



Agenda

Ordinary Meeting

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

Monday 14 July 2014

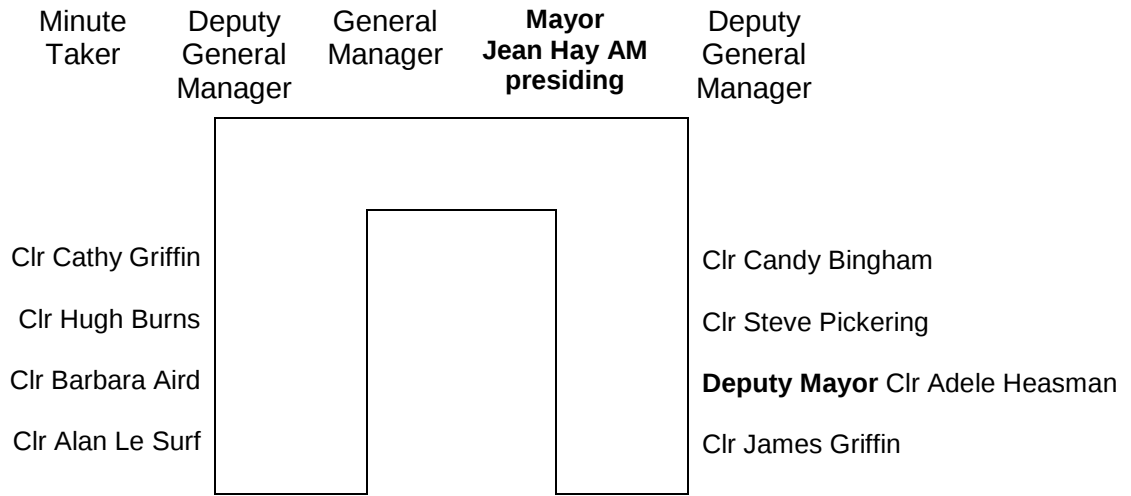
Commencing at 7.30pm for the purpose of considering items included on the Agenda.

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

Copies of business papers are available at the Customer Service Counters at Manly Council, Manly Library and Seaforth Library and are available on Council's website:

www.manly.nsw.gov.au

Seating Arrangements for Meetings



Press

Public
Addresses

Public Gallery

Chairperson: The Mayor, Clr Jean Hay AM
Deputy Chairperson: Clr Adele Heasman

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PUBLIC FORUM

(In accordance with Clause 66 in Council's Code of Meeting Practice, the Public Forum is for a maximum of fifteen (15) minutes for *matters that are not listed on the Agenda*. A total of five (5) people may address Council for a maximum of three (3) minutes each.)

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QUESTIONS WITHOUT NOTICE**MATTERS OF URGENCY**

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

CLOSED SESSION

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

TO: Ordinary Meeting - 14 July 2014
REPORT: Mayoral Minute Report No. 7
SUBJECT: Queen's Birthday Honours 2014
FILE NO: MC/14/81525

The Mayor requests that Council formally congratulates the following residents of the Manly Local Government area who were awarded 2014 Queen's Birthday Honours.

Member of the Order of Australia

Ms Kaylene DYER AM

For significant service to maternal-fetal medicine through clinical midwifery roles, and to the coordination of pre and post natal care programs.

Public Service Medal

Mr Kevin James HARRIS PSM

For outstanding public service, particularly to the Vocational Education and Training sector

Medal of the Order of Australia

Mr John Fotis KARANDONIS OAM

For service to the footwear industry, particularly as a designer and manufacturer.

Officer of the Order of Australia

Professor Michael Kerin MORGAN AO

For distinguished service to medicine as a neurovascular surgeon, researcher and educator, as an international leader and mentor, and to professional organisations

Medal of the Order of Australia

Mr Salvatore Zofrea OAM

For service to the visual arts.

I MOVE THAT

The Mayor writes to the Manly LGA Honours recipients congratulating them on their awards.

ATTACHMENTS

There are no attachments for this report

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***** End of Mayoral Minute Report No. 7 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Notice of Motion Report No. 26
SUBJECT: Cycle route from Seaforth to Manly CBD via the Burnt Bridge Creek shared path
FILE NO: MC/14/80501

Councillor Cathy Griffin will move that Manly Council:

Repair and repaint the cycle route and its signage along the entire Seaforth to Manly CBD cycle route via the Burnt Bridge Creek shared path as matter of priority.

Background

The cycle route from Seaforth to the Manly CDB via the Burnt Bridge Creek shared pathway is in severe disrepair and very little cycle signage evident on the route.

The Manly Council Community Strategic Plan beyond 2024 acknowledges in the Economic Section in Goal 3 - Improve traffic, parking and sustainable transport options in Manly. Four Year Plan 3.1.5 Work with key stakeholders to improve road and cycle infrastructure. 3.1.5.1 Implement Council's Five Year Road Safety Strategic Action Plan, pedestrian and cycle audits. (Page 173)

However there is no KPI and it is not known what stage in the Four year or One year Plan the Council is at with the 5 year Road Safety Strategic Action Plan.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 26 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Notice of Motion Report No. 27
SUBJECT: Reduction in Shark Meshing Program netting days
FILE NO: MC/14/80508

Councillor Cathy Griffin will move that Manly Council:

1. Support a 30% reduction in the number of shark mesh program (SMP) netting days along Manly Ocean Beach, delaying the installation of the SMP nets from 1 September to 1 October and withdrawing the nets on 1 April the following year.
2. Requests the NSW Dept of Fisheries trial non lethal alternatives to shark meshing along the Manly Ocean beach.
3. Implement measures to reduce the perception of risk to the community by any reduction in beach meshing days
4. Write to the Hon Mike Baird, NSW Premier and Member for Manly, Rob Stokes the Minister for Planning and Environment, Robyn Parker the Minister for Primary Industries and Fisheries stating why Manly Council supports the reduction in shark mesh netting days and the trialling of non lethal alternative measures
5. Write to the Sydney Coastal Council Group and seek member councils support to reduce the shark mesh netting days and the trialling of non lethal alternative measures.

Background

http://www.dpi.nsw.gov.au/data/assets/pdf_file/0003/357438/nsw-shark-meshing-prgram.pdf

http://www.dpi.nsw.gov.au/data/assets/pdf_file/0006/499605/shark_meshing_bather_protection_program_2012-13.pdf

The Shark Mesh Program (SMP) commences each year from 1 September and concludes 30 April the following year.

The shark meshing program is listed as a key threatening process – which may cause a species already threatened with extinction to become more endangered. Reduction of the number of beach netting days by 30% will effectively reduce the chance of entanglement of protected species such as humpback whales during the whale migration season. Three species of turtle, dugongs, critically endangered grey nurse sharks, fully protected great white sharks (listed as vulnerable) and Australian fur seals. Humpback calf died off Mona Vale beach during the last season in October 2013 due to entanglement in shark nets. Furthermore during the 2012-2013 beach meshing season two humpback whales became entangled in shark nets and swam away still entangled taking the nets with them, their fate is unknown.

The shark meshing program is 1930's technology and in recent times other innovations have become available. The NoNSWsharkcull group ask that the State government implement a trial of non-lethal alternatives at a scientifically valid number of beaches inside and outside the meshing program zone. This trial is to be overseen by a committee of government and non government stakeholders, including independent experts from outside of government. (At least one of these beaches inside the meshing program must be Maroubra where we have an aggregation site of critically endangered harmless Grey Nurse Sharks). Specifically two new non-lethal shark mitigation systems have been invented, those being the Eco Shark barrier – a large 300mx100m fully enclosed barrier that may be deployed on surf beaches. This was successfully trialled for 3

Notice of Motion Report No. 27 (Cont'd)

month in W.A. earlier this year and reported 0 shark interactions and 0 by-catch and had an overwhelmingly positive response from beachgoers and community groups involved in the noWASHarkcull group.

Approximate one off cost of the ecoshark barrier bought outright is \$250,000 lease options including maintenance are available too. Another viable alternative is the Clever Buoy developed by Optus and Google plus which uses fish finder sonar technology and facial recognition software to detect sharks in the area and send a real time message via satellite to life guards and life savers who may then sound the beach shark alarm and clear the water of swimmers / surfers. Pending the success of the non-lethal shark mitigation alternatives trial we then request that the NSW shark meshing program be phased out of existence and the successful alternative(s) be phased in over the course of 2 years.

The NoNSWsharkcull group asks the State government to adopt other measures aimed at reducing any perceived increase in risk arising from the reduction in netting days such as shark awareness education / information programs to be available to beachgoers and which has been very limited to date and is the preferred option by hundreds of people surveyed for mitigating shark hazards. Also implementing beach observation towers and aerial patrols.

A survey of 583 visitors to Sydney SEA LIFE Aquarium conducted by Dr Chris Neff in 2013 found that 87% of people prefer non-lethal shark mitigation methods, of this 18% thought the sharks should be left alone and 69% thought there should be education available to help minimise the risk of shark incidents. Of those surveyed 96-98% responded that in the event of a shark incident they do not blame the government.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 27 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Notice of Motion Report No. 28
SUBJECT: Replica Royal Surfboard
FILE NO: MC/14/80509

Councillor Candy Bingham will move that:

Council commission a replica of the surfboard presented to their Royal Highnesses the Duke & Duchess of Cambridge during their historic and significant visit to Manly, as a memento of their visit.

Background

During the Royal visit to Manly in April this year by their Royal Highnesses the Duke & Duchess of Cambridge, a specially commissioned surfboard was presented by the Mayor to the royal couple for their baby son, Prince George.

Given the major significance of this event, it would be appropriate for Council to commission a replica of the surfboard, as a memento, to be displayed somewhere appropriate, or stored and viewed as part of exhibitions and displays mounted by the Manly Art Gallery & Museum or by a future Surfing Museum.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 28 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Notice of Motion Report No. 29
SUBJECT: Manly Art Gallery and Museum Planning
FILE NO: MC/14/80666

Councillor Hugh Burns will move:

That a report on the future expansion options for the Manly Art Gallery and Museum and Library Local Studies be produced by Council to be completed within the next 12 months.

Background

There are ongoing issues with shortage of storage and exhibition space in the existing Manly Art Gallery and Museum (MAGAM) building on West Esplanade. In addition the local studies section of Manly Library is also out of storage space for accepting physical items.

In the case of the Art Gallery, due to storage space constraints, Council is paying for commercial offsite storage to hold some of its artwork collection.

In addition, the scope for the displays in the existing Manly Museum room in the MAGAM building is limited by the modest size of this room and that it has no provision to move larger items into and out of this space (e.g. vehicles).

There is thus a critical need for Council to develop and consider a strategy to expand and develop the existing Art Gallery and Museum, and the existing Local Studies sections of the Library, to enable these facilities to continue to expand and develop, to continue to meet the requirements of their patrons and the community, both in the near and more distant future.

The options to expand the space available are many and include (but are not limited to):-

1. Building the fourth story on the existing library building (if this building is retained) (Expand local studies and create a museum storage and display facility on this level)
2. Rebuilding the demolished heritage stone Post Office at the corner of Sydney Road (formerly Fountain Street) and Belgrave Street (if Sydney Road is closed for the 2015 plaza conversion).
3. Build a second story on the 1982 Gallery extension building and the link building (leaving the original building intact). This would allow the exiting spaces to be reconfigured to expand the Museum, or the Gallery space, or increase storage or a combination of these).
4. Take a lease or negotiate ownership of the currently unused ground floor of the nearby Manly (Wonder) Pool dressing Pavilion off West Esplanade.
5. Look for suitable unused buildings within the Sydney Harbour Federation Trust Area on North Head.
6. An expansion of the Senior Citizens Complex building to include a Museum display and storage facility (need to be built above maximum flood level).
7. Museum within an expanded former Baby Health Centre premises in Raglan Street.

Obviously the closer to the centre of Manly, and a location easily accessed by the tourist traffic will produce higher visitations.

The Art and Culture Committee has previously expressed its desire by resolution (adopted by Council) to see MAGAM expansion concept plans produced by Council's Architect or others. From

Notice of Motion Report No. 29 (Cont'd)

these a model was to be produced to enable the Gallery Foundation (with Charitable Status) to conduct fundraising towards the budget for its construction.

For the avoidance of doubt the purpose of this motion is for the production of a report only on all the options available to Council and the community, which will include budget construction estimates for each of the options, the advantages and disadvantages for each option and include the results of community and special interest (Arts and Heritage) consultation on all the options. The report should also consider the issues for continued co-location of Museum and Art Gallery or otherwise and identify the impact of these on the broader recommendations.

Following this, and the report being presented to Council and the community for consideration, the next step would be the selection of the preferred expansion option with design and documentation of this to be undertaken and completed so Council would be in a "shovel ready" position on this project, i.e. ready for any suitable grant offers that may be made - particularly with the national economy deteriorating and a future potential need for stimulus projects.

It is understood that Manly Council's future financial capital capability will be limited by the borrowing and construction costs of Manly2015, however given Council's past successes with grant application funding its public works program, Council should continue to develop other projects so as to be in the best possible position for potential grant offers, and to meet the future needs of its community in all areas of its present endeavours.

RECOMMENDATION

That the Notice of Motion be submitted for consideration.

ATTACHMENTS

There are no attachments for this report.

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***** End of Notice of Motion Report No. 29 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Item For Brief Mention Report No. 9
SUBJECT: Items For Brief Mention
FILE NO: MC/14/63151

1. Complaints made to the General Manager

Received	Nature of complaint	Status
Nil		

2. Notices of Motion status report.

The following Notices of Motion are currently in progress.

Res No.	Meeting Date	Subject	Resolution	Status
79/14	02 June	Notice of Motion Report 23 - Boundary Markers for Leased Footpath Areas	That Manly progressively install permanent outdoor seating boundary markers.	In progress
69/14	12 May	Notice of Motion Report 21 - Kenneth Road Traffic Conditions	This be referred back to the Traffic Committee to review the traffic speed limits and determine the accuracy of the boundary fence in situ via a survey	Speed change request is with RMS. Northern boundary works in progress, survey completed.
68/14	12 May	Notice of Motion Report 17 - Changes to Garbage Collection Times, Market Lane	Council staff investigate and prepare a report on garbage collection times in the shared pedestrian areas of Market Lane.	In progress for August OM.
66/14	12 May	Notice of Motion Report 20 - Noise mitigation measures for Manly Cove	Noise around Manly Cove.	Outgoing correspondence completed. Report In progress for August OM.
65/14	12 May	Notice of Motion 19 - Formation of the Little Manly Park Landscaping Group	Council refer the following item to the next Public Domains Committee	Item will be referred to the Public Domains C'tee when designs are agreed to.
29/14	10 Mar	Notice of Motion Report 7 - Ausgrid Street Tree Removal & Pruning	Council prepares a motion to the LG Conference in October to this effect.	Motion lodged. Complete
10/14	10 Feb	Clock to be Replaced on Manly Surf Pavilion	That Councillor Burns consult with the General Manager of the Manly Surf Club regarding their plans for installing a new clock on the facade of the building.	In progress

3. Tabled Documents

Date	Author	Subject
6 June	Mark Maloney Regional Projects Manager, Sydney NSW Trade & Investment – Crown Lands Division, Sydney NSW Government	Email reply to Council's letter regarding Council Resolution to support the objections raised by the Precinct Committee.

Item For Brief Mention Report No. 9 (Cont'd)

3 Jun 14	Mark I Paterson AO Secretary NSW Government – Trade & Investment	Ausgrid tree pruning procedures
11 June	Mike Baird State Member for Manly	Reply to Council's letter concerning homelessness and affordable housing.
11 June	Mike Baird State Member for Manly	Reply to Council's letter concerning Container Deposit Legislation
11 June	Mike Baird State Member for Manly	Reply to Council's letter concerning funding for NSW public libraries.
13 June	Troy Grant MP Minister for Hospitality, Gaming & Racing, Minister for the Arts NSW Government	Reply to Council's letter concerning funding for NSW public libraries.
20 June	Troy Grant MP Minister for Hospitality, Gaming & Racing, Minister for the Arts NSW Government	Further letter to Council's letter concerning funding for NSW public libraries.
16 June	Ross Woodward Chief Executive Office of Local Government	14-14 Circular to Councils Managing owner compliance with the strict control requirements provided by the Companion Animals Act for dangerous, menacing and restricted dogs
16 June	The Hon Jillian Skinner MP Minister for Health Minister for Medical Research NSW Government	Thank you to Manly Council for its ongoing commitment to the health of its community.
18 June	Kerrie Mather Chief Executive Office Sydney Airport Corporation Ltd	Sydney Airport's Environment Strategy 2013 – 2018 has been approved by the Australian Government and is available for download at: http://www.sydneyairport.com.au/corporate/community-environment-and-planning/environment/policy-and-strategy.aspx
30 June	Ross Woodward Chief Executive Office of Local Government	14-15 Circular to Councils Reminder – Councils to help improve property addresses and signage
30 June	Ross Woodward Chief Executive Office of Local Government	14-17 Circular to Councils Comparative Information on NSW Local Government 2012-13
30 June	Mike Baird State Member for Manly	Noise from the Manly Wharf Precinct and its impact on residents around Manly Cove
30 June 14	Ross Woodward Chief Executive Office of Local Government NSW Government	Circular to Councils No. 14-18 Increase to companion animal registration fees in line with CPI
2 July 14	Mike Baird MP State Member for Manly	North Head Wastewater Treatment Plant odours and Letter from Sydney Water regarding a voluntary audit undertaken.
4 July 14	The Hon Rob Stokes MP Minister for the Environment The Hon Paul Toole MP Minister for Local Government	Ministerial Circular M14/04 NSW government support for the 2014 garage sale trail.

Item For Brief Mention Report No. 9 (Cont'd)**4. Manly Lagoon Catchment Coordination Committee**

Manly Council will assume the auspice of this joint Councils Committee from August 2014. The General Manager has approached Cllr Burns and he has agreed to Chair the Committee

RECOMMENDATION

1. That Item For Brief Mention reports 1, 2, 3 and 4 be received and noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Item For Brief Mention Report No. 9 *****

TO: Ordinary Meeting - 14 July 2014

REPORT: Report Of Committees Report No. 19

SUBJECT: Minutes for notation by Council - Special Purpose Advisory Committee without recommendations of a significant nature.

FILE NO: MC/14/68702

The following Special Purpose Advisory Committee meeting minutes are tabled at this meeting.

1. Manly Lagoon Catchment Coordinating Committee	13 March 2014
2. Public Domains Working Group	30 April 2014
3. Harbour Foreshores & Coastline Management Advisory Committee	13 May 2014
4. Community Environment Advisory Committee	14 May 2014
5. Meals on Wheels Advisory Committee	14 May 2014
6. Economic Development & Tourism Advisory Committee	15 May 2014
7. Manly Sister Cities Advisory Committee	28 May 2014
8. Manly Local Traffic Committee	2 June 2014
9. Audit & Risk Advisory Committee	4 June 2014
10. Sports & Recreational Facilities Advisory Committee	6 June 2014
11. Meals on Wheels Advisory Committee	11 June 2014
12. Community Safety & Place Management Advisory Committee	12 June 2014
13. Art & Culture Advisory Committee	17 June 2014
14. Heritage & Local History Advisory Committee	2 July 2014
15. Manly Arts Festival Working Group	2 July 2014

RECOMMENDATION

The following Special Purpose Advisory Committee meeting minutes are tabled at this meeting.

1. Manly Lagoon Catchment Coordinating Committee	13 March 2014
2. Public Domains Working Group	30 April 2014
3. Harbour Foreshores & Coastline Management Advisory Committee	13 May 2014
4. Community Environment Advisory Committee	14 May 2014
5. Meals on Wheels Advisory Committee	14 May 2014
6. Economic Development & Tourism Advisory Committee	15 May 2014
7. Manly Sister Cities Advisory Committee	28 May 2014
8. Manly Local Traffic Committee	2 June 2014
9. Audit & Risk Advisory Committee	4 June 2014
10. Sports & Recreational Facilities Advisory Committee	6 June 2014
11. Meals on Wheels Advisory Committee	11 June 2014
12. Community Safety & Place Management Advisory Committee	12 June 2014
13. Art & Culture Advisory Committee	17 June 2014
14. Heritage & Local History Advisory Committee	2 July 2014
15. Manly Arts Festival Working Group	2 July 2014

ATTACHMENTS

There are no attachments for this report.

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***** End of Report Of Committees Report No. 19 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Report Of Committees Report No. 20
SUBJECT: Minutes for notation by Council - Waste Advisory Committee - 2 April 2014.
FILE NO: MC/14/68268

This report was dealt with at the Waste Advisory Committee meeting of 2 April 2014 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Ordinary Meeting, together with the minutes for formal notation by Council.

General Business – Beach Cleansing

The Committee would like to pass on their appreciation to all staff members who manually litter pick Shelley Beach.

The Committee also noted the amount of litter left daily, including the high volume of cigarette butts in and around the BBQ areas, and more importantly the impact of this on the environment and the cost of its daily removal.

The Committee requests that Council consider the removal of the BBQs for a trial period and assess the impact that this has on the behaviour of visitors to Shelley Beach.

RECOMMENDATION

That the minutes of the Waste Advisory Committee meeting on 14 May 2014 be received and noted:

General Business – Beach Cleansing

The Committee recommend to the General Manager that:

1. The amount/volume of rubbish collected through our beach raking activities is included in reports to Council; and
2. The removal of BBQs at Shelley Beach for a trial period and the assessment of visitor behaviours to be placed on the Public Domains Advisory Committee agenda at the next meeting.

ATTACHMENTS

There are no attachments for this report.

OM14072014RC_1.DOC

***** End of Report Of Committees Report No. 20 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Report Of Committees Report No. 21
SUBJECT: Minutes for notation by Council - Community Environment Advisory Committee
- 11 June 2014
FILE NO: MC/14/76734

These reports were dealt with at the Community Environment Advisory Committee meeting of 11 June 2014 and were listed as a Recommendation in those minutes. These items are hereby submitted to the Ordinary Meeting, together with the minutes for formal notation by Council.

**ITEM 9 - CABBAGE TREE BAY ISSUES - Updates From –
Friends of Cabbage Tree Bay (FOCTB) Working Group**

b. CSIRO National Marine Debris Study

Although this report will not be available until August, some of its major findings were recently highlighted in various media, eg that the largest concentration of marine debris on any Australian beach was to be found on Shelly Beach.

The Committee expressed concern that perhaps Shelly Beach Manly might have been confused with a Shelly Beach elsewhere and questioned the method of data collection which determined the concentration of marine debris on beaches.

**ITEM 9 - CABBAGE TREE BAY ISSUES - Updates From –
Friends of Cabbage Tree Bay (FOCTB) Working Group**

d. BBQ area at Shelly Beach:

The Committee discussed the BBQs, their location and the litter that is left by some parties after a BBQ. The Committee considers that changes to the rear of the beach be made to enhance the environment and recreational value of the area.

It was agreed that the temporary hessian fence and the garden beds did not appear to be working at preventing the dune form naturally and it was suggested that this method of landscaping be reconsidered.

The Committee enquires as to whether the International School pays for the use of the area.

ITEM 11 – MANLY COUNCIL COMMUNITY ENVIRONMENT COMMITTEE 25th YEAR

The Committee discussed options regarding the celebration of the 25th Year of operation of the Manly Council Community Environment Committee. Some ideas were canvassed such as a civic reception and dinner inviting previous members and Chairs to such an event, creating a book etc and it was decided to discuss in detail at the next meeting.

ITEM 12 - COMMITTEE MEMBERSHIP

The Committee supports the applications of Jon Panic and Janne Seletto and welcomes them to the next meeting.

Report Of Committees Report No. 21 (Cont'd)**RECOMMENDATION**

That the minutes of the Community Environment Advisory Committee meeting of 11 June 2014 be received and noted:

ITEM 9 - CABBAGE TREE BAY ISSUES - Updates From – Friends of Cabbage Tree Bay (FOCTB) Working Group

The Committee recommends to the General Manager:

That given the CSIRO final report will not be released until August, that Council write to CSIRO to request written clarification that:

- Shelly Beach Manly is the beach with the most marine debris; and
- a brief extract of the method of data collection and results as it relates to Shelly Beach,

ITEM 9 - CABBAGE TREE BAY ISSUES - Updates From - Friends of Cabbage Tree Bay (FOCTB) Working Group**d. BBQ area at Shelly Beach:**

That the Committee recommend to the General Manager that a masterplan be developed in consultation with the Environment Committee members and community who are interested in improving the area.

Council considers the health of the Coral Flame tree adjacent to the BBQ area.

ITEM 11 – MANLY COUNCIL COMMUNITY ENVIRONMENT COMMITTEE 25th YEAR

The Committee recommends to the General Manager that the information be noted.

ITEM 12 - COMMITTEE MEMBERSHIP

The Committee recommends to the General Manager that Council write to the applicants and advise them of their successful applications.

ATTACHMENTS

There are no attachments for this report.

OM14072014RC_3.DOC

***** End of Report Of Committees Report No. 21 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Report Of Committees Report No. 22
SUBJECT: Minutes for notation by Council - Public Domains Advisory Committee - 18 June 2014
FILE NO: MC/14/78976

This report was dealt with at the Public Domains Advisory Committee meeting of 18 June 2014 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Ordinary Meeting, together with the minutes for formal notation by Council.

ITEM 6 SEAFORTH TAFE – DA54/2014 – PRESENTATION

The Development Application plans were tabled and a presentation given by Council's Senior Development Assessment Officer. The JRPP will determine the application on 06 August 2014.

The Council's area on the subject site is 1,600sq mtrs and includes the exterior piazza area, cafe space and community facilities space.

Considerable discussion and requests followed including the following point;

- That the General Manager forward the Public Domains Advisory Committee's submission to the Independent Assessment Planner for DA 54/2014 and that consideration be given to the retention of as much as possible of the northern and southern facades of the buildings as they represent classic 1960's architecture.

RECOMMENDATION

That the minutes of the Public Domains Advisory Committee meeting on 18 June 2014 be received and noted:

ITEM 6 SEAFORTH TAFE – DA54/2014 – PRESENTATION

- i) That the General Manager receive the Minutes of the Public Domains Committee meeting of 18 June 2014; and
- ii) That the internal layout plans for the community areas of 1600 sq. metres and the requests for clarification on items be provided to a meeting to be held in the first week of July (date to be advised).

ATTACHMENTS

There are no attachments for this report.

OM14072014RC_4.DOC

***** End of Report Of Committees Report No. 22 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Environmental Services Division Report No. 19
SUBJECT: Development Applications Being Processed During July 2014
FILE NO: MC/14/63139

SUMMARY

Development applications being processed during July 2014.

REPORT

The following applications are with the Town Planners for assessment:

DA#	Year	Site	Proposal
684	1999	1-15 Central Avenue	Section 96 Modification - Part 5
185	2001	Wharves and Jetties	Section 96 Modification - part 3 (change to basement carpark)
531	2003	35 Hill Street	Section 96 Modification - Part 3
482	2004	106 Darley Road	Section 96 Modification - Part 8
372	2005	11 Fairlight Crescent	Section 96 Modification - Part 5
18	2007	11 Scales Parade	Section 96 Modification - Part 2
409	2007	11 Oyama Avenue	Section 96 Modification - Part 3
215	2009	57 Beatrice Street	Section 96 Modification - Part 2
14	2010	1 Barrabooka Street	Section 96 Modification - Part 4
367	2010	46 Victoria Parade	Section 96 Modification - Part 3
375	2010	116 Griffiths Street	Section 96 Modification - Part 2
6	2011	51 Frenchs Forest Road	Section 96 Modification - Part 2
126	2011	4 West Street	LEC - Amended Plans - Section 96(8) Modification - Part 2
337	2011	2A Gilbert Street	Section 96 Modification - Part 3
103	2012	7 Gurney Crescent	Section 96 Modification - Part 2
105	2012	385 Sydney Road	Section 96 Modification - Part 2
164	2012	1 Allenby Lane	Section 96 Modification - Part 2
170	2012	10 Bligh Crescent	Section 96 Modification - Part 3
178	2012	7 Montpelier Place	Section 96 Modification - Part 2
185	2012	37 The Corso	Section 96 Modification - Part 4
192	2012	45 Kangaroo Street	Section 96 Modification - Part 3
265	2012	16 Rosedale Avenue	Section 96 Modification - Part 2
273	2012	16' Skiff Club	Section 96 Modification - Part 2
294	2012	31 Fairlight Crescent	Section 96 (8) Modification - Part 2
39	2013	3A Lauderdale Avenue	Section 96 Modification - Part 3
66	2013	63 Griffiths Street	Section 96 Modification - Part 2
105	2013	112 Sydney Road	Section 96 Modification - Part 2
178	2013	31 High Street	Section 96 Modification - Part 2
179	2013	5 Bower Street	Demolition of structure, construction of a three (3) storey dwelling including garage, front terrace, balcony, rear patio, driveway and landscaping
206	2013	91 Gurney Crescent	Demolition of the existing boatshed and construction of a new building

Environmental Services Division Report No. 19 (Cont'd)

210	2013	4 Belgrave Street	Operation of a 'Pedicab' business within the Manly area
233	2013	Wharves and Jetties	Outdoor seating for Hugo's Restaurant to the existing public wharf along the south-western-side area including three (3) umbrellas, thirty-six (36) seats, alterations to the stairs and enclosure of area
255	2013	76 Condamine Street	Alterations and additions to an existing dwelling including rear addition to lower ground floor level with terrace, ground floor side and rear addition with decks, new upper floor level with elevated double carport, new crossover and landscaping
256	2013	6 Radio Avenue	Demolition of existing dwelling, construction of new two (2) storey dwelling with attached garage, new driveway, crossover and landscaping
262	2013	62 Pittwater Road	Demolition of existing building, construction of an eighteen (18) unit RFB including twenty (20) basement car spaces
2	2014	81 Castle Circuit	Alterations and additions to an existing dwelling including ground floor front addition, first floor front and rear addition, rear deck with pergola and front patio
3	2014	18A Whistler Street	Change of use to Coffee Shop and internal alterations to existing tattoo parlour - Shop 4
6	2014	8 Cliff Street	Alterations and additions to an existing semi-detached dwelling including a front extension to the first floor
10	2014	63 Collingwood Street	Alterations and additions to an existing dwelling including partial rear demolition, construction of a rear two (2) storey addition, internal alterations to the ground floor, addition of a shed and landscaping
12	2014	17 Bower Street	Demolition of existing dwelling, construction of a two (2) storey dwelling including garage, terrace, front balcony, swimming pool within the front setback, landscaping and retaining wall to the boundary
13	2014	46 Lewis Street	Alterations and additions to an existing dwelling rear addition to the lower ground floor and second floor, rear courtyards, rear deck, driveway and double carport
19	2014	18 Raglan Street	Demolition of existing structures, construction of a three (3) storey mixed use development containing the re-construction of the funeral parlour/ chapel on ground floor level, and five (5) new residential apartments above with a rooftop terrace and eleven (11) car parking spaces
21	2014	47 Castle Circuit	Alterations and additions to an existing dwelling including demolition of existing carport, construction of a double carport, new upper floor addition with decks, extension of the lower ground floor and ground floor, lift, new driveway and crossover
22	2014	7 Herbert Street	Section 82A Review - Part 2
25	2014	10 Seaforth Crescent	Alterations and additions to an existing dwelling including two (2) storey side addition and rear covered balcony with vergola
30	2014	36 Sydney Road	Demolition of existing buildings, construction of a five (5) storey Mixed Use Development with commercial and retail premises on the ground floor and part of level one (1), boarding rooms on levels one (1) to level four (4) and a two (2) level basement car park

Environmental Services Division Report No. 19 (Cont'd)

31	2014	80 West Esplanade	Alterations and additions to an existing Residential Flat Building including new attic addition and balcony - Unit 7
32	2014	39 Peronne Avenue	Alterations and additions to an existing dwelling including second floor addition, rear terrace, deck, elevated swimming pool, landscaping, ground floor and lower ground floor extensions
37	2014	72 Raglan Street	Alterations and additions to the ground floor and first floor of the existing duplex building including rebuilding of the entry steps and amendments to the Strata Subdivision Plan
38	2014	12 Ernest Street	Alterations and additions to an existing dwelling including new carport, boundary fencing, widening of the existing driveway, ground floor rear addition, new access stairs, new privacy screens, new roof to ground floor terrace, new balustrades to ground and first floors terraces
43	2014	3 Abbott Street	Alterations and additions to an existing dwelling including extend the rear balconies and replace the pergola on the front balcony
47	2014	28 Lodge Street	Demolition of existing dwelling, construction of a new two (2) storey dwelling with attached garage, covered deck, new driveway, new crossover and landscaping
48	2014	30 Adelaide Street	Alterations and additions to an existing dwelling including front and rear decks, modified driveway and landscaping
49	2014	6 Acacia Road	Alterations and additions to the existing two (2) detached dwellings with a first floor addition to the primary dwelling with carport and vestibule and extensions to the secondary dwelling and semi detached terrace with storage rooms underneath
50	2014	94 Condamine Street	Alterations and additions to an existing dwelling including a first floor addition
51	2014	25 Cutler Road	Alterations and additions to an existing dwelling including changes at basement level, at mid level, addition of new deck, new entry and an addition on the northern upper level with a new roof
54	2014	550 Sydney Road	Alterations and additions to the former Seaforth TAFE building to create a Residential Health Services Facility for persons, with age related health issues, Community Centre and Café
55	2014	36 Gordon Street	Alterations and additions to an existing dwelling including additions at basement, ground and first floor level, new double garage, lift, terrace, tree removal and landscaping
56	2014	35 Jamieson Avenue	Alterations and additions to an existing detached dual occupancy including strata redistribution, additions at rear at both levels, new attic level addition, external staircase, new double carport, fence and landscaping
57	2014	3A Northcote Avenue	Alterations and additions to an existing duplex including the addition of a bedroom with a bathroom in the attic and the installation of (7) seven skylight windows to the existing roof
58	2014	24B Bungaloe Avenue	Alterations and additions to an existing dwelling including demolition of existing garage, addition of new storage, laundry, new swimming pool and landscaping

Environmental Services Division Report No. 19 (Cont'd)

59	2014	243 Pittwater Road	Alterations and additions to the existing building (Harris Farm Markets) including a wash down area with a roof, signage and tree removal
60	2014	14 Pine Street	Alterations and additions to an existing dwelling including demolition of laundry to create courtyard, internal alterations and first floor addition above the existing garage
61	2014	63 Seaforth Crescent	Alterations and additions to provide a new inclinor on the eastern side of the property
62	2014	51 Hope Street	Alterations and additions to an existing dwelling including demolition of the existing garage, construction of a new double garage with study above, pergola and swimming pool
64	2014	142 Pittwater Road	Alterations and additions to an existing Residential Flat Building including rendering of the building and construction of a new entry portico
65	2014	33 Gurney Crescent	Alterations and additions to an existing dwelling including partial demolition of ground floor with a new addition, new fireplace with metal flue, new roof over existing front terrace, new entry stairs with path, new pool fence with seat, new privacy screens, changes to windows and doors
66	2014	12 Clifford Avenue	Alterations and additions of an existing duplex including construction of a new deck - Unit 1
67	2014	99 Balgowlah Road	Subdivision of the existing lot into two (2) Torrens Title lots, the addition of a ground floor and first floor deck and hardstand area to the existing dwelling on the side
68	2014	41-42 East Esplanade	Change of use to convert a residential unit to a Commercial Office space - Manly Astrophysics - Unit 15
69	2014	9 Monash Crescent	Alterations and additions to an existing dwelling including first floor extension, rear extension, new roof and decks
70	2014	28 Francis Street	Alterations and additions to an existing dwelling including new first floor level, alterations to ground floor level, new windows and doors
71	2014	39 White Street	Alterations and additions to an existing dwelling including carport, deck and crossover
72	2014	36 Gurney Crescent	Change of use of a secondary dwelling within the existing dwelling house
73	2014	65 Cutler Road	Alterations & Additions to an existing Dwelling including partial demolition with extension at rear on middle level and internal modifications on middle and upper levels
78	2014	81 Birkley Road	Alterations and additions to an existing dwelling including construction of timber deck with stairs, installation of new doors to replace existing window and door to rear façade
79	2014	2 Gurney Crescent	Alterations & Additions to an existing Dwelling including removal of carport roof and the addition of a new bedroom above
80	2014	49 Pacific Parade	Torrens Title Subdivision of the existing lot into two (2) lots
82	2014	28 Addison Road	Alterations and additions to an existing Residential Flat Building including partial demolition, construction of a new basement level, ground floor extension, addition of a third level, roofed barbeque area, new deck and new roof

Environmental Services Division Report No. 19 (Cont'd)

			extensions – Unit 3
83	2014	8 Fairlight Crescent	Alterations and additions to an existing Residential Flat Building including demolition and construction of laundry (outbuilding), internal alterations, new door and new fence – Unit 1
84	2014	114 Bower Street	Alterations and additions to an existing Residential Flat Building including extension of an existing balcony with privacy screens, internal renovations, changes to windows and doors - Unit 2
85	2014	110-112 The Corso	Change of use with fitout from Retail shop to Cafe on ground floor, Restaurant/ Bar on Levels 1 and 2, alterations and additions to the existing building to including trafficable awning balcony at level 1, replace existing canopy at level 2 and outdoor seating along South Steyne
86	2014	49-52 North Steyne	Extension of the hours of the operation until midnight seven (7) days per week of the existing cafe – Fresh at Manly – Shop 1
87	2014	14 Kangaroo Street	Demolition of existing structures, construction of a part two (2) and three (3) storey dwelling including double carport, spa, landscaping and removal of trees
88	2014	21 Dalwood Avenue	Development of a new Child & Family Health Services Building for Dalwood Children's Home
89	2014	30A Beatty Street	Alterations and additions to an existing dwelling including first floor addition, additions of a gym, lift and deck to the rear of the existing garage, internal alterations to the lower ground floor and ground floor levels
90	2014	23 Cliff Street	Alterations and additions to an existing dwelling including extension of an existing carport and entry and addition of a deck to the rear
91	2014	183 Pittwater Road	Change of use from ancillary dwelling to shop top housing for mixed use development
92	2014	2 Craig Avenue	Alterations and additions to an existing Residential Flat Building including addition of a study room, new paving, landscaping, new outdoor bath on new deck and outdoor shower – Unit 2 B
93	2014	36 Beatty Street	Alterations and additions to an existing dwelling including demolition of the existing rear deck, construction of new deck with new lounge area underneath, new retaining walls, internal excavation and alterations at basement and ground floor levels
94	2014	32 Kirkwood Street	Construction of a new two (2) storey dwelling with attached double garage, new driveway, new crossover and landscaping
95	2014	1 Fairlight Crescent	Alterations and additions to an existing Residential Flat Building including demolition of the two (2) existing sets of access stairs, construction of new access stairs, addition of two (2) new terraces on the north and south of each unit and new pergola to Unit 2

Environmental Services Division Report No. 19 (Cont'd)

97	2014	76 Frenchs Forest Road	Alterations and additions to an existing dwelling including new roofs to the existing ground floor deck, first floor balcony and new glass balustrades to both
98	2014	183 Balgowlah Road	Alterations and additions to an existing Residential Flat Building including second floor addition with balcony, new window openings to Unit 1 and internal alterations with extension of the existing study within Unit 1 and 2

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

21/2014 47 Castle Cct, SEAFORTH 2092

Alterations and additions to an existing dwelling including demolition of existing carport, construction of a double carport, new upper floor addition with decks, extension of the lower ground floor and ground floor, lift, new driveway and crossover

253/2013 16 Bareena Dr, BALGOWLAH HEIGHTS 2093

Section 96 to modify approved Alterations and additions to an existing dwelling including side addition, rear deck, windows and new external stairs – involving addition of new gable roof to the rear deck – Part 2

86/2014 49-52 North Steyne, MANLY 2095

Extension of the hours of the operation until midnight seven (7) days per week of the existing cafe – Fresh at Manly – Shop 1

142/2011 Wharves and Jetties, MANLY 2095

Section 96 to modify approved Construction of a first floor addition to the existing Manly Wharf structure including two (2) restaurant tenancies and changes to the ground floor including two (2) new retail tenancies – involving modifications to the approved first floor addition, addition of new lifts, new stairs, increase to floor area of two (2) restaurant tenancies, addition of outdoor seating areas and modification to conditions 1 in relation to the architectural plans, 3 in relation to provision of outdoor seating, 90 in relation to outdoor eating area and deletion of condition 86 in relation to addition doors - Manly Wharf

51/2008 114 Frenchs Forest Rd, SEAFORTH 2092

Section 96 to modify approved Demolition of existing structures and construction of a two (2) storey building with associated car parking and landscaping for use as a Child Care Centre – involving the increase of the number of places by 14 to 104 places – Part 3

277/2011 374-378 Sydney Rd, BALGOWLAH 2093

Section 96 to modify approved Demolition of a retail building and the construction of a mixed use development consisting of a retail area on the ground floor, twenty four (24) residential apartments, and two (2) levels of basement car parking with twenty-five car parking spaces – involving conversion of the approved ground floor non-residential floor area into two (2) x one (1) bedroom apartments, internal modifications and relocation of commercial/ retail garbage bin storage area to make more accessible – Part 5

96/2014 123 Sydney Rd, FAIRLIGHT 2094

Seventeen (17) Lot Strata Subdivision of an existing Residential Flat Building

99/2014 35 Bower St, MANLY 2095

Alterations and additions to an existing dwelling including ground floor extension, first floor extension with new terrace, roofing and cladding

Environmental Services Division Report No. 19 (Cont'd)

100/2014 39 Golf Pde, MANLY 2095

Alterations and additions to an existing semi-detached dwelling including rear extension with terrace and pergola; new roof, glazed doors and automatic door to an existing garage

243/2013 197-215 Condamine St, BALGOWLAH 2093

Section 82A Review of determination of refused Construction and use of a car wash facility located on the entry level of the retail car park – Balgowlah Village Shopping Centre – Part 2

101/2014 181 Sydney Rd, FAIRLIGHT 2094

Construction of a new double garage within the front setback and associated landscaping

104/2014 57 Castle Cct, SEAFORTH 2092

Construction of a new vergola to the rear level three (3) terrace of an existing dwelling house

105/2014 14 Margaret St, FAIRLIGHT 2094

Demolition of existing carport and construction of garage forward of the building line with a deck above

108/2014 44 Alma St, CLONTARF 2093

Alterations and additions to an existing dwelling house including first floor addition, lower ground and ground floor rear addition, terrace, access stairs and retaining walls

62/2013 27 Gurney Cr, SEAFORTH 2092

Section 96 to modify approved Partial demolition, construction of a rear two (2) storey addition with a balcony, deck, retaining wall, double carport, driveway, access stairs and planter boxes – involving increase in rear extension and decks – Part 2

106/2014 200 Pittwater Rd, MANLY 2095

Alterations and additions to an existing retail premises with shop top housing including front extension, additional unit, outdoor dining, and new entry way

107/2014 77 Fairlight St, FAIRLIGHT 2094

Alterations and additions to an existing dual occupancy including first floor extension and rear decks - Unit 2

102/2014 113 Woodland St, BALGOWLAH 2093

Alterations and additions to an existing dwelling including double carport within the front setback, replacement of the rear balcony, enclosure of a sub-floor storage area and internal modifications

103/2014 4 Linkmead Av, CLONTARF 2093

Alterations and additions to an existing dwelling house including first floor extension and rear pergola

358/2008 30 Kitchener St, BALGOWLAH 2093

Section 96 to modify approved Demolition of the existing improvements, the construction of 2 x 2 storey dwellings and the Torrens Title Subdivision – involving Juliet balconies at the rear on first floor and amendments – Part 2

109/2014 Wharves and Jetties, MANLY 2095

Environmental Services Division Report No. 19 (Cont'd)

Alterations and additions to an existing commercial tenancy - Shop 11 – “Max Brenner”, including internal fitout, new shopfront to the western and southern sides and signage – Manly Wharf

110/2014 19 Hilltop Cr, FAIRLIGHT 2094

Alterations and additions to an existing dwelling including first floor addition, front extension and decks

111/2014 179 Condamine St, BALGOWLAH 2093

Two (2) Lot Strata Subdivision of an existing duplex building

112/2014 9 Birkley Rd, MANLY 2095

Construction of hard stand at the rear of the existing semi-detached dwelling

251/2012 34 Ponsonby Pde, SEAFORTH 2092

Section 96 to modify approved Alterations and additions to an existing dwelling including front additions to the ground and first floors – involving a double garage with a roof top terrace– Part 2

113/2014 19 Moore St, CLONTARF 2093

Construction of a carport forward of the building line

114/2014 92 Addison Rd, MANLY 2095

Alterations and additions to an existing semi-detached dwelling including modifications to windows

115/2014 197-215 Condamine St, BALGOWLAH 2093

Change of use to a Cafe, within Kiosk 2, seating area and fitout – Balgowlah Village Shopping Centre

117/2014 2 Audrey St, BALGOWLAH 2093

Alterations and additions to an existing dwelling including demolition of existing carport, construction of new single garage, extension of driveway and new entry to the dwelling

116/2014 7 Margaret St, FAIRLIGHT 2094

Alterations and additions to an existing dwelling including the construction of a tandem garage beneath the front verandah and crossover

118/2014 37 Lauderdale Av, FAIRLIGHT 2094

Alterations and additions to an existing dwelling including vergola above existing second floor terrace with privacy screens

119/2014 7 Gurney Cr, SEAFORTH 2092

Alterations and additions to an existing dwelling including a double carport and landscaping

120/2014 42 Wood St, MANLY 2095

Alterations and additions to an existing dwelling including new raised timber carport, new driveway, crossover, access ramp and gate

121/2014 68 Addison Rd, MANLY 2095

Alterations and additions to an existing Residential Flat Building including pergola to existing roof terrace – Unit 6

Environmental Services Division Report No. 19 (Cont'd)

The following applications were presented to the Manly Independent Assessment Panel on 19 June 2014.

DA#		Address	Proposal	Determination by MIAP
159	2013	13 Ashburner Street, Manly	Section 82A Review of Determination of refused Alterations and additions to an existing dwelling including a first floor addition at the rear - Part 2.	Approved
60	2013	40 Pine Street, Manly	Section 82A Review of Determination of refused Construction of a two (2) storey dwelling including side balcony, courtyard, retaining walls, tree removal, landscaping, front and rear decks - Part 2.	Dismissed LEC MIAP unable to determine
245	2013	58 North Steyne, Manly	Alterations and additions to the existing Manly Pacific Hotel including front and side additions with roof bar and shade structure.	Deferred Commencement Approval
29	2014	5 Plant Street, Balgowlah	Demolition of existing, construction of a new two (2) storey dwelling including basement car parking, front terrace, rear deck, pavilion, landscaping, front and rear balconies.	Approved
26	2014	35 Darley Road, Manly	Alterations and additions to an existing Residential Flat Building including a third level with bathroom, bedroom and roof terrace - Unit 4.	Refused
45	2014	31 Pine Street, Manly	Alterations and additions to an existing dwelling including rear upper floor addition.	Deferred Commencement Approval
40	2014	53-57 Pittwater Road, Manly	Enclosure of the existing ground floor terraces to extend tenancy's 1 and 2.	Approved
42	2014	32 Peacock Street, Manly	Demolition of existing dwelling, construction of a new three (3) storey dwelling with new swimming pool, driveway and landscaping.	Approved
5	2014	4 Rolfe Street, Manly	Alterations and additions to an existing semi detached dwelling with alterations to the ground floor including changes to facade, side addition and rear deck, rear first floor addition with a front dormer window, one (1) hardstand space in front setback, driveway crossover, landscaping, new front and rear fences.	Deferred Commencement Approval
46	2014	7 Beatty Street, Balgowlah Heights	Alterations and additions to an existing two (2) storey dwelling including new entry stairs, enclosure of existing first floor balconies, internal reconfigurations, roof alterations, retractable awning and new pool wall.	Approved
75	2014	Marine Parade, Manly	Partial demolition, alterations and additions to the existing restaurant and cafe including rear extension, new roof, landscape works and signage.	Approved

Environmental Services Division Report No. 19 (Cont'd)

RECOMMENDATION

THAT the information be received and noted.

ATTACHMENTS

There are no attachments for this report

OM14072014ESD_2.DOC

***** End of Environmental Services Division Report No. 19 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Environmental Services Division Report No. 20
SUBJECT: List of LEC Appeals Relating to Development Applications during July 2014
FILE NO: MC/14/63144

SUMMARY

A list of appeals relating to Development Applications currently listed with the Land and Environment Court.

REPORT

DA#	L&E Appeal Reference	House #	Address	Date Appeal Lodged	Solicitor Co.	Current Status
ACTIVE						
DA 21/2012	Class 1 10289/14	46	White Street	5/5/2014	Pikes	Section 34 conference 24 July 2014
DA 203/2013	Class 1 10236/14	3	Ogilvy Road	22/4/2014	Pikes	Section 34AA set down for 22 and 23 July 2014
DA 19/2014	Class 1 10239/14	18	Raglan Street	23/4/2014	HWL	Section 34 conference adjourned to 28 July 2014
DA 20/2014	Class 1 10225/14	6	Fairlight Crescent	14/4/2014	HDO	Section 34 conference adjourned to late July 2014 to allow for planner's to assess view impacts of amended plans
DA 280/2012	Class 1 10916/13	17 & 19	Central Avenue	26/11/2013	Marsdens	Set down for final two (2) days of hearing on 11 and 12 August 2014
Judgement/Awaiting Judgement						
DA 96/2013	Class 1 10982/13	1	Beatrice Street	23/12/2013	Marsdens	Appeal upheld, section 34 agreement entered into, Council's issues addressed to Council's satisfaction
Order to Demolish	Class 1 10835/13	1	Beatrice Street	29/10/2013	Marsdens	Appeal withdrawn
BC 7/2013	Class 1 10836/13	1	Beatrice Street	29/10/2013	Marsdens	Appeal upheld, section 34 agreement entered into, Council's issues addressed to Council's satisfaction
BC 2/2013	Class 1 11004/13	10 & 10A	Addison Road	18/12/2013	Marsdens	Awaiting judgement

Environmental Services Division Report No. 20 (Cont'd)

Order to Demolish	Class 1 10915/13	10 & 10A	Addison Road	26/12/2013	Marsdens	Awaiting judgement
DA 304/2011 - s96	Class 1 10226/14	6	Fairlight Crescent	14/4/2014	HDO	Appeal upheld, section 34 entered into, Council's issues with development addressed.
Order to Demolish	Class 1 10138/14	46-46A	West Street	7/3/2014	HWL	Appeal withdrawn
Appeal against CDC	Class 4 40963/13	15	Crescent Street	2/1/2014	In-house	Awaiting judgement
DA 60/2013	Class 1 10102/14	40	Pine Street	26/2/2014	Maddocks	Appeal dismissed.
DA 337/2011	Class 1 10946/13	<u>2A</u> 3	<u>Gilbert Street</u> Eustace Street	6/12/2013	Marsdens	Appeal upheld, section 34 agreement entered into. Car park issues and streetscape concerns addressed.
DA 294/2012	Class1 10127/14	31	Fairlight Crescent	5/3/2014	HWL	Appeal upheld, section 34 agreement entered into. Concerns regarding view loss have been addressed to Council's satisfaction

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report

OM14072014ESD_3.DOC

***** End of Environmental Services Division Report No. 20 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Environmental Services Division Report No. 21
SUBJECT: Report on Local Exemptions from the Codes SEPP
FILE NO: MC/14/76683

SUMMARY

This report provides an update on Council's proposal to the Department of Planning and Infrastructure for three (3) specific exclusion areas from the *Exempt and Complying Code SEPP 2008* (Codes SEPP).

REPORT

Manly Council made a formal request for Codes SEPP exclusions on the **29th September 2011**.

The areas for exclusion included:

- Local exclusion of the foreshore scenic protection area from the General Housing Code.
- Local exclusion of lots affected by the 'crown of the road' development control in the Manly Residential DCP from the General Housing Code.
- Local exclusion of land identified as a bandicoot habitat (southeast of Ashburner Street) from the General Housing Code.

After almost two (2) years, Council was requested to submit further information on its application for exclusion and make a presentation to the Department's Independent Exclusion and Variations Panel on the **23rd August 2013**. Council officers submitted detailed further information and presented to the Panel.

From **January 2014** several attempts were made to contact the Department (via email, mail and phone) on the outcome and recommendation of the Panel to the Planning Minister.

On **17 June 2014** Council officers received an email from the Acting Manager of the Department's Codes Team.

The Acting Manager informed Council that the Panel met again in August 2013 to consider additional material submitted by Council. The Panel did not support all of Council's requests. However the Panel did support the local exclusion from the General Housing Code of lots affected by the 'crown of the road' development control in the Manly Residential DCP.

The Acting Manager also informed Council that the Department is currently preparing a draft policy for dealing with local exclusions and variations, to identify a consistent approach and process for Councils when preparing requests for variations or exclusions and for the Department in considering these requests. This will be publicly exhibited, and Council will have the opportunity to comment and provide input. Once finalised, the Department will write back to all Councils about any outstanding requests in the context of this policy.

RECOMMENDATION

THAT Council note the above report.

ATTACHMENTS

AT-	Email from Acting Manager Codes Team to Manly Council, 17 June 2014	1
1	Environment, regarding Local Exclusions from the Code SEPP	Page

OM14072014ESD_4.DOC

***** End of Environmental Services Division Report No. 21 *****

ATTACHMENT 1

Environmental Services Division Report No. 21.DOC - Report on Local Exemptions from the Codes SEPP

Email from Acting Manager Codes Team to Manly Council, 17 June 2014 Environment, regarding Local Exclusions from the Code SEPP

Email:

Further to your emails, I can confirm that the panel did originally consider the following three requests from Manly Council for exclusion from the exempt and complying development policy:

- Local exclusion of the foreshore scenic protection area from the General Housing Code.
- Local exclusion of lots affected by the 'crown of the road' development control in the Manly Residential DCP from the General Housing Code.
- Local exclusion of land identified as a bandicoot habitat (southeast of Ashburner Street) from the General Housing Code.

The Complying Development Expert Panel initially considered these in November 2012. At that meeting council was invited to provide additional information to further justify the requests.

The Panel met again in August 2013 to consider additional material submitted by Council. The Panel did not support all of your requests. They did however support the local exclusion from the General Housing Code of lots affected by the 'crown of the road' development control in the Manly Residential DCP.

The department is currently preparing a draft policy for dealing with local exclusions and variations, to identify a consistent approach and process for councils when preparing requests for variations or exclusions and for the Department in considering these requests. This will be publicly exhibited, and council will have the opportunity to comment and provide input. Once finalised, we will write back to all councils about their outstanding requests in the context of this policy.

Regards,

Lynne Sheridan
A/Manager
Codes and Development Guides
Planning Reform Team
Department of Planning & Environment

TO: Ordinary Meeting - 14 July 2014
REPORT: Environmental Services Division Report No. 22
SUBJECT: LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses
FILE NO: MC/14/79641

SUMMARY

This report proposes an amendment to the Manly LEP 2013 in relation to recently reviewed land under which Boarding Houses (under the *Affordable Rental Housing SEPP 2009*) are applicable. This report summarises evidence supporting appropriate areas to permit Boarding Houses in Manly, and recommends amending the LEP in light of this evidence, providing suitable areas for potential Boarding House development in Manly.

REPORT

Executive Summary

This report proposes a review of the land under which the *Affordable Rental Housing SEPP 2009* (SEPP) applies so as to permit Boarding Houses in more appropriate, strategically determined areas throughout Manly. The review has particular regards for access to public transport and Manly's business centres.

Investigations into controls for Boarding Houses that reflect local needs were initiated in a meeting between NSW Department of Planning and Infrastructure and Manly Council officers on 25th February 2014. At this meeting and in subsequent letter dated 10 March 2014 (**see Attachment 1**) from the Office of the Director General, the NSW Government advised it supports local planning solutions in providing a range of housing choices for local communities.

The NSW Government also welcomed the opportunity to discuss potential means of developing a local planning solution for such housing choices. This approach is consistent with the Government's aim of enabling local councils to introduce measures to encourage the development of affordable housing in their areas of a scale and type consistent with Council objectives for the local government area.

In formulating a robust evidence base to develop a local planning solution, the NSW Government have advised of the following matters for consideration:

1. An investigation into the housing need of a local area. For example, the need for studio and one bedroom dwellings and the actual supply of these in the Manly Local Government Area. It was suggested in this advice that Boarding Houses may assist in closing the gap between the supply and demand for such dwellings.
2. Preparation of a community profile study for the local government area, including the need for affordable housing for essential workers such as nurses, transport workers and childcare professionals. It was suggested in this advice that this could include analysis of occupancy rates and the types of occupants in studio and one bedroom dwellings. Furthermore, information including the current average weekly rent for studio and one bedroom dwellings may help in determining the need for affordable housing in the local area.
3. Preparation of maps to indicate areas that Council considers suitable for Boarding Houses, identifying where similar housing already exist. It was suggested in this advice that information regarding the number of development applications and determinations under the provisions of the Affordable Housing SEPP will provide context on the issue of Boarding House development in the Manly LGA. Further, this information may also include any boarding house developments in Manly that have progressed to the Land and Environment Court.

Environmental Services Division Report No. 22 (Cont'd)

The local exclusion area for boarding houses proposed in this report is based on the guidance given by NSW Government and provides a thorough evidence based approach, providing a compelling case for exempting Council from the application of the Boarding House provisions of the SEPP in certain areas.

The local exclusion area and evidence base has been presented to Council's LEP / DCP Working Group, gaining valuable feedback on the mapping proposal.

Background

Clause 26 (Division 3) the SEPP outlines land which permits development for Boarding Houses. In regards to the Manly LEP 2013, the SEPP permits Boarding Houses in the following land use zones;

- R1 General Residential,
- R2 Low Density Residential,
- R3 Medium Residential,
- B1 Neighbourhood Centres, and
- B2 Local Centres.

In relation to Zone R2 Low Density Residential, *Clause 27* of the SEPP requires that Boarding Houses be permitted in 'accessible areas'. In this regard the SEPP does not permit Boarding Houses in Zone R2 that are not in an accessible area.

Under the Manly LEP 2013, Boarding Houses are a permissible land use in residential and business zones as similarly listed above in the SEPP. However the SEPP provision which restricts Boarding Houses to 'accessible areas' is not contained in the Manly LEP 2013.

This permissibility of Boarding Houses in Zone R2 was not favoured by Manly Council in the drafting of the Manly LEP 2013 but was however required for consistency with the SEPP.

The Context of Boarding Houses in Manly

Council has received an influx of developments for the purpose of Boarding Houses since gazettal of the Manly LEP 2013 on 5th April 2013. Eleven (11) DAs have been determined under the provisions of the SEPP to date, including two (2) that have progressed to the Land and Environment Court. **Table 8** of this report contains the list of Boarding House DAs in Manly.

The assessment of these DAs and proceeding Section 96 Modifications led to specific conditions of approval/reasons for refusal for these boarding houses. The assessment and determination of these boarding houses, and submissions received by Council, subsequently led Council to review its policy in relation to the boarding house development. This resulted in Amendment 2 to the Manly DCP 2013 which incorporated guidelines for boarding rooms, communal areas, etc.

Council has also made requests for amendments to the SEPP, and the pursuit of a local planning solution.

Further consideration is now given to the suitability of permitting Boarding Houses in certain locations in Manly. This proposal seeks specific exemptions to the SEPP that will enable Council to ensure the permissibility of Boarding Houses matches local considerations. These local considerations include:

- environmental constraints,
- access issues,
- character of the neighbourhood and locality,
- community profiles, and

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- neighbourhood amenities.

Development Issues Related To Boarding Houses

Listed below are examples of some of the main issues and conditions that have been used in DAs and Section 96 Modifications for Boarding House launched under the SEPP.

1. *Insufficient car parking and access issues due to number of lodgers and poor access designs of the boarding house.*
 - **DA Condition** to increase the number of car parking spaces, including additional motorbike space and bicycle storage.
 - **DA Condition** to redesign access for delivery and turning circles.
 - **DA Condition** requiring to state the maximum number of lodgers in the boarding house at any one time, and number of lodgers allowed in each room.
2. *Applicant request for a strata subdivision which presented a potential future use of the development not to be used as a boarding house.*
 - **DA Condition** stated that no strata subdivision of the boarding house is permitted
3. *Community concern regarding the use of rooms to make explicit that rooms are not used for sex-services.*
 - **DA Condition** The Plan of Managements "House Rules" are to include 'The use of rooms for prostitution (sex services premises) are prohibited under the Manly LEP 2013'
4. *Kitchen/communal area offered insufficient space to accommodate the number of lodgers*
5. *There were insufficient details of the types of amenities available in the kitchen/communal area*
6. *Insufficient waste provisions/unclear waste provisions.*
 - **DA Condition** to remove a room and increase kitchen/communal area (taking advantage of space made by the removal of a room).
 - **DA Condition** listed detailed requirements of what to be included in the kitchen/communal area (e.g. cookers, sinks, etc).
7. *A development was originally conditioned to regulate rates and tariffs in accordance with Affordable Rental Housing SEPP.*
 - Legally the conditions were vulnerable, and independent legal advice determined the rates and tariffs could not be conditioned.

Proposal

This report proposes a review of the land under which the *Affordable Rental Housing SEPP 2009* (SEPP) applies so as to permit Boarding Houses in more appropriate, strategically determined areas throughout Manly.

The more appropriate, strategically determined areas are shown in Map 1 accompanying this report.

Map 1 has been prepared having particular regard to several key provisions following the requirements of the SEPP and NSW Government guidelines received by Council on 10 March 2013 (summarised in the Executive Summary of this report).

Map 1 has been drafted in consideration of the following:

- Access to local transport and infrastructure
- Proximity to Manly business centres and amenities

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- Environmental constraints, including topography, foreshore areas, etc
- Neighbourhood character and community profile

As a result, 6525 Lots out of a total of 10597 Lots in the LGA (61% of all total Lots) are included in the proposal.

An alternative Map was prepared for the LEP / DCP Working Group for comparison purposes only and to facilitate discussion. This mapped a block of land either side of Sydney Road. This resulted in only 1952 Lots of a total of 10597 Lots in the LGA (18% of all total Lots) included in the LGA. The Map was not based on the guidance received from NSW Government, but was helpful in comparing the affects of an exclusion area. The Department restated the unacceptability of such a small area and the need for an exclusion area to be based on NSW guidelines and Council's evidence base.

Methodology Used In The Selection Of Suitable Areas For Boarding House Development

1. Council's Land Use Planning Unit undertook a preliminary review which commenced with the mapping of land upon which development for the purposes of Boarding Houses may currently be carried out under existing planning instruments and provisions contained therein.
2. The next step in reviewing land where Boarding Houses may be permitted in the future was to recognize the appropriate weight to be given to land within the LGA that is readily accessible to transport and services. In this regard land within 200m and 400m of main roads were mapped, as well as land within 400m of business centres.
3. Access and proximity to public recreation areas was also considered with the boundary of the mapped area adjacent to the foreshore area and inclusive of a series of recreation areas and parks.
4. Other considerations included topographical features and subdivision patterns. The topographical features of Manly include steep descending boundaries to the foreshore area which makes boarding house development and access to public transport difficult. The areas of Seaforth, Clontarf and Balgowlah Heights are noted for their varying topography. The type of subdivision patterns found in these areas also denotes larger, family sized dwellings (discussed further in the section '*Investigation into House Need*')
5. Whilst it was determined that permissibility should be generally retained for all land in the Manly LEP business zones and the general residential zone; there were particular areas within Zone R2 Low Density Residential subject to environmental constraints where Council submits Boarding Houses should not be permitted. These environmental constraints include the Foreshore Scenic Protection Area, topographical features and local character.

Evidence Based On NSW Government Guidelines

This part of the report addresses the guidelines given by NSW Government on 10th March 2014 (**Attachment 1** of this report) which is summarised in the Executive Summary.

Investigation into Housing Need

Investigations into housing needs have revealed evidence of a local need for studio and one bedroom dwellings generally. In relation to household size, 25% of households in Manly Council area contain only one person, compared with 23% in Greater Sydney (*Census 2011*), with the most dominant household size being 2 persons per household. In relation to dwelling type, 62% of the dwellings are medium or high density, compared to 40% in Greater Sydney (*Census 2011*) which is representative of housing need in Manly.

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The type of dwellings in the Manly area is important in determining the areas' residential role and function and ultimately the need for various forms of housing. For example the greater concentration of higher density dwellings in Manly is likely to attract more small households and young adults often renting (*Community Profile ID*). Within the Manly area, such areas are generally distributed towards Manly Town Centre through to Queenscliff, Fairlight and Balgowlah. Larger, detached or separate dwellings, generally concentrated around Seaforth and Balgowlah Heights/Clontarf are more likely to attract families (larger households) and prospective families. In this regard it is considered that there is a correlation between household need based on dwelling and household size and the need for Boarding Houses. There is a recognisable spatial distinction across Manly LGA in relation to the need for Boarding Houses i.e. concentrated over areas that have a higher concentration of dwellings and smaller households.

In relation to household income levels over the Manly area there is a larger proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$600 per week) compared to Greater Sydney (*2011 Census*). An analysis of the broad distribution in income levels across Manly indicate highest concentrations of low income households in Balgowlah, Fairlight and Manly and concentrations of high income households in Seaforth and Balgowlah Heights/Clontarf. This report considers the need for Boarding Houses as an affordable housing type is best served in the areas with the highest concentrations of low income households including Balgowlah, Fairlight and Manly.

- **Map 2** shows the location of high income households in Seaforth and Balgowlah Heights/Clontarf
- **Map 3** shows the location of low income households in Balgowlah, Fairlight and Manly.
- **Map 4** shows the location of households who fully own their dwellings.
- **Map 5** shows the location of areas showing rental stress.

Community Profile Study

The Community Profile Study looks at items such as occupations of employment in Manly, housing tenure and weekly rental rates of low rental dwellings. This establishes the context within which current and future Boarding Houses may operate within, and the importance of their proper location in meeting the local community needs.

The Community Profile Study is separated into four sections of analysis including

1. Essential Workers
2. Housing Tenure in Manly
3. Weekly rental rates of 'low' rental dwellings in NSW
4. Manly's position in relation to disadvantage and deprivation within the context of NSW.

1. Essential workers

The SEPP aims to generate a new generation of Boarding Houses that provides accommodation to essential workers such as nurses, transport workers and childcare professionals. A full list of essential workers is listed in Table 1.

Of the people who live in Manly, there were more managers (20.5%) and professionals (37.4) in Manly Council area in 2011 than any other occupation. This is significantly higher than Greater Sydney at 13.3% and 25.5% retrospectively. See Table 2.

Of the top five occupations of employed people within the Manly LGA,

- Legal and Accounting Services 5.0%.
- Auxiliary Finance and Investment Services 4.5%,
- Computer System Design and Related Services 4.0%,
- Architectural, Engineering and Technical Services 3.5%

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- Cafes, Restaurants and Takeaway Food Services 3.4%.
See Table 3 for details.

None of these occupations are classified as essential workers in regards to the SEPP.

2. *Housing Tenure in Manly*

Tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

In the Manly Council area,

- 57% of households were purchasing or fully owned their home (Greater Sydney at 62%),
- 32.2% were renting privately (Greater Sydney at 25%), and
- 2.0% were in social housing (Greater Sydney at 5%) in 2011.

See Table 4 for details.

3. *Weekly rental rates of 'low' rental dwellings*

The rental rates give a good indication of the affordability of low rental dwellings in Manly within the context of other LGAs and NSW. Low rental dwellings are considered to be bedsits/studios and one bedroom flats/units.

The average Weekly Rental Rates of Low Rental Dwellings have been taken from NSW Housing (see Table 5) who collect all official figures for rents across NSW to enable consistent comparison year on year.

- **Bedsits/Studio**

For the last two years Manly was **the most expensive** LGA in NSW to rent Bedsits/Studios at \$440 (2012) and \$415 (2013).

There was a significant margin between Manly and Willoughby who were the second most expensive at \$383 (2012) and \$385 (2013)

- **One Bedroom Flats/Units**

Sydney was the most expensive at \$520 (2013).

Manly was **the second most expensive** LGA in NSW (joint with Waverley) to rent a One Bedroom Flat/Unit at \$500 (2013).

In 2012, Sydney was still the most expensive at \$500, Waverley second at \$483 and Willoughby third at \$480.

Manly was the **fourth most expensive** in NSW to rent a One Bedroom Flat/Unit at \$475.

Manly LGA commands a premium property price in a relatively small area. Sydney is much larger having various populations across the City and rental accommodations to suit.

Manly's topography, demography and economic factors make more affordable rental housing difficult to achieve, equating to Manly having some of the most expensive 'affordable' low rental dwellings.

4. *Manly's position in relation to disadvantage and deprivation within the context of NSW.*

Manly LGA SEIFA Index of Disadvantage (see table 6) measures the relative level of socio-economic disadvantage based on a range of Census characteristics.

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The Index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.

Currently Manly is the **7th highest** on the Index, reflecting its relatively affluent position in NSW. This is consistent with the northern beaches and north shore councils, which occupy a substantial upper part of the index.

Of the top 15 LGAs of the Index (out of 152 LGAs) - 11 are northern beaches and north shore councils. The top 15 are;

- | | |
|----------------------|-------------------|
| 1. Ku-ring-gai * | 9. Hunters Hill * |
| 2. Mosman * | 10. Hornsby * |
| 3. Woollahra | 11. Willoughby * |
| 4. Lane Cove * | 12. Palerang |
| 5. North Sydney * | 13. Waverley |
| 6. The Hills Shire * | 14. Leichhardt |
| 7. Manly * | 15. Warringah * |
| 8. Pittwater * | |

** denotes a northern beaches/north shore council*

Due to the factors the Index establishes when assigning scores, it is a reliable indicator of the social and economic stability of an area, and therefore desirability of an area to live in.

As Manly is in such a high position on the index, it faces challenges in designating boarding house development that meets the objectives and requirements of the SEPP and balancing community expectations.

Manly LGA has also been identified by Centre for Affordable Housing (Housing NSW, 2014 – see *table 7*) as having a '*Moderate High Need*' for affordable housing. As there is a moderate high need for Boarding Houses in Manly, the suitable location of these is a priority for Council.

Justification For Proposal

1. The proposal will ensure the permissibility of Boarding Houses matches local considerations including environmental constraints, access and neighbourhood character and amenity.
2. Many DAs for Boarding Houses have been lodged with Manly Council since gazettal of the LEP which have been assessed as having a range of determinative environmental effects particularly in terms of inadequate parking, traffic impacts, inconsistency with local character and loss of neighbourhood amenity.
3. The proposal supports the aims of the SEPP in providing a consistent planning regime for the provision of affordable housing. (SEPP clause 3(a))
4. Zoning permissibility for Boarding Houses in Manly will still facilitate the effective delivery of affordable rental housing under the proposal in accordance with SEPP objectives. (SEPP clause 3(b))

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5. The proposal supports local business centres in accordance with SEPP objectives by retaining zoning permissibility within 400m of all Manly LEP Business Zones, except a small neighbourhood business zone in Balgowlah Heights. (SEPP clause 3(f))

CONCLUSION

This review seeks to provide for Boarding Houses in the most appropriate strategically determined areas across Manly with regard to local access to transport and Manly Business Centres as well as local community profiles.

In formulating a robust evidence based approach to the development of a local planning solution the NSW Government have advised Council of a range of matters for consideration including investigations into housing need and a community profile study. This study informs the preparation of maps which indicate areas that Council considers suitable for Boarding Houses.

The local planning solution provided in this report, based on evidence and studies, are considered to provide a compelling case for exempting Council from the application of the broader State-wide boarding house provisions of the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

RECOMMENDATION

1. That Council note the above report and concur with the findings of the report including the proposed local exclusion area and supporting evidence for the area.
2. That Council approach the Department of Planning and Environment with the report, enabling the Department to review the local exclusion area and supporting evidence in preparation for drafting a local provision for the MLEP 2013.
3. That on receipt of the Department's agreement in principle, Council submits a Planning Proposal to the Department of Planning and Environment for a Gateway Determination, enabling Council to make the LEP under delegation.

ATTACHMENTS

AT- 1 LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses 19 Pages

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***** End of Environmental Services Division Report No. 22 *****

ATTACHMENT 1

Environmental Services Division Report No. 22.DOC - LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

LIST OF ATTACHMENTS

Attachment 1 Letter from NSW Government Office of the Director-General to Manly Council, dated 10 March 2014

LIST OF MAPS

MAP 1	Proposed Exclusion Area
MAP 2	Location of high income households in Seaforth and Balgowlah Heights/Clontarf
MAP 3	Location of low income households in Balgowlah, Fairlight and Manly.
MAP 4	Location of households who fully own their dwellings
MAP 5	Location of areas showing rental stress

LIST OF TABLES

TABLE 1	Definition of Essential and Key Workers
TABLE 2	Occupations of employment in the Manly Council Area
TABLE 3	Detailed breakdown of the Manly workforce from Census 2011
TABLE 3A	Employment by Industry Sector
TABLE 4	Housing Tenure in Manly
TABLE 5	The weekly rental rates of 'low' rental dwellings in Manly
TABLE 6	Disadvantage and deprivation in Manly within the context of NSW
TABLE 7	The degree of need for affordable housing as identified by NSW Housing data
TABLE 8	DAs for Boarding Houses

ATTACHMENT 1

Environmental Services Division Report No. 22.DOC - LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses



**Planning &
Infrastructure**

Office of the Director General



14/03904

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

Attention: Mr Stephen Clements

Dear Mr Wong

I refer to Council's recent letter concerning planning controls for boarding house developments in the Manly local government area.

I note that officers from Planning and Infrastructure have recently met with Council officers to initiate and investigate controls for boarding houses that reflect local need. The Government supports local planning solutions in providing a range of housing choices for local communities and I welcome the opportunity to continue to work with Council to discuss potential means of developing a local planning solution. Such an approach is consistent with the Government's aim of enabling local councils to introduce measures to encourage the development of affordable housing in their areas of a scale and type consistent with Council objectives for the local government area.

If a suitable local planning solution can be achieved then consideration can be given to exempting Council from the application of the broader State-wide boarding house provisions of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (AHSEPP).

Information that may be considered as part of an evidence-based approach to develop a local planning solution includes an investigation of housing need, for example the need for studio and one bedroom dwellings and the actual supply of these products in the Manly local government area. Boarding houses may assist in closing any gap between supply and demand for such dwellings.

In order to determine the need for smaller housing, Council may consider undertaking a community profile study for the local government area, including the need for affordable housing for essential workers such as nurses, transport workers and childcare professionals. This could include an analysis of occupancy rates and the types of occupants in studio and one bedroom dwellings. Information including the current average weekly rent for studio and one bedroom dwellings may help in determining the need for affordable housing in the local area.

Bridge St Office: 23-33 Bridge St Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22-Sydney
Telephone: (02) 9228 6111 Facsimile: (02) 9228 6191 Website planning.nsw.gov.au

ATTACHMENT 1

Environmental Services Division Report No. 22.DOC - LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

Evidence may also include maps to indicate areas that Council considers suitable for boarding houses, identifying where similar products already exist. Information regarding the number of development applications and determinations under the provisions of the AHSEPP will provide context on the issue of boarding house development in the Manly local government area. This information may also include any boarding house developments in Manly that have progressed to the Land and Environment Court.

The planning reforms that are being undertaken by the Government offer an opportunity to work with local councils to achieve the goal of increasing housing diversity and supply across NSW, while also ensuring that the local community is engaged effectively and early in the strategic planning process.

I look forward to receiving further information and working with Council to develop local planning controls for boarding house development in the Manly local government area that respond to housing need and the amenity of the existing residents.

Should you have any further enquiries about this matter, I have arranged for Carlie Ryan, Team Leader – Growth Policy, at Planning and Infrastructure to assist you. Ms Ryan can be contacted on 9228 6206.

Yours Sincerely

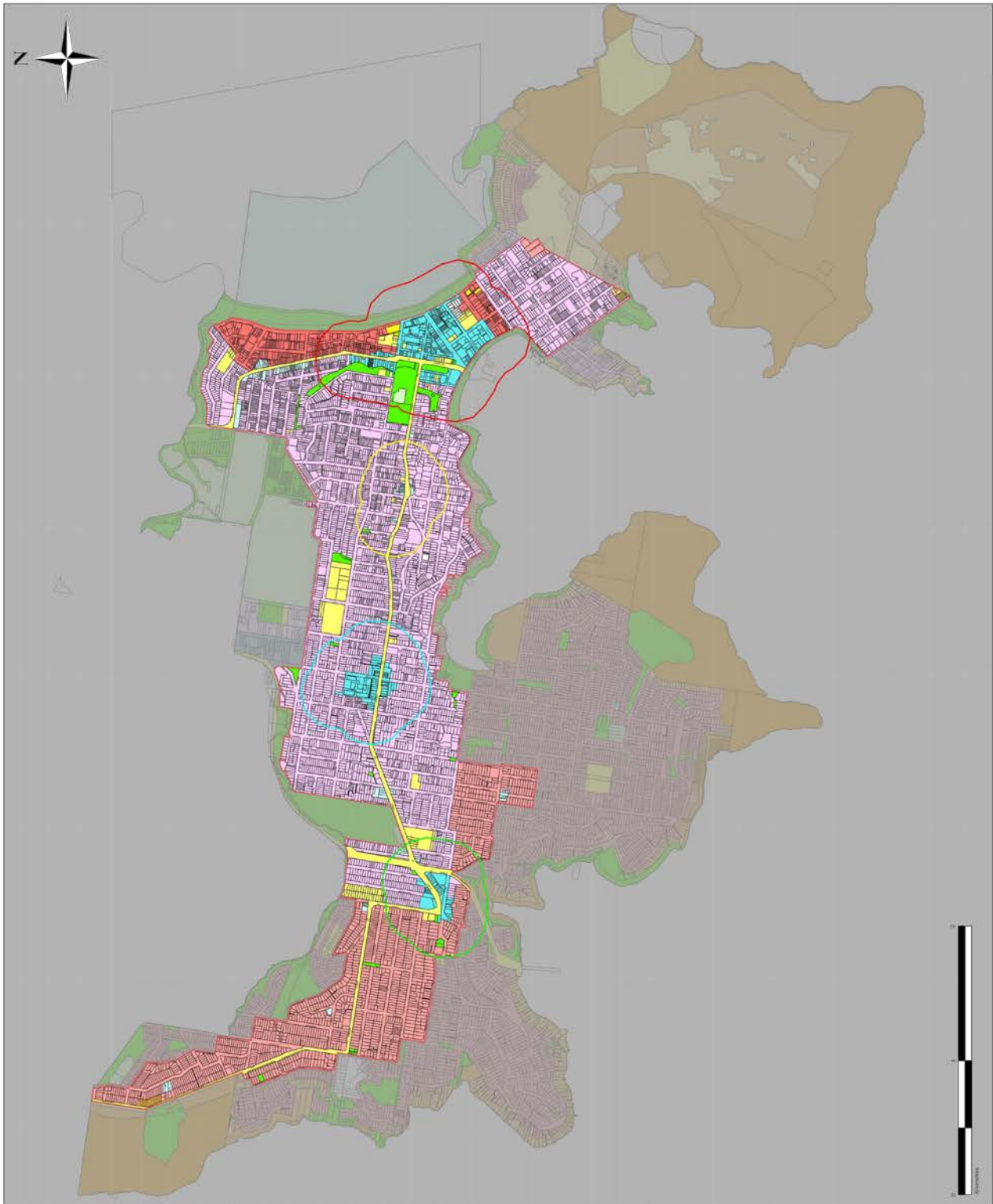


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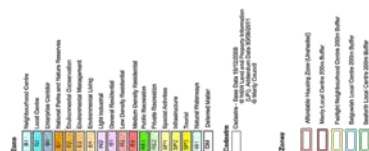
Stephen McIntyre
Deputy Director General
Planning Strategies, Housing and Infrastructure

ATTACHMENT 1

Environmental Services Division Report No. 22.DOC - LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses



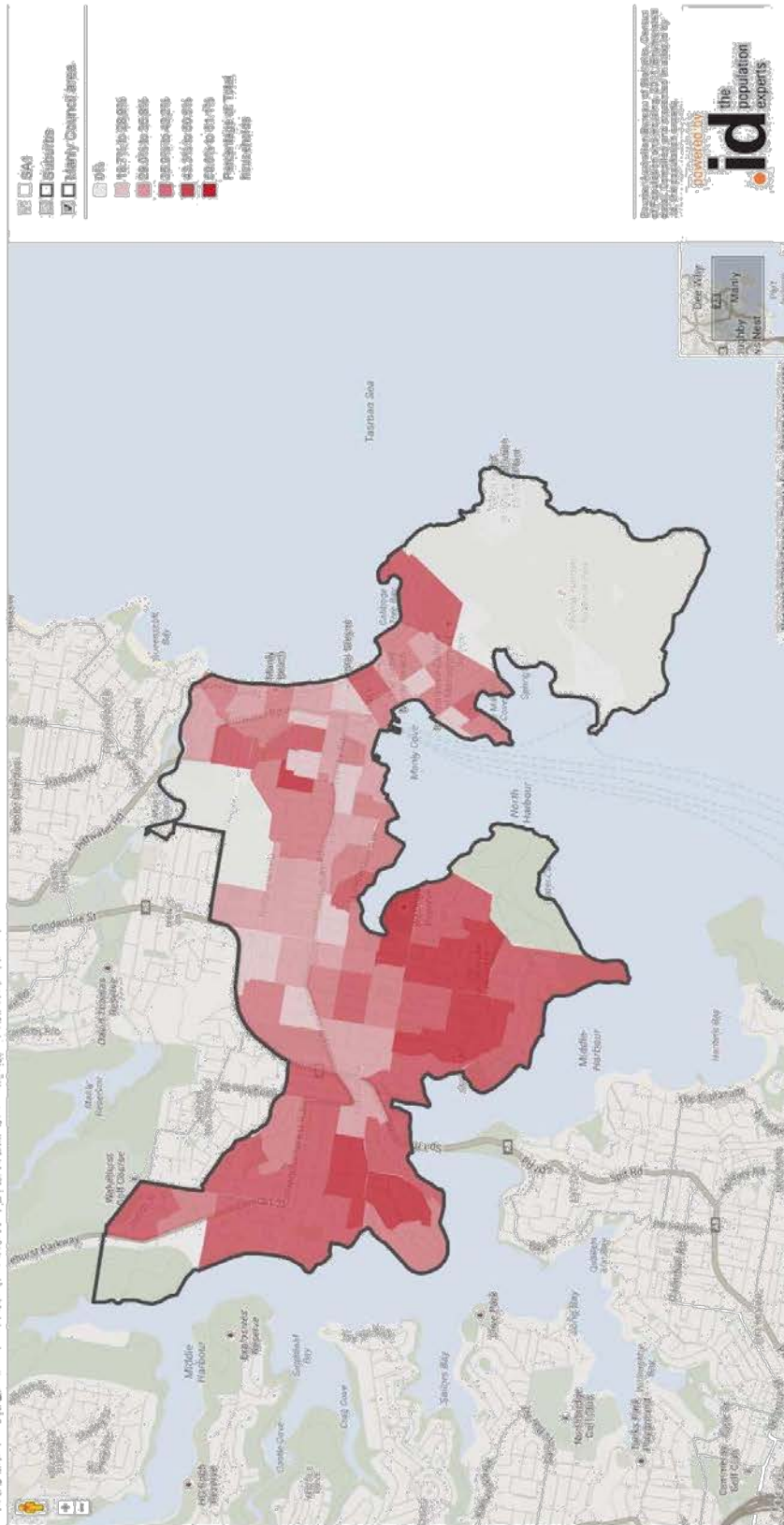
Manly Buffer Zone for Affordable Rental Housing Draft



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LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

Map 2 Location of high income households in Seaforth and Balgowlah Heights/Clontarf

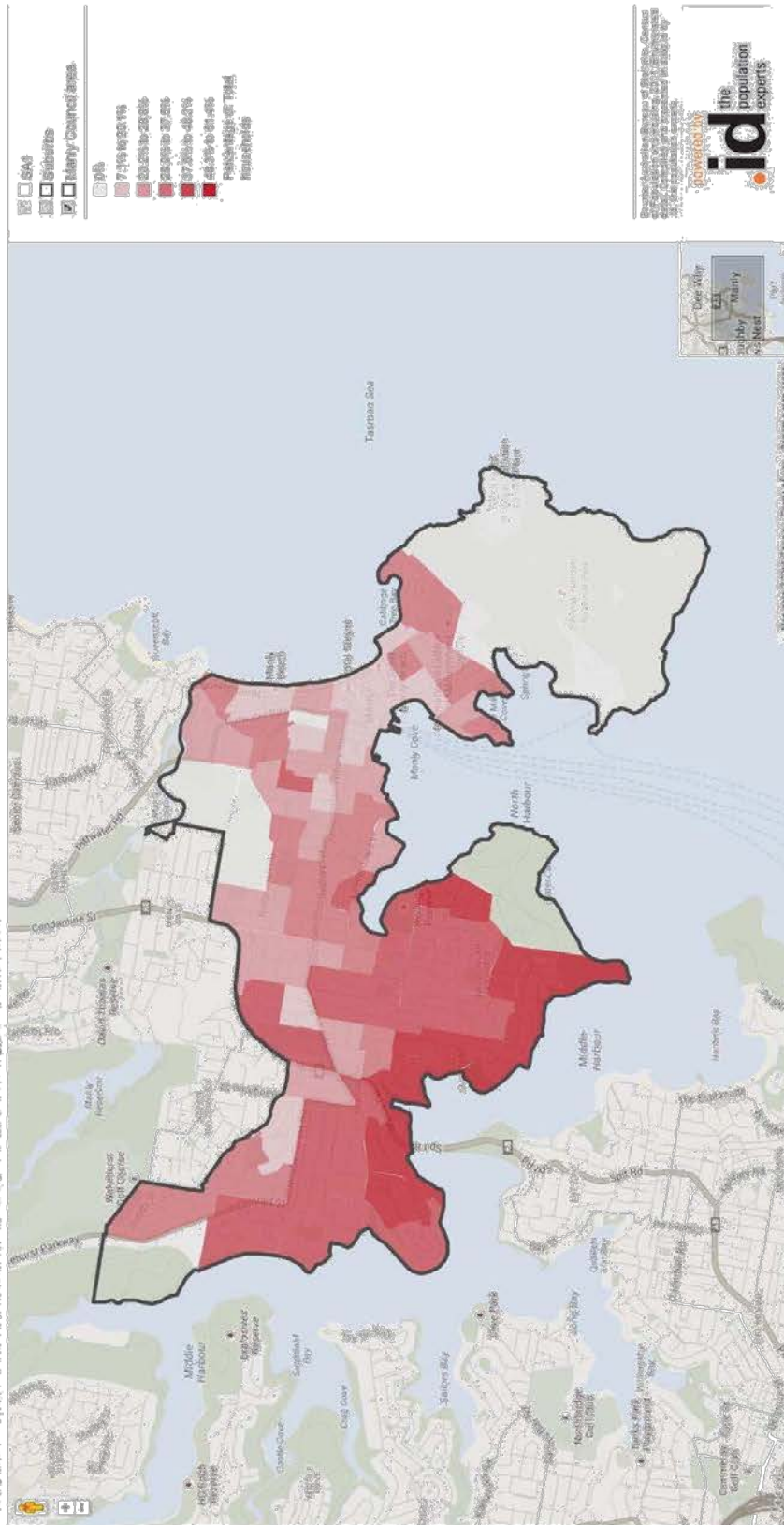
Manly Council, High income households (more than \$2,500 per week), 2011, Enumerated.





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LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

Map 4 Location of households who fully own their dwellings
Manly Council, Home owners (households who fully own their dwellings), 2011, Enumerated





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LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

Table 1 Definition of Essential and Key Workers

The new generation of Boarding Houses which the SEPP aims to establish affordable housing for essential workers such as nurses, transport workers and childcare professionals. A full list of occupations under the term 'essential worker' has been taken from Council's study *Northern Beaches Key Workers Study 2004*.

Occupational Classifications for Key Workers Description	ASCO 4-digit code
Registered Nurses	2323
Enrolled Nurses	3411
Personal Care and Nursing Assistants	6314
Ambulance Officers and Paramedics	3491
School Teachers	241
Education Aids	6311
Firefighters	4985
Police officers	3911
Children Care workers	6312
Bus & Tram Drivers	7312
Train Drivers and Assistants	7315
Cleaners	9111
Gardeners	4623
Motor Mechanics	4211
Automotive Electricians	4212
Elementary service workers	831

Source: Northern Beaches Key Workers Study. (2004, Table 2.1, p10)

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LEP Proposal for Local Area Land Exclusion in Relation to Boarding Houses

Table 2 Occupations of employment in the Manly Council Area

There were more professionals in Manly Council area in 2011 than any other occupation. Manly Council area's occupation statistics quantify the occupations in which the residents work (which may be within the residing area or elsewhere). Occupation is a key measure for evaluating Manly Council area's socio-economic status and skill base.

Occupation of employment							
Manly Council area - Total persons (Usual residence)	2011			2006			Change
Occupation	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2006 to 2011
Managers	4,231	20.5	13.3	3,706	19.7	13.2	+525
Professionals	7,722	37.4	25.5	6,539	34.8	23.8	+1,183
Technicians and Trades Workers	1,501	7.3	12.2	1,553	8.3	12.7	-52
Community and Personal Service Workers	1,616	7.8	8.8	1,523	8.1	8.0	+93
Clerical and Administrative Workers	2,664	12.9	16.2	2,580	13.7	16.7	+84
Sales Workers	1,626	7.9	9.0	1,577	8.4	9.5	+49
Machinery Operators And Drivers	313	1.5	5.7	338	1.8	6.0	-25
Labourers	621	3.0	7.3	649	3.5	8.1	-28
Inadequately described	372	1.8	2.0	310	1.7	2.1	+62
Total employed persons aged 15+	20,666	100.0	100.0	18,775	100.0	100.0	+1,891

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011.
 Compiled and presented in profile.id by [.id](#), the population experts.
 (Usual residence data)

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Table 3 Detailed breakdown of the Manly workforce from Census 2011

This table highlights the top five employment roles of people who work in Manly.

Of the employed people in Manly (A) (Local Government Areas), 5.0% worked in Legal and Accounting Services. Other major industries of employment included Auxiliary Finance and Investment Services 4.5%, Computer System Design and Related Services 4.0%, Architectural, Engineering and Technical Services 3.5% and Cafes, Restaurants and Takeaway Food Services 3.4%.

Industry of employment, top responses	Manly (A)	%	New South Wales	%	Australia	%
<i>Employed people aged 15 years and over</i>						
Legal and Accounting Services	1,025	5.0	74,557	2.4	209,182	2.1
Auxiliary Finance and Investment Services	937	4.5	40,452	1.3	89,668	0.9
Computer System Design and Related Services	822	4.0	53,474	1.7	139,409	1.4
Architectural, Engineering and Technical Services	716	3.5	49,776	1.6	178,212	1.8
Cafes, Restaurants and Takeaway Food Services	712	3.4	127,711	4.1	412,804	4.1

Source: Australian Bureau of Statistics, Census of Population and Housing 2011

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Table 3A Employment by Industry Sector

- Health Care and Social Assistance is the largest employer in Manly Council area, making up 17.1% of total employment.
- Accommodation and Food Services are second at 13.9%
- Retail Trade and Professional were joint third at 11.1%

Census employment data presents the number of persons employed in each industry sector (full-time and part-time) in Manly Council area regardless of where they live. By comparing the number of jobs in each industry sector to a regional benchmark, you can clearly see local economic strengths and weaknesses. By looking at how the number of jobs in each industry is changing over time, you can track how the structure of the local economy is changing.

Employment (Census) by industry sector							
Manly Council area		2011		2006		Change	
Industry	Number	%	New South Wales %	Number	%	New South Wales %	2006 to 2011
Agriculture, Forestry and Fishing	18	0.2	2.3	18	0.2	2.8	0
Mining	3	0.0	1.0	6	0.1	0.7	-3
Manufacturing	252	2.3	8.5	493	4.6	9.7	-241
Electricity, Gas, Water and Waste Services	59	0.5	1.1	67	0.6	1.0	-8
Construction	676	6.0	7.3	681	6.4	7.1	-5
Wholesale Trade	291	2.6	4.5	305	2.9	4.8	-14
Retail Trade	1,246	11.1	10.5	1,146	10.8	11.3	+100
Accommodation and Food Services	1,551	13.9	6.8	1,335	12.5	6.6	+216
Transport, Postal and Warehousing	130	1.2	5.0	109	1.0	5.0	+21
Information Media and Telecommunications	247	2.2	2.4	243	2.3	2.4	+4
Financial and Insurance Services	445	4.0	5.2	447	4.2	5.2	-2
Rental, Hiring and Real Estate Services	406	3.6	1.7	418	3.9	1.8	-12
Professional, Scientific and Technical Services	1,241	11.1	8.0	1,186	11.1	7.5	+55
Administrative and Support Services	293	2.6	3.3	278	2.6	3.1	+15
Public Administration and Safety	549	4.9	6.0	491	4.6	6.0	+58
Education and Training	1,036	9.3	8.1	933	8.8	7.8	+103
Health Care and Social Assistance	1,910	17.1	11.8	1,728	16.2	10.7	+182
Arts and Recreation Services	236	2.1	1.5	185	1.7	1.4	+51
Other Services	450	4.0	3.8	441	4.1	3.9	+9
Industry not classified	136	1.2	1.2	134	1.3	1.2	+2
Total [genders]	11,175	100.0	100.0	10,644	100.0	100.0	+531

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in [economy.id](#) by [.id](#), the population experts.

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Table 4 Housing Tenure in Manly

Tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

In Manly Council area, 57% of households were purchasing or fully owned their home, 32.2% were renting privately, and 2.0% were in social housing in 2011.

Manly Council area's Housing Tenure data provides insights into its socio economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty nester Household Summary. Tenure can also reflect built form (Dwelling Type), with a significantly higher share of renters in high density housing and a substantially larger proportion of homeowners in separate houses, although this is not always the case.

Housing tenure							
Manly Council area	2011			2006			Change
Tenure type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2006 to 2011
Fully owned	4,936	30.4	29.1	5,029	32.7	30.1	-93
Mortgage	4,407	27.1	33.2	3,660	23.8	31.1	+747
Renting	5,643	34.7	30.4	5,090	33.1	29.7	+553
Renting - Social housing	328	2.0	5.0	300	2.0	5.0	+28
Renting - Private	5,241	32.2	25.0	4,674	30.4	24.0	+567
Renting - Not stated	74	0.5	0.5	116	0.8	0.6	-42
Other tenure type	79	0.5	0.8	87	0.6	0.7	-8
Not stated	1,189	7.3	6.5	1,504	9.8	8.4	-315
Total households	16,254	100.0	100.0	15,370	100.0	100.0	+884

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011.
 Compiled and presented in profile.id by [.id](#), the population experts.
 (Enumerated data)

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Table 5 The weekly rental rates of 'low' rental dwellings in Manly

Table of Low Rental Dwellings (Annual 1st Quartile and Median Weekly Rents by Dwelling Size and Council Area)
Year 1: 1st January 2012 to 31st December 2012
Year 2: 1st January 2013 to 31st December 2013

Council Area	Bedell		One Bedroom Flat/Unit				Two Bedroom Flat/Unit				Three Bedroom Flat/Unit			
	Year 1		Year 2		Year 1		Year 2		Year 1		Year 2		Year 1	
	Q1	Med	Q1	Med	Q1	Med	Q1	Med	Q1	Med	Q1	Med	Q1	Med
ASHFIELD	-	-	-	-	320	350	320	360	385	415	400	430	450	530
AUBURN	-	-	220	250 s	390	410	398	420	350	430	350	430	450	510
BANKSTOWN	-	-	-	-	146	220	223	255	350	370	360	380	368	420
BLACKTOWN	-	-	-	-	200	230	220	255	300	340	310	350	340	380
BLUE MOUNTAINS	-	-	-	-	195	210	200	220	240	268	270	300	255	290 s
BOTANY	-	-	-	-	328	435	360	478	394	450	415	550	455	540
BURWOOD	240	250	250	270	310	360	340	438	410	460	450	500	523	600
CAMDEN	-	-	-	-	228	250	240	250 s	300	350	323	375	-	-
CAMPBELLTOWN	-	-	-	-	223	290	230	280	260	295	265	295	340	360
CANADA BAY	-	-	-	-	420	470	450	480	480	550	500	570	600	700
CANTERBURY	-	-	190	215 s	250	280	270	295	320	340	330	350	380	420
FAIRFIELD	-	-	-	-	210	240	220	250	280	300	285	300	330	380
GOSFORD	181	195	184	208	190	220	200	235	270	300	280	310	330	360
HAWKESBURY	-	-	-	-	180	230	200	230	279	290	274	290	323	350 s
HOLROYD	-	-	-	-	260	280	240	280	340	365	350	380	400	440
HORNSEY	275	290 s	231	295 s	310	370	310	375	410	440	420	455	485	530
HUNTERS HILL	294	305 s	-	-	300	350 s	350	370	433	480	440	520	495	680 s
HURSTVILLE	-	-	-	-	280	320	300	330	360	390	370	410	465	500
KOGARAH	-	-	-	-	300	360	283	320	360	420	400	440	460	500
KURRING-GAI	-	-	-	-	390	450	410	470	500	560	520	590	638	728
LANE COVE	300	310 s	330	350 s	350	388	350	400	430	465	440	475	581	638
LEICHHARDT	260	270	240	270	350	430	350	418	480	590	500	600	723	850
LIVERPOOL	-	-	-	-	230	250	203	250	280	300	291	320	353	410
MANLY	365	440 s	345	415	415	475	440	500	520	610	550	648	715	890
MARRICKVILLE	250	280	250	300	310	350	325	380	390	430	400	450	510	600
MOSMAN	-	-	-	-	390	420	395	430	500	560	510	575	750	900
NEWCASTLE	221	283	250	290	205	250	215	260	300	345	310	350	375	475
NORTH SYDNEY	331	380	350	395	410	450	415	460	530	595	545	600	700	830
PARRAMATTA	260	280	260	280	255	335	300	350	360	385	370	400	440	475
PENRITH	-	-	-	-	195	225	198	235	260	285	270	290	320	360
PITTWATER	256	283 s	261	300 s	320	368	340	390	450	500	450	500	600	695
RANDWICK	250	310	250	300	390	440	400	450	490	550	500	550	630	720
ROCKDALE	-	-	-	-	320	380	340	400	360	420	400	450	450	530
RYDE	250	270 s	205	270 s	310	338	320	350	375	410	385	420	540	620
STRATHFIELD	-	-	-	-	350	370	350	390	410	450	420	460	520	570
SUTHERLAND	360	365	351	363 s	290	320	300	330	380	410	390	420	480	555
SYDNEY	295	330	300	330	450	500	450	520	600	680	620	700	790	900
THE HILLS SHIRE	-	-	-	-	300	365	313	400	410	460	440	495	470	510
WARRINGAH	189	265 s	324	395 s	355	395	373	400	450	500	460	520	625	695
WAVERLEY	300	350	300	350	430	483	440	500	550	620	560	648	750	890
WILLOUGHBY	290	383	311	385	430	480	450	495	510	570	530	590	696	783
WOLLONDILLY	-	-	-	-	215	243 s	228	248 s	248	283	250	290	-	-
WOLLONGONG	105	190 s	130	160 s	185	215	195	225	260	300	270	310	360	450
WOollahra	279	313	300	320	400	450	420	480	550	620	575	630	778	1000
WYONG	-	-	-	-	175	200	190	200	240	280	245	280	290	330

(s) 30 or less bonds lodged

(-) 10 or less bonds lodged

(*) estimate compiled from Statistical Sub-Division sample due to insufficient data

Please refer to the Explanatory Notes when using this table.

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Table 6. Disadvantage and deprivation in Manly within the context of NSW

Index of relative socio-economic disadvantage	
Local Government Areas in New South Wales	
Local Government Area	2011 index
Ku-ring-gai (A)	1,120.7
Mosman (A)	1,110.7
Woollahra (A)	1,107.0
Lane Cove (A)	1,106.9
North Sydney (A)	1,104.8
The Hills Shire (A)	1,101.1
Manly (A)	1,099.4
Pittwater (A)	1,094.4
Hunters Hill (A)	1,092.2
Hornsby (A)	1,085.2
Willoughby (C)	1,083.5
Palerang (A)	1,081.7
Waverley (A)	1,079.6
Leichhardt (A)	1,078.9
Warringah (A)	1,077.3
Sutherland Shire (A)	1,074.6
Canada Bay (A)	1,067.0
Yass Valley (A)	1,060.6
Kiama (A)	1,054.6
Ryde (C)	1,050.4
Snowy River (A)	1,050.0
Camden (A)	1,047.1
Queanbeyan (C)	1,045.7
Randwick (C)	1,042.7
Conargo (A)	1,040.1
Blue Mountains (C)	1,038.6
Kogarah (C)	1,036.2
Wollondilly (A)	1,033.6
Wingecarribee (A)	1,023.8
Strathfield (A)	1,022.1
Unincorporated NSW	1,021.8
Marrickville (A)	1,021.6
Hawkesbury (C)	1,020.3
Sydney (C)	1,019.9
Ashfield (A)	1,015.4
Singleton (A)	1,013.0
Hurstville (C)	1,006.9
Upper Lachlan Shire (A)	1,006.3
Gosford (C)	1,006.3
Cabonne (A)	1,000.3
Lockhart (A)	999.3
Jerilderie (A)	997.6
Wagga Wagga (C)	997.6
Penrith (C)	996.3
Burwood (A)	996.1
Lake Macquarie (C)	994.8
Newcastle (C)	993.9
Maitland (C)	992.8

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Rockdale (C)	991.2
Bathurst Regional (A)	991.0
Cooma-Monaro (A)	990.6
Greater Hume Shire (A)	989.3
Ballina (A)	988.7
Dungog (A)	988.5
Murray (A)	987.7
Armidale Dumaresq (A)	986.9
Uralla (A)	984.7
Parramatta (C)	983.7
Blayney (A)	982.2
Upper Hunter Shire (A)	981.5
Port Stephens (A)	979.9
Wollongong (C)	979.6
Albury (C)	978.6
Dubbo (C)	977.0
Orange (C)	977.0
Byron (A)	976.6
Oberon (A)	975.9
Wakool (A)	975.7
Botany Bay (C)	975.7
Coolamon (A)	975.1
Bland (A)	974.5
Walcha (A)	973.9
Port Macquarie-Hastings (A)	968.9
Carrathool (A)	968.8
Bega Valley (A)	968.7
Shellharbour (C)	968.6
Blacktown (C)	968.5
Muswellbrook (A)	968.2
Corowa Shire (A)	967.8
Holroyd (C)	965.6
Boorowa (A)	963.8
Griffith (C)	963.7
Gundagai (A)	961.6
Mid-Western Regional (A)	961.5
Tamworth Regional (A)	959.9
Tweed (A)	958.5
Coffs Harbour (C)	958.4
Wentworth (A)	957.4
Cobar (A)	956.7
Eurobodalla (A)	955.8
Temora (A)	955.6
Shoalhaven (C)	954.6
Leeton (A)	954.5
Tumbarumba (A)	954.3
Berrigan (A)	954.1
Narrabri (A)	953.4
Lismore (C)	952.7
Bombala (A)	952.5
Wyong (A)	951.7
Goulburn Mulwaree (A)	951.4
Tumut Shire (A)	951.3
Gloucester (A)	951.0
Liverpool (C)	951.0

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Bellingen (A)	950.1
Young (A)	947.3
Forbes (A)	946.8
Gunnedah (A)	946.7
Balranald (A)	946.2
Bogan (A)	946.1
Weddin (A)	945.0
Campbelltown (C)	944.8
Parkes (A)	943.5
Harden (A)	941.9
Junee (A)	941.7
Deniliquin (A)	941.6
Cootamundra (A)	941.5
Warren (A)	941.2
Gwydir (A)	939.9
Lachlan (A)	938.1
Urana (A)	937.1
Cessnock (C)	936.4
Bourke (A)	932.6
Great Lakes (A)	932.3
Bankstown (C)	931.7
Guyra (A)	931.0
Murrumbidgee (A)	928.3
Cowra (A)	928.0
Hay (A)	927.0
Narromine (A)	926.6
Narrandera (A)	925.2
Lithgow (C)	924.2
Canterbury (C)	922.0
Glen Innes Severn (A)	921.8
Inverell (A)	921.4
Liverpool Plains (A)	921.3
Clarence Valley (A)	919.4
Auburn (C)	916.7
Tenterfield (A)	915.4
Moree Plains (A)	915.1
Greater Taree (C)	913.7
Warrumbungle Shire (A)	911.3
Gilgandra (A)	910.6
Kyogle (A)	907.1
Nambucca (A)	900.0
Broken Hill (C)	899.6
Richmond Valley (A)	899.5
Wellington (A)	893.2
Kempsey (A)	879.7
Coonamble (A)	879.6
Walgett (A)	856.2
Fairfield (C)	854.0
Central Darling (A)	824.4
Brewarrina (A)	788.4

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011. Compiled and presented in profile.id by [.id](#), the population experts.
(Usual residence data)

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Table 7 Degree of need for affordable housing as identified by NSW Housing data

Where do we need affordable Housing?

The table below indicates the Local Government Areas in NSW identified with high, moderate-high and moderate levels of need for affordable rental housing. To obtain further details about the need for affordable housing in NSW use the [Local Government Housing Kit](#) to research data and strategies in each NSW LGA.

High to Moderate Housing Affordable Housing Need by LGA

High Need	Moderate High Need	Moderate Need
AUBURN	ASHFIELD	ARMIDALE DUMARESQ
BANKSTOWN	BATHURST REGIONAL	BEGA VALLEY
BLACKTOWN	BAULKHAM HILLS	BOOROWA
CAMPBELLTOWN	BLUE MOUNTAINS	BROKEN HILL
CANTERBURY	BOTANY BAY	BYRON
FAIRFIELD	BURWOOD	CAMDEN
GOSFORD	CANADA BAY	CLARENCE VALLEY
HOLROYD	CESSNOCK	GILGANDRA
HORNSBY	COFFS HARBOUR	GOULBURN MULWAREE
LAKE MACQUARIE	DUNGOG	GREATER TAREE
LIVERPOOL	EUROBODALLA	HARDEN
MARRICKVILLE	GLOUCESTER	HAWKESBURY
MID-WESTERN REGIONAL	GREAT LAKES	HUNTERS HILL
NEWCASTLE	GUNNEDAH	JUNEE
NORTH SYDNEY	HURSTVILLE	KEMPSEY
ORANGE	KOGARAH	KIAMA
PARRAMATTA	KU-RING-GAI	LISMORE
PENRITH	LANE COVE	LITHGOW
RANDWICK	LEICHHARDT	NARROMINE
ROCKDALE	MAITLAND	PALERANG
RYDE	MANLY	QUEANBEYAN
SUTHERLAND SHIRE	MOREE PLAINS	TAMWORTH REGIONAL
SYDNEY	MOSMAN	UPPER HUNTER SHIRE
WARRINGAH	MUSWELLBROOK	WARRUMBUNGLE SHIRE
WAVERLEY	NARRABRI	WELLINGTON
WILLOUGHBY	PITTWATER	WOLLONDILLY
WOLLONGONG	PORT MACQUARIE- HASTINGS	YASS VALLEY
WYONG	PORT STEPHENS	YOUNG
	SHELLHARBOUR	
	SHOALHAVEN	
	SINGLETON	
	STRATHFIELD	
	TWEED	
	WINGECARRIBEE	
	WOOLLAHRA	

Source: Housing NSW Analysis using Census 2011 data and Rent and Sales Report data

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Table 8 DAs for Boarding Houses

DA	Address	Determination	Date of Determination
277/2009	7 Smith Street	MIAP Approval	15/04/2010
227/2012	46 Malvern	MIAP Refusal	21/03/2013
30/2013	354-350 Sydney Road	Deferred Commencement	1/05/2013
65/2012	120 Pittwater Road	Approval DAU	21/08/2013
195/2012	52 Darley Road	Alts Approval	19/09/2013
105/2013	112 Sydney Road	MIAP Approval	19/09/2013
94/2013	323 Sydney Road	Appeal dismissed (LEC)	27/11/2013
119/2013	135 Griffiths Street	Approval (LEC)	17/01/2014
30/2014	36 Sydney Road		14/03/2014
219/2013	402 Sydney Road	MIAP Refusal	20/03/2014

Source: Manly Council 2014

SUMMARY

REPORT

Land to which the Draft DCP applies

The map displays a residential area with several streets and lots. The streets shown are 'FRENCH' and 'ETHEL RD'. A large lot, DP1041057, is highlighted with a red border. This lot is divided into two sections, labeled 1 and 2. Other lots are labeled with their DP numbers and lot numbers. The map also shows a river or water body on the left side.

Streets and Lot Numbers:

- FRENCH:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- ETHEL RD:** Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Other Lots and DP Numbers:

- DP 328368
- DP 338098
- DP 71345
- DP 598600
- DP 1178301
- DP 341835
- DP 816280
- DP 456162
- DP 456163
- DP 456164
- DP 456165
- DP 456166
- DP 456167
- DP 456168
- DP 456169
- DP 456170
- DP 456171
- DP 456172
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- DP 456183
- DP 456184
- DP 456185
- DP 456186
- DP 456187
- DP 456188
- DP 456189
- DP 456190
- DP 456191
- DP 456192
- DP 456193
- DP 456194
- DP 456195
- DP 456196
- DP 456197
- DP 456198
- DP 456199
- DP 456200

Figure 1 Site map

Environmental Services Division Report No. 23 (Cont'd)

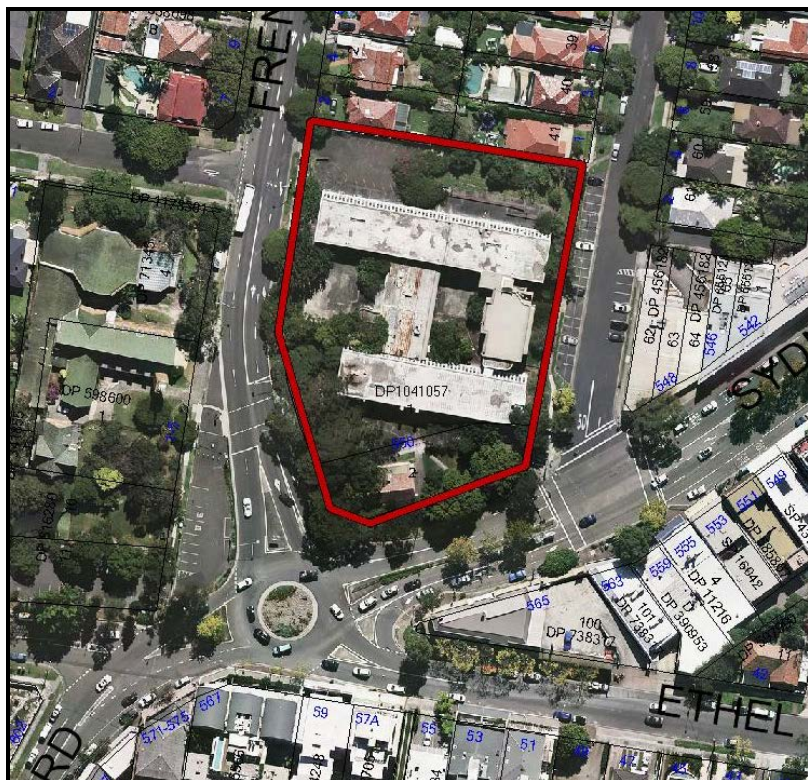


Figure 2 Aerial view 2013

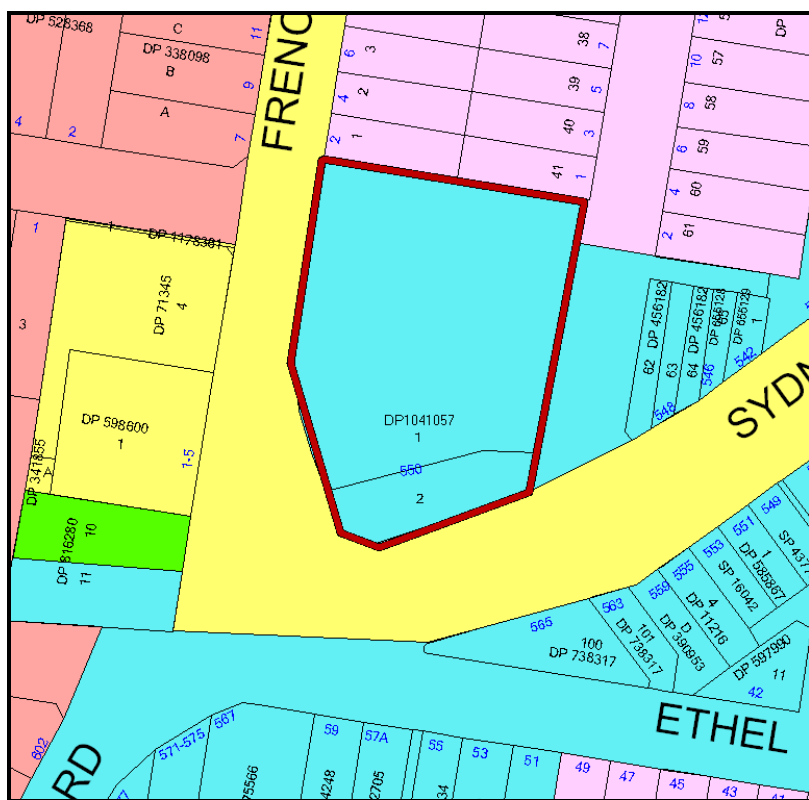


Figure 3 Manly LEP 2013 Land Zoning

Environmental Services Division Report No. 23 (Cont'd)**Manly LEP 2013 requirement for development control plans**

Clause 6.14 of the Manly LEP 2013 requires a development control plan for the site and details at clause 6.14(4) what the DCP must provide and account for

6.14 Requirement for development control plans

- (1) *The objective of this clause is to ensure development on certain land is only considered after a development control plan has been prepared and adopted for the land.*
- (2) *This clause applies to land identified as a "Key Site" on the [Key Sites Map](#).*
- (3) *Development consent must not be granted to development on land to which this clause applies unless a development control plan that provides for detailed development controls has been prepared for the land.*
- (4) *Without limiting subclause (3), the development control plan must provide for all of the following:*
 - (a) *principles drawn from an analysis of the site and its context,*
 - (b) *building envelopes and built form controls,*
 - (c) *subdivision pattern,*
 - (d) *distinct public and private spaces,*
 - (e) *overall transport hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, with particular regard to public transport, pedestrians and cyclists,*
 - (f) *preferred location of permissible uses,*
 - (g) *traffic management facilities and necessary parking ratios,*
 - (h) *staging of development.*

Objectives of the Draft DCP

The Draft DCP supports Manly LEP 2013 clause 6.14 'Requirement for development control plans' and contains the following objectives for the site:

- Objective 1** To preserve the current building envelopes and setbacks on the site, ensuring the existing building form of the local landmark for the area is maintained.
- Objective 2** To ensure safe and simple access to and from the site that is compatible with existing traffic movements. This includes internal roads and pedestrian layouts and walkways.
- Objective 3** To prescribe distinct public and private spaces, including the preferred location of permissible uses and their integration with the surrounding area.
- Objective 4** To revitalise the site and find an adaptable re-use for the existing building for a land use designated under Zone B2 Local Centre
- Objective 5** To regenerate the area as a functional part of the Seaforth Local Centre by providing community facilities, amenities and public open space.

Other relevant DCP controls for development on the subject site

The site is zoned 'B2 Local Centre' in the Manly LEP 2013. As such paragraph 4.2 'Development in Business Centres' of the MDCP 2013 applies to the subject site.

Paragraph 4.4 'Other Development (all LEP Zones)' provides controls for a range of development, both residential and non-residential across all LEP zones.

Environmental Services Division Report No. 23 (Cont'd)

The Draft DCP provides additional site specific controls to be read in conjunction with the MDCP 2013, specifically paragraph 4.2 'Development in Business Centres' and paragraph 4.4 'Other Development (all LEP Zones)'.

In the event of any conflicting controls between the above controls and the controls within this section of the DCP for Seaforth TAFE, these controls take precedent in regards to the subject site.

Clause 6.14 (4) of the Manly LEP 2013 - Requirement for development control plans

Clause 6.14 requires that a development control plan for a key site must provide for all of the following:

(A) Principles drawn from an analysis of the site and its context

The site resides in the Seaforth Local Centre consisting of the land mark building 'Seaforth TAFE' to the north and public open space 'Seaforth Plaza' to the south of the site.

The landmark building and plaza act as a gateway into Seaforth, Balgowlah, and Manly CBD. The site forms a central focal point of the Seaforth Local Centre, with the Seaforth TAFE building remaining vacant since 1999.

The site is bounded by:

- Residential development immediately north of the site (Zone R1 General Residential)
- Commercial development to the south and east of the site, forming the rest of the Seaforth Local Centre (Zone B2 Local Centre)
- St Paul's (a place of public worship) to the west of the site (Zone SP2 Infrastructure).
- Pedestrian road crossings across Frenchs Forest Road, Sydney Road and Kempbridge Avenue, maximising access from, to and across the site.
- The site corners a major traffic roundabout in the area facilitating traffic movement west/east and north/south across Manly and a gateway to several suburbs and Warringah and Mosman local government areas.

The site contains:

- The disused Seaforth TAFE building.
- A car park to the north of the site (bordering residential dwellings) to service the previous TAFE development.
- Setbacks that are in-line with existing residential dwellings to the north of the site which facilitates pedestrian walkways and sets back the massing of the TAFE development in the local area.
- A large public domain to the south of the site known as 'Seaforth Plaza'. The Plaza acts as the primary local open space for the Seaforth Local Centre.
- A locally listed heritage building - No.1273 – Stone building library (former school house).

The Seaforth TAFE building, surrounding landscaping, terraces and courtyard are badly in need of substantial repairs and improvements to bring the building back to life for an adaptive re-use and reintegrate the site back into the heart of the Seaforth Local Centre.

(B) Building envelopes and built form controls

The Manly LEP 2013 applies the following development standards across the entire site:

- Zoning - B2 Local Centre.
- Maximum Height of Building - 12.5 metres.
- No Floor Space Ratio standards apply to the site.
- No Minimum Lot Size standards apply to the site.
- The site comprises of a Local Heritage Item – No.1273 – Stone building library (former school house).

Environmental Services Division Report No. 23 (Cont'd)

- I. The development standards set out in the Manly LEP 2013 should be complied with. Any variations to the development standards should meet the requirements of clause 4.6 'Variation to development standards' of the LEP.
- II. The existing building envelope set by the Seaforth TAFE building and car parking configuration should be maintained.
- III. Setbacks from French Forest Road, Sydney Road and Kempbridge Avenue should be maintained to facilitate the established building lines, view corridors, and landmark qualities of the primary building, whilst providing ample pedestrian movement around the site.
- IV. Any variation to the existing building envelope set by the Seaforth TAFE building should be ancillary to the primary use of the landmark building and meet Height of Building development standards in the Manly LEP 2013 and *clause 4.2.7 Seaforth Local Centre Wall Height Controls* in the Manly DCP 2013.
- V. Any entry to the main building should preferably be from the north or east of the site.
- VI. The separation between the existing building and the residential zone should be maintained

(C) Subdivision pattern

The site consists of two lots.

- Lot 1 of DP 1041057 contains the Seaforth TAFE, car parking to the north of the Lot and part of Seaforth Plaza to the south of the site.
 - Lot 2 of DP 1041057 contains the Seaforth Plaza, the heritage listed library and access to public transport (bus service from Sydney Road).
- I. The existing subdivision pattern should be retained in any future redevelopment of the site.

(D) Distinct public and private spaces

The current division between public and private space is well set out by the Seaforth TAFE building and Seaforth Plaza already present onsite.

The Seaforth Plaza provides Seaforth Local Centre with a large, accessible and centralised public open space.

- I. Development of the Plaza and land uses on it or adjoining it are required to improve existing open space and facilitate community use of the site.

Any improvement to Seaforth Plaza (Lot 2) should include:

- Public seating.
- Improved landscaping and surface treatments.
- Promote pedestrian access from, to and through the public space to the rest of the Seaforth Local Centre and any adjoining land use.
- Bicycle storage racks.
- Promote use of the space by the community.
- Improve bus shelter/waiting facilities on the site.

The derelict Seaforth TAFE building and unmaintained landscaping, terraces and the courtyard are in need of substantial repair and improvement to modernise the site and ensure reintegration of it into the Seaforth Local Centre.

Any improvement to the Seaforth TAFE building (Lot 1) should include the following:

- II. Substantial building and facade improvements, internal/external landscaping and terrace/courtyard improvements should form a major aspect of any development proposal to improve the character, image and functionality of the building and the site as a whole.

Environmental Services Division Report No. 23 (Cont'd)

- III. Landscaping, such as screen planting, should be provided to buffer visual and acoustic impacts on neighbouring residential development.
- IV. Reference should be made to *clause 6.13 Design excellence* of the Manly LEP 2013 which provides design requirements for development proposals on land zoned B2 Local Centre

(E) Overall transport hierarchy showing the major circulation routes and connections to achieve a simple and safe movement system for private vehicles, with particular regard to public transport, pedestrians and cyclists

The subject site fronts a major transport junction provided by a roundabout to the south of the site. The junction connects and circulates traffic movements between Frenchs Forest Road, Sydney Road, Ethel Street, Ross Street, and Kempbridge Avenue.

Land uses on the site should be conducive to a simple and safe movement system for private vehicles entering and leaving the site, whilst having regards to public transport, pedestrians and cyclist.

- I. Primary access to the site should be from Kempbridge Avenue, with the possibility of a secondary entry from Frenchs Forest Road. There is to be no exit from Frenchs Forest Road, except for service vehicles.
- II. No vehicular access is to be provided to the site from Sydney Road as this would not be compatible or safe with the existing junction layout or public open space at Seaforth Plaza.
- III. The site should facilitate access to public transport (buses on Sydney Road) and encourage pedestrian and bicycle movement around the site.
- IV. Pedestrian movement through Seaforth Plaza should be encouraged and facilitated by landscaping and suitable land uses along the ground level of the Seaforth TAFE building fronting Seaforth Plaza.
- V. Provision should be made for bicycle racks and are to be located close to the entry area.

(F) Preferred location of permissible uses

- I. Any development or land uses at ground level should be compatible in the first instance with the public open space immediately adjoining Seaforth Plaza.
- II. As the design of the site accommodates public transport to the south of the site, community facilities and the public domain should dominate the southern end of the site at ground level.
- III. Commercial uses of the site should attempt to visually integrate with the existing public domain.
- IV. The car parking for any commercial use of the site should remain to the north of the site utilising and improving on the existing parking layout, providing connections to Kempbridge Avenue and/or French's Forrest Road.

(G) Traffic management facilities and necessary parking ratios

Car parking ratios for commercial development in the B2 Local Centre Zone can be found in *Schedule 3 – Parking and Access* of the MDCP 2013.

For other development types not identified in Schedule 3, parking shall be provided in accordance with the Roads and Maritime Services (RMS) Design Reference Documents.

(H) Staging of development

- I. To avoid major disruption to the adjoining residential properties and adverse impact on the road network, consideration should be given to the staging of developments.
- II. Any adaptive reuse of existing buildings should however be done as a single stage development.

Environmental Services Division Report No. 23 (Cont'd)**CONCLUSION**

The Draft DCP meets the requirements of Clause 6.14(4) of the Manly LEP 2013 and contains specific and sensitive controls for the adaptable re-use of the subject site.

RECOMMENDATION

That Council,

1. Support the proposed Draft DCP for the former Seaforth TAFE site.
2. Exhibit the Draft DCP for the former Seaforth TAFE site and consult with the community on this proposed amendment for a period of twenty-eight (28) days.

ATTACHMENTS

There are no attachments for this report.

OM14072014ESD_6.DOC

***** End of Environmental Services Division Report No. 23 *****

TO: Ordinary Meeting - 14 July 2014
REPORT: Corporate Services Division Report No. 13
SUBJECT: Report on Council Investments as at 31 May 2014 and as at 30 June 2014
FILE NO: MC/14/56591

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.

REPORT

Council is required to report on a monthly basis, all invested funds which have been made in accordance with the Local Government Act 1993, The Local Government (General) Regulation 2005, and Council's Investment Policy.

Attached is the report of the bank balances and investment performance for **May 2014 and June 2014**.

Legislative & Policy Implications

Manly Council Investment Policy
Section 625 Local Government Act 1993
Clause 212 Local Government (General) Regulation 2005
DLG Circular 11-01 – Ministerial Investment Order dated 12 January 2011
DLG Circular 10-11 – Investment Policy Guidelines

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 Council's Investment Policy.

Investment Performance

The Investment Report for June shows that Council has total Investments of \$33,645,912 (May \$33,168,313) comprising a Commonwealth Bank Balance of \$722,878 (May \$1,091,405) and Investment Holdings of \$32,923,034 (May \$32,076,908) directly managed.

June Investments overall performed above the 90 day average Bank Bill Swap Rate (BBSW) for the month providing a return of 3.70% (*Council Benchmark =2.70% - benchmark is 90 day average BBSW*). May investment provided a return of 3.71% (*Council Benchmark =2.69% - benchmark is 90 day average BBSW*).

The investment with Emu Note (Dresdner Bank) is not paying interest coupons and initiating capital guarantee mechanisms to protect the investment.

The average rate of return for investments paying interest for June is 3.80% (May 3.82%).

Movements in Investments for the Month of May 2014

Corporate Services Division Report No. 13 (Cont'd)

Investments Made

<u>Issuer</u>	<u>Particulars</u>	<u>Face Value</u>
Bank of Queensland	Term Deposit	\$1,000,000
CBA	Term Deposit	\$1,000,000
ING Direct	Term Deposit	\$1,000,000
National Bank	Term Deposit	\$1,000,000
National Bank	Term Deposit	\$1,000,000
Suncorp Bank	Term Deposit	\$1,000,000
Wide Bay Australia Ltd	Term Deposit	\$1,000,000

Investments Matured

<u>Issuer</u>	<u>Particulars</u>	<u>Face Value</u>	<u>Redeemed Value</u>
Bank of Queensland	Term Deposit	\$1,000,000	\$1,000,000
ING Direct	Term Deposit	\$1,000,000	\$1,000,000
National Bank	Term Deposit	\$1,000,000	\$1,000,000
Suncorp Bank	Term Deposit	\$1,000,000	\$1,000,000
Wide Bay Australia Ltd	Term Deposit	\$1,000,000	\$1,000,000
National Bank	Term Deposit	\$1,000,000	\$1,000,000

Movements in Investments for the Month of June 2014**Investments Made**

<u>Issuer</u>	<u>Particulars</u>	<u>Face Value</u>
Bankwest	Term Deposit	\$1,000,000
Bendigo and Adelaide Bank	Term Deposit	\$1,000,000
ING Direct	Term Deposit	\$1,000,000
ING Direct	Term Deposit	\$1,000,000
ME Bank	Term Deposit	\$1,000,000
Rural Bank	Term Deposit	\$1,000,000

Investments Matured

<u>Issuer</u>	<u>Particulars</u>	<u>Face Value</u>	<u>Redeemed Value</u>
ING Direct	Term Deposit	\$1,000,000	\$1,000,000
ING Direct	Term Deposit	\$1,000,000	\$1,000,000
ME Bank	Term Deposit	\$1,000,000	\$1,000,000
Rural Bank	Term Deposit	\$1,000,000	\$1,000,000
AMP	Term Deposit	\$1,000,000	\$1,000,000
AMP	Term Deposit	\$1,000,000	\$1,000,000
Bendigo and Adelaide Bank	Term Deposit	\$1,000,000	\$1,000,000

Corporate Services Division Report No. 13 (Cont'd)

RECOMMENDATION

That: the statement of Bank Balances and Investment Holdings as at 31 May 2014 and as at 30 June 2014 be received and noted.

ATTACHMENTS

AT- 1 Investment Report 8 Pages

OM14072014CSD_1.DOC

***** End of Corporate Services Division Report No. 13 *****

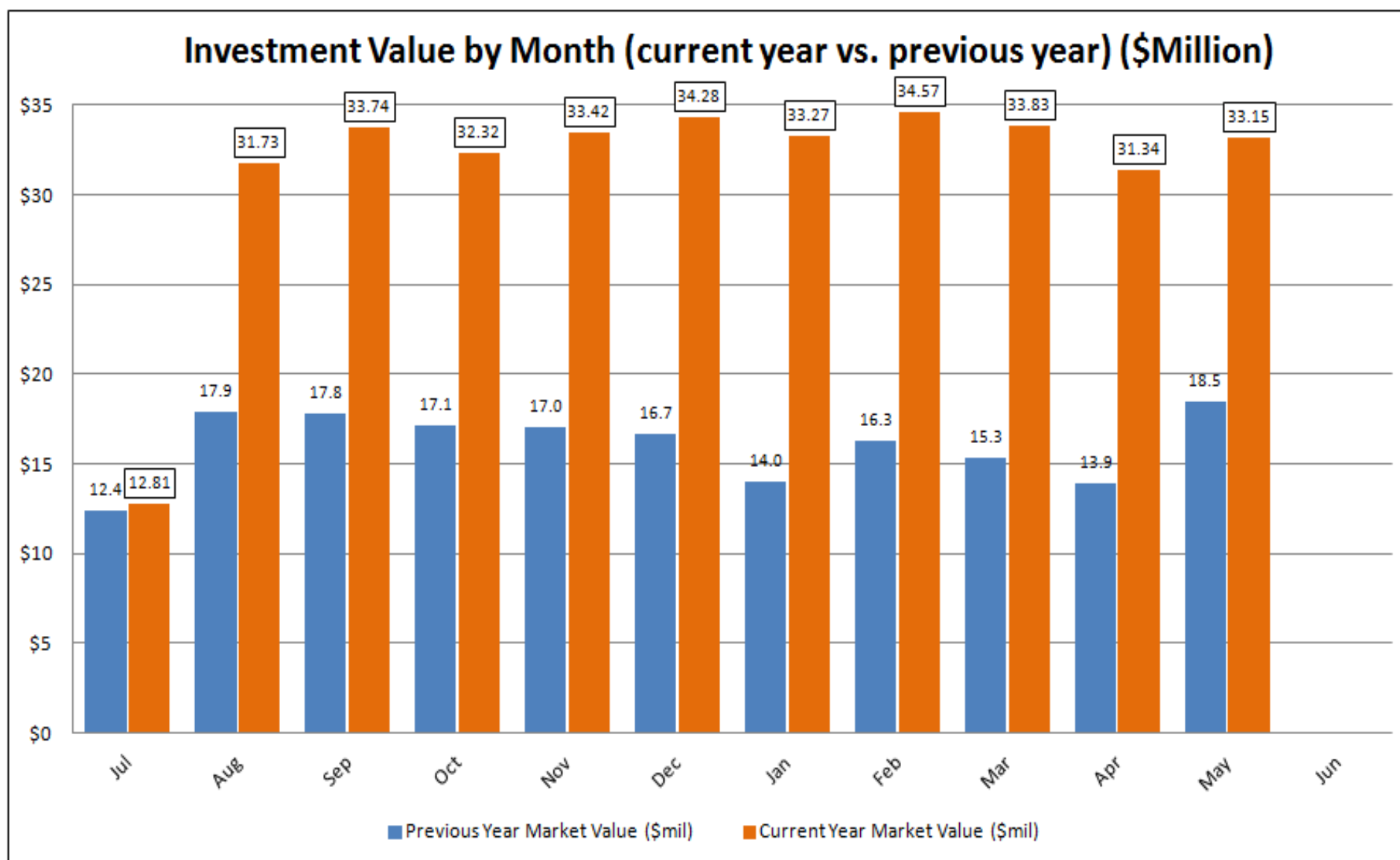
ATTACHMENT 1

Corporate Services Division Report No. 13.DOC - Report on Council Investments as at 31 May 2014 and as at 30 June 2014 Investment Report

MANLY COUNCIL INVESTMENT PORTFOLIO as at 31 May 2014											
	Form of Investment	Investment \$	Market Value \$	Percentage of Portfolio	S & P Rating	Date Invested	Call/Maturity Date	Interest Rate	Interest YTD	Interest May 2014	
Directly Managed Funds											
Trading Account											
CBA	Cash Trading Account	1,091,405	1,091,405	3.29%	AA-	-	-	0.55% ^{(2)&(3)}	25,352	2,569	
Others											
CBA	At Call	1,759,437	1,759,437	5.30%	AA-	At Call	At Call	2.50%	71,859	3,450	
AMP	At Call	1,329,113	1,329,113	4.01%	A+	At Call	At Call	3.35%	60,130	3,782	
Macquarie Bank	At Call	244	244 ⁽⁴⁾	0.00%	A	At Call	At Call	2.50%	6	-	
RaboDirect	TD	719,877	719,877	2.17%	AA-	07/01/2014	07/07/2014	3.70%	10,508	2,262	
RaboDirect	TD	268,238	268,238	0.81%	AA-	03/02/2014	05/08/2014	3.70%	3,181	843	
AMP	TD	1,000,000	1,000,000	3.01%	A+	23/08/2013	25/08/2014	3.80%	29,255	3,227	
AMP	TD	1,000,000	1,000,000	3.01%	A+	12/12/2013	12/06/2014	3.90%	18,164	3,312	
AMP	TD	1,000,000	1,000,000	3.01%	A+	12/12/2013	12/06/2014	3.90%	18,164	3,312	
Bank of Queensland	TD	1,000,000	1,000,000	3.01%	A-	19/02/2014	18/08/2014	3.68%	10,183	3,125	
Bank of Queensland	TD	1,000,000	1,000,000	3.01%	A-	19/02/2014	18/08/2014	3.68%	10,183	3,125	
Bank of Queensland	TD	1,000,000	1,000,000	3.01%	A-	20/05/2014	20/05/2015	3.66%	1,103	1,103	
Bank of Queensland	TD	1,000,000	1,000,000	3.01%	A-	03/03/2014	01/09/2014	3.68%	8,973	3,125	
Bendigo and Adelaide Bank	TD	1,000,000	1,000,000	3.01%	A-	12/12/2013	12/06/2014	3.80%	17,699	3,227	
CBA	TD	1,000,000	1,000,000	3.01%	AA-	03/03/2014	01/09/2014	3.56%	8,681	3,024	
CBA	TD	1,000,000	1,000,000	3.01%	AA-	30/05/2014	29/11/2014	3.58%	98	98	
ING Direct	TD	1,000,000	1,000,000	3.01%	A-	20/05/2014	17/11/2014	3.52%	1,061	1,061	
ING Direct	TD	1,000,000	1,000,000	3.01%	A-	19/02/2014	18/08/2014	3.80%	10,515	3,227	
ING Direct	TD	1,000,000	1,000,000	3.01%	A-	02/12/2013	03/06/2014	3.80%	18,740	3,227	
ING Direct	TD	1,000,000	1,000,000	3.01%	A-	03/12/2013	03/06/2014	3.80%	18,636	3,227	
Macquarie Bank	TD	1,000,000	1,000,000	3.01%	A	23/08/2013	26/08/2014	3.90%	30,025	3,312	
ME Bank	TD	1,000,000	1,000,000	3.01%	A2	27/02/2014	26/08/2014	3.63%	9,249	3,083	
ME Bank	TD	1,000,000	1,000,000	3.01%	A2	19/02/2014	18/08/2014	3.63%	10,045	3,083	
ME Bank	TD	1,000,000	1,000,000	3.01%	A2	02/12/2013	03/06/2014	3.83%	18,888	3,253	
ME Bank	TD	500,000	500,000	1.51%	A2	03/03/2014	01/09/2014	3.63%	4,426	1,542	
National Bank	TD	1,000,000	1,000,000	3.01%	AA-	26/08/2013	26/08/2014	3.92%	29,856	3,329	
National Bank	TD	1,000,000	1,000,000	3.01%	AA-	26/08/2013	26/08/2014	3.92%	29,856	3,329	
National Bank	TD	1,000,000	1,000,000	3.01%	AA-	26/05/2014	25/02/2015	3.62%	496	496	
National Bank	TD	1,000,000	1,000,000	3.01%	AA-	30/05/2014	01/12/2014	3.60%	99	99	
Rural Bank	TD	1,000,000	1,000,000	3.01%	A-	03/12/2013	03/06/2014	3.65%	17,900	3,100	
Suncorp Bank	TD	1,000,000	1,000,000	3.01%	A+	27/05/2014	24/11/2014	3.55%	389	389	
Wide Bay Australia Ltd	TD	1,000,000	1,000,000	3.01%	A2	28/03/2014	30/03/2015	3.81%	6,681	3,236	
Wide Bay Australia Ltd	TD	1,000,000	1,000,000	3.01%	A2	27/05/2014	25/11/2014	3.60%	395	395	
Wide Bay Australia Ltd	TD	1,000,000	1,000,000	3.01%	A2	01/04/2014	01/04/2015	3.70%	6,082	3,142	
Emu Note - Dresdner Bank AG	Struct'd Note	500,000	478,400 ⁽⁴⁾	1.51%	A	25/10/2005	30/10/2015	0.00%	-	-	
Total		32,076,908	32,055,308	96.71%							
Total Directly Managed Funds		33,168,313	33,146,713	100.00%							
Retired Investments									485,778	15,512	
TOTAL PORTFOLIO		33,168,313	33,146,713	100%					3.71%	992,654	97,630
BENCHMARK ⁽¹⁾								2.69%			
Notes:											
1 Benchmark is 90 day BBSW as at 2 June 2014											
2 Balances less than \$250,000 earn 0.15%, \$250,000 to \$499,999 earn 0.50%, greater \$500,000 earn 1%											
3 CBA Trading account not included in the monthly portfolio return calculation											
4 Market Value as at 30 April 2014											

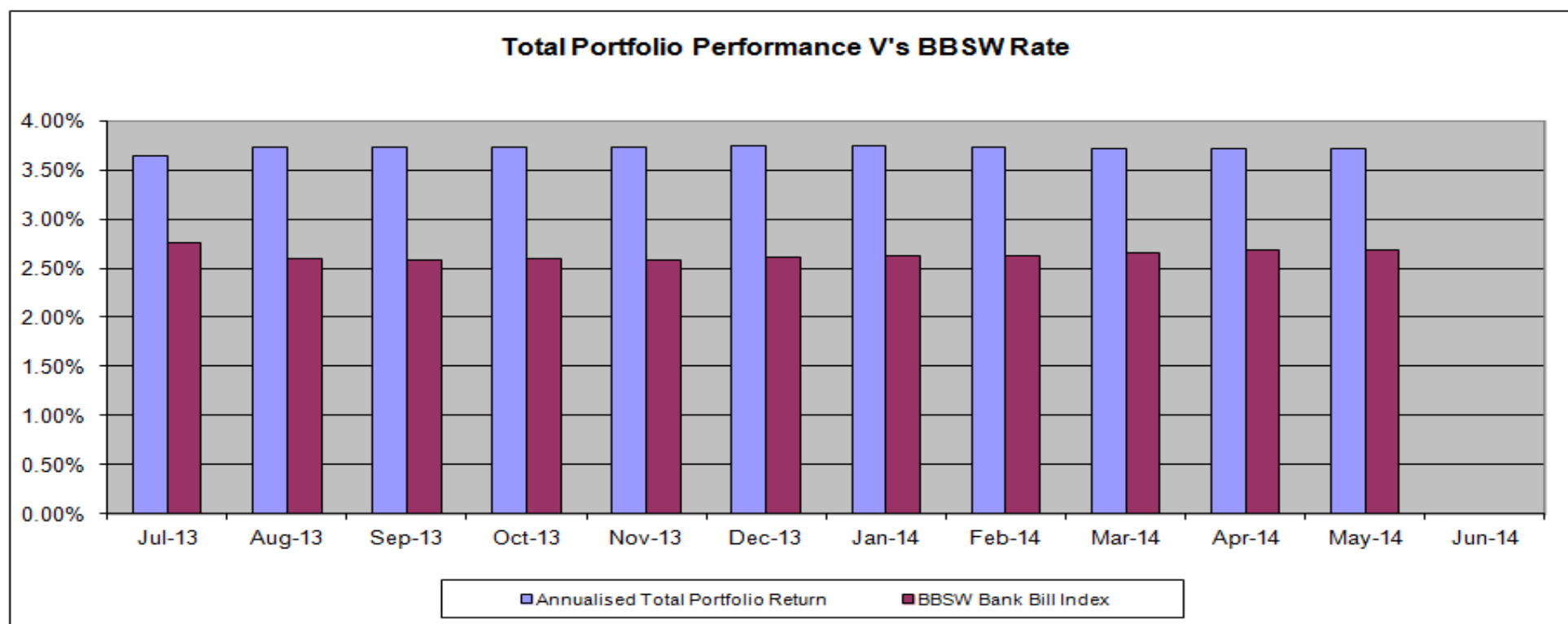
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Corporate Services Division Report No. 13.DOC - Report on Council Investments as at 31 May 2014 and as at 30 June 2014 Investment Report

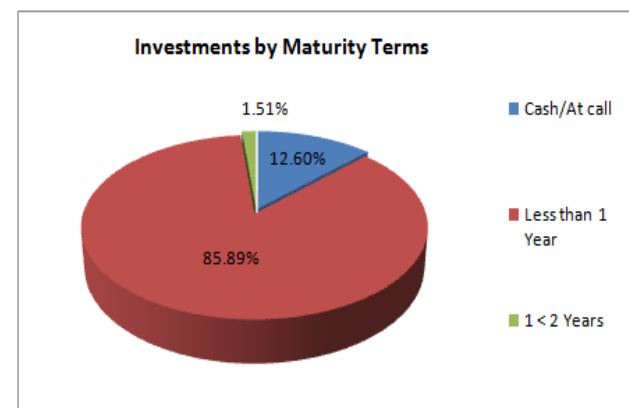


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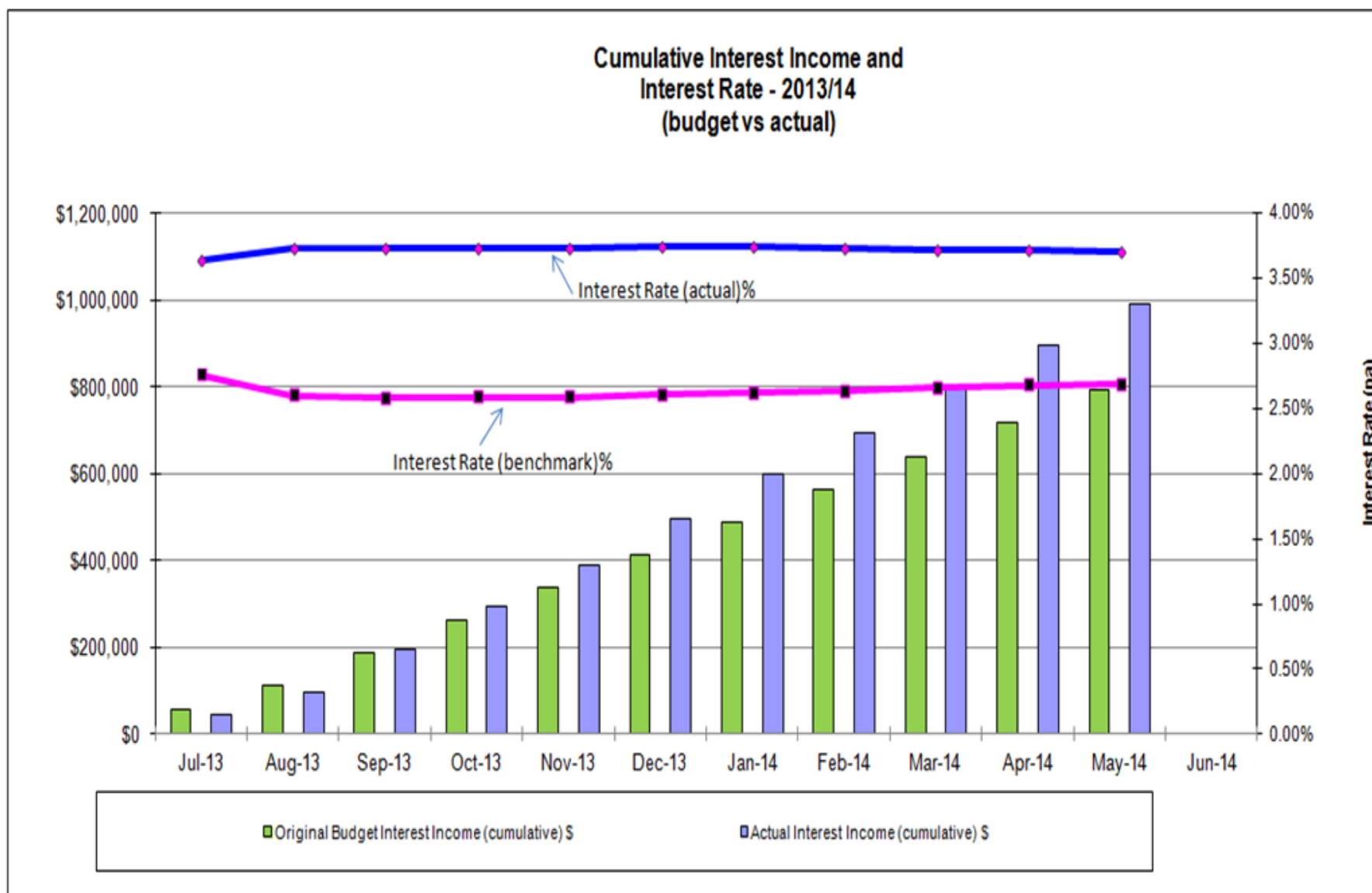


Summary by Credit Rating		No.
AA-	29.66%	10
A+	16.07%	5
A-	30.15%	10
A	4.52%	3
A2	19.60%	7
	100.00%	35



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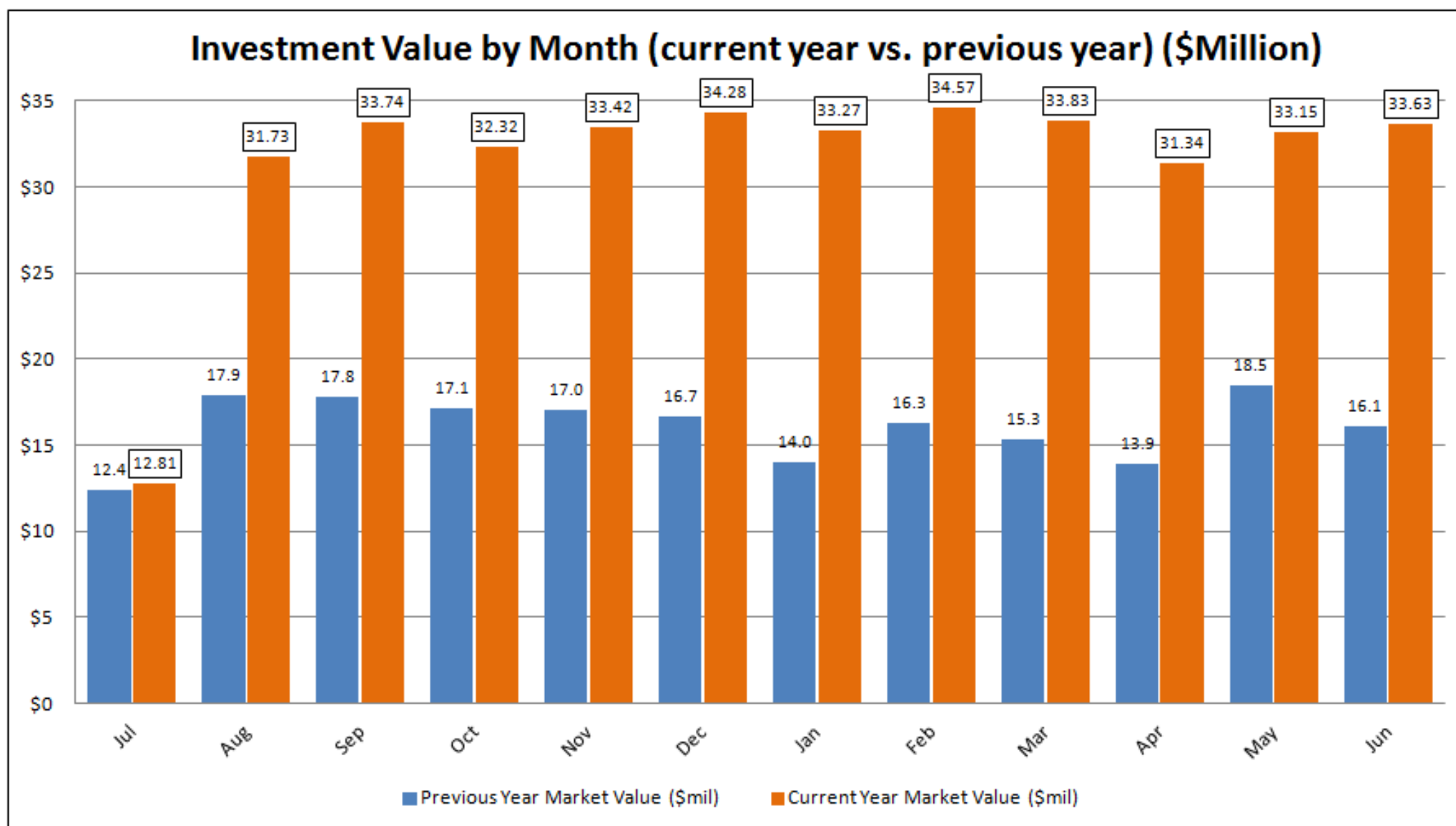
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MANLY COUNCIL INVESTMENT PORTFOLIO as at 30 June 2014										
	Form of Investment	Investment \$	Market Value \$	Percentage of Portfolio	S & P Rating	Date Invested	Call/Maturity Date	Interest Rate	Interest YTD	Interest Jun 2014
Directly Managed Funds										
Trading Account										
CBA	Cash Trading Account	722,878	722,878	2.15%	AA-			0.55% ^{(2)&(3)}	27,618	2,266
Others										
CBA	At Call	1,562,887	1,562,887	4.65%	AA-	At Call	At Call	2.50%	77,251	5,392
AMP	At Call	3,371,787	3,371,787	10.02%	A+	At Call	At Call	3.35%	67,355	7,226
Macquarie Bank	At Call	244	244	0.00%	A	At Call	At Call	2.50%	6	1
RaboDirect	TD	719,877	719,877	2.14%	AA-	07/01/2014	07/07/2014	3.70%	12,697	2,189
RaboDirect	TD	268,238	268,238	0.80%	AA-	03/02/2014	05/08/2014	3.70%	3,997	816
AMP	TD	1,000,000	1,000,000	2.97%	A+	23/08/2013	25/08/2014	3.80%	32,378	3,123
Bank of Queensland	TD	1,000,000	1,000,000	2.97%	A-	19/02/2014	18/08/2014	3.68%	13,208	3,025
Bank of Queensland	TD	1,000,000	1,000,000	2.97%	A-	19/02/2014	18/08/2014	3.68%	13,208	3,025
Bank of Queensland	TD	1,000,000	1,000,000	2.97%	A-	20/05/2014	20/05/2015	3.68%	4,111	3,008
Bank of Queensland	TD	1,000,000	1,000,000	2.97%	A-	03/03/2014	01/09/2014	3.68%	11,998	3,025
Bankwest	TD	1,000,000	1,000,000	2.97%	AA-	13/06/2014	11/09/2014	3.60%	1,677	1,677
Bendigo and Adelaide Bank	TD	1,000,000	1,000,000	2.97%	A-	12/06/2014	09/12/2014	3.50%	1,726	1,726
CBA	TD	1,000,000	1,000,000	2.97%	AA-	03/03/2014	01/09/2014	3.56%	11,607	2,926
CBA	TD	1,000,000	1,000,000	2.97%	AA-	30/05/2014	29/11/2014	3.58%	3,041	2,942
ING Direct	TD	1,000,000	1,000,000	2.97%	A-	20/05/2014	17/11/2014	3.52%	3,954	2,893
ING Direct	TD	1,000,000	1,000,000	2.97%	A-	19/02/2014	18/08/2014	3.80%	13,638	3,123
ING Direct	TD	1,000,000	1,000,000	2.97%	A-	03/06/2014	01/12/2014	3.61%	2,670	2,670
ING Direct	TD	1,000,000	1,000,000	2.97%	A-	03/06/2014	01/12/2014	3.61%	2,670	2,670
Macquarie Bank	TD	1,000,000	1,000,000	2.97%	A	23/08/2013	26/08/2014	3.90%	33,230	3,205
ME Bank	TD	1,000,000	1,000,000	2.97%	A2	27/02/2014	26/08/2014	3.63%	12,233	2,984
ME Bank	TD	1,000,000	1,000,000	2.97%	A2	19/02/2014	18/08/2014	3.63%	13,028	2,984
ME Bank	TD	1,000,000	1,000,000	2.97%	A2	03/06/2014	04/03/2015	3.67%	2,715	2,715
ME Bank	TD	500,000	500,000	1.49%	A2	03/03/2014	01/09/2014	3.63%	5,917	1,492
National Bank	TD	1,000,000	1,000,000	2.97%	AA-	26/08/2013	26/08/2014	3.92%	33,078	3,222
National Bank	TD	1,000,000	1,000,000	2.97%	AA-	26/08/2013	26/08/2014	3.92%	33,078	3,222
National Bank	TD	1,000,000	1,000,000	2.97%	AA-	26/05/2014	25/02/2015	3.62%	3,471	2,975
National Bank	TD	1,000,000	1,000,000	2.97%	AA-	30/05/2014	01/12/2014	3.60%	3,058	2,959
Rural Bank	TD	1,000,000	1,000,000	2.97%	A-	03/06/2014	01/12/2014	3.60%	2,663	2,663
Suncorp Bank	TD	1,000,000	1,000,000	2.97%	A+	27/05/2014	24/11/2014	3.55%	3,307	2,918
Wide Bay Australia Ltd	TD	1,000,000	1,000,000	2.97%	A2	28/03/2014	30/03/2015	3.81%	9,812	3,132
Wide Bay Australia Ltd	TD	1,000,000	1,000,000	2.97%	A2	27/05/2014	25/11/2014	3.60%	3,353	2,959
Wide Bay Australia Ltd	TD	1,000,000	1,000,000	2.97%	A2	01/04/2014	01/04/2015	3.70%	9,123	3,041
Emu Note - Dresdner Bank AG	Struct'd Note	500,000	479,950	1.49%	A	25/10/2005	30/10/2015	0.00%	-	-
Total		32,923,034	32,902,984	97.85%						
Total Directly Managed Funds		33,645,912	33,625,862	100.00%						
Retired Investments									618,247	5,077
TOTAL PORTFOLIO		33,645,912	33,625,862	100%				3.70%	1,091,125	99,269
BENCHMARK⁽¹⁾								2.70%		
Notes:										
1 Benchmark is 90 day BBSW as at 30 June 2014										
2 Balances less than \$250,000 earn 0.15%, \$250,000 to \$499,999 earn 0.50%, greater \$500,000 earn 1%										
3 CBA Trading account not included in the monthly portfolio return calculation										
4 Market Value as at 31 May 2014										

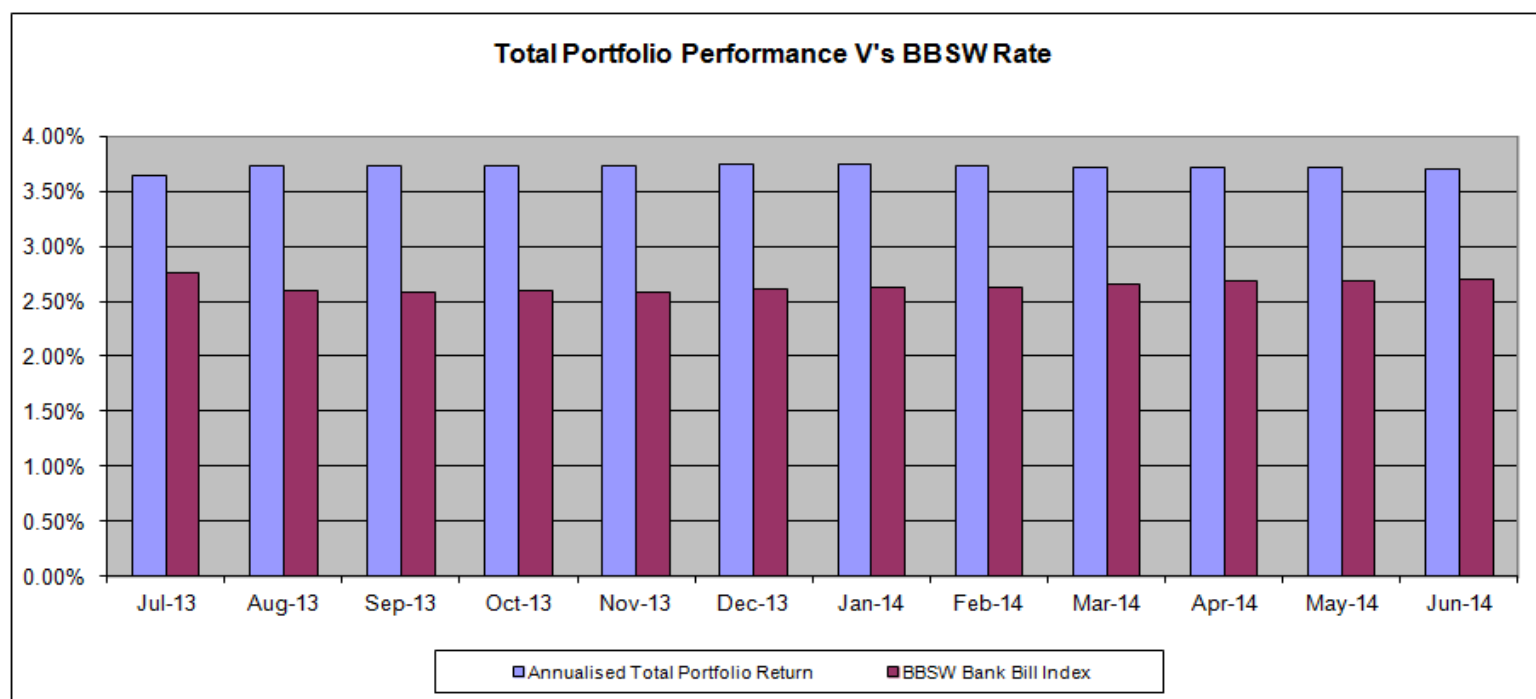
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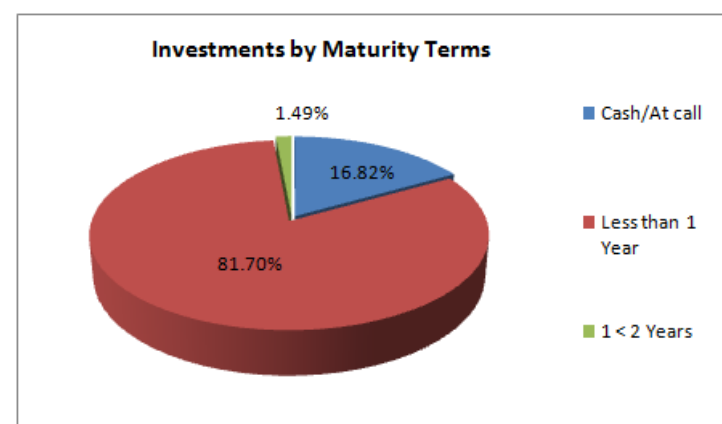


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Summary by Credit Rating		No.
AA-	30.54%	11
A+	15.97%	3
A-	29.72%	10
A	4.46%	3
A2	19.32%	7
	100.00%	34



ATTACHMENT 1

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