2005

Item 7.4 - Energy Smart Business Program

Recommendation:

"That Council pursue through Notice of Motions, concerns at the cessation of the Energy Smart Business Program."

- (f) Manly Council Community Environment Committee - Minutes of a Meeting held on 16th June, 2005

Item 4 - Manly Environment Centre Issues

Corporate Planning and Strategy Division Report No. 39 (Cont'd)

Recommendation:

- "1. Regarding the Statement of Intent for the MEC, this committee supports the community view that a staffed street level shopfront facility with direct pedestrian access is essential and that the MEC continues shopfront operation now and in the future. Shopfront operation must be included in any future plans to house the MEC.
2. That this committee supports the motions of the MEC Working Party that the Statement of Intent for the MEC is amended, i.e. includes the appropriate wording to ensure that the MEC can act as environmental watchdog, to be included as part of the report to be presented to Council."

- (g) Manly Council Community Environment Committee - Minutes of a Meeting held on 16th June, 2005

Item 7 - Australian Institute of Police Management (AIPM)

Recommendation:

"This Committee takes up the invitation from the AIPM to have ongoing consultation in the formulation processes of their plans for the site. The Committee appoints Judy Reizes to take this position."

General Manager's Note:-

"Whilst acknowledging the recommendation of the Committee, I will determine which staff member is best equipped to take on this role and arrange representation accordingly."

- (h) Manly Traffic Committee - Minutes of a Meeting held on 27th June, 2005

Item 57/05 - Bareena Drive and Dobroyd Scenic Drive Around Tania Park - Pedestrian Access

Recommendation:

- "1. That the current signage indicating 'Bicycles Only' and the 'No Pedestrians' pavement markings be removed immediately to make the lane available to pedestrians and cyclists.
2. That the speed limit be reduced to 25 km/h through Tania Park as per the Tania Park Plan of Management.
3. That the speed reduction be referred to the RTA Speed Management Unit.
4. That shared path on the left hand edge of the existing road pavement be created to adequately cater for cyclists and pedestrians be approved in principle subject to favourable consultation. The consultation is to include the Precincts, Bicycle Committee and the community be consulted regarding the proposed undertaken to look at shared path as per the preferred option.
5. That a further report be submitted to the Traffic Committee outlining the feedback received from the consultation."

- (i) Manly Traffic Committee - Minutes of a Meeting held on 27th June, 2005

Corporate Planning and Strategy Division Report No. 39 (Cont'd)**Item 59/05 - Rolf Street - Parking**

Recommendation:

- "1. The committee agreed that further investigation of a lease agreement between Council and residents be undertaken. That the investigation also includes the change of status of the land from road reserve to public reserve by gazetting.
2. That community consultation be undertaken on the viable options.
3. That a further report outlining the results of investigation and consultation be referred to the Traffic Committee."

(j) Manly Coastline Management Committee - Minutes of a Meeting held on 29th June, 2005

Item 4.1 - Amendment of the Terms of Reference for the Coastline Management Committee

Recommendation:

- "1 That the Terms of Reference - Part 4A: Membership, be amended to the following:
 - At least two (2) Councillor representative,
 - State Government representatives (DPI, DIPNR, DEC, NSW MA, SES),
 - 2 Community members,
 - 2 Scientific Advisory Panel representatives,
 - 1 representative from each of the three Life Saving Clubs servicing Manly Ocean Beach, and
 - 1 representative from each of The Corso, Ocean Beach and Fairy Bower Precincts
- 2 That Council invite The Corso and Ocean Beach Precincts to nominate a representative to become a member of the Manly Coastline Management Committee."

(k) Manly Lagoon Catchment Co-Ordinating Committee - Minutes of a Meeting held on 30th June, 2005

Item 3.5 - Water Extraction from Manly Dam Reservoir

Recommendation:

- "5. That the Chairperson approach Manly Council's General Manager with regard to providing legal support to Janine Alderson at the Land Board Hearing on 21st July, 2005 regarding Balgowlah Golf Club's application for water use.
6. That correspondence be sent to the Commissioner of the Local Land Board from the Committee:
 - Requesting that both Councils be granted standing at the Local Land Board in regard to the above mentioned Water License Application.
 - Outlining the objectives and principles of the ICMS for the Manly Lagoon

Corporate Planning and Strategy Division Report No. 39 (Cont'd)

Catchment."

- (I) Manly Sustainability Strategy Management Group - Minutes of a Meeting held on 12th July, 2005

Item 6.1 - General Business - Energy Smart Business Program

Recommendation:

"In response to the correspondence from the Department of Energy, Utilities and Sustainability regarding the cessation of the Energy Smart Business and Leaders Programs (attached) the Committee notes with considerable concern the Department's sudden cessation of the Energy Smart Business and Leaders Programs without prior notice and recommend that Council:

1. Write to the NSW Premier and Minister for Energy and Utilities (Sartor) expressing Council's strong concerns, and noting the considerable positive impact the Energy Smart Business Program has had on greenhouse abatement and calling for a replacing program to continue support for local government;
2. Seek reimbursement of the unexpended proportion of the payment to the Energy Smart Business Program, and Council reinvest these funds to gain professional advice on work already underway on greenhouse abatement activities; and
3. Refer the matter to the Local Government and Shires Associations for action on behalf of other Energy Smart Business participants."

RECOMMENDATION

1. That the recommendations of Minutes of Meetings, as listed in Item 1 above being 1(i) to 1(xiii), be adopted.
2. That in relation to all matters of a substantial nature listed in Item 2 above, being 2(a) to 2(l), be adopted as per the recommendation of the Committees.

ATTACHMENTS

There are no attachments for this report.

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***** End of Corporate Planning and Strategy Division Report No. 39 *****