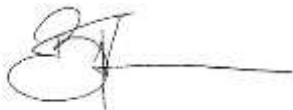


# AGENDA

Notice is hereby given that an Ordinary Meeting of Council will be held at the Civic Centre, Dee Why on

**Tuesday 28 November 2017**

Beginning at 6.30pm for the purpose of considering and determining matters included in this agenda.



**Ben Taylor**  
**Acting Chief Executive Officer**

**Issued: 22/11/17**

# OUR VALUES

*Trust*

*Teamwork*

*Respect*

*Integrity*

*Service*

*Leadership*



**Agenda for an Ordinary Meeting of Council  
to be held on Tuesday 28 November 2017  
at the Civic Centre, Dee Why  
Commencing at 6.30pm**

**ACKNOWLEDGEMENT OF COUNTRY**

**1.0 APOLOGIES**

**2.0 DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST**

**3.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

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### **3.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

#### **3.1 MINUTES OF ORDINARY COUNCIL MEETING HELD 24 OCTOBER 2017**

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#### **RECOMMENDATION**

That the Minutes of the Ordinary Council Meeting held 24 October 2017, copies of which were previously circulated, be confirmed as a true and correct record of the proceedings of that meeting.

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## 5.0 MAYORAL MINUTES

<b>ITEM 5.1</b>	<b>MAYORAL MINUTE NO 05/2017 - ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) AND SITE COMPATIBILITY CERTIFICATES</b>
<b>TRIM FILE REF</b>	<b>2017/468728</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

### BACKGROUND

The State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004, (Senior SEPP) overrides Council's Local Environmental Plans, permitting seniors housing with development consent on land zoned for urban purposes and land adjoining land zoned for urban purposes, subject to certain locational criteria.

The Seniors SEPP requires developers to obtain a "Site Compatibility Certificate" (SCC) from the Secretary of the Department of Planning before they can apply to Council for consent for seniors housing on land adjoining land zoned for urban purposes.

Whilst this Policy has existed for many years in various forms, the recent issue of SCCs for properties at 58 Laitoki Road and 83-85 Booralie Road, Terrey Hills, despite strong and reasoned objections from Council and the community, has again highlighted the problems with the Seniors SEPP, and in particular the potential it has to undermine the role of the Council and the community in developing strategic responses to specific land use planning issues.

The Seniors SEPP, in its current form, could result in the de-facto "rezoning" of large parts of Council's rural area for medium density seniors housing developments without any consideration of impacts on the local community or the infrastructure and funding required to support such development.

I think it is important to acknowledge the combined efforts of local community groups, Minister Stokes, Member for Pittwater, myself and Council staff in advocating for changes to the Policy. The Department of Planning and Environment has now proposed amendments to the Seniors SEPP so that a SCC cannot be extended to include additional land unless the additional land also meets the SCC criteria.

This action is welcome, but it does not go far enough.

The proposed changes to the Seniors SEPP do not appear to prevent the issue of SCCs in circumstances where two or more separate allotments are consolidated or where the initial SCC application comprises more than one allotment. Without further change, the potential remains for large areas of Terrey Hills to be subject to seniors housing development on land which does not directly adjoin urban land and which has not been subject to appropriate strategic land use assessment.

I therefore recommend that Council formally requests the Minister for Planning to make two specific changes to address these concerns.

Firstly, that the Minister amends the Seniors SEPP to make it apply only to individual lots that independently satisfy the locational criteria in the Seniors SEPP.

Secondly, that the Secretary of the Department of Planning and Environment delegate their authority under Section 23 of the Environmental Planning and Assessment Act to Council to assess and determine applications for SCCs under the Seniors SEPP. This change gives Council the responsibility to determine the appropriateness of SCC applications having regard to its significant knowledge of the local area and its community.



## RECOMMENDATION OF MAYOR

That Council:

- A. Writes to the Minister for Planning to express its continued concerns with the operation of State Environmental Planning Policy (Housing for Seniors or People with a Disability 2004) as outlined in this Mayoral Minute.
  - B. Also request that the Minister amend the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 to make it apply only to individual lots that independently satisfy the locational criteria in the Seniors SEPP.
  - C. Request that a draft of any proposed amendments to the Seniors SEPP is made available to Council for review and comment prior to adoption.
  - D. Request the Secretary of the Department of Planning to delegate their authority under Section 23 of the *Environmental Planning and Assessment Act 1979*, to Council to assess and determine applications for Site Compatibility Certificates made under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.
- 



**Michael Regan**  
**MAYOR**

<b>ITEM 5.2</b>	<b>MAYORAL MINUTE NO 06/2017 - SPORTSFIELDS LIGHTING UPGRADE PROGRAM</b>
<b>TRIM FILE REF</b>	<b>2017/469065</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

## **BACKGROUND**

Our 122 sporting fields are integral to the active lifestyle we enjoy on the Northern Beaches.

Council's sporting fields as we know are in high demand. At the last Council Meeting it was resolved that a report identifying sporting fields suitable for conversion to synthetic surfaces would be prepared by staff. Councillors will recall this was one of the recommendations identified in the Northern Beaches Sportsground Strategy.

After further consideration of the recommendations under this Strategy, I believe there may also be another opportunity to bring forward lighting upgrades to address the shortfall in sporting fields in the very near future.

The lighting of our current sporting fields must be to the Australian standard. Our sporting community rely heavily on the use of our fields in the evenings for games and training throughout the week and all year round. If we were able to provide upgraded lighting to our fields, we will be providing more playing time in the immediate future. I believe Council really needs to look at all the options that already exist before we consider the Strategy's longer term recommendations such as purchasing land.

Under the 2017/2018 Capital Works program, Council has committed to complete sportsfield lighting upgrades for seven fields. Consideration could also be given to the delivery of other lighting upgrade projects identified in the Strategy and the capital works program at the same time.

Again, like the synthetic fields proposal, I acknowledge there is complex planning process around identifying capital works priorities, determining the budget allocation and resourcing for such works and therefore these issues must be identified. I ask Council to bring back a report in three months outlining how Council could progress the acceleration of the lighting upgrade program for those sporting fields identified in the Sportsground Strategy and any other opportunities that may also be considered. Councillors will then be able to make an informed decision in relation to the program priorities and the capital works budget at that time.

This proposal will have the support of the sporting groups particularly as they begin scheduling their game and training allocations for 2018.

## RECOMMENDATION OF MAYOR

That Council:

- A. Request staff bring a short report back to Council within three months identifying the sporting fields lighting upgrade program included in both the Sportsground Strategy and Council's Capital Works program.
  - B. Include in the report the planning process, resourcing and budget issues that need to be considered in order to bring forward and deliver by the end of 2018 lighting upgrades for all fields identified in the report.
- 



**Michael Regan**  
**MAYOR**

## 7.0 CHIEF EXECUTIVE OFFICER'S DIVISION REPORTS

<b>ITEM 7.1</b>	<b>QUARTERLY FINANCIAL AND MANAGEMENT REPORT SEPTEMBER 2017</b>
<b>REPORTING MANAGER</b>	<b>CHIEF FINANCIAL OFFICER AND EXECUTIVE MANAGER TRANSFORMATION &amp; PERFORMANCE</b>
<b>TRIM FILE REF</b>	<b>2017/434113</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">Quarterly Report - Business Actions September 2017</a> (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To present the financial and management results for the three months ended 30 September 2017.

#### SUMMARY

The report details Council's consolidated financial position and management results for the three months ended 30 September 2017. The Budget Review Statement is a progress report on the Operational Plan 2017/18.

The Surplus from Continuing Operations which includes Capital Grants and Contributions for the full financial year is forecast to increase by \$867,356 to \$28,814,657. The Surplus from Continuing Operations before Capital Grants and Contributions for the full financial year is forecast to decrease by \$1,836,984 to \$5,252,012. The decrease in the Surplus principally relates to the timing of expenditure which was originally anticipated to be incurred in the year ended 30 June 2017. Due to this timing the Surplus from Continuing Operations for the year ended 30 June 2017 was higher than anticipated, therefore resulting in no net impact on Councils' overall financial position. Capital Expenditure is forecast to increase by \$7,812,638 to \$124,723,005. These changes are detailed in the Report.

The Operational Plan 2017/18 contains 213 actions the majority of these are progressing. A report is at **Attachment 1 Quarterly Report on Business Actions – September 2017** providing further detail on these actions.

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#### RECOMMENDATION OF CHIEF EXECUTIVE OFFICER

That Council:

- A. Note the Budget Review Statement for the three months ended 30 September 2017.
  - B. Approve the following changes to the Current Forecast in the September 2017 Business Review Statement:
    - a. The Surplus from Continuing Operations which includes Capital Grants and Contributions is forecast to increase by \$867,356 to \$28,814,657.
    - b. Increase in capital expenditure by \$7,812,638.
-

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## REPORT

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### BACKGROUND

The Northern Beaches Council's Operational Plan 2017/18 was adopted on 27 June 2017. The Operational Plan is for the period 1 July 2017 to 30 June 2018.

The Financial and Management Report is a regular progress report against the Operational Plan 2017/18. It has been prepared in accordance with the requirements of the *Local Government Act 1993* (s404(5)) and *Local Government (General) Regulation 2005 (Cl203)*, namely that the responsible Accounting Officer report quarterly on a budget review statement and the General Manager report at least every six months on the principal activities.

The Financial and Management Report provides a minimum standard of reporting to adequately disclose the Council's overall financial position as well as provide sufficient information to enable informed decision making while ensuring transparency.

The report includes

- Income Statement
- Statement of Financial Position
- Cash Flow
- Cash and Investments Statement
- Capital Budget Statement
- Consultancy and Legal Expenses
- Contracts

A progress report against individual actions in the Operational Plan 2017/18 is attached to this report. This report is structured based on the eight outcome areas in the draft Community Strategic Plan. For each action a status is provided (complete, progressing or delayed) and commentary.

### FINANCIAL CONSIDERATION

#### Responsible Accounting Officer Budget Review Statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005.

*"It is my opinion that the Budget Review Statement for Northern Beaches Council for the period ending 30 September 2017 indicates that Council's projected financial position at 30 June 2018 will be satisfactory, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure."*

*David Walsh Responsible Accounting Officer, Northern Beaches Council*

#### Income Statement

The result for the three months ended 30 September 2017 shows some variations between budgeted and actual results. Comments have been provided and the forecasts have been amended where necessary.

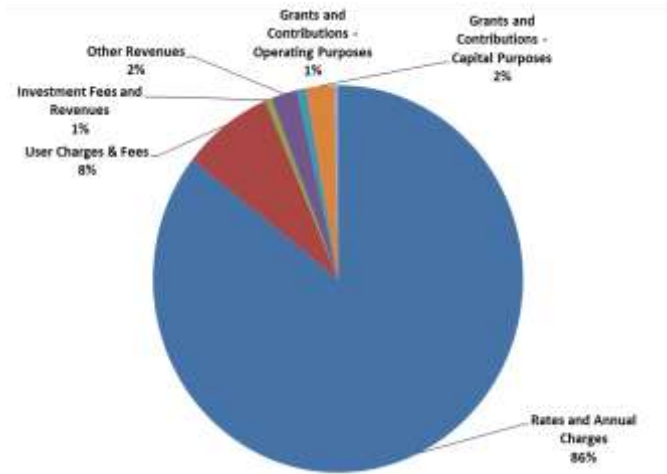
## Income Statement

For the Period 1 July 2017 to 30 September 2017

	YTD Actual \$	YTD Forecast \$	YTD Variance \$	Annual Budget \$	Approved Forecast \$	Current Forecast \$
<b>Income From Continuing Operations</b>						
Rates and Annual Charges	210,588,233	210,178,789	409,444	210,178,789	210,178,789	210,178,789
User Charges & Fees	19,649,864	19,654,084	(4,220)	79,724,868	79,724,868	79,724,868
Investment Fees and Revenues	1,393,091	1,395,559	(2,468)	4,712,077	4,712,077	4,712,077
Other Revenues	5,606,584	4,840,490	766,094	22,802,279	22,802,279	22,802,279
Grants and Contributions - Operating Purposes	1,987,509	1,858,430	129,078	12,394,730	12,394,730	12,394,730
Grants and Contributions - Capital Purposes	6,121,630	3,438,511	2,683,119	20,858,305	20,858,305	23,562,645
Gains on disposal of Assets	768,349	125,000	643,349	500,000	500,000	1,100,738
Net Share of interests in Joint Ventures & Associates using the equity method	-	-	-	-	-	-
<b>Total Income From Continuing Operations</b>	<b>246,115,261</b>	<b>241,490,863</b>	<b>4,624,397</b>	<b>351,171,048</b>	<b>351,171,048</b>	<b>354,476,126</b>
<b>Expenses From Continuing Operations</b>						
Employee Benefits & Oncosts	(31,320,529)	(31,865,647)	545,118	(130,785,801)	(130,785,801)	(130,785,801)
Borrowing Costs	(846,692)	(934,598)	87,906	(3,972,390)	(3,972,390)	(3,972,390)
Materials and Contracts	(22,756,123)	(24,269,984)	1,513,860	(115,106,485)	(115,106,485)	(117,543,207)
Depreciation and Amortisation	(8,135,086)	(8,289,146)	154,060	(33,309,648)	(33,309,648)	(33,309,648)
Other Expenses	(7,836,515)	(8,495,698)	659,183	(40,050,423)	(40,050,423)	(40,050,423)
Loss on Disposal of Assets	-	-	-	-	-	-
Share of Interest In Joint Venture	-	-	-	-	-	-
<b>Total Expenses From Continuing Operations</b>	<b>(70,894,944)</b>	<b>(73,855,072)</b>	<b>2,960,128</b>	<b>(323,223,747)</b>	<b>(323,223,747)</b>	<b>(325,661,469)</b>
<b>Surplus / (Deficit) from Continuing Operations</b>	<b>175,220,316</b>	<b>167,635,791</b>	<b>7,584,525</b>	<b>27,947,301</b>	<b>27,947,301</b>	<b>28,814,657</b>
<b>Surplus / (Deficit) Before Capital Grants &amp; Contribution</b>	<b>169,098,686</b>	<b>164,197,280</b>	<b>4,901,406</b>	<b>7,088,996</b>	<b>7,088,996</b>	<b>5,252,012</b>
<b>Surplus / (Deficit) Before Capital Grants &amp; Contribution</b>	<b>169,098,686</b>	<b>164,197,280</b>	<b>4,901,406</b>	<b>7,088,996</b>	<b>7,088,996</b>	<b>5,252,012</b>
Less: Rates yet to be allocated	(160,648,966)	(160,648,966)	-			
<b>Surplus / (Deficit) Before Capital Grants &amp; Contribution</b>	<b>8,449,720</b>	<b>3,548,314</b>	<b>4,901,406</b>			

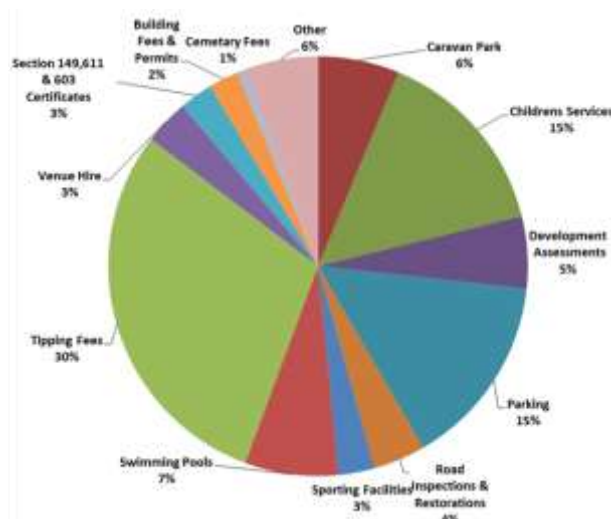
Actual Results

**INCOME FROM CONTINUING OPERATIONS**



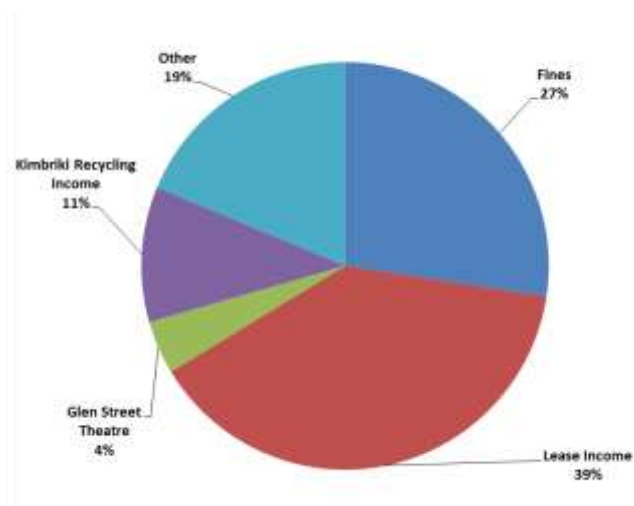
Income Item	1 July 17 - 30 Sept 17 Actual (\$'000)
Rates and Annual Charges	210,588
User Charges & Fees	19,650
Investment Fees and Revenues	1,393
Other Revenues	5,607
Grants and Contributions - Operating Purposes	1,988
Grants and Contributions - Capital Purposes	6,122
Gains on disposal of Assets	768
<b>Total Income</b>	<b>246,115</b>

User Charges & Fees



User Charges & Fees Item	1 July 17 - 30 Sept 17 Actual (\$'000)
Tipping Fees	5,835
Parking	2,936
Childrens Services	2,926
Swimming Pools	1,414
Caravan Park	1,233
Development Assessments	1,088
Road Inspections & Restorations	790
Venue Hire	683
Sporting Facilities	548
Section 149,611 & 603 Certificates	506
Building Fees & Permits	451
Cemetary Fees	117
Other	1,124
<b>Total User Charges &amp; Fees</b>	<b>19,650</b>

Other Revenues



Other Revenue Item	1 July 17 - 30 Sept 17 Actual (\$'000)
Fines	1,536
Lease Income	2,181
Glen Street Theatre	238
Kimbriki Recycling Income	602
Other	1,049
<b>Total Other Revenue</b>	<b>5,607</b>

### **Rates & Annual Charges**

Rates and Annual Charges to the end of September 2017 were \$210,588,233 which was \$409,444 higher than the forecast of \$210,178,789 due to timing differences in the payment of pensioner rebates.

### **User Charges & Fees**

User Charges & Fees to the end of September 2017 were \$19,649,864 which was \$4,220 less than the Forecast of \$19,654,084. Major items within this category were \$5,834,505 for Tipping Fees, \$2,935,792 in Parking Fees, \$2,926,254 in Child Care Fees and \$1,087,814 Development Assessment Fees.

### **Interest & Investment Revenues**

Council's investment portfolio performed strongly over the financial period and returned an average of 2.73%. This compares to the bank bill benchmark return of 1.77%. At the end of September 2017 Council had total cash and investments of \$221,786,511.

### **Other Revenues**

Other Revenues to the end of September 2017 totalled \$5,606,584 which was \$766,094 higher than the forecast of \$4,840,490. This is principally due to additional Recycling Income of \$602,247 for Kimbriki Environmental Enterprises.

### **Grants & Contributions provided for Operating Purposes**

Grants & Contributions provided for Operating Purposes at the end of September 2017 were \$1,987,509 which was \$129,078 higher than the Forecast of \$1,858,430. Major items received during the quarter were \$951,725 for the Financial Assistance Grant, \$262,959 Better Waste & Recycling Fund grant, various Children's Services grants totalling \$174,133, \$16,400 in Road Safety Grants and \$80,893 from Roads & Maritime Services for the Road Block Grant.

### **Grants & Contributions provided for Capital Purposes**

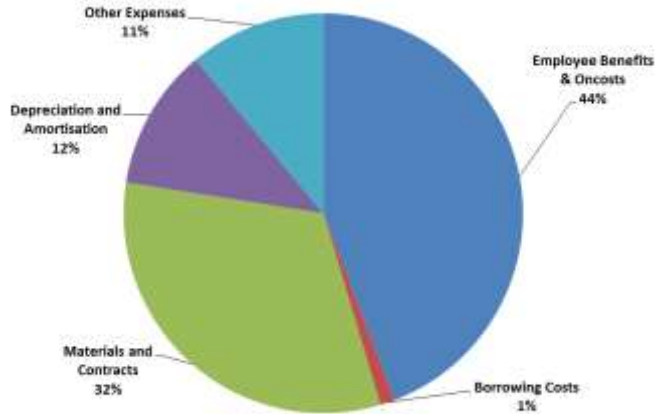
Grants & Contributions provided for Capital Purposes at the end of September 2017 were \$6,121,630 which was \$2,683,119 higher than the forecast of \$3,483,511. The higher than anticipated amount is principally due to a \$2,500,000 B-line contribution received from the Transport NSW for the Mona Vale Car Park and a \$204,340 grant received for the Rowland Reserve Boat Facility

### **Net gains from the disposal of assets**

Net gains from the disposal of assets to the end of September 2017 were \$768,349 which was \$643,349 higher than the Forecast of \$125,000 principally due to the gain on disposal of \$600,738 for land at Frenchs Forest sold to the Roads and Maritime Services under a compulsory acquisition.

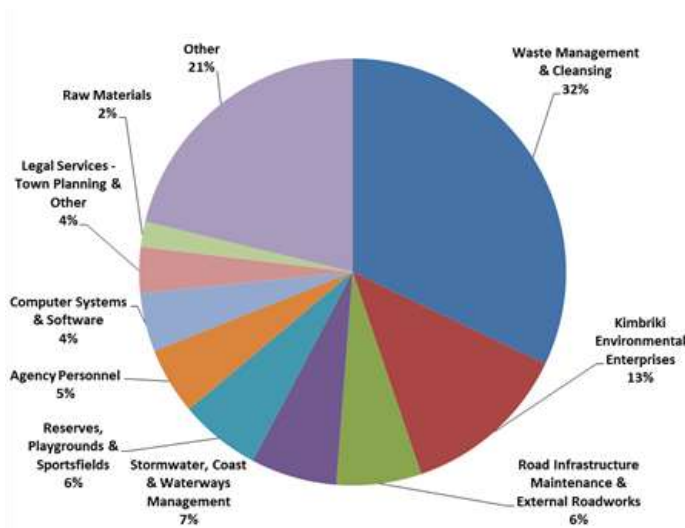


## EXPENSES FROM CONTINUING OPERATIONS



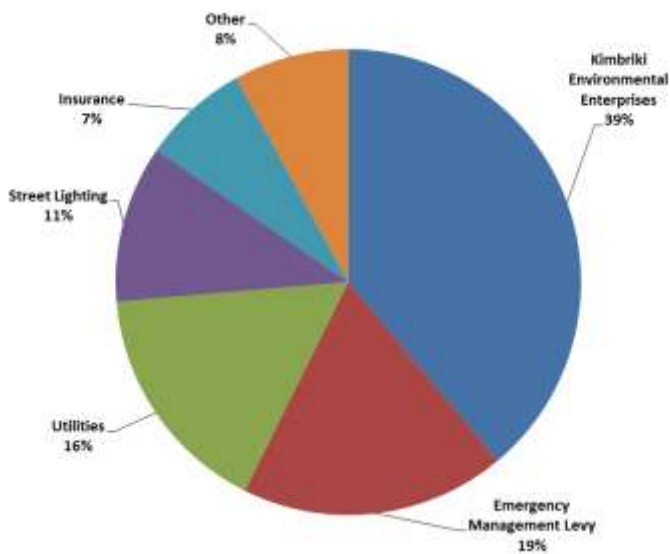
Expense Item	1 July 17 - 30 Sept 17 Actual (\$'000)
Employee Benefits & Oncosts	31,321
Borrowing Costs	847
Materials and Contracts	22,756
Depreciation and Amortisation	8,135
Other Expenses	7,837
<b>Total Expense</b>	<b>70,895</b>

### Materials & Contracts



Materials & Contracts Item	1 July 17 - 30 Sept 17 Actual (\$'000)
Waste Management & Cleansing	7,302
Kimbriki Environmental Enterprises	2,890
Road Infrastructure Maintenance & External Road	1,464
Stormwater, Coast & Waterways Management	1,485
Reserves, Playgrounds & Sportsfields	1,398
Agency Personnel	1,153
Computer Systems & Software	1,007
Legal Services - Town Planning & Other	799
Raw Materials	436
Other	4,823
<b>Total Materials &amp; Contracts</b>	<b>22,756</b>

## Other Expenses



Other Expenses Item	1 July 17 - 30 Sept 17 Actual (\$'000)
Kimbriki Environmental Enterprises	3,049
Emergency Management Levy	1,444
Utilities	1,278
Street Lighting	857
Insurance	580
Other	627
<b>Total Other Expenses</b>	<b>7,837</b>

## Employee Benefits & On-Costs

Employee Benefits & On-Costs at the end of September 2017 were \$31,320,529 which was \$545,118 less than the forecast of \$31,865,647 principally as a result of vacancies.

## Materials & Contracts

Materials & Contracts to the end of September were \$22,756,123 which was \$1,513,860 lower than the Forecast of \$24,269,984 principally as a result changes in the timing of expenditure. Of the total Materials & Contracts expenditure, \$2,980,350 relates to expenses at the Kimbriki Waste & Recycling Centre and \$19,775,773 relates to Council's operations. The major items within Council were \$7,302,226 in Waste Management & Cleansing, \$1,463,576 for road infrastructure maintenance and external roadworks, \$1,484,503 on the maintenance of stormwater, coast & waterways and \$1,397,666 to maintain Council's reserves, playgrounds and Sportsfields.

## Borrowing Costs

Borrowing Costs to the end of September were \$846,692 which was \$87,906 lower than the Forecast of \$934,598. Council's borrowing costs consist of interest on loans of \$573,953 and the amortisation of discounts for remediation liabilities for the Kimbriki Waste Landfill of \$272,739.

## Depreciation & Amortisation

Depreciation and Amortisation to the end of September 2017 were \$8,135,086 which was \$154,060 lower than the Forecast of \$8,289,146.

## Other Expenses

Other Expenses to the end of September were \$7,836,515 which was \$659,183 lower than the Forecast of \$8,495,698 principally as a result changes in the timing of expenditure. Of the total Other Expenses, \$1,278,317 in electricity, gas and water, \$857,213 in Street Lighting and \$580,433 in insurance for Council's properties, plant and equipment.

## Forecast Changes

These overall movements are detailed in the table below:

	Annual Budget \$	Approved Forecast \$	Variance \$	Current Forecast \$	Variance \$
Total Income From Continuing Operations	351,171,048	351,171,048	-	354,476,126	3,305,078
Total Expenses From Continuing Operations	(323,223,747)	(323,223,747)	-	(325,661,469)	(2,437,722)
Surplus / (Deficit) from Continuing Operations	27,947,301	27,947,301	-	28,814,657	867,356
Surplus/ (Deficit) before Capital Grants & Contributions	7,088,996	7,088,996	-	5,252,012	(1,836,984)

The Surplus from Continuing Operations which includes Capital Grants and Contributions is forecast to increase by \$867,356 to \$28,814,657.

The significant changes which result in an increase of \$3,305,078 in the forecast Income from Continuing Operations are as follows:

- Grants & Contributions – Capital Purposes have been forecast to increase by \$2,704,340 due to a \$2,500,000 B-line contribution received from the Transport NSW for the Mona Vale Car Park and a \$204,340 grant received for the Rowland Reserve Boat Facility.
- Gains on Disposal of Assets have been forecast to increase by \$600,738. This is due to the gain on disposal for land at Frenchs Forest to the Roads and Maritime Services under a compulsory acquisition.

The significant changes which result in an increase of \$2,437,722 in the forecast Expenses from Continuing Operations are as follows:

- Materials and Contracts have been forecast to increase by \$2,437,722. This principally relates to a change in the timing of expenditure in relation to costs funded by the New Council Implementation Fund which were originally anticipated to be incurred in the year ended 30 June 2017. As noted above due to this timing the Surplus from Continuing Operations for the year ended 30 June 2017 was higher than anticipated, therefore resulting in no net impact on Councils' overall financial position.

The Surplus from Continuing Operations before Capital Grants and Contributions for the full financial year is forecast to decrease by \$1,836,984 to \$5,252,012 reflecting the changes noted above offset by the forecast change in Capital Grants & Contributions.

## Capital Budget Statement

Total Expenditure on Capital Works for the three months ended 30 September 2017 is \$12,033,534.

	YTD Actual \$	YTD Forecast \$	Variance \$
Total Capital Expenditure	12,033,534	11,681,117	(352,416)

Total Expenditure on capital Works for the full financial year is forecast to increase by \$7,812,638 to \$124,723,005.

	Annual Budget \$	Approved Forecast \$	Variance \$	Current Forecast \$	Variance \$
Total Capital Expenditure	116,065,367	116,910,367	(845,000)	124,723,005	(7,812,638)

Changes to the forecast are shown below.

Description	\$
<b>Changes by Council Resolution during the first quarter:</b>	
Forestville War Memorial Playing Fields – Netball Court Upgrade - Item 8.4 - 22 Aug 2017	845,000
	<b>845,000</b>
<b>Changes identified in the Proposed Forecast</b>	
Description	\$
<b>Rolled Over from 2016/17 Capital Works Program</b>	
IT Infrastructure - Replacements	28,216
New Footpaths	68,111
Bike Plan Implementation - New	124,347
Commercial Car Parks Upgrade	200,564
Major Plant	655,448
Light Fleet	99,750
Sportsgrounds - New and Upgrades	351,469
Foreshores - New and Upgrades	121,219
Reserves - New and Upgrades	54,106
Sports Club Capital Assistance Program	68,607
Sportsfield Renewal Program	183,587
Recreational Trails Renewal Program	84,628
Playground Renewal Program	147,021
Rockpool Renewal Program	98,304
Planned Stormwater Renewals	363,246
Reactive Stormwater Renewals	117,730
Energy Saving Initiatives Works Program (SRV)	5,996
Energy Saving Initiatives Works Program (Revolving Energy Fu	4,389
Narrabeen Beach Viewing Tower	34,802
Dee Why Town Centre Parking and Community Facility	152,449
Glen Street Theatre Revitalisation Stage 2	358,700
Pop Up Cafes and other Commercial Activity	155,000
Public Amenities Works Program	15,000
Community Buildings Works Program	15,506
Beacon Hill Community Centre and Youth Club	25,902
Children's Centres Works Program	51,163
Library Buildings Works Program	47,704
Operational Buildings Works Program	180,690

Sport Buildings Works Program	54,330
Warriewood Rugby Park Clubhouse	21,374
Beach Buildings Works Program	66,104
Mona Vale SLSC	20,000
RFS Building Works Program	20,021
Wharves Works Program	41,834
Cemetery Works Program	10,481
Rowland Reserve Boating Facilities Renewal	204,340
Davidson RFS - Building Extension	54,215
Allambie Public Hall - Renewal	128,953
Public Amenity Renewal - Tramshed	872,362
Dee Why Town Centre – Redman Road Plaza East – Stage 1	230,304
Dee Why Town Centre – Design	32,511
Connecting Communities - Footpaths Programs	95,000
Connecting all Through Play - Inclusive Play	70,000
Manly Laneways	1,049,331
Walter Gors Reserve & Shared Walkway Dee Why Parade	255,546
Marine Parade Amenity Building	95,000
<b>Other:</b>	
Manly ABC Swim Centre	232,732
Davidson RFS - Building Extension	493,712
RFS Building Works Program	(23,497)
Public Art Purchases	(25,669)
<b>Other Forecast Changes Total</b>	<b>7,812,638</b>
<b>Total Net Changes identified in the Proposed Forecast</b>	<b>7,812,638</b>
<b>Total Net Changes</b>	<b>8,657,638</b>

## Income Statement

Budget 30 June 2018 \$'000	Actual 1 July 2017 to 30 Sept 2017 \$'000
<b>Income from Continuing Operations</b>	
210,179 Rates & Annual Charges	210,588
79,725 User Charges & Fees	19,650
4,712 Interest & Investment Revenues	1,393
22,802 Other Revenues	5,607
12,395 Grants & Contributions - Operating Purposes	1,988
20,858 Grants & Contributions - Capital Purposes	6,122
500 Gains on Disposal of Assets	768
- Share of interests in Joint Venture using Equity Method	-
<b>351,172 Total Income from Continuing Operations</b>	<b>246,115</b>
<b>Expenses from Continuing Operations</b>	
(130,786) Employee Benefits & On-Costs	(31,321)
(3,972) Borrowing Costs	(847)
(115,105) Materials & Contracts	(22,756)
(33,310) Depreciation & Amortisation	(8,135)
(40,050) Other Expenses	(7,837)
- Loss on Disposal of Assets	-
- Share of interests in Joint Venture using Equity Method	-
<b>(323,223) Total Expenses from Continuing Operations</b>	<b>(70,896)</b>
<b>27,948 Surplus/(Deficit) from Continuing Operations</b>	<b>175,219</b>
- Minority Interests	-
27,948 Surplus/(Deficit) attributable to Council	175,219
<b>7,090 Surplus/(Deficit) before Capital Grants &amp; Contributions</b>	<b>169,098</b>

**Budget review for the quarter ended - 30 Sept 2017  
Consolidated Income and Expenses Budget Review Statement**

	Original Budget \$'000	Changes Already Approved By Council \$'000	Approved Forecast \$'000	Recommended changes for Council Resolution \$'000	Current Forecast \$'000	Actual 1 July 2017 to 30 Sept 2017 \$'000
<b>Income from Continuing Operations</b>						
Rates & Annual Charges	210,179	-	210,179	-	210,179	210,588
User Charges & Fees	79,725	-	79,725	-	79,725	19,650
Interest & Investment Revenues	4,712	-	4,712	-	4,712	1,393
Other Revenues	22,802	-	22,802	-	22,802	5,607
Grants & Contributions - Operating Purposes	12,395	-	12,395	-	12,395	1,988
Grants & Contributions - Capital Purposes	20,858	-	20,858	2,704	23,563	6,122
Gains on Disposal of Assets	500	-	500	601	1,101	768
Share of interests in Joint Venture using Equity Method	-	-	-	-	-	-
<b>Total Income from Continuing Operations</b>	<b>351,171</b>	<b>-</b>	<b>351,171</b>	<b>3,305</b>	<b>354,476</b>	<b>246,115</b>
<b>Expenses From Continuing Operations</b>						
Employee Benefits & Oncosts	(130,786)	-	(130,786)	-	(130,786)	(31,321)
Borrowing Costs	(3,972)	-	(3,972)	-	(3,972)	(847)
Materials and Contracts	(115,105)	-	(115,105)	(2,438)	(117,543)	(22,756)
Depreciation and Amortisation	(33,310)	-	(33,310)	-	(33,310)	(8,135)
Other Expenses	(40,050)	-	(40,050)	-	(40,050)	(7,837)
Loss on Disposal of Assets	-	-	-	-	-	-
Share of Interest In Joint Venture	-	-	-	-	-	-
Share of interests in Joint Venture using Equity Method	-	-	-	-	-	-
<b>Total Expenses From Continuing Operations</b>	<b>(323,223)</b>	<b>-</b>	<b>(323,223)</b>	<b>(2,438)</b>	<b>(325,661)</b>	<b>(70,896)</b>
<b>Surplus / (Deficit) from Continuing Operations</b>	<b>27,948</b>	<b>-</b>	<b>27,948</b>	<b>867</b>	<b>28,815</b>	<b>175,219</b>

**Statements of Financial Position**

<b>Budget</b>	<b>Actual</b>
<b>30 June</b>	<b>30 Sept</b>
<b>2018</b>	<b>2017</b>
<b>\$'000</b>	<b>\$'000</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
7,723 Cash & Cash Equivalents	15,345
146,732 Investments	205,522
22,711 Receivables	150,527
2,494 Inventories	213
2,150 Other	3,506
1,966 Non Current Assets Classified as "held for sale"	-
<u>183,776</u> <b>Total Current Assets</b>	<u>375,113</u>
<b>Non-Current Assets</b>	
1,079 Investments	920
2,009 Receivables	497
4,493,448 Infrastructure, Property, Plant & Equipment	4,703,225
20 Investments Accounted for using the equity method	20
3,900 Investment Property	2,080
3,963 Intangible Assets	-
<u>4,504,419</u> <b>Total Non-Current Assets</b>	<u>4,706,742</u>
<u><b>4,688,195</b></u> <b>TOTAL ASSETS</b>	<u><b>5,081,854</b></u>
<b>LIABILITIES</b>	
<b>Current Liabilities</b>	
50,657 Payables	40,613
8,328 Borrowings	4,093
29,008 Provisions	28,346
<u>87,993</u> <b>Total Current Liabilities</b>	<u>73,052</u>
<b>Non-Current Liabilities</b>	
0 Payables	-
42,157 Borrowings	42,607
22,012 Provisions	22,876
<u>64,169</u> <b>Total Non-Current Liabilities</b>	<u>65,483</u>
<u><b>152,162</b></u> <b>TOTAL LIABILITIES</b>	<u><b>138,535</b></u>
<u><b>4,536,033</b></u> <b>Net Assets</b>	<u><b>4,943,319</b></u>
<b>EQUITY</b>	
4,535,644 Retained Earnings	4,777,606
0 Revaluation Reserves	165,324
<u>4,535,644</u> <b>Council Equity Interest</b>	<u>4,942,930</u>
389 <b>Minority Equity Interest</b>	389
<u><b>4,536,033</b></u> <b>Total Equity</b>	<u><b>4,943,319</b></u>

**Cash Flow Statement**

<b>Budget</b>		<b>Actual</b>
<b>30 June</b>		<b>30 Sept</b>
<b>2018</b>		<b>2017</b>
<b>\$'000</b>		<b>\$'000</b>
<b>Cash Flows from Operating Activities</b>		
<b>Receipts:</b>		
210,179	Rates & Annual Charges	67,807
79,265	User Charges & Fees	18,675
4,712	Interest & Investment Revenue Received	1,393
33,253	Grants & Contributions	8,109
-	Deposits & Retentions Received	477
22,802	Other	5,607
<b>Payments:</b>		
(130,683)	Employee Benefits & On-Costs	(31,321)
(110,205)	Materials & Contracts	(29,336)
(291)	Borrowing Costs	(847)
-	Deposits & Retentions Received	-
(40,016)	Other	(4,417)
<b>69,016</b>	<b>Net Cash provided (or used in) Operating Activities</b>	<b>36,148</b>
<b>Cash Flows from Investing Activities</b>		
<b>Receipts:</b>		
-	Sale of Investment Securities	65,270
2,150	Sale of Infrastructure, Property, Plant & Equipment	978
-	Sale of Non-current assets classified as "held for resale"	-
<b>Payments:</b>		
-	Purchase of Investment Securities	(105,520)
(116,065)	Purchase of Infrastructure, Property, Plant & Equipment	(10,034)
-	Purchase of Intangibles	-
(45)	Inventory	-
<b>(113,960)</b>	<b>Net Cash provided (or used in) Investing Activities</b>	<b>(49,305)</b>
<b>Cash Flows from Financing Activities</b>		
<b>Receipts:</b>		
7,815	Proceeds from Borrowings & Advances	-
<b>Payments:</b>		
(8,328)	Repayment of Borrowings & Advances	(1,318)
-	Repayment of Finance Lease Liabilities	-
-	Dividends Paid to Minority Interests	-
<b>(513)</b>	<b>Net Cash Flow provided (used in) Financing Activities</b>	<b>(1,318)</b>
<b>(45,457)</b>	<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>(14,475)</b>
-	Net Increase/(Decrease) in Investments	-
<b>200,991</b>	<b>Plus Cash &amp; Cash Equivalents at beginning of year</b>	<b>29,820</b>
<b>155,534</b>	<b>Cash &amp; Investments - end of the period</b>	<b>15,345</b>
58,272	Plus: Investments on Hand - end of period	206,442
<b>213,806</b>	<b>Cash, Cash Equivalents &amp; Investments - end of year</b>	<b>221,787</b>



**Cash and Investment Statements**

<b>Budget 30 June 2018 \$'000</b>	<b>Actual 1 July 2017 to 30 Sept 2017 \$'000</b>
<b>155,534 Total Cash and Investments</b>	<b>221,787</b>
Represented by:	
<b>Externally Restricted</b>	
36,204 Developer Contributions	40,450
3,215 Specific Purpose Unexpected Grants	2,914
12,815 Domestic Waste Management	13,698
- Stormwater Management Levy	111
<b>52,234 Total Externally Restricted</b>	<b>57,173</b>
<b>Internally Restricted</b>	
- Stronger Communities Fund Grant	13,517
- New Council Implementation	3,328
- Merger Savings Fund	4,537
- Unexpended Loans	663
9,944 Deposits, Retentions & Bonds	6,793
6,051 Employee Leave Entitlement	6,054
- Cemetery Reserve	3,322
- Balgowlah Area Improvements	642
- Manly Meals on Wheels	222
21,673 Other	15,392
<b>37,668 Total Internally Restricted</b>	<b>54,470</b>
<b>89,902 Total Restricted Cash</b>	<b>111,643</b>
<b>65,632 Total Unrestricted / Available Cash</b>	<b>110,143</b>

	Original Budget \$'000	Changes Already Approved By Council \$'000	Approved Forecast \$'000	Recommended changes for Council Resolution \$'000	Current Forecast \$'000	Actual 1 July 2017 - 30 Sept 2017 \$'000
<b>Total Cash and Investments</b>	155,534	(845)	154,689	-	154,689	221,787
<b>represented by:</b>						
<b>Externally restricted</b>						
Developer Contributions	36,204	(845)	35,359	(994)	34,365	40,450
Specific Purpose Unexpended Grants	3,215	-	3,215	(204)	3,011	2,914
Domestic Waste Management	12,815	-	12,815	-	12,815	13,698
Stormwater Management Levy	-	-	-	-	-	111
<b>Total Externally Restricted</b>	<b>52,234</b>	<b>(845)</b>	<b>51,389</b>	<b>(1,198)</b>	<b>50,191</b>	<b>57,173</b>
<b>Internally Restricted</b>						
Stronger Communities Fund	-	-	-	-	-	13,517
New Council Implementation	-	-	-	-	-	3,328
Merger Savings Fund	-	-	-	-	-	4,537
Unexpended Loans	-	-	-	-	-	663
Deposits, Retentions & Bonds	9,944	-	9,944	-	9,944	6,793
Employee Leave Entitlement	6,051	-	6,051	-	6,051	6,054
Cemetery Reserve	-	-	-	-	-	3,322
Balgowlah Area Improvements	-	-	-	-	-	642
Manly Meals on Wheels	-	-	-	-	-	222
Other	21,673	-	21,673	(210)	21,463	15,392
<b>Total Internally Restricted</b>	<b>37,668</b>	<b>-</b>	<b>37,668</b>	<b>(210)</b>	<b>37,458</b>	<b>54,470</b>
<b>Total Restricted Cash</b>	<b>89,902</b>	<b>(845)</b>	<b>89,057</b>	<b>(1,408)</b>	<b>87,649</b>	<b>111,643</b>
<b>Total Unrestricted/ Available Cash</b>	<b>65,632</b>	<b>-</b>	<b>65,632</b>	<b>1,408</b>	<b>67,040</b>	<b>110,143</b>

## Capital Budget Statements

<b>Budget</b>		<b>Actual</b>
<b>30 June 2018</b>		<b>1 July 2017</b>
<b>\$'000</b>		<b>to 30 Sept</b>
		<b>2017</b>
		<b>\$'000</b>
<b>Capital Funding</b>		
-	Rates & Other Untied Funding	-
19,439	Working Capital	1,525
35,347	Depreciation	1,804
11,339	Capital Grants Contributions	1,071
	External Restrictions	-
12,042	- S94	2,238
12,631	- S94A	1,495
	- DWM	-
905	- Environment & Infrast Levy (Pittwater)	-
	Internal Restrictions	-
7,603	- Loan	688
1,900	- Merger Savings Fund	-
10,590	- Stronger Communities Fund	1,539
277	- New Council Implementation Fund	-
1,843	- Other	124
	- Income from Sales of Assets	-
2,150	- Plant and Equipment	1,550
	- Land and Buildings	-
	- Other	-
<b>116,065</b>	<b>Total Capital Funding</b>	<b>12,034</b>
<b>Capital Expenditure</b>		
7,745	Plant & Equipment	1,890
1,739	Office Equipment	184
50	Furniture & Fittings	-
	- Operational Land	-
	- Community Land	-
6,177	Land Improvements	366
21,854	Buildings	3,110
2,649	Other Structures	5
43,215	Roads, Bridges & Footpaths	4,852
9,022	Stormwater Drainage	229
20,820	Open Space/Recreational Assets	1,128
1,107	Library Books	156
76	Art Collection	34
1,111	Swimming Pools	80
500	Other Assets	-
<b>116,065</b>	<b>Total Capital Expenditure</b>	<b>12,034</b>

	Original Budget \$'000	Changes Approved By Council \$'000	Approved Forecast \$'000	Recommended changes for Council Resolution \$'000	Current Forecast \$'000	Actual 1 July 2017 to 30 Sept 2017 \$'000
<b>Capital Funding</b>						
<b>Rates &amp; Other Untied Funding</b>						
Rates & Other Untied Funding	-	-	-	-	-	-
Working Capital	19,439	-	19,439	2,290	21,729	1,525
Depreciation	35,347	-	35,347	4,104	39,451	1,804
Capital Grants & Contributions	11,339	-	11,339	204	11,543	1,071
<b>External Restrictions</b>						
- S94	12,042	-	12,042	372	12,414	2,238
- S94A	12,631	845	13,476	622	14,098	1,495
- DWM	-	-	-	-	-	-
- Environment & Infrast Levy (Pttw at	905	-	905	-	905	-
<b>Internal Restrictions</b>						
- Loan	7,603	-	7,603	-	7,603	688
- Merger Savings Fund	1,900	-	1,900	-	1,900	-
- Stronger Communities Fund	10,590	-	10,590	165	10,755	1,539
- New Council Implementation Fund	277	-	277	-	277	-
- Other	1,843	-	1,843	56	1,899	124
<b>Income from Sale of Assets</b>						
- plant and equipment	2,150	-	2,150	-	2,150	1,550
- land and buildings	-	-	-	-	-	-
<b>Other</b>						
-	-	-	-	-	-	-
<b>Total Capital Funding</b>	<b>116,065</b>	<b>845</b>	<b>116,911</b>	<b>7,812</b>	<b>124,723</b>	<b>12,034</b>
<b>Capital Expenditure</b>						
Plant & Equipment	7,745	-	7,745	765	8,510	1,890
Office Equipment	1,739	-	1,739	28	1,767	184
Furniture & fittings	50	-	50	-	50	-
Operational Land	-	-	-	-	-	-
Community Land	-	-	-	-	-	-
Land improvements	6,177	-	6,177	-	6,177	366
Open Space/Recreational Assets	20,820	845	21,665	1,268	22,933	1,128
Buildings	21,854	-	21,854	3,608	25,462	3,110
Other Structures	2,649	-	2,649	52	2,701	5
Roads, Bridges & Footpaths	43,215	-	43,215	1,537	44,753	4,852
Stormwater Drainage	9,022	-	9,022	481	9,503	229
Library Books	1,107	-	1,107	-	1,107	156
Art Collection	76	-	76	(26)	50	34
Swimming Pools	1,111	-	1,111	99	1,210	80
Other Assets	500	-	500	-	500	-
<b>Total Capital Expenditure</b>	<b>116,065</b>	<b>845</b>	<b>116,911</b>	<b>7,812</b>	<b>124,723</b>	<b>12,034</b>

## Consultancy and Legal Expenses

The table below discloses expenditure to date on Consultancies and Legal Expenses

Expense	1 July 2017 to 30	
	Sept 2017	Budgeted
	\$	(Y/N)
Consultancies	259,082	Y
Legal Fees	799,205	Y

## Contracts

Contracts entered into during the three months to 30 September 2017 that exceed \$50,000 are detailed below.

Contractor	Contract Detail & Purpose	Contract Value	Commencement Date	Duration of Contract	Budgeted (Y/N)
Green Options	Northern Beaches Council Turf Cricket Wicket & Outfield Main	1,500,000	01/08/2017	01/08/2020	Y
Skyline Landscape Services Pty Ltd	Northern beaches Council Mow ing Services	1,000,000	30/07/2017	30/07/2020	Y
Urban Maintenance Systems Pty Limited	Northern beaches Council Mow ing Services	1,000,000	30/07/2017	30/07/2020	Y
Marsupial Landscapes Pty Ltd	Northern beaches Council Mow ing Services	1,000,000	30/07/2017	30/07/2020	Y
Sudiro Constructions	Narrabeen Beach – Lifeguard Hut	205,922	31/10/2017	31/10/2017	Y
Lloyd Drilling Constructions Pty Ltd	Collaroy Beach Seawall and Promenade Repair	219,705	15/08/2017	29/09/2017	Y
Moodie Outdoor Products Pty	Stairs at Mona Vale, Whale and Palm Beaches	72,406	16/07/2017	30/08/2017	Y
Fighting Chance Australia	Digitisation of Development Application Files – Phase 2	175,500	01/07/2017	30/06/2018	Y
Lloyd Drilling Constructions Pty Ltd	Palm Beach Walkway	1,976,000	10/08/2017	29/05/2018	Y

## Financial Performance Measures

The following financial performance measures indicate that Council is in a strong and sustainable financial position.

	Amounts	Indicators	Benchmark
	30/9/2017	30/9/2017	
\$ '000	\$'000	%	
<b>1. Operating Performance</b>			
Total continuing operating revenue excluding capital grants and contributions less operating expenses	<b>169,099</b>	70.46%	>0
Total continuing operating revenue excluding capital grants and contributions	<b>239,994</b>		
<b>2. Own Source Operating Revenue</b>			
Total continuing operating revenue excluding all grants and contributions	<b>239,994</b>	97.51%	>60%
Total continuing operating revenue inclusive of capital grants and contributions	<b>246,115</b>		
<b>3. Unrestricted Current Ratio</b>			
Current assets less all external restrictions	<b>317,939</b>	7.11x	>1.5x
Current liabilities less specific purpose liabilities	<b>44,707</b>		

## MERGER SAVINGS

At Council's meeting on 7 July 2016 it was resolved that savings from the merger be set aside in a special Northern Beaches Merger Savings Fund to provide an on-going pool of money for projects that directly benefit the community and be reported to Council on a quarterly basis as part of the Quarterly Budget Review Statement.

Council achieved ongoing annual savings of \$4.537 million to 30 June 2017 which are held in the Northern Beaches Merger Savings Fund Reserve.

The allocation of funding approved to date is as follows:

### Programs Funded from Merger Savings Fund

	2017/18	2018/19	2019/20	2020/21	Total
<b>Capital</b>					
Creative Art Space	1,000,000				1,000,000
Public Art	500,000	500,000	500,000	500,000	2,000,000
Youth Friendly Spaces	200,000	200,000	200,000	200,000	800,000
Community Garden - Curl Curl Community Hub	200,000				200,000
Connecting the Northern Beaches and Connecting All Through Play	2,000,000	2,000,000			4,000,000
	<u>3,900,000</u>	<u>2,700,000</u>	<u>700,000</u>	<u>700,000</u>	<u>8,000,000</u>
<b>Operational</b>					
PCYC	200,000	200,000	200,000	200,000	800,000
Youth Wellbeing Hub	90,000	90,000			180,000
Community Garden - Curl Curl Community Hub		10,000	10,000	10,000	30,000
Tick Research	25,000	25,000	25,000		75,000
Single Use Plastics Reduction Program	100,000	100,000			200,000
Northern Beaches Community Event	150,000	200,000			350,000
Mona Vale Skate Park - fee waiver	2,100				2,100
	<u>567,100</u>	<u>625,000</u>	<u>235,000</u>	<u>210,000</u>	<u>1,637,100</u>
	<u>4,467,100</u>	<u>3,325,000</u>	<u>935,000</u>	<u>910,000</u>	<u>9,637,100</u>

## Highlights

This quarter (July – September) saw the election of the first Northern Beaches Council and highlights activities which have celebrated arts and culture as well as preserving the stunning natural environment of the Northern Beaches; from Manly Arts Festival, to the opening of the Police Citizens Youth Club (PCYC) and the adoption of a single use plastics policy. This period has also been busy engaging with our community, seeking input and feedback on a large number projects currently being undertaken by Council.

Of the 213 actions in the Operational Plan four are complete, 207 are progressing and two have been delayed and will not be undertaken this financial year. Further details on individual actions is at **Attachment 1 Quarterly Report on Business Actions – September 2017**.

## Protection of the Environment

### Stormwater and Floodplain Activities

The integration and adoption of single, simplified Flood Prone Land clause in Council's development control plans has been finalised. This has created a consistent approach to the management of flood prone land across the Northern Beaches and reduces the requirements on development where the risk is not significant.

A consolidated asset register has been built for stormwater assets across the whole Northern Beaches, incorporating asset data, condition information and mapping from the three former Councils. This has enabled a holistic understanding of the entire stormwater network condition which allows for the development of current and future works programs.

Renewal works have continued on stormwater assets to maintain condition and reduce flooding. Works have been completed this quarter at Hilma Street and Duncan Crescent, Collaroy Plateau; Randall Court, Collaroy; Kens Road, Frenchs Forest; Starkey Street, Forestville; Lismore Avenue, Dee Why; Lady Davidson Circuit, Forestville; Ballyshannon Avenue, Killarney Heights; Ara Crescent, Cromer; Newell Place, Frenchs Forest; Coreen Avenue, Terry Hills; Wallamatta Avenue, Newport; Ocean Grove, Collaroy; and Willandra Road, Cromer.

### **Coast, Catchment and Estuary Management**

The foreshore of Pittwater and Narrabeen Lagoon has had a clean-up with dumped boats, kayaks and canoes removed to allow for future restoration works. Watercraft storage is proposed at a number of locations with a 32 bay storage facility being recently installed at Jamieson Park.

A significant rock fall occurred from the cliff face at North Avalon Headland in August. Council engaged geotechnical engineers to assess the area and recommend appropriate actions to manage the site following the incident. Council continues to monitor the site and is implementing the consultant's recommendations. Geotechnical Engineers have also undertaken annual monitoring of cliff top stability at Long Reef, Dee Why, Curl Curl, Freshwater and Queenscliff Headlands.

### **Bushland and Biodiversity**

Council continued its bushland management projects including; contractor bush regeneration, maintenance and strategic projects. Biodiversity management involved pest plant and animal control programs, operational management including responding to customer requests and assessment of development applications.

Annual bush regeneration contracts for numerous sites were awarded with options to continue for another 12 months into 2018/19.

Significant preparation works for hazard reduction burns have been undertaken on numerous sites. A number of these sites have had control burns completed, but others have had to be postponed by the Rural Fire Service due to extremely dry weather.

Monthly bird surveys are being undertaken at Curl Curl Lagoon in coordination with staff and volunteers to develop an understanding of riparian vegetation as habitat.

### **Development Engineering**

During the quarter more than 450 development application referrals for engineering works were received. The Development Engineering team also undertakes assessments for works requiring certification under the *Roads Act* and the *Local Government Act* for activities including driveway applications, hoarding permits and subdivision certificates. Pre-lodgment meetings have increased due to the adoption of the Development Assessment Management Policy that was adopted by Council in June 2017.

## Performance Indicators

Metric	Result
No net loss of bushland under Council's care control and management <sup>(A)</sup>	These indicators will be reported annually in June 2018
No decline in waterway health <sup>(A)</sup>	
All areas of the LGA affected by Flooding, Coastal Erosion, and Bushfire are identified <sup>(A)</sup>	
Council reduces its resource consumption each year <sup>(A)</sup>	

(A) Reported Annually

## Environmental Sustainability

### Waste Management and Cleansing

The Single Use Plastics Policy was adopted by Council at the 22 August 2017 meeting. More than 85% of respondents during the community consultation were supportive of the Policy which provides the framework for Council to take a leadership role in the elimination of single use plastics through its own practices, influencing and enabling responsible consumption practices in others and advocating for legislative change.

Waste Minimisation for Functions and Events Policy was adopted by Council at the 22 August 2017 meeting. The Policy will drive sustainable outcomes for council approved events by modeling responsible waste management practices amongst event organisers, sponsors, stall holders, residents and visitors through the prohibition of disposable single use plastic products and promoting waste avoidance and recycling

Northern Beaches Council Waste Education Strategy has been developed to provide strategic direction and prioritising key focus areas for waste education.

Waste Processing Contract was successfully negotiated with SUEZ. This 10 year contract will deliver value for money and significantly improved environmental outcomes for the Northern Beaches community. Proven technology will recover over 55% of waste, which would otherwise go to landfill, from our red lidded garbage bins. This processing solution will avoid the equivalent of 43,000 tonnes of CO<sub>2</sub> each year. This combined with our existing recycling initiatives will result in over 70% of our waste being diverted from landfill.

### Coastal Environment Centre and Manly Environment Centre

The Kids on the Coast Holiday program in the July and September school holidays was a huge success with children ages 6-12 years. Twenty dynamic and educational sustainability workshops were on offer to over 400 participating children.

Other activities included 'Green Day' activities at Bilgola School with over 500 students; almost 300 students participated in the Peninsular Community of Schools Science Fair, the School's National Tree Day activities with plants established at 12 local schools, and a 'Citizen Science' information evening and community rock platform tour with over 60 participants.

The Manly Environment Centre had a busy period with over 400 students attending video conference sessions. These distance learning sessions allow students to participate in events such as the Manly Arts Festival at Sea Life Sanctuary, "Say No to Single Use Plastic" exhibition and Plastic Free July.



## Community Events

Council participated in Sustainable House Day in September by hosting a 'Building Sustainable Homes' information evening at Manly Town Hall. Over 60 participants learnt about sustainable building practices including passive design, solar panels and batteries.

Council celebrated NAIDOC week in conjunction with the Aboriginal Heritage Office running guided walks at Manly Dam. Over 60 people enjoyed some bush tucker and heard Aboriginal stories of country. Additionally, the Weaving Bridges Project was launched with the mounting of a stunning installation on Stuart Sommerville Bridge. Over 150 community members took part in a smoking ceremony and viewed the large poster competition display.

## Corporate Sustainability

Council's energy, water and emissions monitoring platform was finalised this quarter. Council has continued with the NSW Government's Office of Environment and Heritage, Sustainability Advantage Program to assist with the re-development of the sustainability policies and direction for the new organisation.

More than \$3,600 income for the Energy Saving Certificates was received from the NSW Government's Energy Savings Scheme for the upgrade of street and public lighting to more energy efficient models. These funds have been allocated back into an energy savings fund to undertake energy efficient projects.

Council continued to progress the NSW Government grant funded project with the Institute of Public Works Engineering Australasia to develop a practice note that will provide guidance on the Climate Change Impacts on Assets which is becoming increasingly important to public sector asset managers across Australia.

## Performance Indicators

Metric	Target	Result
Increased diversion rates from domestic waste service - % collected and not sent to landfill <sup>(Q)</sup>	>50%	47%
Reduction in the incidents of illegal dumping <sup>(A)</sup>	This Indicator will be reported annually in June 2018	

(Q) Reported Quarterly (A) Reported Annually

Note: the quarterly target for diversion rates from domestic waste service was not met due to lower recycling than anticipated, in particular vegetation.

## Places for People

### Manly Andrew 'Boy' Charlton Aquatic Centre (MABC) and Warringah Aquatic Centre Aquatic Centres

This quarter marks the first anniversary of the opening of the new Manly Andrew Boy Charlton Aquatic Centre. In this quarter MABC had 98,722 visits between July and September 2017 compared to 49,407 for the same period last year.

Facilities, programs and memberships are continually promoted with visitors taking the opportunity to trial a five-day membership. This has led to strong membership growth particularly in the Fitness Centre with the membership base sitting at over 900. The group fitness timetable continues to increase class offerings growing from 20 when the venue opened to 38 classes per week.

Since opening in August 2016, MABC has been operating a swim school and squad swimming programs. Both programs have had a high demand and the centre now has over 1,200 children in the swim program and demand continues to grow.

Nearly 61,000 people visited the Warringah Aquatic Centre during this quarter.

After an extended period of works the new “Hit” cafe opened in conjunction with the outdoor areas in time for the September school holidays.

Additionally the giant pool inflatable continues to be a highlight during the school holidays.

### **Beach Safety**

In this period 801,658 people attended our beaches, 10,976 preventative actions were implemented and 11 rescues were undertaken, and there were 335 incidents where first aid was administered on the beaches. The lifeguards also undertook 3,539 regulatory actions, which included dealing with antisocial behaviour, litter and dogs on beaches.

### **Sportsgrounds**

Council adopted the Northern Beaches Sportsgrounds Strategy and Strategic Implementation Plan 2017 to 2031 in July. The strategy sets out a 15 year plan to significantly increase the availability and quality of sportsfields together with related facilities. It aims to reduce the shortfall of sportsfields from 41 hectares to 5.1 hectares by 2031. The strategy also recommends improvements to ensure our facilities are more inclusive, female-friendly and family orientated. Reducing the shortfall of sportsfields and improving facilities will enable greater sports participation for all and facilitate more community involvement and volunteering as well as providing opportunities for sporting clubs and associations to be more viable.

Council has already started implementing the Strategy through actioning key items such as the construction of the new synthetic sportsfield at Cromer Park Field 2 and installing flood lighting to Australian Standards at Balgowlah Oval, which will generate significant additional capacity at the site easing pressure on Seaforth Oval and Tania Park. A contract has been awarded to renew and upgrade cricket nets at three sites which will provide an additional six nets for cricketers to train.

Subsoil drainage has been installed at Careel Bay mini fields and the irrigation systems have been audited and adjusted as required at all sportsgrounds.

Various elements of the annual Sportsfield Renovation Program have also been delivered. Insect and weed control measures across all sportsfield sites have now been completed. Top dressing was undertaken at various fields including Boondah Reserve, Newport Oval, Porter Reserve, Kitchener Park mini fields, Hitchcock Park, and Narrabeen High School.

Over 20,000m<sup>2</sup> of turfing repairs were undertaken at a variety of sites including Lionel Watts Reserve, Killarney Heights Oval, Nolan Reserve, Passmore Reserve, Miller Reserve, David Thomas Reserve, Collaroy Plateau Park, Weldon Oval, Frank Gray and Mike Pawley Ovals, Beacon Hill Reserve, Keirle Park, Hitchcock Park and Kitchener Park Oval.

### **Parks, Beaches, Open Spaces and Playgrounds**

In August Council adopted the Palm Beach (South) Landscape Masterplan. The Masterplan aims to improve the amenity, function and access at Palm Beach for residents and visitors. A ‘less is more’ approach has been reflected in the Masterplan. Work is expected to commence on site in May 2018.

The Ivanhoe Park Botanic Gardens Masterplan was adopted in August. The Masterplan will guide the rejuvenation and conservation of the historic park for the next 20 years. Key actions will commence from July 2018.

Council has also recently renewed the bridge at Little Manly Point. The old bridge has been replaced by one constructed of fibre reinforced plastic which has minimal maintenance requirements.

The new car park at Warriewood Valley Sportsground is almost complete. The remaining outstanding works including a connecting path to North Narrabeen Public School and the Northern Beaches Indoor Sports Centre and modifications to the access road will be completed before Christmas.

The new playground at Passmore Reserve has a nautical theme which complements the playground's proximity to the Manly Creek has recently been completed.

Work has commenced on the Brookvale Park Playground upgrade whilst consultation has begun for the redevelopment of Tania Park Playground in Balgowlah Heights, Crescent Road Playground in Newport and Berry Reserve Playground, Narrabeen.

Council has commenced the project to build a new street style skate park at Terrey Hills with a 'blast' by holding a pop-up skate event. This proved highly popular and was held to generate engagement with young people and the community in Terrey Hills. On ground works are expected to commence in February 2018 and intended to be completed prior to the Easter school holidays.

The three Tree Development Control Plans (DCP) for private tree control have been integrated into one. The harmonisation of the three (3) DCPs allows staff and community to have one set of private tree controls across the Northern Beaches.

Nutrient and foliage testing was carried out on the Norfolk Island Pines in the Manly CBD in August which determined the trees were generally in good condition and limited intervention is required.

### **PCYC Opening**

The new Northern Beaches Police Citizens Youth Club (PCYC) was officially opened on 11 August, 2017. Local schools, sporting organisations, VIPs and government representatives joined His Excellency General the Honourable David Hurley AC DSC (Ret'd) to officially open the new centre. The facility includes two multipurpose indoor courts, changing facilities, youth space, function rooms and office space. Guests enjoyed welcome speeches from His Excellency, PCYC CEO NSW, Dominic Teakle and government representatives while checking out the new facility.

## Performance Indicators

Metric	Target	Result
Assessment of Planning Proposals (measure from lodgment date to completion of Council report) <sup>(Q)</sup>	90 days	64 days
Class 1 and 10 housing approvals (development applications and complying development certificates) within 40 days <sup>(Q)</sup>	90%	64%
Mean turnaround time of development applications determined by independent panels <sup>(Q)</sup>	90 days	101 days
Mean turnaround time of development applications determined under delegation <sup>(Q)</sup>	50 days	63 days
No. of environmental compliance education and promotional activities delivered <sup>(Q)</sup>	No.	1
% of scheduled critical and high risk retail food premises inspections completed <sup>(Q)</sup>	100%	67%
% of scheduled critical and high risk public health inspections completed <sup>(Q)</sup>	100%	100%
Increase in availability of active open space <sup>(A)</sup>	These Indicators will be reported annually in June 2018	
% of Playgrounds that are inclusive and access <sup>(A)</sup>		
% of Buildings available for community usage <sup>(A)</sup>		
Generation of energy from Council's built assets <sup>(A)</sup>		

<sup>(Q)</sup> Reported Quarterly <sup>(A)</sup> Reported Annually

Note: Four performance indicators did not achieve the target this quarter:

- Class 1 and 10 housing approvals (development applications and complying development certificates) within 40 days – This is a stretch target set by Department of Premier and Cabinet. This relates to total number of 445 approvals (CDC and DA).
- Development applications determined under delegation - Systems and procedures in development assessment are continuing to be improved and overtime are expected to deliver efficiencies in processing times.
- Development applications determined by independent panels - 14 applications determined this quarter. The target was not met as one application was complex and took 159 days to determine.
- Food premises inspections – Inspections are not evenly distributed through out the year. The outstanding inspections from September Quarter will be completed in the December Quarter.

## Community and Belonging

### Northern Beaches Art Prize

The Northern Beaches Art Prize is an exceptional art competition held at the Creative Space, North Curl Curl. The Prize includes four categories including General, Small Sculpture, Waste to Art and Youth across two exhibitions.

This year there was an overwhelming response with over 800 entries in total, including over 500 artworks entered in the general category. Over 2,000 people viewed the Prize at the Creative Space and there was a total of \$28,000 in prizes and gifts on offer across the two exhibitions.

### Vietnam Veterans Day

Vietnam Veterans Day is held on 18 August to commemorate those who served our nation during the conflict in Vietnam and associated theatres, especially the men and women who paid the supreme sacrifice. In conjunction with the NSW National Servicemen's Association and Affiliates Inc., Sydney Northern Beaches Sub-Branch, Northern Beaches Council hosted a Vietnam Veterans' Day commemoration ceremony at Manly War Memorial, which was attended by approximately 500 people including many students from our local schools.

### Taste of the Beaches

The inaugural Taste of the Beaches was held on Sunday 27 August, at Winnererremy Bay, Mona Vale. Nestled on the Pittwater foreshore, the boutique festival presented gourmet delights from local restaurants, alongside the Mudgee Wine Region who provided an intimate cellar door experience together with our very own local craft beer brewers.

Over 5,000 visitors attended the event and were entertained with live music performances and children's activities.

### Manly Arts Festival

Celebrating 24 years of creativity and culture, the 2017 Manly Arts Festival ran from 8 September to 24 September and featured more than 70 attractions including indoor and outdoor exhibitions, open studios, concerts, talks, films and creative workshops.

A highlight of this year's festival was 'The Phantom Show', a free touring exhibition celebrating the immortal 1930s comic-book hero, and featuring works by Peter Kingston, Reg Mombassa, Dieter Lederwasch, Euan Macleod and Dick Frizzell among 40 other artists.

Manly Arts Festival began in 1994 and has grown into one of NSW's leading community-based arts festivals attracting over 15,000 visitors each year.

### Community Centres

Over 650 groups held a variety of activities across the 41 Northern Beaches Community Centres. These activities are for all age groups and include recreational, educational courses and social functions.

There were a total of 10,448 bookings for community centres from July - September, with over 250,000 people attending an activity at the community centres during this quarter.

### Oceanides - Sculpture

The "Oceanides" sculpture at Fairy Bower pool, dubbed the 'Sea Nymphs' by locals, was reinstalled on 6 September following a huge fundraising effort by the community, supported by Northern Beaches Council.

The Sea Nymphs is a local icon and representative of the importance of art and culture on the Northern Beaches.

The work was carried out by bronze foundry Australian Bronze at Manly's North Head.

### **Adolescent and Family Services**

The Youth and Family Counselling Service provides free and confidential support to young people aged between 12 and 18 and their families. The service is available to families that are experiencing a variety of difficulties including relationship breakdown, mental health and drug and alcohol issues and school/work difficulties.

During the quarter 52 parents and 26 teens accessed the service for a total of 470 sessions.

### **Manly Meals on Wheels**

Manly Meals on Wheels delivered 4,402 meals to clients in their homes during the quarter.

Community lunches aimed at reducing social isolation were held in Seaforth (monthly), St Mathews Church (weekly) and Manly Seniors Citizen Centre (weekly) with 460 lunches served.

Five social outings were held with 50 community members attending and 6 shopping services to Warringah Mall with 37 people participating.

### **Youth Events**

24/7 Youth Film Festival was run in partnership with Mosman Council. Teams of young people were challenged to create a seven minute film in just 24 hours with a range of locations, phrases and items needing to be included in the film. 64 young people entered the competition.

350 people attended the associated events – including a Launch Day Event, two screenings and the Final and Awards Night.

### **GLAM (Gays and Lesbians at Manly)**

LGBTIQA Social Support Group for young people 12 - 24yrs held 7 meetings during the July to September quarter, with 77 young people attending. This group meets fortnightly to socialise and receive support and advice from their peers, Council's Youth Development Officers and local youth services.

### **Friday Night Lights**

These free skate nights are held in partnership with local skate provider Skater HQ.

Two events ran this quarter at Mona Vale and Manly Vale and had 300 people in attendance, with more planned for later in the year. These events provide a positive, healthy drug and alcohol free outdoor activity for young people to socialise and learn new skills.

### **DAMN AM Skate Series**

International skate event held in partnership with DAMN AM skate promoter at Mona Vale Skate Park. Council supported this event as part of the Merger Savings Fund program.

The event received worldwide live coverage with 100 people competing and over 2,000 spectators watching some of the world's best skaters compete.

### **Terrey Hills Pop Up Skate Event**

The Merger Savings Fund will see a new skatepark being built in the Terry Hills area. As part of the public consultation phase of this project a 'Pop Up' skate day was held at the local outdoor basketball court with mobile ramps and coaches being provided. Local skaters were consulted on what they wanted the future skate facility to look like.

### **Creative Space Exhibitions**

In addition to the Northern Beaches Art Prize, there were five local artists who held exhibitions at the Creative Space in North Curl Curl during the July to September quarter:

- Midori Furze & Mayu Kataoka
- *Tropical Waters* - Stephanie Elizabeth & *Open Mind*- ALW Clarke
- *Paper, Panel, Pot* - Eunice McAllister, Petra Pinn, Bill Gray
- *Out of the Blue* - The Beach School
- *The Bridge, The Crowd, The Beach and The Ferry* - David Wiggs

### **Artists Development**

Various activities and workshops were held to network, inform and educate local artists and artisans. These included:

- AIR Exhibition Artists Call-Out – 79 applications received for upcoming exhibition
- AIR Exhibition - Meet the artists networking and briefing 25 artists attended
- Information night – ‘How to have an exhibition at the Creative Space’ 30 artists attended
- ‘RESIDENCIES: why they’re awesome and how to score one’ - artist panel talk at Eramboo Artist Environment 35 people attended.

### **Aged, Disability, Community Events**

The Disability e-newsletter was distributed every three weeks to a total of 6,000 recipients. These newsletters provide a comprehensive listing of events, activities, information and programs for people with disability, their carers and families across the northern Sydney region.

Council is running a series of workshops and meetings to keep the community informed around the National Disability Insurance Scheme (NDIS). An Early Childhood Early Intervention NDIS meeting held this quarter involved 15 families plus service providers to learn how the NDIS will impact them. These workshops are funded by a grant from Family and Community Services (FaCS).

### **Childrens’ Services**

Childrens’ Services offers a range of quality education and care services for children aged 0 to 12 years including long day care, preschool, family day care, occasional care and vacation care.

Council continued its long day care and preschool services this quarter, offering long day care and preschool positions filled by over 830 children aged 6 weeks to 5 years. Family day care has continued to grow with the family day care team currently supporting 60 staff that provides early childhood care and education in their homes. These Educators provide care for over 389 children.

Council services have continued to support families within the community. There has been a regular number of children with additional needs or socio-disadvantaged children attending long day care, family day care, pre-school, occasional care and vacation care with a current total of 58 children using the services. This represents 41 children who have additional needs and 17 children who have a disadvantaged background.

## Glen St Theatre

Critically acclaimed works *Stones in his Pockets*, *The Dapto Chaser* and *Nosferatutu* provided accessible, high quality professional theatre for the community to enjoy.

Over 4,000 excitable children caught a big one with *We're Going on a Bear Hunt*, thoroughly engaging and inspiring families, schools and childcare groups.

Independent producers hired the theatre to stage the well-received musical shows *Cash Up Front*, *Seussical the Musical* and *HONK*, while school groups included Oxford Falls Grammar, Brigidine College, Conlan College and Asquith Girls' High School.

Our musical concert series catered to seniors with *A Popular Opera* and The Hollywood Palace Series screening of *Meet Me in St Louis*, and *House With No Steps* performed their much-anticipated annual *House Idol*.

Glen Street Theatre hosted three citizenship ceremonies between July to September, with a total of 389 new citizens receiving their citizenship certificate in front of family and friends.

## Libraries

At the end of September, there were 176,705 members across the library service. Of this number 67% live within the local government area of the Northern Beaches, which is above the State Library standards of excellence in terms of library memberships within a local government area.

There were 381,577 loans of physical library items and 27,782 eLoans over the quarter.

Library service delivered 506 programs with 12,352 community members participating. School visits by library staff and school holiday programs were well attended as were the regular pre-school Storytime sessions. For adults, the Library hosted three author talks and regular tech-up sessions to master eBooks. Sessions to learn about family history online resources were also conducted along with supporting social groups for conversing in languages other than English and knitting. The young writers' competition was the highlight program for the quarter.

## Young Writers Competition

More than 430 Northern Beaches students from Kindergarten to Year 12 answered the call from Northern Beaches Council to write an original story including the theme words 'Upside Down' for the libraries' annual Young Writers' Competition.

Use of the theme words resulted in imaginative stories running the gamut from upside down countries, birthday parties and faces, to plots involving handstands, gravity, skateboarding, war, bank robberies and cockroach chases.

Twenty four finalists representing 13 local schools attended an awards ceremony on 18 September where judges, including authors Jacqueline Harvey, Oliver Phommovanh and Will Kostakis, announced the winners.

Six age categories were presented with an award at a prestigious ceremony in September and had their stories published in an eBook to be included in the collections of Northern Beaches Council Library and the National Library of Australia.



## Performance Indicators

Metric	Target	Result
No. of community events held <sup>(Q)</sup>	No.	13
% increase in library visits <sup>(A)</sup>	These Indicators will be reported annually in June 2018	
No. of children attending child care programs (FDC, LGDC, Vac Care, & PreSchool) <sup>(A)</sup>		

(Q) Reported Quarterly (A) Reported Annually

## Vibrant Local Economy

### Economic Development and Tourism Direction Paper

Council's Economic Development and Tourism Strategic Reference Group (SRG) finalised the *Economic Development and Tourism Direction Paper* in July 2017 and this was reported to the Council Meeting in August 2017. This Direction Paper will inform planning for economic development of the region.

### Easy to do Business Program

Council has continued to partner with ServiceNSW to pilot its 'Easy to do Business' program which aims to streamline the application process for new or expanding restaurants, cafes and small bars across the Northern Beaches. By September 2017, 24 local businesses had signed up to the pilot with three businesses successfully completing their application through this program.

### Manly Destination Management Plan

Work has been continuing with Manly Chamber of Commerce to finalise the Manly Destination Management Plan to support the sustainable growth of the visitor economy for Manly town centre and surrounds.

### Compliance and Certification (Environmental Compliance)

The Environmental Health team continued to respond to community requests regarding noise, water, food safety and public health this quarter.

The Building Control team continued to respond to community requests, relating to illegal building works and illegal land use and also provided certification services this quarter.

The Rangers team continued to respond to community requests, relating to pollution matters, barking dogs, illegal trailers and abandoned vehicles, seven days per week and outside normal business hours.

### Dee Why Town Centre

The Dee Why Town Centre parking opened in August and has delivered 348 car parks across three levels as well as the Police Citizens Youth Club (PCYC) and community space.

The design of Dee Why Town Centre Phase One streetscapes upgrades are progressing well with detailed design currently being finalised as well as tender documentation for the Pittwater Road west side (Redman Road to Sturdee Parade). Works are on track to commence late November/early December 2017 and consultation with adjoining businesses will commence in September.

Landscaping and civil work designs are progressing well for Pittwater Road east side (Oaks Avenue and Howard Avenue) streetscapes and work has commenced with Transport for NSW to coordinate the design of the B-line bus works.

### **Redman Road Plaza, Dee Why**

Northern Beaches Council is improving Dee Why Town Centre through the implementation of Council's award winning Dee Why Town Centre Masterplan 2013.

As part of the revitalisation, Redman Road Plaza was identified as a key site which could provide the community with a greener, more open space, activating and bringing life to the western side of Pittwater Road. During the period (July to September) paving works have been progressing as well as electrical upgrades to remove overhead poles and wires. The footings for the catenary lighting feature have been poured and the installation of pipes and jets for the new water feature has commenced.

### **Balgowlah Plaza**

The revitalisation of Balgowlah Plaza will create an improved public area that is safe, and offers a friendly public space for the local community within the Balgowlah shopping precinct along Sydney Road. The project covering an area of approximately 560 square metres, will provide improved pavements, street furniture, lighting, useable public spaces for social interaction, events, stalls, retail pop-ups, gardens and tree planting.

### **Manly Laneways**

Whistler Street and Central Avenue are the next stage to the Manly CBD upgrade works, with works already completed in The Corso, Raglan Street, Sydney Road, Henrietta Lane and Manly Plaza.

The works on Whistler Street and Central Avenue consist of streetscape upgrades, paving and new street furniture to alleviate pedestrian pinch points on pathways. These works form part of the "Manly 2015 Masterplan" and will provide improvements and upgrades to the paved pedestrian areas within the precinct. Works are progressing ahead of schedule and are due to be completed in October.

### **Brookvale Masterplan**

Council released a draft masterplan for Brookvale; the plan is on public exhibition until 20 November 2017. The Brookvale Structure Plan provides the strategic land use planning framework for Brookvale for the next 20 years. It will guide future development while protecting employment lands and managing housing diversity and affordability. It includes consideration of traffic, transport, environmental, economic and social issues, to ensure that Brookvale can function as a vibrant, sustainable employment focused centre.

### **Meet Your Street Program**

Getting to know your neighbours can help build a friendly, safe community. Thirteen Meet Your Street applications have been received by Council for events in December 2017. The program will be advertised from late October on Council's website to encourage additional neighbourhood events.

## **Transport, Infrastructure and Connectivity**

### **Transport and Civil Infrastructure**

Major infrastructure projects for kerb and gutter, footpaths, road resheeting and car park facilities are being planned, scoped and are undergoing procurement processes for the 2017/18 financial year.

The MacPherson Street bridge construction is progressing on schedule and is expected to be completed in December 2017. A pedestrian refuge has also been constructed at Oliver Way, Mona Vale.

The Kingsway Car Park in Dee Why (connected to the PCYC) opened officially to the public on 11 August. Since then over 10,000 customers have used the car park. Over 321,500 customers have visited the Council operated car parks in Manly since 1 July 2017.

The B-line delivery project is on schedule and the first service will commence during November 2017. The infrastructure works will continue throughout the year. Connectivity works are being delivered by Council as part of the project and are proceeding according to the agreed timeline.

The delivery of active travel projects underway across the Northern Beaches in accordance with existing active travel strategies. Recent improvements include dock less bike sharing in the Manly area; cycle parking hoops, stencils and way finding signs; and path and kerb upgrades.

NSW Bike Week was delivered across the Northern Beaches at various events including at Avalon, Manly, Bilarong Reserve and Middle Creek. Council is also preparing projects to be considered through the 2018/19 Roads and Maritime Services active transport grants program.

### Hop Skip Jump Bus

The popular Hop Skip and Jump bus service provided free transport to 78,094 passengers during the quarter.

The Hop, Skip and Jump service commenced in 2006 and is a free sustainable transport initiative that encourages people out of their cars and into the community on a convenient, friendly bus system.

The service operates seven days per week throughout Manly and its surrounding suburbs. The aim of the service is to relieve local traffic congestion, ease the strain of parking and provide freedom for people that don't have a car or have limited mobility.

The service is also a social connector with the purpose to reduce social isolation particularly for seniors and provides an opportunity for community members to access the community and connect with other people.

### Church Point Upgrade

The upgrade of Church Point reached a significant milestone, with the official opening of the new timber boardwalk and realigned McCarrs Creek Road on 4 September.

This \$10 million upgrade is on track to deliver a new and improved amenity as well as a much-needed parking solution for offshore residents. The next stage involves construction of the 120 space car park and new boardwalk around the Waterfront Café and General Store to create an uninterrupted connection though to Mona Vale. The next stage of the project is due to be completed by early 2018.

### Performance Indicators

Metric	Result
% of road pavement in good or better condition <sup>(A)</sup>	These Indicators will be reported annually in June 2018
% of capital works delivered <sup>(A)</sup>	
% growth in active travel network (Footpath/Shared/Cycleway) <sup>(A)</sup>	

(A) Reported Annually

## Good Governance

### Local Government Elections

The Local Government Elections were held on 9 September 2017. The following Councillors were elected for a term of 3 years until September 2020.

Curl Curl Ward – Councillors Michael Regan, David Walton, Natalie Warren  
Frenchs Forest Ward – Councillors Roslyn Harrison, Penny Philpott, Stuart Sprott  
Manly Ward – Councillors Candy Bingham, Sarah Grattan, Pat Daley  
Narrabeen Ward – Councillors Sue Heins, Rory Amon, Vincent De Luca  
Pittwater – Councillors Kylie Ferguson, Ian White, Alex McTaggart

The first Council Meeting on 26 September Michael Regan was elected Mayor (2 year term) and Candy Bingham Deputy Mayor (1 year term).

The Councillor Induction Program has been progressing well, and is into its third week. The Councillors have attended the following events:

- Councillor Welcome & Induction 19 September
- Councillor Inauguration Ceremony 21 September
- Councillor Practice Meeting 25 September
- First Council Meeting - Election of the Mayor and Deputy Mayor 26 September

The Councillors Induction program will continue throughout the year, with various induction and training events provided.

### Governance Policies

A comprehensive project has been underway to review, update and harmonise the policies of the three former councils (Manly, Pittwater and Warringah). As a result 20 new policies have been adopted by Council, replacing 35 previous policies, as well as revoking 48 policies that are no longer relevant to Northern Beaches Council.

### Customer Service

Northern Beaches Council has received national recognition for the quality of our customer service by being named a finalist in three categories of the 2017 National Local Government Customer Service Network Awards which will be announced on 25 October 2017.

Council is a finalist in the categories of Team of the Year, Customer Experience and Customer Service Strategy.

A new Customer Relationship Management system was launched this quarter. It allows the community to report an issue to Council anytime via an online portal or mobile device. Customers who register are also able to track their reported issues, ensuring better transparency and the best possible customer service.

### Development Assessment

To simplify and streamline development approvals Council has unified its Development Assessment services in a move to significantly improve the customer experience and reduce processing times for development applications.

The Development Application Management Policy and the Development Control Plan (DCP) in relation to public consultation have been aligned, which means that Northern Beaches residents can expect clarity and consistency in the handling of their development applications.

The updated Development Application Management Policy encourages pre-lodgement consultation and offers clear, succinct guidelines for successful development applications.

Council's amended DCP came into effect on 8 July and provides one consolidated set of controls that apply to the exhibition, advertisement, notification and handling of submissions for development applications.

Council has also reviewed determination procedures for development applications, resulting in a simplified system.

Development applications are referred to one of three determination bodies based on standardised criteria which include cost of works and objections received:

- Complex applications will be referred (monthly) to a single external body: the Northern Beaches Independent Assessment Panel (NBIAP).
- Less contentious applications will be referred (fortnightly) to a single internal body: the Development Determination Panel (DDP).
- Straightforward applications will be determined by a Development Assessment Manager.

For the period of July to September the Development Assessments team received 526 new development applications, 178 modifications of consent and held 82 formal pre lodgment meetings.

### Performance Indicators

Metric	Target	Result
Satisfaction with the customer service centre <sup>(Q)</sup>	75%	81.75%
Correspondence replied to within 5 working days <sup>(Q)</sup>	80%	76%
% customers requests transacted on line <sup>(A)</sup>	These Indicators will be reported annually in June 2018	
Overall financial performance meets annual statutory benchmarks <sup>(A)</sup>		

(Q) Reported Quarterly (A) Reported Annually

Note: The performance indicator for correspondence replied did not achieve the target. Some 19,338 items of correspondence were received this quarter. 76% of correspondence was replied to within 5 working days. This is a new metric for the organisation and the target compares favourably to the 10 day turn around of City of Sydney and many other councils.

### Participation and Partnerships

#### Northern Beaches Bushcare

Nearly 2,000 hours were contributed by over 200 volunteers across 51 sites on the Northern Beaches this reporting period. Other volunteer environmental projects included Friends of Cabbage Tree Bay activities, tree planting and Manly Dam Community Nursery activities, contributing a further 1,055 volunteer hours. Together, that's a massive 500 volunteers giving 3,000 hours of their time to protect the environment on the Northern Beaches.

#### Community Engagement

This quarter the final meetings of the Implementation Advisory Group and Local Representation Committee were held. These groups worked with their appointed interim Strategic Reference Groups to prepare strategic documents to assist the newly elected Council. The new Council held its first meeting on Tuesday 26 September to elect the first Mayor and Deputy Mayor.

The community was consulted on a broad range of projects this quarter including the following key projects:

- Connecting Northern Beaches – North Curl Curl and Turimetta
- Palm Beach South Masterplan
- The Draft Policy for Compliance and Enforcement
- Mona Vale Cemetery Conservation Management Plan
- The Event Management Strategy
- Glen Street Open Space Masterplan
- Manly Dam Play Place
- The Complaints Management Policy
- Newport Surf Life Saving Club Proposed Building Extensions
- The Cultural Space
- Terrey Hills Skate Park

In total, 45 engagement events (including meetings, workshops and drop in sessions) were held during the quarter with 1,354 community members engaged. In addition, 255 surveys were completed as part of the Event Management Strategy.

The following project working group meetings were also held during the quarter:

- Long Reef Surf Club
- Mona Vale Surf Club
- Pittwater Road Conservation Area

Membership of the Community Engagement Register (CER) grew by 132 contacts in the quarter.

### Community Strategic Plan

The Northern Beaches Draft Community Strategic Plan (CSP) – Shape 2028 was endorsed by Council on 27 June 2017 for further exhibition (Stage 3) and input to Council’s future Delivery Program.

The Community Strategic Plan (CSP) is open for public exhibition before it is adopted by the new Council. A series of workshops are planned to help validate the CSP and start thinking about priorities for what Council can focus on over the next three years in the Delivery Program 2018-2021.

There will also be an opportunity to meet some of the newly elected Councillors who will be listening carefully to what is important to you.

### Performance Indicators

Metric	Target	Result
No. of volunteers who actively participate in ongoing volunteer programs each quarter <sup>(Q)</sup>	No.	3,000

(Q) Reported Quarterly

<b>ITEM 7.2</b>	<b>MONTHLY INVESTMENT REPORT - OCTOBER 2017</b>
<b>REPORTING MANAGER</b>	<b>CHIEF FINANCIAL OFFICER</b>
<b>TRIM FILE REF</b>	<b>2017/455049</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To provide a report setting out details of all money that Council has invested under section 625 of the *Local Government Act 1993*.

### SUMMARY

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

The report must also include certification as to whether or not the investments have been made in accordance with the Act, the Regulations and Council's Investment Policy.

The Investment Report shows that Council has total cash and investments of \$211,440,341 comprising:

- Trading Accounts           \$4,969,975
- Investments                 \$206,470,366

Performance over the period from 1 July 2017 to date was strong having exceeded the benchmark: 2.73%pa vs. 1.77%pa.

### Certification – Responsible Accounting Officer

I hereby certify that the investments listed in the attached reports have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government (General) Regulation 2005 and existing Investment Policies.

### FINANCIAL CONSIDERATION

Actual investment income for the period from 1 July 2017 to date was \$1,768,162 compared to budgeted income of \$1,667,400, a positive variance of \$100,762.

### POLICY CONSIDERATION

The investment strategy was reviewed by our Investment Advisors Laminar Capital Pty Ltd in August 2017. They confirmed that Council's investment portfolio is prudently managed and consists of assets appropriate for a Local Government entity and fully comply with legislation and Investment Policy limits.

### SOCIAL CONSIDERATION

Nil

### ENVIRONMENTAL CONSIDERATION

Nil

**RECOMMENDATION OF CHIEF EXECUTIVE OFFICER**

That Council receive and note the Investment Report as at 31 October 2017, including the certification by the Responsible Accounting Officer.

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**REPORT**

**INVESTMENT BALANCES**

<b>INVESTMENT BALANCES</b>				
As at 31-Oct-2017				
<b>INSTITUTION</b>	<b>RATING</b>	<b>AMOUNT \$</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>
<b>Trading Accounts</b>				
Commonwealth Bank of Australia Ltd	A1+	2,637,703		1.35%
Commonwealth Bank of Australia Ltd	A1+	468,879		1.35%
Commonwealth Bank of Australia Ltd	A1+	32,503		0.40%
National Australia Bank Ltd	A1+	451,909		1.50%
		<u>3,590,994</u>		
<b>At Call Accounts</b>				
Commonwealth Bank of Australia Ltd	A1+	1,253,595	At Call	1.85%
Commonwealth Bank of Australia Ltd	A1+	1,957,930	At Call	1.85%
AMP Bank Ltd	A1	1,151,964	At Call	2.05%
National Australia Bank Ltd	A1+	1,700,000	At Call	2.00%
		<u>6,063,489</u>		
<b>Mortgage Backed Securities</b>				
Weighted Avg Life *				
Emerald Series 2006-1 Class A	AAA	919,644	21-Aug-51	2.140%
		<u>919,644</u>		
<b>Term Deposits</b>				
Bank of Queensland Ltd	A2	1,000,000	01-Nov-17	2.75%
Bank of Queensland Ltd	A2	2,000,000	03-Nov-17	2.60%
Beyond Bank Australia Ltd	A2	1,000,000	06-Nov-17	2.70%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	07-Nov-17	2.65%
Members Equity Bank Ltd	A2	2,000,000	07-Nov-17	2.70%
Qudos Mutual Ltd t/as Qudos Bank	A3	1,000,000	09-Nov-17	2.70%
Beyond Bank Australia Ltd	A2	1,000,000	10-Nov-17	2.75%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	14-Nov-17	2.64%
Suncorp Bank	A1	3,000,000	14-Nov-17	2.60%
Beyond Bank Australia Ltd	A2	2,000,000	16-Nov-17	2.75%
Members Equity Bank Ltd	A2	2,000,000	21-Nov-17	2.70%
Beyond Bank Australia Ltd	A2	2,000,000	23-Nov-17	2.70%
Beyond Bank Australia Ltd	A2	1,000,000	04-Dec-17	2.70%
Members Equity Bank Ltd	A2	2,000,000	05-Dec-17	2.65%
Beyond Bank Australia Ltd	A2	2,000,000	05-Dec-17	2.70%
Commonwealth Bank of Australia Ltd	A1+	500,000	08-Dec-17	2.68%
Qudos Mutual Ltd t/as Qudos Bank	A3	1,000,000	08-Dec-17	2.70%
Beyond Bank Australia Ltd	A2	1,000,000	11-Dec-17	2.75%
Members Equity Bank Ltd	A2	2,000,000	12-Dec-17	2.70%
Members Equity Bank Ltd	A2	2,000,000	12-Dec-17	2.70%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	15-Dec-17	2.67%
Defence Bank Ltd	A2	1,000,000	18-Dec-17	2.77%
Members Equity Bank Ltd	A2	1,000,000	19-Dec-17	2.65%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	20-Dec-17	2.80%
Members Equity Bank Ltd	A2	2,000,000	20-Dec-17	2.70%
Members Equity Bank Ltd	A2	2,000,000	02-Jan-18	2.70%
Members Equity Bank Ltd	A2	1,000,000	02-Jan-18	2.55%
National Australia Bank Ltd	A1+	2,000,000	02-Jan-18	2.55%
Beyond Bank Australia Ltd	A2	2,000,000	04-Jan-18	2.75%
Qudos Mutual Ltd t/as Qudos Bank	A3	1,000,000	08-Jan-18	2.70%

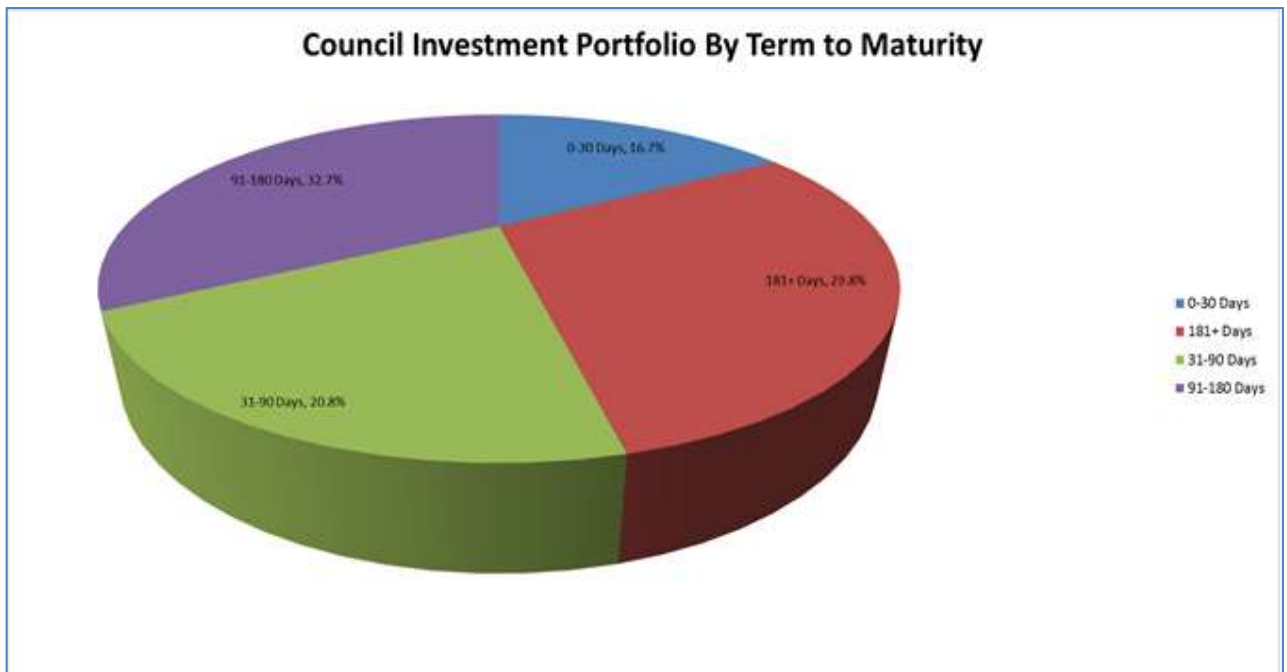
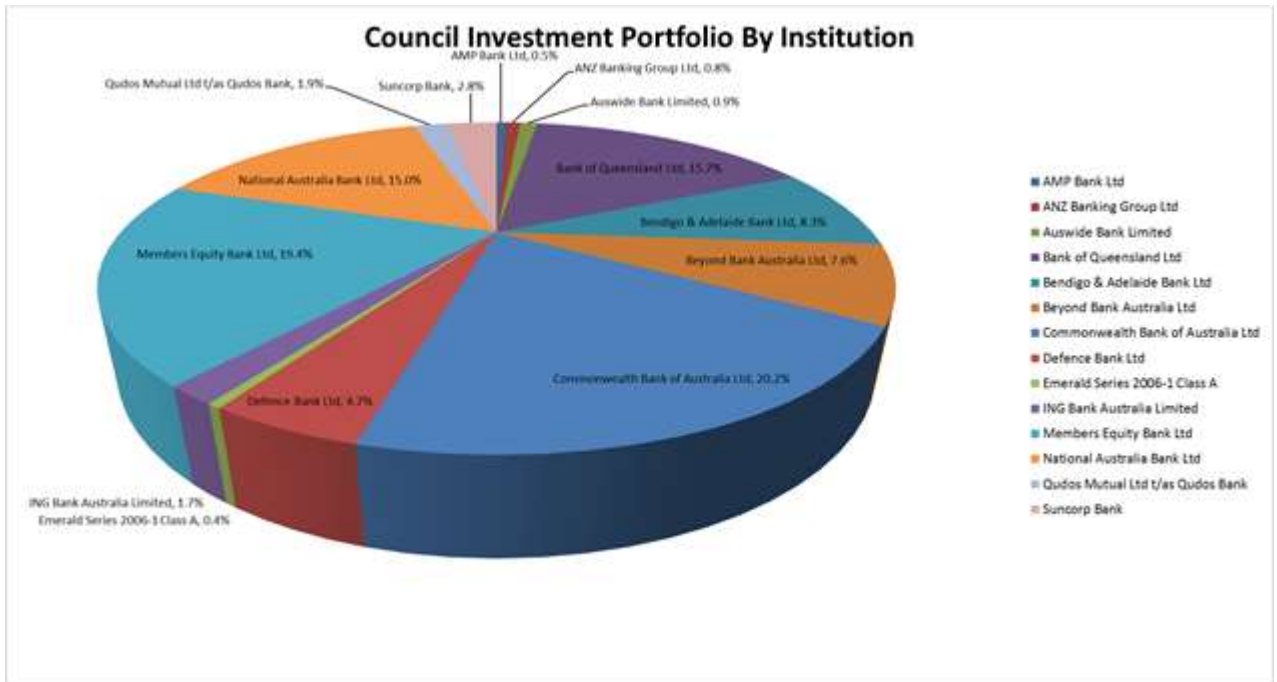
<b>INVESTMENT BALANCES</b>				
As at 31-Oct-2017				
<b>INSTITUTION</b>	<b>RATING</b>	<b>AMOUNT \$</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>
<b>Term Deposits (continued)</b>				
Beyond Bank Australia Ltd	A2	2,000,000	09-Jan-18	2.75%
Members Equity Bank Ltd	A2	1,000,000	11-Jan-18	2.70%
Members Equity Bank Ltd	A2	2,000,000	17-Jan-18	2.65%
Suncorp Bank	A1	1,000,000	23-Jan-18	2.65%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	25-Jan-18	2.80%
Beyond Bank Australia Ltd	A2	1,000,000	29-Jan-18	2.75%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	31-Jan-18	2.80%
Bank of Queensland Ltd	A2	2,000,000	01-Feb-18	2.60%
Members Equity Bank Ltd	A2	2,000,000	01-Feb-18	2.55%
Bendigo & Adelaide Bank Ltd	A2	2,000,000	06-Feb-18	2.80%
Qudos Mutual Ltd t/as Qudos Bank	A3	1,000,000	08-Feb-18	2.70%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	13-Feb-18	2.80%
Bank of Queensland Ltd	A2	3,000,000	13-Feb-18	2.60%
Bank of Queensland Ltd	A2	2,000,000	15-Feb-18	2.60%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	20-Feb-18	2.72%
Bank of Queensland Ltd	A2	1,000,000	20-Feb-18	2.65%
National Australia Bank Ltd	A1+	2,000,000	22-Feb-18	2.55%
National Australia Bank Ltd	A1+	2,000,000	22-Feb-18	2.54%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	27-Feb-18	2.68%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	02-Mar-18	2.65%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	06-Mar-18	2.73%
National Australia Bank Ltd	A1+	2,000,000	08-Mar-18	2.55%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	13-Mar-18	2.72%
Suncorp Bank	A1	2,000,000	13-Mar-18	2.55%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	16-Mar-18	2.71%
Bank of Queensland Ltd	A2	3,000,000	20-Mar-18	2.60%
National Australia Bank Ltd	A1+	2,000,000	22-Mar-18	2.55%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	27-Mar-18	2.68%
National Australia Bank Ltd	A1+	2,000,000	27-Mar-18	2.55%
Beyond Bank Australia Ltd	A2	1,000,000	29-Mar-18	2.75%
National Australia Bank Ltd	A1+	2,000,000	29-Mar-18	2.54%
Bank of Queensland Ltd	A2	2,000,000	03-Apr-18	2.60%
National Australia Bank Ltd	A1+	2,000,000	05-Apr-18	2.55%
National Australia Bank Ltd	A1+	2,000,000	10-Apr-18	2.56%
Bank of Queensland Ltd	A2	2,000,000	12-Apr-18	2.60%
Bank of Queensland Ltd	A2	1,000,000	17-Apr-18	2.65%
National Australia Bank Ltd	A1+	1,000,000	17-Apr-18	2.57%
National Australia Bank Ltd	A1+	2,000,000	19-Apr-18	2.55%
Bank of Queensland Ltd	A2	1,000,000	19-Apr-18	2.60%
Bank of Queensland Ltd	A2	2,000,000	23-Apr-18	2.65%
National Australia Bank Ltd	A1+	2,000,000	26-Apr-18	2.55%
Bank of Queensland Ltd	A2	3,000,000	26-Apr-18	2.60%
Members Equity Bank Ltd	A2	2,000,000	01-May-18	2.65%
National Australia Bank Ltd	A1+	2,000,000	03-May-18	2.55%
Members Equity Bank Ltd	A2	2,000,000	08-May-18	2.65%
Members Equity Bank Ltd	A2	1,000,000	15-May-18	2.75%
Defence Bank Ltd	A2	2,000,000	15-May-18	2.80%
Members Equity Bank Ltd	A2	1,000,000	15-May-18	2.65%
Defence Bank Ltd	A2	2,000,000	22-May-18	2.80%

<b>INVESTMENT BALANCES</b>				
As at 31-Oct-2017				
<b>INSTITUTION</b>	<b>RATING</b>	<b>AMOUNT \$</b>	<b>MATURITY DATE</b>	<b>INTEREST RATE</b>
<b>Term Deposits (continued)</b>				
Members Equity Bank Ltd	A2	1,000,000	24-May-18	2.65%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	29-May-18	2.54%
National Australia Bank Ltd	A1+	2,000,000	29-May-18	2.55%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	05-Jun-18	2.60%
National Australia Bank Ltd	A1+	2,000,000	07-Jun-18	2.57%
Members Equity Bank Ltd	A2	2,000,000	12-Jun-18	2.65%
Members Equity Bank Ltd	A2	1,000,000	12-Jun-18	2.65%
Bank of Queensland Ltd	A2	2,000,000	14-Jun-18	2.60%
Bank of Queensland Ltd	A2	1,000,000	19-Jun-18	2.60%
Members Equity Bank Ltd	A2	1,000,000	21-Jun-18	2.65%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	26-Jun-18	2.80%
Bank of Queensland Ltd	A2	1,000,000	26-Jun-18	2.60%
Members Equity Bank Ltd	A2	2,000,000	28-Jun-18	2.60%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	29-Jun-18	2.75%
Members Equity Bank Ltd	A2	2,000,000	29-Jun-18	2.65%
Bank of Queensland Ltd	A2	719,877	10-Jul-18	2.70%
Members Equity Bank Ltd	A2	1,000,000	17-Jul-18	2.65%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	24-Jul-18	2.70%
ING Bank Australia Limited	A2	1,000,000	24-Jul-18	2.70%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	26-Jul-18	2.59%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	31-Jul-18	2.55%
Defence Bank Ltd	A2	1,000,000	31-Jul-18	2.70%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	02-Aug-18	2.59%
Bank of Queensland Ltd	A2	2,000,000	07-Aug-18	2.70%
Members Equity Bank Ltd	A2	1,000,000	14-Aug-18	2.65%
Members Equity Bank Ltd	A2	1,000,000	28-Aug-18	2.65%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	28-Aug-18	2.61%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	04-Sep-18	2.60%
Bendigo & Adelaide Bank Ltd	A2	2,000,000	11-Sep-18	2.65%
ING Bank Australia Limited	A1	1,000,000	18-Sep-18	2.65%
Commonwealth Bank of Australia Ltd	A1+	1,000,000	27-Sep-18	2.63%
Auswide Bank Limited	A3	2,000,000	09-Oct-18	2.67%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	16-Oct-18	2.65%
Defence Bank Ltd	A2	2,000,000	30-Oct-18	2.75%
		<b>172,219,877</b>		

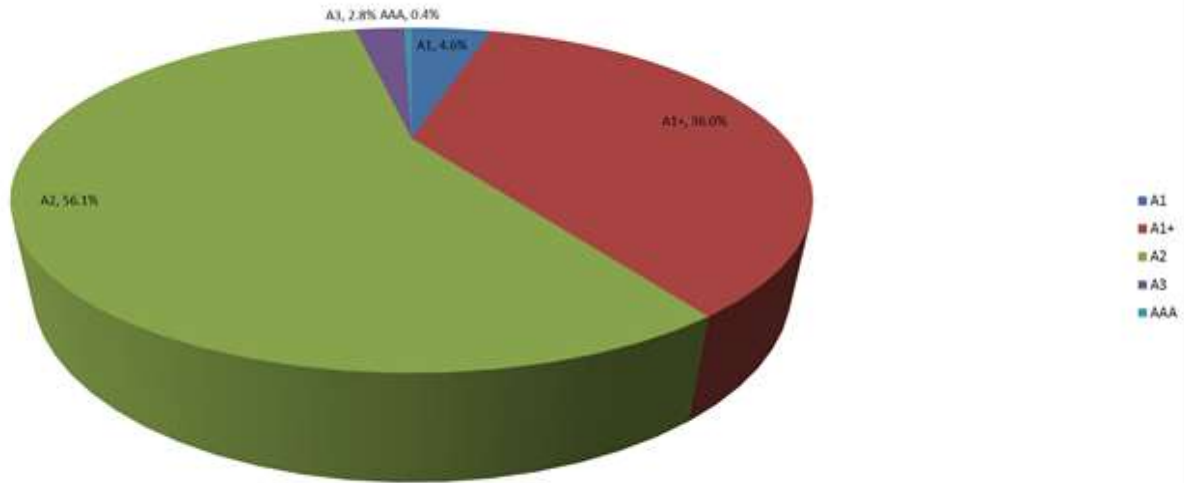
<b>INVESTMENT BALANCES</b>				
As at 31-Oct-2017				
INSTITUTION	RATING	AMOUNT \$	MATURITY DATE	INTEREST RATE
<b>Kimbriki Environmental Enterprises Pty Ltd</b>				
<b>Trading Accounts</b>				
Commonwealth Bank of Australia Ltd	A1+	1,378,981		0.90%
		<b>1,378,981</b>		
<b>At Call Accounts</b>				
Commonwealth Bank of Australia Ltd	A1+	3,000,000	At Call	1.45%
Commonwealth Bank of Australia Ltd	A1+	822,870	At Call	1.45%
		<b>3,822,870</b>		
<b>Term Deposits</b>				
Commonwealth Bank of Australia Ltd	A1+	1,000,000	15-Jan-18	2.35%
Commonwealth Bank of Australia Ltd	A1+	5,744,486	27-Apr-18	2.40%
		<b>6,744,486</b>		
<b>New Council Implementation Fund</b>				
<b>Term Deposits</b>				
National Australia Bank Ltd	A1+	500,000	19-Dec-17	2.51%
Members Equity Bank Ltd	A2	1,000,000	15-Jan-18	2.70%
ING Bank Australia Limited	A1	900,000	20-Sep-18	2.65%
		<b>2,400,000</b>		
<b>Stronger Communities Fund</b>				
<b>Term Deposits</b>				
Bank of Queensland Ltd	A2	500,000	13-Nov-17	2.65%
Bendigo & Adelaide Bank Ltd	A2	2,000,000	18-Dec-17	3.00%
Defence Bank Ltd	A2	1,000,000	18-Dec-17	2.77%
Commonwealth Bank of Australia Ltd	A1+	2,000,000	19-Dec-17	2.66%
Bendigo & Adelaide Bank Ltd	A2	2,000,000	17-Jan-18	3.00%
Members Equity Bank Ltd	A2	1,000,000	17-Jan-18	2.70%
ANZ Banking Group Ltd	A1+	1,000,000	15-Feb-18	2.50%
Bendigo & Adelaide Bank Ltd	A2	1,000,000	16-Feb-18	3.00%
Bendigo & Adelaide Bank Ltd	A2	500,000	13-Apr-18	2.70%
Bank of Queensland Ltd	A2	900,000	17-May-18	2.60%
Defence Bank Ltd	A2	1,000,000	12-Jun-18	2.85%
ANZ Banking Group Ltd	A1+	750,000	15-Aug-18	2.55%
ING Bank Australia Limited	A1	650,000	13-Sep-18	2.65%
		<b>14,300,000</b>		
<b>Total Cash and Investments</b>		<b>211,440,341</b>		

\* Weighted Average Life is the anticipated date of repayment of Council's full principal in mortgage backed securities based upon the expected repayment of a critical balance of underlying mortgages. It is calculated by professional actuaries and its use is market convention for securities such as these. Council's investment policy recognises Weighted Average Life dates as appropriate maturity dates for these securities.

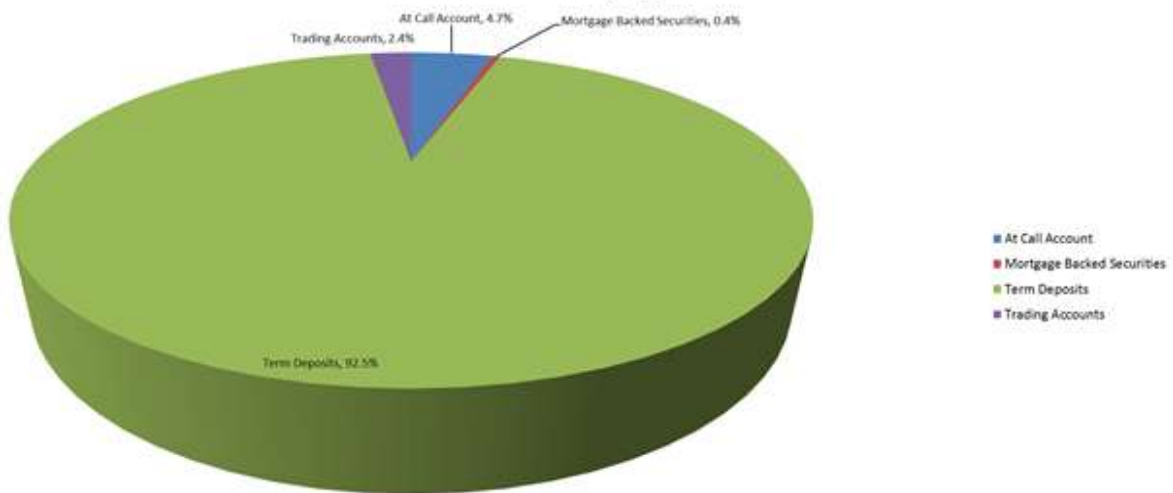
**PORTFOLIO ANALYSIS**



**Council Investment Portfolio By Institution Rating**



**Council Investment Portfolio By Type of Investment**



**INVESTMENT PERFORMANCE VS. BENCHMARK**

	<b>Investment Portfolio Return (%pa)*</b>	<b>Benchmark: Bloomberg AusBond Bank Bill Index</b>	<b>Benchmark: 11am Cash Rate **</b>
1 Month	2.71%	1.76%	1.50%
3 Months	2.72%	1.76%	1.50%
6 Months	2.71%	1.79%	1.50%
FYTD	2.73%	1.77%	1.50%
12 Months	2.75%	1.90%	1.50%

\* Excludes trading account balances

\*\* This benchmark relates to Cash Fund holdings

**MONTHLY INVESTMENT INCOME\* VS. BUDGET**

	<b>31 Oct 17 \$</b>	<b>Year to Date \$</b>
Investment Income	457,844	1,755,335
Adjustment for Fair Value	(9)	12,827
Total Investment Income	457,835	1,768,162
Budgeted Income	388,500	1,667,400

\*Includes all cash and investment holdings

## ECONOMIC NOTES

*(Source: Primarily extracted from information supplied by Laminar Capital Pty Ltd)*

Further signs emerged in October that global economic growth is gathering momentum. The first Q3 GDP reports from China, 6.8% per annum, and the United States, 3.0% annualised showed growth in the world's two biggest economies running above potential. More importantly, what signs are available for early Q4 indicate a continuation of robust economic growth. Q3 GDP reports from elsewhere are due over coming weeks and most are expected to tell a similar story of growth running at or above potential. Central banks had started to signal either tighter monetary policy or less accommodating monetary conditions although there seemed to be reluctance to force the pace of policy change in the decisions of central banks over the past month. If, however, global growth continues to gain momentum as seems increasingly likely the risk builds that inflation will lift and that central banks, including the RBA, will have to move towards lifting interest rates.

In the US, the advance reading of Q3 GDP showed growth at 3.0% annualised from 3.1% in Q2. The Q3 reading is particularly impressive given severe hurricane damage in September. Consumption expenditure grew at 2.4% annualised pace in Q3 and non-residential investment spending at 3.9%. Both are key elements of domestic spending in the US and are growing very well. Most leading indicators are pointing towards stronger US growth and seem unaffected by the series of natural disasters impacting the US. Employment growth has taken what is expected to be a temporary hit. Company earnings continue to grow very strongly.

In China, Q3 GDP held up well at 6.8% per annum from 6.9% in both Q2 and Q1. Signs continued to accumulate in October that the Chinese authorities are changing the drivers of economic growth – more infrastructure spending in the regions; less emphasis on residential construction and industrial production; more emphasis on consumer spending and delivery of services. These messages were all reinforced in President Xi's address to the Party Conference marking the start of his second five-year term in office. China will continue to follow its own growth model in large part orchestrated by strong government direction with a strong leader a central feature of government. The message was one of growth on China's terms with the rest of the world accommodating. It was not an entirely comfortable message for China's trading partners, but it does imply that China will continue to grow comparatively strongly over the next few years.

Europe is expected to register Q3 GDP growth around 2.1% per annum and most leading indicators are pointing to similar growth or better in Q4. Consumer confidence in Europe is the highest it has been since 2001, while the manufacturing sector's purchasing managers are the most confident they have been in more than six years. Europe's unemployment rate was stable at 9.1% in August and inflation is running around 1.5% per annum. The European Central Bank still appears cautious about Europe's future economic growth. At its policy meeting the ECB did propose another cut in the size of its monthly QE bond purchases from 60 billion euro to 30 billion, but not until January 2018. Also, the ECB is still implying that QE purchases will continue until at least September 2018.

Australian economic growth is still looking patchy. Employment growth has been very strong through 2017 so far and the unemployment rate is down at a 4-year low. Wages growth, however, remains very weak and the combination of low wages growth and very high household debt is resulting in subdued retail spending. At this stage, household consumption spending may make no contribution to Q3 GDP. Other parts of GDP spending look better. Business investment spending may have stopped falling. Government infrastructure spending is rising strongly in the eastern states. Export volumes are rising too including service exports - education and tourism. All told, annual GDP growth probably ran around 2.5% per annum in Q3, up from 1.8% per annum in Q2.

The investment portfolio return over the period 1 July 2017 to 31 October 2017 was 2.73% versus the Ausbond Bank Bill Index return of 1.77%.



<b>ITEM 7.3</b>	<b>STRONGER COMMUNITY FUND - QUARTERLY UPDATE SEPTEMBER 2017</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER TRANSFORMATION AND PERFORMANCE</b>
<b>TRIM FILE REF</b>	<b>2017/449216</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To provide an update on the progress of the *Community Grants Program* and *Connecting Communities Program* both which are funded out of the \$15 million Stronger Communities Fund and the additional \$21.1million Stronger Communities Fund – Tied Grants.

### SUMMARY

The Stronger Communities Fund (SCF) has been established by the NSW Government as part of the NSW Government's Fit for the Future reform program. The Northern Beaches Council received \$15 million in funding and allocated \$1 million to a *Community Grants Program* and the remaining funds (\$14 million) to the \$32.6 million *Connecting Communities Program*. In addition to this, Council has recently been awarded an additional \$21.1 million which has been tied to 11 pre-determined projects within the Northern Beaches LGA.

The *Connecting Communities Program* is being delivered in partnership with the NSW Government and includes:

1. The \$22.3 million *Connecting the Northern Beaches* program, providing a continuous all-weather walkway from Palm Beach to Manly and an extensive council-wide cycle way and shared path network focused on the B-Line.
2. The \$10.3 million *Connecting All Through Play* program features a regional network of inclusive accessible playgrounds including two major new all abilities playgrounds at Manly Dam and Lionel Watts, upgrades to play areas across the northern beaches to make them more inclusive, and \$4 million for sporting facilities and surf lifesaving clubs.

As a result, Sydney's iconic Northern Beaches will be connected by a spectacular world class coastal walkway and cycleway stretching from Manly to Palm Beach. Council will also take a huge step on the path to establishing the Northern Beaches as the world's most innovative destination for inclusive play.

The *Connecting Communities Program* is largely in planning and design phase. Some physical works have commenced, however the majority of the construction work has been within the cycleway program and inclusive play which is funded by a grant from TfNSW and Merger Savings Fund. As such while to date significant staff time has been allocated to progress the projects contained within the Connecting Communities program, \$1,378,774 has been expended out of the SCF – Major Projects.

The *Community Grants Program* supports 53 community projects across a variety of focus areas including disability, art and culture, the environment, sporting, supporting people at risk and volunteer organisations. By 30 September 2017 \$658,337 was paid out and fourteen projects successfully completed by grant recipients delivering a wide range of benefits to the Northern Beaches

The 11 projects being funded out of the additional \$21.1million tied grants are:

1. Church Point Community Park (Pasadena)
2. Wakehurst Parkway flood mitigation
3. Mona Vale Public School – Regional Performing Arts Centre
4. Mona Vale Surf Club refurbishment
5. Long Reef Surf Club refurbishment
6. Currawong Beach heritage refurbishment
7. North Pittwater Foreshore improvements
8. Scotland Island wastewater feasibility study
9. Northern Pittwater permanent netball courts
10. Newport Surf Club refurbishment (planning)
11. Barrenjoey Community Performance Space.

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**RECOMMENDATION OF CHIEF EXECUTIVE OFFICER**

That Council note the Stronger Communities Fund September Quarterly Update.

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## REPORT

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### BACKGROUND

The Stronger Communities Fund (SCF) has been established by the NSW Government as part of the NSW Government's Fit for the Future reform program. The Northern Beaches Council received \$15 million in funding and allocated \$1 million to a *Community Grants Program* and the remaining funds (\$14 million) to the \$32.6 million *Connecting Communities Program*.

The *Connecting Communities Program* is being delivered in partnership with the NSW Government and includes:

1. The \$22.3 million *Connecting the Northern Beaches* program, providing a continuous all-weather walkway from Palm Beach to Manly and an extensive council-wide cycle way and shared path network focused on the B-Line.
2. The \$10.3 million *Connecting All Through Play* program features a regional network of inclusive accessible playgrounds including two major new all abilities playgrounds at Manly Dam and Lionel Watts, upgrades to play areas across the northern beaches to make them more inclusive, and \$4 million for sporting facilities and surf lifesaving clubs.

The SCF requires quarterly progress reports on expenditure and outcomes until these funds are spent.

### CONNECTING COMMUNITIES PROGRAM

The *Connecting the Northern Beaches* and *Connecting All Through Play* programs, collectively called '*Connecting the Northern Beaches*' are being funded in part by the SCF, the Merger Savings Fund and Transport for NSW (TfNSW) with an additional \$4.21 million in grant funding to be sourced over the next 1.5 years.

The *Connecting the Northern Beaches* program has been identified within Council's budget as four major projects and reporting will follow the same principle, that being:

- **Cycleways** – 36km of new cycleways and shared paths including 14km of new off road shared paths, 22km designated as on-road routes connecting to the existing network and new shared paths such as Collaroy to Narrabeen and critical connections to transport nodes at Manly Vale, Brookvale, Dee Why, Warriewood and Newport.
- **Pathways** – The 36km of walkways and shared paths connecting north-south across the Local Government Area including 8km of new footpaths, boardwalks and stairs and new footpaths and tracks including the Palm Beach Walkway from Palm Beach Ferry to Beach Road.
- **Inclusive Play** – Two new major all-abilities playgrounds at Manly Dam and Lionel Watts Reserve and another 41 district playgrounds across the northern beaches will receive upgrades to improve inclusiveness and accessibility upgrades. An innovative, inclusive play pilot program on five neighbourhood playgrounds will also be undertaken.
- **Active Play** - \$2 million invested in sporting facilities to improve and increase capacity of our existing facilities and another \$2 million for priority upgrades to Surf Life Saving Clubs to improve accessibility and inclusiveness.

## Cycleways

- Completed 1,310m of on road cycleway Brookvale to Curl Curl
- Completed 960m of on road cycleway Dee Why to Cromer
- Completed 7,200m of on road cycleway Palm Beach to Avalon
- Completed 1,030m shared pathway Manly to Brookvale
- Completed 880m shared pathway Manly Vale to Brookvale
- Completed 1,215m of shared path Brookvale to Curl Curl
- Completed 1,020m of shared path Dee Why to Cromer
- Dee Why to Narrabeen shared path along Pittwater Road – approx. 700m completed and 350m of shared path under construction
- Warriewood to Mona Vale shared path along Pittwater Road, approx. 890m of shared path completed and 730m of shared path under construction

Costs incurred up to 30 September is \$1,908,584 of which \$484,584 is funded from the SCF

## Pathways

- 900m shared pathway has been completed through the reserve and golf course at Narrabeen Park Parade to Golf Avenue, Mona Vale.
- Tender has been let for off road shared pathway from Palm Beach Wharf to Governor Phillip Park.
- Community engagement for works at “Surf Reserve” North Curl Curl including two on site drop in sessions undertaken.
- Community engagement for footpath and landscaping at “Surf Reserve” North Curl Curl.
- Community engagement for works to be undertaken at Turimetta Headland as well as survey and design work.
- Design works continue on Whale Beach Road.
- Walkway signage mock-ups being developed.

Costs incurred up to 30 September is \$ 47,497 of which \$ 47,497 is funded from the SCF

## Inclusive Play

- The concept design work is complete for Manly Dam Playground and walkway. The tender for boardwalk component anticipated in December and the tender for the playground component is anticipated March 2018
- Lionel Watts Masterplan will go on exhibition in December with construction anticipated for September 2018
- The five pilot parks in Belrose have opened at Lindrum, Maple, Pusan, Windrush and Wentworth Reserves.
- Audit and scoping for inclusiveness upgrades of the remaining 41 identified playgrounds has now been completed and is being implemented progressively

Costs incurred up to 30 September 2017 is \$234,193 of which \$234,193 is funded from the SCF

### **Active Play**

Sporting Facilities Upgrades include:

- Tennis Courts at Careel Bay – the work on the lighting upgrade will be completed by end of December 2017
- Manly Vale Calabria Bowling Club – Investigations are underway for the conversion of two courts to futsal
- Wakehurst Tennis Centre, Seaforth – work to convert two tennis courts to two futsal courts has been completed
- Lionel Watts Reserve, Frenchs Forest – clubhouse upgrade – investigations underway work will not commence until 2018/19 at the earliest
- Forestville Park, Forestville – the lighting upgrade is out to tender
- JJ Melbourne Hills Reserve - Pump Track (BMX) – Work has commenced and is aiming to be completed by the Christmas holidays
- LM Graham Reserve, Fairlight – tenders called for the lighting upgrade
- John Fisher Park and North Narrabeen Reserve – will not commence until 2018/19

### **Surf Life Saving Clubs**

- Sth Narrabeen SLSC – an application to modify the consent has been made with works anticipated to commence in May 2018
- Nth Steyne SLSC – initial site inspection undertaken. Building is heritage listed so works will require additional planning
- Warriewood SLSC – initial meetings held with club representatives
- Queenslicff SLSC – initial meetings held with club representatives to discuss proposals
- Mona SLSC – architect engaged; consultation commenced and concept plans drawn up
- Long Reef SLSC – architect engaged; consultation commenced and concept plans drawn up

Costs incurred up to 30 September 2017 is \$20,000 of which \$20,000 is funded from the SCF.

### **COMMUNITY GRANTS PROGRAM**

The Community Grants Program of \$1 million has now been fully allocated. Successful applications under Round One were announced in December 2016 and these projects have been progressing well. Round Two recipients were announced at the Council meeting on 25 July 2017 and all funding agreements have now been executed.

To date there have been fourteen projects completed, seven of which were completed in this quarter. Completed projects previously reported include:

- improved service and safety for staff and clients at the Manly Women's Shelter
- improved safety and efficiency for volunteers and the public through the upgrade to two vehicles owned by the Warringah Pittwater SES

- increased capacity and safety for users of the Northern Beaches Indoor Sports Centre
- increased capacity for the Be Centre through the installation of two additional therapy rooms
- improved capacity and service from the Manly Warringah St Johns Ambulance resulting in increased community safety through the purchase and integration of a digital radio system.
- Increased capacity of The Link Community Care through the rollout of the Mobile Foodcare Project, providing direct relief from poverty and hunger through the provision of affordable groceries, fruit and vegetables
- Upgraded sporting facilities certified by Tennis Australia to enable State tournaments

The projects successfully completed in the current quarter are:

Recipient	Grant Amount	Outcomes
Autism Spectrum - Round 1	\$5,000	<p><b>Year 5 &amp; 6 Camp 2017</b></p> <p>In August this year, 12 students from Vern Barnett School, attended a two night, three day camp at Sydney Academy of Sport &amp; Recreation at Narrabeen.</p> <p>The students participated in a range of activities such as Archery, rock climbing, swimming, flying fox and canoeing. They also enjoyed an evening around a camp fire cooking damper. There were many highlights and firsts for all the students on Camp. The camp was thoroughly enjoyed by all the students who attended and the staff who were supporting them.</p>
Forestville Park Tennis Club - Round 1	\$8,550	<p><b>Upgrade Tennis court lighting to LED</b></p> <p>The new lights have resulted in improved playing conditions at night for participants; reduce glare for surrounding residents; reduced maintenance cost, electricity consumption and greenhouse gases emissions from using more efficient LED lighting,</p>
Autism Spectrum - Round 2	\$5,106.50	<p><b>New bicycles at Vern Barnett School</b></p> <p>The students throughout Vern Barnett School have been enjoying the new bicycles and go-karts which arrived in Term 3.</p> <p>There are balance bikes to meet all the different age groups and sizes needs around the school. The balance bikes have been a big hit with many of the students and proved very popular.</p> <p>The senior students of the school have been enjoying the pedal go karts. They are very popular with many students and for some students who are reluctant to pedal there is a double carrier whereby staff can support students by pedaling them around.</p> <p>It is wonderful to see so many students actively engaged in physical activities during their recess time.</p>
The Link Church - Round 2	\$8,700	<p><b>Events by the Lake</b></p> <p>Event marquees purchased to support the 'Events by the Lake' program which includes Carols by the Lake and another event at Easter. "The events build community engagement and foster a sense of pride."</p>

<p>Northern Beaches Indoor Sports Centre (NBISC) - Round 2</p>	<p>\$6,800</p>	<p><b>Lighting upgrade</b></p> <p>There are two primary benefits to the community from this project, being lower costs and greater amenity. In 2012 electricity and gas accounted for more than 20% of costs. Since that time prices have increased sharply, gas utilities have been replaced with electricity, NBISC has expanded capacity by 50% but electricity costs have declined. Because of the investment in power saving lighting and solar panels total electricity consumption and costs have fallen over the past five years, saving members a considerable sum of money. The prices NBISC charges have risen by less than CPI over the past five years. We would expect this project to continue putting downward pressure on NBISC cost structure, saving community users further money over time. In addition to saving money upgrading lighting provides a material amenity benefit to all users. We are finding that the improvements are obvious to users.</p>
<p>Manly Women's Shelter Round 2</p>	<p>\$10,360</p>	<p><b>Internal Bedroom Upgrade</b></p> <p>Our clients will sleep better helping their longer term overall health to improve and their short term healing process can take affect fully. The overall purpose is to help the women regaining their lives and rejoining and contribute to our community.</p>
<p>NSW State Emergency Service Warringah/ Pittwater Unit Round 2</p>	<p>\$27,676.95</p>	<p><b>Upgrade of AV Facilities</b></p> <p>The upgrade has:</p> <ol style="list-style-type: none"> <li>1. Improved training program for volunteers due to enhanced delivery system;</li> <li>2. Enabled video conferencing/webinar.</li> </ol> <p>These enhancements will enable improved responses to events, and essential communications between the SES Warringah/Pittwater, SES Head Quarters, Council and other emergency services during flood, storm and other emergencies..</p>

The total amount paid out to grant recipients at 30 September 2017 is \$658,337.

Eleven more projects are expected to be finalised by 31 December 2017 another thirteen by June 30, 2018 and the remaining twelve projects will be completed by December 2018. Three recipient organisations have not submitted a progress report for this quarter despite a number of written requests being sent. Notification of a breach in funding conditions has been sent to these organisations requesting immediate rectification and reporting.

Five grant recipients have indicated that their project is not on schedule with regard to the approved project management plan however the reasons for the delays are valid and delays acceptable. The delays will not affect the success of the project or contravene any funding conditions.

## TIED GRANTS

Council on 24 October 2017 endorsed the proposal to enter into a funding agreement with the Office of Local Government with regard to the additional \$21.1 million dollars tied to 11 projects and is currently preparing project plans that include key milestones, costings and expected benefits which will be returned to Office of Local Government with the signed funding agreement. Progress

and expenditure on these projects will be incorporated into future Stronger Communities Fund quarterly reporting in line with the program guidelines.

## CONSULTATION

A “YourSay” page has been set up to inform the community on progress and future works and receive feedback on the *Connecting the Community Program*. An interactive webmap that show cycle and pathways routes with click on information bubbles has been completed and is constantly being updated. It has had 2,941 visits with 70 comments provided.

Engagement planned over coming months includes:

- Manly Dam playground and boardwalk will go on exhibition in December
- Lionel Watts – Masterplan will go on exhibition in December
- Ross Street, Newport, Surfview Road Mona Vale and Mona Vale to Newport area
- Mona Vale and Long Reef SLSCs upgrades – consultation currently underway
- Further consultation for Howard Avenue Dee Why.
- Shared path at the end of Golf Avenue and Surfview Road, Mona Vale

## FINANCIAL CONSIDERATION

At 30 September 2017 a total of \$2,868,611 has been spent on the Connecting Communities Program and Community Grants Program of which \$1,444,611 is from the SCF as follows:

Program	Total Expenditure	SCF
Connecting Communities		
• Cycleways	\$1,908,584	\$484,584
• Pathways	\$47,497	\$47,497
• Inclusive play	\$234,193	\$234,193
• Active Play	\$20,000	\$20,000
Community Grants	\$658,337	\$658,337
<b>Total Expenditure</b>	<b>\$2,868,611</b>	<b>\$1,444,611</b>

## SOCIAL CONSIDERATION

The Connecting Communities Program is focused on creating an Active and Inclusive Northern Beaches Community and as such, upon successful implementation the entire northern beaches community will reap significant social, health and well-being benefits through the use of this community infrastructure that physically and socially connects them to their community and the natural environment through improved active and public transport links and upgraded community infrastructure.

Likewise, the projects undertaken by Autism Spectrum are providing significant social benefits to students at the Vern Barnett School. The Link Church has been supported to deliver the Events by the Lake program. The Manly Women’s Shelter are providing an essential services and can now



provide a little more comfort to their clients and the SES are better equipped to train their volunteers to respond effectively and efficiently in an emergency event on the Northern Beaches.

### **ENVIRONMENTAL CONSIDERATION**

Appropriate environmental impact assessments will form part of the detailed design for the major projects and where possible works will be undertaken to minimise environmental impacts. The anticipated number of commuters and day-trippers utilising the new cycleways and footpaths connecting them to public transport and/or our towns and village centres will have a positive impact on air quality and is another step towards reducing our community's greenhouse gas emissions.

A number of the community grants completed in this quarter also deliver environmental benefit including the lighting upgrade to the tennis courts at Forestville and at the Northern Beaches Indoor Sports Centre (NBISC). Forestville has seen a reduction in electricity consumption by at least half and NBISC consumption has reduced despite an increase in usage capacity by 50% both due to the improved efficiency and functionality of LED.

## 8.0 CUSTOMER & CORPORATE DIVISION REPORTS

<b>ITEM 8.1</b>	<b>COMMUNITY COMMITTEE FRAMEWORK</b>
<b>REPORTING MANAGER</b>	<b>BUSINESS PERFORMANCE EXECUTIVE CUSTOMER &amp; CORPORATE</b>
<b>TRIM FILE REF</b>	<b>2017/438685</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">⇒</a> Draft Policy - Appointment of Community and Stakeholder Representatives on Committees (Included In Attachments Booklet)</b>
	<b>2 <a href="#">⇒</a> Strategic Reference Group Terms of Reference and Charters (Included In Attachments Booklet)</b>
	<b>3 <a href="#">⇒</a> Terms of Reference - Mona Vale Performance Space Advisory Committee (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To adopt Council's Community Committee Framework as an integral part of the overall Community Engagement Framework. To establish Strategic Reference Groups and Council Committees as detailed in the report. To exhibit the draft Policy for Appointment of Community and Stakeholder Representatives to Council Committees.

#### SUMMARY

Northern Beaches Council recognises that community engagement and participation processes are a vital part of local democracy. Effective engagement is good business practice and critical to good governance.

Northern Beaches Council adopted a Community Engagement Policy and Matrix in February 2017. The Community Engagement Framework consists of a range of targeted approaches for consistent and effective communication, involving and collaborating via Strategic Reference Groups, Agencies, Key Stakeholders, Groups and the broader community.

In summary the framework outlines the various types of committees and groups and how these form part of our broader engagement approach and includes:

- Strategic Reference Groups aligned to the Community Strategic Plan (CSP) Goals
- A range of Council Committees (Statutory, Joint Stakeholder and Association Memberships)
- Project Advisory and /or Working Groups supporting endorsed council projects
- Engaging community groups and the broader community.

A Policy for Appointing Community and Stakeholder Members to Committees (Attachment 1) is attached for Public Exhibition.

This report also includes Terms of References and Charters for the recommended 6 Strategic Reference Groups (SRGs) and Mona Vale Performance Space Advisory Committee for endorsement (Attachments 2 and 3)

## RECOMMENDATION OF GENERAL MANAGER CUSTOMER & CORPORATE

That Council:

- A. Adopt the proposed Community Committee Framework detailed in this report. Following adoption of this framework all previous committees will conclude and Council acknowledges and thanks all previous members for their contribution.
- B. Place the draft Policy for Appointment of Community and Stakeholder Representatives on Committees (Attachment 1) on public exhibition inviting submissions. Report back to Council following close of the public exhibition period.
- C. Establish six (6) Strategic Reference Groups (SRGs) aligned to the Community Strategic Plan Goals and adopt the Terms of Reference and Charters (Attachment 2).
- D. Adopt the Terms of Reference (ToR) and Charter for the new Mona Vale Performance Space Advisory Committee (Attachment 3).
- E. Approve additional total funding of \$30,000 required to support the proposed Councillor Ward based engagement activities. This additional expenditure will lead to a reduction in Councils' budgeted surplus.
- F. Adopt the following SRGs, Committees and Memberships, including the number of Council representatives on each committee, and determine council representation;

<b>SRGs</b>	<b>Representation</b>
1. Environment	Mayor plus 3 Councillors
2. Places for People	Mayor plus 3 Councillors
3. Community and Belonging	Mayor plus 3 Councillors
4. Economic and Smart Communities	Mayor plus 3 Councillors
5. Transport & Travel	Mayor plus 3 Councillors
6. Participation & Partnerships	Mayor plus 3 Councillors
<b>Statutory Committees</b>	<b>Representation</b>
Conduct Review Committee	Panel of Independent Members
Audit Risk & Improvement Committee	3 Councillors
Traffic Committee	Mayor or delegate
<b>Council Joint Stakeholder Committees</b>	<b>Representation</b>
Ingleside Community Reference Group	2 Councillors
NB Flood Management Committee (New)	Mayor and 2 Councillors
Mona Vale Performance Space Advisory Committee (New)	Mayor and 2 Councillors
NB Hospital Precinct Structure Plan Consultation Committee (New)	Mayor and 3 Councillors
NB Stakeholder Safety Advisory Committee (New)	5 Councillors (Up to 1 per ward)
CEO Performance Review Panel (New)	Mayor, D/Mayor, 2 Councillors (inc CEO nomination)
<b>External Joint Stakeholder Committees</b>	<b>Representation</b>
Currawong State Park Advisory Committee	Mayor (or delegate)
Manly Dam State Park Advisory Committee (New)	Mayor (or delegate)

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Narrabeen Lagoon State Park Advisory Committee	Mayor (or delegate)
RFS Bush Fire Management Committee	1 Councillor
ClubGRANTS Committee (New)	5 Councillors (Up to 1 per ward)
NB Indoor Sports Centre Board	CEO delegate
PCYC Advisory Committee (New)	Mayor (or delegate)
<b>Memberships</b>	<b>Representation</b>
NSW Metro Public Libraries	1 Councillor
Sydney Coastal Council Group	2 Councillors
Shorelink Library Network	1 Councillor (until July 2018)

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**REPORT**

**BACKGROUND**

**Community Engagement Framework Overview**

The Northern Beaches Council is committed to maintaining a high level of community engagement to ensure that residents and key stakeholders have many opportunities to be involved in the decision making process. The former councils were committed to community engagement and each had its own policies based on similar principles.

Previous research has confirmed that community engagement is a key driver of overall satisfaction with Council and is a vital aspect of the decision making process.

The new Community Engagement Policy and Framework were adopted in February 2017. The development of a combined approach to community engagement was a key step in creating a new Council and built on the strengths of the approaches from the former Councils.

The Engagement framework is based on International Association of Public Participation (IAP2) principles and provides a structured approach to engagement planning. It acknowledges the complexity of engaging and its critical role in project planning. The framework offers a flexible approach appropriate to the scale and level of impact.

A range of engagement levels can occur throughout the project life cycle and tailored approaches are designed to each phase and project objectives. The Matrix offers advice and guidance to the type of tools and techniques that can be applied at each of these stages.

Figure 1: Range of Techniques and Tools (Extract from Community Engagement Matrix)

INFORM	CONSULT	INVOLVE
Written Correspondence, mail out or letter box drop	Online and written feedback / submissions	Meetings with key Stakeholders/ Users
Notice / Advert in Local Paper	On site information session	Meeting with target community groups eg residents groups, youth, businesses CALD etc
Displays (customer service, libraries)	Information sessions/briefings	Focus Group Session
Social Media	Paper or online survey	Community workshop, forum, world cafe
Bulk Email - Community Register	Hotline/ phone in	Community meeting, public hearing
Project Email Update – feedback, close loop	Telephone Survey	Online discussion forum (Your Say)
Web site – YS Page and updates		Site Tour
On Site Sign / Display		<b>COLLABORATE</b>
Banners / Posters		Strategic Reference Groups (SRG)
Fact sheet, brochure, flyer		Project working / advisory group
Media Release		Joint Stakeholder Committees
Personal Telephone Contact		Deliberative Polling
In Person Meeting		Citizen Juries
		Community Summit (TOTT)

*Note: these are not the only tools that can be used.*

### **Interim Committee Approach during Administration**

Following the proclamation on 12 May 2016 of the Northern Beaches Council, a report was adopted by the Administrator on 19 May 2016 thanking all previous Council advisory committee members and representatives for their past commitment and involvement with the Council and community.

In June and July 2016 Council reviewed the objectives of these previous committees including the numerous community engagement methods which have functioned across the three former Council areas. A structure for the methods of engagement was developed to provide opportunity and responsibility for engaging the community throughout the interim Council Administration period.

The proposed committee approach was supported by the Implementation Advisory Group (IAG) at the meeting on 14 and 27 July 2016, and feedback was received from the Local Representation Committees (LRCs) on 20 July and 3 August 2016.

In August 2016, Council adopted an interim approach that provided a sound foundation during the Administration period. This was later followed by a new Community Engagement Policy and Framework that was adopted in February 2017.

### **COMMITTEE FRAMEWORK REVIEW AND RECOMMENDED APPROACH**

Following the appointment of an elected Council, staff undertook a review of the interim Community Committee Framework as a key part of our overall Community Engagement Framework.

We have taken learnings from this along with discussions with the former IAG. We also reflected on the feedback received during the development of the Engagement Policy and Framework in 2016 along with the survey results from the SRGs during the interim council period. Key steps in the review included:

- An audit and verification of committees that are required
- Review learnings of the interim committee framework including SRG survey results
- Agree definitions and terminology to ensure consistent approach
- Develop a draft framework for discussion with the new Councillors.

The Community Engagement Matrix (Fig 1) includes a range of collaborative and deliberative approaches ie. Strategic Reference Groups, Project Advisory Groups and Joint Stakeholder Committees etc.

We have now further refined this approach with the new Council as detailed in this report.

The proposed Community Committee Framework consists of the following categories as summarised in table 1 below:

Table 1: Community Committee Framework and Categories

Category	Summary Definition and Principles
<b>Strategic Reference Groups (SRGs)</b>	6 Groups with a Strategic Focus aligned to CSP Goals. Mayor + 3 Councillors, 12 stakeholder / community members, 4 (+2) meetings pa. Supported by Staff.
<b>Statutory Committees</b>	Organised and run by Council. May have joint ToR. Supported by Staff. Members may include Mayor, councillors, staff or community members. eg ARIC, Code of Conduct, Traffic, etc
<b>Joint Stakeholder Committees (External)</b>	Set up and run by Agency. ToR determined by Agency or jointly. Members may include Mayor, councillors, staff or community members as per ToR. eg. State Parks, RFS, ClubGrants, PCYC etc
<b>Joint Stakeholder Committees (Council)</b>	Set up and run by Council with other Agencies as members. ToR determined by Council. Supported by Staff. Members will include Mayor / councillors and community members. Eg. Ingleside Precinct Reference Group, Flood Management Committee, Safety Committee, Planning Panels, etc
<b>Memberships</b>	External Associations that offer membership to Council. Members may include Mayor, councillors or staff as per ToR. eg Sydney Coastal Council, Metro Libraries Assoc etc
<b>Project Working / Advisory Groups</b>	Project based advisory groups aligned to approved projects for the term of the engagement process. Implemented as required as part of the engagement approach for projects. Supported by staff. Community and stakeholder members only.
<b>Community Groups</b>	Self-appointed and managed. Includes Resident groups, sports groups, environment groups (200+) etc. Invited to be included in all project engagement activities.

The nature of each aspect of the committee framework is outlined in detail below:

#### 1. Strategic Reference Groups

Council recommends that six (6) Strategic Reference Groups are established aligned to the Community Strategic Plan (CSP) Goals as detailed in Table 2. As per the interim approach, the new SRGs replace the role of the previous formal special interest / purpose advisory committees across the former Council areas.

These groups have a strategic advisory role and membership includes up to four Councillors, including the Mayor, and twelve (12) other members from the community (ie businesses, associations, groups and individuals). Each SRG membership is outlined in the respective Charter (Attachment 3).

Terms of Reference for the SRG will guide the meetings which will be chaired by the Mayor or Councillors. It is proposed that they meet 4 times per annum with the option to request 2 additional meetings as required.

The SRGs will be appointed through a process of Expression of Interest (EOI) to be advertised on line and via the media. The EOI process will commence in early December and nominations will close early February 2018. This will facilitate the first meetings for early March.

A number of minor changes have been made to the SRGs and their alignment to the CSP Goals as follows:

- There is one combined Environment SRG as the goals between the 2 outcome areas overlap. This SRG is complemented by a number of other Stakeholder Committees addressing these areas in the CSP ie Flood Committee, RSF Bush Fire Committee etc.
- The Good Governance Outcome Pillar topics are addressed by the Statutory committee - Audit, Risk and Improvement Committee (ARIC – see table 3)

- Moving the Digital Connectivity Goal 18 to SRG 4 – Economic & Smart Communities from Transport Infrastructure & Connectivity
- Combining Built and Cultural Heritage within SRG 2 - the Places for People.

Table 2: Strategic Reference Group alignment to CSP Outcomes.

Quadruple Bottom Line	CSP Outcomes	Strategic Focus - SRGs aligned to CSP	Example Topics	Councillor representation
<b>Environment</b>	1. Protection of the Environment 2. Environmental Sustainability	<b>1. Environment</b> (Plus Council Committees ie RFS, Flood Committee)	Biodiversity Planning, Environment Strategies, Environmental Education, Environmental Hazards, Corporate Sustainability, Waste Management, etc	<b>Mayor plus 3 Councillors</b>
<b>Social</b>	3. Places for People	<b>2. Places for People</b>	Urban Planning & Design, Affordable Housing, Built & Cultural Heritage, Open space & Recreation, etc	<b>Mayor plus 3 Councillors</b>
	4. Community and Belonging	<b>3. Community and Belonging</b>	Strategic directions including: Art & Culture, Community Services, Target groups (youth, seniors, CALD) etc	<b>Mayor plus 3 Councillors</b>
<b>Economic</b>	5. Vibrant Local Economy	<b>4. Economic and Smart Communities</b>	Economic Dev Strategy, Business Support & Development, Destination Mgt Plans, Smart Cities, etc	<b>Mayor plus 3 Councillors</b>
	6. Transport, Infrastructure & Connectivity	<b>5. Transport &amp; Travel</b>	Transport Strategy, Transport & Urban planning, etc	<b>Mayor plus 3 Councillors</b>
<b>Civic Leadership</b>	7. Good Governance	No SRG - ARIC	Audit, Risk and Improvement Committee ARIC is a Statutory Governance Committee	3 Councillors
	8. Participation and Partnerships	<b>6. Participation &amp; Partnerships</b>	Customer Experience, Community Resilience & Sustainability, Grants, Engagement, Events, Volunteering, Communications etc	<b>Mayor plus 3 Councillors</b>

## 2. Council Committees and Memberships

The table below details the range of existing and proposed Council Committees. These include:

Statutory Committees, Joint Stakeholder either managed by Council or other Agencies, Council membership to Associations and Planning Panels. Other details are included in Table 1.

Key considerations for this proposed arrangement include:

- Councillors are appointed to Committees or Associations by Council
- Mayor is the primary Council representative on committees and can delegate as required
- Terms of Reference (ToR) are determined by the Agency, Council or jointly
- Number of Councillors is specified in the ToR. Many of the new committees require new or updated ToRs and these will progress over the next few months
- Each Committee can commence or continue as required by the Joint Stakeholder Agency or Council as required.



The proposed Terms of Reference for the new Mona Vale Performance Space Advisory Committee are included in Attachment 3.

Table 3: List of Existing and Proposed Council Committees

CATEGORY and Name of Committee	COUNCILLOR REPRESENTATION
<b>Statutory Committees</b>	
Conduct Review Committee	Independent members
Audit Risk & Improvement Committee	3 Councillors
Traffic Committee	Mayor or delegate
<b>Council Joint Stakeholder Committees</b>	
Ingleside Community Reference Group	2 Councillors
NB Flood Management Committee (New)	Mayor and 2 Councillors
Mona Vale Performance Space Advisory Committee (New)	Mayor and 2 Councillors
NB Hospital Precinct Structure Plan Consultation Committee (New)	Mayor and 3 Councillors
NB Stakeholder Safety Advisory Committee (New)	5 Councillors (Up to 1 per ward)
CEO Performance Review Panel (New)	Mayor, D/Mayor, 2 Councillors (inc CEO nomination)
<b>External Joint Stakeholder Committees</b>	
Currawong State Park Advisory Committee	Mayor (or delegate)
Manly Dam State Park Advisory Committee (New)	Mayor (or delegate)
Narrabeen Lagoon State Park Advisory Committee	Mayor (or delegate)
RFS Bush Fire Management Committee	1 Councillor
ClubGRANTS Committee (New)	5 Councillors (Up to 1 per ward)
NB Indoor Sports Centre Board	CEO delegate
PCYC Advisory Committee (New)	Mayor (or delegate)
<b>Memberships</b>	
NSW Metro Public Libraries	1 Councillor
Sydney Coastal Council Group	2 Councillors
Shorelink Library Network	1 Councillor (until July 2018)
<b>Planning Panels</b>	
NB Independent Assessment Panel (NBIAP)	Independent members
Sydney North Planning Panel	Independent members

### 3. Project Advisory / Working Groups

The Community Engagement Framework supports the formation of project specific advisory or working groups. This is one of the collaborative engagement methods included in the engagement framework. In summary these project groups:

- Provide an advisory role
- Are optional for high impact projects that are adopted in the Delivery Program, and included as part of the overall project engagement plan
- Include a range of 10-15 community members, groups, businesses, stakeholders etc
- Are approved by the relevant General Manager, managed by the project team and supported by the engagement team as required
- Have ToRs reference that include start and end dates determined by project timeframes
- Can continue or commence immediately as required by the project
- Avoid perceived conflicts as Councillors and Staff are not included as members

- Are complemented by separate briefings and workshops for Councillors as required.

Examples of current project advisory groups include:

- Church Point Aesthetics Advisory Group
- Freshwater Open Space Masterplan Working Group
- Long Reef Surf Club Renewal Working Group
- Mona Vale Surf Club Renewal Working Group
- Pittwater Rd Heritage Review Working Group.

Other project groups in planning include:

- Palm Beach Walkway Aesthetics Advisory Group
- Public Art Trail Advisory Group
- Creative Art Space Advisory Group
- Various Community Project Groups for Flood Studies.

#### 4. Community Groups and Associations

Representation and engagement from community groups and associations is an important role in the engagement framework. Council supports common interest groups to form self-determined, self-managed community groups or associations.

These groups can register their interest with Council and continue to play a role in decision making by providing information, community advice and by participating in community engagement activities. These include drop in sessions, site stalls, focus groups, workshops, surveys and other activities.

Other ways such groups can liaise with Council include:

- Raising operational service issues with Council via Customer Request (online) or by telephone. Such requests will be registered and dealt with by the business units
- As local elected representatives Councillors can be invited to attend community group meetings
- Escalated strategic issues can be forwarded to Council for consideration
- On occasion the relevant General Manager may approve staff attendance at meetings for specific topics
- Community groups can continue to be involved via email updates, Council meetings, project engagement, online information on <http://yoursay.northernbeaches.nsw.gov.au> or apply for roles on Strategic Reference Groups, Committees and Project Groups via EOI.

All community groups and associations are encouraged to register with the Community Engagement team for ongoing information about all engagement projects across the Northern Beaches.

Table 4 below summarises the range of community groups across each of the wards and region as a whole. (Note these groups are currently those self-registered on the Community Engagement Register Database ie CER).

Table 4	Pittwater	Narrabeen	Curl Curl	Frenchs Forest	Manly	Regional
Resident Assoc	21	5	3	1	5	0
Issue/Environment	16	3	7	0	7	10
Surf Club	3	6	3	0	2	3
Cultural	4	1	1	0	4	21
Economic	3	1	1	1	2	3
Social	6	2	14	7	9	37
Other	1	2	1	1	2	36
<b>Total CER Groups</b>	<b>54</b>	<b>20</b>	<b>30</b>	<b>10</b>	<b>33</b>	<b>110</b>

Council provides equitable support to all community groups whether a local residents group, environment group, sporting group or other special interest group (Table 5 includes examples).

- **Table 5: Some examples of Stakeholder and Community groups across the region include:**

• Environment Groups	• Historical Groups	• Manly Warringah Sporting Union
• Community Gardens	• Language Groups	• Sporting groups
• Support Groups	• Church Groups	• Volunteer Groups
• NB Surf Life Saving Clubs	• Companion Animals	• Chambers of Commerce
• Animal welfare groups	• Rotary and Probus Groups	• Lions Clubs
Resident Associations and locality based groups (examples from across the region are detailed below)		
Pittwater based resident and locality Groups: eg The Friends of the Bible Garden Memorial Inc, Avalon Beach Historical Society, Avalon Preservation Trust, Bayview - Church Point Residents Association Inc, Bayview Heights Estate Owners Group, Bayview - Ingleside Residents Association Inc, Bilgola Preservation Society, Careel Bay Residents Association, Clareville & Bilgola Plateau Residents Association, Coasters Retreat Association, Coastal Retreat Historical Society, Elanora Heights Residents Association, Friends of Bungan, Friends of Pittwater, Garigal Deep Creek Residents Association, Horseshoe Cove Association, Mackerel Beach Association Inc, Mona Vale Residents Association Inc, Newport Residents Association Inc, Palm Beach & Whale Beach Association Inc Scotland Island Residents Association (SIRA), Warriewood Valley Rezoning Association Inc, Warriewood Residents Association Inc, West Pittwater Community Association, Wilga Wilson Residents Association, Wirreanda Valley Land Owners Incorporated.	Manly based resident and Locality Groups: eg Little Manly, Ocean Beach, Fairlight, Clontarf, Fairy Bower, Ivanhoe Park, North Harbour, Balgowlah Heights, Seaforth North, The Corso, Seaforth	Warringah based resident and locality groups: eg Terrey Hills Progress Association, Friends of Freshwater, Friends of Curl Curl, Curl Curl Sports Centre Group, Curl Curl Youth Group, Dee Why and Curl Curl Lagoon Group, Forestville RSL War Memorial Playing Fields Group, Harbord Literary Institute Group, John Fisher Park Group, Stony Range Group, Friends of Manly Dam, Collaroy Plateau Progress Association, Cottage Point Community Association, Duffs Forest Residents Association, Belrose Rural Community Association, Brookvale Valley Community Group, Killarney Heights Progress Association, Oxford Falls Progress Association.

## FORMER COMMUNITY CENTRE COMMITTEES (SECTION 355)

Section 355 committees were previously established to manage community centre facilities on behalf of Council and had delegated financial decision making to allocate bookings, take payments and manage facilities and maintenance. This practice was common in previous decades and is still operating in regional and remote council areas.

Manly and Warringah Councils had no Section 355 Committees for at least the last nine years, following reviews from these former councils.

Former Pittwater Council area had one remaining Section 355 Management Committee operating since amalgamation ie Elanora Heights Community Centre Management Committee.

Recent reviews of asset management approaches have recommended a more strategic, coordinated and centrally funded approach to managing Community Centres, for the following reasons:

- Changes to WHS legislation in 2012 have increased facility management responsibilities
- In 2016 the Office of Local Government issued a notice concerning lack of suitable governance controls on S355 committees
- Council Community Centres can be better managed and maintained by the Council Community Centres team to:
  - Reflect the interests of all community groups, hirers and users so that allocation of use and fees are equitable, advertised and allocated.
  - The ongoing maintenance and upgrades of facilities is budgeted and delivered by our Commercial Property team

This also frees up community members to focus their volunteering efforts on better outcomes for their local community than on managing the community centre itself.

It is recommended that the remaining former S355 committee, Elanora Heights Community Centre Committee, is acknowledged and thanked for its contribution. The former committee is welcome to continue as a community group.

On the same basis, other former community committees including precinct groups, can and have continued to run as community groups.

## WARD AND LOCAL COUNCILLOR ENGAGEMENT

Council acknowledges the variety of engagement approaches in the former council areas. To provide a consistent approach the following will assist in determining how different types of community requests can be addressed.

### Operational:

We encourage individuals and community groups to deal directly with Council for operational issues. Operational requests can be submitted online via the website or by phone. This allows the request to be recorded and tracked to completion.

### Strategic:

As in any political role, Councillors are likely to be the key community contact for strategic issues and lobbying at a local level. Councillors are in the position to adopt and shape the strategic direction of council during their term and consequently the priority projects in the Delivery Program.

### Projects:

All projects adopted in the Delivery Program will be scoped and follow the adopted Community Engagement Framework. This determines the level, impact and approach to engagement. The broader community are invited to participate in a range of ways appropriate to the project. This applies to the local residents, businesses, community groups, associations etc.

### Councillor Ward Catch-Ups

To facilitate Councillor liaison with the community as a whole, the following support is proposed in each ward:

- Council staff will organise up to 3 ward-based Councillor catch-ups per annum in each ward.
- Councillors to request activity and proposed date with at least 3 weeks' notice.
- It is not recommended to host these ward catch-ups during School Holidays.
- Staff will arrange the local ward venue and advertisements
- Staff will be present to set up and pack up and provide general administrative support to Councillors

Ideally the timing of these Councillor catch ups could coincide with either key project engagement opportunities or other Council events.

An additional total funding of \$30,000 is required to support this activity. This additional expenditure will lead to a reduction in Council's budgeted surplus.

### **POLICY FOR APPOINTING COMMUNITY AND STAKEHOLDER REPRESENTATIVES TO COMMITTEES**

A Policy has been developed to govern how community and stakeholder representatives are appointed to Council Committees (Attachment 1). This report seeks endorsement to commence Public Exhibition of the Policy.

The policy ensures appointment based on merit via an independent panel if required, and is an essential mechanism of the proposed framework. This was a recommendation from the exhibition of the new Council's Community Engagement Policy in 2016.

This Policy replaces all previous related policies from former Councils.

In the interim period, appointments to Committees and SRGs will be done according to the draft Policy prior to its formal adoption.

### **CONSULTATION**

Extensive consultation was conducted in 2016 and 2017 to develop the new Council's Community Engagement Framework. This included discussions and input from a range of key stakeholders, community groups and the general community.

In addition this Committee Framework has been based on, and refined from, the interim approach adopted in August 2016.

A staff project group has been liaising with the various Agencies and Stakeholders to confirm the future approach to Joint committees. This group also included learnings from the interim committee framework and the previous SRG survey results. Feedback was also collected from the former Implementation Advisory Group (IAG) and newly elected Councillors.

## **TIMING**

The establishment of the Strategic Reference Groups will commence from early December. Expressions of Interest will be invited with nominations closing in early February 2018. The first combined meeting is scheduled for each in March 2018.

The various Council committees will be established over the next few months along with further liaison with the other Agencies involved.

Project Advisory groups will continue to operate consistent with the Community Engagement Framework on a needs basis in line with the project timelines.

## **FINANCIAL CONSIDERATION**

The establishment and management of the Strategic Reference Groups, Project Working Groups and External Stakeholder committees will be managed from within existing budgets.

An additional total funding of \$30,000 is required to support the proposed Councillor Ward Engagement sessions as outlined in the report. This additional expenditure will lead to a reduction in Councils' budgeted surplus.

## **SOCIAL CONSIDERATION**

To support continued involvement and engagement with a broad range of stakeholders, community groups, associations and the broader community.

## **ENVIRONMENTAL CONSIDERATION**

The framework will enable the establishment and function of committees that enhance Council's management of the environment and natural hazards.

<b>ITEM 8.2</b>	<b>ESTABLISHMENT AND RE-ESTABLISHMENT OF ALCOHOL FREE ZONES</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER COMMUNITY ENGAGEMENT &amp; COMMUNICATIONS</b>
<b>TRIM FILE REF</b>	<b>2017/424267</b>
<b>ATTACHMENTS</b>	<b>1 Police Letter for Pittwater AFZ - 27 July 2017 (Included In Attachments Booklet)</b> <b>2 Church Point AFZ Map (Included In Attachments Booklet)</b> <b>3 Newport Residential AFZ Map (Included In Attachments Booklet)</b> <b>4 Newport Beach AFZ Map (Included In Attachments Booklet)</b> <b>5 Avalon Beach AFZ Map (Included In Attachments Booklet)</b> <b>6 Mona Vale AFZ Map (Included In Attachments Booklet)</b> <b>7 Dee Why AFZ Map (Included In Attachments Booklet)</b> <b>8 Palm Beach AFZ Map (Included In Attachments Booklet)</b> <b>9 Freshwater AFZ Map (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To re-establish nominated Alcohol Free Zones (AFZs) according to the requirements of the Local Government Act.

#### SUMMARY

An AFZ is a public space management tool that assists in combatting anti-social behaviour in relation to excessive alcohol consumption. The establishment of AFZs can be used as an early intervention measure by Police to prevent the escalation of irresponsible street drinking to incidents involving serious crime.

Public consultation occurred from 2 September 2017 to 2 October 2017, including direct consultation with NSW Police Northern Beaches Local Area Command (NBLAC).

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#### RECOMMENDATION OF GENERAL MANAGER CUSTOMER & CORPORATE

That Council approve the establishment of Alcohol Free Zones for a four year period covering the public roads, footpaths and carparks within the following locations:

- A. Church Point
- B. Newport Residential
- C. Newport Beach
- D. Avalon
- E. Mona Vale
- F. Dee Why
- G. Palm Beach
- H. Freshwater Village

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## REPORT

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### BACKGROUND

The Local Government Act 1993 (the Act) enables councils to establish and re-establish AFZs in order to help manage the consumption of alcohol in public places.

Once established, drinking of alcohol is prohibited twenty-four hours a day in an AFZ, which the Police and designated enforcement officers are responsible for enforcing when required.

The proposed AFZs include all designated public roads, footpaths and car parks, and will remain in force for up to four years after the date of official public notification.

To date the implementation of these controls has been effective in the curbing of anti-social behaviour and the NBLAC advises that there has been success in all of the existing AFZ areas that are being proposed. NBLAC has nominated two new AFZs to be established at Freshwater and Palm Beach. NBLAC also requested that the Mona Vale AFZ be reduced due to a reduction in alcohol related street offences, and that the Dee Why AFZ be increased due to the ongoing issue of people drinking in and around streets after purchasing alcohol. The AFZ will link Pacific Parade, Oaks Avenue and Howard Avenue with the existing AFZ which covers Pittwater Road, Dee Why, and the AFZ covering Dee Why closer to the beach.

At the meeting on 22 August 2017, Council resolved to consult with the community. As a result of the consultation thirty-six submissions were received. Two-thirds of these submissions were supportive of the proposals.

In terms of objections, most were generalised concerns about enforcement and how the AFZs would unfairly impact on the broader community. It should be noted that AFZs are a tool which NBLAC can utilise to manage anti-social behaviour which can often escalate as a result of irresponsible street drinking. Some submissions called for the extension of alcohol restrictions onto specific beach and reserve areas, however AFZs only cover public roads, footpaths and carparks. As reserves and beaches can be classified as Alcohol Prohibited Areas (APAs), Council will consult with NBLAC in order to identify any areas of concern prior to considering such measures.

Comments on the proposed AFZs were specific to the following locations:

- Freshwater

Twelve submissions expressing support were received regarding the new AFZ at Freshwater. All reported alcohol related anti-social behaviour around the reserve areas close to the Surf Lifesaving Club, the sand dunes and the reserve and carpark close to the Kiosk on Moore Road. AFZs only cover public roads, footpaths and carparks, however reserves can be classified as Alcohol Prohibited Areas (APAs). It is proposed that Council consult with NBLAC in order to consider establishing and signposting an APA on the reserve area close to the kiosk on Moore Road. The reserve area adjacent to the Freshwater Surf Lifesaving Club is already an existing APA area.

- Palm Beach

Three comments were received objecting to the new AFZ at Palm Beach, including a submission from the Palm Beach and Whale Beach Association. Concern related to how the proposed AFZ would impact on the local community wishing to have picnics or small gatherings. The Palm Beach AFZ has been proposed following reports from NBLAC that the area is renowned for hoodlums to congregate, drink alcohol and commit offences in their vehicles. The AFZ does not extend to the reserves or beaches at Palm Beach as it only covers public roads, footpaths and carparks.



- Church Point

Eight submissions were received relating to the renewal of the AFZ at Church Point, including from Scotland Island Residents Association (SIRA), and West Pittwater Community Association (WPCA). The majority of submissions concerned the status of the existing APA at Thomas Stephens Reserve at Church Point, and the desire to continue to allow community to meet in this location for social gatherings. The maps produced show boundaries for the AFZs, and these do include reserves, some of which are designated APAs. Thomas Stephens Reserve at Church Point is signposted as an APA allowing alcohol to be consumed between 3.00pm-9.00pm on Fridays, Saturdays, Sundays and public holidays. The proposed renewal of the Church Point AFZ does not affect the APA currently in place at Thomas Stephens Reserve, and covers only the public roads, footpaths and carpark.

### PROPOSAL

AFZs are only applicable to public roads, footpaths and car parks contained within the areas identified on the maps. The following localities to be re-established as AFZs, and which can be viewed on the attached maps, are:

1. **Church Point** – from the cargo wharf in McCarrs Creek Road to the eastern end of the Church Point carpark;
2. **Newport residential** – from Barrenjoey Road in the east, bounded by Gladstone Street in the North; Beaconsfield Street in the South; Pittwater in the West;
3. **Newport beach** - Extends through the main shopping centre and is bounded by the carparks parallel to Barrenjoey Road, Foamcrest Avenue, Seaview Avenue and Neptune Street to the North;
4. **Avalon** – Extends across the main shopping centre, and is bounded in the north by Central Avenue, on the east by Barrenjoey Road and adjacent carparks and Surfside Avenue, in the south by Dress Circle Road and Bellevue Road at the south;

The following localities to be amended as AFZs, and which can be viewed on the attached maps are:

5. **Mona Vale** – Includes the main shopping centre and is bounded by the junction of Darley Street and Pittwater Road to the north, along Surfview Road to the East, through to close to the junction of Mona Vale Road and Pittwater Road;
6. **Dee Why** – Includes Pittwater Road in the west, and extends down Pacific Parade, Oaks Avenue and Howard Avenue to Avon Road and bounded by Richmond Road in the north, on the east by The Strand, extending to the Surf Life Saving Club and by Pacific Parade at the south;

The following localities to be established as AFZs, and which can be viewed on the attached maps are:

7. **Palm Beach** - Ocean Road from the rock pool end, through to the junction with Palm Beach Road; and
8. **Freshwater village** - Area bounded by Lawrence Street from Oliver Street in the West, Oceanview Road in the north, down to Undercliff Road in the south, including the public carpark adjacent to Freshwater Beach and next to the Freshwater Surf Life Saving Club.

## **CONSULTATION**

Public exhibition period for 30 days (from 2 September 2017 to 2 October 2017) was undertaken outlining the proposed areas for AFZs, as required under the Act. As outlined in the Ministerial Guidelines on AFZs, Council wrote to the Local Area Commander NBLAC and all liquor licensees that fall within, or border on, the proposed AFZs.

The proposal details were placed on public exhibition on the Council 'Your Say' page, in the Manly Daily newspaper, e-newsletters and in notification sent out via email to those registered on the community engagement register. All contained links to the maps of these sites.

## **TIMING**

If Council resolves to establish the proposed AFZs, Council must then publicly notify their establishment. The zones can then be activated seven (7) days after this advertisement provided the appropriate signage is installed. They would then be in force for four years after the date of the public notification.

## **FINANCIAL CONSIDERATION**

There will be a cost for the re-skinning of existing signs and installation of new signage to be covered by the Environmental Compliance Business Unit.

## **SOCIAL CONSIDERATION**

Establishing AFZs will aid the management of problematic consumption of alcohol in public places across the Northern Beaches Council Local Government Area.

## **ENVIRONMENTAL CONSIDERATION**

Nil

<b>ITEM 8.3</b>	<b>ALCOHOL PROHIBITED AREAS ON AUSTRALIA DAY 2018</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER COMMUNITY ENGAGEMENT &amp; COMMUNICATIONS</b>
<b>TRIM FILE REF</b>	<b>2017/441093</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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**EXECUTIVE SUMMARY**

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**PURPOSE**

To establish temporary Alcohol Prohibited Areas (APA) on all sand areas of all beaches within the Northern Beaches LGA on Australia Day, 26 January 2018.

**SUMMARY**

As in previous years, Northern Beaches Police Local Area Command have requested all beaches across the Northern Beaches be declared "alcohol prohibited areas" on Australia Day, 26 January 2018 to assist in reducing antisocial behaviour.

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**RECOMMENDATION OF GENERAL MANAGER CUSTOMER & CORPORATE**

That Council declares temporary Alcohol Prohibited Areas on all sand areas of all beaches within the Northern Beaches LGA on Australia Day, 26 January 2018 from 6.00am for a period of 24 hours.

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**REPORT**

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**BACKGROUND**

Council received correspondence on Friday 1 September, 2017 from the Northern Beaches Police Local Area Command requesting the sand area of all beaches be declared as “alcohol prohibited areas” for Australia Day, 26 January 2018. The request was made to assist in reducing antisocial behaviour often brought on by the consumption of alcohol in these areas.

This request reflects similar requests in previous years from the Local Area Command and comes as a result of previous incidents on Australia Day at Shelly Beach, Manly Wharf, East and West Esplanade, Jump Rock, Fairlight Beach, Freshwater Beach Reserve, Dee Why Beach Reserve, Long Reef Beach Reserve, Collaroy Beach Reserve, Mona Vale Beach Reserve and Newport Beach Reserve.

Under Section 632A of the *Local Government Act 1993*, the proposal to declare an APA does not require public exhibition and consultation before being adopted by Council. Final approval for APA's must be granted by the Local Area Commander of Police.

**CONSULTATION**

NIL

**TIMING**

NIL

**FINANCIAL CONSIDERATION**

Council to install signage to identify the prohibition zones can be accommodated within the 2017/18 operational budget.

**SOCIAL CONSIDERATION**

It is likely that this will result in a reduction of unsociable behaviour, public disturbances and other alcohol-related incidents.

**ENVIRONMENTAL CONSIDERATION**

It is likely that this will result in reduced litter on beaches on Australia Day.

<b>ITEM 8.4</b>	<b>MEMBERSHIP OF SHORE REGIONAL ORGANISATION OF COUNCILS (SHOROC)</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER GOVERNANCE &amp; RISK</b>
<b>TRIM FILE REF</b>	<b>2017/446862</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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**REPORT**

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**PURPOSE**

To consider Northern Beaches Council's membership of the Shore Regional Organisation of Councils (SHOROC).

**REPORT**

SHOROC was initiated as a partnership of Manly, Mosman, Pittwater and Warringah Councils to advocate for the region, coordinate regional planning, and build partnerships to improve the strategic capacity of the member councils.

Following the Proclamation on 12 May 2016, the membership subsequently has consisted of only two member councils. Since this time, SHOROC's operations have progressively been wound down and have now effectively ceased. No staff are employed by SHOROC and no new operations are being undertaken, with the remaining joint service contracts currently being discharged to the conclusion of their terms.

Mosman Council resolved on 8 November 2017 to withdraw its membership of SHOROC.

The membership of SHOROC for Northern Beaches Council is effectively redundant. Given the significantly increased strategic capacity of the Northern Beaches Council as an amalgamated Council, there is no resulting consequential disadvantage to the Council for the withdrawal of the membership.

**FINANCIAL CONSIDERATION**

The SHOROC membership fee for the 2016-17 year was \$74,545.45 (ex-GST). No membership fee for the 2017-18 year was paid to SHOROC.

**ENVIRONMENTAL CONSIDERATION**

NIL

**SOCIAL CONSIDERATION**

NIL

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**RECOMMENDATION OF GENERAL MANAGER CUSTOMER & CORPORATE**

That Council formally withdraws its membership of the Shore Regional Organisation of Councils.

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<b>ITEM 8.5</b>	<b>COMMUNITY LIBRARY FUNDING – TERREY HILLS AND BALGOWLAH SEAFORTH COMMUNITY LIBRARIES</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER LIBRARY SERVICES</b>
<b>TRIM FILE REF</b>	<b>2017/452802</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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**EXECUTIVE SUMMARY**

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**PURPOSE**

To seek approval to provide the 2017/18 funding allocation to:

- Terrey Hills Community Library - \$23,000
- Balgowlah Seaforth Community Library - \$22,000

The funding will assist these community based libraries to purchase books for their collections and manage ongoing minor operational expenses.

**SUMMARY**

Council provides annual subsidies to both these community libraries as it is seen as a cost effective approach to delivering basic library services in the localities of Terrey Hills, Balgowlah and Seaforth.

Both Terrey Hills and Balgowlah Seaforth Community Libraries have made formal applications for financial support to continue their operations.

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**RECOMMENDATION OF GENERAL MANAGER CUSTOMER & CORPORATE**

That Council approves the 2017/18 funding allocation of \$23,000 for Terrey Hills Community Library and \$22,000 for Balgowlah Seaforth Community Library.

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## REPORT

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### BACKGROUND

As a principle Council provide funding to community libraries.

Other community library funding in the current financial year comprises of:

- Avalon Library - \$64,000
- Book Lovers Incorporated - \$1,500
- Harbord Community Library - \$4,310

Terrey Hills and Balgowlah Seaforth Community Libraries are free for all residents of the Northern Beaches local government area. The former Warringah and Manly Councils historically provided these libraries an annual subsidy to assist with the development of their library collections and minor operational expenses.

Both libraries are housed in Council buildings for the purposes of delivering a range of library services and learning programs for their local communities. The libraries also variously provide a selection of books to nursing homes in their local areas. Volunteers manage all of the library operations and Council provides ongoing management and infrastructure support, such as library development techniques, telephony and building maintenance.

The Community Library core operations include:

- A wide selection of fiction/non-fiction; audio books, videos and DVDs;
- Assistance to school children researching projects and;
- Infant learning programs.

#### ***Terrey Hills Library hours:***

Monday and Wednesday: 7:30pm - 8:30pm;

Tuesday and Thursday: 3.30pm - 5:00pm;

Friday: 3:30pm - 5:00pm;

Saturday: 9:30am -12:00pm.

#### ***Balgowlah Seaforth Library hours:***

Monday – Friday: 2:00pm – 4.45pm;

Thursday and Saturday: 9.30am – 11.30am.

### FINANCIAL CONSIDERATION

Nil as funding has been budgeted in the current financial year Northern Beaches Library operational budget.

### SOCIAL CONSIDERATION

Both Terrey Hills and Balgowlah Seaforth Community Libraries are important social and community assets which not only provide library services to residents in the local government area but also engaging opportunities for volunteering within their communities.

**ENVIRONMENTAL CONSIDERATION**

Nil



<b>ITEM 8.6</b>	<b>NORTHERN BEACHES COUNCIL TRAINEESHIP PROGRAM</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER HUMAN RESOURCES</b>
<b>TRIM FILE REF</b>	<b>2017/456516</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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## REPORT

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### PURPOSE

Approval is sought to undertake alternative procurement for the continued provision of the Traineeship Program for Northern Business Council under section 55 (3) of the *Local Government Act 1993*.

### REPORT

The Northern Beaches Traineeship Program has been contracted to MEGT (Australia) Ltd, who are part of the Australian Apprenticeship Support Network which is an Australian Government initiative. The current Traineeship contract commenced on 1<sup>st</sup> October 2014, under the former Warringah Council, and has now expired.

Since 2014, Council have found places for up to twenty-five (25) trainees from the local community per year, providing them with a great opportunity to work at Council and study “on the job”.

Council are seeking to enter into a new Northern Beaches Council Traineeship Program contract arrangement with MEGT up until the end of December 2018. During this time, in line with Council’s People Plan 2017- 2020, Council will investigate options for bringing and managing the provision of a Northern Beaches Council Traineeship Program in-house.

This new contract will allow Council the time to fully investigate all options and plan accordingly whilst maintaining the provision of a consistent Traineeship Program to the organisation and specific business units who benefit from having trainees as part of the team.

Section 55 of the *Local Government Act 1993* states that tenders must be called for contracts over \$150,000, however, it allows exemptions from the tender process for “a contract where, because of extenuating circumstances, remoteness of locality or the unavailability of competitive or reliable tenderers, a Council decides by resolution (which states the reasons for the decision) that a satisfactory result would not be achieved by inviting tenders”.

It is considered that a satisfactory result will not be achieved by inviting tenders at this time; business units within the organisation currently have trainees in place, with end dates ranging from December 2017 to October 2018 and business unit resource plans and budgets would be adversely impacted as a result of Council terminating the current arrangements.

### FINANCIAL CONSIDERATION

The average fortnightly cost of the Traineeship Program is \$30,000, which equates to an annual approximate cost of \$780,000. This cost is budgeted for within the business units that take on the trainees.

### ENVIRONMENTAL CONSIDERATION

There are no environmental impacts associated with this request.

## **SOCIAL CONSIDERATION**

Council are currently providing employment opportunity for up to twenty-five (25) trainees from the local community, per year, to work at Council and study and gain value work experience.

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## **RECOMMENDATION OF GENERAL MANAGER CUSTOMER & CORPORATE**

That:

- A. Council exercise its authority under Section 55 (3) of the *Local Government Act 1993* and approve an alternative procurement process for the provision of a Northern Beaches Council Traineeship Program (up until December 2018).

The proposed alternative procurement is based on “extenuating circumstances” including:

- a. Council has a current arrangement in place with MEGT that can continue seamlessly for another 12 months whilst a review of options is undertaken including the possibility of bringing the Traineeship Program in house, in line with the Northern Beaches Council People Plan 2017 - 2020.
  - b. Business units across the organisation currently have trainees in place, with end dates ranging from December 2017 to October 2018. Business unit resource plans and budgets would be adversely impacted as a result of Council terminating the current arrangements.
  - c. A termination of current arrangements will require MEGT to find all trainees a new placement within 28 days.
- B. Authority be delegated to the Chief Executive Officer to negotiate a contract with MEGT with regards to the on-going provision of a Traineeship Program and if successful to execute all necessary documentation to give effect to this resolution.
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## 9.0 ENVIRONMENT & INFRASTRUCTURE DIVISION REPORTS

<b>ITEM 9.1</b>	<b>PROPOSED INCORPORATION OF COUNCIL LANDS INTO KU-RING-GAI CHASE NATIONAL PARK ON WESTERN FORESHORES OF PITTWATER WATERWAY</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PROPERTY</b>
<b>TRIM FILE REF</b>	<b>2017/194095</b>
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1 <a href="#">↓</a> <b>List of Council Community Land on Western Foreshores of Pittwater Waterway that National Parks &amp; Wildlife Service has confirmed interest in adding to Ku-ring-gai Chase National Park</b></li><li>2 <a href="#">↓</a> <b>List of Council Community Land on Western Foreshores of Pittwater Waterway that National Parks &amp; Wildlife Service has not committed to adding to Ku-ring-gai Chase National Park</b></li><li>3 <a href="#">↓</a> <b>Plan of Council Community Land on Western Forshores of Pittwater Waterway showing parcels that NPWS (OEH) are interested in adding to Ku-ring-gai Chase National Park</b></li></ol>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To consider the transfer of 63 parcels of Council Community Land (approximately 20 hectares) to National Parks & Wildlife Service (Office of Environment and Heritage) for inclusion within Kur-ring-gai Chase National Park.

#### SUMMARY

Northern Beaches Council has land holdings on the Western Foreshores of the Pittwater waterway, the majority of which are contiguous and indiscernible from Kur-ring-gai Chase National Park. This is a historical legacy of past dedications and gazettals that has been ongoing over time. Council resolved on 16 June 2016 to seek to simplify the management of the land and ensure its protection in perpetuity by transferring this land to NSW Office of Environment and Heritage for incorporation into the Kur-ring-gai Chase National Park.

Council has been in discussions with National Parks & Wildlife Services (Office of Environment and Heritage) and NPWS has agreed to the transfer of 32 lots out of a total of 63 lots offered by Council. NPWS has not committed to 31 lots due to difficulties for NPWS to manage these lots.

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**RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE**

That Council:

- A. Authorise the transfer of the lots annexed to this report (in Attachments 1 & 2) to National Parks & Wildlife Service (Office of Environment and Heritage) for inclusion within Kur-ring-gai Chase National Park.
  - B. Proceed with the proposed land transfer of the Council lots in Attachment 1 of this report and continue to pursue National Parks & Wildlife Service (Office of Environment and Heritage) to accept the transfer of the remaining Council lots in Attachment 2, should National Parks & Wildlife Service (Office of Environment and Heritage) not accept the entire list of lots for transfer as identified in item A above (excludes Lots 10, 11, 13 & 14 DP 13449 adjacent to Elvina Bay Bush Fire Brigade).
  - C. Authorise the transfer of Lot 12 DP 13449 from National Parks & Wildlife Service (Office of Environment and Heritage) to Council for the Elvina Bay Bush Fire Brigade site or any licence for Council to continue to occupy this site.
  - D. Authorise the carrying out of all things necessary to give effect to this resolution including the execution of any required documentation under power of attorney.
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## REPORT

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### BACKGROUND

Northern Beaches Council has extensive land holdings (approximately 20 hectares) on the Western Foreshores of the Pittwater waterway that can be readily transferred into the National Park. The majority of these land parcels are contiguous and indiscernible from Kur-ring-gai Chase National Park with side by side lots being in different land ownership.

Maintaining and protecting the scenic character and recognising the outstanding natural values of lands on the western foreshore is a high priority for this Council. There are approximately 20 hectares that could be readily transferred with a mix of lot sizes to enlarge the National Park.

Section 45(4) of Local Government Act 1993 allows Council the “selling, exchanging or otherwise disposing of community land for the purpose of enabling that land to become, or be added to, a Crown reserve or to become, or be added to, land that is reserved or dedicated under the National Parks and Wildlife Act 1974”.

On 16 June 2016, Council resolved as follows:

*“That Council:*

- A. Consult with relevant State Government departments and other stakeholders regarding the transfer of identified Council lands into Ku-ring-gai Chase National Park.*
- B. Undertake the required investigations to identify any encumbrances, opportunities or constraints to the transfer of these lands into Ku-ring-gai Chase National Park.*
- C. Write a letter to the Member for Pittwater, the Hon. Rob Stokes MP to seek his support to expedite the land transfer.*
- D. Prepare a report within three (3) months outlining the progress of this and any other matters relevant to the transfer of the land into Ku-ring-gai Chase National Park.”*

Before deciding which parcels could be included, Council considered the economic value they provide to the community relative to their environmental or recreational value. Additionally, there are specific exclusions in relation to parcels that are:

- not contiguous with the National Park
- encumbered lands that can't be readily transferred
- required to provide ready access to or from wharves
- lands that form part of the Currawong Reserve Trust
- lands that contain Council assets, for example Rural Fire Brigade stations.

Following this Council resolution, Council contacted National Parks & Wildlife Services (NPWS) being part of the Office of Environment and Heritage (OEH) regarding this proposal and obtained some preliminary advice regarding any proposed land transfers.

Many of the Certificates of Title for the subject land are affected by standard Caveats registered by the Registrar General forbidding unauthorised dealings with public reserves. However, it is not expected that the Registrar General will withhold consent to the transfer of the subject land to NPWS and the Caveats can remain on title after transfer. If LPI NSW requires the Caveats to be removed before transfer, this will involve an additional cost.

## NPWS RESPONSE

From a total of 70 lots of Council Community Land identified in the Administrator's Minute dated 16 June 2016, Council offered 63 parcels of land to NPWS as it was determined that seven of the lots should be retained by Council. The lots to be retained by Council are mainly adjacent to existing Council assets/facilities such as Currawong, Elvina Bay Bush Fire Brigade and public wharves.

In response, NPWS has only committed to accepting the transfer of 32 lots.

NPWS has not committed to the remaining 31 lots due to a number of reasons mainly relating to:

- weed issues
- dog walking issues
- lots not being contiguous with National Park (separated by road/trail)
- lots being adjacent to private properties and potential neighbour issues
- clearing and rubbish dumping issues
- concrete drains on lots
- dangerous tree issues
- illegal fire trail issues
- unstable slope issues.

Additionally, four of the subject lots (Lots 10, 11, 13 & 14 DP 13449) are located directly adjacent to Elvina Bay Bush Fire Brigade with the brigade building being located mainly on a lot owned by NPWS (Lot 12 DP 13449). As this building is a Northern Beaches Council asset, it is recommended that Council retain the lots adjoining Elvina Bay Bush Fire Brigade building and request the transfer of Lot 12 DP 13449 to Council.

NPWS has indicated that transfer of NPWS land can be a long difficult process, therefore, has suggested a licence to Council as an interim measure for this building to continue to occupy its land.

## CONCLUSION

It is disappointing that NPWS is currently unwilling to commit to the remaining 31 Council lots (approximately 12 hectares) on the western foreshores of Pittwater Waterway as it believes the land is not easy to manage because of the reasons outlined above. However, it is recommended that Council proceed with the proposed land transfers of the Council lots that NPWS is willing to accept at this time in Attachment 1 of this report and Council continue to pursue NPWS to accept the transfer of the remaining Council lots in Attachment 2.

## FINANCIAL CONSIDERATION

The estimated Council legal costs for the proposed transfers are:

Land Transfer Agreement - \$1,750 + GST and disbursements.

Withdrawal of Caveats (if required) - \$4,000 + GST and registration fees.

**SOCIAL CONSIDERATION**

The Northern Beaches' bushland is highly valued by the community, and this proposed transfer of land is aligned with the Community Strategic Plan outcome of "Protection of the Environment".

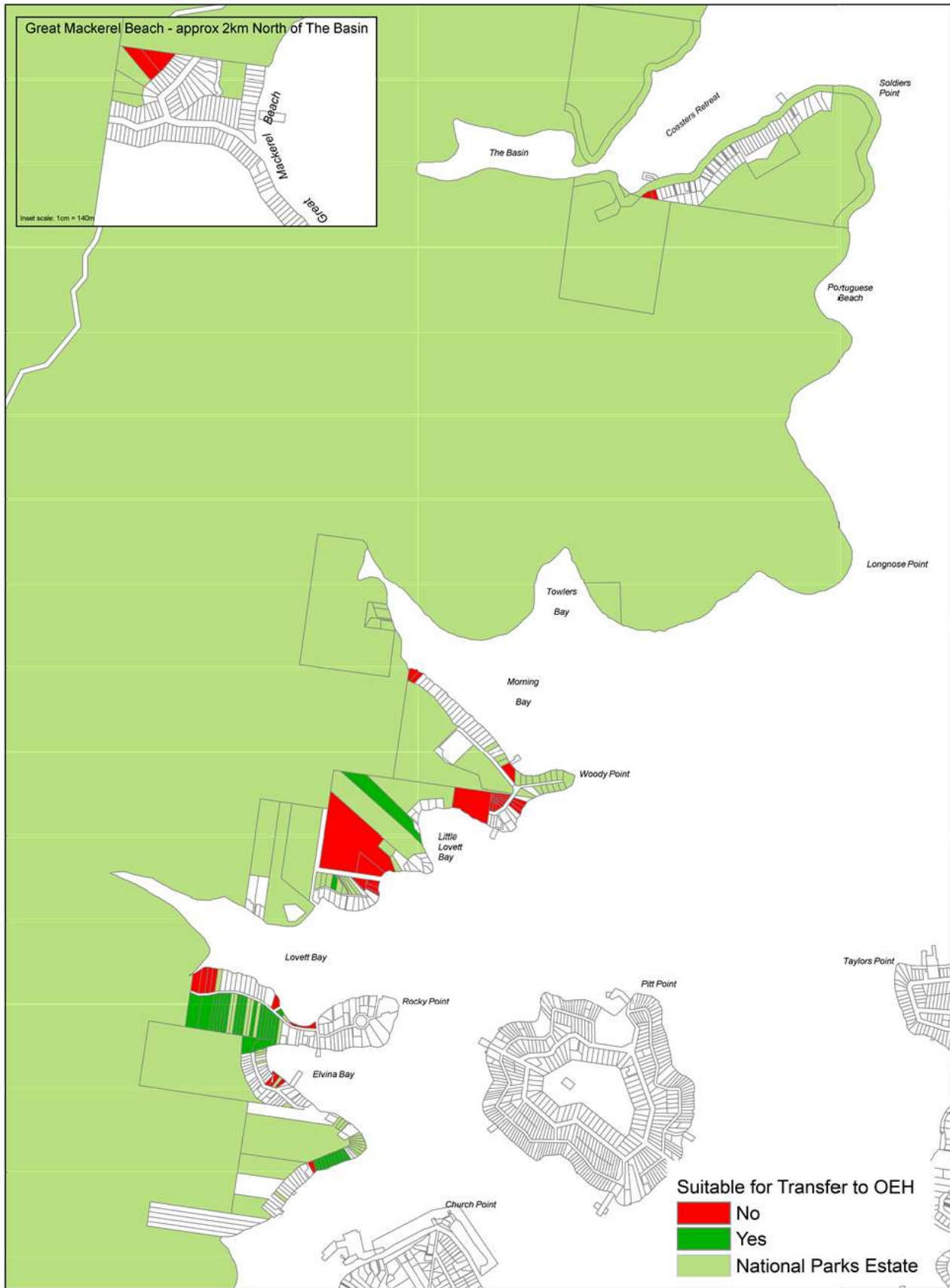
**ENVIRONMENTAL CONSIDERATION**

This land transfer will help protect these environmentally valuable parcels of land into the future for the benefit of all of the community.

ADDRESS	RESERVE NAME	AREA(ha)	Lot	DP
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0603337	19	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0556547	20	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0784911	21	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0816022	22	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0751764	23	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0749918	24	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.086415	25	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0785582	26	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.079497	27	10002
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0638361	28	10002
47 STURDEE LANE ELVINA BAY	ELVINA BAY & LOVETT BAY RESERVES	0.273976	26	13449
47 STURDEE LANE ELVINA BAY	ELVINA BAY & LOVETT BAY RESERVES	0.356691	49	13449
42 STURDEE LANE LOVETT BAY	ELVINA BAY & LOVETT BAY RESERVES	0.0620313	1	13464
45A STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVES	0.184462	3	13464
63A STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVES	0.236872	11	13856
45A STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVES	0.180943	5	13856
63A STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVES	0.226942	12	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.245607	15	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.224684	16	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.228165	17	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.222741	18	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.223317	19	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.705842	20	13856
73 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVE	0.718456	21	13856
55 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY	0.234533	7	13856
61 STURDEE LANE ELVINA BAY	ELVINA & LOVETT BAY RESERVES	0.242118	10	13856
31 PORTIONS LOVETT BAY LOVETT BAY	LOVETT BAY (NTH) AND TOWLERS BAY	0.13141	3	23104
47 STURDEE LANE ELVINA BAY	ELVINA BAY & LOVETT BAY RESERVES	0.151007	1	314518
47 STURDEE LANE ELVINA BAY	ELVINA BAY & LOVETT BAY RESERVES	0.173209	2	314518
47 STURDEE LANE ELVINA BAY	ELVINA BAY & LOVETT BAY RESERVES	0.157695	3	314518
47 STURDEE LANE ELVINA BAY	ELVINA BAY & LOVETT BAY RESERVES	0.207524	4	314518
10 THE CHASE LOVETT BAY	RESERVE	1.92294	4	746424



ADDRESS	RESERVE NAME	AREA(ha)	Lot	DP
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLER BAY RESERVES	1.63993	10	3455
40 STURDEE LANE LOVETT BAY	FLOODS PENINSULA RESERVE	0.118197	27	8013
42A STURDEE LANE LOVETT BAY	ELVINA & LOVETT BAY RESERVES	0.147355	43	8013
68A STURDEE LANE LOVETT BAY	ELVINA & LOVETT BAY (SOUTH) RESERVES	0.198523	57	8013
35 DOUGLASS ESTATE MCCARRS CREEK	ELVINA AND LOVETT BAY (SOUTH) RESERVES	0.0916293	29	10002
72 STURDEE LANE LOVETT BAY		0.285979	22	13856
72 STURDEE LANE LOVETT BAY		0.267429	23	13856
72 STURDEE LANE LOVETT BAY		0.213501	24	13856
64 BONA CRESCENT LOVETT BAY	LOVETT BAY (north) and TOWLERS BAY	0.0912618	10	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0505892	1	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0463858	2	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0462861	3	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0537873	4	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0552779	5	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0555804	6	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0681408	7	14201
61-75 BONA CRESCENT LOVETT BAY	LOVETT & TOWLERS BAY RESERVES	0.0715604	8	14201
64 BONA CRESCENT LOVETT BAY	LOVETT BAY (north) and TOWLERS BAY	0.0985212	11	14201
64 BONA CRESCENT LOVETT BAY	LOVETT BAY (north) and TOWLERS BAY	0.0860972	12	14201
58 COASTERS RETREAT COASTERS RETREAT		0.0985469	1	20448
57 COASTERS RETREAT COASTERS RETREAT	RESERVE	0.0819238	2	20448
8-10 BONA CRESCENT MORNING BAY	LOVETT & MORNING BAY RESERVES	0.111311	2	21880
8-10 BONA CRESCENT MORNING BAY	LOVETT & MORNING BAY RESERVES	0.137622	1	21880
60 BONA CRESCENT MORNING BAY	MORNING BAY RESERVE	0.248325	19	23180
1A THE CHASE LOVETT BAY	RESERVES OF LOVETT BAY (north) and TOWLERS BAY	5.53053	B	346227
1A THE CHASE LOVETT BAY	LOVETT BAY (NORTH) AND TOWLERS BAY	0.607761	A	346227
22-24 PORTIONS LOVETT BAY LOVETT BAY	RESERVES OF LOVETT BAY (NORTH) /TOWLERS BAY	0.199922	B	354929
22-24 PORTIONS LOVETT BAY LOVETT BAY	RESERVES OF LOVETT BAY (NORTH) /TOWLERS BAY	0.119637	C	354929
22-24 PORTIONS LOVETT BAY LOVETT BAY	RESERVES OF LOVETT BAY (NORTH) /TOWLERS BAY	0.105261	D	354929
19A DIGGERS CRESCENT GREAT MACKEREL BEACH	MACKEREL RESERVE	0.301073	A	385291
9A DIGGERS CRESCENT GREAT MACKEREL BEACH	MACKEREL RESERVE	0.396687	A	385322



<b>ITEM 9.2</b>	<b>MONA VALE CEMETERY CONSERVATION MANAGEMENT PLAN</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PROPERTY</b>
<b>TRIM FILE REF</b>	<b>2017/341559</b>
<b>ATTACHMENTS</b>	<b>1 Draft Conservation Management Plan for Mona Vale Cemetery - Part 1 (Included In Attachments Booklet)</b> <b>2 Draft Conservation Management Plan for Mona Vale Cemetery - Part 2 (Included In Attachments Booklet)</b> <b>3 Summary of Results Conservation Management Plan Community Consultation (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To seek Council approval for the adoption of the Mona Vale Cemetery Conservation Management Plan.

#### SUMMARY

Mona Vale Cemetery was established in 1905 and is listed on Council's Local Heritage register. In 2012, the former Pittwater Council adopted a Plan of Management (PoM) for the Mona Vale Cemetery, which was subsequently adopted by the Minister for Lands in 2013. The PoM noted that as the cemetery is listed as a heritage item on the Local Environment Plan, there should be a Conservation Management Plan (CMP) in place to allow the continued operation of the cemetery as a place for burials and deposition of cremated remains while retaining and preserving the heritage values of the site.

On 27 June 2017, Council received the draft Mona Vale Cemetery Conservation Management Plan and authorised public exhibition of the plan for a period of 42 days. The public exhibition period commenced on 13 July 2017 and closed on 27 August 2017. This report summarises the issues raised during the exhibition period and proposes adoption of the Mona Vale Cemetery Conservation Management Plan.

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#### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That Council adopt the Mona Vale Cemetery Conservation Management Plan.

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## REPORT

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### BACKGROUND

In 2016, the former Pittwater Council appointed Mr Chris Betteridge, Heritage Consultant with Musecape Pty Ltd to prepare a draft Conservation Management Plan for the Mona Vale Cemetery. The CMP provides an overview of Mona Vale Cemetery within its regional and historical context and highlights the significance of heritage attributes of the cemetery. It also provides:

- Policies and practical guidance for a balanced approach to conserving and managing heritage significance,
- A schedule of recommended conservation works with priorities for implementation,
- An exploration of the historical, associational, aesthetic, cultural and social significance of items within the site,
- Comprehensive advice on the conservation methods appropriate for the various types of monuments and monumental fabric in the cemetery,
- Recommendations for the development of an Interpretive Plan containing strategies for enhanced presentation, interpretation and communication of various heritage attributes of the cemetery.

The CMP and the PoM seek to balance the preservation of landscape and heritage values with the need to continue to provide burial space for the community. The cemetery is reaching full capacity with only 200 or so new sites remaining available for sale in the current configuration. The CMP will allow remaining space to be developed for additional graves while preserving and protecting the important heritage aspects of the cemetery.

### CONSULTATION

Council publicly exhibited the CMP for 42 days from 13 July 2017 to 27 August 2017. Community information sessions were held on site on both Tuesday 25 July and Tuesday 15 August attracting around 20 residents and visitors, including members of the "Friends of the Mona Vale Cemetery" gardening group. Most of the discussion revolved around long-term plans for the cemetery including future capacity and maintenance along with a few comments about landscaping.

Three formal submissions were received through the "Your Say" Northern Beaches Council engagement platform. A summary of the submissions is provided in the table on the following page.

<b>SUBMISSIONS RECEIVED – YOUR SAY PLATFORM</b>		
<b>Issue</b>	<b>Response (from Musecape)</b>	<b>Change to CMP</b>
Concerns about changes to the cemetery landscape to make way for new graves, particularly removal of cypress trees in the centre of the cemetery. Trees provide a visual break from otherwise monotonous view of rows of graves.	<p>The original double north – south rows of golden cypresses were planted during the 1970s or '80s and are therefore not an early landscape feature of the cemetery. While cypresses and other long-lived conifers such as yews have commonly been planted in cemeteries from ancient times, the species and cultivars planted were traditionally either weeping forms such as Funeral Cypress or dark-leaved types such as Italian Cypress, symbolising solemnity, longevity, resurrection and immortality. . The golden cypresses at Mona Vale General Cemetery are not considered an appropriate variety to represent these symbolisms. These particular trees in the cemetery have also suffered from pest infestation, resulting in the removal of many of the trees from the first decade of the 21<sup>st</sup> century onwards.</p> <p>While some mature cypress trees in the centre of the cemetery are expected to be removed, they will be more than offset by additional trees planted in the new memorial gardens in the remaining stand of trees on the eastern side of the site and by careful planting between new areas and along the new exit road.</p>	No change to CMP
Concerns about cemetery losing its rustic appeal and becoming too formal with numerous bollards and signs. Also concerns about ongoing loss of large trees, under-use of graves, and use of non-native species of trees and plants in the cemetery due to lack of experience/focus from staff. A further comment was made about reaching out to different cultural groups for feedback.	It may be possible for Council to incorporate in the cemetery landscaping some plants with symbolic meaning to particular ethnic groups who are represented in the cemetery. In regard to horticultural management of ornamental plantings, both native and exotic, it is important that employees or contractors have appropriate qualifications, experience and knowledge of the plants they have to manage.	No change to CMP
Concerns about plans for future relocation of the cemetery Works Compound area as described in the Cemetery Plan of Management (PoM) Landscape Masterplan.	The location of the Works Compound was determined by Council under the Mona Vale Cemetery PoM, which was publicly exhibited and subsequently adopted in 2013. Therefore this submission is not considered relevant to this consultation process.	No change to CMP

## FINANCIAL CONSIDERATION

The cost of the adoption of the CMP is expected to be minimal with all costs associated with ongoing maintenance and other associated activities to be borne by the Mona Vale Cemetery Reserve Trust. It is important to note that maintenance of individual grave sites and monuments therein is the responsibility of Interment Right Holders of the grave. However under current legislation, the Cemetery Reserve Trust may order the repair or removal of monuments to ensure the safety of staff, visitors, contractors and other users of the site. Any such repairs will be undertaken in accordance with the CMP and any other applicable legislation or guidelines.

## SOCIAL CONSIDERATION

The adoption of the CMP will lead to greater understanding and acknowledgement of the importance of the cemetery, not only as a burial ground, but as the repository of invaluable social and genealogical information for the local and wider community. The introduction of recommended interpretation and maintenance programs will preserve this important heritage site for future generations.

## ENVIRONMENTAL CONSIDERATION

The adoption of the CMP is expected to have a positive environmental impact on the cemetery and its surroundings. While some mature cypress trees in the centre of the cemetery are expected to be removed, they will be more than offset by additional trees planted in the new memorial gardens in the remaining stand of trees on the eastern side of the site and by careful planting between new areas and along the new exit road.

Landscaping in the cemetery to enhance aesthetic appeal is a key consideration of the PoM, and an extensive planting program has been underway in the cemetery since the adoption of that plan, including:

- A garden bed with a variety of native trees and shrubs established over the past 10 years along the entire southern boundary line along Mona Vale Road (over 150m long and at least 4m wide),
- An additional 50 native trees (tube stock) planted in the above gardens this year,
- An avenue of Weeping Lilli Pilli planted along the western boundary to screen off views of adjacent housing
- 5 large gum trees (expected to reach min. 25 metres) planted in the eastern grove to replace those lost due to lightning strikes or storms, with additional native trees and shrubs to be planted when new memorial gardens for ash remains are completed next year.
- Over 20 native pines (*Callitris* species) planted along the main exit road.
- A hedge of *Photinia* along the Northern boundary fence line.

Cemetery staff are currently researching opportunities to incorporate smaller trees into proposed new burial areas, using root guards, pots or similar measures to protect root zones. Other strategies to re-vegetate derelict graves with trees (to provide shade) and groundcovers (to reduce weeds and soften the overall landscape) are also being considered at the present time.

<b>ITEM 9.3</b>	<b>UPGRADE TO GRAVEL SECTIONS OF OXFORD FALLS AND MORGAN ROADS, OXFORD FALLS</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER TRANSPORT &amp; URBAN</b>
<b>TRIM FILE REF</b>	<b>2017/374724</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To seek Council approval to reconstruct and seal the gravel sections of Oxford Falls Road and Morgan Road, Oxford Falls.

#### SUMMARY

Since 1991 Council has considered various submissions for the upgrading of Oxford Falls Road and Morgan Road, in particular, the unsealed gravel section adjacent to the one lane bridge over Oxford Falls Creek. Council on 16 March 1999 resolved to retain the unsealed form of the road and undertake maintenance as required.

Traffic volumes in Morgan Road and Oxford Falls Road have increased significantly due to the ongoing road works around the Northern Beaches Hospital development.

Following recent creek embankment stabilisation work the gravel section of Oxford Falls Road between the Telstra compound and the one lane bridge started to deteriorate quickly with rutting and loss of gravel. Increased traffic volumes have caused dust issues and safety concerns associated with the uneven surface.

Council approval is being sought to reconstruct and seal these sections of gravel road at a cost of \$490,000 over the next two financial years. Once completed, this work will provide a safe, all weather and longer lasting road with reduced maintenance needs and improved environmental benefits.

If approved, a community consultation process will be undertaken on this upgrade proposal.

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#### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That:

- A. Council approves the proposal to upgrade the unsealed sections of Oxford Falls Road and Morgan Road to sealed road.
  - B. Work on Oxford Falls Road be included in the 2017-2018 Road Resurfacing program.
  - C. Work on Morgan Road be included in the 2018-2019 Road Resurfacing program.
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## REPORT

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### BACKGROUND

Council currently maintains sections of Oxford Falls Road and Morgan Road adjacent to the one lane bridge over Oxford Falls Creek with a gravel surface, whilst other sections are sealed. The unsealed section of Morgan Road and Oxford Falls Road is approximately 600m long stretching either side of Oxford Creek. These two sections are connected via a narrow (one lane) concrete bridge. These roads have a regulatory speed limit of 50 km/h. Major installations such as Telstra Satellite Earth Station and Optus Satellite Antennae are located along this section of Oxford Falls Road.

At Council's meeting on 16 March 1999, Council considered a Traffic Committee report to upgrade these sections of road and resolved to retain the present form and undertake maintenance as required. This was decided after considering the cost to upgrade entire section Morgan Road and Oxford Falls Road to Austroad design standards including improvements to Wakehurst Parkway intersection and causeway.

### DISCUSSION

In recent years, traffic volumes in Morgan Road and Oxford Falls Road have increased significantly due to increasing traffic congestion on main roads together with road works around Northern Beaches Hospital. Since 1991, traffic volumes along the route have increased significantly from 600 vehicles per day (vpd) in 1991 to 800 vpd in 1998, 2000 vpd in 2009, 2000 vpd in 2015 and 3000 vpd in 2017.

Following recent creek embankment stabilisation work, the gravel section of Oxford Falls Road between the Telstra compound and the one lane bridge started to deteriorate quickly with rutting and loss of gravel. With increased traffic and ongoing dry conditions, the road surface condition has deteriorated creating safety and environmental concerns. Council has received many requests over the years from road users and adjacent residents to seal these sections of road. This has increased recently as a result of the accelerated deterioration in surface conditions.

To maintain this as a gravel road, it will require ongoing maintenance work which is estimated to be \$240,000 per annum (based on 2 days every month) and there may be other incidental work required such as pot hole patching and grading after significant storm events.

The proposed improvement works involves the reconstructing or stabilising of the road pavement and applying two coats of hot bituminous spray seal with line marking and sign posting. This work does not involve any major realignment although guardrail will be included on the bend opposite the new concrete jersey barrier. Consideration will be given to the inclusion of a bio-swale drainage system to collect and improve the quality of stormwater run-off from the road side before discharging into the creek.

The estimated cost of preparing and sealing of gravel sections of Oxford Falls Road and Morgan Road is \$490,000. It is expected that once sealed these sections of road will last for 15 - 20 years with only minor maintenance works such as pothole patching and remarking of lines. At the end of this period, they can be resealed under Council's road resurfacing program.

The completion of this work will have the following benefits:

- Drastic improvement in safety and ride comfort for road users
- Environmental benefits such as reduction in dust and sediment wash out into creek
- Increased useful life of road pavement
- Significant reduction in road maintenance costs



- Reduction in vehicle damage and maintenance
- Improved community satisfaction.

There are concerns that improving this road will increase traffic through this area and create speeding issues. Once the road work around the hospital development, including the improvement to intersections on Warringah Road is completed, easing congestion, traffic may decline on Oxford Falls Road and Morgan Road.

Part of existing Morgan Road deviates from the road reserve and traverses through public reserve and crown land. As part of this work, boundary adjustments will need to be completed in negotiation with relevant authorities.

In addition to the sealing of the unsealed sections of this route, Council is also investigating the replacement of the single lane bridge to ensure an adequate standard. The improvements to the bridge will be incorporated in Council's asset capital renewal programs.

### CONSULTATION

Given the urgency of this work to address ongoing road safety issues it is intended to notify residents in the Oxford Falls area via mail outs and motorists using the route with onsite signage.

Additional notifications will be published in the Manly Daily and on Council's social media.

Any submissions received will be considered prior to finalising the work details.

### TIMING

If approved, community notification can be undertaken in December 2017. Work can be undertaken in the following two stages:

Stage 1: Reconstruct/Rehabilitate and seal Oxford Falls Road in January 2018

Stage 2: Prepare and seal Morgan Road in October 2018

### FINANCIAL CONSIDERATION

The total estimated cost of the proposed upgrade work is \$ 490,000. This work can be carried out in two stages over two years and funded from Council's Road Resurfacing Program 2017/2018 and 2018/2019. It will mean that it may be necessary to defer some planned road resurfacing works to 2018/2019 to fund works in Oxford Falls Road.

Council is also in discussions with Road and Maritime Services regarding funding assistance given the impact the Northern Beaches Hospital road works has had on traffic using this route and Council's ongoing maintenance costs.

	Section	Cost
2017/2018	Oxford Falls Road	\$290,000
2018/2019	Morgan Road	\$200,000

The upgrade works will see significant savings of \$240,000 pa in road grading to maintain the gravel road surface in a safe condition.

## **SOCIAL CONSIDERATION**

Improvements to the condition of the road surface will result in benefits for the local community including reduced travel times, improvements to safety in all weather conditions and reduced wear and tear on private vehicles.

## **ENVIRONMENTAL CONSIDERATION**

This proposal will have a positive impact on the environment by reducing the dust and improving the quality of run-off from road surface in to waterways. Proposed work may include a bio-swale drainage system to collect and improve the quality of stormwater run-off from the road side before discharging into the creek.

The increase in traffic volumes may have an adverse impact on the incidence of "road kill" of native fauna, however there is signage warning drivers to slow down and maintain a look out for animals such as wallabies.

<b>ITEM 9.4</b>	<b>DRAFT ASSET MANAGEMENT POLICY</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PROPERTY</b>
<b>TRIM FILE REF</b>	<b>2017/355120</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">↓</a> Draft Northern Beaches Council Asset Management Policy</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To seek Council's endorsement to publicly exhibit the draft Asset Management Policy.

#### SUMMARY

Prior to amalgamation, the three former Councils had adopted and implemented their own Asset Management Policies that differed in style, layout, and details. Each policy was reviewed and the principles from each were consolidated into the draft Asset Management Policy (Attachment 1).

The draft Asset Management Policy defines the principles by which the Northern Beaches Council's assets will be managed.

The Asset Management Policy is the first stage in providing strategic asset management leadership and governance across Council. The draft Policy will have a positive impact on the community, ensuring Council's assets are effectively managed to meet the community's needs and expectations in a sustainable manner.

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#### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That Council:

- A. Place the draft Asset Management Policy on public exhibition for a period of 28 days inviting submissions.
  - B. Report back following close of the public exhibition period.
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## REPORT

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### BACKGROUND

Council is the custodian of a large number of physical assets that support the delivery of service to the community. These include roads, bridges, footpaths and recreational trails, car parks, furniture, stormwater network, parks and reserves, sportsgrounds, playgrounds, ocean pools, aquatic centres, buildings, and public amenities.

The Integrated Planning and Reporting framework, developed by the NSW Government, requires Council to implement an Asset Management Policy which is aligned with the Community Strategic Plan.

Prior to amalgamation, the former Councils had their own Asset Management Policies adopted, which differed in layout and details:

- Asset Management Policy and Strategy, Part 2 (c) (i) of the Manly Community Strategic Plan – Beyond 2021, adopted on 4 June 2012
- Warringah Council's Asset Management Policy, Policy No. PL 550 Asset, adopted on 28 August, 2012
- Pittwater Council's Asset Management Policy, Council Policy No. 184, adopted on 21 March, 2011

In developing the draft Asset Management Policy (Attachment 1), the former policies were reviewed, consolidated and simplified into a single policy appropriate for Northern Beaches Council. The draft Policy supports Council's vision and strategic objectives, and sets guidelines for implementing consistent asset management practices throughout the Northern Beaches Council.

### CONSULTATION

The draft Policy will be placed on public exhibition for a minimum period of 28 days consistent with Council's community engagement policy.

### TIMING

Following public exhibition, the draft Policy will be reported back to Council for its consideration of submissions and decision in relation to the making of the Policy.

### FINANCIAL CONSIDERATION

The draft Policy promotes the long term financial sustainability of Council's assets, and integrates asset management with Council's long term financial and strategic resourcing planning.

### SOCIAL CONSIDERATION

The draft Policy demonstrates Council's commitment to delivering a safe, inclusive and connected community through promoting effective and responsible management of Council's assets. The implementation of the Policy will ensure Council's assets continue to provide the appropriate level of service to meet the community's needs and expectations in a sustainable manner.

### ENVIRONMENTAL CONSIDERATION

The draft Policy promotes the use of sustainable practices in the management of Council's assets to protect the needs of future generations. This includes applying environmentally sustainable asset management practices and considering the risks of climate change on Council's assets.



## Northern Beaches Council Policy

### Policy No. Number

### Asset Management Policy

#### 1 Purpose of Policy

This Policy supports Council's vision and strategic objectives, and sets guidelines for implementing consistent asset management processes throughout the Northern Beaches Council. The application of these principles will ensure our assets continue to provide the appropriate level of service to meet the community's needs and expectations in a sustainable manner.

#### 2 Asset Management Principles

Council will apply nine (9) key principles in managing its assets.

- **Best Practice:** Council's asset management procedures will be developed to ensure asset management best practice is implemented throughout Council.
- **Sustainability:** Council will implement asset management in a sustainable manner balancing economic, social and community impacts while demonstrating civic and environmental leadership.
- **Levels of Service:** Agreed service levels will be determined in consultation with the community and defined in Council's Asset Management Plans.
- **Accountability & Responsibility:** Asset management accountabilities and responsibilities will be defined, understood and accepted by all involved.
- **Environment:** Council will develop and implement best value environmentally sustainable asset management practices.
- **Finances:** Council will integrate asset management, long term financial and strategic resource planning to ensure Council's long term financial sustainability.
- **Risk Management:** Council will apply risk management practices to ensure asset performance and community safety, including risks associated with climate change.
- **Life Cycle Approach:** Asset planning decisions will be based on full life cycle costs of an asset through acquisition, operation, maintenance, renewal and disposal.
- **Statutory Compliance:** Council will meet all relevant legislative requirements for asset management.

#### 3 Authorisation

This Policy was adopted by Council on [insert date].

It is effective from [insert date].

This Policy is to be reviewed every 4 years. It is due for review on [insert date].

Policy No. Number

#### 4 Amendments

This Policy was last amended on [insert date].

#### 5 Who is responsible for implementing this Policy?

The Strategic Asset Management Steering Committee is responsible for ensuring the application of this Policy.

#### 6 Document owner

The owner of this document is the General Manager – Environment & Infrastructure.

#### 7 Legislation and references

- a) Local Government Act 1993, Office of Local Government, NSW Government
- b) Local Government (General) Regulation 2005, Office of Local Government, NSW Government
- c) Integrated Planning & Reporting Manual for Local Government in NSW (2013), Division of Local Government, NSW Government
- d) International Infrastructure Management Manual (2011), IPWEA
- e) Australian Accounting Standards

#### 8 Definitions

Council's **assets** include roads, bridges, footpaths and recreational trails, car parks, furniture, stormwater network, parks and reserves, sportsgrounds, playgrounds, ocean pools, aquatic centres, buildings, and public amenities.

The **Strategic Asset Management Steering Committee** consists of the following members:

- General Manager, Environment & Infrastructure
- Chief Financial Officer
- Executive Manager, Transport and Civil Infrastructure
- Executive Manager, Parks and Recreation
- Executive Manager, Property
- Executive Manager, Natural Environment & Climate Change
- Manager, Asset Strategy, Planning & Performance

<b>ITEM 9.5</b>	<b>RFT 2017/148 - BEACON HILL COMMUNITY CENTRE BUILDING UPGRADE WORKS</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PROPERTY</b>
<b>TRIM FILE REF</b>	<b>2017/431815</b>
<b>ATTACHMENTS</b>	<b>1 RFT 2017/148 - Signed Evaluation report - Beacon Hill Community Centre (Included In Attachments Booklet) (Confidential)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To consider, in accordance with Clause 178 of the *Local Government (General) Regulation 2005*, the Tender Evaluation Committee's recommendations following its assessment of the tenders received for RFT2017/148 – Beacon Hill Community Centre Building Upgrade Works.

#### SUMMARY

The project is listed under Council's Capital Works program 2017/18, CR05030. The upgrade works are required to improve access, address non-compliances with the National Construction Code (BCA), WHS and safety issues. The works also aim to reduce the overall operational and maintenance costs by the provision of an efficient cooling and heating system, new roofing and drainage, and repairs to the concrete columns due to spalling.

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#### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That Council adopt the recommendation contained in the Confidential Attachment to this report.

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**REPORT**

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**BACKGROUND**

The project is listed under Council's Capital Works program 2017/18, CR05030. The upgrade works are required to improve access, address non-compliances with the National Construction Code (BCA), WHS and safety issues. The works also aim to reduce the overall operational and maintenance costs by the provision of an efficient cooling and heating system, new roofing and drainage, and repairs to the concrete columns due to spalling.

RFT 2017/148 was issued on 19/09/2017 and closed at 2pm on 26/10/17. A tender briefing on site was organised on 22/09/17 which included a summary of the works, Council's requirements for the tender, WHS items and a site inspection. The tenderers were also advised that all queries were required to be uploaded on the Tenderlink forum so that a formal response was provided to all tenderers.

Four submissions were received from:

- J&J Metro
- Deziign Interiors
- Sudiro Constructions
- Buildcorp

A tender evaluation committee (TEC) was formed to assess the tenders received against the following criteria:

<b>Criteria</b>	<b>Schedules to be evaluated</b>	<b>Weighting or Pass/Fail</b>
Tender Form	Schedule F1	Information only
Non Compliance and Qualifications	Schedule F2	Pass/Fail
Business Information & Performance Information	Schedule F3 & F5	Weighted 15%, MAS 60
Financial Information	Schedule F4	Pass/Fail
Industrial Relations	Schedule F6	Pass/Fail
Quality Assurance & Proposed Methodology	Schedule F7 & F14	Weighted 30%, MAS 60
Work Health and Safety	Schedule F8	Pass/Fail
Personnel & Subcontractors and Consultants	Schedule F10 & F11	Weighted 15%, MAS 60
Conflict of Interest and Fair Dealing Declaration	Schedule F12	Information Only
Insurances	Schedule F13	Pass/Fail
Schedule of Fees	Schedule F21	Weighted 40%



Details of the tender assessment are contained in the confidential attachment.

### **CONSULTATION**

Council has undertaken consultation with internal and external stakeholders during the design process including the Beacon Hill Community Kindergarten, Council's Community Services, Facilities Management & Services and Waste Services teams. The relevant requirements were considered for the development of the design and preparation of the tender documentation.

### **TIMING**

Nil

### **FINANCIAL CONSIDERATION**

The highest ranked compliant tender submission is significantly higher than the consultant Quantity Surveyor cost estimate and the budget allocated in Council's Capital Works Program for 2017/18.

### **SOCIAL CONSIDERATION**

The project aims to address current building non-compliances, improve safety and accessibility, and improve the overall level of service expected by the community.

### **ENVIRONMENTAL CONSIDERATION**

The project aims to reduce the environmental impact of the inefficient heating and cooling system by the provision of an energy efficient system thereby improving user comfort and reducing the ongoing associated operational and maintenance costs.

<b>ITEM 9.6</b>	<b>PUBLIC EXHIBITION OF DRAFT FRESHWATER COASTAL OPEN SPACE MASTERPLAN</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER PARKS &amp; RECREATION</b>
<b>TRIM FILE REF</b>	<b>2017/440798</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">↓</a> Freshwater Coastal Open Space Masterplan</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To seek endorsement for releasing the draft Freshwater Coastal Open Space Masterplan for public exhibition.

### SUMMARY

Freshwater Beach and the surrounding public open space is an immensely popular area that attracts many different types of recreational users from beach goers to park users. The area forms some of the most stunning sections of the Manly to Palm Beach Coastal Walkway. The park area behind the beach has been developed in an adhoc fashion as land was acquired over a period of time. As a consequence of its adhoc acquisition, the configuration of the open space is dominated by car parking. The dominance of car parking compromises the ability of the space to function in a way that best serves the community, to deliver social, recreational and environmental benefits. In addition access and connectivity to and from the beach area, the adjacent headland reserves (McKillop Park and Freshwater View Reserve), and beyond is far from ideal.

A draft Masterplan (Attachment 1) has been initially developed in collaboration with the community to address these issues. Working with a committed group of key stakeholders and randomly selected community members, Council has used feedback from the first stage of community consultation, conducted in March 2017, to develop a masterplan that increases and consolidates public open space, increases the number of formal car spaces, improves connectivity to surrounding areas and celebrates the heritage of the area.

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### RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE

That Council place the draft Freshwater Coastal Open Space Masterplan on public exhibition from 2 December 2017 until 4 February 2018.

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**REPORT**

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**BACKGROUND**

The Freshwater Coastal Open Space area comprises identified zones: Freshwater Views; Freshwater Beach and McKillop Park. These areas are highly valued for their open space amenity with regional status attracting not only northern beaches residents but visitors from greater Sydney, and tourists from interstate and overseas.

The reserves are zoned for the purpose of public recreation and are a combination of Council-owned community land and Crown land of which Council is trustee. Major expansion of the reserve occurred with adhoc purchases by Council of privately held parcels of land.

Whilst the reserve areas have undergone significant transformation, the last major restoration of the area occurred in the 1980s.

This project has been triggered by the increasing demand on the area created by its popularity as a recreational and event space. The condition of the area and lack of connectivity to the surrounding open space requires the enhancement of this special place that brings the community together.

**CONSULTATION**

To date Council has conducted intensive community consultation through a four week engagement period run in March and April 2017. This stage 1 engagement period's purpose was to identify the future vision of the area, identify key issues and seek community input into the possible solutions for those issues. This stage 1 engagement was widely advertised and the two drop in sessions were attended by over 200 people.

In stage 2 of the engagement a Working Group was established to allow Council's internal design team to work collaboratively with a dedicated group of key stakeholders and randomly selected members of the public. Three working group sessions were held with the first session focussing on the vision for the area and identifying key issues. The following agreed vision statement was adopted by the Working Group:

“an uplifting and integrated coastal space which enhances the natural beauty, and encourages physical, visual, cultural, social and historical connection”

The most important issues identified by the group and drawn from the stage 1 engagement included:

Freshwater Views	Freshwater Beach	McKillop Park
Connectivity from the Queenscliff area	Accessibility from the adjacent areas and within the site itself	Weed problem and maintenance of open space assets
Heritage interpretation	Lack of green open space amenity	Opportunity for views
Maintenance of open space assets	Interface between park and car park	Conflict between traffic and pedestrians around McKillop Park
	Old, unexciting playgrounds	

The second Working Group session focused on trying to resolve these issues through the lens of the vision statement and the third Working Group session worked on transferring all this work into the draft masterplan that is now proposed for exhibition. Public exhibition of the draft masterplan is stage 3 and the final stage of the community engagement plan for this project.

### **TIMING**

It is proposed that the draft Masterplan be placed on public exhibition for an extended period over summer. It is planned to release the document on 2 December and for the exhibition period to close on 4 February 2018.

Two on-site drop in sessions are planned during stage 3 engagement, one on Saturday 9 December 2017 and the other on Wednesday 13 December 2017 both commencing at 8am.

In addition, stage 3 engagement will be widely advertised to seek as much input as possible. This will be done through signs posted on site, advertising in the Manly Daily, prominent advertising on Council's website in 'Have Your Say' and through social media platforms and communications utilising the Council's Community Engagement Register.

### **FINANCIAL CONSIDERATION**

Council has budgeted approximately three million dollars through various capital work programs to undertake priority works from the Masterplan, which are yet to be determined. The proposed connections to Freshwater Rockpool from Oceanview Road and the extension of the Fisherman's walk to McKillop Park are funded through the Connected Communities program.

It is proposed that implementation of the Masterplan will be staged over the coming three financial years with the priority being completion of the Connected Communities walkway between Manly and Palm Beach.

There is a proposal to relocate the toilets out of the surf club into a standalone building but funding for this would be contingent on the Surf Life Saving Club providing the funding.

### **SOCIAL CONSIDERATION**

The proposed Masterplan, once implemented, will transform Freshwater's coastal open spaces into a more accessible, more connected and family friendly place for the Freshwater community and visitors to come together. By providing a contiguous park across the back of the dunes the implemented Masterplan will provide significantly more opportunity for passive and active recreation to support the community's desired lifestyle. Celebrating Freshwater's heritage and unique cultural identity will be a key theme of the parks.

### **ENVIRONMENTAL CONSIDERATION**

The Masterplan has an objective to have a positive impact on the environment by making sure that the proposed car parks created, by realigning the open space, are designed with best practice water sensitive urban design principles, there is a general increase in green space including dense low planting where appropriate and respecting the delicate nature of the dunes and foreshore areas. Climate change and its impacts will be considerations in the detailed design of the individual elements of the Masterplan during its implementation.







02  
draft masterplan  
freshwater views

03  
draft masterplan  
mckillop park



**Investigate relocation of public buses to Carrington Parade from Lumsdaine Drive**  
- impacts Sydney buses consideration and  
**Investigate potential for one-way traffic movement along Lumsdaine Drive (part only as shown)**  
- subject to RMS consideration  
- provide additional car parking (65 spaces) plus motorcycles parking

**Connected accessibility**  
- investigate options for improvements to existing footpaths and cycle access

**Connected boardwalk to headland**  
- connecting to Surf Club coastal walkway

**Public open space**  
- connected to surrounding areas and Harbour Diggers  
- develop as passive space for community benefit  
- enhance relatively significant elements and spaces

**Connected pedestrian network**  
- to enhance historical significance as part of pedestrian network  
- opportunity to 'theme' this section, explore and further develop the existing Surf Club walk

**Public open space**  
- long term plan to remove car spaces as shown and increase open space area to restore natural landscape and improve recreation amenity  
- enhance view opportunities for the public in a natural setting, and upgrade areas for community benefit  
- improve open space amenity and comfort to accommodate passive recreational uses  
- additional revegetation program  
- provide general maintenance improvements

**Surface road treatment**  
- provide pedestrian connection to footpaths  
- subject to further investigations and approval by RMS  
**Connected pedestrian network**  
- connecting open space to surrounding areas

**Connected boardwalk to pool walkway**  
- raised above sand level to reduce sensitive impact  
- accessible to all, including access for immediate, long-term and cyclists

**Relocated Freshwater Life Guard operational storage**  
- existing building a recycling and emergency and operational process

**Existing stormwater drainage**  
- investigate options to improve water quality  
**Existing walkway to Pool**  
- upgrade to provide accessible travel

**Connected boardwalk at top of dune**  
- including viewing platforms  
- protect existing dune profile and vegetation  
**Connected pedestrian and cycle network**  
- connecting open space to surrounding areas  
**Foredune rehabilitation**  
- management of dune profile and dune vegetation  
- ongoing dune stabilisation program through funded programs  
- maintain beach access

**Surface road treatment**  
- provide pedestrian connection to footpaths  
- subject to further investigations and approval by RMS

**Existing Escarpment**  
- develop management strategy for vegetation control and regeneration

**Possible Activation Space**  
- potential kiosk, cafe etc. including improved accessibility  
- subject to further engagement



<b>ITEM 9.7</b>	<b>PALM BEACH PARKING DEMAND MANAGEMENT STRATEGY</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER TRANSPORT &amp; CIVIL INFRASTRUCTURE</b>
<b>TRIM FILE REF</b>	<b>2017/448147</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">Palm Beach Parking Demand Management Strategy (Included In Attachments Booklet)</a></b> <b>2 <a href="#">Pitwater Park South Car Park - Plan (Included In Attachments Booklet)</a></b> <b>3 <a href="#">Pittwater Park North Car Park - Plan (Included In Attachments Booklet)</a></b> <b>4 <a href="#">Barrenjoey Road - Plan (Included In Attachments Booklet)</a></b> <b>5 <a href="#">Summary of Exhibition Period Community Engagement (Included In Attachments Booklet)</a></b> <b>6 <a href="#">Pittwater Park Parking Demand Management Strategy - Study Area (Included In Attachments Booklet)</a></b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To seek adoption of the Palm Beach Parking Demand Management Strategy.

### SUMMARY

On 30 May 2017 Council resolved to endorse the Draft Palm Beach Parking Demand Management Strategy (the Strategy) and place the Strategy on public exhibition. A community engagement process was conducted and the Strategy updated to reflect comments received.

The Strategy (Attachment 1) includes Pittwater Park, Palm Beach (north and south) and surrounding streets identified in the study area map (Attachment 6). The Strategy is based on the following principles, in priority order:

1. Prioritise the parking needs of local businesses within a 400m radius of them through increased provision of high turnover parking spaces within the existing parking opportunities.
2. Allowing for the parking needs of permanent off-shore residents while maintaining space for other users.
3. Ensure parking availability for local residents, recreational users and visitors to the area, observing Crown Land conditions of use.
4. Maximise availability of parking spaces through parking restrictions within Pittwater Park (south) car park to better manage peak parking demand.
5. Provide parking for commuters travelling between Central Coast and Palm Beach, where space allows.
6. Promote seasonal overflow parking alternatives to nearby sports fields and Governor Phillip Park.
7. Promote public transport mode of travel to Palm Beach, and between overflow parking and commercial areas/ferry wharf.
8. Ensure road safety in local streets and car parks is considered through all recommended strategies and that Roads and Maritime (RMS) Guidelines are adhered to at all times.

The Strategy identifies twelve key strategies to manage parking demand:

1. Improve accessibility through high parking turnover
2. Increase parking supply
3. Overflow parking demand management plan
4. Provide for local business
5. Encourage active and sustainable journeys
6. Safer and more convenient parking, access and infrastructure
7. Maintain pedestrian, cyclist and traffic safety for road users at all times.
8. Signage and way finding initiatives
9. Partnership with local stakeholders
10. Northern Beaches Parking Permit
11. Technology and enforcement
12. Parking availability for Central Coast commuters

The Strategy includes investigating as part of the Northern Beaches Parking Strategy opportunities to introduce a digital parking permit scheme to replace the current method of distributing the Northern Beaches Parking Permit.

This report outlines the Strategy, the results of the community engagement, and recommends adoption so that it can be implemented prior to the high-demand Christmas period.

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## **RECOMMENDATION OF GENERAL MANAGER ENVIRONMENT & INFRASTRUCTURE**

That Council:

- A. Adopt the twelve (12) recommended strategies outlined in the Palm Beach Parking Demand Management Strategy.
  - B. Commence implementation of the recommendations outlined in the Palm Beach Parking Demand Management Strategy as a priority, including informing the development of Council's future Capital Works Program.
  - C. Continue to work with the local residential and business community to monitor parking demand.
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## REPORT

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### BACKGROUND

Palm Beach is a popular destination which attracts large numbers of local, national and international visitors. Many visitors to the area are attracted to the facilities available, such as restaurants, local business, recreational use of Pittwater Park, boating facilities and beaches.

The Palm Beach ferry wharf operates as a commuter hub for our residents to travel home to Coasters Retreat and Great Mackerel Beach, while also providing for Central Coast commuters, holiday makers and day trippers travelling to The Basin, Currawong, Ettalong and Patonga. Parking in the vicinity of Pittwater Park, Palm Beach has been operating at peak capacity for many years during peak summer periods, as well as weekends and public holidays throughout the year due to the differing parking demands from stakeholders who park in the area.

In December 2016, as an interim measure, Council converted 17 long term spaces to short term parking in Pittwater Park (south) to enable parking turnover to support local business and to provide parking for recreational visitors to the area. These 17 car parking spaces provided 4P (four hour) parking between 6am – 9pm to all Ticket and Northern Beaches Permit Holders on Saturday, Sunday and Public Holidays.

At the request of Palm Beach Whale Beach Resident Association, Northern Beaches Council committed to undertaking a parking demand management study to identify strategies to improve the management of parking in the area.

### Summary of Parking Study Area

The Palm Beach parking study area is described as the Barrenjoey Road precinct from Iluka Road to Palm Beach Road including on street parking in Barrenjoey Road, Iluka Road and Nabilla Road and inclusive of the adjoining off street public parking areas.

The study area included:

1. Pittwater Park (north and south)
2. Barrenjoey Road (commercial area)
3. Palm Beach Road (up to Pacific Road)
4. Iluka Road and Nabilla Road
5. Lucinda Park
6. Woorak Reserve and Lucinda Park boat trailer car parks
7. Palm Beach RSL car parks.

In January 2017 Bitzios Consultants undertook a stocktake of parking supply within the study area and it is estimated that 57% of the current number of parking spaces have no applied parking restriction, therefore making these spaces available for long term parking. Of the remaining available spaces, 23% of parking supply is available for Pay & Display or vehicles displaying a Northern Beaches Parking Permit everyday between 6am and 9pm.

The proposed Palm Beach Parking Demand Management Strategy, when adopted, based on the information from the Bitzios review, delivers a total of 54% of the estimated number of parking spaces without a parking restriction, therefore making these spaces available for long term parking.

The reduction in overall unrestricted spaces is due to the proposed introduction of a Western Foreshore Permit in Pittwater Park (north) and the Saturday, Sunday and Public Holiday parking restrictions in Pittwater Park (south).

The changes affect 11% of the total parking supply in the study area increasing the available spaces on a Saturday, Sunday and Public Holidays between 6am – 9pm in Pittwater Park (south) to provide medium-term parking to support residents, visitors and day-trippers.

Council recognises the long-term demand for parking in the Palm Beach area outside of the study area for this project. Through the development of the Northern Beaches Parking Plan, parking across the northern beaches will be further reviewed with recommendations to Council on the proposed way forward to manage parking in areas of high demand.

## CONSULTATION

To ensure Council reached the relevant and directly affected members of the community in relation to the Draft Palm Beach Parking Demand Management Study, a wide range of engagement techniques and methods were applied to understand their needs and to hear their views.

The engagement utilised the following methods:

- On-line survey resulting in 153 responses.
- Two Listening Posts held at the Palm Beach Ferry Wharf - Wednesday 14 December and Friday 16 December 2016.
- Providing written communication via letterbox drop to households and businesses in Barrenjoey Road, Iluka Road and Nabilla Road.
- Two community meetings held at the Palm Beach RSL on Tuesday 21 February 2017.
- Press release advising of community meeting published in the Manly Daily.
- Public Notices published in the Manly Daily on Saturday, 10 and 17 December 2016.
- Editorial on the project appeared in an edition of Peninsula Living magazine.
- Project information sent electronically to interested stakeholders.
- Liaison and multiple meetings with the Palm Beach Whale Beach, Coasters Retreat and Great Mackerel Beach Residents Associations'.
- 28 day community engagement opportunity from when the draft Palm Beach Parking Demand Management Strategy endorsed by Council on 30 May 2017.

During the public exhibition period submissions from the following organisations were received and their comments are included in the attachments;

- Palm Beach and While Beach Association,
- Coasters Retreat Association
- Mackerel Beach Association
- Nabilla Road Palm Beach

In addition to these submissions, Council received 55 separate submissions. These submissions are listed in the attachments.

As a result of Council's community engagement and submissions received a number of amendments have been included in the Strategy.

### **Amendments to Draft Palm Beach Parking Demand Management Strategy after exhibition.**

After initial consultation was undertaken with the community, some amendments were made to the original proposal with Council recognising competing demands for car parking in Palm Beach and aims to provide car parking opportunities for all stakeholders. It must be recognised that parking is a shared resource for everyone and Council cannot provide parking for stakeholders to satisfy all individual requirements and needs, whether personal or business related. Due to this, residents and visitors to the area must acknowledge that they will need to manage their journey to the area, especially during peak periods and allow time to seek alternative parking or travel to the area.

The draft Strategy proposes alternative parking and travel options for residents and visitors to consider.

#### **Pittwater Park (south) – Attachment 2**

- The proposed parking restrictions recommended in the will be in place Saturday, Sunday and Public Holidays throughout the year with the initial proposal to introduce on-peak and off-peak parking conditions in Pittwater Park (south) removed. The following parking restrictions will apply:
  - 41 spaces – 8P parking 6am – 9pm
  - 32 spaces – 4P parking 6am – 9pm
  - 3 disabled spaces
  - 2 spaces – P5 (5 minute parking)

#### **Pittwater Park (North) – Attachment 3**

- Implement a 12-month trial of Western Foreshore Permit for ratepayers from Coasters Retreat and Great Mackerel Beach valid only for Pittwater Park (north), with agreement of Department of Industry – Lands. Subject to criteria established in the Strategy including the introduction of an annual fee of \$200.00 per permit. The parking fee is consistent with the fee for beach parking permits. The following parking restrictions will apply:
  - 47 spaces for ratepayers from Western Foreshore only
  - 1 disabled spaces
  - 2 spaces – P5 (5 minute parking) 6am –9pm every day.

#### **Barrenjoey Road – Attachment 4**

- Initially 4P parking restrictions were recommended in the draft Strategy however these have been removed to allow for unrestricted parking to accommodate residents and visitors who may stay in the area longer than one (1) day.
- Two car parking spaces will be converted to motorcycle parking in Barrenjoey Road, south of the exit to Pittwater Park (south). This will improve visibility for exiting vehicles and will provide dedicated motorcycle parking space.
- A loading zone will be implemented in Barrenjoey Road, near the driveway of Palm Beach Fish and Chips and as marked on Attachment 4: Barrenjoey Road Parking.

## **TIMING**

Should the Draft Palm Beach Parking Demand Management Strategy be adopted, a report will be placed on the agenda of the Northern Beaches Traffic Committee which will be held on Tuesday 5 December 2017 for a technical review of changes to parking restrictions, with measures to be implemented immediately after LTC approval.

## **FINANCIAL CONSIDERATION**

A number of proposed measures can be implemented using existing operational budgets, however funding will need to be identified in future council budgets to deliver the recommended strategies relating to infrastructure works, resources and education campaigns.

## **POLICY CONSIDERATION**

Nil

## **SOCIAL CONSIDERATION**

The Draft Palm Beach Parking Demand Management Strategy will provide benefit to local businesses through increased availability of parking for visitors and customers, resulting in increased employment opportunities in the local community.

The draft Strategy will also provide a dedicated parking area for our off-shore residents from Coasters Retreat and Great Mackerel Beach, parking for Central Coast commuters, strategies to encourage modal shifts from private motor vehicle to an active or sustainable mode of travel and road safety outcomes.

Through investigations relating to the introduction of digital technology to manage the distribution of Northern Beaches Parking Permits, liveability improvements for the Palm Beach community will be delivered through increased parking opportunities.

## 10.0 PLANNING PLACE & COMMUNITY DIVISION REPORTS

<b>ITEM 10.1</b>	<b>COMPLIANCE AND ENFORCEMENT POLICY - OUTCOMES FROM PUBLIC EXHIBITION</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER ENVIRONMENTAL COMPLIANCE</b>
<b>TRIM FILE REF</b>	<b>2017/425029</b>
<b>ATTACHMENTS</b>	1 <a href="#">☞</a> <b>Compliance &amp; Enforcement Policy (Included In Attachments Booklet)</b>
	2 <a href="#">☞</a> <b>Summary of Submissions of Draft Compliance &amp; Enforcement Policy (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To report on the submissions received and seek adoption of the Compliance and Enforcement Policy, as shown in Attachment 1.

#### SUMMARY

Once adopted, the Compliance and Enforcement Policy (the Policy) would replace the compliance and enforcement policies of the three former Councils, thus supporting a single approach to compliance and enforcement across the Northern Beaches Council area.

The Policy is to provide structure for consistency and transparency in decision making and to facilitate a proportional approach to compliance and enforcement. It is also intended to assist Council staff to act properly, effectively and consistently in response to allegations of unlawful activity.

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#### RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council adopt the Compliance and Enforcement Policy.

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## REPORT

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### BACKGROUND

Prior to amalgamation each of the three former Councils had their own Compliance and Enforcement Policies which were carried over to Northern Beaches Council.

A new draft Compliance and Enforcement Policy was presented to Council at its meeting on 27 June 2017, where it was approved for 28 days public exhibition.

It is intended that the draft Policy would replace the compliance and enforcement policies of the three former Councils, thus supporting a single approach to compliance and enforcement across the Northern Beaches Council area.

The 'Enforcement Guidelines for Council's, December 2015' and 'Model Compliance and Enforcement Policy, December 2015' issued by the NSW Ombudsman were used in the development of the draft Policy.

### CONSULTATION

The draft Policy was on public exhibition from 28 June to 6 August, a period of 39 days. This has included:

- Your Say page information and an online submissions form downloads/views, [http://yoursay.northernbeaches.nsw.gov.au/policyreview/news\\_feed/draft-compliance-and-enforcement-policy](http://yoursay.northernbeaches.nsw.gov.au/policyreview/news_feed/draft-compliance-and-enforcement-policy)
- Community drop-in sessions at Manly Town Hall on 27 July and Mona Vale Conference Room on 29 July, attended by 7 people in total
- Manly Daily 'standalone' advertisements on 1 July and 22 July and in the list of projects open for comment in the Manly Daily on 8, 15 and 29 July, as well as on 5 August
- The Draft Policy was also notified to over 16,000 people on the Community Engagement Register database via two Your Say emails on 10 and 28 July.

At completion of the public exhibition period, the Your Say webpage had 61 page visits and 70 down loads of the document.

Eleven (11) submissions were received in response to the exhibition of the draft Policy. The issues raised in the submissions received have been summarised and a response provided, as shown in Attachment 2.

Following consideration of the submissions received, changes have been incorporated into the Policy which is now recommended to Council.

### TIMING

Once adopted the Policy will be displayed on Council's website and communicated to all Council's Business Units.

The development of the guidelines will then commence and it is anticipated that the guidelines will be completed by 30 June 2018.

### FINANCIAL CONSIDERATIONS

The implementation of the Compliance Enforcement Policy will result in income being generated for Council through Penalty Infringement Notices over the course of a year. The 2017/18 budget



anticipates income from such Notices to be in the vicinity of \$9 million. The costs of implementing the Policy can be met within budget.

### **SOCIAL CONSIDERATIONS**

Compliance and enforcement actions will be exercised to ensure the continued health and safety of the community. The Policy provides for equity in decision making regarding Compliance issues across the Northern Beaches

### **ENVIRONMENTAL CONSIDERATIONS**

Compliance and enforcement actions will be undertaken to effectively manage pollution control and environmental degradation or damage.

<b>ITEM 10.2</b>	<b>PLANNING PROPOSAL AND OFFER FOR FUTURE VOLUNTARY PLANNING AGREEMENT IN RELATION TO 28 LOCKWOOD AVENUE BELROSE (FORMER BELROSE LIBRARY SITE)</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER STRATEGIC &amp; PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2017/430202</b>
<b>ATTACHMENTS</b>	<b>1 Statement of Offer of Public Benefit Prepared by Willandra Associates Pty/Ltd (Included In Attachments Booklet)</b> <b>2 Planning Proposal as Amended for Submission by Council to the Department of Planning and Environment (Included In Attachments Booklet)</b> <b>3 Public Submissions Report (Included In Attachments Booklet)</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To report upon a Planning Proposal and associated offer for a future Voluntary Planning Agreement (VPA) for 28 Lockwood Avenue, Belrose.

### SUMMARY

Council received a Planning Proposal on behalf of the owners of the former Belrose Library site to amend Warringah Local Environmental Plan 2011 (WLEP2011) to increase the maximum height of buildings permitted on the site from 8.5 metres to part 9 metres and part 15 metres, and to allow “multi dwelling housing” and “residential flat building” as additional permitted uses.

The Planning Proposal is accompanied by a “Statement of Proposed Public Benefits” (Attachment 1) listing certain potential benefits which may be proposed to be delivered through a future VPA, including pedestrian connections; a plaza adjoining commercial land uses; green space/ park land; and affordable housing.

The Planning Proposal and associated documentation was publically exhibited for 14 days from Saturday 26 August 2017 to Sunday 10 September 2017. Two hundred and three (203) submissions were received objecting to the Proposal and 2 submissions received in support. The main issues raised were loss of character, excessive height and density, and traffic and parking issues.

The Proposal to increase the maximum permissible building height on the site is not supported. However an amended Planning Proposal, allowing for the additional residential uses on that part of the site fronting Lockwood Avenue is generally supported, subject to maintaining requirements for a proportion of commercial floorspace on the land and subject to the negotiation of a final VPA offer from the proponent as outlined above. A draft amended Planning Proposal is at Attachment 2. The applicant, by letter dated 23 October 2017, has agreed to the submission of an amended Planning Proposal.

It is therefore recommended that Council progress an amended Planning Proposal as outlined above, subject to the negotiation of a final VPA offer from the proponent prior to formal exhibition of the Proposal following a Gateway Determination.

**RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY**

That Council:

- A. Does not support a Planning Proposal which changes the height standard for 28 Lockwood Avenue, Belrose.
  - B. Supports an amended Planning Proposal which:
    - a) Permits additional land uses of “residential flat building” and “multi dwelling housing” on that part of the land fronting Lockwood Avenue only;
    - b) Prohibits the granting of development consent for a residential flat building or multi dwelling housing on the land unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for commercial premises.
  - C. Negotiates and finalises a formal Voluntary Planning Agreement offer from the proponent which addresses pedestrian connections through the site, the provision of affordable rental housing, public space, and retention of green space to be included with the exhibition of the Planning Proposal following the Gateway Determination.
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**REPORT**

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**BACKGROUND****The Site and Locality**

The site 28 Lockwood Avenue, Belrose (the former Belrose Library site), known as Lot 1 DP 1199795, is a 5,322sqm irregular-shaped corner allotment located within the Belrose Local Centre which includes Glenrose Shopping Centre and the Glen Street Cultural Hub (Theatre, Library etc.).

Current development on the site comprises a vacated public building formerly used as the Belrose Library prior to Council's disposal of the site as part of a Belrose Revitalisation Project and Masterplan prepared in 2013. The site also contains established vegetation including canopy trees and various improvements associated with its use for parklands/childrens play and walking paths.

Council at its meeting on 26 February 2013 resolved to sell this site and use proceeds for the new library and other capitial works associated with the new Glen Street Cultural Hub. The settlement of the sale of the site was delayed to 28 June 2017 to allow for the completion of the new Glen Street Library. The site has since been secured and fenced.

The site fronts Lockwood Avenue, Glen Street and Glenrose Place and adjoins a Service Station at the intersection of Glen Street and Glenrose Place and a Public Reserve along the North West side boundary.



*Figure 1: The Site and Locality (aerial)*

**Context and Local Character**

The multiple frontages of the site present a range of contexts in which the site may be considered to contribute to local character.

The site frontage to Lockwood Avenue has a predominantly residential context. The street is a low density residential environment comprising single and two storey dwelling houses. A similar residential context exists along the North West side boundary of the site which adjoins a strip of Public Reserve located between the site and the closest residential dwelling and a Kindergarten at the northern end of the boundary. The width of this reserve is some 15m adjoining 2 Lockwood Avenue (dwelling) and 2m from 1 Ashworth Ave (Kindergarten).

The Glen Street frontage of the site is directly opposite the Glen Street Cultural Hub and prominent at the southern entry to the Local Centre precinct. At this frontage the established vegetation and tree canopy significantly contribute to the natural setting and character.

Glenrose Place is a short access road with frontage to the subject site on one side and the Glenrose Shopping Centre on the other side. The frontage has a strong commercial context, with the adjoining Service Station at the intersection of Glen Street and Glenrose Place also contributing to this context.

### Current Planning Controls

The land is zoned B2 Local Centre (figure 2) as part of the Belrose Local Centre also containing the Glenrose Shopping Centre. The objectives of the LEP B2 Local Centre zone are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To provide an environment for pedestrians that is safe, comfortable and interesting.*
- *To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.*
- *To minimise conflict between land uses in the zone and adjoining zones and ensure the amenity of any adjoining or nearby residential land uses.*

The B2 Local Centre zone permits residential accommodation only in the form of “shop top housing” being dwelling(s) located above ground floor retail and business premises. Other types of residential accommodation that are not located above ground floor retail and business premises are not permissible in the zone.



Figure 2: Warringah LEP 2011 Zoning

The WLEP2011 Height of Buildings Map establishes a maximum 8.5 m height development standard for the site and all commercial and residential zoned in the vicinity.

The objectives of the Height of Buildings development standard are:

- *To ensure that buildings are compatible with the height and scale of surrounding and nearby development.*
- *To minimise visual impact, disruption of views, loss of privacy and loss of solar access.*
- *To minimise any adverse impact of development on the scenic quality of Warringah's coastal and bush environments.*
- *To manage the visual impact of development when viewed from public places such as parks and reserves, roads and community facilities.*

## PLANNING PROPOSAL

The Planning Proposal seeks amend WLEP2011 to increase the maximum height of buildings permitted on the site from 8.5m to part 9m and part 15m, and to allow additional residential uses of in the form of "multi dwelling housing" and "residential flat building" which are currently prohibited.

Under WLEP2011, multi dwelling housing and residential flat building are defined as follows:

**multi dwelling housing** means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

**residential flat building** means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

The following supporting documents accompanied the submitted Planning Proposal:

- Statement of Public Benefit providing Council with an indication of the proponents intent to enter into a future VPA for certain potential benefits including pedestrian connections; plaza adjoining commercial land uses; green space/ park land; and affordable housing.
- Concept Master Plan to demonstrate the ability of the Planning Proposal to accommodate 63 dwellings, 2,768sqm of commercial floor space, vehicular access at Glenrose Place, vegetation and pedestrian site links.

## ASSESSMENT OF PLANNING PROPOSAL

The assessment of the Planning Proposal is undertaken in accordance with the NSW Planning & Environment's Planning Proposals: A guide to preparing planning proposals (2016).

### Part 1 - Objectives or intended outcomes

The intended outcome is to enable a Development Application to be lodged for a mixed use development of height varying from 9m-15m, comprising commercial premises, a residential flat building and multi dwelling housing at 28 Lockwood Avenue, Belrose.

#### Intended Outcome of Additional Permitted Uses

Proposed amendments to WLEP2011 which seek to allow multi dwelling housing and residential flat buildings on the subject site are important, as current LEP provisions allow residential development only in the form of 'shop top' housing i.e. dwelling(s) located above ground floor retail or business premises. This limitation is a common provision for B2 Local Centre zones across Northern Beaches LEPs, and ensures ground floor retail or business premises 'provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area' (WLEP2011 Zone Objective).

## Part 2 - Explanation of provisions

### Submitted Planning Proposal

The Submitted Planning Proposal as lodged by the Proponent and publically exhibited seeks to amend WLEP2011 as follows:

- Residential flat buildings and multi dwelling housing to be permitted over the whole site.
- Amendment to the LEP Height of Building Map is to increase the maximum height of building standard from 8.5m to part 9 and part 15m. The applicants' explanation of provisions are said to achieve the intended outcomes as 'an appropriate range of maximum building heights to ensure the amenity is maintained at any residential interface'.

An additional clause is also proposed 'if required', stating that consent must not be granted for a residential flat building unless a minimum Floor Space Ratio of 0.5:1 is provided on the site for commercial premises. The Planning Proposal states that such a provision would provide confidence to Council that 'a residential building cannot be the sole land use on the site, (and) it will therefore remain consistent with the B2 Local Centre zone objectives'.

## Part 3 - Assessment

### A. Need for the Planning Proposal

The Planning Proposal is not a result of any strategic study or report.

The closure of the library and its integration into the Glen Street Cultural Hub was funded by disposal of the library site (28 Lockwood Ave) as part of a Masterplan and Revitalization Project reported to the former Warringah Council in 2013. The vision for this Cultural Hub is as 'a vibrant and active community space that will invigorate the theatre and provide a state of the art library facility as well as becoming a unique destination in Sydney's cultural landscape'.

### Is there a net community benefit?

The submitted Planning Proposal as exhibited and assessed is considered to result in significant adverse environmental effects which outweigh any proposed or potential benefits associated with the proposal. This is discussed in "Key Issues" below.

The applicant's Statement of Intended Public Benefit identifies the following potential public benefits which may be delivered through a future VPA.

*Pedestrian Connections:* A pedestrian link as proposed is supported in the context of the site. The applicant's statement affirms 'Due to the previous use, the site contains well established pedestrian links from Lockwood Avenue to Glenrose Place. These provide efficient and safe connections from the residential areas to the south and west of the site, specifically to Glenrose Village Shopping Centre and the Glen Street Cultural Hub'. The reinstatement of pedestrian access is considered to be of significant public benefit. However, opportunities appear to exist to provide pedestrian connections on land in Council ownership to the west of the site. These may be investigated separately to the current Planning Proposal.

*Plaza:* The Planning Proposal supports a 'high quality, structured public open space, in the form of a plaza. A plaza would improve public domain to Glenrose Place'. High quality public spaces offer significant public benefits and are supported. The detailed design of such space is a matter for a future development proposal which is fully detailed and consulted under a Development Application.

*Green Space:* The retention of the landscaped area at the south eastern corner of the site is identified as a public benefit to retain the natural setting and enhance the character of the area. Whilst the significance of existing site vegetation is recognised, its dedication to Council for a park

is not essential for its preservation and would likely be required as condition of any future development consent on the site.

*Affordable Housing:* The Proponent states that potential exists for percentage of the development to be provided as affordable rental housing consistent with Council's Affordable Housing Policy which states:

*Council is committed to a 10% affordable rental housing target for all strategic plans and planning proposals for urban renewal or greenfield development. Higher rates of provision will be sought where feasible (Policy Statement – paragraph a).*

Should Council support the current Planning Proposal, or any amended planning proposal, it should seek agreement to the dedication of 10% of all new dwellings to Council or a Community Housing Provider in perpetuity as affordable rental housing.

In summary, the proposed public benefits, whilst of varying value, are worthy of consideration by Council and should be pursued with the applicant with the intention of finalising a Voluntary Planning Agreement to accompany any Planning Proposal which is supported by Council.

## **B. Relationship to Strategic Planning Framework**

### State Environmental Planning Policies and Local Planning Directions

The Planning Proposal is generally consistent with relevant State Environmental Planning Policies and Local Planning Directions under Section 117 of the EP&A Act. An analysis of compliance with these policies is provided in a draft Amended Planning Proposal at Attachment 2.

### Warringah LEP 2011

The general aims and objectives of the WLEP2011 as relevant to the assessment of this Planning Proposal (see also 'Current Planning Controls' for objectives for the Zone and Height standard above) are as follows:

- (c) to maintain and enhance the existing amenity and quality of life of the local community by providing for a balance of development that caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors.*

Comment: Amendments to the Planning Proposal are recommended to limit the extent to which additional permitted uses may be provided on the site to maintain the balance of development referred to in objective (c) above i.e. a mix of residential development types which match the site's local context.

- (d) in relation to residential development, to:*

- (i) protect and enhance the residential use and amenity of existing residential environments, and*
- (ii) promote development that is compatible with neighbouring development in terms of bulk, scale and appearance, and*
- (iii) increase the availability and variety of dwellings to enable population growth without having adverse effects on the character and amenity of Warringah.*

Comment: Amendments to the Planning Proposal are recommended to remove the proposed increases to the Height of Building standard to satisfy objective (d)(i),(ii) and (iii) above.

- (e) in relation to non-residential development, to:*

- (i) ensure that non-residential development does not have an adverse effect on the amenity of residential properties and public places, and*



*(ii) maintain a diversity of employment, services, cultural and recreational facilities.*

Comment: The Planning Proposal allows other forms of residential development apart from shop top housing, however amendments are recommended to ensure these uses are allowed only to the Lockwood Avenue frontage to maintain the residential amenity of this streetscape.

*(f) in relation to environmental quality, to:*

*(i) achieve development outcomes of quality urban design, and*

*(ii) encourage development that demonstrates efficient and sustainable use of energy and resources, and*

*(iii) achieve land use relationships that promote the efficient use of infrastructure, and*

*(iv) ensure that development does not have an adverse effect on streetscapes and vistas, public places, areas visible from navigable waters or the natural environment, and*

*(v) protect, conserve and manage biodiversity and the natural environment, and*

*(vi) manage environmental constraints to development including acid sulfate soils, land slip risk, flood and tidal inundation, coastal erosion and biodiversity.*

Comment: Subject to proposed amendments to the Planning Proposal to remove proposed building height increases on the site, the proposal is generally considered to establish appropriate planning provisions for the future redevelopment of 28 Lockwood Avenue in relation to the objective (f) above.

*(g) in relation to environmental heritage, to recognise, protect and conserve items and areas of natural, indigenous and built heritage that contribute to the environmental and cultural heritage of Warringah.*

Comment: There are no listed heritage items on the site or in the vicinity of the site.

*(h) in relation to community well-being, to:*

*(i) ensure good management of public assets and promote opportunities for social, cultural and community activities, and*

*(ii) ensure that the social and economic effects of development are appropriate.*

Comment: Subject to proposed amendments to the Planning Proposal to remove proposed building height increases on the site, the Planning Proposal is generally considered to satisfy objective (h) above.

### A Plan for Growing Sydney

The Planning Proposal has been reviewed against the relevant Outcomes of the *A Plan for Growing Sydney*. The current Metropolitan Plan for Sydney released in 2014 identifies a number of strategic directions and specific policy settings for transport, housing growth, employment and existing centres.

The Planning Proposal is generally consistent with a number of general goals of “A Plan for Growing Sydney”, in that it would: deliver new and more diverse housing; respond to a recognised need (and market demand) for housing in the locality, and provide new homes in close proximity to existing infrastructure and services.

### Draft Regional Plan – Our Greater Sydney 2056

The Greater Sydney Commission has recently released its first draft Regional Plan entitled “Our Greater Sydney 2056 A Metropolis of Three Cities – connecting people”. If adopted, the Plan will replace “A Plan for Growing Sydney”.

The draft Plan establishes the concept of a metropolis of 3 cities – Western Parkland City, Central River City, and Harbour City, with the intention of enabling the majority of people to commute to their nearest “city” within 30 minutes. Many of the general goals and objectives contained in “A plan for Growing Sydney” are retained. The following Objectives in particular are relevant to the Proposal:

*Objective 7: Communities are healthy, resilient and socially connected*

The site is well located within walking distance of retail, health, sporting and cultural facilities.

*Objective 10: Greater housing supply*

The site provides an opportunity to increase the housing supply to meet the needs of current and future residents of the area.

*Objective 11: Housing is more diverse and affordable*

The proposal to provide shop-top housing and residential development forms other than single dwelling houses increases the diversity of housing types whilst the inclusion of affordable rental housing through a Voluntary Planning Agreement would improve the affordability of a proportion of dwellings within the development.

*Objective 12: Great places that bring people together*

The inclusion of pedestrian connections through the site, and the potential development of a public space through a Voluntary Planning Agreement would create a people-friendly environment and improve walkability in the centre.

### Draft North District Plan

The Planning Proposal is generally consistent with a number of general directions/ priorities in the draft North District Plan (as revised November 2017). 28 Lockwood Avenue is identified in this plan as a local centre. The proposal will allow for employment generating use of the site.

### Warringah Community Strategic Plan

The Warringah Community Strategic Plan (the Plan) was formally adopted by Council in 2013. The Plan is built around themes of community, place, environment and leadership. The objectives and intended outcomes of the Planning Proposal support the Plan by enabling appropriate opportunity for employment growth within and around established centres that are well serviced by public infrastructure and transport. In particular, the Planning Proposal is considered to support the growth of the economy in a sustainable way by providing some flexibility in the future redevelopment of the land to allow additional residential development types consistent with the character of the area. The Planning Proposal also assists in supporting the local employment sector by providing employment close to where people live.

### Warringah Employment Lands Study 2013

The *Warringah Employment Lands Study* was prepared for Warringah Council in 2013 by SGS Economics and Planning Pty Ltd. In this study, its ‘Employment Precincts Context Plan’ identified the Belrose Local Centre as a ‘small village’. In relation to neighbourhood/centres based planning, the study promotes ‘co-location of employment uses with residential components so that people can work and live in an active urban environment’.

The Planning Proposal is consistent with this study. Further, the Planning Proposal supports Strategy 8 of this study to 'revitalise neighbourhood centres'.

### **C. Key Assessment Issues**

#### Local Character

The locality is characterised as a Local Centre with a range of retail, business, entertainment and community uses that serve a surrounding low density residential area. 28 Lockwood Ave is located within the zoned Local Centre and future redevelopment of the site must support and enhance the local character in accordance with the LEP zone objectives.

The provision of residential development that is confined to shop top housing at the Glenrose Place frontage is important to retain the local character and future desired outcomes for the Local Centre. Any change to existing height controls and permitted uses must therefore be carefully considered.

#### Height

The existing 8.5m maximum height of buildings standard is a principle development standard which applies to both the Belrose Local Centre (of which the subject site is a part) and surrounding low density residential area. The existing 8.5m standard broadly applies across the Belrose suburb which reflects a substantially established and representative measure of the low rise character of the locality.

While the Glenrose Shopping Centre and Cultural Hub precinct exceed the existing development standard, these were considered as minor variations to the current controls in the context of a specific development proposal based on its merit. No change to statutory height standards were granted in this regard.

Council's Senior Urban Designer has raised concerns regards the acceptability of the proposed 15m maximum building height. In particular there is a concern in relation to the impact of greater bulk and scale compared with surrounding developments. The height and scale of surrounding and nearby development includes 1 and 2 storey dwelling houses.

The height and scale of development in the local centre must be carefully balanced in the context of the surrounding residential areas. The proponent's application to vary the height development standard is considered incompatible with surrounding and nearby development. Furthermore the visual impact of future development is not considered capable of being appropriately managed for the site at the proposed 15m height standard and would result in adverse impacts on the locality.

#### Additional Permitted Uses

Whilst the proposed additional permitted uses are supported, amendments are recommended to the Planning Proposal to limit these uses only to buildings fronting Lockwood Avenue to ensure an appropriate residential context to this street.

The provision of additional residential uses over the whole of the site is considered contrary to the zone objectives.

Lockwood Avenue is a low density residential environment largely comprising single and two storey dwelling houses. The Planning Proposal seeks to provide some flexibility in term of residential development types such that residential development is not limited to shop top housing. Shop top housing comprising shops or offices at street level is not necessarily the best outcome in terms of the context of Lockwood Avenue and it is considered that additional residential uses could be permitted for buildings fronting Lockwood Avenue in the form of "multi dwelling housing" and "residential flat building" only.

Glenrose Place is a short access road with the subject site on one side and the Glenrose Shopping Centre on the other side. This frontage of 28 Lockwood Avenue has a predominantly commercial context and for this reason shop top housing is preferred to development comprising residential development only. The provision of multi dwelling housing and residential flat buildings at this frontage would not provide the same opportunities for “activated” frontages for a range of retail, business and other uses that serve the local community. It is therefore recommended that proposed amendments to permitted uses should be limited to Lockwood Avenue, with shop top housing remaining (as currently provided in the LEP) as the only permitted form of residential development for buildings fronting Glenrose Place and Glen Street.

### Natural Environment

Council’s Landscape Assessment Officer identifies the high landscape significance of a number of trees on the site, which contribute significantly to the character of this Local Centre in unison with tree planting on adjoining sites. It is recommended that Concept Plans accompanying the Planning Proposal should be amended to identify the retention of trees of high significance as well as additional planting to augment the landscape character of the Local Centre.

The subject site is generally considered suitable for development subject to detailed consideration of other environmental matters at the Development Application stage.

### Traffic and Parking

The proponents Planning Proposal, accompanied by Concept Plans for 63 dwellings and some 2,768sqm of commercial floorspace, is not supported by any analysis of projected impacts on the capacity of local roads and intersections. It is therefore difficult to determine potential impacts of the proposal. However, it is reasonable to assume that the proposed increase in height standard for the site increases the potential for more residential development on the land.

Proposed amendments to the Planning Proposal to remove proposed building height increases would significantly reduce the potential for increased traffic impacts. In fact, traffic generation could potentially decrease as a result of a future development comprising less commercial/ retail floorspace at the Lockwood Avenue frontage (as residential floorspace generally generates less traffic than commercial/ retail floorspace).

Further detailed consideration of traffic and parking impacts would be undertaken in any future Development Application assessment.

### Site Contamination

State Environmental Planning Policy 55 – Remediation of Land applies to the subject site adjoining an existing service station. If the planning proposal proceeds further, contamination investigations in accordance with Environment Protection Authority’s requirements will be required as part of the Gateway process consistent with applicable Ministerial Directions; s.117 Direction.

## **CONSULTATION**

The Planning Proposal was placed on public exhibition from Saturday 26 August to Sunday 10 September 2017. The exhibition included:

- A public notice in the Manly Daily notifying of the public exhibition on Saturday 26 August 2017.
- Notification on Council’s website including electronic copies of the exhibition material.
- 209 letters posted to residents, business owners and land owners.
- Hard copies of the Planning Proposal being placed at Glen Street Library and Civic Centre, Northern Beaches Council Dee Why Office.

- Brief presentation to a meeting of the Belrose Rotary Club on 5 September 2017 to which Council staff were invited to speak.

Council received 205 submissions, including 203 submissions opposed to the Planning Proposal. Issues raised in submissions are detailed in Attachment 3. In summary, the key issues raised relate to loss of character, excessive height and density and traffic and parking issues.

Some 113 submissions raise concern that the Planning Proposal as exhibited would significantly change the low density, natural character of the locality. Some submissions also identify important social aspects of local character impacted by higher density living. Submissions which specifically oppose the Planning Proposal on the basis of height (95 submissions), traffic and parking (78 submissions) and density (30 submissions) cite a wide range of impacts and detrimental effects from future development under the Planning Proposal and as described in the submitted Concept Plans.

Existing traffic and parking constraints including safety issues are identified and the general capacity of the site for development at the scale envisioned is a major concern. Many submissions reject that the exhibited Concept Master Plans appropriately respond to the location and context. The potential precedent created by permitting a height variation for the site was raised, with examples provided of existing 'precedence' developments considered to be inappropriate.

The development history of 28 Lockwood Ave was raised in a number of submissions, including the long standing public functions of this site. Other issues raised include loss of vegetation and biodiversity, pedestrian access, public transport, accessible and affordable housing, consultation processes, certainty of public benefits, compliance with LEP zone objectives, strategic context, drainage, impacts on schools and residential interface (including Kindergarten) and the adjoining Service Station.

### **SUBMISSION EVALUATION**

The issues raised in submissions relate generally to impacts associated with the increased development potential proposed for the site e.g. character, height, traffic, zone objectives etc. In turn, this potential is linked to the proposal to increase the maximum height standard for the site. As outlined above, it is not proposed to support the increase in height for the site, with existing height limits retained. This addresses the majority of concerns associated with the potential overdevelopment of the site.

Other issues, for example, relationship of future development to the adjoining kindergarten, potential contamination from the adjoining service station. Stormwater and drainage, pedestrian access, loss of important vegetation, and need for affordable housing, are matters that can be addressed through the Voluntary Planning Agreement and through a future development application process.

### **INTERNAL REFERRALS**

The Planning Proposal was broadly referred across the organisation and contributions in the assessment process provided by staff in relation to a number of issues including landscaping, urban design, development assessment, civic and property issues and engineering as integrated into this report.

### **FINANCIAL CONSIDERATIONS**

There are no financial impacts for Council associated with the redevelopment of 28 Lockwood Avenue, Belrose. It is expected that the land will be the subject of a Development Application in the future irrespective of the outcome of this Planning Proposal.

## **SOCIAL CONSIDERATIONS**

Significant concern is evident from the local community in relation to the impact of the Planning Proposal as exhibited. Assessment against a range of planning criteria (including public interest) indicates that substantial amendments are required to ensure Council's social objectives are satisfied, including 'to maintain and enhance the existing amenity and quality of life of the local community' (LEP Zone Objective).

## **ENVIRONMENTAL CONSIDERATIONS**

A range of potential environmental impacts have been considered in the assessment of the Planning Proposal. Substantial amendments are recommended to ensure impacts on the environment are reduced, if not eliminated. There are a number of significant trees on the site which would be subject to future assessment should a Development Application be lodged for this site.

<b>ITEM 10.3</b>	<b>FIRE &amp; RESCUE NSW - INSPECTION REPORT - 199-203 PITTWATER ROAD, MANLY</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER ENVIRONMENTAL COMPLIANCE</b>
<b>TRIM FILE REF</b>	<b>2017/435626</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">↓</a> Fire &amp; Rescue - Inspection Report - 199-203 Pittwater Road Manly</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

Council has received an inspection report, as shown in Attachment 1, from Fire and Rescue NSW (F&RNSW) dated 9 October 2017, in relation to the property at 199-203 Pittwater Road, Manly.

Section 121ZD of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) requires Council to table such report and any recommendations at the next meeting of Council, including whether or not to issue an Order number 6. Order number 6 is used to require the implementation of measures to prevent fire, suppress fire or prevent the spread of fire.

F&R NSW is to be notified of Council's determination.

#### SUMMARY

A fire safety inspection report has been received by Council from F&R NSW in relation to the property at 199-203 Pittwater Road, Manly. Council staff have conducted a review of the matters raised and have provided recommendations in relation to the building.

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#### RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council:

- A. Issue an Order 6 in the table to Section 121B of the Environmental Planning and Assessment Act 1979 for 199-203 Pittwater Road, Manly to address the fire safety deficiencies identified by Fire & Rescue NSW.
  - B. Provide notice to Fire and Rescue NSW of the above determination.
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## REPORT

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### **BACKGROUND**

F&R referred an inspection report to Council for a number of fire safety concerns relating to the property at 199-203 Pittwater Road in Manly.

Section 121ZD of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) requires Council to table such reports and any recommendations made at the next meeting of Council.

Council is also to determine whether or not to issue an Order number 6 in the table to Section 121B of the EP&A Act 1979. Order number 6 is used to require the implementation of measures to prevent fire, suppress fire, prevent spread of fire and to provide fire safety to building occupants.

Council staff conducted an inspection on 18 October 2017, to investigate the matter and are also of the opinion that the premises is deficient in fire safety and egress provisions as listed in the F&R NSW report. An Order 6 is recommended requiring the existing levels of fire safety within the premises to be upgraded to achieve an adequate level of fire safety and also requiring the matters listed in the F&R NSW report to be addressed.

### **CONSULTATION**

Nil

### **TIMING**

Nil

### **FINANCIAL CONSIDERATIONS**

The recommended actions can be carried out within existing budgets.

### **SOCIAL CONSIDERATIONS**

Ensuring adequate fire safety measures are provided within buildings helps to minimise serious injury and loss of life within the Council area and as such has significant social benefit.

### **ENVIRONMENTAL CONSIDERATIONS**

Installation of any additional fire safety measures as a result of recommendations contained within this report will have minimal Environmental Impacts.





File Ref. No: BFS17/1256 (0212)  
TRIM Ref. No: D17/69319  
Contact: Station Officer Paul Scott

9 October 2017

The General Manager  
Northern Beaches Council  
Civic Centre  
725 Pittwater Road  
Dee Why NSW 2299

E-mail: [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

Attention: Manager Compliance/Fire Safety

Dear Sir Madam,

**Re: INSPECTION REPORT  
199-203 PITTWATER ROAD MANLY ("the premises")**

Fire & Rescue NSW (FRNSW) received correspondence in relation to the adequacy of the provision for fire safety in connection with 'the premises'.

The correspondence stated that:

- *The 3 rental properties are located above a used white goods business. The white goods including fridges, freezers, washing machines, dryers and commercial fridges are stored in and around the premises including underneath the premises and under the fire escape.*
- *In the event of a fire, this flammable material and gases would increase the fire spread rate dramatically and prevent exiting the property in my opinion in a safe and suitable manner so the likeliness of being able to exit the property safely in the event of a fire both in the day and a night whilst sleeping is unlikely without injury to residents and/or life.*

Pursuant to the provisions of Section 119T (1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act), an inspection of 'the premises' on 23 August 2017 was conducted by Authorised Fire Officers from the Fire Safety Compliance Unit of FRNSW.

The inspection was limited to the following:

- A visual inspection of the essential Fire Safety Measures as identified in this report only.

On behalf of the Commissioner of FRNSW, the following comments are provided for your information in accordance with Section 119T (4) and Section 121ZD (1) of the EP&A Act.

Unclassified

Fire & Rescue NSW	ABN 12 593 473 110	<a href="http://www.fire.nsw.gov.au">www.fire.nsw.gov.au</a>
Community Safety Directorate Fire Safety Compliance Unit	Locked Bag 12 Greenacre NSW 2190	T (02) 9742 7434 F (02) 9742 7483
<a href="mailto:firesafety@fire.nsw.gov.au">firesafety@fire.nsw.gov.au</a>	Page 1 of 2	© Copyright State Govt NSW



**Unclassified**

Please be advised that Section 121ZD (2) requires any report or recommendation from the Commissioner of FRNSW to be tabled at a Council meeting.

**COMMENTS**

The following items were identified as concerns during the inspection:

1. The allotment consists of a second-hand whitegoods retailer occupying Level One and 11 Sole Occupancy Unit's (SOU) on Level Two. The SOU's are accessed through three (3) flights of stairs. An automatic smoke alarm system has not been installed in the building in accordance with Specification E2.2a, Clause 3 of the National Construction Code 2016 Volume One, Building Code of Australia (NCC).
2. Wall wetting drenchers are installed on the windows of a single SOU. FRNSW were unable to locate the required isolation valve and signage contrary to the requirements of Clause 3.3.2 of Australian Standard (AS) 2118.2-2010.
3. PVC pipework passes through the ceiling and wall of the display room (#201 Pittwater) into Unit #4 and the access stairs of #203 Pittwater Road without adequate separation, contrary to the requirements of Clause C2.9 of the NCC.
4. The required exit from the main sales room is obstructed by merchandise. In this regard, a minimum width of 1000mm has not been provided in accordance with Clause D1.6 of the NCC.

FRNSW is therefore of the opinion that there are inadequate provisions for fire safety within the building.

**RECOMMENDATIONS**

FRNSW recommends that Council:

- a. Inspect and address any other deficiencies identified on 'the premises', and require item no. 1 through to item no. 4 of this report be addressed appropriately.

This matter is referred to Council as the appropriate regulatory authority. FRNSW therefore awaits Council's advice regarding its determination in accordance with Section 121ZD (4) of the EP&A Act.

Should you have any enquiries regarding any of the above matters, please do not hesitate to contact Station Officer Paul Scott of FRNSW's Fire Safety Compliance Unit on (02) 9742 7434. Please ensure that you refer to file reference BFS17/1256 (0212) for any future correspondence in relation to this matter.

Yours faithfully



John Bruscano  
Building Surveyor  
Fire Safety Compliance Unit

**Unclassified**

Fire & Rescue NSW

ABN 12 593 473 110

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

Community Safety Directorate  
Fire Safety Compliance Unit

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<b>ITEM 10.4</b>	<b>PLANNING PROPOSAL 333 MONA VALE ROAD TERREY HILLS</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER STRATEGIC &amp; PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2017/439771</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">↓</a> Assessment of Compliance with State Environmental Planning Policies and Local Planning Directions</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To report upon the assessment of a Planning Proposal lodged for 333 Mona Vale Road, Terrey Hills and to seek Council's approval to reject the Planning Proposal.

### SUMMARY

Council received a Planning Proposal on 4 September 2017 to amend Warringah Local Environmental Plan 2011 (WLEP2011) to allow service station; transport depot; depot; and storage premises as additional permitted uses on land at 333 Mona Vale Road Terrey Hills (Lot 104 DP752017). The amendment is intended to facilitate the construction of a service station and restaurant/drive thru, a truck/bin storage area, and a coach/bus parking facility in association with the adjacent bus depot at 335 Mona Vale Road (Forest Coach Lines).

The Planning Proposal was publicly exhibited for 14 days from Saturday 16 September 2017 to Monday 2 October 2017. Thirty eight (38) submissions, including one duplicate, were received, with thirty four (34) submissions objecting to the proposal and three (3) in favour. The main issues raised were noise, parking, environmental and traffic concerns, antisocial behaviour, over development of the site, and the uses not complying with the objectives of the RU4 Primary Production Small Lots zone.

It is acknowledged that the expansion of a local business that provides an important service to the Northern Beaches community, and is generally consistent with the transport and economic objectives of relevant Regional and draft District Plans is a laudable outcome. However, the proposal to introduce an industrial type use and pave much of the site with asphalt is fundamentally inconsistent with the objectives of the "RU4 Primary Production Small Lots" zone applying to the land under WLEP 2011. In addition, the applicants have not established sufficient strategic or site specific merit for the proposal, with potential for unacceptable amenity impacts on the neighbouring community. The proposal is therefore not supported.

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## RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council rejects the Planning Proposal lodged for 333 Mona Vale Road Terrey Hills, and does not submit it to the Department of Planning and Environment for a Gateway Determination, for the following reasons:

- A. The Planning Proposal is inconsistent with the objectives of the RU4 Primary Production Small Lots zone applying to the land under Warringah Local Environmental Plan 2011.
  - B. The Planning Proposal is inconsistent with Local Planning Direction 1.2 – Rural Zones.
  - C. The Planning Proposal has no strategic merit or site-specific merit when assessed in accordance with the *NSW Planning & Environment's Planning Proposals: A guide to preparing planning proposals (2016)*.
  - D. Insufficient evidence has been provided to demonstrate that land is not available within areas already zoned to permit a “transport depot” i.e. B5 Business Development and IN1 General Industrial under Warringah Local Environmental Plan 2011 and B7 Business Park and IN2 Light Industrial zones under Pittwater Local Environmental Plan 2014.
  - E. The development proposal is not considered an appropriate development outcome as it has the potential to exacerbate traffic problems and associated noise impacts in the area.
-

## REPORT

### BACKGROUND

#### Current Planning Controls and Land Use

The subject site 333 Mona Vale Road Terrey Hills, known as Part Lot 104 DP 752017, is a 1.879 hectare allotment with frontage to Mona Vale Road and Myoora Road Terrey Hills. The current development on the site consists of a one storey fruit and vegetable shop/ roadside stall (authorisation unclear) with frontage to Mona Vale Road, one storey dwelling with frontage to Mona Vale Road, and a number of outbuildings.

The land is zoned RU4 Primary Production Small Lots under WLEP2011 (Figure 1) and is one of a number of properties on the northern side of Mona Vale Road with similar zoning.



Figure 1: Zoning Map – RU4 Primary Production Small Lots

The objectives of the RU4 zone are:

- *To enable sustainable primary industry and other compatible land uses.*
- *To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To minimise the impact of development on long distance views of the area and on views to and from adjacent national parks and bushland.*
- *To maintain and enhance the natural landscape including landform and vegetation.*

- To ensure low intensity of land use other than land uses that are primary industry enterprises.
- To maintain the rural and scenic character of the land.

The RU4 zone permits a limited range of agricultural uses and low intensity related uses with development consent.

In addition, the area bounded by Mona Vale Road in the east, Cooyong Road in the north, Larool Road in the west, and Myoora Road in the south is subject to “additional permitted uses” under Clause 2.5 and Schedule 1 of WLEP2011. Within this area, development for the purposes of educational establishments, garden centres, hospitals, hotel or motel accommodation, places of public worship, recreation areas, recreation facilities (indoor and outdoor), registered clubs and restaurants and cafes is permitted with development consent.

**Local Character**

The subject site adjoins a bus depot occupied by Forest Coach Lines, as well as the Northside Emergency Vet Service at 335 Mona Vale Road and a motel known as ‘Checkers Resort and Conference Centre’ at 331 Mona Vale Road.

The broader surrounding area includes National Park to the south and residential uses to the north.

**Planning Proposal**

Council received a Planning Proposal on 4 September 2017 for 333 Mona Vale Road Terrey Hills (Lot 104 DP752017) to amend Schedule 1 of WLEP2011 to allow service station; transport depot; depot; and storage premises as additional permitted uses on the site. The amendment would facilitate the construction of a service station and restaurant/drive thru, a truck/bin storage area, and a coach/bus parking facility in association with the adjacent bus depot at 335 Mona Vale Road.

Figure 2 below shows an indicative layout for the proposed redevelopment of the site.



Figure 2: Site Plan showing proposed area subject to additional use

The relevant definitions contained under WLEP2011 applying to the proposed uses are:

- **Service station:** *building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:*
  - a) The ancillary sale by retail of spare parts and accessories for motor vehicles,
  - b) The cleaning of motor vehicles,
  - c) Installation of accessories,
  - d) Inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting or chassis restoration),
  - e) The ancillary retail selling or hiring of general merchandise or services or both.
- **Transport depot:** *building or place used for the parking or servicing of motor powered or motor drawn vehicles used in connection with a business, industry, shop or passenger or freight transport undertaking.*
- **Storage premises:** *building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land and includes self-storage unit, but does not include a heavy industrial storage establishment or a warehouse or distribution centre.*
- **Depot:** *building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use, but does not include a farm building.*

Transport depots are permitted with development consent in the B5 Business Development zone and the IN1 General Industrial zone under WLEP2011. The amendment is intended to facilitate the use of the site as a bus parking facility for 60 buses and associated parking for drivers. This may be used in conjunction with the bus depot currently operating on the adjoining site (Forest Coach Lines) however, no evidence has been provided in the Planning Proposal to support this statement, and there is potential for the site to be operate separately from Forest Coach Lines should the Planning Proposal proceed.

Forest Coach Lines is an important bus operator for the Sydney Metropolitan Bus Service Contract and has operated at 335 Mona Vale Road, Terrey Hills since 1978, when Council granted development consent for a 36 space bus depot. The bus depot use was subsequently prohibited with the making of WLEP2011 but has continued to expand based on “existing use” rights. Forest Coach Lines and the charter business are growing by approximately 10 buses a year. A recently approved development application saw the number of permitted buses on that site rise from 131 to 145.

The proposed development for ‘restaurant or cafes’ is permitted with development consent on the site, as this is a permitted use under Schedule 1 “Additional Permitted Uses of WLEP2011”. The proposed development for ‘service station’, ‘transport depot’, ‘depot’ and ‘storage premises’ is not permissible on the site under the current provisions of WLEP2011.

Clause 2.5 of the WLEP2011 states:

*2.5 Additional permitted uses for particular land*

- 1) *Development on particular land that is described or referred to in Schedule 1 may be carried out:*

- (a) *with development consent, or*
  - (b) *if the Schedule so provides—without development consent, in accordance with the conditions (if any) specified in that Schedule in relation to that development.*
- 2) *This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.”*

Clause 18 of under schedule 1 states:

*18 use of certain land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills*

- 1) *This clause applies to land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills, shown as “Area 18” on the Additional Permitted Uses Map.*
- 2) *Development for the purposes of educational establishments, garden centres, hospitals, hotel or motel accommodation, places of public worship, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), registered clubs and restaurants or cafes is permitted with consent.”*

The following supporting documents were submitted with the Planning Proposal:

- Survey Plan
- Section and Site Location
- Median Strip Access
- Site Plan
- Floor Plans
- Views.

The applicant also submitted two additional documents on 24 October 2017:

- Bus Traffic Plan
- Customer Traffic Plan.

The applicant was advised by Council staff at a Planning Proposal pre-lodgement meeting held on 6 December 2016 to submit a Traffic Impact and Noise Impact Report with the submission of the Planning Proposal. Neither of these reports was submitted to Council. The additional documents submitted on 24 October 2017 do not constitute either of these reports.

## **ASSESSMENT OF PLANNING PROPOSAL**

The assessment of the subject Planning Proposal has been undertaken in accordance with the NSW Planning and Environment’s *Planning Proposals: A guide to preparing planning proposals (2016)*.

### **Part 1 Objectives or intended outcomes**

To amend WLEP2011 to allow the additional permitted uses of a service station, transport depot, depot and storage premises on 333 Mona Vale Road Terrey Hills.



## Part 2 Explanation of provisions

The Planning Proposal seeks to amend Schedule 1 of WLEP2011 and the Additional Use Map to include service station, transport depot, depot and storage premises on 333 Mona Vale Road Terrey Hills.

## Part 3 Justification

### *Section A – Need for the Planning Proposal*

#### **1. Is the Planning Proposal a result of any strategic study or report?**

No the Planning Proposal is not part of any strategic study or report.

#### **2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The Planning Proposal represents the most logical way of achieving the intended objective and outcomes. There is not considered to be any other better alternative under the current planning regime.

### *Section B – Relationship to Strategic Planning Framework*

#### **3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

##### **a) Strategic Merit**

#### **A Plan for Growing Sydney**

The NSW Government released its 'Plan for Growing Sydney' in 2014 as a guide for planning decisions over the next 20 years. The plan sets down a number of goals to achieve the vision for Sydney as a "strong global city, a great place to live":

- a competitive economy with world-class services and transport;
- a city of housing choice with homes that meet our needs and lifestyles;
- a great place to live with communities that are strong, healthy and well connected; and
- a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To address these goals, the Plan proposes a range of policy initiatives and strategic directions. Initiatives and directions relevant to this planning proposal are as follows:

- expand the Global Economic Corridor;
- grow strategic centres (including the Northern Beaches Hospital Precinct);
- grow a competitive economy with world-class services and transport; and
- protect our natural environment and biodiversity.

This Planning Proposal supports a number of general goals of "A Plan for Growing Sydney", in that it would:

- provide much-needed transport infrastructure to service the 'global economic corridor' and the Northern Beaches Hospital Precinct;

- deliver additional transport facilities to service northern Sydney's growing population, which will provide greater benefits to the overall productivity of Sydney;
- support the goal of growing a competitive economy by delivering transport services.

Action 4.1.2 of "A Plan for Growing Sydney" proposes the creation of a strategic planning framework for the Metropolitan Rural Area to enhance and protect its broad range of environmental, economic and social Assets. The framework is intended to assist decision making, by establishing criteria, in part to:

- *minimise the adverse economic impacts on existing primary industry and productive agriculture*

At this point in time the strategic framework referred to above has not been developed.

### **Draft Regional Plan – Our Greater Sydney 2056**

The Greater Sydney Commission has recently released its first draft Regional Plan entitled "Our Greater Sydney 2056 A Metropolis of Three Cities – connecting people". If adopted, the Plan will replace "A Plan for Growing Sydney".

The draft Plan establishes the concept of a metropolis of 3 cities – Western Parkland City, Central River City, and Harbour City, with the intention of enabling the majority of people to commute to their nearest "city" within 30 minutes. Despite this, many of the goals and objectives contained in "A plan for Growing Sydney" relating to transport and transport infrastructure are retained. With respect to the Metropolitan Rural Area, Strategy 24.3 and 29.2 are most relevant:

Strategy 24.3 – Protect and support agricultural production and mineral resources (in particular construction resources) by preventing inappropriately dispersed urban activities

Strategy 29.2 – Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.

### **Revised Draft North District Plan**

The subject site is located within the area subject to the Revised Draft North District Plan, which was recently placed on exhibition by the Greater Sydney Commission for comment until 15 December 2017(revised Draft Plan). The following sections of the revised Draft Plan are relevant to the consideration of the current proposal.

Section 4 Productivity: Planning Priority N8, *Eastern Economic Corridor is better connected and more competitive identifies:*

*'The potential Northern Beaches to Chatswood bus improvements will better connect the major new Northern beaches Hospital at Frenchs Forest and the Northern Beaches with the corridor.'*

Planning Priority N12, Delivering integrated land use and transport planning and a 30-minute city, links to the *draft Greater Sydney Regional Plan* to meet 'Objective 14: A metropolis of three cities – integrated land use and transport create walkable and 30 minute cities'. Improving access to local jobs and services, key elements of the intermediate transit network to be considered in the next 20 years, include Northern Beaches to Chatswood bus improvements.

Whilst supported, the expansion of existing bus services on the Northern Beaches is not sufficiently linked to the current Planning Proposal and does not justify site-specific additional uses in the RU4 zone.

Section 5 Sustainability: Planning Priority N18, *Better managing rural areas states:*

*'Urban development is not consistent with the values of the Metropolitan Rural Area and would only be considered if the investigation areas are identified in the draft Greater Sydney Regional Plan'. No investigation areas have been identified for the North District. The Planning Proposal is therefore inconsistent with this aspect of the draft Plan.*

**b) Site-specific merit**

**Natural environment (including known significant environmental values, resources or hazards)**

The subject site does not have any known natural environment values that would prevent the Planning Proposal from progressing to a Gateway determination. The site is mostly cleared of vegetation.

**Current uses, approved uses and likely future uses of land in the vicinity of the proposal**

333 Mona Vale Road Terrey Hills consists of a one storey fruit and vegetable shop/ roadside stall (authorisation unclear) with frontage to Mona Vale Road, one storey dwelling with frontage to Mona Vale Road and a number of outbuildings.

Council's plans and policies do not propose any changes to the current uses. However, Council will be required to undertake a review of its plans and policies, and to develop a council wide housing strategy, following adoption of the Northern District Plan.

**The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provisions.**

A deceleration lane is required to be constructed on the Mona Vale Road frontage of the site at no cost to Roads and Maritime Services.

**4. Is the Planning Proposal consistent with Councils local strategy or strategic plan?**

Not applicable as the former Warringah Council did not have a local planning strategy or strategic land use plan. Council will develop a local strategy for the entire Council area following the adoption of the North District Plan.

**5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?**

Yes with the exception of SEPP 55 – Remediation of Land. If the Planning Proposal proceeds further, contamination investigations in accordance with Environment Protection Authority's requirements will be required as part of the Gateway approval process.

**6. Is the Planning Proposal consistent with applicable Ministerial Directions?**

No. The Planning Proposal is inconsistent with s.117 Direction 1.2 Rural Zones. The objective of this direction is to protect the agricultural production value of rural land. A planning proposal for land rural zones must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.

The applicant argues that 'Council has deemed it appropriate to permit a variety of non- agricultural land uses on the site and in the locality by permitting additional land uses on the site under the provision of clause 2.5 of the WLEP 2011'.

The additional uses permitted under CI 2.5 of WLEP2011 recognise a range of historical uses of the land. The proposed additional uses include industrial uses that are at odds with the rural zoning of the land. It is not considered appropriate to further expand the potential uses of the land, potentially undermining rural uses, until further studies are undertaken on a district level to inform the preparation of local planning strategy. This work will be undertaken in the 2-3 years having regard to the contents of the adopted North District Plan.

Furthermore, no proper case has been made to demonstrate that a suitable site is not available for the proposed uses within zones in which “transport depot”, “depot” and “storage premises” are already permissible i.e. the B5 Business Development zone or IN1 General Industrial zone under WLEP2011 or B7 Business Park and IN2 Light Industrial zones under Pittwater Local Environmental Plan 2014.

### **Section C Environmental, social and economic impact**

**7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No, there is no critical habitat, threatened species and or endangered ecological communities or their habitat on site. The site is cleared except for vegetation at the Myoora Road boundary and both side boundaries.

**8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

No. Council’s Natural Environment and Climate Change team reviewed the planning proposal and did not raise any issues at this stage. Further environmental assessment would be required if the planning proposal progresses to a development application.

**9. How has the Planning Proposal adequately addressed any social and economic effects?**

The planning proposal argues that it will have a positive economic impact by supporting the regional strategic transport objectives for the region set by the NSW Government, but this is does not justify the service station, fast food outlet or skip bin storage.

Local impacts are discussed below in the consultation section.

### **Section D State and Commonwealth interests**

**10. Is there adequate public infrastructure for the Planning Proposal?**

Not applicable at this stage as the subject Planning Proposal has not progressed to the Gateway for a determination.

**11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

Not applicable at this stage as the subject Planning Proposal has not progressed to the Gateway for a determination.

## **CONSULTATION**

The Planning Proposal was publicly exhibited for 14 days from Saturday 16 September 2017 to Monday 2 October 2017. The exhibition included:

- Electronic copies of the exhibition material on Council’s website.
- 64 letters posted to residents, business owners and land owners.

- Email to registered community members who have listed their interest on Council's Community Engagement Register for the former Warringah local government area.
- Hard copy of the Planning Proposal being placed at Civic Centre, Northern Beaches Council Dee Why Office.

Thirty eight (38) submissions were received with one duplicate, with thirty four (34) submissions objecting to the proposal and three (3) in favour. The main issues raised were noise, parking, environmental and traffic concerns, antisocial behavior, over development of the site, and the proposal not being consistent with the objectives of the RU4 Primary Production Small Lots zone.

### Submission Evaluation

Issue	No. of times issue raised	Summary of issue raised	Response
Impact on residents	1	Concern regarding the impact of the development on local residents.	Agreed
Service station	5	There is a need for a service station to serve the area.	Noted.
	2	No objection to a service station on the site.	Noted.
	1	A food outlet attached to the service station is a good idea.	Noted.
	1	Potential impact on the viability of the Booralie Road Service Station and the associated mechanic business.	This issue is outside the scope of the Planning Proposal, but noted.
	1	The previous service station near the St Ives Show Ground would be a better location.	This issue is outside the scope of the Planning Proposal, but noted.
	1	No action plans or details given on the operating hours of the petrol station and food outlet.	This issue would be dealt with at the development assessment level.
	2	The petrol station should not be allowed to operate 24 hours.	
No need for this type of development	1	Previous fast food outlets have failed and existing service stations meet demand.	This issue is outside the scope of the Planning Proposal, but noted.
	1	Oppose the development.	Noted
Proposed restaurant and drive thru	2	Concern regarding noise.	A Noise Report was not submitted with the Planning Proposal however there is significant concern regarding the potential impact of truck and bus movements on Myoora Road in particular.
	2	Potential impact of late night trading.	If the Planning Proposal is supported and receives Gateway approval, the issue of trading hours will be dealt with at the development application stage.
	1	This is an industrial area with no other businesses operating at night which	Opening hours of the petrol station and fast food outlet would be dealt

Issue	No. of times issue raised	Summary of issue raised	Response
		would leave the area vulnerable to vandalism from bored teenagers attracted by a late night fast food restaurant.	with at the development assessment stage should the Planning Proposal proceed.
	6	Concern regarding the type of people that such a facility may attract.	
	4	A restaurant and associated drive thru is out of character with the village atmosphere of the area.	The restaurant use is not the subject of the current Planning Proposal as it is permissible under Schedule 1 Additional Permitted Uses 18 Use of certain land in the vicinity of Mona Vale and Myoora Roads, Terrey Hills.
	2	Surplus to the needs of the community – There are approximately 30 restaurants and cafes in the area.	This issue is outside the scope of the Planning Proposal process.
	1	Concern regarding the impact of signage.	This is would be dealt with at the development application stage should the Planning Proposal proceed.
	2	A combined service station and restaurant / drive thru is overdevelopment.	Agreed. The proposed additional uses are considered inconsistent with the objectives of the RU4 zone applying to the land.
	3	Putting a fast food outlet in a service station that people visit on their way to enjoying the National Park is sending a terrible message to the children of the northern beaches.	This issue is outside the scope of the Planning Proposal.
Right hand turn off Mona Vale Road, westbound	4	Concern regarding the impact on traffic	A Traffic Impact Report was not submitted with the Planning Proposal however there is significant concern regarding the potential impacts of traffic associated with the additional proposed uses, particularly on Myoora Road.
	1	Concern regarding the impact on the intersection of Forest Way and Mona Vale Road.	
Traffic impact on Myoora Road	5	Myoora Road is a narrow road that is already dangerous due to traffic conflict between road users, Forest Coaches, school drop off and pick up and hotel and café parking. Grave concerns are raised regarding the potential for injury or death.	A Traffic Impact Report was not submitted with the Planning Proposal.  Generally agree with the concerns raised.
	2	Access should only be granted from Mona Vale Road.	
	1	The bus depot should be given internal access to the site from the adjacent bus depot and should not use Myoora Road.	
	1	Additional development along Myoora	

Issue	No. of times issue raised	Summary of issue raised	Response
		Road is not adequately considering the traffic impact.	
	1	Myoora Road cannot handle the bus traffic and extra traffic that will result from the restaurant.	
	1	Myoora Road is not wide enough as a major thoroughfare.	
Traffic (general)	2	Mona Vale Road has a high rate of incidence this will dramatically increase and be fatal.	Generally agree with the concerns raised.
	2	The modifications to the Mona Vale Road and Forest Way intersection are not helping to ease traffic congestion.	
	6	Concern regarding traffic congestion and movement.	
	1	The proposal requires the widening of Myoora Road.	
	1	Traffic will intensify, causing greater build-up of vehicles on Myoora Road. Buses will exacerbate movement onto Mona Vale Road.	
	1	This cluster of retail and commercial activities will draw high volumes of new vehicle custom cars, buses, trucks and general commercial vehicles severely impacting the safe operation and functioning of an important classified road and most importantly an adjoining intersection.	
Upgrade of Mona Vale Road	1	The proposal is under the premise that the State Government is upgrading Mona Vale Road. However the state Government has not allocated any money for the upgrade of Mona Vale Road West, let alone enough money to complete the upgrade to the east.	Further upgrades of Mona Vale Road are the responsibility of Roads and Maritime Services (RMS).
	2	Entry and exit points from the Service Station on Mona Vale Road.	See the RMS Comments below.
	1	Entry and exit points for buses.	See the RMS Comments below.
Bus parking	1	No objection.	Noted.
	1	No objection to a bus parking facility.	Noted.
Skip bins	1	No objection.	Noted.
	1	Storage of skip bins should not be allowed as there is a potential for contamination of land and potential storage of hazardous materials.	This issue is a matter that would be assessed at the development application stage should the Planning Proposal proceed.

Issue	No. of times issue raised	Summary of issue raised	Response
Need for strategic planning	6	There is a need for planning review of the strip of land between Cooyong Road and Forest Way.	Council has no current plans to undertake a strategic study or report to rezone this section of Mona Vale Road and Myoora Road. Terrey Hills from RU4 Primary Production Small Lots to a zoning that encompasses the conflicting existing land uses. However, a review of rural zones will be undertaken in the development of Council's future Housing and Employment strategies following the release of the Northern District Plan.
	1	Major infrastructure works and value capture imposts need to be imposed.	
	1	A sewer main has been installed along Myoora Road which will increase the landowner's prospects for a rezoning within the precinct.	
	1	A spot rezoning should be refused. The area should be zoned Business Park or Enterprise Development.	
	1	The Planning Proposal has no strategic merit or site specific merit when assessed in accordance with the NSW Planning and Environments Planning Proposal: A guide to preparing planning proposals (2016).	
	5	This is an overdevelopment of one parcel of land and to the Terrey Hills area.	
	1	There will be 4 land uses on the site that will lead to abuse to any future DA.	
	1	The proposed development should be a "Truck/Car Stop" as classified by the retail petroleum industry and occur on highways outside of built up areas.	
Character of the land	8	The proposed amendments to WLEP 2011 and proposed development are out of character with the rural and scenic characters of the area.	
Objectives of the RU4 Primary Production Small Lots	5	The Planning Proposal is inconsistent with the objectives of the RU4 Primary Production Small lots zoning.	Agreed. The Planning Proposal is inconsistent with the objectives of the RU4 Primary Production Small Lots Zoning.
Local Planning Direction 1.2 – Rural Zones	3	The Planning Proposal is inconsistent with Local Planning Direction 1.2 – Rural Zones.	Agreed. The Planning Proposal is inconsistent with the s.117 Direction 1.2 Rural Zones.
Social and economic impact assessment	1	The Planning Proposal does not provide adequate justification by way of an economic or social impact assessment.	Agreed. There is insufficient justification for the Planning Proposal on economic or social impact grounds.
	1	Concern regarding the impact on future infrastructure opportunities.	Agreed.
IN1 General Industrial zone and B5 Business Development zone	2	A transport depot is permitted within the IN1 General Industrial zone and the B5 Business Development zone. The Planning Proposal does not demonstrate that land is not available in areas where a transport depot is permissible under	Agreed. There is insufficient justification to allow permissible uses of an industrial nature on rural zoned land.



Issue	No. of times issue raised	Summary of issue raised	Response
		WLEP 2011 and Pittwater Local Environmental Plan 2014.	
Noise	1	Noise from the movement of buses and from increased traffic in the area.	A Noise Report was not submitted with the Planning Proposal however there is significant concern regarding the potential impact of truck and bus movements on Myoora Road in particular.
	1	Increase in noise due to the late opening of the service station and associated fast food outlet.	
	3	Noise associated with buses, trucks and cars entering and leaving the facility will have an adverse impact upon the amenity and enjoyment of patrons using the Checkers Resort and associated facilities.	
	1	No acoustic reports or any mention of sound barriers to the neighbouring hotel were included in the submission.	
Bin odours, dust and exhaust fumes	2	Bin odours, dust and exhaust fumes threaten the quiet enjoyment of patrons of the Checkers Hotel.	This issue would be dealt with at the development application stage should the Planning Proposal proceed.
Warringah Development Control Plan 2011	2	The DCP sets out maximum site coverage of 30%. The proposal is for 80% of the site to be covered by hard surface and buildings, with 20% to be landscaped.	Agreed.
	1	The DCP outlines a minimum setback of 30 metres from Mona Vale Road. The proposed roof over the petrol pump facility is setback approximately 3 metres from Mona Vale Road.	
30 Myoora Road Terrey Hills Planning Proposal	3	This Planning Proposal was recently refused. The 30 Myoora Road planning proposal related to land 500m away from the subject site and was for bus parking only. There is a general concern that this Planning Proposal is on land with the same zoning but is requesting greater land uses.	Each Planning Proposal is assessed on its merit and justification of the submission. However some of the same strategic merit assessment matters are relevant.
Rainwater runoff	1	Rainwater runoff and collection needs to be considered.	This would be dealt with at the development assessment stage should the Planning Proposal proceed.
Environmental impact	3	General concern regarding the impact of petrol, fuels, chemicals and diesel on the environment.	This would be dealt with at the development application stage should the Planning Proposal proceed.
	1	Fumes from the petrol station will constantly be in the air poisoning neighbours and polluting the environment.	
	4	Increase in litter from the fast food outlet.	
	1	Sewerage system is a pump system and with the string of development happening there are no reports on capacity and	

Issue	No. of times issue raised	Summary of issue raised	Response
		whether the system will handle the increase in sewerage.	
SEPP Infrastructure Clauses 101 and 104	1	Having 333 Mona Vale Road linked with Forest Coach lines, represents a major 'multi vehicle' retail/commercial facility that is inconsistent with provisions of Clauses 101 and 104.	These clauses apply to the consideration of development applications (not Planning Proposals) on "classified" roads and generally require Council to consider alternate access where possible and consideration of comments from Roads and Maritime. Comments from Roads and Maritime are considered below.
Incorrect information in the Planning Proposal report	1	Planning Proposal, Pont 3.2.4 No. 3.1 Residential Zones (page 21) mentioned Hornsby Shire and Hornsby CBD, shows that the proposal is just a copy of something previously prepared and therefore do not pertain to the current proposal.	This has been noted.

### Roads and Maritime Services

Roads and Maritime has reviewed the information provided and raises no objection to the proposal subject to the preparation of a site specific Development Control Plan (DCP) identifying vehicular access to/from the site via a deceleration lane along Mona Vale Road. The deceleration lane should be built as close as possible to the property boundary and at no cost to the Roads and Maritime.

### Internal Referrals

The Natural Environment and Climate Change Team did not raise any issues at this stage. Further environmental assessment will be required at the development application stage should the Planning Proposal proceed.

Transport and Civil Infrastructure team has the following comments:

A Traffic and Parking Study Report is required as part of the application for the rezoning submission. This is to be prepared in accordance with Roads and Maritime Service Guide for Traffic Generating Developments and is to address the following:

- Traffic generation and impact on the surrounding road network including the intersection of Myoora Road and Mona Vale Road,
- Car parking provision for the staff and bus drivers,
- Access to different uses.

The access to the bus depot, trucks and skip bin depot should be separated from other facilities (service station and food outlet) proposed on Mona Vale side due to safety concerns.

The proposal requires the RMS approval for the traffic impact on Mona Vale Road and the intersection analysis on the intersection of Myoora Road and Mona Vale Road.

### **Conclusion**

The Planning Proposal is not supported for the following reasons:

- The Planning Proposal is inconsistent with the objectives of the RU4 Primary Production Small Lots zone applying to the land under Warringah Local Environmental Plan 2011.
- The Planning Proposal is inconsistent with Local Planning Direction 1.2 – Rural Zones.
- The Planning Proposal has no strategic merit or site-specific merit when assessed in accordance with the NSW Planning & Environment's Planning Proposals: A guide to preparing planning proposals (2016).

The indicative layout for the proposed redevelopment of the site is not considered an appropriate development outcome as it has the potential to exacerbate traffic and associated noise impacts in the area.

### **FINANCIAL CONSIDERATIONS**

The assessment of the Planning Proposal for 333 Mona Vale Road Terrey Hills has been funded by the fees established in the *Northern Beaches Fees and Charges 2017 – 2018*.

### **SOCIAL CONSIDERATIONS**

The Planning Proposal has the potential to significantly impact residents in the area of Mona Vale and Myoora Roads due to increased traffic and noise associated with the proposed additional uses.

### **ENVIRONMENTAL CONSIDERATIONS**

The Planning Proposal has the potential to impact the environment due to any possible petrol leaks, fumes and associated contaminants.

Attachment 1

### Compliance with State Environmental Planning Policies (SEPPs)

SEPPs (as at March 2017)		Applicable	Consistent
1	Development Standards	Yes	Yes
14	Coastal Wetlands	No	N/A
19	Bushland in Urban Areas	Yes	Yes
21	Caravan Parks	Yes	Yes
26	Littoral Rainforests	No	N/A
30	Intensive Agriculture	Yes	Yes
33	Hazardous and Offensive Development	Yes	Yes
36	Manufactured Home Estates	No	N/A
44	Koala Habitat Protection	Yes	Yes
47	Moore Park Showground	No	N/A
50	Canal Estate Development	Yes	Yes
52	Farm Dams and Other Works in Land and Water Management Plan Areas	No	N/A
55	Remediation of Land	Yes	No
62	Sustainable Aquaculture	Yes	Yes
64	Advertising and Signage	Yes	Yes
65	Design Quality of Residential Apartment Development	Yes	Yes
70	Affordable Housing (Revised Schemes)	Yes	Yes
71	Coastal Protection	No	N/A
	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	N/A
	(Affordable Rental Housing) 2009	Yes	Yes
	(Building Sustainability Index: BASIX) 2004	Yes	Yes
	(Exempt and Complying Development Codes) 2008	Yes	Yes
	(Housing for Seniors or People with a Disability) 2004	Yes	Yes
	(Infrastructure) 2007	Yes	Yes
	(Integration and Repeals) 2016	Yes	Yes
	(Kosciuszko National Park – Alpine Resorts) 2007	No	N/A
	(Kurnell Peninsula) 1989	No	N/A
	(Mining, Petroleum Production and Extractive Industries) 2007	Yes	Yes
	(Miscellaneous Consent Provisions) 2007	Yes	Yes
	(Penrith Lakes Scheme) 1989	No	N/A
	(Rural Lands) 2008	No	N/A
	(State and Regional Development) 2011	Yes	Yes
	(State Significant Precincts) 2005	Yes	Yes
	(Sydney Drinking Water Catchment) 2011	No	N/A
	(Sydney Region Growth Centres) 2006	No	N/A
	(Three Ports) 2013	No	N/A
	(Urban Renewal) 2010	No	N/A
	(Western Sydney Employment Area) 2009	No	N/A
	(Western Sydney Parklands) 2009	No	N/A

Attachment 1

## Compliance with Local Planning Directions

Directions	Applicable	Consistent
<b>1 Employment and Resources</b>		
1.1 Business and Industrial Zones	No	N/A
1.2 Rural Zones	Yes	No
1.3 Mining, Petroleum Production and Extractive Industries	Yes	Yes
1.4 Oyster Aquaculture	No	N/A
1.5 Rural Lands	No	N/A
<b>2 Environment and Heritage</b>		
2.1 Environment Protection Zones	Yes	Yes
2.2 Coastal Protection	No	N/A
2.3 Heritage Conservation	Yes	Yes
2.4 Recreation Vehicle Areas	Yes	Yes
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEP's	No	N/A
<b>3 Housing, Infrastructure and Urban Development</b>		
3.1 Residential Zones	Yes	Yes
3.2 Caravan Parks and Manufactured Home Estates	Yes	Yes
3.3 Home Occupations	Yes	Yes
3.4 Integrating Land Use and Transport	Yes	Yes
3.5 Development Near Licensed Aerodromes	No	N/A
3.6 Shooting Ranges	No	N/A
<b>4 Hazard and Risk</b>		
4.1 Acid Sulfate Soils	No	N/A
4.2 Mine Subsidence and Unstable Land	No	N/A
4.3 Flood Prone Land	No	N/A
4.4 Planning for Bushfire Protection	Yes	Yes
<b>5 Regional Planning</b>		
5.1 Implementation of Regional Strategies	No	N/A
5.2 Sydney Drinking Water Catchments	No	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	No	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	No	N/A
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008 See amended Direction 5.1)	No	N/A
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	No	N/A
5.8 Second Sydney Airport: Badgerys Creek	No	N/A
5.9 North West Rail Link Corridor Strategy	No	N/A
5.10 Implementation of Regional Plans	No	N/A
<b>6 Local Plan Making</b>		
6.1 Approval and Referral Requirements	Yes	Yes
6.2 Reserving Land for Public Purposes	Yes	Yes
6.3 Site Specific Provisions	Yes	Yes
<b>7 Metropolitan Planning</b>		
7.1 Implementation of A Plan for Growing Sydney	Yes	Yes generally
7.2 Implementation of Greater Macarthur Land Release Investigation	No	N/A

<b>ITEM 10.5</b>	<b>SUBMISSION TO THE DEPARTMENT OF PLANNING AND ENVIRONMENT RESPONDING TO A REVIEW OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER STRATEGIC &amp; PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2017/441262</b>
<b>ATTACHMENTS</b>	<b>1 <a href="#">📄</a> Issues Paper on a Review of the Environmental Planning and Assessment Regulation 2000 (Included In Attachments Booklet)</b> <b>2 <a href="#">📄</a> Draft Northern Beaches Council Submission to the Department of Planning and Environment (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To seek approval to forward a submission to the Department of Planning and Environment (the Department) in response to the exhibition of an Issues Paper on a Review of the Environmental Planning and Assessment Regulation 2000 (the Regulation).

#### SUMMARY

The Department of Planning and Environment have commenced a Review of the Environmental Planning and Assessment Regulation 2000 and have invited submissions to an Issues Paper. Opportunities exist in the Review to reduce administrative and procedural complexity associated with the Regulations. In this regard a draft submission is reported to provide some initial feedback ahead of a more detailed exhibition of a draft Regulation in 2018.

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#### RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council forwards the Northern Beaches Council submission to the Department of Planning and Environment in response to the *Review of the Environmental Planning and Assessment Regulation 2000, Issues Paper*.

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## REPORT

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### BACKGROUND

The Department recently released a discussion paper on the proposed review of the Environmental Planning and Assessment Regulation 2000 (Attachment 1).

The discussion paper follows work done earlier this year by the Department seeking views on proposed changes to the parent Act, the Environmental Planning and Assessment Act 1979 (the Act). A draft of the amended Act is expected to be released in the next 6 months.

While the Act provides the overarching framework for the planning system in NSW, the Regulation supports the day-to-day requirements of this system. It supplements the broader provisions of the Act, and covers matters such as local environmental plans and development control plans, which are used by councils to manage growth and development through land use zoning, development standards and other planning mechanisms. It also contains key operational provisions relating to the development assessment and consent process, enforcement processes, requirements for development contributions, and fees for planning services.

It has been 17 years since the Regulation was first made and it has been amended on over 40 occasions since then. It is now due for a comprehensive review. The Department have said that this is an opportunity to remove any unnecessary complexities or outdated rules which make the system hard to use.

### CONSULTATION

The review of the Regulation presents an opportunity to build on the proposed changes to the Act and further improve the architecture of the planning system. The stated objectives of the review are to undertake a comprehensive review of the Regulation in order to:

- Reduce administrative burden and increase procedural efficiency
- Reduce complexity
- Establish a simpler, more modern and transparent planning system.

The draft Submission (Attachment 2) supports the objectives of the review and provides comments on a number of key areas and issues that are considered relevant to the review and the drafting of a new draft Regulation, including:

- Integration of applicant and public notification processes to ensure consistency
- Guidelines to ensure consistency for Planning Proposal preparation
- Fees and Charges to account for actual costs
- Exhibition and notification requirements for Development Control Plans
- Environmental assessment processes under Part 5 of the Act
- Complexity of the Development contributions system (Section 94 of Act)
- Reform of information contained in, and processing of, Planning Certificates (Section 149 of Act)
- Standardisation of Development Control Plan formats
- Support for centralised digital information through the proposed NSW "Planning Portal".

The Department has indicated that a more detailed exhibition of a draft Regulation will be undertaken in 2018 and that Council will have further opportunities to provide more detailed submissions at that time.

### **FINANCIAL CONSIDERATIONS**

Council's draft submission will have no direct financial impact as it is in response to a NSW Options Paper regarding approaches and direction for a future policy framework.

### **ENVIRONMENTAL CONSIDERATIONS**

The draft submission is supportive of a future regulatory framework which will minimise environmental impacts.

### **SOCIAL CONSIDERATIONS**

The draft submission is supportive of a future regulatory framework which will minimise social impacts. This review will provide a basis for a new Regulation that complements proposed updates to the Act.



<b>ITEM 10.6</b>	<b>PLANNING PROPOSAL (PP0002/17) 2 ORCHARD STREET AND 204 &amp; 206 GARDEN STREET, WARRIEWOOD</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER STRATEGIC &amp; PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2017/445234</b>
<b>ATTACHMENTS</b>	<b>1 Summary of Submissions (Included In Attachments Booklet)</b> <b>2 Internal Referral Comments (Included In Attachments Booklet)</b> <b>3 Referral Comments Received From State Agencies (Included In Attachments Booklet)</b>

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## EXECUTIVE SUMMARY

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### PURPOSE

To report to Council the assessment of a Planning Proposal lodged for 2 Orchard Street and 204 & 206 Garden Street, Warriewood.

### SUMMARY

Northern Beaches Council received a Planning Proposal for 2 Orchard Street and 204 & 206 Garden Street, Warriewood that seeks to increase the maximum number of dwellings permissible on the site from 76 to 178 resulting in an increase of 102 dwellings. The Planning Proposal also seeks to increase the permissible height along the western extent of the site from 10.5 metres to part 14.5 metres and part 17.5 metres to allow for development up to 4-5 storeys. The application includes an offer to provide 10 % of the dwelling stock as affordable housing and dedication of 405 m<sup>2</sup> of outer creek corridor to Council.

There is no justification to support progressing a Planning Proposal that will permit building height of up to 17.5m and a density of 74 dwellings per developable hectare. This density proposal is clearly inconsistent with the Warriewood Valley Strategic Review Report endorsed by Council and the Department.

Warriewood Valley's current and projected density, development form and infrastructure is underlain by an extensive and orderly planning process, reflecting not only the Warriewood Valley Strategic Review Report (2012) outcomes but Council's adopted Pittwater Local Planning Strategy (2011), the Warriewood Valley Strategic Review Addendum Report (2014) and Pittwater Local Environmental Plan 2014.

The strategic review recommendations (as it applied to the properties the subject of this Planning Proposal application are 32 dwellings per developable hectare, 2 storey buildings fronting Garden Street and Orchard Street frontages with 3 storey buildings at the rear, and for individual properties able to develop on their own) followed extensive community consultation, and have been accepted by the Warriewood Valley community.

Ad hoc Planning Proposals undermine the orderly planning process and Council's ability to deliver the required infrastructure. The significant departure from the existing planning framework proposed within this Planning Proposal undermines the orderly and economic development of land and Council's capacity to align infrastructure delivery with forecasted growth.

An assessment in accordance with the NSW Planning & Environment's *Planning Proposals: A guide to preparing planning proposals* (2016) was undertaken, and has concluded that the proposal does not provide sufficient strategic or site-specific merit to be progressed to a Gateway determination.

It is not recommended to progress the subject Planning Proposal to the Gateway for a determination.

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**RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY**

That Council not progress the Planning Proposal lodged for 2 Orchard Street and 204 & 206 Garden Street, Warriewood to the Gateway for a determination for the following reasons:

- A. It is inconsistent with the relevant strategic study being the *Warriewood Valley Strategic Review Report* (2012), endorsed by the former Director General on 26 May 2013 and adopted by the former Pittwater Council on 12 June 2013 and subsequently incorporated into the the *Pittwater Local Environmental Plan 2014*.
  - B. The Planning Proposal has not demonstrated strategic merit or site-specific merit in line with the NSW Planning & Environment's *Planning Proposals: A guide to preparing planning proposals* (2016).
  - C. It is inconsistent with Local Planning Directions:
    - a. 3.1 Residential Zones
    - b. 7.1 Implementation of the Metropolitan Strategy.
  - D. The outcome of the Planning Proposal is not considered an appropriate development outcome because it:
    - a. seeks a height and dwelling density that is significantly inconsistent with Council's strategic planning framework
    - b. is excessive in bulk and scale
    - c. is out of character with the locality
    - d. will result in adverse privacy, overshadowing and view impacts
    - e. does not allow for adequate landscaping and streetscape amenity
    - f. is the subject of strong community opposition and is not considered in the public interest.
  - E. The inclusion of water management facilities on land proposed to be dedicated to the public is unacceptable to Council.
  - F. The inclusion of land in the Planning Proposal without owner's consents is likely to have both social and economic effects on affected landowners. Amending the planning framework on privately owned land, on the request of an adjacent landowner, without written owner's consent is unacceptable to Council.
  - G. The information submitted to support the Planning Proposal is substantially deficient to allow for an informed assessment of the Planning Proposal in regards to traffic matters and required infrastructure upgrades.
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## REPORT

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### BACKGROUND

In 1997, the NSW State Government announced the Warriewood Valley Urban Land Release Area, comprising 110 hectares of land with a preliminary projection of 1,510 new dwellings, five hectares of industrial/commercial land and associated community facilities and infrastructure.

#### **Warriewood Valley Strategic Review Report (2012)**

The former Pittwater Council and the then Department of Planning & Infrastructure jointly prepared the *Warriewood Valley Strategic Review Report (2012)* following a determination of the (former) Planning Assessment Commission (PAC) in relation to 14-18 Boondah Road, Warriewood. The PAC report called for “a comprehensive strategic study for all undeveloped land in the (Warriewood) Valley”.

The *Warriewood Valley Strategic Review Report (2012)* was endorsed by the former Director General on 26 May 2013 and adopted by the former Pittwater Council on 12 June 2013.

The properties subject of this Planning Proposal are located within the eastern portion of sector 901, within sub-sector 901A. Specifically in relation to these sectors the Warriewood Valley Strategic Review Report states:

*In recognition of unsuccessful landowner efforts to progress a masterplan and rezoning application for Sector 901 and the various environmental attributes that differentiate parts of the sector, the Strategic Review recommends that sector 901 be broken up into various subsectors to allow development to proceed in a timely manner.*

*Given the fewer environmental constraints affecting the eastern portion of Sector 901, the exhibited report recommended that the properties within sub-sector 901A amalgamate and develop as a sector at 36 dwellings per hectare, based on the opportunity to achieve 3 storey apartment buildings. This will provide diversity in housing stock within the release area, consistent with the determinations of the PAC.*

*Since exhibition however, a landowner within sub-sector 901A has confirmed their intention not to accommodate any residential form. As such, the opportunity for subsector 901A to amalgamate and develop at 36 dwellings per hectare is lost. Consistent with the proviso contained in the exhibited document; where sub-sector 901A does not amalgamate, the maximum density able to be achieved for individual properties in subsector 901A is reduced to 32 dwellings per hectare.*

#### **Pittwater Local Environmental Plans**

In December 2013, Pittwater Local Environmental Plan 1993 and Pittwater 21 Development Control Plan were amended, consistent with the recommendations of the adopted Warriewood Valley Strategic Review Report 2012.

On 27 June 2014, the Pittwater Local Environmental Plan 2014 came into effect, consistent with the recommendations of the adopted Warriewood Valley Strategic Review Report 2012.

#### **Warriewood Valley Strategic Review Addendum Report (2014)**

The *Warriewood Valley Strategic Review Addendum Report (2014)* was adopted by the former Pittwater Council on 17 November 2014. Section 5.2.6 Clarification of dwelling yield allocation within Sector 901A states:

*The 2012 Strategic Review recommended Sector 901A have a density up to 32 dwellings per developable hectare and expressly allowed individual properties to develop to that density.*

*This sector has now been rezoned in accordance with those recommendations and allocated a total yield of 192 dwellings. This number represents the total sum of dwellings calculated on a pro-rata basis for the individual properties within the sector. The calculation below expresses how this number was determined.*

$(Developable\ area\ of\ land\ parcel\ \times\ 32)/10,000 = Yield\ for\ individual\ land\ parcel\ per\ 10,000m^2$
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*To provide certainty should individual parcels develop on their own, the pro-rata dwelling yield allocation of the individual land parcels within Sector 901A is identified in Table 6.*

*In the development of these sites, it must be demonstrated that they are capable of developing on their own as well as demonstrating how the development (within individual parcels) will connect to adjoining future developments on adjoining properties. It will also need to be demonstrated how these development sites can be developed in an orderly manner in accordance with clause 5(a)(ii) of the EP&A Act 1979.*

**Planning Proposal (PP0002/17)**

On 22 August 2017, Council received a Planning Proposal for 2 Orchard Street and 204 & 206 Garden Street, Warriewood that seeks to amend the Pittwater LEP 2014. The proposal seeks to increase the maximum number of dwellings permissible on the site from 76 to 178 resulting in an increase of 102 dwellings. The Planning Proposal also seeks to increase the permissible height along the western extent of the site from 10.5 metres to part 14.5 metres and part 17.5 metres to allow for development up to 4-5 storeys. The application includes an offer to provide 10 % of the dwelling stock as affordable housing and dedication of 405 m<sup>2</sup> of outer creek corridor to Council.



Map of 2 Orchard Street and 204 & 206 Garden Street, Warriewood

The following supporting documents were submitted with the Planning Proposal:

- Council's Pre-Lodgement Advice
- Traffic Assessment Report
- Water Management Report
- Indicative Plans & Urban Design Report
- Economic Analysis
- Draft Public Benefit Offer

City Plan Services lodged the Planning Proposal on behalf of the proponent, Abax Contracting, and have included a number of lands not in their ownership, including 206 Garden Street and the newly created 6 residential lots fronting Orchard Street, now under private ownership (now registered as 2, 4, 6, 8, 10 and 12 Orchard Street but formerly known as 2 & 2A Orchard Street).

All affected landowners were notified in writing of the proponent's inclusion of their property in the Planning Proposal. No owner's consents had been provided by the time the assessment of the Planning Proposal was finalised.

The inclusion of land in the Planning Proposal without owner's consents is unsatisfactory to Council. This inclusion of neighbouring properties is considered an attempt to lower the dwelling density calculation on the land in the proponent's ownership, which is the primary beneficiary of the increased height and density proposed.

## **ASSESSMENT OF PLANNING PROPOSAL**

The assessment of the subject Planning Proposal has been undertaken in accordance with the NSW Planning & Environment's *Planning Proposals: A guide to preparing planning proposals* (2016).

### **Part 1 Objectives or intended outcomes**

To amend the Pittwater LEP 2014 to increase the dwelling allocation permissible on the site by 102 dwellings and increasing the permissible height along the western extent of the site from 10.5 metres to part 14.5 metres and part 17.5 metres, to allow for 4-5 storeys.

### **Part 2 Explanation of provisions**

The Planning Proposal seeks to:

1. increase the maximum number of dwellings permissible on the site from 76 to 178; and
2. increase the permissible height along the western extent of the site from 10.5 metres to part 14.5 metres and part 17.5 metres.

### **Part 3 Justification**

#### **Section A *Need for the Planning Proposal***

#### **1. Is the Planning Proposal a result of any strategic study or report?**

No. The relevant strategic report is the *Warriewood Valley Strategic Review Report (2012)*.

#### **2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

Yes. The Planning Proposal is the best, and only, means of achieving the objectives or intended outcomes.

**Section B Relationship to Strategic Planning Framework**

**3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

The Revised draft North District Plan (released in October 2017) is the applicable Draft District Plan.

a) Does the proposal have strategic merit? Is it:

<p>Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;</p>	<p>No. The Planning Proposal is inconsistent with the revised draft North District Plan, in particular Planning Priority N1: Planning for a city supported by infrastructure.</p> <p>The information submitted in support of the Planning Proposal is insufficient to identify necessary infrastructure upgrades to support the additional proposed population. Ad hoc Planning Proposals undermine the orderly planning process and Council's ability to deliver the required infrastructure.</p> <p>The Planning Proposal is inconsistent with Planning Priority N5: Providing housing supply, choice and affordability with access to jobs and services.</p> <p>The Planning Proposal would contribute to housing supply generally; however, the five year target of 3,400 new dwellings is able to be achieved based on the LGA's currently zoned land and planned development at Ingleside and Frenchs Forest. Council does not require this Planning Proposal to meet this current target, and it should not be used as a justification to support this Planning Proposal.</p> <p>Additionally, the current planning controls applicable to the site already allows for a diverse range of housing options, including residential flat buildings. The Planning Proposal fails to provide adequate justification as to why such a significant departure from the existing planning framework is required.</p> <p>The Warriewood Valley Strategic Review has already investigated the feasibility of an affordable housing target and rejected its inclusion, and the possibility of an uplift in dwelling densities and height which might have enabled such a target to be achieved. Changes to the strategic planning framework will be explored through the development of a comprehensive housing strategy and the affordable housing component should not be used as a justification to support this Planning Proposal.</p> <p>The Planning Proposal is inconsistent with the revised draft North District Plan, in particular Planning Priority N15: Protecting and improving the health and enjoyment of Sydney Harbour, and the District's waterways.</p> <p>With no owner's consent in support of the Proposal from the owner of 206 Garden Street, the Planning Proposal does not adequately demonstrate how water management requirements will be met.</p>
<p>Consistent with a relevant</p>	<p>No. The Planning Proposal is inconsistent with the relevant</p>

<p>local council strategy that has been endorsed by the Department;</p>	<p>strategic report which is the <i>Warriewood Valley Strategic Review Report (2012)</i>.</p> <p>The <i>Warriewood Valley Strategic Review Report (2012)</i> allocates a dwelling density of 32 dwellings per developable hectare, and for those buildings immediately facing/fronting Orchard Street, Macpherson Street, Warriewood Road and Garden Street to have an appearance of two-storey buildings and up to three storeys for any building located at the rear. This is reflected in the dwelling ranges applicable for each sector/buffer area as well as the 10.5 m building height limit under the Pittwater LEP.</p> <p>Simply, there are no justifiable arguments to support progressing a Planning Proposal that will permit building height of up to 17.5m and a density of 74 dwellings per developable hectare. This is completely outside the scale of anything considered as part of the Warriewood Valley Strategic Review Report endorsed by Council and the Department.</p> <p>Conversely, the Planning Assessment Commission (PAC) approved the Part 3A application at 14-18 Boondah Road, Warriewood with a dwelling density of 60 dwellings per developable hectare resulting in 3 and 4 storey residential flat buildings being established on that site. The PAC, in determining that Part 3A application rejected the DP&amp;I's <i>Warriewood Valley Strategic Review 2010 (Worley Parsons)</i> stated:</p> <p><i>"...The Commission concluded that a more thorough and extended strategic examination of the valley is required. Hence it does not support the findings of the Strategic Review and makes the following points:</i></p> <p><i>Firstly, strategic planning should not be driven by individual development proposals. It is preferable to establish the strategic direction of the entire Warriewood valley before individual development proposals are considered .Of itself, the viability of the development from a proponent's perspective should not be a determining factor in establishing densities. Council should have a reasonable expectation that they can deliver the housing targets within their planning framework.</i></p> <p><i>Secondly, the Strategic Review is too narrowly focussed on the 3 buffer areas when a more strategic approach to the future development of whole Valley (sic), should be undertaken...</i></p> <p><i>The commission strongly recommends that Council and the Department work together to clarify the role of the Warriewood centre , the potential for higher density residential and employment generating developments adjacent to the centre , its role in the subregion and how it relates to the rest of the Valley , in terms of development density , housing mix and traffic and transport..."</i></p> <p>The strategic review was a collaborative partnership between Council and the Department of Planning and Infrastructure following a recommendation by the PAC given the PAC's conclusion, inter alia:</p> <p><i>"... The proposed concept plan, if approved, would set a precedent of development density that could apply to all undeveloped sites in the Valley. The Commission considers there is insufficient strategic</i></p>
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	<p><i>justification for the density increase proposed by the proponent and that the implications for all undeveloped sites in the Valley have not been adequately considered...</i>"</p> <p>Warriewood Valley's current and projected density, development form and infrastructure is underlain by an extensive and orderly planning process, reflecting not only the <i>Warriewood Valley Strategic Review Report (2012)</i> outcomes but Council's adopted <i>Pittwater Local Planning Strategy (2011)</i>, the <i>Warriewood Valley Strategic Review Addendum Report (2014)</i> and <i>Pittwater Local Environmental Plan 2014</i>.</p> <p>The strategic review recommendations (as it applied to the properties the subject of this Planning Proposal application are 32 dwellings per developable hectare, 2 storey buildings fronting Garden Street and Orchard Street frontages with 3 storey buildings at the rear, and for individual properties able to develop on their own) followed extensive community consultation, and have been accepted by the Warriewood Valley community.</p> <p>Any changes to the existing planning framework, to ensure sufficient housing choice and affordable housing is provided, should be explored through the development of a comprehensive housing strategy. Northern Beaches Council will commence this project in 2018. It would undermine the current planning framework to progress this significantly noncomplying Planning Proposal.</p>
<p>Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.</p>	<p>There are no changes in circumstances that justify supporting the Planning Proposal.</p>

b) Does the proposal have site-specific merit, having regard to the following:

<p>The natural environment (including known significant environmental values, resources or hazards),</p>	<p>With no owner's consent in support of the Proposal from the owner of 206 Garden Street, the Planning Proposal does adequately demonstrate how water management requirements will be met.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal.</p>	<p>The subject sites are surrounded by town house developments to the east and south, the creekline corridor to the north and undeveloped land to the west that's zoned for residential development.</p> <p>The area is within the Warriewood Valley land release area. Council's plans and policies do not propose any further changes to the current or anticipated use and density for residential development.</p>
<p>The services and infrastructure that are or will be available to meet the demands arising from the</p>	<p>The Planning Proposal will increase the demand for public infrastructure and services such as utility servicing and an additional quantum of open space area.</p>



<p>proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>This Planning Proposal is insufficient in identifying and qualifying the additional infrastructure upgrades necessary to support the additional population. Notwithstanding, Council also raises concern regarding its ability to deliver the additional infrastructure above what has already been planned for under the strategic framework and Section 94 Plan for Warriewood Valley.</p> <p>Ad hoc Planning Proposals undermine the orderly planning process and Council's ability to deliver the required infrastructure. For example, the additional dwellings contemplated by this Planning Proposal results in an additional 7,621 m<sup>2</sup> of active open space. This Planning Proposal requires an additional quantum of open space, further exacerbating the difficulty of delivering land for active open space required by the total development in Warriewood Valley.</p> <p>The proponent's offer to dedicate land to Council for open space comprises 2,945m<sup>2</sup> of inner creek corridor on 206 Garden Street (that is already identified for Council to purchase under the Section 94 Plan) and 405m<sup>2</sup> of outer creek corridor that will contain the water management facilities servicing this future residential development. Under the circumstances, land for open space that also contains water management facilities should only be reasonably considered by Council if it considers there is merit in supporting such an offer. Presently, the quantum of open space on offer will not provide/contribute towards delivering the quantum of active open space required by Council.</p> <p>Full transport modelling is required, taking into account the primary and secondary routes from the subject site to the state road network and accounting for the network impacts of the proposed Ingleside Land Release area through the eastern end of Garden Street. As a minimum, the reassessment of likely traffic impacts on the road network is to include traffic modelling of the Pittwater Road-Warriewood Road and Pittwater Road-Mona Vale Road intersections that accounts for:</p> <ul style="list-style-type: none"> <li>• Base Case – Warriewood Valley 2544 dwellings with Mona Vale Town Centre floorspace as anticipated by the Pittwater LEP 2014.</li> <li>• In assessing the impacts of the increased dwelling density for the land, the traffic modelling scenarios should include with/without the development of Ingleside Precinct (3,400 dwellings) and Mona Vale Road upgrade.</li> </ul> <p>Council and TfNSW requires that bus shelter facilities will need to be provided at the bus bays adjoining the subject site. This may require dedication of some land to Council and road realignment works to permit the shared path network to pass the shelter structure.</p> <p>Due to the impact on the local road network the developer would need to signalise the intersection at Ponderosa Parade and Jubilee Avenue and the intersection of Macpherson Street and Garden Street, inclusive of the design and approval process at no cost to Council.</p>
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	Provision of shared path facilities between the subject site and the Mona Vale Road corridor to remove the on road portion of the network to allow road changes to allow for utilisation of the network would be required.
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**4. Is the Planning Proposal consistent with a council's local strategy or other local strategic plan?**

No. The Planning Proposal is inconsistent with the *Warriewood Valley Strategic Review (2012)*.

In December 2013, Pittwater Local Environmental Plan 1993 and Pittwater 21 Development Control Plan were amended, consistent with the recommendations of the adopted Warriewood Valley Strategic Review Report 2012.

On 27 June 2014, the Pittwater Local Environmental Plan 2014 came into effect, consistent with the recommendations of the adopted Warriewood Valley Strategic Review Report 2012.

It is noted that this amendment was undertaken less than five years ago. (Note: the NSW Planning & Environment's *Planning Proposals: A guide to preparing planning proposals (2016)* states that there will be a presumption against a 'rezoning review' request that seeks to amend LEP controls that are less than 5 years old, unless the proposal can clearly justify that it meets the Strategic Merit Test).

**5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?**

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent
SEPP No 1 – Development Standards	YES	YES
SEPP No 14 – Coastal Wetlands	NO	N/A
SEPP No 19 – Bushland in Urban Areas	YES	YES
SEPP No 21 – Caravan Parks	YES	YES
SEPP No 26 – Littoral Rainforests	NO	N/A
SEPP No 30 – Intensive Agriculture	YES	YES
SEPP No 33 – Hazardous and Offensive Development	YES	YES
SEPP No 36 – Manufactured Home Estates	NO	N/A
SEPP No 44 – Koala Habitat Protection	YES	YES
SEPP No 47 – Moore Park Showground	NO	N/A
SEPP No 50 – Canal Estate Development	YES	YES
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	NO	N/A
SEPP No 55 – Remediation of Land	YES	YES
SEPP No 62 – Sustainable Aquaculture	YES	YES
SEPP No 64 – Advertising and Signage	YES	YES

SEPP No 65 – Design Quality of Residential Flat Development	YES	YES
SEPP No 70 – Affordable Housing (Revised Schemes)	YES	YES
SEPP 71 – Coastal Protection	NO	N/A
SEPP (Affordable Rental Housing) 2009	YES	YES
SEPP (Building Sustainability Index: BASIX) 2004	YES	YES
SEPP (Educational Establishments & Child Care Facilities)	YES	YES
SEPP (Exempt and Complying Development Codes) 2008	YES	YES
SEPP (Housing for Seniors or People with a Disability) 2004	YES	YES
SEPP (Infrastructure) 2007	YES	YES
SEPP (Integration and Repeals) 2016	YES	YES
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	NO	N/A
SEPP (Kurnell Peninsula) 1989	NO	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	YES	YES
SEPP (Miscellaneous Consent Provisions) 2007	YES	YES
SEPP (Penrith Lakes Scheme) 1989	NO	N/A
SEPP (Rural Lands) 2008	NO	N/A
SEPP (State and Regional Development) 2011	YES	YES
SEPP (State Significant Precincts) 2005	YES	YES
SEPP (Sydney Drinking Water Catchment) 2011	NO	N/A
SEPP (Sydney Region Growth Centres) 2006	NO	N/A
SEPP (Three Ports) 2013	NO	N/A
SEPP (Urban Renewal) 2010	NO	N/A
SEPP (Western Sydney Employment Area) 2009	NO	N/A
SEPP (Western Sydney Parklands) 2009	NO	N/A

The following is a list of the deemed SEPP's (formerly Sydney Regional Environmental Plans) relevant to the Northern Beaches Local Government Area.

<b>Title of deemed SEPP</b>	<b>Applicable</b>	<b>Consistent</b>
SREP No 20 – Hawkesbury-Nepean River (No 2 -1997)	YES	YES

6. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 Directions)?

<b>1 Employment and Resources</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
1.1	Business and Industrial Zones	NO	N/A
1.2	Rural Zones	NO	N/A
1.3	Mining, Petroleum Production and Extractive Industries	NO	N/A
1.4	Oyster Aquaculture	NO	N/A
1.5	Rural Lands	NO	N/A

<b>2 Environment and Heritage</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
2.1	Environment Protection Zones	YES	YES
2.2	Coastal Protection	NO	N/A
2.3	Heritage Conservation	YES	YES
2.4	Recreation Vehicle Areas	YES	YES
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NO	N/A

<b>3 Housing, Infrastructure and Urban Development</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
3.1	Residential Zones	YES	<b>NO</b>
3.2	Caravan Parks and Manufactured Home Estates	YES	YES
3.3	Home Occupations	YES	YES
3.4	Integrating Land Use and Transport	YES	YES
3.5	Development Near Licensed Aerodromes	NO	N/A
3.6	Shooting Ranges	NO	N/A

The subject Planning Proposal is inconsistent with Direction '3.1 Residential Zones' for the following reasons:

- The Planning Proposal does not satisfy objective (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services. If approved, the Planning Proposal is likely to have unacceptable

traffic impact and will exacerbate the shortage in active open space provision in Warriewood Valley.

- The Planning Proposal does not satisfy objective (c) to minimise the impact of residential development on the environment and resource lands. The proposed streetscape design fails to demonstrate how appropriate tree sizes can be incorporated to accommodate the scale of the built form and how adequate amenity for pedestrians/cyclists can be provided.

<b>4 Hazard and Risk</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
4.1	Acid Sulfate Soils	YES	YES
4.2	Mine Subsidence and Unstable Land	NO	N/A
4.3	Flood Prone Land	YES	YES
4.4	Planning For Bushfire Protection	YES	YES

<b>5 Regional Planning</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
5.1	Implementation of Regional Strategies	NO	N/A
5.2	Sydney Drinking Water Catchments	NO	N/A
5.3	Farmland of State and Regional Significance on NSW Far North Coast	NO	N/A
5.4	Commercial and Retail Development along the Pacific Hwy, North Coast	NO	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (revoked)	-	-
5.6	Sydney to Canberra Corridor (revoked)	-	-
5.7	Central Coast (revoked)	-	-
5.8	Second Sydney Airport: Badgerys Creek	NO	N/A
5.9	North West Rail Link Corridor Strategy	NO	N/A
5.10	Implementation of Regional Plans	NO	N/A

<b>6 Local Plan Making</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
6.1	Approval and Referral Requirements	YES	YES
6.2	Reserving Land for Public Purposes	YES	YES
6.3	Site Specific Provisions	YES	YES

<b>7 Metropolitan Planning</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
7.1	Implementation of the Metropolitan Strategy	YES	<b>NO</b>
7.2	Implementation of Greater Macarthur Land Release Investigation	NO	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	NO	N/A

The Draft Greater Sydney Region Plan (released in October 2017) is the applicable Metropolitan Strategy.

The Planning Proposal is inconsistent with the Draft Greater Sydney Region Plan in terms of 'A city supported by infrastructure', in particular Objective 2: Infrastructure aligns with forecasted growth – growth infrastructure compact.

The information submitted in support of the Planning Proposal is insufficient to identify necessary infrastructure upgrades to support the additional proposed population. Ad hoc Planning Proposals undermine the orderly planning process and Council's ability to deliver the required infrastructure. The significant departure from the existing planning framework proposed within this Planning Proposal undermines the orderly and economic development of land and Council's capacity to align infrastructure delivery with forecasted growth.

The Planning Proposal is inconsistent with the Draft Greater Sydney Region Plan in terms of 'A city for people', in particular Objective 6: Services and infrastructure meet communities' changing needs.

The open space proposed to be dedicated to Council does not provide sufficient public benefit to the community. Conversely, it may pose a liability to Council if it accepts the open space offer as it contains the water management facilities that services the residential development facilitated by this Planning Proposal thereby requiring the Council to fund the maintenance of infrastructure specifically servicing a single development. Regardless, the Planning Proposal will exacerbate the shortage of active open space provision in Warriewood Valley.

The Planning Proposal is inconsistent with the Draft Greater Sydney Region Plan in terms of 'Housing the city', in particular:

- *Objective 10: Greater housing supply.*

The Planning Proposal would contribute to housing supply generally; however, the five year target of 3,400 new dwellings is likely to be able to be achieved based on the LGA's currently zoned land and planned development at Ingleside and Frenchs Forest. Council does not require this Planning Proposal to meet this current target, and it should not be used as a justification to support this Planning Proposal.

- *Objective 11: Housing is more diverse and affordable*

The current planning controls applicable to the site already allows for a diverse range of housing options, including residential flat buildings. The Planning Proposal fails to provide adequate justification as to why such a significant departure from the existing planning framework is required.

The Warriewood Valley Strategic Review has already investigated the feasibility of an affordable housing target and rejected its inclusion, and the possibility of an uplift in dwelling densities and height which might have enabled such a target to be achieved. Changes to the strategic planning

framework will be explored through the development of a comprehensive housing strategy and the affordable housing component should not be used as a justification to support this Planning Proposal.

The Planning Proposal is inconsistent with the Draft Greater Sydney Region Plan in terms of 'A city in its landscape', in particular Objective 25: The coast and waterways are protected and healthier

With no owner's consent in support of the proposal from the owner of 206 Garden Street, the Planning Proposal does not adequately demonstrate how water is to be managed on site.

### **Section C Environmental, social and economic impact**

#### **7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

Whilst no assessment of potential impacts has been provided by the applicant, works do not appear to be proposed in areas of threatened species habitat. Furthermore, the site is already rezoned for medium density.

#### **8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?**

The proposed streetscape design fails to demonstrate both how appropriate tree sizes can be incorporated to accommodate the scale of the built form and how adequate amenity for pedestrians/cyclists can be provided.

The development of 4-5 storeys will create a visual impact along Garden Street, where 2 storey townhouses are located and are integrated into a landscape setting. The bulk massing does not allow the built form of the development to be integrated, and the presence of basement areas further reduces the ability of the landscape area to support tall canopy trees.

The proposal also fails to reduce the privacy, overshadowing, view impact and manage bulk caused by the significant change in height. The location of the apartment blocks on the higher proportion of the sites will increase adverse impacts.

Relying on water management facilities on land without an owner's consent is unacceptable to Council. Without owner's consent from 206 Garden Street there is a risk that the impervious area fraction for the site (if it only consisted of 2 Orchard St and 204 Garden St) will be too high and there will not be sufficient land area to carry out water management.

Water management facilities are to be located fully on privately owned land and Council will not accept any land that contains water management facilities to be maintained under Community Title.

A bushfire report is required to assess the future impact when Fern Creek is revegetated/rehabilitated to its full length upon further development within the Warriewood Valley Land Release Area in accordance with *Planning for Bush Fire Protection 2006*. However this requirement can be imposed at the post-Gateway determination.

That there is no flood related reason why the planning proposal should be refused.

#### **9. How has the Planning Proposal adequately addressed any social and economic effects?**

The Planning Proposal would result in increased economic activity during the construction phase and increased economic spending resulting from the additional population increase.

The Planning Proposal may result in a 10% affordable housing component. However, the Warriewood Valley Strategic Review has already investigated the feasibility of an affordable

housing target and rejected its inclusion, and the possibility of an uplift in dwelling densities and height which might have enabled such a target to be achieved. As a result, the inclusion of 10 % affordable housing, while desirable to Council, does not provide justification for the significant abandonment of the strategic planning framework proposed in the Planning Proposal.

In accordance with the Economic Analysis, the Planning Proposal is likely to result in increased housing diversity in terms of smaller dwellings. However, the current planning controls applicable to the site already allows for a diverse range of housing options, including residential flat buildings. The Planning Proposal fails to provide adequate justification as to why such a significant departure from the existing planning framework is required.

The Planning Proposal would result in additional Section 94 Development Contributions. The information submitted in support of the Planning Proposal is insufficient in identifying the necessary infrastructure upgrades to support the additional proposed population let alone determining Council's ability to deliver the additional infrastructure generated by this Planning Proposal.

The proponent's offer of the open space area (outside the 25m inner creekline corridor as this is already listed for purchase by Council under the Section 94 Plan) could, if appropriately located/designed, directly benefit and service the residents of this development especially as a communal open space area is necessary for a development of this size under Council's Development Control Plan; rather than provide a broader community benefit for Council to warrant support/acceptance of the offer. The quantum of open space on offer will not provide/contribute towards delivering the quantum of active open space required by Council. Additionally, the open space offer will contain the water management facilities ancillary for this development and is not supported. The infrastructure required to service this development falls outside of the infrastructure listed in Council's Section 94 Plan and should be maintained and managed by the development itself, not Council.

The inclusion of land in the Planning Proposal without owner's consent is likely to have both social and economic effects on affected landowners. Amending the planning framework on the request of an adjacent landowner, without written consent, is unacceptable to Council.

#### **Section D State and Commonwealth interests**

##### **10. Is there adequate public infrastructure for the Planning Proposal?**

Full transport modelling is required, taking into account the primary and secondary routes from the subject site to the state road network and accounting for the network impacts of the proposed Ingleside Land Release area through the eastern end of Garden Street.

As a minimum, the reassessment of likely traffic impacts on the road network is to include traffic modelling of the Pittwater Road-Warriewood Road and Pittwater Road-Mona Vale Road intersections that accounts for:

- Base Case – Warriewood Valley 2544 dwellings with Mona Vale Town Centre floorspace as anticipated by the Pittwater LEP 2014.
- In assessing the impacts of the increased dwelling density for the land, the traffic modelling scenarios should include with/without the development of Ingleside Precinct (3,400 dwellings) and Mona Vale Road upgrade.

Council's Section 94 Officer confirms that the Planning Proposal will increase the demand for public infrastructure and services however, the Planning Proposal has not quantified/qualified the additional infrastructure upgrades. This Planning Proposal is insufficient in identifying and qualifying the additional infrastructure upgrades necessary to support the additional population.

Any future Development Application would be required to make a contribution consistent with the Warriewood Valley Section 94 Contribution Plan.



Nonetheless, Council raise concern regarding its ability to deliver the additional infrastructure above what has already been planned for under the strategic framework and Section 94 Plan for Warriewood Valley. Ad hoc Planning Proposals undermine the orderly planning process and Council's ability to deliver the required infrastructure.

**11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?**

Not applicable at this stage as the subject Planning Proposal has not progressed to the Gateway for a determination.

**CONSULTATION**

Preliminary (non-statutory) notification of the Planning Proposal was undertaken between 2 September and 2 October 2017 (31 days inclusive).

Residential properties within Warriewood Valley and registered Community Groups were sent notification letters (approximately 1,800), and the proposal advertised in the Manly Daily on Saturday 2 September 2017. All affected landowners were notified in writing of the proponent's inclusion of their property in the Planning Proposal. The relevant documents were made available electronically on Council's website on the 'Exhibitions' page and via the 'ePlanning' portal, and in hard copy in Customer Service Centres at Manly, Dee Why and Mona Vale.

During the preliminary (non-statutory) notification of the Planning Proposal, 177 submissions were received from the community, all objecting to the Planning Proposal. The submissions received as well as council staff responses are included in Attachment 1.

The matters raised in submissions that object to the Planning Proposal are as follows:

- Over development
- Excessive height
- Visual Impact
- Unacceptable Bulk
- Built form out of character
- Unacceptable traffic impact
- Unacceptable precedent
- Inadequate infrastructure capacity
- Inadequate access to transport
- Ad hoc change to LEP inappropriate.
- Flora and fauna impact
- Inadequacy parking provision
- Privacy impacts
- Cumulative impacts
- Flooding
- Bushfire
- Road congestion (safety)
- Overshadowing

- Housing affordability not a justification
- Air quality
- Inadequate landscaping
- Affordable housing not a justification
- Dwelling target for Warriewood Valley not a justification
- Inconsistency with planning framework
- Not in the public interest
- Noise impact
- Planning Proposal should not be considered
- Land dedication is creek line corridor
- Sewage
- Dwelling yield 'deficit' in Warriewood Valley not justification for exceeding yield
- Stormwater
- Housing targets being achieved already
- Housing diversity already exists
- Single ownership not a justification
- Undermines Council's ability to deliver the required infrastructure
- Waste
- Increase in density disadvantages other land owners

The following state agencies were advised of the Planning Proposal and invited to make comment:

- NSW Department of Planning & Environment
- Fire & Rescue NSW
- NSW Rural Fire Service
- State Emergency Service
- Roads & Maritime Services
- NSW Office of Environment & Heritage
- Transport for NSW
- Ausgrid
- Telstra Corporation

Responses were received from agencies as well as council staff responses are included in Attachment 3.

## INTERNAL REFERRALS

Referrals were also sent to the following Northern Beaches Council Business Units requesting advice:

- Transport & Civil Infrastructure
- Natural Environment & Climate Change
- Parks & Recreation

The comments received from internal technical experts are contained in Attachment 2.

## FINANCIAL CONSIDERATIONS

Should the Planning Proposal proceed and subsequently be finalised, it would have the following financial impact:

- a) Increased economic activity during the construction phase and increased economic spending resulting from the additional population increase.
- b) Increased Section 94 Development Contributions. However, the information submitted in support of the Planning Proposal is insufficient to identify necessary infrastructure upgrades to support the additional proposed population and for Council to reasonably assess its ability (or otherwise) to deliver the additional infrastructure required by this Planning Proposal.
- c) Without an adequate funding mechanism identified for any additional infrastructure required, there is a risk that Council would have to fund the required infrastructure.
- d) The proposed private water management facility on an area proposed to be dedicated to Council is likely to impose a financial burden on Council for maintenance.
- e) The inclusion of land in the Planning Proposal without owner's consent is likely to have economic impacts on affected landowners.

## SOCIAL CONSIDERATIONS

Should the Planning Proposal proceed and subsequently be finalised, it would have the following social impact:

- a) May result in a 10% affordable housing component.
- b) The inclusion of land in the Planning Proposal without owner's consent is likely to have social impacts on affected landowners.

## ENVIRONMENTAL CONSIDERATIONS

The documentation fails to demonstrate that the environmental impacts are acceptable and the following areas are of concern:

- a) Relying on water management facilities on land without an owner's consent is unacceptable to Council. Without owner's consent from 206 Garden Street there is a risk that the impervious area fraction for the site (if it only consisted of 2 Orchard St and 204 Garden St) will be too high and there will not be sufficient land area to carry out water management.
- b) Water management facilities are to be located fully on privately owned land and Council will not accept any land that contains water management facilities to be maintained under Community Title.

<b>ITEM 10.7</b>	<b>REPORTING VARIATIONS TO DEVELOPMENT STANDARDS STATE ENVIRONMENTAL PLANNING POLICY NO.1 - DEVELOPMENT STANDARDS AND CLAUSE 4.6 OF MANLY LOCAL ENVIRONMENT PLAN, PITTWATER LOCAL ENVIRONMENT PLAN AND WARRINGAH LOCAL ENVIRONMENT PLAN</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER DEVELOPMENT ASSESSMENT</b>
<b>TRIM FILE REF</b>	<b>2017/445359</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To report to Council variations to development standards granted under State Environmental Planning Policy No.1 – Development Standards (SEPP 1) or under Clause 4.6 of the Manly Local Environment Plan (MLEP 2013), Pittwater Local Environment Plan (PLEP 2014), and the Warringah Local Environment Plan (WLEP 2011), as required by the NSW Department of Planning and Environment.

#### SUMMARY

During the period 1 July 2017 to 30 September 2017, the following variations were granted:

- 0 variation under State Environmental Planning Policy No.1 – Development Standards
- 25 variations under Clause 4.6 of Manly Local Environment Plan 2013
- 6 variations under Clause 4.6 of Pittwater Local Environment Plan 2014
- 21 variations under Clause 4.6 of Warringah Local Environment Plan 2011.

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#### RECOMMENDATION OF GENERAL MANAGER PLANNING PLACE & COMMUNITY

That Council notes:

- A. The development applications granted approval with variations to development standards under Manly Local Environment Plan 2013 during the period 1 July 2017 and 30 September 2017.
  - B. The development applications granted approval with variations to development standards under Pittwater Local Environment Plan 2014 during the period 1 July 2017 and 30 September 2017.
  - C. The development applications granted approval with variations to development standards under Warringah Local Environment Plan 2011 during the period 1 July 2017 and 30 September 2017.
  - D. The development application granted approval with a variation to development standard under SEPP 64.
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**REPORT**

The following tables indicate all variations under each planning instrument and the level of determination either by staff under delegation, from the General Manager or by a determination panel. The independent panels include Northern Beaches Independent Assessment Panel (NBIAP) and Sydney North Planning Panel (SNPP). Internal staff panels include Development Determination Panel (DDP).

**Clause 4.6 Variations Granted under the Manly LEP2014**

The following applications had a Clause 4.6 variation granted between 1 July 2017 and 30 September 2017, inclusive.

App. No.	Address	Proposal	Clause 4.6 Development Standard	% of variation	Determined by
340/2016	36 Malvern Avenue MANLY 2095	Residential - New second occupancy	FSR	3.30	Council - DDP
172/2017	7 Jamieson Avenue FAIRLIGHT 2094	Residential - Alterations & additions	FSR	13.30	Council – Delegated Authority
163/2017	26 Lewis Street BALGOWLAH HEIGHTS 2093	Residential - Alterations & additions	Height of buildings	11.76	Council – Delegated Authority
162/2017	28 Bareena Drive BALGOWLAH HEIGHTS 2093	Residential - Alterations & additions	FSR	9.20	Council – Delegated Authority
159/2017	27 Francis Street FAIRLIGHT 2094	Residential - Alterations & additions	Height of buildings & FSR	Height 12.94 & FSR 9.25	Council – Delegated Authority
155/2017	4 Monash Crescent CLONTARF 2093	Residential - Alterations & additions	Height of buildings	56.40	Council – Delegated Authority
142/2017	12 Eurobin Avenue MANLY 2095	Residential - Alterations & additions	Height of buildings	8	Council – Delegated Authority
127/2017	16 Baltic Street FAIRLIGHT 2094	Residential - Alterations & additions	FSR	5.60	Council – Delegated Authority
121/2017	9 Palmerston Place SEAFORTH 2092	Residential - Alterations & additions	FSR	1.60	Council – Delegated Authority
118/2017	176 Pittwater Road MANLY NSW 2095	Residential - Alterations & additions	FSR	9.70	Council – Delegated Authority
105/2017	13 Monash Crescent CLONTARF 2093	Residential - Single new dwelling	FSR	42.80	Council – Delegated Authority
91/2017	51 Lauderdale Avenue FAIRLIGHT 2094	Residential - New second occupancy	FSR	1.10	Council – Delegated Authority
90/2017	21 Ocean Road MANLY 2095	Residential - Alterations & additions	Height of buildings & FSR	Height 5.90 & FSR 2.70	Council – Delegated Authority

88/2017	18 Adrian Place BALGOWLAH HEIGHTS 2093	Residential - Alterations & additions	FSR	16.00	Council – Delegated Authority
84/2017	7 Laura Street SEAFORTH 2092	Residential - Alterations & additions	Height of buildings & FSR	Height 30.23 & FSR 30.00	Council – Delegated Authority
82/2017	80 West Esplanade MANLY 2095	Residential - Single new dwelling	FSR	21.00	Council – Delegated Authority
77/2017	9 Bruce Avenue MANLY 2095	Residential - Alterations & additions	FSR	0.60	Council – Delegated Authority
71/2017	27 Thornton Street FAIRLIGHT 2094	Residential - Alterations & additions	Height of buildings	4.10	Council – Delegated Authority
67/2017	34 Wood Street MANLY 2095	Residential - Alterations & additions	FSR	21.00	Council – Delegated Authority
58/2017	8 Bruce Avenue MANLY 2095	Residential - Alterations & additions	FSR	20.40	Council – Delegated Authority
55/2017	42 Seaforth Crescent SEAFORTH 2092	Residential - Alterations & additions	FSR	42.00	Council – Delegated Authority
50/2017	26 Peacock Street SEAFORTH 2092	Residential - Alterations & additions	Height of buildings	18.80	Council – Delegated Authority
49/2017	61 Alexander Street MANLY 2095	Residential - Alterations & additions	FSR	30.80	Council – Delegated Authority
46/2017	6B Carlton Street MANLY 2095	Residential - Alterations & additions	FSR	17.00	Council – Delegated Authority
26/2017	21 David Place SEAFORTH 2092	Residential - Single new dwelling	Height of buildings	10.50	Council – Delegated Authority

#### Clause 4.6 Variations Granted under the Pittwater LEP2014

The following applications had a Clause 4.6 variation granted between 1 July 2017 and 30 September 2017, inclusive.

App. No.	Address	Proposal	Clause 4.6 Developme nt Standard	% of variation	Determined by
N0611/16	23 Warriewood Road WARRIEWOOD NSW 2102	Residential aged care facility, subdivision & associated works	Height of buildings	7.8	State Government - SNPP
N0608/16	202 McCarrs Creek Road CHURCH POINT NSW 2105	Residential - Alterations & additions	Height of buildings	32.6	Council – Delegated Authority
N0276/17	25 Yachtsmans Paradise NEWPORT NSW 2106	Residential - Alterations & additions	Height of buildings	5.1	Council – Delegated Authority

N0215/17	117 Florence Terrace SCOTLAND ISLAND NSW 2105	Seawall, jetty with ramp and pontoon	Height of buildings	19	Council – Delegated Authority
N0204/17	8 Watkins Road AVALON BEACH NSW 2107	Residential - Alterations & additions	Height of buildings	14.71	Council – Delegated Authority
N0161/17	24 Palmgrove Road AVALON BEACH NSW 2107	Residential - Alterations and additions to dwelling, creation of a secondary dwelling	Height of buildings	2.5	Council – Delegated Authority

### SEPP 1 Variations Granted under the Pittwater LEP2014

No SEPP 1 variations were granted between 1 July 2017 and 30 September 2017, inclusive.

### Clause 4.6 Variations Granted under the Pittwater LEP2014

The following applications had a Clause 4.6 variation granted between 1 July 2017 and 30 September 2017, inclusive.

App. No.	Address	Proposal	Clause 4.6 Developme nt Standard	% of variation	Determined by
DA2016/0646	628 Pittwater Road BROOKVALE 2100	Other	Height of buildings	25.65	Council – Delegated Authority
DA2017/0115	6 Chandos Street MANLY VALE 2093	Subdivision only	4.1 Minimum subdivision lot size	39	Council – Delegated Authority
DA2017/0174	1 & 2 105 Soldiers Avenue FRESHWATER 2096	Residential - Alterations and additions	Height of buildings	2	Council – Delegated Authority
DA2017/0310	72 Old Pittwater Road BROOKVALE 2100	Residential - New multi unit	Height of buildings	2.3	Council – Delegated Authority
DA2017/0335	129 - 133 Lagoon Street NARRABEEN 2101	Residential - New multi unit	Height of buildings	12	Council – Delegated Authority
DA2017/0372	51 Binalong Avenue ALLAMBIE HEIGHTS 2100	Residential - Alterations and additions	Height of buildings	12	Council – Delegated Authority
DA2017/0380	89 Harbord Road FRESHWATER 2096	Residential - Alterations and additions	Height of buildings	18.8	Council – Delegated Authority
DA2017/0400	40 Monash Parade DEE WHY 2099	Residential - Alterations and additions	Height of buildings	10.6	Council – Delegated Authority
DA2017/0415	1096 Pittwater Road COLLARROY 2097	Residential - Alterations and additions	Height of buildings	40.4	Council – Delegated Authority
DA2017/0418	31 Collaroy Street COLLARROY 2097	Residential - Alterations and additions	Height of buildings	9.4	Council – Delegated Authority
DA2017/0421	5 Lookout Avenue DEE WHY 2099	Residential - Alterations and additions	Height of buildings	12	Council – Delegated Authority

DA2017/0440	44 May Road NARRAWEENA 2099	Residential - Alterations and additions	Height of buildings	8.2	Council – Delegated Authority
DA2017/0455	1135 Pittwater Road COLLARROY 2097	Mixed	Height of buildings	31.5	Council – Delegated Authority
DA2017/0489	30 Jindabyne Street FRENCHS FOREST 2086	Residential - Alterations and additions	Height of buildings	4.7	Council – Delegated Authority
DA2017/0499	58 Cumberland Avenue COLLARROY 2097	Residential - Alterations and additions	Height of buildings	20	Council – Delegated Authority
DA2017/0564	24 Redman Road DEE WHY 2099	Residential - Alterations and additions	Height of buildings	2	Council – Delegated Authority
DA2017/0593	97 Quirk Street DEE WHY 2099	Residential - Single new detached dwelling	Height of buildings	0.7	Council – Delegated Authority
DA2017/0806	8 Fairport Street NORTH CURL CURL 2099	Residential - Alterations and additions	Height of buildings	4.70	Council – Delegated Authority
Mod2017/0058	26 Roger Street BROOKVALE 2100	Residential - New multi unit	Height of buildings	18.8	Council – Delegated Authority
Mod2017/0099	17 Wattle Road NORTH MANLY 2100	Residential - Alterations and additions	Height of buildings	1.29	Council – Delegated Authority
Mod2017/0149	25 Collaroy Street COLLARROY 2097	Residential - Alterations and additions	Height of buildings	3.5	Council – Delegated Authority

## FINANCIAL CONSIDERATIONS

The costs associated with the assessment of variations are part of the Development Application assessment process.

## SOCIAL CONSIDERATIONS

All Development Applications are required to consider the social impact through section 79C of the Environmental Planning and Assessment Act 1979.

## ENVIRONMENTAL CONSIDERATIONS

All Development Applications are required to consider the environmental impact through section 79C of the Environmental Planning and Assessment Act 1979.



<b>ITEM 10.8</b>	<b>PLANNING PROPOSAL (PP0003/17) 2-4 NOOAL STREET AND 66 BARDO ROAD, NEWPORT</b>
<b>REPORTING MANAGER</b>	<b>EXECUTIVE MANAGER STRATEGIC &amp; PLACE PLANNING</b>
<b>TRIM FILE REF</b>	<b>2017/445529</b>
<b>ATTACHMENTS</b>	<b>1 Summary of Submissions (Included In Attachments Booklet)</b> <b>2 External Referral Comments (Included In Attachments Booklet)</b> <b>3 Internal Referral Comments (Included In Attachments Booklet)</b>

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### EXECUTIVE SUMMARY

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#### PURPOSE

To report upon the assessment of a Planning Proposal lodged for 2-4 Nooal Street and 66 Bardo Road and to seek Council's approval to reject the Planning Proposal.

#### SUMMARY

In September 2017, Council received a Planning Proposal seeking to amend the Pittwater Local Environmental Plan 2014 (PELP 2014) to add Seniors Living as an additional permitted use at 2-4 Nooal Street and 66 Bardo Road, Newport.

Council has undertaken an assessment of the Planning Proposal in accordance with the NSW Planning & Environment's *Planning Proposal; A guide to preparing planning proposal* (2016), and concluded that the Proposal does not have sufficient merit to be progressed to a Gateway Determination.

The Proposal does not represent orderly and economic planning. The Proposal seeks to permit the introduction of a vulnerable group into an area affected by coastal inundation hazard.

The proposed use is contrary to the objectives of the E4 Environmental Living zone and would set a precedent for further medium density development in this zone.

The Proposal fails to provide any associated public benefit or improvement. There is no physical contribution to local affordable housing proposed nor is there a payment in lieu, contrary to Council and the Greater Sydney Commission's policies on affordable housing in rezoning applications.

It is recommended that Council does not submit the Planning Proposal for a Gateway Determination.

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**RECOMMENDATION OF GENERAL MANAGER PLANNING, PLACE & COMMUNITY**

That:

- A. Council does not submit the Planning Proposal lodged for 2-4 Nooal Street and 66 Bardo Road, Newport for a Gateway Determination for the following reasons:
- a. It is inconsistent with the *Pittwater Local Planning Strategy (2011)*.
  - b. It does not have strategic merit or site specific merit when assessed in accordance with the NSW Planning & Environment's *Planning Proposal: A guide to preparing planning proposal (2016)*.
  - c. It does not align with the goals and targets of the *Revised Draft North District Plan*.
  - d. It is inconsistent with the following State Environmental Planning Policies;
    - i. Housing for Seniors or People with a Disability
    - ii. Coastal Protection
    - iii. Draft Coastal Management.
  - e. Is inconsistent with the following Local Planning Directions;
    - i. 2.1 – Environmental Protection Zones
    - ii. 4.3 – Flood Prone Land
    - iii. 7.1 – Implementation of the Metropolitan Strategy
    - iv. Draft Coastal Management Local Planning Direction.
  - f. It is inconsistent with the objectives of the E4 Environmental Living zone in Pittwater LEP 2014.
  - g. It seeks to permit medium density residential development that is inconsistent with the established low density character of the area.
  - h. It would set an unacceptable precedent.
- B. The proponent and interested parties who made a submission be advised of Council's decision.
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**REPORT**

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**BACKGROUND****Site and Locality**

The sites subject to the Planning Proposal are known as 2 Nooal Street, Newport (Lot 1 DP 540092), 4 Nooal Street, Newport (Lot 1 DP 315279) and 66 Bardo Road, Newport (Lot 2 DP 540092). Each property currently contains a single dwelling.

This area of Newport is characterised by single dwellings and secondary dwellings, with a number of larger lots throughout the area. The area retains significant vegetation and slopes down towards Crystal Bay. To west of the site is Crystal Bay, while to the north, east and west is predominantly characterised by low density residential development.



Aerial Image of site – with subject properties crosshatched.



Current PLEP 2014 Land Zoning map with properties crosshatched.

### Pittwater Local Environmental Plan 2014

2-4 Nooal Street and 66 Bardo Road, Newport are currently zoned E4 Environmental Living with a permissible building height of 8.5m. The E4 Environmental Living zone does not permit seniors housing. The objectives of the E4 Environmental Living zone are as follows:

- To provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.
- To ensure that residential development does not have an adverse effect on those values.
- To provide for residential development of a low density and scale integrated with the landform and landscape.
- To encourage development that retains and enhances riparian and foreshore vegetation and wildlife corridors.

6 and 6A Nooal Street to the North of the property, and 87-91A Princess Lane to the south are similarly zoned. 81-85 Princess Lane, and properties to the east across Nooal Street are zoned R2 Low Density Residential.

To the west of the site is Crystal Bay, a bay on Pittwater, which is zoned W1 Natural Waterways.

### Planning Proposal (PP0003/17)

Council received a Planning Proposal on 4 September 2017 to amend the PLEP 2014 for land at 2-4 Nooal Street and 66 Bardo Road, Newport. The Planning Proposal seeks to add an additional permitted use to Schedule 1 of the PLEP 2014 to permit seniors housing. Seniors Housing is defined under PLEP 2014 as:

**seniors housing** means a building or place that is:

- (a) a residential care facility, or
- (b) a hostel within the meaning of clause 12 of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, or
- (c) a group of self-contained dwellings, or
- (d) a combination of any of the buildings or places referred to in paragraphs (a)–(c),  
and that is, or is intended to be, used permanently for:
- (e) seniors or people who have a disability, or
- (f) people who live in the same household with seniors or people who have a disability, or
- (g) staff employed to assist in the administration of the building or place or in the provision of services to persons living in the building or place, but does not include a hospital.

**Note.**

Seniors housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

The following supporting documents were submitted with the Planning Proposal:

- Owner's consent
- Architectural Concept Plans
- Correspondence from the Department of Planning and Environment

- Extract from Pittwater Council Community Engagement Outcomes Report
- Correspondence from Minister for Planning
- Northern Beaches Council prelodgement meeting minutes
- Site Survey
- Site Accessibility Report by Accessibility Solutions (NSW)
- 13 surrounding property engagement responses.

In summary, the Proponent argues that the Planning Proposal should be supported due to the following reasons:

- 2 and 4 Nooal Street were purchased before the gazettal of the PLEP 2014 with the intention of developing seniors housing.
- The change in zoning between the 1993 and 2014 LEP removed the ability to develop seniors housing.
- The change in permissibility of seniors housing was not indicated during the preparation and exhibition of the draft PLEP 2014.
- The site is well located with regards to access to transport and services.
- The site is relatively free from hazards and constraints, and
- The proposed development is consistent with the character and environment of the area.

It is noted that Seniors Housing has never been permitted on this site as a consequence of Council policy by either Pittwater LEP 1993 or Pittwater LEP 2014. It was only ever permitted by virtue of the SEPP (HSPD) that overrides local Council policy. The introduction of Pittwater LEP 2014 removed the ability for the SEPP (HSPD) to override local Council policy.

The process to introduce Pittwater LEP involved two public exhibition periods and extensive community consultation including:

- written correspondence to all landowners in the local government area explaining their current and future zone
- notices in the Manly Daily
- information on Council's website
- community drop in sessions
- pop up stalls.

Indeed a nearby objector to this Proposal confirmed that they were aware of the changes proposed as a consequence of the proposed introduction of the new Pittwater LEP as they took "appropriate steps to acquaint ourselves as part of our purchase process with the zonings around us and the implications for further development".

The introduction of the new Pittwater LEP was intended as a like for like translation of the Pittwater LEP 1993, where possible and appropriate. Having regard for the location of this site near the foreshore of Pittwater and being subject to coastal hazard, the appropriate zone is E4 Environmental Living. Further, at the time of the introduction of the new Pittwater LEP, it was made clear that the new LEP did not intend to translate the application of State Environmental Planning Policies, over which Council has no control. The Pittwater LEP 2014 was validly made and the

proposition that the site should now be rezoned to allow Seniors Housing because the owner was not aware of the permissibility change is not accepted as a legitimate planning or legal argument.

### **Assessment of Planning Proposal**

The assessment of the subject Planning Proposal has been undertaken in accordance with the NSW Planning & Environment's *Planning Proposal; A guide to preparing planning proposal* (2016).

#### **Part 1 Objectives of intended outcomes**

To amend the PLEP 2014 to enable a seniors living development.

#### **Part 2 Explanation of Provision**

The Planning Proposal seeks to:

- A. Amend the Pittwater Local Environmental Plan 2014 – Schedule 1 Additional Permitted Uses by inserting the following clause:

*Use of certain land at 2 and 4 Nooal Street and 66 Bardo Road, Newport*

(1) *This clause applies to the following land identified as "Area \*\*\*\*" on the Additional Permitted Uses Map:*

- I. 2 and 4 Nooal Street, Newport, being Lot 1 DP 540092 and Lot 1 DP 315279*
- II. 66 Bardo Road, Newport, being Lot 2 DP 540092*

- B. *Development for the purpose of seniors housing is permitted with development consent on the consolidated allotment.*

Amend the Additional Permitted Uses Map – Sheet APU\_017.

No draft mapping has been provided with the Planning Proposal.

#### **Part 3 Justification**

##### **Section A – Need for the Planning Proposal**

1. Is the Planning Proposal the result of any strategic study or report?

No. The relevant strategic strategy is the *Pittwater Local Planning Strategy* (2011), with which the Planning Proposal is inconsistent.

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes or is there a better way?

Yes. The Planning Proposal is the best, and only, means of achieving the objectives of intended outcomes.

The applicant has provided a 'Net Community Benefit Test' under the Draft Centres Policy. However the NSW Planning & Environment's *Planning Proposal; A guide to preparing planning proposal* (2016) provides no indication that such a test is required.

##### **Section B – Relationship to Strategic Planning Framework**

3. Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The revised Draft North District Plan (November 2017) is the applicable Draft District Plan. An assessment of the strategic and site specific merit of the Proposal against this draft Plan appears below:

a) Does the proposal have strategic merit? Is it:

<p>Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment;</p>	<p><u>A Productive City</u></p> <p>Yes. The Planning Proposal is consistent. The Proposal would contribute to some job creation in the short term during construction. However the site is not located within an existing centre.</p> <p><u>A Liveable City</u></p> <p>The Proposal is considered not to relate to Liveability Priority 5 – Providing housing supply, choice and affordability, with access to jobs and services or Priority 6 –Creating and renewing great places and local centres.</p> <p>Northern Beaches Council has sufficient land and future development to reach its dwellings target. Council is on track to achieve our housing target. Additional rezoning to facilitate increase housing supply is not required.</p> <p>The proposed form provides some additional housing; however, the site is in a low density residential setting. The Proposal results in medium density housing that would be inconsistent with the existing character of its surrounds, particularly as the site (zoned E4 Environmental Living) is not in an existing centre or within walking distance of one.</p> <p>The Proposal also does not address the need for affordable housing or social housing identified. The location and proximity to water, as well as the large dwelling size and facilities indicated, show the development is aimed at upper levels of the housing market already able to acquire appropriate accommodation. No affordable or social housing is identified by the applicant, and the low number of dwellings indicates that the proposal will not provide additional affordable housing under Northern Beaches Council’s policies.</p> <p>Local Housing Strategy – Northern Beaches Council was recently amalgamated and has not yet adopted a Local Housing Strategy. However previous investigations have identified the need for small housing types in well located areas close to centres, which is also replicated in the Draft District Plan. This Proposal runs contrary to those aims.</p> <p><u>A Sustainable City</u></p> <p>The Proposal is inconsistent with Priority 17 – Protecting and enhancing scenic and cultural landscapes. The area is well regarded by the community for its scenic value where by vegetation and bushland dominate over houses in a waterway setting. This proposal is for a large and bulky development on the water which will detract from these scenic and aesthetic values.</p> <p>The Proposal is inconsistent with Priority 19 – Increasing urban tree canopy. It will see the removal of existing large trees without replacement. Further it will see an overall reduction in the tree canopy and the ability to increase it.</p>
<p>Consistent with a relevant</p>	<p>No. The Department has not formally endorsed the <i>Pittwater</i></p>

<p>local council strategy that has been endorsed by the Department;</p>	<p><i>Local Planning Strategy (2011)</i>; however, it has been used to inform the Pittwater LEP 2014 which was gazetted on 30 May 2014 and came into effect on 27 June 2014.</p>
<p>Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.</p>	<p>The Planning Proposal does not respond to a change in circumstances.</p>

b) Does the Proposal have site-specific merit, having regard to the following:

<p>The natural environment (including known significant environmental values, resources or hazards).</p>	<p>The site is affected by a coastal inundation risk. As such it is generally not suited for a change to permit seniors housing or housing for people with a disability.</p>
<p>The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal.</p>	<p>The subject site is surrounded by detached dwelling houses to the east, south and north. To the west sits Crystal Bay and Pittwater.</p> <p>Council's plans and policies do not propose any changes to the current uses in the locality. The introduction of medium density housing on this site would be inconsistent with the established character of the area.</p>
<p>The services and infrastructure that are or will be available to meet the demands arising from the Proposal and any proposed financial arrangements for infrastructure provision.</p>	<p>The Proposal seeks to allow medium density style residential development to be occupied by seniors or people with a disability. However the site is located 800m from the Newport Village Centre outside a walkable radius.</p> <p>While it is acknowledged the site is just within 400m walking distance of a bus stop located on Gladstone Street, it is not located within a centre or along a transport corridor with access to high frequency public transport which is considered essential for any increases in dwelling densities. The Proposal is significantly at odds with Council's strategic planning framework.</p> <p>From a traffic generation and demand perspective, it is reasonable to assume the Planning Proposal will have a minimum impact on existing traffic flows which is unlikely to significantly increase the anticipated peak hour traffic in the road network.</p> <p>However there will to be upgrades to the shared driveway through Bardo Road and extensive upgrades to pedestrian facilities to ensure compliance with accessibility standards. Council's engineers have recommended the following.</p> <p>Currently the western end of Bardo Road has a small and narrow shared driveway servicing a small number of dwellings. The attached concept plans indicate that the basement level of the carpark will be accessed from a new ramp from Bardo Road. The applicant will be required to remove all existing driveways and garages from their site and upgrade this vehicular access point. This would require realignment and widening to provide two way access as well as upgrades to the Bardo and Nooal intersection to improve its safety. Detailed plans showing this</p>



	<p>work would be required.</p> <p>Upgrades required to the pedestrian access are as follows:</p> <ul style="list-style-type: none"> <li>• Kerb ramp south side of pedestrian crossing to be modified to meet accessibility standards</li> <li>• Extension of footpath on south side of Gladstone St to provide all weather access to boarding point</li> <li>• Provision of appropriately sized and positioned shelter at 62 Gladstone St bus stop</li> <li>• Provision of 1.5m wide footpath on Bardo Road from the property to existing ramps at King Street</li> <li>• Pedestrian refuge compliance works at the roundabout on King and Bardo including ramps to comply (accessibility audit to confirm)</li> <li>• Extend footpath to Gladstone St boarding point (Westbound stop) including kerb adjustment to suit low floored buses</li> <li>• Kerb adjustment to suit low floored buses Eastbound stop</li> <li>• All ramps to be compliant between subject site and transport stops</li> <li>• Accessibility requirements at all crossing and transport collection points – ie tactiles at ramps and bus stops.</li> </ul> <p>These works will be required to be provided by the applicant.</p>
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4. Is the Planning Proposal consistent with a Council's local strategy or other local strategic plan?

No. The relevant strategic report is with the *Pittwater Local Planning Strategy (2011)* with which the Planning Proposal is inconsistent. It is recognised that this strategy has not been formally endorsed by the Department of Planning and Environment. The *Pittwater Local Planning Strategy (2011)* was adopted by the former Pittwater Council on 15 August 2011.

*Centre Based Development*

Actions contained within the *Pittwater Local Planning Strategy (2011)* seek to intensify land uses within close proximity to existing centres while continuing the same land uses for land located away from services or impacted by constraints. The motivations for these actions are to contain dense development in areas that are well serviced and located close to existing centres. This Proposal is clearly inconsistent with that strategy by locating a denser development outcome more than 800m away from the Newport centre.

*Dwelling Targets*

The Northern Beaches has been assigned a target for 3,400 dwellings within the next five years. Northern Beaches Council has a number of projects and rezonings underway that will meet the new 5 year dwelling target.

*Affordable and Appropriate Housing*

Key workers are an important contributor to the local economy and community; however they are increasingly locked out of accommodation on the Northern Beaches. To overcome this issue, a target of 10% of all new dwellings in a rezoning was developed in the strategy. While Northern Beaches Council has not yet developed a new housing strategy, it has however adopted an Affordable Housing Policy. This Policy commits Council to a 10% affordable housing target for all

rezonings proposing new dwellings. Dedicated dwellings would then be awarded to a community housing provider. This application has made no provisions of a dedication, nor has it proposed a contribution in lieu.

#### *Pittwater Local Environmental Plan 2014*

Under the terms of the PLEP 2014, the site is zoned E4 Environmental Living. The Proposal seeks an additional permitted use for the site and of a scale that will be inconsistent with the objectives and intent of the zone. The site locality is well regarded by the community for its aesthetic values and this development will have an adverse impact on those values. It is not considered orderly planning to allow an additional permitted use on a site when it clearly conflicts with the intent and objectives of the land zone. Further the development will not enhance foreshore vegetation.

If this Planning Proposal is approved it is likely to set a precedent that derogates from the objectives of the E4 Environmental Living zone. This would potentially open an argument for other similarly zoned sites with similar characteristics to have their zoning and planning controls amended.

#### *Ownership and Property Transfer*

The Planning Proposal states that the owners of 2 and 4 Nooal Street were unaware in the change of permissibility brought about by the change in the local environmental plans. Furthermore it states that both 2 and 4 Nooal were bought with the intention of developing seniors housing and were bought before the gazettal of the Pittwater Local Environmental Plan 2014. While this is not a matter of consideration with respect to the Planning Proposal, it is important to note that there was ample opportunity for the owners to familiarize themselves with the terms of the PLEP 2014.

In regards to 2 Nooal Street, it can be clearly shown that the property was purchased after the Pittwater Local Environmental Plan 2014 came into effect. The following chronology is considered important to explain the issue:

- 149 Certificate issued on 2 April 2014 (2/4/14) – Indicates Draft LEP and sites future E4 zoning
- Draft LEP gazetted 30 May 2014 (30/5/14), in force 27 June 2014 (27/6/14)
- Contract for sale of 2 Nooal Street entered into on 1 August 2014 (1/8/14)
- Settlement of contract on 12 September 2014 (12/9/14).
- 149 Certificate issued 2 October 2015 (2/10/15).

The timing outlined above would have provided the owners plenty of opportunity to ascertain the potential of the property including independent professional advice on how the draft LEP would impact upon the property. The 149 Certificate indicating the Draft LEP and future E4 zones was issued approximately 5 months prior to the settlement of contract.

Additionally, during the preparation and implementation of the draft LEP, the former Pittwater Council undertook extensive community consultation, including two public exhibitions. The first exhibition of the draft LEP occurred in 2013. During this exhibition Council sent letters to all land owners explaining their current and future land zone and land use permissibility. Residents and concerned individuals were also given the ability to attend a range of information and drop in sessions to raise their concerns. A further public exhibition took place in early 2014 giving concerned individuals an extra chance to raise their issues.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Title of State Environmental Planning Policy (SEPP)	Applicable	Consistent
SEPP No 1 – Development Standards	YES	YES
SEPP No 14 – Coastal Wetlands	N/A	N/A
SEPP No 19 – Bushland in Urban Areas	N/A	N/A
SEPP No 21 – Caravan Parks	N/A	N/A
SEPP No 26 – Littoral Rainforests	N/A	N/A
SEPP No 30 – Intensive Agriculture	N/A	N/A
SEPP No 33 – Hazardous and Offensive Development	N/A	N/A
SEPP No 36 – Manufactured Home Estates	N/A	N/A
SEPP No 44 – Koala Habitat Protection	N/A	N/A
SEPP No 47 – Moore Park Showground	N/A	N/A
SEPP No 50 – Canal Estate Development	N/A	N/A
SEPP No 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	N/A	N/A
SEPP No 55 – Remediation of Land	YES	YES
SEPP No 62 – Sustainable Aquaculture	N/A	N/A
SEPP No 64 – Advertising and Signage	YES	YES
SEPP No 65 – Design Quality of Residential Flat Development	YES	YES
SEPP No 70 – Affordable Housing (Revised Schemes)	N/A	N/A
SEPP 71 – Coastal Protection	YES	NO
SEPP (Affordable Rental Housing) 2009	N/A	N/A
SEPP (Building Sustainability Index: BASIX) 2004	YES	YES
SEPP (Education Establishments and Child Care Facilities) 2017	N/A	N/A
SEPP (Exempt and Complying Development Codes) 2008	YES	YES
SEPP (Housing for Seniors or People with a Disability) 2004	YES	<b>NO</b>
SEPP (Infrastructure) 2007	N/A	N/A
SEPP (Integration and Repeals) 2016	N/A	N/A
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	N/A	N/A
SEPP (Kurnell Peninsula) 1989	N/A	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A
SEPP (Miscellaneous Consent Provisions) 2007	N/A	N/A

SEPP (Penrith Lakes Scheme) 1989	N/A	N/A
SEPP (Rural Lands) 2008	N/A	N/A
SEPP (State and Regional Development) 2011	N/A	N/A
SEPP (State Significant Precincts) 2005	N/A	N/A
SEPP (Sydney Drinking Water Catchment) 2011	N/A	N/A
SEPP (Sydney Region Growth Centres) 2006	N/A	N/A
SEPP (Three Ports) 2013	N/A	N/A
SEPP (Urban Renewal) 2010	N/A	N/A
SEPP (Western Sydney Employment Area) 2009	N/A	N/A
SEPP (Western Sydney Parklands) 2009	N/A	N/A

### *Coastal Protection*

The Proposal is also inconsistent with the aims and objectives of the Coastal Protection SEPP. The relevant aims of that policy include;

- a) to protect and manage the natural, cultural, recreational and economic attributes of the New South Wales coast, and
- (e) to ensure that the visual amenity of the coast is protected, and
- (k) to ensure that the type, bulk, scale and size of development is appropriate for the location and protects and improves the natural scenic quality of the surrounding area, and
- (l) to encourage a strategic approach to coastal management.

The Proposal is clearly inconsistent as it does not protect and manage the natural and cultural value of the site or its amenity by locating a bulky development in the foreshore area against the community's wishes. The development appears as a large three storey development without screening vegetation in an area of two storey single dwellings which are dominated by vegetation. This Proposal also runs contrary to the intent of the policy to encourage a strategic approach to coastal management by locating vulnerable uses in an area subject to coastal inundation.

### *Housing for Seniors or People with a Disability*

While the Proposal is for a Seniors Living development, the applicant has instead stated their intention to rely on the provisions of the Pittwater Local Environmental Plan 2014 and the Pittwater 21 Development Control Plan for permissibility and development controls. It is noted that the SEPP (HSPD) excludes land identified as environmentally sensitive from the application of the policy.

Advice from the NSW Department of Planning and Environment provided to the applicant indicates that the subject sites are excluded from the application of the policy through their E4 Environmental Living zoning. This occurs by excluding it from the SEPP under the provisions of Clause 4(6) Land to which Policy does not apply and (a) land described in Schedule 1 (Environmentally Sensitive Land). Under Schedule 1 the relevant clause reads as:

*Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:*

- (d) *environmental protection,*

Under the Standard Instrument, the 'E' zones are regarded as environmental protection zones.

In this regard the site is considered to meet the Schedule 1 criteria for zones describe as (d) environmental protection. It is clear from the intention of the Policy to not allow such development on environmentally sensitive land. Allowing the rezoning to proceed would not be in keeping with the intent of the Policy and would render the Planning Proposal inconsistent with the objectives of the SEPP.

<b>Title of deemed SEPP</b>	<b>Applicable</b>	<b>Consistent</b>
SREP No 20 – Hawkesbury-Nepean River (No 2 - 1997)	YES	YES

<b>Draft SEPP</b>	<b>Applicable</b>	<b>Consistent</b>
Draft SEPP (Coastal Management) 2016	YES	NO

The Proposal is inconsistent with the Draft Coastal Management SEPP as it fails to meet the aims of the Policy to (a) properly manage development in the coastal zone and protect the environmental assets of the coast and (b) establish a framework for land use planning to guide decisions making. The site is located within the 'Coastal Use' zone mapping under the SEPP. The provisions of the policy say a consent authority must not grant consent unless it satisfied the development will not increase the risk of coastal hazards. The Proposal will increase the risk by increasing the potential density of the site by locating more vulnerable people in area at risk from coastal inundation.

6. Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 Directions)?

<b>1 Employment and Resources</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
1.1	Business and Industrial Zones	N/A	N/A
1.2	Rural Zones	N/A	N/A
1.3	Mining, Petroleum Production and Extractive Industries	N/A	N/A
1.4	Oyster Aquaculture	N/A	N/A
1.5	Rural Lands	N/A	N/A

<b>2 Environment and Heritage</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
2.1	Environment Protection Zones	YES	<b>NO</b>
2.2	Coastal Protection	YES	YES
2.3	Heritage Conservation	N/A	N/A
2.4	Recreation Vehicle Areas	N/A	N/A
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	N/A

The Planning Proposal is inconsistent with direction 2.1 Environmental Protection Zones. The Planning Proposal seeks to amend the PLEP by increasing the density allowable on the site. It is

clearly inconsistent with 2.1 (5) by which 'A planning proposal that applies to land within an environmental protection zone or otherwise identified for environmental protection purposes in a LEP must not reduce the environmental standards that apply to the land (including modifying development standards that apply to the land)'.

Under direction 2.1(6) a planning proposal may be inconsistent if the relevant planning authority can justify an inconsistency through a strategy or study. However no such strategy or study has been included with the Planning Proposal and it does not explain how it can possibly warrant such a justification. Further, the Planning Proposal is inconsistent with the *Pittwater Local Planning Strategy (2011)* which identified the site as only allowing limited low impact residential development of dwelling houses and secondary dwellings due to the sites environmental characteristics. The proposed seniors living development is more akin to a medium density development outcome which is not consistent. Such a development is better suited to a R3 Medium Density Residential zone.

<b>3 Housing, Infrastructure and Urban Development</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
3.1	Residential Zones	N/A	N/A
3.2	Caravan Parks and Manufactured Home Estates	N/A	N/A
3.3	Home Occupations	YES	YES
3.4	Integrating Land Use and Transport	YES	<b>NO</b>
3.5	Development Near Licensed Aerodromes	N/A	N/A
3.6	Shooting Ranges	N/A	N/A

The proposed sites are zoned as E4 Environmental Living and do not come under the guise of Residential Zones. The S117 Direction is therefore not considered applicable to the sites or the Planning Proposal.

The Planning Proposal is inconsistent with Direction 3.4 Integrating Land Use and Transport as it does not comply with the objectives of this direction. It does not align land uses, transport, services and facilities. Additionally the Proposal does not comply with the 10 principles set out in the document *Improving Transport Choice – Guidelines for planning and development (DUAP 2001)*. The Proposal does not meet Principle 1 – Concentrate in Centres, Principle 2 – Mix uses in centres, Principle 3 – Align centres within corridors and Principle 4 – Link public transport with land use strategies.

<b>4 Hazard and Risk</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
4.1	Acid Sulfate Soils	YES	YES
4.2	Mine Subsidence and Unstable Land	N/A	N/A
4.3	Flood Prone Land	YES	<b>NO</b>
4.4	Planning For Bushfire Protection	N/A	N/A

The site is identified as Class 5 under the Acid Sulfate Soils mapping of the Pittwater Local Environmental Plan 2014. The attached basement carpark would require extension excavation of the site which could potentially disturb the acid sulfate soils. However it is believe that this matter

can be addressed through the development application stage if the Planning Proposal was to proceed.

The site is also subject to a coastal inundation risk. As outlined above it is not appropriate to change planning controls to permit a development form that introduces vulnerable people into a site that is identified as hazardous.

<b>5 Regional Planning</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
5.1	Implementation of Regional Strategies	N/A	N/A
5.2	Sydney Drinking Water Catchments	N/A	N/A
5.3	Farmland of State and Regional Significance on NSW Far North Coast	N/A	N/A
5.4	Commercial and Retail Development along the Pacific Hwy, North Coast	N/A	N/A
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (revoked)	N/A	N/A
5.6	Sydney to Canberra Corridor (revoked)	N/A	N/A
5.7	Central Coast (revoked)	N/A	N/A
5.8	Second Sydney Airport: Badgerys Creek	N/A	N/A
5.9	North West Rail Link Corridor Strategy	N/A	N/A
5.10	Implementation of Regional Plans	N/A	N/A

<b>6 Local Plan Making</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
6.1	Approval and Referral Requirements	YES	YES
6.2	Reserving Land for Public Purposes	N/A	N/A
6.3	Site Specific Provisions	YES	YES

<b>7 Metropolitan Planning</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
7.1	Implementation of the Metropolitan Strategy	YES	<b>NO</b>
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N/A	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A

7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	N/A
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The Proposal is inconsistent with Direction 7.1 Implementation of the Metropolitan Strategy

The Planning Proposal is inconsistent with Objective 6 – Services and infrastructure meet communities’ changing needs. The site is not located within close distance of the necessary services and transport to justify a rezoning.

The Planning Proposal is inconsistent with Objective 11 – Housing is more diverse and affordable. The Proposal is aimed at the higher end of the housing market and does not make a contribution to affordable housing or a monetary contribution in lieu. This is in contrast to the stated goal of providing affordable rental housing at a rate of 5-10% on rezoning proposals.

The Planning Proposal is inconsistent with Objective 28 – Scenic and cultural landscapes are protected. The site is well regarded by the community for its scenic and aesthetic values of having waterway foreshores dominated by vegetation. The Proposal will locate a large and bulky development on the foreshore which will dominate the vegetation and impact the site’s scenic values.

<b>Draft 117 Direction</b>			
	<b>Direction</b>	<b>Applicable</b>	<b>Consistent</b>
	Coastal Management	YES	<b>NO</b>

The Proposal is inconsistent with the intent of the draft Local Planning Direction for Coastal Management. The relevant section of the direction states:

*(4) A planning proposal must not rezone land which would enable increased development or more intensive land-use on land:*

*(a) within a coastal vulnerability area identified by the State Environmental Planning Policy (Coastal Management) 2016; or*

*(b) identified as land affected by a coastal hazard as per (1) (b) above.*

The site is identified as being subject to a coastal hazard identified in (1) (b). The site is subject to coastal inundation. Therefore the Proposal is inconsistent by rezoning land to increase development potential by allowing for a more intensive land use on the site.

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site is not identified as containing critical habitat, threatened species, populations or ecological communities, or their habitats. A submitter raised the potential for there to be protected endangered species in the vicinity of the development such as possums and bandicoots. This issue can be assessed at the development application state if the Planning Proposal was to proceed.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal is not considered to have other environmental impacts besides from those during construction if the Proposal was to proceed through Gateway. These matters are likely to be restricted to building noise, dust, smells and temporary parking shortfalls. These impacts could be managed through conditions of consent on a development application or by the certifying authority.



9. How has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal indicates that the seniors housing will generate permanent employment opportunities through ongoing maintenance and management of the site. However the expected benefits are considered to be marginal and there is no attached economic study to indicate as such. The Planning Proposal also states the development of the site for seniors housing will have no adverse environment or social affects. However the development of seniors housing on the site will run contrary to the community's wish to retain foreshores areas as low density areas where vegetation is the dominant feature. A number of submissions from the public have raised this matter, as well as the development being for private benefit with no positive social impact on the community.

*Section D – State and Commonwealth interests*

10. Is there adequate public infrastructure for the Planning Proposal?

The Planning Proposal was sent to a number of state authorities as part of the preliminary (non-statutory) exhibition. Commentary was received from three state agencies. Transport for NSW responded with no comment while Roads and Maritime Services raised no objection. Sydney Water advised that due to the sites location to their assets that building plan approvals and a Section 73 Certificate be obtained from them prior to construction. These conditions can be imposed at the development application stage.

11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

No applicable at this stage as the subject Planning Proposal has not progressed to the Gateway for a determination.

## **CONSULTATION**

Preliminary (non-statutory) notification of the Planning Proposal was undertaken between 16 September and 16 October 2017 (30 days).

The Planning Proposal and its documents were made available on Council's website on the 'Your Say Northern Beaches' page and via the 'ePlanning Portal', and in hard copy at Council Customer service centres at Avalon, Mona Vale, Dee Why and Manly.

798 notification letters were sent to property owners within a 500m radius from the site. A notification was also sent by email to registered community groups within the area, including the Newport Resident's Association. The Planning Proposal was exhibited in the Manly Daily during the exhibition period.

The applicant attached 13 surrounding neighbour responses with their application. These responses were either neutral or supportive of the Proposal. One of these neighbours provided the same submission during the exhibition period. Two of these submitters have since provided a submission during the exhibition period stating they were unaware the Proposal was for a rezoning and not a development application. They have subsequently wished to state their objection.

During the exhibition period, 28 submissions were received from the general public. Of these submissions, one was from Newport Resident's Association while the remainder were mostly local residents.

Four submissions supported the Proposal. One of these submissions was from the owner of 66 Bardo Road. One submission gave qualified support, subject to satisfactory resolution of a number of issues. One submission did not object to the Proposal, but asked that access around the Crystal Bay foreshore be retained as the area is a locally popular walking track. The remaining 23 submission objected to the Proposal.

The issues raised by the objectors include:

- Flooding
- Coastal inundation
- Environmentally sensitive site
- Stormwater and run-off into Crystal Bay
- The bulk/scale/design of the Proposal
- The density of the Proposal
- Traffic/parking issues
- The Bardo/Nooal blind corner is dangerous with narrow lanes and high speed traffic
- Vegetation removal
- Permissibility of the zones
- Foreshore access and walking along Crystal Bay
- Seniors living not being occupied by seniors
- Noise
- Character of area
- Owners would have been aware of change in zoning and permissibility
- Property transfer history
- Spot rezoning
- Precedent for further rezonings in Crystal Bay
- Western end of Bardo Road is narrow and unformed
- Lack of footpaths
- Site not meeting HSPD SEPP requirements
- Endangered/threatened flora and fauna
- Local Infrastructure demand and capacity
- Zoning reflects Council and communities intended land uses for single dwellings and secondary dwellings
- E4 Environmentally Living zone should be considered holistically not piecemeal
- Construction impacts (noise, traffic, parking, delivery trucks).

A summary of these submissions and Council's response can be seen at **Attachment 1**.

### **AGENCY REFERRALS**

The following agencies were notified of the Planning Proposal:

- Transport for New South Wales
- Road and Maritime Services
- Ausgrid
- DPI – Office of Water
- DPI - Fisheries
- Sydney Water
- Telstra.

Responses and Council's response can be seen at **Attachment 2**.

### **INTERNAL REFERRALS**

- Transport and Civil Infrastructure
- Natural Environment and Climate Change.

The comments received from internal technical experts advise a number of conditions that would have to be imposed on the development for them to comply with Council's policies and standards. A summary of these comments are at **Attachment 3**.

### **FINANCIAL CONSIDERATIONS**

Should the Planning Proposal proceed and subsequently be finalised, it would have the following financial impact:

- a) Short term jobs would be created during the construction phase with limited financial benefits.
- b) Any future development consent would require a contribution in accordance with the *Pittwater Section 94 Contributions Plan for Residential Development (2015)* to contribute to the provision of infrastructure and services required to support the development.

### **SOCIAL CONSIDERATIONS**

Should the Planning Proposal proceed and subsequently be finalised, it would have the following social impact:

- a) The low density nature of the area including its aesthetic values appears to have a strong significance to the community demonstrated by the many submissions received. The social significance of the character of the area has not been taken into consideration in this Proposal.
- b) The Proposal represents a private benefit rather than a public benefit and this Proposal is not considered in the public interest.

### **ENVIRONMENTAL CONSIDERATIONS**

Should the Planning Proposal proceed and subsequently be finalised, it would have the following social impact:

- a) Construction of a large and bulky development in an area well regarding for its environmental characteristics and aesthetic values
- b) Increased hard space cover, tree loss and their associated impacts.

## 11.0 NOTICES OF MOTION

ITEM 11.1	NOTICE OF MOTION NO 07/2017 - POKER MACHINE LICENCES
TRIM FILE REF	2017/424830
ATTACHMENTS	NIL

Submitted by: Councillors Pat Daley and Natalie Warren

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### MOTION

That:

- A. Council calls on the State Government to put an immediate cap (no further increase) on poker machine licences in the Northern Beaches Local Government area.
- B. Council write to the local State MPs on the Northern Beaches seeking their support in advocating for the proposed cap on poker machine numbers.
- C. Staff bring back a report within four months advising strategies, including the creation of a Northern Beaches Council Gambling and Poker Machine Harm Management Strategy, in relation to what council can do to restrict the proliferation of poker machines in the Northern Beaches Local Government area. This is completely separate to any action the State Government may take on the issue.

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### BACKGROUND FROM COUNCILLORS PAT DALEY AND NATALIE WARREN

By supporting this motion elected Councillors on the new Northern Beaches Council have a real opportunity to take a stand against the ever increasing harm being caused by Poker Machines.

In per capita terms, [Australians have long been the world's worst](#) (1) in terms of gambling losses as [this chart](#) (2) from *The Economist* demonstrates. It is estimated that there are over 300,000 people with a gambling problem in Australia. Charities and organisations which provide assistance to these people are fully aware of the devastation caused to families and individuals by problem gambling. The number of people impacted goes far beyond the individual gamblers.

A recent Victorian study describes the association between police-recorded family violence and electronic gaming machine (EGM) accessibility at the postcode level. Postcodes with no electronic gaming machines were associated with 20% fewer family violence incidents per 10,000 and 30% fewer family-violence assaults per 10,000, when compared with postcodes with 75 electronic gaming machine per 10,000 (Markham, F., Doran, B., Young, M., The relationship between electronic gaming machine accessibility and police-recorded domestic violence: A spatio-temporal analysis of 654 postcodes in Victoria, Australia, 2005–2014, *Social Science & Medicine* (2016), doi: 10.1016/j.socscimed.2016.06.008.).

There are nearly 200,000 poker machines in Australia and half these are in NSW. The Australian figure is five times that of the United States and is equal to around 20% of all poker machines in the world.

Many poker machines have features which are designed to maximise loss or increase the risks of gambling addiction. These include:

## NEAR MISSES

This is designed to give users the impression that they almost won. In fact they are no 'closer' to a win than any other push of the button; this 'feature' is designed to give users false hope that if they keep gambling, they are more likely to win.

## LOSSES DISGUISED AS WINS

A gambler places a bet of \$5 using multiple lines and hits the button. Whilst they don't hit the 'jackpot', they do get a match of symbols on one line and are told that they've 'won' \$3. Lights flash and applause rings out from the machine – but in truth the gambler just lost \$2.

## CONTINUOUS GAMBLING

In other forms of gambling, you have to wait for the horse race to finish or the roulette wheel to stop spinning. On a poker machine you can place a bet every few seconds. A \$10 bet on the Melbourne cup means you could lose \$10 on cup day. Placing \$10 bets on poker machines results in losing \$1200 an hour.

The Productivity Commission Report on Gambling (2010) showed that gambling venues do not create new jobs and simply divert employment from other sectors that are more labour intensive (Chapter 6.8, volume 1). Further, the Commission found that *"the real size of genuine community benefits are a fraction of those recorded — most particularly for clubs. This mainly reflects the fact that ordinary business expenses are sometimes deemed to be community benefits and that the alternative social uses of the large implicit tax subsidies to clubs are disregarded in the analysis"* (Chapter 6.9 volume 1).

The Northern Beaches is also being greatly impacted by poker machines as the figures below, which have been provided by [The Alliance for Gambling Reform](#), (3) indicate.

### Northern Beaches (comprising the former Pittwater, Manly and Warringah Councils):

Poker machines: 2,231                      Venues: 46 (30 clubs, 16 hotels)

Biggest venues:

- Dee Why RSL (494 pokies)
- Manly-Warringah Rugby League Club (200 pokies)
- Pittwater RSL (193 pokies)
- Forestville RSL (148 pokies)
- Balgowlah RSL (120 pokies)
- Harbord Diggers (Mounties) (115 pokies)
- (note: 4 of the 6 biggest venues are RSL clubs)

**Losses** on poker machines for 2015/16: over \$167million (note: this figure is **actual losses**, NOT turnover)

**Daily losses** on pokies in Northern Beaches: \$458,500

**Average loss** per machine: \$61,254.19 (Pittwater-Warringah alone)

Of the [25 NSW local government areas](#) (4) with the worst losses, in 2015/16, Pittwater-Warringah was 19<sup>th</sup>.

(1)[https://d3n8a8pro7vhm.cloudfront.net/gx/pages/279/attachments/original/1510010432/Melbourne\\_Cup\\_Day\\_2017\\_Alliance\\_release.pdf?1510010432](https://d3n8a8pro7vhm.cloudfront.net/gx/pages/279/attachments/original/1510010432/Melbourne_Cup_Day_2017_Alliance_release.pdf?1510010432)

(2)<https://www.economist.com/blogs/graphicdetail/2017/02/daily-chart-4>

(3)[http://www.pokiesplayyou.org.au/the\\_alliance](http://www.pokiesplayyou.org.au/the_alliance)

(4)[https://d3n8a8pro7vhm.cloudfront.net/gx/pages/2163/attachments/original/1503362630/NSW\\_pokies\\_data\\_press\\_release\\_15179\\_.pdf?1503362630](https://d3n8a8pro7vhm.cloudfront.net/gx/pages/2163/attachments/original/1503362630/NSW_pokies_data_press_release_15179_.pdf?1503362630)

## CEO REPORT

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

Gaming machine licences are regulated by the NSW State Government. This regulation includes the granting of and re-assignment of gaming machine licences across NSW. Local Government is not the regulator of licences, rather this rest with the State Government. Councils are requested to provide comment when new or altered licence conditions are proposed in a Local Government Area. Feedback on any applications made is considered by the Liquor and Gaming NSW in the determination of whether or not to grant a licence. At no time is Council a decision maker in respect of the granting of licences.

With respect to part "C" of the motion it is noted that Liquor and Gaming NSW already have programs in place. The NSW Government funds initiatives to promote greater awareness of problem gambling and available services for problem gamblers. These include the Responsible Gambling Fund, gambling treatment programs, Gambling Helpline, and gambling research.

It is considered that given the limited and constrained role of Local Government in the granting of licences for poker machines, that part "C" may not be able to result in any real change to the number of poker machines in clubs and pubs across the Northern Beaches.

<b>ITEM 11.2</b>	<b>NOTICE OF MOTION NO 08/2017 - REVAMP OF WHISTLER STREET CAR PARK AND LIBRARY SITE AND COMMUNITY CAMPAIGN</b>
<b>TRIM FILE REF</b>	<b>2017/442390</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Candy Bingham

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## MOTION

That:

- A. Council consider future planning and upgrading of the Whistler Street car park, library and surrounding plaza areas, as part of the Manly Place Plan.
  - B. Immediate attention be given to:
    - Resolving storage of commercial garbage bins away from the plaza areas
    - Cleaning or repainting the exterior of the library building
    - Refurbishment of public toilets in the library & car park
    - Improving signage, lighting, line marking & painting of car park.
  - C. The businesses operating within the Whistler Street triangle be consulted.
- 

## CEO REPORT

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

- A. Future planning for the Whistler Street car park, library and surrounding plaza areas will be considered as part of the Manly Place Plan, which is scheduled to commence in 2018/19.
- B. The aesthetics and functionality of the Whistler St car park and surrounds is a priority now that Council has resolved not to proceed with the immediate redevelopment of the site.

Council has allocated capital funding in the 2017/18 budget to Manly CBD works which is currently progressing with the streetscape upgrades to Whistler St and Sydney Road. The next stage planned is various improvements to Whistler Street Carpark including signage, painting, line marking and other aesthetic and operational improvements.

The Whistler Street Library is proposed to be included in Council's painting programme in the next calendar year. In the meantime Council shall be undertaking cleaning of windows and glass.

Council has commenced a programme of maintenance and improvement works to public amenities in and around Manly. The Ocean Beach amenities have just been completed and next on the list are Manly Library, Rialto Square, and Whistler St. Subject to arranging a close down period, the Library amenities will be completed before Christmas and Rialto Square and Whistler St, early in the New Year.

Resolving storage of commercial garbage bins away from the plaza areas is a complex issue. Storage of bins on Council land, including footways, without approval is unlawful and businesses should therefore have in place arrangements to ensure lawful storage and collection of waste.

Environmental Compliance have been in discussions with local businesses to better understand the issues and discuss potential options, ensuring that any solutions address the current impacts, without creating additional concerns and to ensure that any such proposals are lawful.



<b>ITEM 11.3</b>	<b>NOTICE OF MOTION NO 10/2017 - MONA VALE ROAD UPGRADE ALTERNATIVE TRAFFIC MANAGEMENT PLAN</b>
<b>TRIM FILE REF</b>	<b>2017/442489</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Alex McTaggart

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## **MOTION**

That:

- A. Council convene a staff working party to firstly identify the effected streets and suburbs.
- B. Using that information develop a community consultation process to identify the challenges and solutions to ensure a safe seamless transition period thus allowing for ample notification to residents and road users.

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## **BACKGROUND FROM COUNCILLOR ALEX MCTAGGART**

Recent events surrounding road works at Frenchs Forest around the new hospital and adjoining streets have highlighted the need for careful planning and community consultation by RMS and council for the upcoming Mona Vale road upgrade.

While the construction may not start for several months it is necessary to begin consultation with the community as some changes to existing side roads such as Powderworks road, Elanora road, Lane Cove road and McCarrs Creek road may require formal statutory notification through the Traffic committee.

Parking restrictions, load and speed limits may need adjustment. Regular heavy vehicle users such as URM, Forest Coaches, EJ Shaw and ANL should be consulted.

## **CEO REPORT**

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

Council officers are working closely with the project team for both the Mona Vale Road East and the Mona Vale Road West upgrade projects through the design phase of the project, noting learnings from the Frenchs Forest roadworks project.

The works have the potential to affect some local roads during construction however Council is planning to work with the Roads and Maritime Services and the successful tenderer to ensure minimal impact on the local road network. This will include ensuring that RMS will communicate any traffic impacts with Council and the community well in advance of the works being undertaken. It is planned staff continue to have regular meetings with the project team prior to, and during the project, to discuss any issues that arise, and advocate for the local community that could potentially be impacted by traffic increases as a result of the works.

As with all major projects of this size, it is expected that the RMS will employ a community liaison team to manage stakeholder engagement and consultation.

This is a matter for the RMS and should the Council determine to form a Council working party and implement an additional level of community consultation, over and above RMS processes, this would require additional resourcing from Council.

<b>ITEM 11.4</b>	<b>NOTICE OF MOTION NO 11/2017 - SATELLITE OFFICE AT FORESTVILLE COMMUNITY CENTRE</b>
<b>TRIM FILE REF</b>	<b>2017/455331</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillors Roslyn Harrison, Penny Philpott and Stuart Sprott

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## **MOTION**

That Council resolve to:

- A. Undertake a feasibility study for opening a satellite office at Forestville Community Centre to service Frenchs Forest Ward residents. The study would include:
- Collecting postcode data from Customer Service centres to obtain numbers of Frenchs Forest ward attendance and possible opening hours (i.e. days per week/ hours per day)
  - Services offered at Dee Why, Mona Vale and Manly to be made available to Frenchs Forest Ward residents to make a one-stop-shop (e.g. paying bills, seeing town planners, making DA submissions, seeing JPs)
- B. Report back to Council within 4 months with findings.
- 

## **BACKGROUND FROM COUNCILLORS ROSLYN HARRISON, PENNY PHILPOTT & STUART SPROTT**

- Currently residents in all other Northern Beaches Council wards have access to face-to-face Customer Service at offices near them. Frenchs Forest residents do not have the same accessibility.
- With population set to boom in the Forest area, the customer service needs of this ward must be addressed to meet the growing demand.
- We have a large ageing population in the Frenchs Forest area who need access to face-to-face Council services. Many residents in the Forest area are reduced to online or telephone contact with Council. This can be very difficult for elderly or disabled residents.
- As we are all aware public transport along the east west corridors is not meeting the needs of the residents of Frenchs Forest Ward, which makes it extremely difficult to travel to Dee Why, (the closest Council office).

## **CEO REPORT**

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

Due to seasonal changes in the attendance at Customer Service counters it is considered that any feasibility study if approved by Council on this matter would be more appropriate to commence in February 2018 through to the end of July 2018. .

<b>ITEM 11.5</b>	<b>NOTICE OF MOTION NO 13/2017 - COUNCIL REVIEW OF MAYORAL DISCRETIONARY FUND POLICY</b>
<b>TRIM FILE REF</b>	<b>2017/470891</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Rory Amon

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## **MOTION**

That Council review the Mayoral Discretionary Fund policy, with that review to be completed in consultation with Councillors and by Council's March 2018 meeting.

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## **BACKGROUND FROM COUNCILLOR RORY AMON**

The provenance of the Mayoral Discretionary Fund (MDF) dates back to 2005 when it was introduced by the Administrator of the former Warringah Council.

Since 2011, approximately \$165,000 has or will be paid out of MDF's in the former Warringah and Pittwater Councils and Northern Beaches Council. Issues regarding the MDF include but are not limited to:

1. Transparency. Namely, the existence of the MDF is not advertised and details about its operation are scant, as well as that the mayor as one of fifteen councillors is the only elected representative with a say over the disbursement of ratepayers funds.
2. Perception. There is the risk of the perception that the MDF can be used to politically benefit the mayor, given the ease with which funds may be paid to members of the community or groups, and given that councillors have no similar ability to disburse funds from a discretionary fund. It is important to note that the MDF is a creature of an Administrator, not a Mayor or former Council.
3. Not best practice. The existence of the MDF is not best practice in NSW. There is very little precedent of MDF's in NSW. Only about 4 of NSW's 128 Councils have a like fund.

## **CEO REPORT**

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

The subject fund operates under a set of guidelines outlined in an adopted Council policy entitled "Mayor Discretionary Fund" (25/07/2017).

The policy operates under various provisions of the Local Government Act and is intended to assist individuals and community based organisations to receive small donations (up to \$1000) to assist various community initiatives or to assist an individual to attend events that further develop their education or sporting endeavours at a representative level where other fund raising or family socio economics prevent them otherwise participating.

The fund is specifically not to be used for purposes of supporting or promoting political parties or specific religious beliefs.

The fund expenditure is to be reported to Council annually and is due to be reported in July 2017 (at conclusion of financial year).

Typical recipients of the fund include schools, seniors clubs, Rotary Clubs, Lions Clubs and various local charities.

<b>ITEM 11.6</b>	<b>NOTICE OF MOTION NO 14/2017 - NO PAYMENTS TO BE MADE FROM THE MAYORAL DISCRETIONARY FUND UNTIL REVIEW OF THE POLICY</b>
<b>TRIM FILE REF</b>	<b>2017/472762</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Rory Amon

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### **MOTION**

That no payments are to be made from the Mayoral Discretionary Fund until completion of a review of the Mayoral Discretionary Fund policy has occurred and any reviewed policy has been adopted by Council.

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### **BACKGROUND FROM COUNCILLOR RORY AMON**

The provenance of the Mayoral Discretionary Fund (MDF) dates back to 2005 when it was introduced by the Administrator of the former Warringah Council.

Since 2011, approximately \$165,000 has or will be paid out of MDF's in the former Warringah and Pittwater Councils and Northern Beaches Council. Issues regarding the MDF include but are not limited to:

1. Transparency. Namely, the existence of the MDF is not advertised and details about its operation are scant, as well as that the mayor as one of fifteen councillors is the only elected representative with a say over the disbursement of ratepayers funds.
2. Perception. There is the risk of the perception that the MDF can be used to politically benefit the mayor, given the ease with which funds may be paid to members of the community or groups, and given that councillors have no similar ability to disburse funds from a discretionary fund. It is important to note that the MDF is a creature of an Administrator, not a Mayor or former Council.
3. Not best practice. The existence of the MDF is not best practice in NSW. There is very little precedent of MDF's in NSW. Only about 4 of NSW's 128 have a like fund.

### **CEO REPORT**

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

Please see CEO Report for Item 11.6.

<b>ITEM 11.7</b>	<b>NOTICE OF MOTION NO 15/2017 - MOVEABLE HERITAGE</b>
<b>TRIM FILE REF</b>	<b>2017/470949</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillors Candy Bingham and Kylie Ferguson

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## **MOTION**

With the amalgamation of three councils into one, it is imperative that the Northern Beaches Council actively records, protects and becomes the custodian of items of 'moveable heritage', which are significant to the Council and the Northern Beaches, by:

- A. Preparing a Moveable Heritage Management Policy.
  - B. Maintaining a 'Moveable Heritage' register of items, their value and their location.
  - C. Investigating the allocation of funding to allow Council to purchase items of significance held in private collections.
  - D. Exploring the establishment of a permanent space for the display of such items.
  - E. Preparing a progress report to Council by April 2018.
- 

## **BACKGROUND FROM COUNCILLORS CANDY BINGHAM & KYLIE FERGUSON**

The NSW Heritage Office defines *Moveable Heritage* as any natural or manufactured object of heritage significance that is capable of being moved. Moveable heritage ranges from significant everyday objects to antiques and may be a single item, a group of items or a whole collection.

Movable Heritage can then consist of big items such as cars, tractors and trams, medium sized items such as furniture, honour boards, sculpture and mounted paintings and smaller items such as paper-based articles, maps, photographs, badges, jewellery and museum objects.

Because moveable heritage is portable, it is easily sold, relocated or thrown away during changes of ownership, fashion and use. For this reason, moveable heritage is vulnerable to loss, damage, theft and dispersal, often before its heritage significance is appreciated.

## **CEO REPORT**

*In accordance with Council's Code of Meeting Practice Clause 5.1(1)(c) I offer the following report on this matter to assist Council in the deliberation of this motion:*

This matter can be addressed within the existing operational budget of the Strategic and Place Planning team.

## 12.0 QUESTIONS ON NOTICE

<b>ITEM 12.1</b>	<b>QUESTION ON NOTICE NO 05/2017 - COUNCIL EXPENDITURE ON CONFERENCES/RETREATS STAFF AND COUNCILLORS</b>
<b>TRIM FILE REF</b>	<b>2017/455577</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Vincent De Luca OAM

### QUESTION

Since the Council went into administration to the present what is the total amount of funds expended by Council on staff/Councillor Conferences/Retreats?

**ITEM 12.2**

**QUESTION ON NOTICE NO 06/2017 - EXPENDITURE ON STAFF  
REDUNDANCIES**

**TRIM FILE REF**                      **2017/456492**

**ATTACHMENTS**                    **NIL**

Submitted by: Councillor Vincent De Luca OAM

**QUESTION**

Since Council went into administration to the present what is the total amount of expenditure on Staff redundancies?



<b>ITEM 12.3</b>	<b>QUESTION ON NOTICE NO 07/17 - NORTHERN BEACHES PARKING STICKERS ON INTERNET SITES</b>
<b>TRIM FILE REF</b>	<b>2017/468688</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Candy Bingham

**QUESTION**

Can something be done to stop the sale of Northern Beaches parking stickers on internet sites.

For example, there are currently 8 stickers for sale ranging from \$100 - \$180 on Gumtree.

<https://www.gumtree.com.au/s-northern+beaches+parking+sticker/k0>

## 13.0 RESPONSES TO QUESTIONS ON NOTICE

<b>ITEM 13.1</b>	<b>RESPONSE TO QUESTION ON NOTICE NO 01/2017 - MANLY DESTINATION PLAN</b>
<b>TRIM FILE REF</b>	<b>2017/455668</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Candy Bingham

### QUESTION

Would staff provide an update on the status of the Draft Manly Destination Plan, which was commissioned by the Manly Chamber of Commerce, in conjunction with Manly Council and was last updated on 17/6/16. When can Council expect the document to be finalized?

### RESPONSE

Council staff are continuing to work with the Manly Chamber of Commerce to review and finalise the draft Manly Destination Management Plan. Consultation has also taken place with The Stafford Group who were the consultants engaged to develop the Plan. This work is designed to ensure the document is up-to-date with projects and planning in the Manly area and it is anticipated to be completed by early December.

<b>ITEM 13.2</b>	<b>RESPONSE TO QUESTION ON NOTICE NO 02/2017 - FAIRY BOWER POOL SEA NYMPHS PLAQUE</b>
<b>TRIM FILE REF</b>	<b>2017/455673</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Candy Bingham

#### **QUESTION**

The Save our Sea Nymphs Committee, comprising local artists and residents, raised in excess of \$40,000 towards the cost of reinstating and installing the iconic Sea Nymphs Sculpture in bronze at the Fairy Bower Pool. The new sculpture was erected in September 2017.

Would Council liaise with the Committee to arrange a plaque to commemorate this achievement, and have it installed next to the original plaque on the side of Bower pool?

#### **RESPONSE**

Council staff will meet with the Committee to agree on an appropriately understated plaque that provides information on the sculpture and notes the fundraising contribution.

<b>ITEM 13.3</b>	<b>RESPONSE TO QUESTION ON NOTICE NO 03/2017 - EXPENDITURE ON PROFESSIONAL LIFE GUARD HUTS</b>
<b>TRIM FILE REF</b>	<b>2017/455676</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Vincent De Luca OAM

#### **QUESTION**

In relation to the expenditure and build on Professional Life Guard Huts can you please provide;

- the total expenditure by Council in the last four years on Huts for professional Life Guards
- the number of Surf Life Saving Club Houses which had existing provision in their buildings to accommodate Professional Life Guards
- the number of Life Guard Huts which have had to be moved and relocated and the total costs of the original build and subsequent relocation.

#### **RESPONSE**

- The total expenditure on Life Guard Huts in the past four years has been \$448,000. This comprises \$198,000 for the hut at Dee Why and \$250,000 for the hut under construction at Narrabeen.
- Nineteen Surf Life Saving Clubhouses have provision for the Council lifeguards. The privately owned Whale Beach SLSC has storage space within adjacent Council owned garages.
- North Narrabeen Life Guard Hut was moved and re-built following storm damage in 2010 at a cost of \$111,190. The original construction cost was approximately \$60,000.

<b>ITEM 13.4</b>	<b>RESPONSE TO QUESTION ON NOTICE NO 04/2017 - FRENCHS FOREST ROAD CLOSURE</b>
<b>TRIM FILE REF</b>	<b>2017/455733</b>
<b>ATTACHMENTS</b>	<b>NIL</b>

Submitted by: Councillor Rory Amon

#### **QUESTION**

1. On what dates did Council and the RMS meet where the issue of the partial closure of Frenchs Forest Rd was discussed and was the Administrator aware of these meetings and, if so, did he attend?
2. Was a written analysis prepared by Council as to the potential effects of the partial closure of Frenchs Forest Rd and can that please be provided to Councillors?

#### **RESPONSE**

1. RMS is the road authority for Frenchs Forest Road and these works. It informed stakeholders including Council officers on a confidential basis when it determined to take this approach. Council staff met with the Road and Maritime Services contractor, Ferrovial York Joint Venture (FYJV), on the following dates 20/07/2017, 10/08/2017 and 21/09/2017. Council officers expressed concerns with the significant impact and suggested measures to help alleviate the impacts. At no stage did Council provide concurrence with the plans as this is an RMS project and Council is not able to approve or reject the works.

The meetings were held at an officer-level as outlined above. The Administrator is understood to not have been aware of these meetings and did not attend.

2. Council did not prepare a written analysis at the time staff were informed of the RMS's plans. FYJV provided Council with a final Site Traffic Management Plan on request on 04/10/2017 following the (TTLG) meeting on 21/09/2017.



northern  
beaches  
council

