



## Agenda

### Planning and Strategy Committee

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

**Monday 13 September 2004**

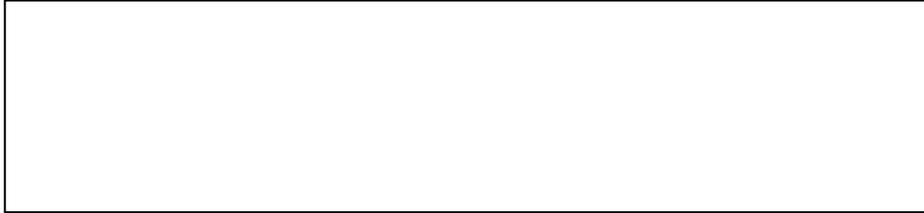
Commencing at 7:30 pm for the purpose of considering items included on the Agenda.

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

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

# Seating Arrangements for Meetings

Staff      Staff      General  
                                 Manager      Chairperson      Staff      Minute  
   Taker



**Mayor** Dr Peter  
Macdonald

Clr Mark Norek

Clr Joanna Evans

Clr Barbara Aird

Clr Brad  
Pedersen

**Deputy Mayor**  
Clr Richard  
Morrison

Clr Jean Hay  
AM

Clr Adele  
Heasman

Clr Judy Lambert

Clr Simon Cant

Clr David Murphy

Clr Pat Daley

Press

Press

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Public  
Addresses

**Public Gallery**

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

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**CLOSED COMMITTEE ITEMS - Nil**

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

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 42  
**SUBJECT:** Item for Brief Mention - Minutes for Adoption by Council - Special Purpose Committees and Joint Committees  
**FILE NO:**

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### **Minutes of Meetings**

1. Manly Sustainability Strategy Management Group - Minutes of a Meeting Held on 13th July, 2004
2. Manly Council Community Environment Committee - Minutes of a Meeting Held on 15th July, 2004.
3. Manly Traffic Committee - Minutes of a Meeting Held on 19th July, 2004.
4. Short-Term and Tourist Accommodation Working Party - Minutes of a Meeting Held on 21st July, 2004.
5. Manly Sports Facilities Committee - Minutes of a Meeting Held on 6th August, 2004.
6. Manly Sustainability Strategy Management Group - Minutes of a Meeting Held on 10th August, 2004.
7. Manly Council Bicycle Committee - Minutes of a Meeting Held on 12th August, 2004.
8. Landscape Management and Urban Design Committee - Minutes of a Meeting Held on 18th August, 2004.
9. Short-Term and Tourist Accommodation Working Party - Minutes of a Meeting Held on 19th August, 2004.
10. Playground Management Committee - Minutes of a Meeting Held on 19th August, 2004.
11. Manly Traffic Committee - Minutes of a Meeting Held on 23rd August, 2004.

### **RECOMMENDATION**

That the recommendations as listed in the above Minutes of the Special Purpose Committees and Joint Committees be adopted.

### **ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 42 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 43  
**SUBJECT:** Australian/New Zealand Sustainability Conference  
**FILE NO:**

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## SUMMARY

Council resolved in February, 2003, to recommend to the NSW LGSA that Manly be the venue for an Australian/New Zealand Sustainability Conference. The Conference "Beyond Declarations - Working Partnerships for Sustainability" is set for March 2005 at the Manly Pacific Parkroyal.

This report seeks to propose and resolve Council's involvement in the Conference.

## REPORT

### Background

Council at its Service Planning and Commissioning meeting of 10<sup>th</sup> February, 2003 considered an item reporting staff attendance at an international conference for sustainability, noting Manly's (indeed Australia's) advanced state in sustainability management, and the opportunity for partnerships to rapidly promote sustainable management in the local government industry.

The concept of a partnerships conference was proposed to assist local governments to form partnerships with other Councils, universities, state government agencies and the corporate sector to further progress sustainability initiatives.

Council thus resolved the following:

*"That Council approach LGSA with a view to giving in-principle support to Manly being the venue for an Australian/New Zealand Sustainability Conference".*

In accordance with this resolution, staff are pleased to advise that partners have come together and the conference is set for 16<sup>th</sup> – 18<sup>th</sup> March, 2005 at the Manly Pacific Hotel, entitled "Beyond Declarations - Working Partnerships for Sustainability".

The NSW LGSA Ecologically Sustainable Development Group passed the Steering Committee role to the national Baton Forum to give the Steering Committee national representation. The Baton Forum is a national local sustainability Association having local practitioner representation, with the majority of members being environment and sustainability practitioners from local government. Cllr Dr Judy Lambert (in her consultant's capacity) and Council's Manager Natural Resources, Skye Addison, are members of the Group and are both on the Conference Steering Committee.

GEMS Consulting have been engaged by the Baton Forum as the secretariat for the conference, and are running it as an entrepreneurial venture. Basically – if the conference 'fails' for any reason, they suffer the loss. They have run some very successful conferences recently and the Steering Committee are confident they will deliver the package very well.

GEMS have a commitment to organise this conference in an environmentally sustainable manner by adopting a range of management practices both before and during the event. A full list of these sustainability-enhancing practices will be listed on the conference website.

**Corporate Planning and Strategy Division Report No. 43 (Cont'd)****Conference Aims**

The Conference aims to:

- Showcase successful partnerships between local government and other levels of government, business, universities and the community which progress the achievement of sustainable practices throughout the Local Government sector.
- Provide delegates with the knowledge, motivation and skills required to develop effective partnerships to achieve sustainability outcomes.
- Move “beyond declarations” and assist in the actual development of further partnerships between local government and other levels of government, business, universities and the community to achieve common sustainability outcomes.

**Manly Council's Involvement**

It is proposed that Council, having the International Conference held in Manly, should have a significant role in the Conference but with minimum impact on resources.

Proposed involvement of Manly Council:

- Hosting a Welcome Reception held in the Council Chambers on the first evening.
- Fields trips will be held on the first day, and it is envisaged that a few of these will be presented by Manly Council and will highlight Council's successful sustainability programs.
- Visitor Information Centre with regards to usual visitation matters and accommodation recommendations to the Secretariat.

In return, the following is offered:

Pre Conference Benefits

- Logo included in all advertisements and published material and Council recognised on all Conference publicity

Conference Benefits

- Complimentary registration for two delegates (inclusive of morning/afternoon teas, luncheons, Welcome Reception and the Conference Dinner) (Note this would be in addition to Cllr Dr Lambert and Skye Addison).
- Half page advertisement in the Conference Handbook
- 125 word profile in “Conference Sponsors” section, included in the Conference Proceedings
- Premium placement of logo on all promotional material and marketing materials.

Therefore Council's financial contribution would be the outlay for the Welcome Reception. Around 350 delegates are anticipated.

**Manly Sustainability Strategy Management Group Comment**

The Manly Sustainability Strategy Management Group considered this item at their meeting of the 10<sup>th</sup> August, 2004, and were extremely supportive of the initiative and made the following recommendation to Council:

1. *That Council, as the host location for this important international Conference, commit to hosting a Welcome Reception for delegates.*

**Corporate Planning and Strategy Division Report No. 43 (Cont'd)**

2. *That Council play an active role in field trips presenting successful sustainability partnerships between local government and other sectors.*

**Conclusion**

The Baton Forum's decision to hold this conference in Manly is consistent with the Visitor and Information Centre Board's ongoing focus on conference and related visitation emphasis for Manly and is one example of eco tourism. The conference, being for local government, business and other sectors with an interest in sustainability, will also provide opportunities to profile Manly's environmental assets, consistent with recent resolutions of Council.

Manly is a leading Council in sustainability management, as recently reflected in the NSW LGSA ESD filming and the many national and state awards Council has received. The Conference also provides Council with the opportunity to showcase our existing partnerships and to develop further partnerships to explore more innovative initiatives.

Councillors will be kept updated with the developments of the Conference through the monthly General Manager's report.

**RECOMMENDATION**

1. That Council, as the host location for this important international Conference, commit to hosting a Welcome Reception for delegates.
2. That Council play an active role in field trips presenting successful sustainability partnerships between local government and other sectors.

**ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 43 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 44  
**SUBJECT:** Castle Circuit, Seaforth - Naming of New Park/Playground  
**FILE NO:**

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## **SUMMARY**

As part of the re-subdivision, disposal and sale of the former expressway land at Seaforth, a new playground will be established in Castle Circuit. The Seaforth Precinct has suggested a name for the park.

## **REPORT**

Seaforth Precinct Committee have requested a small park in Castle Circuit, Seaforth be named "JAF Fenwick Park" and the placement of a plaque referencing the late Mr Fenwick's association with the park. The park is included in the "Seaforth Surplus Government Lands" proposals.

The park features a stand of pine trees which were planted by Mr Fenwick in the late 1960s, and which have been subsequently cared for by Mr Fenwick and his family. It is understood the Fenwick name has historical connections with the locality.

It is considered more appropriate that the park be named "Fenwick Park".

## **RECOMMENDATION**

1. That the Council agree in principle to name the park "Fenwick Park".
2. That the proposed name be exhibited for 28 days and public comment be sought.
3. That subject to the name being formally accepted, that Council co-operate with the Fenwick family in placing a plaque within the park, referencing the late Mr Fenwick's association with the park.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 44 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 45  
**SUBJECT:** Sydney Harbour Federation Trust - Community Advisory Committee  
**FILE NO:**

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## SUMMARY

Council has received a letter from the Sydney Harbour Federation Trust seeking confirmation of membership of the Community Advisory Committee.

## REPORT

Council has been represented on the Trust's Consultative Committee since its inception in 2001 by (former Mayor) Councillor Jean Hay and a staff member.

For each of the Trust's sites on Sydney Harbour the Consultative Advisory Committee consists of the local State and Federal Members of parliament, or their representative, a Councillor representing the local Council, accompanied by an officer of the Council, and a group of up to 12 individuals having specific interest and/or expertise and interest in the site.

### Current Position & Major Issues:

Although the Plan for the seven former Defence sites on Sydney Harbour has been adopted by the Federal Minister for the Environment and Heritage, and a draft Concept Plan has been prepared for the North Head Sanctuary there are a number of highly significant issues and concerns relating to the former School of Artillery and also the adjacent Museum site.

These include:

- Proposals for transfer of the title of the land from the State to the Commonwealth;
- Details of any agreement between the Trust and the State Government regarding integrated management of the Artillery School & Museum and the National Park;
- Current and future land use proposals for land managed by the Trust;
- The cumulative impact of existing approved development and proposed future development on North Head; and in particular the impacts on the Manly Town Centre and Eastern Hill of increased traffic volumes, and the impact on the identified high conservation values of North Head.

A progress report on the work of the Committee is in preparation and will be circulated to Council in due course.

## RECOMMENDATION

That Council continue to have two representative on the Community Advisory Committee, the Mayor and a staff member as nominated by the General Manager.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 45 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 46  
**SUBJECT:** On-Site Stormwater Management 2003 - Amendments to the Manly Council Specification  
**FILE NO:**

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## SUMMARY

This Report proposes amendments to the Manly Specification for On-site Stormwater Management 2003 (OSM), to address the concerns raised by applicants of development proposals in regards to the application of the new Basix requirements adopted on the 1 July 2004 and the requirement for on-site stormwater controls for second floor additions and additions in general to existing dwellings.

## REPORT

Council's OSM has been in operation for 12 months. During this period, a number of implementation issues were encountered particularly as they relate to proposals that:-

- 1) do not increase paved or runoff areas;
- 2) provide additional pervious areas; and
- 3) provide credit for onsite reuse of stored water.

The first amendment to the OSM relate in the main to second floor extensions. This amendment will generally exempt alterations and additions proposals that involve less than 35% of impervious surfaces from the need to install on site detention systems (OSD). However, where the site coverage of an existing dwelling is greater than 60%, the policy will impose a requirement for an OSD.

The second amendment to the OSM proposes to reduce the volume required for an OSD by removing pervious areas from its computation provided that the post development design rate of discharge of stormwater into the street system remained unchanged. The effect of this amendment will significantly reduce the storage volume required for an OSD.

The final amendment proposes to allow a credit for water re-use (in line with the new BASIX requirements). This will not only reduce the cost to development and burden on Council's infrastructure, it will also reduce demand for mains water generally. As a matter of public policy, the amended OSM provides credit of up to 100% of the calculated re-use volume.

In summary, the changes to the Specification are as follows:

1. New developments - sites less than or equal to 400sqm will be permitted to develop up to 190sqm without the requirement for OSD.
2. New developments - for sites greater than 400sqm, the maximum allowable total impervious percentage shall be 35% plus 50sqm up to 250sqm will be permitted without OSD. This applies to all knock-down and rebuild developments. For "greenfield" sites it shall be 0% impervious.
3. Existing dwellings with one-off extensions beyond the footprint of the existing dwelling up to 50sqm over a period of 5-years shall be permitted without the requirement for OSD, with a maximum of 60% total impervious percentage the cut-off mark.
4. Second floor extensions within the footprint of the existing dwelling shall be exempt from OSD provided that the total impervious percentage does not exceed 60%.

**Corporate Planning and Strategy Division Report No. 46 (Cont'd)**

5. Re-use of stormwater shall be permitted to be deducted from the OSD volume of up to 100% of the re-use volume as required by Basix. The OSD volume will not be credited for the topping up volume, which shall be from the main water supply.

**RECOMMENDATION**

1. That Council adopts the proposed amendments with the changes to the Specification as summarised above.
2. That the amendments to the Specification for On-site Stormwater Management 2003 become effective on the 13 September 2004.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 46 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 47  
**SUBJECT:** The Corso - Review of Proposal for Shade Structure and Offer of Financial Donation from the Roth Brothers  
**FILE NO:**

---

## SUMMARY

The matter of a shade structure over the amphitheatre has not been reviewed since the election of the new Council in March of this year. It is timely to review progress and determine a way forward.

## REPORT

A comprehensive report was submitted to the Ordinary Meeting of Council on 24th March, 2003. The report outlined the offer of a financial contribution from the Roth brothers as a gesture and in recognition of the association their father, Henry Roth, had had with Manly and in particular, his very long standing association with the Manly business community. Mr Roth (and his family) owned a number of premises in and around The Corso and at the time of looking at options for a project, The Corso Masterplan was referred to. As part of the Tract Masterplan, there was identification of amphitheatre embellishments, including reference to possible shade structures for the amphitheatre.

The amphitheatre was considered on entity within the overall scheme that could be done as a further stage of The Corso upgrade, similar to the two eating zones further east that were done in 1998 and 2000. Tract Landscaping was asked to come up with some ideas regarding shade structures. Once these were obtained, further discussions were held and there was a concern that the very special nature and character of The Corso needed to have an "exemplary" resolution and this resulted in the matter going before the Landscape Management and Urban Design Committee whereupon they accepted a recommendation from staff that a mini competition be held whereby several prominent architectural firms would be invited to submit their ideas for the space.

This resulted in the Lacoste and Stevenson submission being nominally endorsed by the Landscape Management and Urban Design Committee as the best overall submission.

It should be noted that within the Landscape Management and Urban Design Committee there was divergent opinion and it should also be noted that other Committees such as the Heritage Committee of Council and the Access Committee of Council had expressed some reservation about the design.

Obviously any dramatic change is likely to cause concern, and certainly the covering of the amphitheatre is potentially quite dramatic.

Whilst there have been numerous opinions expressed both by Committees of Council and by Precinct Committees and others, one would have to say that no comprehensive survey has been undertaken. It was thought that as the scheme needed to be formally exhibited as part of the DA process, that this would be the point at which the merits of the proposal would be considered as part of the statutory DA approval process.

Obviously this is well down the track in terms of the commitment of funds to develop the scheme and Council staff took the view that it was prudent to get an endorsement or otherwise from the new Council before progressing to commit substantial additional funds to go to the design development stage.

**Corporate Planning and Strategy Division Report No. 47 (Cont'd)**

Further, at about the same time, Council staff were informed by the Roth brothers that there had been an unexpected development in relation to their ownership of the Coles site on The Corso. Coles had approached them with a view to a redevelopment of the site with Coles continuing as a major tenant.

The Roth brothers made full disclosure of this as soon as they became aware of the situation and asked for guidance. In response Council prepared a Probita Plan in an endeavour to address the issues that were likely to arise out of there being a financial contribution directed to Council at approximately the same time as a DA was on foot in relation to a property owned by the Roth family. No further action has been initiated in relation to the amphitheatre proposal.

This "in limbo" situation needs to be addressed and the only decisive way to deal with any "perceptions" of any influence flowing from the donation of the funds, is to have the donation of the funds either withdrawn or declined.

Both the Council and the Roth brothers are in a difficult position. The Roth brothers probably do not wish to withdraw their offer which was made in good faith before the complication of the Coles site development, and on the other hand, Council would not wish to offend in declining the generous offer.

In all of the circumstances, the situation probably requires a pragmatic resolution and given that there is doubt and concern being expressed in numerous quarters in the community regarding the plan for the shade structure over the amphitheatre, it is felt that Council should take the initiative and bring this impasse to a resolution.

**RECOMMENDATION**

1. That Council determine that there will be no further action regarding the possible erection of a shade structure over The Corso amphitheatre until such time as the Sub-Committee of the present Landscape Management and Urban Design Committee concludes the review of the Masterplan for The Corso and that a "Way Forward" strategy for The Corso is endorsed by the current Council.
2. That Council notify the Roth brothers that their offer of a donation for civic works in The Corso in Manly is declined for the reasons outlined in the report and that Council is motivated to take this course of action having regard to its desire to protect the good name and reputation of all parties and in order that the community can have confidence in the independence and due process of any and all future dealings between the parties.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 47 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 48  
**SUBJECT:** Seaforth Masterplan Review Working Party - Progress Report  
**FILE NO:**

---

## **SUMMARY**

The Mayor and staff have been meeting with representatives of the Seaforth Business Community and Chamber of Commerce to review the Masterplan for Seaforth with a view to identifying improvements and priorities for further upgrading of the Seaforth Neighbourhood Centre.

## **REPORT**

In 1997 Council commissioned Cloustons Landscape Architects to do a Masterplan for the Seaforth Neighbourhood Centre. Numerous aspects of this Masterplan have been implemented including the removal of two pedestrian crossing and replaced with the traffic light controlled intersection at Kempbridge Avenue, plus kerb realignments, and some new furniture. The centre island tree planting was also completed along with some improvements to the carpark in Ross Street.

The Masterplan Review Working Party has now met on 3 occasions and worked through a range of more general issues including the future of the Seaforth TAFE site, the Seaforth roundabout improvements and the issue of lack of parking for the Centre.

Obliviously some of these matters can not be addressed in the Masterplan, however the forum is advantageous to establishing a close working relationship with the Chamber to feed into Council's corporate planning strategies and priorities.

### **The principle things that have been addressed so far:-**

#### **Streetscape Improvements**

It is generally agreed that the centre island plantings gives Seaforth a distinctive character. However, it is a concern that the street trees on the south-side of Sydney Road have been severely limited in their growth habit by the overhead power lines and these trees have now been interfered with to the extent that it is considered that they can never provide an attractive streetscape. In this regard Council's Landscape Architect has concluded that the only way forward is to do plantings of smaller (dwarfed) type manicured Fig plantings as has been done in the Balgowlah Neighbourhood Centre.

The Seaforth Working Party is very keen to see this planting implemented on both the south-side to replace existing trees and on the north-side where there are no trees (being the redeveloped street block between Kempbridge Avenue and Hope Street)

#### **Entry Island (Gateway) Planting**

The Chamber would like work done on the island planting on the entrance to Seaforth when approaching from Spit Road turning left into Seaforth. This has been discussed with the RTA representatives and subject to Council meeting the cost of the improvements has been agreed to as well.

**Corporate Planning and Strategy Division Report No. 48 (Cont'd)****Roundabout Improvements**

There have been numerous discussions regarding the roundabout and The Mayor hosted a meeting with RTA representatives. This resulted in the RTA stating that the Seaforth roundabout was not high on their priority list in that their statistics showed that the roundabout was only a minor part of a relatively larger problem in terms of peak hour flow to the city. They indicated that the intersection of Spit Road and Sydney Road was a major problem and that the intersection was computer aided to adjust the signals to have regard to the flow rates of the feeder roads and that this meant that Sydney Road from Manly and the Burnt Bridge By-pass from Warringah had to be taken into account in getting an equitable flow regime. The RTA argued that improvements to the roundabout at Seaforth would only get vehicles to the problems at Spit Road quicker.

The RTA argued that cost benefit was a long way short of the criteria used by them to put projects onto their priority works and that the last estimate of the upgrade of the flow path from Frenchs Forest was in the order to \$3m and more likely to be closer to \$5m on current re-evaluation and they indicated that until there was a solution to the problem of traffic flow from the Spit to the City that this major expenditure was unlikely.

**Counter Flow Improvements to the Seaforth Roundabout**

In the discussions with the RTA The Mayor pursued the issue of the problems with the roundabout other than the peak flow hold-ups heading for the City and the RTA agreed to go back to look at the situation in the south and west half of the roundabout being the feeders into and out of Ethel Street, Ponsonby Parade and Frenchs Forest Road. It is felt that some minor adjustments to that half of the roundabout might improve traffic flow significantly and the RTA has agreed to look at that.

**Bud Lighting in the Street Trees in the Centre Island**

Council had previously been advised that lighting of the trees in the centre island was not acceptable to the RTA, however, following the representations by The Mayor, the RTA has agreed (subject to more detailed design) that lighting of the centre island trees would be possible. The Mayor has had some discussions with local residents who are involved in the solar power industry and it may be that this installation could be solar powered and this would be desirable and in accordance with Council's sustainability strategy, which to some extent has moderated the staffs desire to pursue bud lighting as a decorative treatment because of the triple bottom line environmental equation on such installations.

**Replanting of Median Strip**

The median strip was originally planted out with Agapanthus. Because of the pedestrians crossing the road there has been some trampling of the planted material in the centre island. It is now proposed that the areas around the trees be surfaced with lightly compacted decomposed granite and this will mean that the vegetation under the trees is not competing with the trees for water and that the compacted granite will also be a better surface for pedestrians who insist on crossing other than at the traffic light intersection.

**Corporate Planning and Strategy Division Report No. 48 (Cont'd)****Parking in Seaforth**

The Working Party representatives have indicated that parking in Seaforth is at a premium and an arrangement was made for the Seaforth RSL Club members to address the Working Party on their aspirations for the future of the Club and particularly as to whether they would be providing any additional carparking on their site. They indicated that they did have plans for the future and that discussion was left on the basis that talks would be ongoing to see if there were any synergies available to co-operate to provide Club parking and general public parking in some combined manner. As a secondary consideration the future of the TAFE site is also being progressed at the present time and these parking issues will be kept in mind as work progresses on that project.

**Screen and Seating Area - Kempbridge Avenue**

Council has funded quite an extensive screen which will go in adjacent to the kerb on the south-side of Sydney Road and the Kempbridge Avenue intersection. This screen will be the perimeter of an outdoor public seating area which comprises table and bench sets and cycle racks etc., and it is expected that in the future these would have attractive umbrellas to further identify this notionally as the Town Square. The screen itself depicts graphically an image of Middle Harbour as seen from Seaforth.

Further works are also planned in terms of street tree planting in Ethel Street and there are also some conditions on DAs relative to the sites immediately to the south of the roundabout (in relation to paving and landscaping, etc.).

**Funding for Future Works**

As indicated above, only the screen and works associated with it, are currently funded in this Year's budget. The other works including the lighting in the centre island trees, the Fig plantings on both-sides of the road, the street tree plantings in Ethel Street and some improvement to furniture is all unfunded.

Some members of the Working Party have been making reference to Section 94 funds generated from the new developments in and around the Seaforth area and staff have been urged to look at this as a source of funds.

**Ethel Street Public Toilet - Relocation**

There is a sub-station site owned by Energy Australia adjacent to the taxi rank in Ethel Street. Council has leased a small portion of the front of the sub-station site for a public toilet for many years. The sub-station site is now surplus to Energy Australia's requirements and they are proposing to rehabilitate the site and sell it. Negotiations have been undertaken with Energy Australia representatives and it would be possible to relocate the toilet from its present location across to the top of Kempbridge Avenue. Present technology is such that full automated toilets can be installed as a self contained unit, and examples of these are located at the southern end of Gilbert Park. As in the case of the toilet block at Gilbert Park, it can be faced with sandstone or other attractive material and this would be the suggestion for the toilet block at the top of Kempbridge Avenue. Such a location probably would be more central and obvious to members of the general public and it may well also be safer in that ingress and egress to the toilet would be straight onto a relatively well lit and fairly busy and observable public space. Such toilet would also have considerable advantage in that they are self cleaning and this would reduce Council's maintenance cost and generally present to a high standard.

**Corporate Planning and Strategy Division Report No. 48 (Cont'd)**

The deal which has been struck with Energy Australia is that they would pay Council to surrender the lease and that such funds would be more than adequate to cover the cost of building the new facility with perhaps some funds left over for funding some of the other improvements as referred to elsewhere in the report.

**RECOMMENDATION**

That the report be received and noted.

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 48 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 13 September 2004  
**REPORT:** Corporate Planning and Strategy Division Report No. 49  
**SUBJECT:** Surplus Government Land, Seaforth - Progress Report  
**FILE NO:**

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## SUMMARY

This report addresses several unresolved strategic planning issues regarding the surplus government land at Seaforth and makes recommendations to Council to resolve each matter.

This matter has a very long and involved history. The outcome and recommendations are the "enabling resolutions" required to conclude the strategy which was widely consulted and negotiated in earlier stages.

## REPORT

### Introduction

A report on this matter was submitted to Council on 19 May 2003, but was deferred pending the outcome of talks between the General Manager and the Director-General of the Department of Housing regarding pursuing the transfer to Council of land in Fromelles Avenue, Seaforth, in the ownership of the Department of Housing for the provision of a playground.

Tenure for the playground has now been finalized to allow the playground to proceed and that work is now progressing with a view to completion before Christmas.

An updated report on the other outstanding strategic planning issues follows. (Refer to Precinct Plan **Attachment 1** for locations).

### Background:

At its Service Planning And Commissioning meeting on 11th February 2002, Council considered a report on the surplus government land at Seaforth, and endorsed the making of a draft Local Environmental Plan and DCP for E and F Precincts. The LEP (Amendment No. 49) was gazetted on 2nd August 2002. The LEP zoned land in Clavering Road from Residential to Open Space, and zoned parcels of land at Pickering Point from Open Space to Residential. The LEP also reduced the road widening reservation on Wakehurst Parkway from 11 to 7 metres. Council also adopted the development control plan for E and F precincts.

In June 2002, Planning NSW requested an amendment to the adopted DCP to take into account the sale of part of one lot at Pickering Point to the adjoining owner, and the re-subdivision of the rest of the land into two new lots. This amendment has been on exhibition for one month. The exhibition is reported below under Precinct F.

### *A Precinct*

Progress on A Precinct has been delayed following an ecological assessment that has confirmed the presence of a threatened vegetation community, the Duffys Forest Vegetation Community (DFVC). An alternative proposal for a reduced amount of development is under consideration, and an SIS has been prepared. However, other issues, e.g. bushfire hazard have yet to be assessed. Further discussions will shortly be initiated on behalf of the State government.

**Corporate Planning and Strategy Division Report No. 49 (Cont'd)*****B Precinct***

Council approved sub division consisting of 30 lots following extensive consultation with the community. Development of individual lots is now occurring. The playground issue has now been resolved. A licence agreement has now been executed by the Council and the Department to make the land for the playground available to Council. The preferred location for the playground is on land zoned Open Space in Fromelles Avenue, Seaforth (**refer to Attachment 2**). The land has remained in the ownership of the Department of Housing although it was zoned for Open Space in 1977. Consultation with the community and preparation of playground design will commence shortly. Funds are held in trust by Council for the construction.

***C Precinct***

Two separate applications for sub-division (C Central and C South) have been approved including the relocation of the inter section of Castle Circuit and Wakehurst Parkway. A third development application for C North has been submitted. In addition, a further playground is proposed for Castle Circuit. The land is to be dedicated and funds made available for construction. Consultation and design of the playground will proceed shortly.

***D Precinct***

Council approved sub-division of D Precinct in mid 2002. The sub-division also involved dedication of land to provide for a new access road between Boronia Lane and Rignold Street, and to extend Boronia Lane to join Castle Circuit to the North. These new road have now been constructed. Part of the resolution of this issue required partial closure of Rignold Street to create Lot 1 Boronia Lane and transfer of this land to DIPNR by Council. Council agreement to the fixing of the Council Seal on the transfer document is now sought. (Refer recommendation B).

Associated issues include the widening of Boronia Lane. The draft road widening plan has been approved by the Minister for Local Government and is awaiting on accurate survey prior to being gazetted. DIPNR agreed to dedicate one metre along the frontage of the two lots in its ownership at the southern end of Boronia Lane, and following gazettal of the road widening plan Council will be responsible for acquisition of the 1 metre wide strip of land to be acquired from the two private owners. Council will also need to construct the widening south of the two lots owned by DIPNR.

Representations were made by property owners relying on Rignold Street for access to Council in 2002 seeking to ensure secure legal access to their properties. Council dedicated the unmade part of Rignold Street and Callicoma Road as a public road. The residents of this part of Rignold Street are keen to see the access road tarred now that the road access has been secured.

***E Precinct***

Development approval application has been granted for the construction of a new access road, within the lower section of the existing Clavering Road reservation to serve the residential lots. Additional land outside the road reservation is required to link the new access road with Gurney Crescent. The land required will be dedicated by DIPNR as part of the subdivision.

Access via the existing Clavering Road is presently required by the owners of The Stonehouse who have a right of way over land zoned Open Space that is in the ownership of DIPNR, and the owners of Lot A Rignold Street presently have an unauthorised access over Open Space land in the ownership of DIPNR. One option available to provide legal access to the land is for DIPNR to enter into a lease with the owners of Lot A for the provision of access across the Open Space land. Such a lease could be conditional upon it being terminated upon access being provided from Rignold Street. This action will ensure that all properties in Rignold Street have legal access for the future.

**Corporate Planning and Strategy Division Report No. 49 (Cont'd)**

An associated issue with E Precinct is the transfer of land zoned Open Space in this area to Council. The bushland in E Precinct is in good condition, and provides a natural link between existing and proposed foreshore open space and bushland zoned Open Space to the south of Dalwood.

***F Precinct***

Agreement was reached between DIPNR and Mr Hann the owner of the parcel adjoining the surplus government land in F2 Precinct for the sale of one lot. As a result the DCP required amendment to reduce the total number of lots to two.

The amended Development Control Plan has been exhibited for public comment. One submission was received from Mr Aron Murphy, and the issues raised include:

1. Conflicts with SREP 23 including impact on the ridgeline/rock outcrop that forms the natural boundary of Pickering Point and the loss of remnant Sydney Sandstone gully forest if development occurs west of lot 89.
2. The amended DCP fails to identify sandstone rock outcrops that extend over the three existing lots, and significant angophora trees. Also it doesn't identify whether the adjoining parcel can be subdivided and whether Lot 34 can be subdivided.
3. Any development west of Lot 89 would impact on the open space at Pickering Point. Part of the land Lot 90 should be retained as open space.
4. The existing cottage on Lot 89 will be on the new lot boundary and subject to demolition. It should be retained.

**Council response:**

1. The issue of SREP 23 and SEPP 56 principles were considered by Council prior to the rezoning of land at Pickering Point for Residential use. The amended DCP provides for two residential lots in place of three as originally proposed. This outcome is preferred to the original subdivision plan.
2. The DCP plans identify the significant rock cliffs and outcrops as well as significant trees. Each of the new lots created will be capable of development in accordance with the development standards of Council's Residential DCP.
3. The maintenance of all of the land belonging to the State agencies at Pickering Point was canvassed by Council and community representatives. Agreement to retain additional land for open space was not achieved.
4. The existing cottage is not a heritage item. There is no basis for Council to require the retention of the existing cottage.

Since the amendment to the DCP was exhibited there have been further developments including the demolition of the cottage referred to above.

It is considered that Council should adopt the amended DCP (**refer to Attachment 3**), as it reduces the total number of new lots in F2 Precinct from three to two which will have less impact on the visual and natural amenity of Pickering Point. DIPNR will be requested to require consolidation of the land which is to be sold to Mr Hann with his existing lot.

**Corporate Planning and Strategy Division Report No. 49 (Cont'd)**

Upon the adoption of the amended DCP it is further proposed that Council resolve to exhibit an amendment to the Residential DCP to include the subject land within the density provisions of the DCP. It is also proposed that the Surplus Government Land DCP be incorporated within the Residential DCP and that this amendment also be exhibited.

Council's resolution to amend the Surplus Government Land DCP also made reference to the inclusion of an FSR of .4:1 in respect of the two residential lots in F1 Precinct. GHD, on behalf of the State Government Agencies advises as follows:

- "The size of proposed Lots 1 and 2 (in F1 Precinct) are in accordance with the Site Specific DCP (i.e. just over 400m<sup>2</sup>) as adopted by Council. You will be aware that the lots are reduced in size because the balance of the land is being dedicated for Open Space. There is currently no FSR applicable to these lots, hence the decision by Planning NSW to place a covenant on each title limiting the size of development to 250m<sup>2</sup>.
- The Manly Residential DCP 2001 which does not apply in regard to this issue, specifies a minimum area of 750m<sup>2</sup> and an FSR of 0.4:1 for the land in the same zone (Zone 7). Such an FSR is not viable nor appropriate for these lots. For this reason the total floor area as set out above was agreed.
- The adjacent landholder, Mr Timmer, agreed that his privacy would be protected by restrictive covenants on proposed Lot 1 with this approach and the effective FSR for proposed Lots 1 and 2 will be similar to that of Mr Timmer's residence.
- A covenant in favour of Council will be placed on these two Lots with wording as set out below:
- "The total floor area including car-ports, car parking spaces and enclosed balconies shall not exceed 250m<sup>2</sup> ".

It is proposed that Council agree to the imposition by way of covenant on title of a total floor area for each of the two lots in F1 Precinct of 250m<sup>2</sup>. This provision should also be included in the further amendment of the Residential DCP.

There is also an issue with the provision of access to the two new lots in F2 Precinct (**refer to Attachment 4**). GHD on behalf of the State agencies has put forward a proposal to ensure that there is adequate access to these lots. In addition to utilizing the existing road reserve, access can be achieved by means of a lease over part of the land known as Pickering Point Reserve. Title to this land, which was the residue of an early sub-division, has never been transferred to Council. Legal advice obtained by DIPNR and confirmed by Council is that the land required for access can be classified "Operational" by resolution of Council prior to Council claiming title to the land. This action would enable the granting of a lease over part of the land for the purposes of access and parking.

In addition, it is anticipated that the land zoned Open Space will be transferred to Council. The existing dwelling on the Open Space land has been demolished. Funds have been promised by DIPNR towards the weeding and provision of a walking track.

**Outstanding Actions**

There are a number of minor strategic actions that will be required to be carried out by Council in the near future as a result of the approved development taking place, as follows:

**Corporate Planning and Strategy Division Report No. 49 (Cont'd)****Lot 53 (DP 200638) - northern most lot in Precinct C North - a narrow strip adjacent to Garigal National Park**

This land is currently unzoned. It does not cause a problem as it will be a drainage easement and bushfire buffer zone. It will take on the zoning of the lots with which it will be consolidated but this will require a change to the LEP in due course to zone it residential and a change to the Residential DCP to include it in Density Subzone 5.

**Existing Castle Circuit between Wakehurst Parkway and Castle Circuit/Acacia Rd intersection**

This is currently unzoned as it is a road. It will be incorporated into the subdivision and affects 7 of the new lots. The Construction Certificate has been issued and construction is proceeding. This will also require a change to the LEP (zoning) and to the DCP to include it in Density Subzone 5.

**Council Lot 1 Rignold St - to be consolidated with DIPNR Lot 37**

This land is also unzoned. It will be consolidated with DIPNR Lot 37. It will take on the zoning of the lots with which it will be consolidated but will require a change to the LEP (zoning) and to the DCP to include it in Density Subzone 7.

**Conclusion:**

During the course of this project there have been many complex issues to address. The amended Development Control Plan concludes the major strategic planning for the land on the former transport corridor. A number of other minor matters will now also proceed to resolution, enabling development of the land to go ahead in accordance with the preferred options identified by all of the interested parties, including the community, Council, and State agencies.

As well as providing for two new playgrounds, in Fromelles Avenue and Castle Circuit respectively, there is a significant addition to the Open Space land at Clavering Road and Pickering Point.

**RECOMMENDATION**

That Council resolve to:

- (a) Receive and note the report on progress on implementation of the preferred options for the land on the former transport corridor.
- (b) Authorise the transfer of Lot 1 Boronia Avenue from Council to DIPNR for consolidation with Lot 37 Boronia Lane, and approve the fixing of the seal of Council to transfer document.
- (c) Upon the gazettal of the road widening plan for Boronia Lane South by Council, take steps to acquire the land and program the design and construction of the road widening.
- (d) Encourage DIPNR to provide legal access to Lot A Rignold Street from Clavering Road, by lease or right of way, over land owned by the State Government, conditional upon all access being from Rignold Street, if such access can be achieved in the future.
- (e) Adopt the amended Development Control Plan for Precincts E and F.
- (f) Prepare an amendment to the Residential Development Control Plan to include land at Pickering Point in F2 Precinct in the appropriate density sub-zone, and also incorporate the provisions of the DCP for E and F Precincts within the Residential Development Control Plan.

**Corporate Planning and Strategy Division Report No. 49 (Cont'd)**

- (g) Agree that a covenant will be placed on the two new lots created in F1 Precinct, specifying a total floor area per lot of 250 square metres, and include this provision in the amended DCP.
- (h) Resolve to classify the area shown cross-hatched on the plan of F2 Precinct and Pickering Point reserve as "Operational" to permit the granting of a lease for access to the two lots in, and then, Precinct F2.
- (i) Seek title to the land known as Pickering Point Reserve, once the access arrangements are resolved; and
- (j) Proceed with the outstanding planning actions arising from relocation of the intersection of Castle Circuit and Wakehurst Parkway, as well as sub-division of C North, as these matters are finalised.

<b>AT-1</b>	Precinct Plan	1 page(s)
<b>AT-2</b>	Fromelles Avenue Land	1 page(s)
<b>AT-3</b>	Draft Amended Development Control Plan	17 page(s)
<b>AT-4</b>	Plan - Two new lots in F2 Precinct	1 page(s)

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\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 49 \*\*\*\*\*

## Attachments

### Planning and Strategy Committee

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

**Monday 13 September 2004**

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

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

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



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**\*\*\*\*\* END OF ATTACHMENTS \*\*\*\*\***

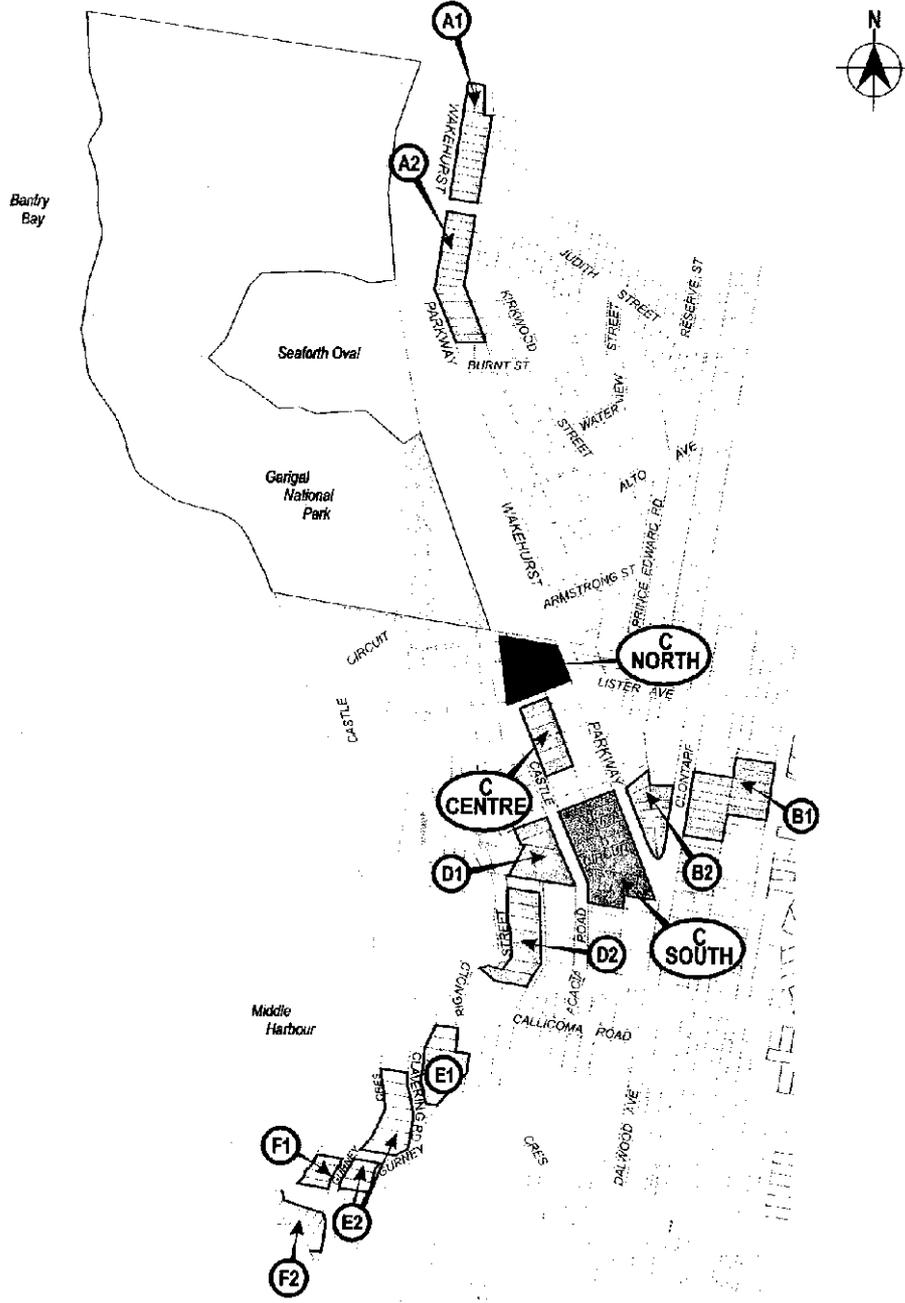
ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 49  
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Precinct Plan

Attachment 1

**PRECINCTS A-F**

PRECINCTS C NORTH, C CENTRE, C SOUTH - SEE, SEAFORTH



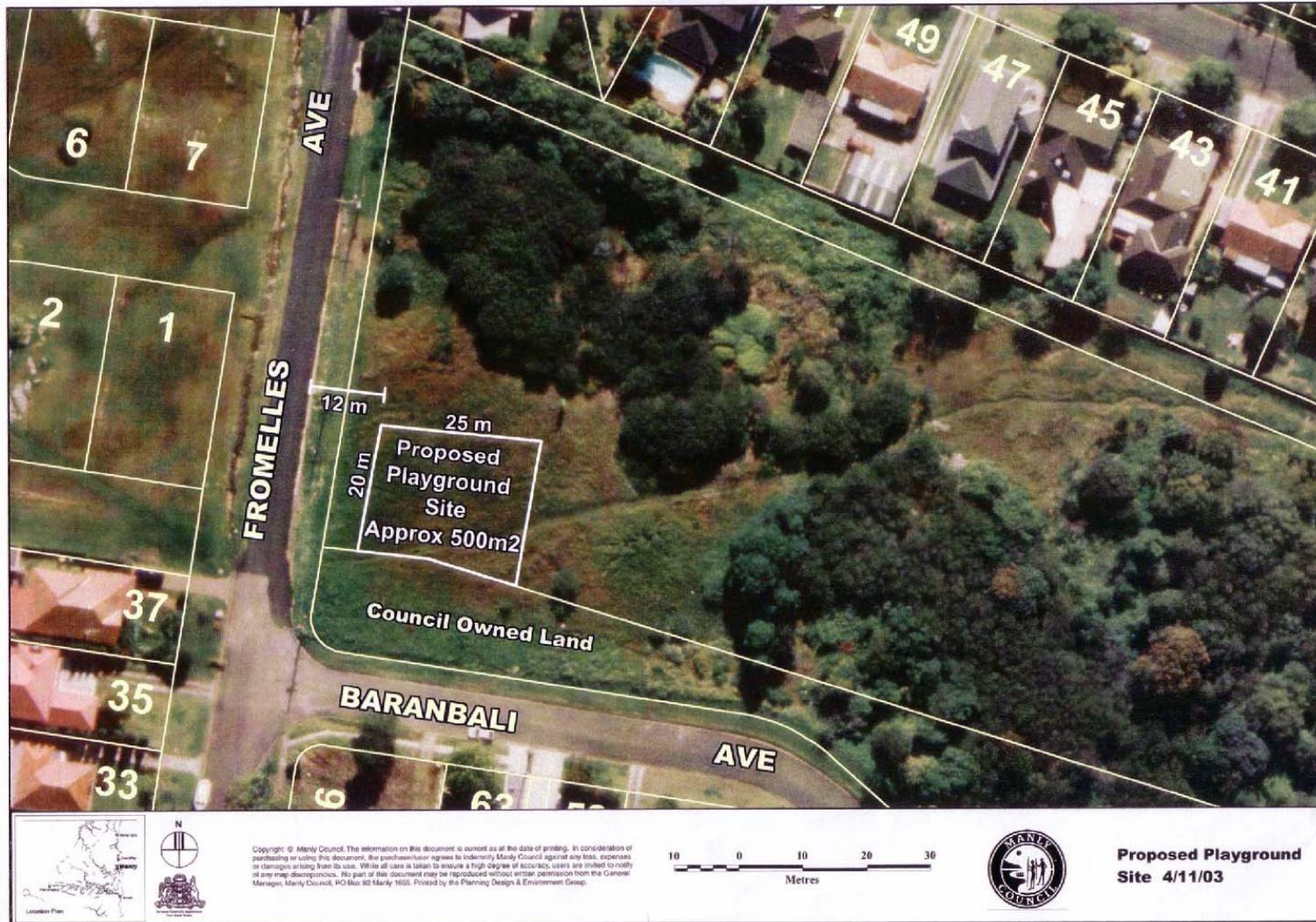
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Figure 1

Corporate Planning and Strategy Division Report No. 49  
Surplus Government Land, Seaforth - Progress Report  
Fromelles Avenue Land

Attachment 2



Attachment 3



# MANLY

Development Control Plan for

## Sites in Gurney Crescent & Clavering Road, Seaforth 2002

Draft Amendment 1

DRAFT

Prepared by

**Manly Council**

April 2003

Date of adoption—11 February 2002

Amendment 1 adopted—xxx xxxxxl 2004

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## CERTIFICATION

The Development Control Plan for Sites in Gurney Crescent & Clavering Road, Seaforth 2002  
was adopted by Council Resolution on 11 February 2002



Wayne Collins  
**General Manager**

The Development Control Plan for Sites in Gurney Crescent & Clavering Road, Seaforth 2002  
Amendment 1 was adopted by Council Resolution on xx xxx 2004.

Henry T Wong  
**General Manager**

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**Corporate Planning and Strategy Division Report No. 49  
Surplus Government Land, Seaforth - Progress Report  
Draft Amended Development Control Plan**

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## A. GENERAL INFORMATION

### A1 Date Of Adoption

This Development Control Plan (DCP) was adopted by Council on 11<sup>th</sup> February 2002. Amendment 1 was adopted by Council on 28<sup>th</sup> April 2003.

### A2 Land to which this DCP applies

This DCP applies to the lots, or any lots created by resubdivision of the lots, located in Gurney Crescent and Clavering Road, Seaforth, as shown on in the plan contained in *Appendix 1*.

### A3 Relationships to other DCPs

This DCP sits alongside the *Manly DCP for the Residential Zone 2001* to provide more specific controls for the subject land. Where there is conflict between clauses herein and the *Manly DCP for the Residential Zone 2001*, this plan shall prevail.

### A4 Aims and Objectives from The Manly LEP

The aims and objectives of the Manly Local Environmental Plan 1988 which are relevant to this DCP are as follows:

- a) To increase the availability of a variety of dwellings to enable population growth without having adverse affects on the character and amenity of the Manly Council area.
- b) To ensure that new development does not detract from the very special visual quality for the Manly Council area.
- c) To maintain, protect and increase the Manly Council's permanent residential population.
- d) To promote environmentally sustainable development of the Manly local government area.

### A5 Aims and Objectives of this DCP

The general aims and objectives of this DCP are as follows:

- a) To supplement the development controls contained in the *Manly DCP for the Residential Zone 2001* in relation to the land to which this DCP applies.
- b) To identify the characteristics of the subject land that require protection and to develop standards that encourage that protection.
- c) To protect the amenity of the subject land and its locality for existing and future residents.

The specific aims and objectives of this plan are as follows:

- a) To encourage residential design that responds to each site and its surrounds.
- b) To encourage preservation of the ecological values of each site and its surrounds.
- c) To provide for and encourage ecologically sustainable building and site design.
- d) To encourage maintenance of the visual character of the locality.

- (e) To implement the findings of the study entitled *Development Analysis of E & F Precincts in Abandoned Warringah Transport Corridor* (ERM 2000).

## **A6 Definitions**

The definitions set out in the *Manly DCP for the Residential Zone 2001* apply to this DCP, unless otherwise specified.

**Buildable Area** means that part of a lot on which the development of a dwelling is permitted under this plan.

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## 1. BUILDABLE AREA

### 1.1 Objective

To identify areas on each site where development is preferred in order to provide both site specific and cumulative ecological, visual and water quality benefits.

### 1.2 Buildable area

Dwellings and associated structures, including swimming pools, are to be generally located within the "buildable area" delineated on plans contained within *Appendix 2*. Exceptions will only be considered where the development demonstrates that it meets the objectives, findings and intent of the ERM 2000 study.

### 1.3 Development outside buildable area

Development outside the "buildable area" delineated on plans contained in *Appendix 2* will generally be for the purposes of landscaping and the installation of water, sewer, power or telecommunications lines in accordance with a development approval and approved Landscape Plan. Such development is required to observe the principles of ESD and minimise environmental impacts. Appropriate restoration and bush regeneration is required. The development is to minimise disturbance and protect the natural habitat values.

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## 2. SIGNIFICANT TREES AND TREE STANDS

### 2.1 Objective

To preserve identified significant trees on each site in order to provide site specific and cumulative ecological and visual benefits.

### 2.2 Significant trees and tree stands

Notwithstanding Council's Tree Preservation Order, trees identified as "**major trees – retained**" and tree stands identified as "**tree stands to be retained**" on plans contained in *Appendix 2* shall be retained and shall only be removed with the approval of Council, following consideration of:

- a) An ecological assessment.
- b) A visual assessment.
- c) An arborist's report.
- d) Identification of mitigation measures aimed at achieving the objective and the findings and intents of the ERM 2000 study.

### **3. PROTECTION OF LANDFORMS AND VEGETATION**

#### **3.1 Objectives**

The objectives of this DCP in relation to protection of landforms and vegetation are:

- a) To minimise the disturbance to natural landforms for visual and water quality reasons.
- b) To minimise disturbance to native vegetation for visual, water quality and ecological reasons.

#### **3.2 Protection of landforms**

- a) A site analysis plan must be submitted with all development applications indicating:
  - i) Proposed extent and depth of cut and fill (including driveways, buildings and paved areas) and its impact on any existing trees, shrub understorey, rock outcrops or bushrock.
  - ii) Location of natural or significant features (eg watercourses, rock outcrop, bushrock) to be protected if likely to be affected by construction.
- b) Excavation must not adversely affect the stability or long term survival of any trees on adjoining properties. Excavation under the canopy of any trees to be retained (including those on neighbouring properties) will only be permitted if Council is satisfied that their long term survival and stability is not likely to be jeopardised.
- b) On sloping sites pier and suspended slab construction techniques should be considered in order to reduce excavation and maximise retention of existing vegetation.

#### **3.3 Flora and fauna**

- a) The site analysis plan must indicate surveyed trees and shrub understorey proposed to be removed, or likely to be affected by construction.  
  
Such trees and shrubs are to be identified by common names and preferably include botanical names.
- b) The design and location of buildings must minimise the extent of clearing and vegetation removal and maximise the number of trees retained on site.
- c) If the subject site shares a common boundary with land zoned Open Space, setbacks along this boundary are to be maximised.  
  
Any remnant vegetation in the setback is to be retained, protected, and enhanced where space permits using indigenous vegetation (including tree cover).  
  
On sites with no remnant vegetation the majority of this setback is to be planted using indigenous vegetation (including tree cover).

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- d) Any proposed tree removal or tree pruning must only be undertaken in accordance with Council's Tree Preservation Order.
- e). Should the development propose the removal of trees which do not require Council consent under the Tree Preservation Order, a supporting statement must be provided in the statement of environmental effects accompanying the development application.
  - i) Where construction activity would adversely impact on bush rock, (ie loose sandstone boulders and rocks) that bush rock must be salvaged from the subject site prior to construction. It must be re-used in landscape design in a manner that mimics it's original position and context, the intent being that the rocks continue to provide valuable habitat for identified species.
- f) Existing vegetation to be retained, including trees, shrub understorey, and groundcover plants must be protected from the effects of cut and fill to enable maximum vegetation retention.
- g) If the subject site is a known potential habitat for an endangered faunal population as identified under the *Threatened Species Conservation Act 1995*, an '8 Part Test' must be carried out in accordance with Part 5A of the Act. This test is to be carried out by a suitably qualified consultant and submitted with the development application.
  - j) A Landscape Plan is to be submitted with each development application clearly identifying the landscaping proposal for the completed development. Landscaping proposals are to demonstrate enhancement of the native vegetation of the site in a manner complementary to the ecological values of the locality as identified in the ERM 2000 report.
- h) Except where cliffs and significant rock outcrops identified as "rock cliffs/significant outcrops" on plans contained in *Appendix 2* are contained within the "buildable

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## 4. WATER QUALITY

### 4.1 Objective

To retain vegetation in identified areas in order to manage the quality of storm water entering Middle Harbour.

### 4.2 Buffer Strips

Vegetation in the water quality buffer strips, as described and located in Development Analysis of E & F Precincts in Abandoned Warringah Transport Corridor (ERM 2000), is to be retained and enhanced. Exceptions will only be considered where they are approved by way of a Landscape Plan.

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## 5. ACCESS TO LOTS

### 5.1 Objective

To locate garages/car ports and driveways in a manner that minimises impacts on the landform, vegetation and visual amenity whilst providing reasonable and safe access to each lot.

### 5.2 Access to lots

Resident car parking should be provided on-site, where possible, in accordance with other provisions contained in this DCP. Subject to the applicant demonstrating that consideration has been given to all possible alternatives regarding access to and parking provisions on the site, Council may consider granting a lease for the provision of garages/car ports within the road reserve.

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## 6. CONSTRUCTION MANAGEMENT

### 6.1 Objective

Construction on each site is to be planned and managed in a manner that minimises environmental impacts, and disruption to neighbours.

### 6.2 Construction management

A construction management plan is to be submitted with each development application. It is to address the following:

- a) Location of site access.
- b) Location of storage of construction materials.
- c) Method of protecting vegetation that is to be retained.
- d) Method of managing water quality during construction.
- e) Disposal of waste materials.
- f) Method of minimising impacts to the public and maintaining reasonable access for neighbours during construction activities.

## 7. NOTIFICATION OF METROPOLITAN LOCAL ABORIGINAL LAND COUNCIL

- a) Council shall refer all development applications on the following lots identified on the plan contained in Appendix A to the Metropolitan Local Aboriginal Land Council (MLALC) for their comment:
- ▶ F1 Lot A
  - ▶ F1 Lot B
  - ▶ F2 Lot 90
  - ▶ F2 Lot 89
  - ▶ F2 Lot 34
- b) Before considering any development application to which clause 33 applies, Council is to consider any comments received from the MLALC.

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## 8. SUMMARY OF REQUIREMENTS FOR INFORMATION TO ACCOMPANY A DEVELOPMENT APPLICATION

In addition to the requirements set out in *Manly DCP for the Residential Zone 2001*, development applications for residential uses on the subject land must be accompanied by a:

- a) Site analysis plan.
- b) Landscape plan.
- c) Construction management plan.

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## APPENDIX

### Appendix 1:

Land to which this DCP applies

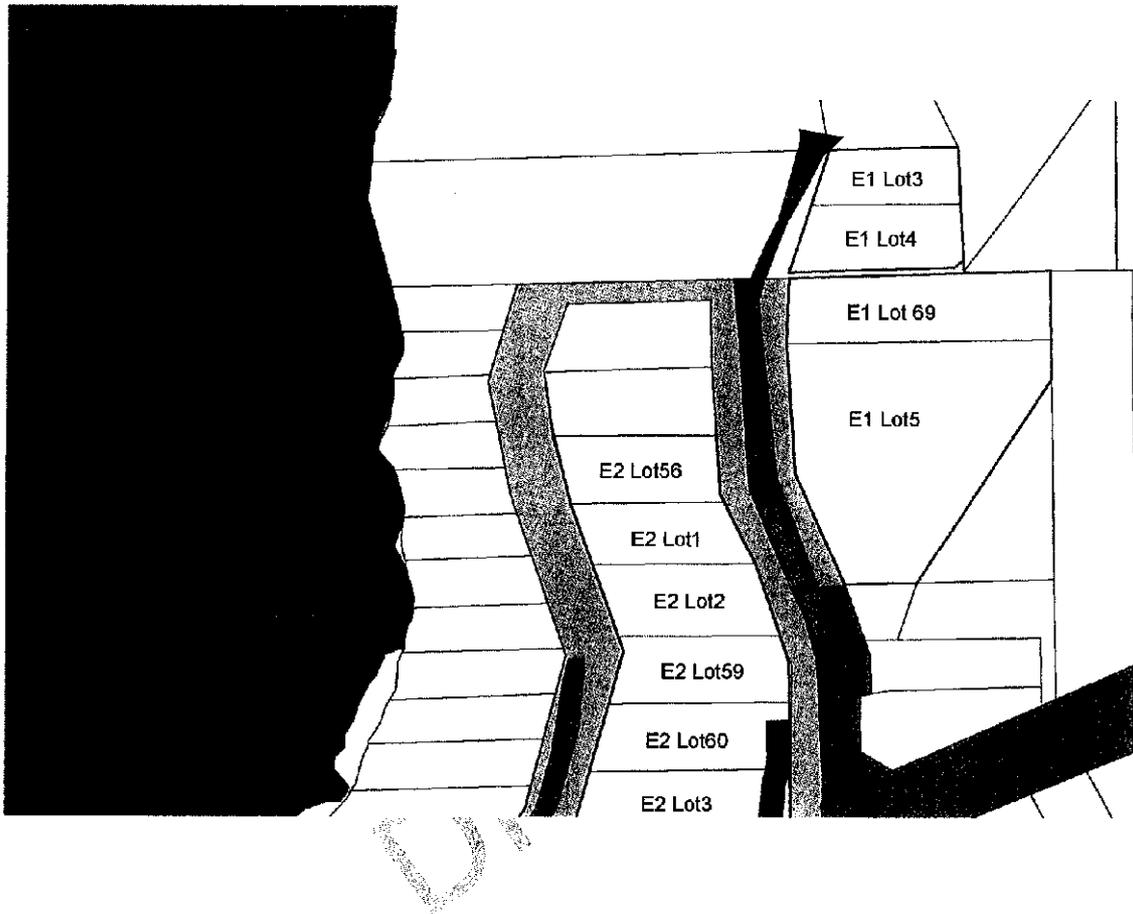
### Appendix 2:

Individual Site Plans:

- ▶ Plan 1
- ▶ Plan 2
- ▶ Plan 3
- ▶ Plan 4
- ▶ Plan 5
- ▶ Plan 6
- ▶ Plan 7

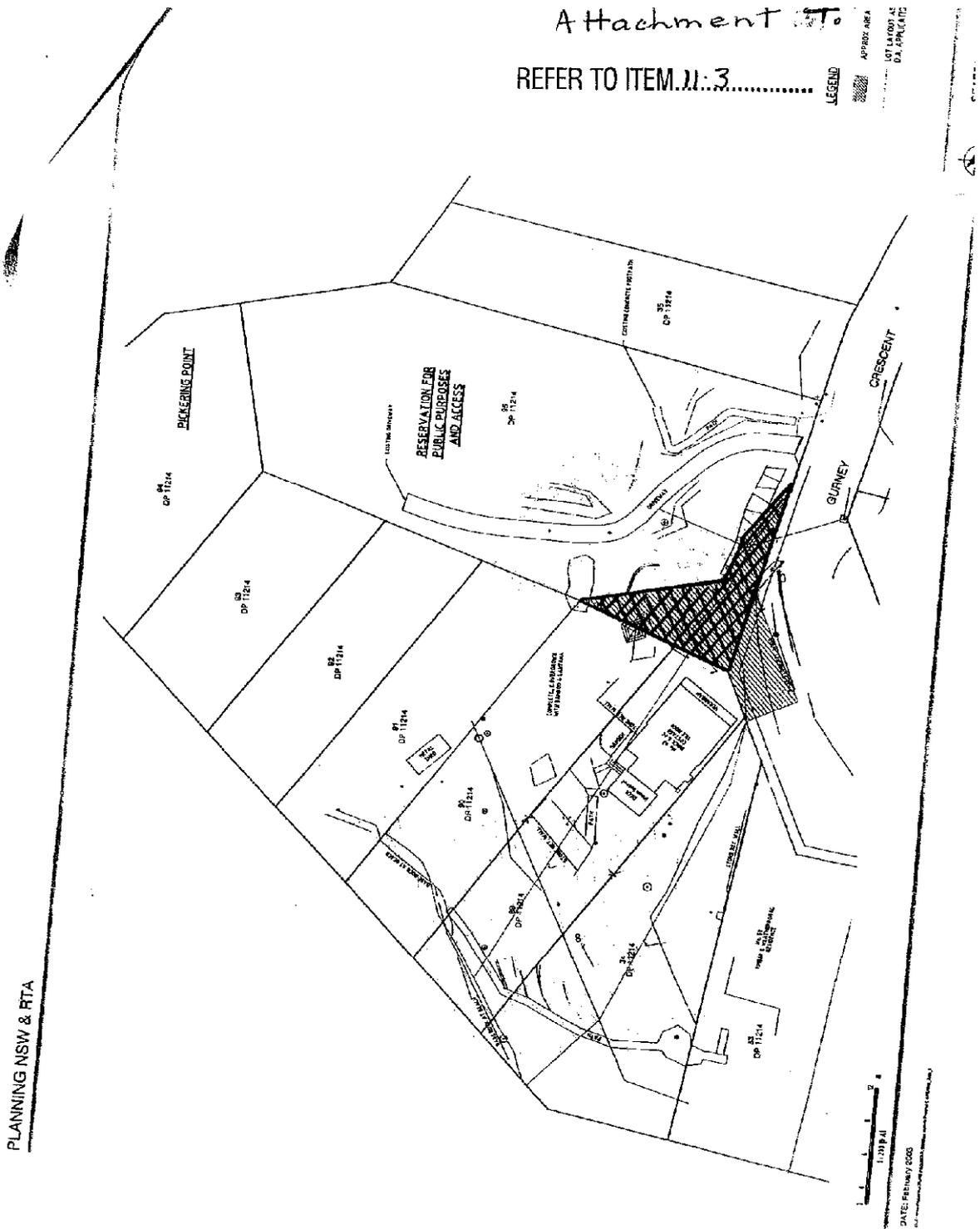
ATTACHMENT 3

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ATTACHMENT 4

Corporate Planning and Strategy Division Report No. 49  
Surplus Government Land, Seaforth - Progress Report  
Plan - Two new lots in F2 Precinct



Attachment 4 to  
REFER TO ITEM 2.1.3.....



Area Proposed  
to be classified  
Operational.