



Agenda

Planning and Strategy Committee

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

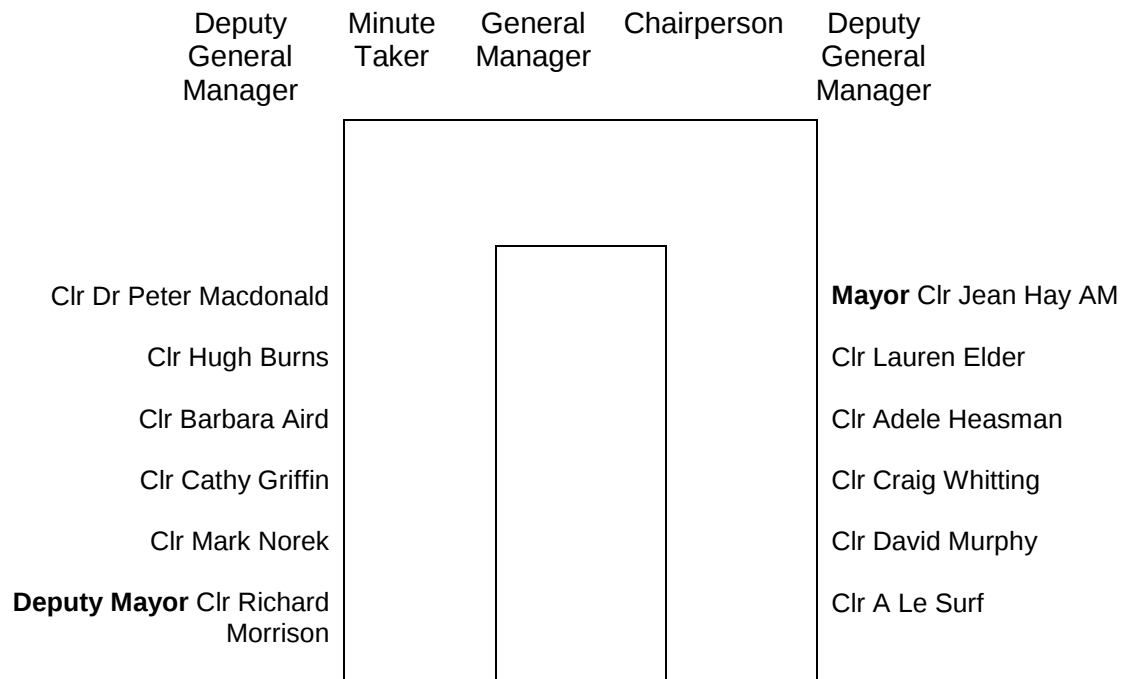
Monday 6 June 2011

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

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

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

Seating Arrangements for Meetings



Press

Public
Addresses

Public Gallery

Chairperson: Councillor Alan Le Surf
Deputy Chairperson: Councillor Adele Heasman

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CLOSED COMMITTEE ITEMS******* END OF AGENDA *******

TO: Planning and Strategy Committee - 6 June 2011

REPORT: General Managers Division Report No. 6

SUBJECT: Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget

FILE NO:

SUMMARY

The Manly Council Integrated Planning and Reporting plans including the Community Strategic Plan Beyond 2021 and related Resourcing Strategy including the Long Term Financial Plan, Workforce Management Plan and Asset Management Strategy, Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget have been exhibited for the statutory period (28 days) and is submitted for adoption by Council.

Public submissions to the Integrated Plans are also presented to Council for consideration in the attached Matrix.

REPORT

Introduction

At the Extraordinary meeting of Council held on 4th May 2011 Council resolved to adopt and place on exhibition Manly Council's Integrated Plans including its Community Strategic Plan Beyond 2021 and Resourcing Strategy, Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget.

Public Consultation

Public notice was given in the Manly Daily placing the draft integrated planning documents on exhibition from the 5th May and inviting comments on the Draft Integrated Plans. The exhibition period concluded on 2nd June 2011.

Copies of the Draft Integrated Plans were also available to peruse from Council's Customer Service Area, the Manly Library, the Seaforth/Balgowlah Branch Library, as well as Council's web site.

Report

The Community Strategic Plan Beyond 2021 and the Resourcing Strategy, Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget were presented to Council at the Extra-ordinary meeting.

These documents have been drafted to comply with sections 402 – 405 of the *Local Government Act, 1993* and the Department of Local Government's Planning and Reporting Guidelines and Manual for local government in NSW.

They provide the Manly Local Government area with the following:

- A Community Strategic Plan Beyond 2021 (Part 1 of 3). This plan has been informed by the community participation process and is supported by the 10 year Resourcing Strategy.

General Managers Division Report No. 6 (Cont'd)

- A Resourcing Strategy including the Long Term Financial Plan, Workforce Management Plan and Asset Management Strategy (Part 2 of 3).
- A Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including a Budget for 2011-2015 (Part 3 of 3). The Four Year Delivery Program articulates actions that Council plans to achieve during 2011-2015 in relation to the Community Strategic Plan.

Submissions Received

From the invitation for public comment on the Draft Plans, Council has received 16 submissions at the time of preparing this Report. One submission is from Sydney Water regarding its Restoration Rates, one submission is from the Manly Warringah and Pittwater Historical Society, 4 submissions are from individuals, and 10 submissions relate to the one issue, being the proposal to increase fees at the Roundhouse Childcare Centre. These submissions are summarized and staff responses given to each item raised (refer to Attachment 1).

Following consideration of the public submissions by appropriate staff, Council's response to the submissions is provided in Attachment 1. No change to the Community Strategic Plan is recommended.

A copy of the draft Integrated Plans, including the Schedule of Fees and Changes for 2011-2012, is **tabled** with this report.

RECOMMENDATION

It is recommended that Council:

1. Adopt the Manly Council's Integrated Plans including its Community Strategic Plan Beyond 2021 and related Resourcing Strategy including the Long Term Financial Plan, Workforce Management Plan and Asset Management Strategy, Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Budget, Statement of Revenue Policy and Schedule of Fees and Charges for 2011-2012; and
2. Write to the parties who made submissions to the above Integrated Plans, thanking them for their comments, and providing a response to the points raised by them.

ATTACHMENTS

AT- 1 Summary of submissions 7 Pages

PS060611GMO_1.doc

***** End of General Managers Division Report No. 6 *****

ATTACHMENT 1

General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

Summary of Submissions to Manly's Integrated Planning and Reporting plans

Name & Address	Issues Raised in Submission	Staff Comment
J Taylor - Mills Manly 05302011-ZYVR-B717	1. The documents include at the outset a strong mission statement in relation to environmental sustainability and Manly's unique heritage and the need to protect it. 2. Measurable targets be included as key performance indicators throughout the plan against which the 1 year and 4 year plans can be assessed. 3. That a range of specific objectives be included in the Delivery Program and Operational Plan which will safeguard and enhance the environmental sustainability of Manly and secure the confidence of the Manly community that the Delivery Program and Operational Plan is robust, provides accountability and includes material benefits for the natural and built environment.	1. In Chapter 3 of the CSP (Part 1), Council's vision and mission statement continues to be "where natural environment and heritage sustain and complement a vibrant cosmopolitan and community lifestyle". As well, a sustainable environment, clean environment, protecting natural and built environment are regarded as important community values. These principles underlie those environmental goals, strategies discussed further in chapter 8 that aims for a sustainable, protected and well managed natural and built Manly. 2. Measurable targets have been introduced as much as practical throughout the Delivery Program, and will increase more over time as the preferred reporting mechanism for Council's 4 year and one year actions. 3. The Four year Delivery Program (2011 -2015) and One year Operational Plan (2011-2012) have been linked to the goals and strategies of the Community Strategic Plan Beyond 2021 as required by the NSW Department of Local Government's Guidelines and Manual. These documents will be reviewed annually as part of the preparations of the new Operational Plan. Progress on plans will be reported quarterly to

ATTACHMENT 1

General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

		Council on the Delivery Program and Operational Plan.
Sydney Water Corporation PO Box 399 Parramatta 04212011-C3T8-XJS0	Sydney Water has written to Council attaching its Restoration Rates 2011, and proposing a Road Restoration Agreement between Council and Sydney Water whereby Sydney Water undertakes its own road restorations within the Manly LGA in partnership with Council.	Noted. No change is recommended. As a road authority Council will be liable for assets affected by restorations for the long term into the future.
R Hewitt Manly 05312011-5I7H-XEQM	1. The One Year Operational Plan does not show whether the Precinct Budget Bids have been successful or otherwise. A summary of bids made and Council's decisions should be in the one year plan. 2. A list showing what projects are to be funded by the Environment levy next year should be included in the One year Operational Plan.	1. Precinct submissions were published in the Council Business Paper, which was also published on-line. Council will guide the submissioner to the on-line information. 2. The allocation of the Environment Levy is shown on page 29 of Part 3 of 3 of the Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 within the section entitled <i>Revenue Policy and Draft Financial Plan 2011-2015</i>. The detailed allocation within the annual figure quoted of \$975,000 is allocated following recommendations made by Council's Community Environment Committee and subsequently adopted by Council each year.

ATTACHMENT 1

General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

A & M Rollison 05202011-F3E0-GPQG	I am writing in regards to the proposed increase in Preschool Fees for the 2011-2012 period. I have had children attending the preschool since 2009. I have seen an increase in the fee structure once already and with another one planned I do not foresee any additional benefit I will get for the second increase to \$39 per day.	Draft fees were established after consultation with preschool parent representatives. Preschool fees increase annually from 1 July. The fee increase is the minimum in line with operational costs and building maintenance and improvements needed to operate the services. The proposed fee is an increase of \$4 per week for children with 2 days attendance, and \$6 per week for children attending 3 days per week.
K. Kick on behalf of the Roundhouse Parents Committee 06022011-UW1R-GI81 Note: 9 parents in total submitted near identical submissions	Submission objecting to the proposal to increase fees from 1 July 2011 for The Roundhouse Childcare Centre, in particular the reference to the 0-2 Year Age group. It is our expectation to receive a small fee increase each year in line with CPI of around 3-4%. We have been given the current fee schedule and budgeted accordingly. Under the new proposal, babies will now be paying \$10 (up to 13.8%) more per day - \$50 per week for full time. This is an enormous difference for a family, with very little notice. Surprisingly though, there is a fee <i>decrease</i> for the 3-5 Year Age group would contradict the objectives of the increases given to us by Council 5 March 2011. A neutral change for this group could somewhat off set the younger group for the first year. A user-pays tiering system is fair enough but widen the gap over a 1-2 year period to ease the burden on the smallest section, rather than in one go.	Draft fees were established after consultation with the parent committee. Fees have been changed from 0-3 years and 3-5 years in line with other private, not for profit and local government services with a fee for 3 age ranges, i.e. 0-2 years, 2-3 years and 3-5 years. Operational costs vary in accordance with each of the three age groups due to the staff:child ratios required by the Children's Services Regulations 2004. Benchmarking with other local Councils, Manly has not been charging adequate fees and has relied on community obligation. The proposed fee increases brings the charges in line with other Councils' operating services in the region. The fees for 0-2 years age group reflects the operationally expensive nature in providing early learning and care services. This is because the

ATTACHMENT 1

General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

	Please see alternate request below:						staff:child ratio is 1:4, compared to 2-3 years which is currently 1:8 and the 3-5 years which is 1:10. With the previous 2 tiered fee structure, this meant that families with children aged 3-5 years were in effect subsidizing the 0-2 years and 2-3 years. By increasing the 0-2 years and 2-3 years fees to a recommended level as benchmarked with other Council services, this enables the fees to be reduced for children aged 3-5 years. Manly Council proposed fees for 0-2 years, 2-3 years and 3-5 years are in line with other local Councils, and is a fair and equitable fee for the range of ages, in line with the staff : child ratios and service quality outcomes.	
	Fee Type	Age Group	Parent request 2011/12	Proposed 2011/12	Current Fee 2010/11	New Variance		
	Up to 8 hours	0-2	\$79	\$82	\$72	Increase \$7 pd		
		2-3	Agree	\$75	\$72	Increase \$3 pd		
		3-5	\$68	\$65	\$68	Neutral		
	Up to 9 hours	0-2	\$82	\$85	\$75	Increase \$7 pd		
		2-3	Agree	\$78	\$75	Increase \$3 pd		
		3-5	\$71	\$68	\$71	Neutral		
	Up to 10 hours	0-2	\$85	\$88	\$78	Increase \$7 pd		
		2-3	Agree	\$81	\$78	Increase \$3 pd		
		3-5	\$74	\$71	\$74	Neutral		
	We strongly believe that given the above, Council should reconsider the variances and create a fairer adjustment to recover justifiable costs using the suggestions above.							
	S. Buchan 06022011-BPEE-DXOQ	The North Head Sewage Treatment Plant requires Manly Council initiatives to protect our environment. Currently the NHSTP have a license to 2023, allowing them to dump 112 tonnes of grease and solids plus fluids into our ocean daily. This is 313 million litres per day, and this is just for North Head.						
	The responsibility for the provision of Sewage Treatment Works is the responsibility of the State Government via the Utility Sydney Water.							
However the Draft Community Strategic Plan Beyond								

General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

	I have a lifelong involvement with the NHSTP, beginning with having grown up in North Curl and witnessing the plant's construction. I saw with great sadness how our environment was degraded by the plant, with the dramatic scarring of North Head by the plant itself and the bulldozing of soil and rock posited all down the side of the cliff (vegetation now disguises some of this activity). I also saw the devastation to the Manly pines from the polluted air and had to content with heavy sewage pollution on our local beaches. Today the sewage is piped further out to sea, but is still polluting our environment. The air quality of Manly is still degraded by odours emanating from the plant and sullage trucks that drive through Manly. This implicates into the health and quality of life for the citizens, visitors and Manly itself. The sewage outfall is the longest in the world, measuring 45 kilometers and starting in Blacktown. Manly Council has not addressed the major issues and the big impact aspect from the presence of the NHSTP, posited in one of the most beautiful scenic positions in Sydney and in our Council. Community members and residents have taken an active role to date, but this is not enough. Manly Council currently has minimal involvement in managing this situation. Strategies for the impact of government department controlled lands on our community are sorely needed for an appropriately sophisticated waste management system. Having attended the community consultation meetings at the NHSTP, and toured the plant, I am aware of the urgency for rational management of Sydney's waste and the ecological challenges that presents. I have been a member of the Manly Council Environment Committee for several years.	2021 highlights on pg 37 under "<i>Strategies (10 years +)</i>" ...<i>the need for Council to "Undertake projects in partnership with community stakeholders that protect, preserve and mange Manly's bushlands, biodiversity, geodiversity, coastal, estuary and <u>watercycles</u> to benefit future generations".</i> This is further added to by a suite of Water Cycle Management and Coastal Management Plans and actions listed under Section 2 of the Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 under the Environment heading.
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General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

Manly Warringah and Pittwater Historical Society 06022011-75PE-L6HB	Having read the Draft Plan , I have the following suggestions: 1. I would suggest that those actions regarding Heritage (2.1.10 a-k) be included under A. Social rather than C Environment. Heritage derives from History and those physical items that are the manifestation of Manly's history are identified with the culture of Manly. Built Heritage is just one aspect of the 6 aspects identified in the Council's publication " Heritage in Manly ". 2. Re 2.1.10. h and the " new communication strategies regarding Manly's heritage " presupposes there is an existing strategy. The recently completed Heritage Review made no reference to a communication strategy and in the 4 years I have been on the Manly Heritage Committee there has been no reference to such a strategy or a budget to support such activities. I would suggest the word "new" be deleted and that the wording be " Development of a Communications Strategy regarding Manly's Heritage to include the Council website, printed material, publications, media , internal/external signage and plaques". The One Year Plan could then read " Draft Communications Strategy to be established after consultation with key stakeholders and to include Draft Budget. The KPI could then make reference to a finalised Communications Strategy complete with existing communications items eg Heritage Signs, Heritage Plaques. 3. Re B. Economic, 2.1 Manly Tourism Management Strategy , it is important that both commercial and not-for-profit organisations are included in the formulation of this Strategy. There would need to be a rewrite of the Manly Tourism Policy T50 (confirmed October 1997 amended November 2001). The Draft Plan should make clear if this is to be undertaken. It would be helpful if the various sectors of Tourism were spelt out eg Sport,	Heritage has traditionally appeared in Council's corporate and strategic planning documents under the broader "<i>environmental</i>" heading as this is where the areas of <i>build and natural environment</i> also appear and strategic land use planning which are all closely tied to Council's work in preserving the built and natural environment. It is proposed to leave this arrangement to provide continuity with the past practice. The plan as it is in draft indicates .. "<i>Development of new communications strategies regarding Manly's heritage</i>". As written in the draft plan this would occur in consultation with Council's Heritage Committee. The comments in relation to the Manly Tourism Strategy relate to a level of detail not normally found in a Corporate Strategic Document. What is stated in the draft plan is .. "<i>develop Manly Tourism Development and Management Strategy to review the social, economic and environmental impact of tourism on Manly, considering its composition, current and future needs and opportunities, and local management requirements</i>". As written in the draft plan what would occur in the future if adopted by Council is that a brief would be developed with input from the relevant Special Purpose Committees of Council. The points raised in the submission are all duly noted and appreciated by staff but no changes to the draft document are proposed for the reasons above.
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ATTACHMENT 1

General Managers Division Report No. 6 - Adoption of Manly Council's Integrated Plans including Community Strategic Plan Beyond 2021 and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012 including Draft Budget Summary of submissions

	Recreation, Heritage. The 4 Year Plan refers to the impact of Tourism but not to the activities, each of which have individual characteristics regarding season, duration of activity, demographic group, equipment, transport, management etc. I would suggest the word "profile" could replace "composition" and then read "Visitor and Activity profile"	
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TO: Planning and Strategy Committee - 6 June 2011
REPORT: Item For Brief Mention Report No. 8
SUBJECT: Documents to be tabled
FILE NO:

1. Documents to be tabled:

Date	Author	Subject
10/05/11	Mike Baird, MP	Helmet use by cyclists.
25/05/11	Bill Gillooly AM, Secretary General Local Government Shires Association of NSW	Response letter re timed on street accessible (disability parking).

RECOMMENDATION

That the information be received and noted.

ATTACHMENTS

AT- 1 Letter Mike Baird, MP 1 Page
AT- 2 Letter Bill Gillooly, LGSA & Council's original letter 2 Pages

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***** End of Item For Brief Mention Report No. 8 *****

ATTACHMENT 1

Item For Brief Mention Report No. 8 - Documents to be tabled Letter Mike Baird, MP



MIKE BAIRD
STATE MEMBER FOR MANLY



Mr Henry Wong
General Manager
Manly Council
1 Belgrave Street
MANLY NSW 2095

Dear Mr Wong *Henry*

Thank you for your recent letter concerning the need for a campaign to educate bicycle users on the importance of wearing helmets.

I am very happy to support any initiatives Manly Council decides to undertake in commencing a helmet safety campaign.

Please keep me informed of any developments and don't hesitate to contact my office if you require assistance on this important issue.

Yours sincerely

[Signature]
Mike Baird MP

Date: 10 MAY 2011

Hon. Hon Mike Baird MP
State Member for Manly

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Item For Brief Mention Report No. 8 - Documents to be tabled
Letter Bill Gillooly, LGSA & Council's original letter

Local Government
Association of NSW



Shires Association
of NSW

Our ref: R90/0315-02 Out-19474

25 May 2011

Mr H T Wong
General Manager
Manly Council
PO Box 82
Manly NSW 1655



Dear Mr Wong

Timed On-Street Accessible (Disability) Parking

I refer to your letter of 18 March 2011 regarding your request for support from the Associations in approaching the Roads and Traffic Authority (RTA) to allow councils to change Accessible parking restrictions in some areas of need.

In April 2011 the Economic and Social Policy Committees of the Associations discussed the difficulty councils face in balancing the genuine demand for all-day accessible parking spaces for employment related needs, with the shorter-term demand generated at particular locations such as medical centres. Following the Committees' consideration and recommendations the Executives endorsed an approach that allowed individual councils through their Local Traffic Committee to allow timed accessible parking where circumstances were justified.

The Associations have since written to the Chief Executive of the RTA seeking their support in allowing individual councils through their Local Traffic Committees to impose time limits on accessible parking in some locations where circumstances are justified. We will advise you once we have received a response.

Yours sincerely


Bill Gillooly AM
Secretary General

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Item For Brief Mention Report No. 8 - Documents to be tabled
Letter Bill Gillooly, LGSA & Council's original letter

Manly Council



Our Ref: 170311 HTW:SF
Enquiries: Sandra Faase/Cathy Kellick on 9976 1562

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Bill Gillooly
Secretary General
Local Government Association of NSW
GPO Box 7003
Sydney NSW 2001

Dear Mr Gillooly

Re: Timed On-Street Accessible (Disability) Parking

Manly Council's Access Committee requested on 19 October 2010, that Council write to the Road Transport Authority (RTA) requesting that guidelines be changed to allow for timed on-street accessible parking where it is justified, i.e. near medical facilities.

On 17 November 2010, Council wrote to the RTA with these concerns. The RTA responded on 28 January 2011, advising they had not received any such requests from peak disability organisations. But should Council: "obtain support of the peak organisations for a particular location", they would not object to council implementing timed disability parking.

The Access Committee also requested (15 February 2011):

"Council write to the Local Government Association (LGA) Senior Policy Officer, Ageing and Disability, requesting the LGA lobby State and Federal Government on this issue."

As advised by the Access Committee, Council is seeking LGA support to address the matter of timed on-street accessible parking under special circumstances with the RTA. Please note that support has also been sought by Council with Spinal Cord Injuries Australia in regards to this matter.

I look forward to hearing from you in response to this important disability access issue. Should you require any further information please contact Sandra Faase or Cathy Kellick, Community Development Coordinators, on 9976 1562.

CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

www.smokefreecouncils.com.au

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Report Of Committees Report No. 20
SUBJECT: Minutes for adoption by Council - Special Purpose Committees - Without recommendations of a substantial nature.

FILE NO:

The minutes of the following Special Purpose Committee meetings are tabled at this meeting.

- i) Manly Draft LEP/DCP Working Group – 17 May 2011
- ii) Community Environment Committee – 11 May 2011
- iii) Meals on Wheels Committee – 11 May 2011
- iv) Manly Traffic Committee – 9 May 2011
- v) Manly Scenic Walkway Committee – 3 May 2011
- vi) Sister Cities Committee – 27 April 2011
- vii) Landscape Management and Urban Design Committee – 20 April 2011
- viii) Manly Tramway Loop Feasibility Working Group – 20 April 2011
- ix) Waste Committee – 20 April 2011
- x) Access Committee – 19 April 2011
- xi) Arts and Culture Committee – 19 April 2011
- xii) Surf Club Liaison Working Group – 19 April 2011
- xiii) Meals on Wheels Committee – 13 April 2011
- xiv) Councillors Implementation Working Group – 29 March 2011
- xv) Sustainability and Climate Change Committee – 27 October 2010

RECOMMENDATION

That the minutes of the following Special Purpose Committee meetings be adopted:

- i) Manly Draft LEP/DCP Working Group – 17 May 2011
- ii) Community Environment Committee – 11 May 2011
- iii) Meals on Wheels Committee – 11 May 2011
- iv) Manly Traffic Committee – 9 May 2011
- v) Manly Scenic Walkway Committee – 3 May 2011
- vi) Sister Cities Committee – 27 April 2011
- vii) Landscape Management and Urban Design Committee – 20 April 2011
- viii) Manly Tramway Loop Feasibility Working Group – 20 April 2011
- ix) Waste Committee – 20 April 2011
- x) Access Committee – 19 April 2011
- xi) Arts and Culture Committee – 19 April 2011
- xii) Surf Club Liaison Working Group – 19 April 2011
- xiii) Meals on Wheels Committee – 13 April 2011
- xiv) Councillors Implementation Working Group – 29 March 2011
- xv) Sustainability and Climate Change Committee – 27 October 2010

ATTACHMENTS

There are no attachments for this report.

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

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Report Of Committees Report No. 21
SUBJECT: Minutes for adoption by Council - Community Safety Committee - 12 May 2011
FILE NO:

These reports were dealt with at the Community Safety Committee meeting of 12 May 2011 and were listed as a Recommendation in those minutes. These items are hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

1. ITEM 11 Report – Public Toilet Facilities

The report 'public toilet facilities' has been referred from the Planning & Strategy Committee meeting of 2 May 2011.

Recommendation from 14 April 2011 meeting (Item 12) was: That the toilets at Whistler Street, Ocean Beachfront, and Gilbert Park bus shelter should remain open 24 hours on Friday, Saturday and Sunday nights.

Whilst a signage audit conducted of the CBD by the Community Safety Coordinator and Crime Prevention Officer highlighted some deficiencies in directional signage to toilets, the Committee did not support the placement of additional signage.

Superintendent Darcy reported that of the offenders who have been issued criminal infringement notices for public urination, 90% were locals, who should know where the existing toilets are.

2. ITEM 12.1 General Business – North Head Suicide Prevention Group

Superintendent Darcy and LSC Bronwyn Nakhla advised that they are progressing discussions with Telstra to locate an aerial on North Head.

Manly Police are also gathering a list of mobile phone numbers from key local services and agencies to allow an 'SMS Alert' system to be implemented. Ideally these key staff will have been trained in suicide prevention.

Suicide prevention skills training courses have been identified and Manly Police are gathering expressions of interest from key individuals from local services and agencies.

RECOMMENDATION

That the minutes of the Community Safety Committee meeting on 12 May 2011 be adopted including the following items:

1. ITEM 11 Report – Public Toilet Facilities

That the following CBD public toilet facilities should remain open 24 hours on Friday, Saturday and Sunday nights:

- Whistler Street car park;
- Ocean Beachfront, opposite The Corso, and
- Gilbert Park bus shelter

2. ITEM 12.1 General Business – North Head Suicide Prevention Group

That the Committee endorses the ongoing work of the North Head Suicide Prevention Group and recommends Council staff continue to work with the Group to progress key strategies, as well as have Council staff, such as Rangers, participate in Suicide Alertness Training for first responders.

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

ATTACHMENTS

There are no attachments for this report.

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

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Report Of Committees Report No. 22
SUBJECT: Minutes for adoption by Council - Playground Committee - 12 May 2011
FILE NO:

These reports were dealt with at the Playground Committee meeting of 12 May 2011 and were listed as a Recommendation in those minutes. These items are hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

1. ITEM 4 Report – Lagoon Park Playground Final Design Project Update

The Councils Landscape Architect attended the meeting to run through the final design and the itemized recommendations listed at the last meeting (below) and outlined that the recommendations have been included in the final design. Local residents in the street will be re consulted about the final shade structure proposal as was agreed at the street meeting; the committee discussed the final design and was happy with the finalized design.

Recommendations included in the final design.

1. Installation of pram parking areas within the playground.
2. More shade is developed for the 0-2 age group area.
3. The existing and future shade cloth sails be changed from bright blue to a more subtle shade to blend in with the trees.
4. Small table and chairs for birthday parties, these could be designed as part of the fantasy element of the playground.
5. Use some of the existing stone sculptures that are currently not visible from “Hop in and Help Manly Lagoon” project at the entrance to the playground to honour past champions and small interpretative signage on how people can become involved as part of the welcoming signage, outside the play areas.
6. The project is progressed as a matter of urgency to commence before the end of the financial year.
7. That a final landscape plan and visual interpretation be displayed for community information.
8. Additional shade is added for the new play equipment to address concerns over lack of shade over new area.
9. Council further consult with local residents in Cameron Avenue in relation to design of additional shade cover in the new playground. Because additional shade was not in the original resident notification concept plan and was something that was contentious during the previous changes to the playground, residents should be given an additional chance to raise any concerns to this proposed change to the expansion plan.
10. Increase planting of mature native trees in the new playground space to provide additional shade and meet playground visitors desire to have additional trees and plants in the area. A high proportion of respondents to the survey requested additional trees for the playground; the base proposal had fewer trees proposed. The concept plan should also show the location of any additional trees within the playground, because of concerns raised by some residents about obscuring the existing view line.

Report Of Committees Report No. 22 (Cont'd)

11. Install new seating for parents so they are able to watch their children as they use the new additional play equipment, ideally all new seating should be located in shaded areas. This will address concerns raised by some respondents that they would be unable to see children over the far side of the playground. An issue that would likely increase with the addition of new play equipment in that area.
12. Remove existing equipment from mound area; remove existing mural wall and re structure the existing mound to ensure clear sightlines from all areas of the playground. This addresses concerns raised by some respondents that children can get lost over the far side of the playground are unable to be actively monitored by parents. This would likely increase with the addition of new play equipment in that area, much of the equipment in that area is nearing end of its usable life it would make sense to remove and replace this equipment during the project program.
13. Ensure that any new equipment has imaginary play and climbing elements to meet playground visitor's demands for increased activities of this type in the playground. Imaginary play and then climbing were the most popular new activities requested by respondents to the survey and will be addressed with the new equipment to be included into the playground.
14. Retrofit harness seats to existing swings to cater for demand for increased swings for young children.
15. Look at the possibility of increasing the existing BBQ' facility capacity in Lagoon Park to meet the increased demand for this facility which currently has only one BBQ on site.
16. Install less equipment in the proposed new area play space to enable an area of open space to remain and meet the visitor's requirement to still retain some open space. This will have the dual purpose of reducing the cost of the expansion and still allowing some free space for children to utilise as requested by respondents.
17. Change colour of fence to blend in with the reserve, in dark grey or black.

2. ITEM 6 FUTURE AGENDA ITEMS - Submission re North Harbour Reserve

A submission has been received from a local resident on the 9th March one day prior to this meeting and after completion of the agenda documents, requesting that Council support the installation of a fence around the North Harbour Reserve Playground. A report will be brought back to the May meeting.

RECOMMENDATION

That the minutes of the Playground Committee meeting on 12 May 2011 be adopted including the following items:

1. ITEM 4 Report – Lagoon Park Playground Final Design Project Update

That:

1. The final design plan tabled at the meeting is adopted and progressed to the construction stage as soon as possible.
2. That residents in Cameron Avenue be consulted about the final concept for the additional shade structure in the park during the process.

Report Of Committees Report No. 22 (Cont'd)**2. ITEM 6 – FUTURE AGENDA ITEMS**

That:

1. No fence be installed around the existing playground.
2. Landscaping to separate the areas could be considered in any major upgrade of the playground at North Harbour, and only if a significant amount of users request such a separation of the open space area.

ATTACHMENTS

There are no attachments for this report.

PS060611RC_2.doc

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

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Report Of Committees Report No. 23
SUBJECT: Minutes for adoption by Council - Human Services Planning and Policy Committee - 3 May 2011

FILE NO:

This report was dealt with at the Human Services Planning and Policy Committee meeting of 3 May 2011 and was listed as a Recommendation in those minutes. The item is hereby submitted to the Planning and Strategy Meeting, together with the minutes for formal adoption by Council.

1. ITEM 4 REPORT ON HEALTH SERVICES IN MANLY AREA

A report – Issues and Challenges for Health Services in the Manly area was attached to the February 2011 minutes as provided by Paul Hogan, independent facilitator.

The Committee noted that the report had provided a great summary of the major health and social services issues for the Manly area, and that the facilitator should be thanked and commended.

There was considerable discussion on the report by the committee. There were a number of issues arising from the report for the future consideration of the Council, in particular its future strategic planning and integrated plans during the next ten years and beyond. Some of these were:

- Drug and alcohol issues in Manly, especially impact on youth and concerns about the future of medical and related services in the Manly CBD;
- MDEC were noted as planning to undertake a forum of medical practitioners in the next month. They undertook to update the committee of the outcomes of this forum, and information on the continuation of medical services delivery in the Manly area;
- A questionnaire was considered important to establish comprehensive data on the number of medical and health service providers in the Manly CBD, and what were the factors that were important in their decisions to stay in the area (in order to update the committee on its previous information on this from February 2010);
- A comprehensive study and terms of reference was discussed as important to measure the social and other related health impacts of tourism (in line with the report) by this committee (for the 2011/12 year) and linked with other studies being planned as part of the CSP and Delivery Program.
- Continuing uncertainty of the future of the Manly Hospital was discussed and concern was expressed that this may contribute to the decline in the number of specialist health and medical services currently available in the Manly area. The Committee noted the closure of the Medical Imaging Services Provider on West Esplanade. The Committee also noted that Council undertaken in March 2011 to conduct a poll on the future of Manly Hospital, and need for new hospital at Frenchs Forest; and that the results of this assist research on the future of health/medical services in Manly.

RECOMMENDATION

That the minutes of the Human Services Planning and Policy Committee meeting on 3 May 2011 be adopted including the following items:

1. ITEM 4 REPORT ON HEALTH SERVICES IN MANLY AREA

1. The Committee recommends research into the future needs for primary health care and specialist medical services in the Manly LGA. Such research may determine the existing medical and health services available in Manly and include a questionnaire to health care and medical service providers seeking their intentions to continue providing their service in the future and the impact of the establishment of the Frenchs Forest Hospital and

Report Of Committees Report No. 23 (Cont'd)

- associated health and medical service in that area;
2. That the Committee together with staff develop a terms of reference to guide a future study of the social impacts of tourism that could be reported, scoped by the Committee in its November 2011 meeting and referred to other Committees for comment and input;
 3. Invite MDEC to present to the Committee the outcomes of their General Practitioners forum, and that this inform future directions of research for the Committee;
 4. That the Committee invite NSW Department of Health representatives to brief the Committee on the new NSW Government's health policies for the Northern Beaches a future meeting of the Committee (August 2011).

ATTACHMENTS

There are no attachments for this report.

PS060611RC_5.doc

***** End of Report Of Committees Report No. 23 *****

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Report Of Committees Report No. 24
SUBJECT: Minutes for adoption by Council - Sustainability and Climate Change - 14 April 2011
FILE NO:

These reports were dealt with at the Sustainability and Climate Change Committee meeting of 14 April 2011 and were listed as a Recommendation in those minutes. This item is hereby submitted to the Planning and Strategy meeting, together with the minutes for formal adoption by Council.

ITEM 4 Report – Carbon Emissions Reduction Project Presentation (Corporate and Community Components)

The Manly Council (Corporate) Carbon Emission Reduction Strategy and Action Plan was presented to Council on 8 November 2010 and it was resolved that the Strategy be endorsed in principle and referred to the Sustainability and Climate Change Committee for comment and recommendation to Council (OM 221/10).

Kinesis presented the Corporate Strategy and Action Plan and sought feedback from Committee members on the Strategy and Action Plan. Kinesis also presented the Draft Community Carbon Emissions Reduction Strategy and Action Plan.

RECOMMENDATION

That the minutes of the Sustainability and Climate Change Committee meeting on 14 April 2011 be adopted including the following items:

ITEM 4 Report – Carbon Emissions Reduction Project Presentation (Corporate and Community Components)

1. That the Manly Council (Corporate) Carbon Emission Reduction Strategy and Action Plan be adopted, provided that an additional figure is included to accompany Figure 1., Manly Council Climate Change Action Plan, which lists actions in order of marginal cost of abatement; and that Council adopts a target of 30% reduction in emissions based on 2008/09 emissions (for Council's existing building stock).
2. That the Draft Community Climate Change Action Plan 2012-2020 be received and noted and supported in principal and that tri-generation is investigated for all new large developments with complementary energy efficient design and that tri-generation is evaluated against other emission reduction alternatives such as solar farm technology.

ATTACHMENTS

There are no attachments for this report.

PS060611RC_3.doc

***** End of Report Of Committees Report No. 24 *****

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Corporate Services Division Report No. 19
SUBJECT: Adoption of the draft 2011-2012 Budget and Fixing of Rates and Charges for 2011-2012
FILE NO:

SUMMARY

Council is required to make the Rates and Charges for the year 2011-2012 following the adoption of the Manly Community Strategic Plan, incorporating the Resourcing Strategy, the Four Year Delivery Program and the One Year Operational Plan.

BACKGROUND

Council at the extra-ordinary meeting held 4 May 2011, considered Corporate Services Division Report No. 15, regarding the draft Budget and Revenue Policy for 2011-2012 and resolved that:

1. *Council adopt for the purposes of public exhibition the draft 2011/2015 Budget and the draft Schedule of Fees and Charges for 2011/2012;*
2. *Council adopt the draft Revenue Policy including the adoption of the general rates variation of 2.8% and the making of the proposed Rates;*
3. *For the purpose of public exhibition Council adopt in principle the draft Long Term Financial Plan*
4. *Council's proposed loan borrowing for 2011/2012 is:*

<i>Property Acquisition</i>	<i>- \$5,500,000</i>
<i>Public Works Infrastructure</i>	<i>- \$1,000,000</i>

REPORT

The Manly Community Strategic Plan Beyond 2021, incorporating the Resourcing Strategy, Four Year Delivery Program (2011-2015) and One Year Operational Plan (2011-2012) containing details of Council's Revenue Policy and proposed Rates and Charges for 2011-2012, were placed on public exhibition for 28 days from 5 May 2011 with submissions called until 2 June 2011.

The draft Delivery Program - Revenue Policy contained details of the proposed Rates and Charges to be levied for 2011-2012, and the adoption of the 2.8% rate pegging increase as announced by the Independent Pricing and Regulatory Tribunal (IPART).

Council's Revenue Policy for 2011-2012 provides for a rating structure that is based on an ad valorem (rate in the dollar) with a minimum rate, and these rates will be calculated on the land value of the land as determined by the Valuer General, base dated 1 July 2008.

Interest is to be charged on overdue Rates and domestic waste management charges in accordance with section 566(3) of the Act. The rate of interest for 2011-2012 has not yet been specified by the Minister. The current maximum rate of interest payable on overdue rates and charges as set by the Minister is 9.0% and may be subject to change.

The following resolutions making the rates and formalising the Budget / Operational Plan for 2011-2012 are recommended for adoption.

Corporate Services Division Report No. 19 (Cont'd)**RECOMMENDATION**

Whereas the detailed estimates of income and expenditure of the General Fund, for the year commencing 1 July 2011, were considered by Council at an extra-ordinary meeting on 4 May 2011, and having given public notice in accordance with S.405 of the Local Government Act, 1993, to allow public submissions on or before 2 June 2011, and whereas the Manly Community Strategic Plan incorporating the Delivery Program, Operational Plans, and estimates of Income and Expenditure for the year commencing 1 July 2011, were adopted by Council at the meeting of 6 June 2011, and having considered any matters in accordance with S.406 of the Local Government Act, 1993, Council hereby resolves:

1. That the draft Schedule of Fees and Charges 2011-2012 as tabled, be adopted;
2. That the 2011-2012 draft Budget as tabled, be adopted;
3. That Council make the Ordinary Rates and Charges as follows for 2011-2012:

A Ordinary Rates

- (i) An Ordinary Rate (Residential) of **0.174088** cents in the dollar be made for the year 2011-2012 on the land value of all rateable land in the Local Government Area categorised as Residential in accordance with S.516 of the Local Government Act 1993, with a Minimum Rate in accordance with Section 548 of the Local Government Act, 1993 of **\$701.60**;
- (ii) An Ordinary Rate - Business - Manly Business Centre of **0.839003** cents in the dollar be made for the year 2011-2012 on the land value of all rateable land categorised as Business in accordance with S.518 of the Local Government Act 1993, within the centre of population defined within the Manly CBD and previously adopted by Council, as delineated on Plan Number 1/280B, with a Minimum Rate in accordance with Section 548 of the Local Government Act, 1993 of **\$916.90**;
- (iii) An Ordinary Rate – Business - Other of **0.449140** cents in the dollar be made for the year 2011-2012 on the land value of all rateable land categorised Business in accordance with S.518 of the Local Government Act 1993, within Manly other than that land within the centre of population defined in (ii) above, with a Minimum Rate in accordance with Section 548 of the Local Government Act, 1993 of **\$916.90**.

B. Special Rate – Manly Business Centre Improvements

- (i) That whereas the Council, being of the opinion that works related to the provision of on-going and proposed capital and maintenance works, including the Manly Business Centre, The Corso and the Ocean Beach Front improvements, provide services, facilities and activities of specific benefit to the area, and are of special benefit to that portion of Manly as delineated on Plan Number 1/280A previously defined and adopted by Council, and whereas Council having adopted the Manly Community Strategic Plan beyond 2021, incorporating the estimates of income and expenditure for the Manly Town Centre Improvements Programme, it is hereby resolved that a Special Rate - Manly Business Centre Improvements of **0.280607** cents in the dollar on the land value of all rateable land as previously defined be now made for the year 2011-2012.
- (ii) That in accordance with the provisions of Section 548 of the Local Government Act 1993, that no minimum amount of the Special Rate - Manly Business Centre Improvements shall be levied in respect of any separate parcel of land, including strata title lots and dwellings under company title.

Corporate Services Division Report No. 19 (Cont'd)**C. Special Rate – Balgowlah Business Centre Improvements**

- (i) That whereas the Council being of the opinion that works related to the provision of on-going and proposed capital and maintenance works including the off-street car parks in Condamine Street, provide services, facilities and activities of specific benefit to the area and is of special benefit to that portion of Balgowlah delineated on Plan Number 5/005B, and whereas Council having adopted the Manly Community Strategic Plan beyond 2021, incorporating the estimates of income and expenditure for the Balgowlah Business Centre Improvements Programme, it is hereby resolved that a Special Rate - Balgowlah Business Centre Improvements of **0.201023** cents in the dollar on the land value of all rateable land as previously defined be now made for the year 2011-2012.
- (ii) That in accordance with the provisions of Section 548 of the Local Government Act, 1993, it is hereby resolved that no minimum amount of the Special Rate - Balgowlah Business Centre Improvements shall be levied in respect of any separate parcel of land, including strata title lots and dwellings under company title.

D Interest

In accordance with the provisions of S.566(3) of the Local Government Act 1993, Council hereby resolves to adopt the maximum interest rate as advised by the Minister for Local Government for outstanding rates, domestic waste management services and annual charges, being **9.0%** per annum in respect of accrual on a simple basis.

E Domestic Waste Management Services

In accordance with S.496 of the Local Government Act 1993, that an annual charge of **\$475.00** per annum be made for the year 2011-2012, for each domestic waste management service rendered to all properties categorised residential or non-rateable residential, for each once weekly 80 litre MGB (or equivalent) service;

In accordance with S.502 of the Local Government Act 1993, that an annual charge of **\$475.00** per annum be made for the year 2011-2012, for each additional 80 litre domestic waste management service rendered to owner occupied single occupancy residential dwellings (excluding green waste and recycling service);

F Stormwater Management Service Charge

In accordance with the Local Government (General) Regulation 2005 and the Local Government Act 1993, the following annual Stormwater Management Service Charge be made and levied on all developed rateable land categorised for rating purposes as follows:

Land categorised as Residential:	\$25.00	for a single residential dwelling
Residential strata lots:	\$12.50	for each strata unit
Residential flats, community title, tenants-in-common residential units:	\$12.50	for each flat/unit
Land categorised as Business	\$25.00	Plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres up to a maximum charge of \$200.00

ATTACHMENTS

There are no attachments for this report.

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

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Corporate Services Division Report No. 20
SUBJECT: Mayors' and Councillors' Fees - Determination of Local Government Remuneration Tribunal - 2011/2012
FILE NO:

SUMMARY

The Local Government Remuneration Tribunal has handed down its Report for 2011/2012 regarding the Category of Councils, and the fees payable to the Mayor and Councillors as from 1 July 2011.

REPORT

Under the Act, the Council must pay the Mayor and each Councillor an annual fee. The fee must be fixed by Council and must be in accordance with the appropriate determination of the Local Government Remuneration Tribunal being equal to or greater than the minimum but not greater than the maximum of the appropriate category. The same fee must be paid to each Councillor.

The Tribunal has now made a determination for 2011/2012, handing down its Report on 28 April 2011. The report was published on the Division of Local Government website on 17 May 2011.

The Tribunal considered submissions by the LGSA, regarding the level of fees paid to Councillors and Mayor, as well as 16 submissions from individual councils. The Tribunal has taken into consideration other broader issues facing local government, including the impact Integrated Planning & Reporting and State Government planning reforms, as well as a review of the categorization of Councils.

The Tribunal was not convinced by any of the submissions received and accordingly made no significant changes to the classification and remuneration scheme.

The Tribunal has determined that fees for Councillors and Mayors be increased by 4.2% effective from 1 July 2011 (compared to 3.0% in 2010).

A copy of the Remuneration Tribunal Report can be found at:
http://www.remtribunals.nsw.gov.au/local_government/current_determinations

Manly Council is classified as a Metropolitan Category Council - for which the Tribunal has set the following minimum and maximum fees to apply for 2011/2012:

	Minimum	Maximum
Mayor Allowance (current maximum fee paid \$34,860)	\$16,080	\$36,320
Councillors Fees (current maximum fee paid \$15,970)	\$ 7,550	\$16,640

The fee payable to Mayors is in addition to Councillor fees.

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

At Council's Meeting held on 27th July 1998, Council resolved as follows:

“That in respect of future determinations by the Local Government Remuneration Tribunal, Council, as policy, set the Mayor and Councillor remuneration fees at the maximum level determined by that body.”

Budget Implications

There are no implications for the Budget as an allowance had been included for anticipated increases in the Councillor and Mayoral fees.

RECOMMENDATION**That:**

Council reaffirm its previous policy adopted in July 1998, that pursuant to s.248 and 249 of the Local Government Act, 1993, Council set the Mayor and Councillor remuneration fees for the period 1 July 2011 to 30 June 2012 at the maximum level determined by the Local Government Remuneration Tribunal, with the following fees to apply:

Mayor Allowance - \$36,320

Councillors Fees - \$16,640

ATTACHMENTS

There are no attachments for this report.

PS060611CSD_3.doc

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

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Planning And Strategy Division Report No. 10
SUBJECT: Public exhibition of the Manly Cove Coastal Zone Management Plan – Final Draft
FILE NO:

SUMMARY

Manly Council has produced the Manly Cove Coastal Zone Management Plan – Final Draft following extensive community and stakeholder consultation. The Final Draft has been endorsed by the Harbour Foreshores and Coastline Management Committee, the Access Committee and the Manly Scenic Walkway Committee.

It is recommended that the Manly Cove Coastal Zone Management Plan – Final Draft be placed on public exhibition for a period of eight weeks.

REPORT

Background

The Manly Cove Coastal Zone Management Plan is being developed in line with the NSW State Government's *Coastline Management Manual*, incorporating information extracted from the *Davis Marina to Manly Point Coastline Hazard Definition Study (2004)* and the *Manly Cove Coastline Management Study (2009)*.

The Manly Cove Coastline Management Study was previously presented and endorsed by Council at its Planning & Strategy Committee meeting on 7 December 2009.

In this report, salient features of the Manly Cove Coastal Zone Management Plan (Final Draft) are presented in Attachment 1. The Final Draft is circulated separately (as Attachment 3).

The Plan addresses the following ten key issues facing the study area:

- Aquatic/Inter-tidal Habitat Conservation & Management
- Boating, Maritime Operations & Facilities
- Enhancement of Public Facilities, Infrastructure & Signage
- Water Quality
- Terrestrial Ecosystem
- Climate Change & Coastal Hazards
- Waste Management
- Access & Traffic Management
- Geodiversity
- Heritage Conservation & Management.

The draft Plan contains six chapters describing the status of the Plan, management area, strategic framework, management options, implementation plan and monitoring, evaluation & reporting. Feedback has been received from staff and Committee members on the proposed management options.

A total of 66 management options have been proposed. Only 32 of these are new activities. Of these 32, six management options are proposed for immediate implementation, 14 within 2 years, 10 within 3-4 years, and only two at later years.

Planning And Strategy Division Report No. 10 (Cont'd)

Prioritisation of each management options has been made by members of the Harbour Foreshore & Coastline Management Committee. A total of 29 management options have been rated to have high priority, 31 as medium priority, and only five as low priority.

Further, based on nineteen nationally agreed indicators, 25 indicators have been proposed to monitor Manly's estuarine, coastal and marine habitat integrity.

A Regulatory Impact Assessment of the Manly Cove Coastal Zone Management Plan is presented in Attachment 2.

Community Involvement

To ensure wider community involvement into the development of the Plan, an extensive awareness campaign and consultation process was undertaken. Community and Stakeholder consultation was achieved through community/stakeholder field days, display panels, Council's webpage, and information in Precinct newsletters.

Community and user groups' survey forms were distributed through various means with a total of 89 survey forms returned. Two community consultation field days were held –East Esplanade (17 September 2005), and during the Hill to Harbour Community Walk (3 September 2005).

Financial Implications

The total cost of implementing (including 1-5 years of operation and maintenance) the proposed management options addressing the ten key management issues is estimated to be \$1.62 million over a period of five years. Implementation responsibility of all proposed management options rests with a number of State Government agencies including Manly Council. Hence, adoption of the Manly Cove Coastal Zone Management Plan does not commit Council to allocate immediate funding. Funding from alternative sources outside of Council budget will be necessary and is being explored. A list of possible funding sources has been prepared.

However, the adoption of the Manly Cove Coastal Zone Management Plan will greatly enhance Council's ability to seek external funding for implementation of the various management options.

Presentation & endorsements by Access & MSW Committees

Drafts of the Manly Cove Coastal Zone Management Plan were presented and discussed (June – July 2010) and endorsed by Access and Manly Scenic Walkway Committees (August – September 2010).

Harbour Foreshores & Coastline Management Committee Recommendation

The Harbour Foreshores & Coastline Management Committee, at its meeting on 14 December 2010, endorsed the Final Draft version of the Manly Cove Coastal Zone Management Plan for public exhibition.

RECOMMENDATION

It is recommended that the draft Manly Cove Coastal Zone Management Plan is placed on public exhibition for a period of twelve weeks and an information day is organised during the exhibition period.

ATTACHMENTS

AT- 1	Executive Summary, Manly Cove Coastal Zone Management Plan	8 Pages	
AT- 2	Regulatory Impact Assessment	10 Pages	
AT- 3	Manly Cove Coastal Zone Management Plan Final Draft May2011	154 Pages	Circulated Separately

Planning And Strategy Division Report No. 10 (Cont'd)

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***** End of Planning And Strategy Division Report No. 10 *****

Planning And Strategy Division Report No. 10 - Public exhibition of the Manly Cove Coastal Zone Management Plan – Final Draft
Executive Summary, Manly Cove Coastal Zone Management Plan

Executive Summary, Manly Cove Coastal Zone Management Plan

An outline of the Manly Cove Coastal Zone Management Plan (CZMP) was presented and discussed at the meeting of the Harbour Foreshores & Coastline Management Committee on 20 April 2010.

The first draft of the CZMP was circulated and discussed at the Harbour Foreshores & Coastline Management, Access and Manly Scenic Walkway Committees during June-July 2010. The first draft was also circulated to members of the Council's internal 'Coastal Focus Group' on 18 June 2010 for critical review and feedback.

This Final Draft has been prepared based on the received feedback and contributions. The draft of the CZMP was again circulated and discussed at the Harbour Foreshores & Coastline Management, Access and Manly Scenic Walkway Committees during August-September 2010. The Harbour Foreshores & Coastline Management Committee, at its meeting dated 14 December 2010, endorsed the draft for presentation to P&S Committee to allow public exhibition.

The final draft was again reviewed by members of the Council's internal 'Coastal Focus Group' during May 2011.

Supporting documents related to the draft Manly Cove CZMP include:

- Manly Cove Coastline Management Study, Manly Council, October 2009
- Davis Marina to Manly Point Coastline Hazard Definition Study, Patterson, Britton & Partners, 2004
- Natural Environment Assessment and Recommendations for the Coastline Management Plan: Manly Cove, GIS Environmental Consultants, March 2004
- Foreshore Safety and Beach Rehabilitation Manly Cove East, May 2003
- East Manly Cove Beach Management Options: Scoping Study, June 2002
- Manly Cove West Framework Plan (NSW Maritime)
- Manly Cove East Framework Plan (NSW Maritime), September 2005

About the Plan

This Plan is prepared through the process outlined in the NSW Coastline Management Manual (1990)¹. Extensive community consultation was conducted through mechanisms including, display panels, information sharing through Precinct newsletters and Council's webpage, formal questionnaire surveys and community Field Days.

This Plan addresses area that lies immediately to the north-west of the entrance to Sydney Harbour, bounded to the west by Federation Point and to the southeast by Manly Point. Manly Cove management area extends both seaward and landward from the shoreline and includes rocky intertidal platforms, sandy beaches, grassed recreational areas, a netted swimming enclosure, bushland as well as commercial, retail and residential areas. The study area covers 51 hectares and takes in the suburbs of Manly and Fairlight and also the local Precinct Community Forum areas of Fairlight, the Corso and Little Manly. The entire study area is covered within the Sydney Harbour

¹ The new 'Guidelines for Preparing Coastal Zone Management Plan' was only gazetted on 31 December 2010.

Planning And Strategy Division Report No. 10 - Public exhibition of the Manly Cove Coastal Zone Management Plan – Final Draft
Executive Summary, Manly Cove Coastal Zone Management Plan

Foreshores and Waterways Area and also within the Sydney Metropolitan Catchment Area.

The Plan has been developed in response to legislative requirements and community issues in accordance with current best practices for the management of estuaries and its catchment. The development of this Coastal Zone Management Plan is identified in Manly Plan 2010-2013 and Sustainability Strategy 2006.

Preparation of this CZMP is an action C1.3.1 (*develop and implement comprehensive Coastline Management Plans (CMPs) for all areas of foreshore in Manly*) of the Manly Sustainability Strategy 2006 (MC 2006). It supports strategy 'E2.1: Improve health of waterways, coasts and estuaries' of the draft North East Subregional Strategy (DoP 2007).

The Plan addresses the following ten broad based key issues, derived from community consultations:

- Aquatic/Inter-tidal Habitat Conservation & Management
- Boating, Maritime Operations & Facilities
- Enhancement of Public Facilities, Infrastructure & Signage
- Water Quality
- Terrestrial Ecosystem
- Climate Change & Coastal Hazards
- Waste Management
- Access & Traffic Management
- Geodiversity
- Heritage Conservation & Management

This Coastal Zone Management Plan is a strategic plan with a long-term time frame of 15- 20 years and firmed up implementation program of 5 years. This plan will be reviewed and revised every 5 years and a new implementation program will be adopted in line with priorities of the period.

This Coastal Zone Management Plan has evolved through incorporation of strategic directions from a number of Council's management documents and land use planning instruments. In order to embed coastal zone management as part of Council's core business, the adopted Plan will link into documents such as: Manly Management Plan, Community Strategic Plan and Integrated Planning & Reporting Framework, other Coastal Zone Management Plans, Manly Local Environmental Plan, Development Control Plans (DCPs), and Plans of Management.

Strategic Framework & Management Strategy

A series of goals and objectives for the future management of the Manly Cove area were developed on the basis of information received through community and stakeholder consultation. For each management issue a goal has been defined, along with a range of management objectives that have been further translated into management options. The Plan follows the four basic principles of Ecologically Sustainable Development (ESD) and also considers the State Plan 2010, state-wide targets set by the Natural Resources Commission and regional targets set by the Sydney Metropolitan Catchment Management Authority (SMCMA).

Planning And Strategy Division Report No. 10 - Public exhibition of the Manly Cove Coastal Zone Management Plan – Final Draft
Executive Summary, Manly Cove Coastal Zone Management Plan

This Plan sets 10 Goals and 25 Objectives to be addressed through 65 Management Options. Only 32 of these are new activities. Of these 32, six management options are proposed for immediate implementation, 14 within 2 years, 10 within 3-4 years and only two at later years. Overall, 29 management options have been rated to have high priority, 31 as medium priority and five as low priority.

Strategic Management Options

Strategic management options cover a wide range of structural and non-structural solutions. These are briefly summarised here addressing each of the 10 key management issues.

Options addressing Aquatic/Intertidal Habitat Conservation & Management

A total of eight management options are proposed addressing three different objectives and relate to community involvement in the conservation of marine ecology, areas of ecological significance are managed in an integrated and sustainable manner and activities are carried out in a manner that improves the ecological condition of marine habitats.

Two management options have been rated as of high priority and relate to extension of the boundary of North Harbour Aquatic Reserve and assisting OEH (formerly DECCW) with preparation and implementation of North Harbour Aquatic Reserve Management Plan. The remaining six management options have medium priority.

Five management options are already on-going activities. None has been proposed for immediate implementation.

Options addressing Boating, Maritime Operations & Facilities

A total of nine management options are proposed addressing three different objectives and relate to improve the sustainability of boating activities, boating activities are conducted through positive interactions with other user groups and supporting recreational (and commercial) boating activities.

Four management options have been rated as of high priority and relate to Manly Council Rangers are aware of oil & chemical spill response procedures, enhanced compliance of boating regulations, access and use the Manly Cove embayment and a wharf facility for public use in Manly Cove. The remaining four management options have medium priority.

Two management options are already on-going activities of Council. Three management options are proposed for immediate implementation and relate to training of Manly Council Rangers on oil & chemical spill response procedures, a wharf facility for public use in Manly Cove and developing a long-term maritime infrastructure facilities plan for Manly LGA emphasizing boat storage and other infrastructures.

Options addressing Enhancement of Public Facilities, Infrastructures & Signage

A total of seven management options are proposed addressing three different objectives and relate to provision of well maintained and safe facilities and infrastructure, provision of up-to-date regulation and interpretive signage and reduction of the features that detract the visual quality of Manly Cove.

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Four management options have been rated as of high priority and relate to upgrading of seating and picnic facilities within East and West Esplanade Reserves, maintenance of the netted swimming enclosure, replacement of damaged and/or missing signage and to ensure that new development complies with the landscape provisions of the Development Control Plan for Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The remaining two management options have medium priority and one low priority.

Three management options are already on-going activities of Council. One management option is proposed for immediate implementation and relates to preparing and implementing an updated Landscape Masterplan for the Esplanade Reserve.

Options addressing Water Quality

A total of eight management options are proposed addressing three different objectives and are related to structured program for water quality improvement, reduction of effluent discharge/ exfiltration from sewerage infrastructure and sustainable groundwater extraction practices.

Six management options have been rated as of high priority and relate to formulation of a comprehensive Stormwater Management Plan, stormwater treatment, harvesting and reuse, feasibility of installing a new GPT, continuation of Manly Council Dry Weather Sewer Leak Investigation and Rectification Program, study on the Manly Cove aquifer and monitoring council bores for salinity and other parameters. The remaining two management options have medium priority.

Three management options are already on-going activities. No option is proposed for immediate implementation.

Options addressing Terrestrial Ecosystem

A total of five management options are proposed addressing two different objectives: improving the ecological condition of terrestrial habitats and species and encouraging community participation.

Four management options have been rated as of high priority and relate to enhancement of remnant vegetation at Manly Point and Federation Point, planting of appropriate native species, managing Little Penguin Critical Habitat and provision of community education. The remaining one management option has medium priority.

All management options are already on-going activities of Council.

Options addressing Climate Change & Coastal Hazards

A total of 14 management options are proposed to address five objectives: risk reduction to property and infrastructure resulting from Sea Level Rise, promoting understanding of the likely impacts of climate change, risk reduction from beach erosion and shoreline recession, risk reduction to slope and cliff instability and measures to address risk from tsunami.

Five high priority management options are related to appropriate development on land identified as 'coastal risk areas', work within the emergency management frameworks identified in Local Emergency Management systems, develop and implement a natural shoreline and shoreline structure monitoring program, reissue of notifications to private property owners of identified coastal hazards and identification of emergency measures

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including evacuation routes in tsunami risk areas. The remaining eight management options have medium priority and one low priority.

Eight management options are already on-going activities of Council. The only option proposed for immediate implementation is to establish 'coastal risk areas' using NSW's planning sea level rise benchmarks.

Options addressing Waste Management

A total of six management options are proposed to address two different objectives: reduce waste while maximising re-use and recycling and to minimise risk to beach users and marine fauna from beach and marine waste.

Three management options have been rated as of high priority and relate to implementing Council adopted strategies to reduce waste, adequate recycling facilities in public areas and support community and business education programs. The remaining two management options have medium priority and one low priority.

Four management options are already on-going activities of Council. No option is proposed for immediate implementation.

Options addressing Access & Traffic Management

A total of four management options are proposed addressing one objective and relates to improvement of access for pedestrians, cyclists and water based recreation.

Three management options have been rated as of medium priority and the remaining one as low priority.

One management option is already an on-going activity of Council. No option is proposed for immediate implementation.

Options addressing Geodiversity

A total of two management options are proposed addressing one objective and relates to protection and conservation of Manly's geodiversity.

One management option has been rated as of medium priority and the other one as low priority.

One management option is proposed for immediate implementation and relates to undertaking a comprehensive assessment of geoheritage values of Manly LGA.

Options addressing Heritage Conservation & Management

A total of two management options are proposed to address two objectives: protection of all sites of Aboriginal heritage significance and sites of natural and cultural heritage.

Of these, one management option has been rated as of high priority and the other one as medium priority.

Both two of the management options are on-going activities of Council.

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Funding Requirements

The total cost of implementing (including 1-5 years of operation and maintenance) the 66 management options addressing 10 key management issues is \$1,616,000 (**Table A**).

Table A: Summary of estimated cost

Management Issues	Number of Management Options	Estimated Indicative Cost (\$)			
		High priority	Medium Priority	Low priority	Total
Aquatic Habitat	8	0	50,000	0	50,000
Boating Facilities	9	60,000	65,000	0	125,000
Public Facilities	7	115,000	56,000	0	171,000
Water Quality	8	185,000	50,000	0	235,000
Terrestrial Ecology	5	50,000	65,000	0	115,000
Hazards & Climate Change	14	65,000	455,000	40,000	560,000
Waste Management	6	10,000	30,000	20,000	60,000
Access	4	0	120,000	100,000	220,000
Geodiversity	2	0	0	20,000	20,000
Heritage Conservation	2	60,000	0	0	60,000
	65	545,000	891,000	180,000	1,616,000

Some actions require an on-going commitment from existing staff rather than the outlay of expenditure and this is noted as 'Time'. Some recommended actions require significant capital costs, especially where large-scale works are involved such as beach nourishment.

As indicated elsewhere, implementation responsibility of all proposed management options rests with a number of agencies including Manly Council. Hence, adoption of this CZMP does not commit Council to allocate immediate funding. Funding from different alternative sources will be pursued. These include but are not limited to:

- Council's Environment Levy (subject to a budget bid process);
- Council's General Revenue Budget (subject to a budget bid process);
- State Government's Coastal & Estuary Management Program (50% subsidy funding subject to a submission process);
- Other Commonwealth and State Government funded programs such as SSHAP, MIP, NRDGS, Greenspace, CMA Funding etc

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Implementation Plan

Agencies involved: Manly Council (MC) is the principal implementation/management agency of the Manly Cove Coastal Zone Management Plan. Responsibility for implementing the options is spread across local government (planning, management and works staff), state government agencies and volunteer community groups. The following agencies will likely to be involved in implementation of one or more relevant management options either in the main or supporting roles.

- NSW Maritime;
- NSW Department of Primary Industries (DPI);
- Office of Environment & Heritage (OEH) under the NSW Department of Premier & Cabinet;
- NSW Parks & Wildlife Services (NPWS – OEH)
- State Emergency Services (SES);
- Roads & Transport Authority (RTA)
- Sydney Water;
- Sydney Ferries Corporation;
- Manly Wharf Management;
- Sydney Coastal Councils Group (SCCG); and
- Aboriginal Heritage Office (AHO).

Implementation Time frame: Of 65 management options proposed in this CZMP, 33 options are on-going activities of the Council and/or other agencies. Among newly proposed 32 options, six management options are proposed for immediate implementation, 14 within 2 years, 10 within 3-4 years and only two at later years.

Six management options proposed for immediate implementation are:

- BF.1.2 Ensure Manly Council Rangers are aware of Spill Response Procedures for both on-water and off-water incidents
- BF.3.1 Work with NSW Maritime to modify and improve a wharf facility for public use in Manly Cove
- BF3.3 Develop a long-term maritime infrastructure facilities plan for Manly LGA emphasizing boat storage facilities and other infrastructures
- PF.1.1 Prepare and implement an updated Landscape Masterplan for the Esplanade Reserve
- CH.1.1 Establish 'coastal risk areas' using NSW's planning sea level rise benchmarks
- GD.1.1 Undertake a comprehensive assessment of geoheritage values of Manly LGA

Mainstreamed into the Council's Integrated Plans (incorporating the Community Strategic Plan Beyond 2021, Resourcing Strategy and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012): The management options proposed in this Coastal Zone Management Plan will gradually be mainstreamed in to the rolling four year Manly Council Delivery Program and Operational Plan. The Manly Council's Integrated Plans will be the key planning documents driving the operations of Council during the next ten years and beyond. Efforts will be made to incorporate priority options in to the next Manly Delivery Program 2011 – 2015 and subsequent Plans.

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Collaborative Partnership with other agencies and neighbouring Councils: Manly Council, as being the main implementor of the CZMP, plans to conclude collaborative partnership agreements with other relevant agencies and neighbouring Councils either specifically for this CZMP or for overall LGA.

Manly Harbour Foreshores & Coastline Management Committee to coordinate: Manly Harbour Foreshores & Coastline Management Committee will co-ordinate strategic implementation of the CZMP. The Committee, will be serviced by the Coastal Management Team of Council

Opportunities for community involvement: Many of the management strategies adopted for Manly Cove CZMP offer opportunities for community involvement particularly activities such as bush regeneration projects, participatory monitoring programs and environmental education, as well as general monitoring of plan implementation and effectiveness.

Reporting through three mechanisms: Reporting on implementation of the CZMP will be achieved through three mechanisms: regular Harbour Foreshore and Coastline Management Committee meetings, reporting to the community and other formal and informal reporting processes, such as Annual Report, Regional SoE Report, Council website.

CZMP to be reviewed every 5 years: The Manly Cove Coastal Zone Management Plan will be reviewed every 5 years to accommodate priorities of the period, requirements of new/amended legislations and Council's policies and guidelines. During the process, there will be a mechanism to identify new issues and conflicts concerning the coastal zone management and ensure their incorporation into a revised plan. A program for the following 5 years will be developed by designating priority to any new actions and reassigning priority to the remaining actions. These programs should be fed back into and form the revised CZMP for the next 5 years.

Monitoring, Evaluation & Reporting

Monitoring & evaluation is a key component of any coastal zone management plan. At present, Council has no structured & written monitoring plan to assess environmental health of coast & estuary. However, the SHOROC State of the Environment Report, prepared annually in collaboration with other regional Councils, provides numerical data on a comprehensive range of indicators. Long-term water quality monitoring data is, however, available at present from the 'Harbour Watch Program' and 'Beach Watch Program' of the Department of Environment, Climate Change and Water (DECCW). The National NRM Monitoring and Evaluation Framework (NM&EF) has identified a total of 19 nationally agreed indicators to measure the effect of the stressors on ecosystem

ATTACHMENT 2

Planning And Strategy Division Report No. 10 - Public exhibition of the Manly Cove Coastal Zone Management Plan – Final Draft Regulatory Impact Assessment

Regulatory Impact Assessment, Manly Cove Coastal Zone Management Plan

REGULATORY IMPACT STATEMENT

TITLE OF PROPOSAL:	Manly Cove Coastal Zone Management Plan
PROPONENT:	Natural Resources Branch, Manly Council & Manly Harbour Foreshores & Coastline Management Committee
ENDORSED BY:	Access Committee Manly Scenic Walkway Committee
RELEVANT ACT:	NSW Coastal Policy 1997, ongoing advances in coastal management and amendments made in 2002 and 2010 to the <i>Coastal Protection Act 1979</i> .

ATTACHMENT 2

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OBJECTIVES OF THE PROPOSAL

The Manly Cove Coastal Zone Management Plan has been prepared under the NSW Government's Coastal Management Program. The Program is designed to fulfil the requirements of the NSW Coastal Policy 1997. However, as the Manly Cove study area comes under the purview of Sydney Harbour catchment, the most important guiding document is the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 under the *Environmental Planning & Assessment Act 1979*.

For each management issue, a goal has been set under this Manly Cove Coastal Zone Management Plan as:

Table : Key management issues and goals set

Key Management Issues	Goals
Aquatic/Intertidal Habitat Conservation & Management (AH)	1.0 Restore and maintain a healthy and diverse mix of aquatic and intertidal habitats that will maintain and improve biodiversity and ecological functions of Manly Cove.
Boating, Maritime Operations & facilities (BF)	2.0 To achieve the highest level of environmental protection and safety for maritime operations within Manly Cove.
Enhancement of Public Facilities, infrastructure & signage (PF)	3.0 Public facilities, infrastructure and signage are upgraded and maintained to facilitate improved social amenity.
Water Quality (WQ)	4.0 To ensure water quality meets the community's expectations and falls within acceptable standards suitable for fishing and swimming
Terrestrial Ecosystem (TE)	5.0 To conserve and enhance the integrity and diversity of indigenous terrestrial flora and fauna, and their ecosystems
Climate Change & Coastal Hazards (CH)	6.0 Assess, monitor and mitigate risks from coastline hazards and climate change
Waste Management (WM)	7.0 Promote and facilitate sustainable waste management in Manly Cove
Access & Traffic Management (AM)	8.0 To provide an environment at Manly Cove that is accessible to all people
Geodiversity (GD)	9.0 Conserve the significant geodiversity elements of the area's coastline
Heritage Conservation and Management (HC)	10.0 Ensure that all Aboriginal and European (cultural and natural) heritage areas in the study area are preserved and protected.

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In general, set goals and objectives relate to the general goal of the NSW Coastal Policy 1997, *Coastal Protection Act 1979*, *Water Management Act 2000* and management principles described in relevant regional plans (Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005, Draft Subregional Strategy: North East Subregion, July 2007), Sydney Metropolitan Catchment Management Action Plan 2008 and also Manly Local Environmental Plans and different strategy documents.

2. BACKGROUND OF THE PLAN

An outline of the Manly Cove Coastal Zone Management Plan (CZMP) was presented and discussed at the meeting of the Harbour Foreshores & Coastline Management Committee on 20 April 2010.

The first draft of the CZMP was circulated and discussed at the Harbour Foreshores & Coastline Management, Access and Manly Scenic Walkway Committees during June-July 2010. The first draft was also circulated to members of the Council's internal 'Coastal Focus Group' on 18 June 2010 for critical review and feedback.

This Final Draft has been prepared based on the received feedback and contributions. The draft of the CZMP was again circulated and discussed at the Harbour Foreshores & Coastline Management, Access and Manly Scenic Walkway Committees during August-September 2010. The Harbour Foreshores & Coastline Management Committee, at its meeting dated 14 December 2010, endorsed the draft for presentation to P&S Committee to allow public exhibition.

The final draft was again reviewed by members of the Council's internal 'Coastal Focus Group' during May 2011.

Supporting documents related to the draft Manly Cove CZMP include:

- Manly Cove Coastline Management Study, Manly Council, October 2009
- Davis Marina to Manly Point Coastline Hazard Definition Study, Patterson, Britton & Partners, 2004
- Natural Environment Assessment and Recommendations for the Coastline Management Plan: Manly Cove, GIS Environmental Consultants, March 2004
- Foreshore Safety and Beach Rehabilitation Manly Cove East, May 2003
- East Manly Cove Beach Management Options: Scoping Study, June 2002
- Manly Cove West Framework Plan (NSW Maritime)
- Manly Cove East Framework Plan (NSW Maritime), September 2005

The Plan has been developed in response to legislative requirements and community issues in accordance with current best practices for the management of estuaries and its catchment. The development of this Coastal Zone Management Plan is identified in Manly Plan 2010-2013 and Sustainability Strategy 2006.

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3. PROVISIONS & IMPLEMENTATION OF THE PLAN

A series of goals and objectives for the future management of the Manly Cove area were developed on the basis of information received through community and stakeholder consultation. For each management issue a goal has been defined, along with a range of management objectives that have been further translated into management options. The Plan follows the four basic principles of Ecologically Sustainable Development (ESD) and also considers the State Plan 2010, state-wide targets set by the Natural Resources Commission and regional targets set by the Sydney Metropolitan Catchment Management Authority (SMCMA).

This Plan sets 10 Goals and 25 Objectives to be addressed through 65 Management Options. Only 32 of these are new activities. Of these 32, six management options are proposed for immediate implementation, 14 within 2 years, 10 within 3-4 years and only two at later years. Overall, 29 management options have been rated to have high priority, 31 as medium priority and five as low priority.

Implementation Plan

Agencies involved: Manly Council (MC) is the principal implementation/management agency of the Manly Cove Coastal Zone Management Plan. Responsibility for implementing the options is spread across local government (planning, management and works staff), state government agencies and volunteer community groups. The following agencies will likely to be involved in implementation of one or more relevant management options either in the main or supporting roles.

- NSW Maritime;
- Industry & Investment NSW (I&I NSW);
- NSW Department of Environment, Climate Change & Water (NSW DECCW);
- NSW Parks & Wildlife Services (NPWS – DECCW)
- State Emergency Services (SES);
- Roads & Transport Authority (RTA)
- Sydney Water;
- Sydney Ferries Corporation;
- Manly Wharf Management;
- Sydney Coastal Councils Group (SCCG); and
- Aboriginal Heritage Office (AHO).

Implementation Time frame: Of 66 management options proposed in this CZMP, 33 options are on-going activities of the Council and/or other agencies. Among newly proposed 32 options, six management options are proposed for immediate implementation, 14 within 2 years, 10 within 3-4 years and only two at later years.

Six management options proposed for immediate implementation are:

- BF.1.2 Ensure Manly Council Rangers are aware of Spill Response Procedures for both on-water and off-water incidents
- BF.3.1 Work with NSW Maritime to modify and improve a wharf facility for public use in Manly Cove

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- BF3.3 Develop a long-term maritime infrastructure facilities plan for Manly LGA emphasizing boat storage facilities and other infrastructures
- PF.1.1 Prepare and implement an updated Landscape Masterplan for the Esplanade Reserve
- CH.1.1 Establish 'coastal risk areas' using NSW's planning sea level rise benchmarks
- GD.1.1 Undertake a comprehensive assessment of geoheritage values of Manly LGA

Mainstreamed into the Council's Integrated Plans (incorporating the Community Strategic Plan Beyond 2021, Resourcing Strategy and Four Year Delivery Program 2011-2015 and One Year Operational Plan 2011-2012): The management options proposed in this Coastal Zone Management Plan will gradually be mainstreamed in to the rolling four year Manly Council Delivery Program and Operational Plan. The Manly Council's Integrated Plans will be the key planning documents driving the operations of Council during the next ten years and beyond. Efforts will be made to incorporate priority options in to the next Manly Delivery Program 2011 – 2015 and subsequent Plans.

Collaborative Partnership with other agencies and neighbouring Councils: Manly Council, as being the main implementor of the CZMP, plans to conclude collaborative partnership agreements with other relevant agencies and neighbouring Councils either specifically for this CZMP or for overall LGA.

Manly Harbour Foreshores & Coastline Management Committee to coordinate: Manly Harbour Foreshores & Coastline Management Committee will co-ordinate strategic implementation of the CZMP. The Committee, will be serviced by the Coastal Management Team of Council

Reporting through three mechanisms: Reporting on implementation of the CZMP will be achieved through three mechanisms: regular Harbour Foreshore and Coastline Management Committee meetings, reporting to the community and other formal and informal reporting processes, such as Annual Report, Regional SoE Report, Council website.

CZMP to be reviewed every 5 years: The Manly Cove Coastal Zone Management Plan will be reviewed every 5 years to accommodate priorities of the period, requirements of new/amended legislations and Council's policies and guidelines. During the process, there will be a mechanism to identify new issues and conflicts concerning the coastal zone management and ensure their incorporation into a revised plan. A program for the following 5 years will be developed by designating priority to any new actions and reassigning priority to the remaining actions. These programs should be fed back into and form the revised CZMP for the next 5 years.

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4. AGENCY RESPONSIBILITIES

Although Manly Council is the lead agency responsible for implementing the CMP, there will be several State Government and other agencies responsible for implementing specific management options, as per mandate of their activities. Agencies will have the main role for some and supportive role for others, as indicated in **Table A**.

Table A: Roles of different agencies in implementation of proposed management options

Agency	Management Options with Implementation Responsibilities	
	Main	Supportive
Manly Council*	AH1.1 [#] , AH1.2, AH2.1, AH2.4, AH3.2, BF1.1, BF1.2, BF2.1, BF2.4, BF3.3, PF1.1, PF1.2, PF1.3, PF1.4, PF2.1, PF2.2, PF3.1, WQ1.1, WQ1.2, WQ1.3, WQ2.2, WQ3.1, WQ3.2, WQ3.3, TE1.1, TE1.2, TE1.3, TE1.4, TE2.1, CH1.1, CH1.2, CH1.3, CH1.5, CH2.1, CH2.2, CH3.1, CH3.2, CH3.3, CH4.1, CH4.2, WM1.1, WM1.2, WM1.3, WM2.1, WM2.2, WM2.3, AM1.1, AM1.2, AM1.3, AM1.4, GD1.1, GD1.2, HC1.2	AH2.2, AH2.3, AH3.1, BF3.1, BF3.2, WQ2.1, CH1.4, CH5.2, HC1.1
NSW Maritime*	BF2.2, BF3.1, BF3.2,	AH2.2, BF2.1, BF2.3, BF3.3, WM2.3, AM1.1
I&I NSW*	AH2.3, AH3.1,	AH1.2, AH2.2, AH2.4, BF3.2, PF1.3
NSW DECCW*	AH2.2,	WQ3.1, CH1.4
Ministry of Police & Emergency Services	CH5.1, CH5.2	
SES		CH5.1, CH5.2, CH1.5
Sydney Water	WQ2.1	
Sydney Ferries	BF2.3	
SCCG	CH1.4,	CH3.2
AHO	HC1.1	
Manly Wharf		AM1.1, AM1.4
RTA		AM1.4

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* Members of the Harbour Foreshores & Coastline Management Committee and participated in the development of the CZMP

AH = Aquatic Habitat, BF = Boating Facilities, PF= Public Facilities, WQ = Water Quality, TE = Terrestrial Ecosystem, CH = Climate Change & Hazards, WM = Waste Management, AT = Access & Traffic, GD = Geodiversity and HC = Heritage Conservation

Within Manly Council, different Divisions/Branches of Council will share responsibilities for implementing specific management options. These responsibilities have also been identified (**Table B**).

Table B: Roles of different Divisions/Branches within Manly Council in implementation of proposed management options

Division	Branch	Management Options with Implementation Responsibilities	
		Main	Supportive
Landuse & Sustainability	Natural Resources & Environmental Partnerships & Programs (EPP)	AH1.2#, AH2.1, AH2.2, AH2.3, AH2.4, WQ1.1, WQ1.2, WQ1.3, WQ2.1, WQ2.2, WQ3.1, BF1.1, BF2.1, BF3.1, BF3.2, BF3.3, WQ3.3, TE2.1, TE1.4, CH1.1, CH1.3, CH1.4, CH2.1, CH2.2,	AH1.1, AH1.2, AH3.1, AH3.2, PF1.3, PF2.2, WQ3.2, CH1.2, CH1.5, CH2.1, CH3.1, CH3.2, CH3.3, CH4.1, GD1.1 WM1.3
	Manly Environment Centre (MEC)	AH1.1, AH3.2,	CH2.1,
	Strategic Landuse Unit	PF1.1, PF2.1, CH1.2, AM1.2, GD1.1, GD1.2, HC1.1, HC1.2	CH2.2, CH1.4
	Waste & Cleansing	WM1.1, WM1.2, WM1.3,	
	Regulatory Compliance	AH3.1, BF1.2, WQ3.2, CH4.2	BF2.1, WQ3.3,
	Development Assessment	PF3.1	WQ3.3, CH1.2, GD1.2
People, Places & Infrastructures	Urban Services	PF1.2, PF1.3, PF1.4, PF2.2, CH1.5, CH3.1, CH3.2, CH3.3, CH4.1, CH5.2, AM1.1, AM1.3, AM1.4	PF1.1, CH1.3, HC1.2
	Civic Services	WM2.1, WM2.2, WM2.3	

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Division	Branch	Management Options with Implementation Responsibilities	
		Main	Supportive
	Parks & Bushlands	TE1.1, TE1.2, TE1.3,	TE2.1,
Strategic Unit	Community Engagement & Consultation	BF2.4,	

AH = Aquatic Habitat, BF = Boating Facilities, PF= Public Facilities, WQ = Water Quality, TE = Terrestrial Ecosystem, CH = Climate Change & Hazards, WM = Waste Management, AT = Access & Traffic, GD = Geodiversity and HC = Heritage Conservation

This Plan has already been reviewed and endorsed by agencies represented at the Harbour Foreshores & coastline Management Committee and other Divisions & Branches within Council through internal 'Coastal Focus Group' exchanges.

5. CONSULTATION PROGRAMME

Interested members of the public will be invited to make submissions on the Manly Cove Coastal Zone Management Plan during 8 week public exhibition period. A Public information Day will also be organised during that period.

The Plan will be exhibited at:

- Manly Council Chambers, 1 Belgrave Street, Manly. Monday to Friday 8:30am-5pm
- Manly Environment Centre, 41 Belgrave Street, Manly. Monday to Friday 9am-5pm
- Manly Library, Level 1, Market Lane, Manly, (During the Library's operating hours).

In addition, both the proposed Plan will be available on the Council's website at: www.manly.nsw.gov.au.

It is intended to consult with the following organisations:

- NSW Maritime;
- NSW Department of Primary Industries (DPI);
- NSW Office of Environment & Heritage (OEH) under the Department of Premier & Cabinet;
- NSW Parks & Wildlife Services (NPWS – OEH)
- State Emergency Services (SES);
- Roads & Transport Authority (RTA)
- Sydney Water;
- Sydney Ferries Corporation;
- Manly Wharf Management;
- Sydney Coastal Councils Group (SCCG); and
- Aboriginal Heritage Office (AHO).

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6. SUBMISSIONS

Submissions are invited and should be addressed to the General Manager Manly Council PO Box 82, Manly 1655 and delivered at submission boxes or faxed to 9976 1400 or emailed to records@manly.nsw.gov.au.

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Planning And Strategy Division Report No. 11
SUBJECT: Sydney Harbour Council Agreement
FILE NO:

SUMMARY

The Sydney Harbour Councils have requested support from all members, including Manly Council, for the renewal of the Sydney Harbour Councils Agreement with the NSW Government. It is recommended that Council resolve to support the renewal of the Agreement.

REPORT

Introduction:

The Sydney Harbour Agreement was formed with the objective to retain the significance of Sydney Harbour as a 'working harbour' and to ensure that consistent planning policies were applied across all the Sydney Harbour Councils.

The Sydney Harbour Councils held a meeting on 13 January 2011, to consider several recent changes to State Government policy affecting the Sydney Harbour foreshores and to discuss the need to revise and renew the agreement with the relevant State ministers.

The following is a summary of the outcomes and resolutions of the Sydney Harbour Council's meeting:

1. Our Harbour Agreement

- (i) The Sydney Harbour Councils agreed 'in-principle' to support the 'Our Harbour' Agreement and its eight core issues.
- (ii) The agreement should be amended to remove those matters that are no longer relevant and the revised document is forwarded to all Sydney Harbour Council members requesting endorsement at their first Council meeting in 2011.
- (iii) Request the Minister for Planning and the Minister for Ports and Waterways to renew the 'Our Harbour Agreement' (as amended).
- (iv) The Leader of the Opposition is requested to consider accepting the revised 'Our Harbour' Agreement as part of their planning policy.

2. Proposed Barangaroo Development

- (i) The Sydney Harbour Councils request the constituent Mayors form a deputation to the Premier and the leader of the Opposition expressing their concern at the overdevelopment at Barangaroo, the intrusion of a major building into the harbour and the ill-conceived relocation of the overseas passenger terminal to White Bay.
- (ii) The Premier be requested to ensure that all Part 3A applications be referred to the independent Planning Assessment Commission for assessment.

3. Exempt and Complying Development in Scenic Foreshore Protection Areas

- (i) Sydney Harbour Councils urgently institute a Working Party to consider an approach to take regarding how exempt and complying development can be applied in Scenic Foreshore Protection Areas.
- (ii) Membership of the working party consists of representatives of Woollahra, Hunters Hill, North Sydney, Lane Cove and Mosman Councils.

Planning And Strategy Division Report No. 11 (Cont'd)**4. NSW Maritime**

Sydney Harbour Councils express their concern to the Premier and the Minister for Ports and Waterways that NSW Maritime continually fails to comply with, or give adequate consideration to, the aims and objectives of the Sydney Harbour REP particularly on properties that are under their own control.

5. NSW Maritime Leasing Policies

North Sydney Council writes to Minister for Planning, The Hon Tony Kelly MLC commending his approach to jetty and waterfront facility leasing on private land.

6. Actions required to progress the renewal of the Agreement

The agreement is amended to remove those matters that are no longer relevant and the revised document is forwarded to all Sydney Harbour Council members requesting endorsement.

Conclusion:

There was unanimous support for the renewal of the Agreement at the meeting of the Harbour Councils in January 2011. A number of actions referred to above have been carried out. As agreed at the meeting in January 2011 a further meeting of the Councils has now been arranged following the election of the NSW State Government to progress the key issues.

The next stage in the renewal of the agreement is the decision of each of the Harbour councils to support the Sydney Harbour Councils Agreement. Another meeting is being arranged for 2 June 2011 at Woollahra Council to progress the elements within the Agreement.

The future planning regime for the Harbour and foreshores, and the protection of natural and cultural heritage of the Sydney Harbour catchment is of major concern to Manly Council and therefore Council's commitment to the Agreement is recommended.

RECOMMENDATION

1. THAT the Council receive and note the report on the renewal of the Sydney Harbour Councils Agreement; and,
2. THAT Council resolves to support the revised 'Our Harbour' Agreement and the continuation of the Sydney Harbour Councils Group.

ATTACHMENTS

There are no attachments for this report.

PS060611PSD_3.doc

***** End of Planning And Strategy Division Report No. 11 *****

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Environmental Services Division Report No. 13
SUBJECT: Development Applications Being Processed During June 2011.
FILE NO:

SUMMARY

DEVELOPMENT APPLICATIONS BEING PROCESSED DURING JUNE 2011.

REPORT

The following applications are with the Town Planners for assessment.

551	2003	18 Amiens Road	Section 96 Modification
343	2006	63 Lauderdale Avenue	Section 96 Modification
201	2007	20 Sandy Bay Road	Section 96 Modification
220	2007	14 Camera Street	Section 96 Modification
421	2007	Manly Golf Club - Kenneth Road	Section 96 Modification
184	2008	63 Kangaroo Street	Section 96 Modification
295	2008	3 Laura Street	Section 96 Modification
398	2008	55 Pittwater Road	Section 96 Modification
463	2008	75 The Corso	Section 96 Modification
24	2009	7 Marine Parade	Alterations & Additions to mixed use building
180	2009	Manly Wharf	Hugos extended outdoor seating
67	2010	31 Seaforth Crescent	Demolition of existing, new 4 level dwelling
107	2010	17-29 Roseberry Street	Section 96 Modification
122	2010	Manly Yacht Club	82A refused security fencing
153	2010	89 Addison Road	Section 96 Modification
162	2010	27 Daintrey Street	Alterations and additions
216	2010	13 Harbour Street	Section 82A Review
235	2010	40 Alma Street	Alterations and Additions
298	2010	58 Frenchs Forest Road	Section 96 Modification
311	2010	69 Castle Circuit	Section 96 Modification
314	2010	42 Pacific Parade	Hardstand and new driveway
321	2010	31 Ocean Road	Alterations and additions
337	2010	1 Griffiths Street	Alterations and additions
360	2010	46 Malvern Avenue	Alterations and additions
371	2010	62 Woodland Street	Sections 96 modification
374	2010	3 Tutus Street	Demolition and new 3 storey dwelling
376	2010	17 Cove Avenue	Alterations and additions to Manly Waters Private Hospital
380	2010	21 Dalwood Avenue	Sections 96 modification
381	2010	49 Seaforth Crescent	Alterations and additions
407	2010	8 Thornton Street	Alterations and additions
410	2010	20 Magarra Place	Demolition of existing and new RFB
413	2010	11 Birkley Road	Alterations and additions

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

416	2010	3 Allenby Street	Demolition and new 2 storey dwelling
424	2010	34 Wanganella Street	Pool, deck, amphlitheatre and landscaping
426	2010	3 Oyama Avenue	Demolition & new 4 storey RFB
3	2011	15 East Esplanade	Enclosure of balcony in RFB
7	2011	18 Smith Street	Alterations and additions
9	2011	13 Lister Avenue	Alterations and additions
12	2011	47 Golf parade	Alterations and additions
14	2011	26 Castle Circuit	Alterations and additions
19	2011	4 Allenby Street	Alterations and additions
20	2011	20 Adelaide Street	Alterations and additions
22	2011	11 Cutler Road	Alterations and additions
23	2011	6 Fairlight Crescent	Alterations and additions
26	2011	25 Jackson Street	Demolition and new multi dwelling
38	2011	19 Macmillan Street	Alterations and additions
46	2011	44 Griffiths Street	Boundary adjustment
49	2011	73 Ellery Parade	Land subdivision of One (1) lot into two (2) lots
51	2011	33 Gordon Street	Demolition and new 2 storey dwelling
57	2011	9 Mossgiel Street	Alterations and additions
63	2011	48 Golf Parade	Demolition and new 2 x 2 dwelling
64	2011	23 Beatrice Street	Demolition of existing and construction of RFB containing 18 units
65	2011	58 North Steyne	Change of use to Gymnasium
67	2011	58 Kirkwood Street	Alterations and additions
70	2011	10 Oyama Avenue	Alterations and additions
71	2011	81 Boyle Street	2 Lot Strata Subdivision
72	2011	16 Birkley road	Alterations and additions
73	2011	113 Condamine Street	Alterations and additions to RFB
74	2011	12 Herbert Street	Alterations and additions
76	2011	10 Avoca Crescent	Alterations and additions
77	2011	14 Linkmead Avenue	Alterations and additions
81	2011	76 Birkley Road	Alterations and additions & Pool
83	2011	91 West Street	Alterations and additions
84	2011	25 Acacia Road	New 2 storey dwelling
85	2011	23 Kempbridge Avenue	Alterations and additions
86	2011	17 Kareema Street	Alterations and additions
87	2011	2 Belgrave Street	Redevelopment of Manly Police Station
88	2011	112 Sydney Road	4 lot strata subdivision
89	2011	5A Raglan Street	Change of Use to refreshment room
90	2011	2C Edgecliffe Esplanade	Inground pool, deck and privacy screen
91	2011	75 The Corso	Internal fitout of exiting beer garden & pergola
92	2011	11 Wentworth Street	Reallocation of parking spaces
94	2011	3A Dalwood Avenue	Alterations and additions
95	2011	53 Pittwater Road	2 lot stratum subdivision
97	2011	59 The Corso	Internal fitout of commercial premises
98	2011	5 New Street	Alterations and additions
99	2011	25 Kitchener Street	Torrens Title subdivision

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

100	2011	22 Roseberry Street	Demolition of existing, erection of 2 storey bulky goods warehouse
101	2011	6 Wanganella Street	Alterations and additions
102	2011	2 Jackson Street	Alterations and additions
103	2011	13 Manly Road	Alterations and additions
104	2011	10 Aden Street	Alterations and additions
105	2011	423 Sydney Road	Alterations and additions
106	2011	23 Fromelles Avenue	Demolition of existing, new 2 storey dwelling & double garage
115	2011	10 Bentley Street	Boundary Readjustment

The following applications are with Lodgment and Quality Assurance for notification, advertising and referrals.

291/2007 85 New Street, CLONTARF 2093

Section 96 to modify approved Alterations and additions to dwelling including double garage to replace existing carport

384/2008 110-112 Bower Street, MANLY 2095

Section 96 to modify approved Demolition of two (2) existing residential flat buildings and the erection of a residential flat building containing four (4) dwellings with basement carparking and a swimming pool

166/2006 8 Herbert Street, MANLY 2095

Section 96 to modify approved Erection of new decking

261/2008 38 Stuart Street, MANLY 2095

Section 96 to modify approved Demolition of the existing residential building and construction of a three (3) storey residential flat building comprising two (2) units including a double garage, swimming pool and associated site landscaping

523/2004 108 Seaforth Crescent, SEAFORTH 2092

Section 96 to modify approved demolition and construction of a three level dwelling and swimming pool

107/2010 17 Roseberry Street, BALGOWLAH 2093

Section 96 to modify approved Demolition of existing buildings and construction of a supermarket (Woolworths) with first floor ancillary office, signage, cafe on the ground floor level with basement (154 spaces), ground level (56 spaces) and rooftop parking (108 spaces)

195/2010 14 Richmond Road, SEAFORTH 2092

Section 96 to modify approved Alterations and additions to the existing dwelling including new roof and garage with mezzanine

107/2011 67 Stuart Street, MANLY 2095

Alterations and additions to an existing dwelling including new windows, balustrades and conservatory on the first floor

108/2011 17 Addison Road, MANLY 2095

THREATENED SPECIES DEVELOPMENT - Alterations and additions to an existing dwelling including repair of seawall and backfilling

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

- 109/2011 9 Birkley Road, MANLY 2095
Alterations and additions to an existing dwelling including construction of a swimming pool and deck
- 110/2011 38 The Corso, MANLY 2095
Change of use from a shop to a Refreshment Room and seating area
- 111/2011 19 Ocean Road, MANLY 2095
Alterations and additions to an existing dwelling including construction of a swimming pool and conversion of a shed into a pool cabana
- 112/2011 46 Hilltop Crescent, FAIRLIGHT 2094
Demolition of existing, construction of a new two (2) storey dwelling with double garage, decks and a basement
- 113/2011 32 New Street, BALGOWLAH 2093
Alterations and additions to an existing dwelling including front porch, double garage, first floor rear addition, balcony, pergola at the front and rear
- 114/2011 12 Alexander Street, MANLY 2095
Partial demolition of semi-detached dwelling, shed and garage, alterations and additions including two (2) storey rear addition, balcony, terrace and new double garage to Rolfe Street frontage
- 116/2011 Market Lane, MANLY 2095
Extension of the existing Arts, Crafts and Farmers Markets along Market Lane and Market Place Manly
- 117/2011 28 Arthur Street, FAIRLIGHT 2094
Alterations and additions to an existing dwelling including single carport, swimming pool, entry and landscaping
- 403/2010 5 Lewis Street, BALGOWLAH HEIGHTS 2093
Section 96 to modify approved Alterations and additions to an existing dwelling including first floor extension and rear deck
- 118/2011 75 The Corso, MANLY 2095
Construction of an awning along North Steyne, creation of door openings, two (2) advertising structures (signage) – North Steyne Hotel
- 119/2011 12 Kirkwood Street, SEAFORTH 2092
Alterations and additions to an existing dwelling including first floor addition to rear of dwelling and front fence
- 120/2011 89 Birkley Road, MANLY 2095
Alterations and additions to an existing dwelling including internal alterations, terrace and balcony to front of the dwelling
- 121/2011 17 Tutus Street, BALGOWLAH HEIGHTS 2093
Demolition of existing, construction of a new two (2) level dwelling, basement level including a double garage, terraces, cabana, swimming pool and landscaping
- 399/2009 2 Parkview Road, FAIRLIGHT 2094
Section 96 to modify approved Demolition of existing garage and front fence, and construction of new double garage with roof garden, front fence, pedestrian entry and extended driveway and crossover

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

122/2011 41 Smith Street, MANLY 2095
Alterations and additions to an existing semi-detached dwelling including rear extension and first floor addition

123/2011 5 Scales Parade, BALGOWLAH HEIGHTS 2093
Alterations and additions to an existing dwelling including front and rear additions to both levels, demolition of existing garage and landscaping

124/2011 73 Wanganella Street, BALGOWLAH 2093
Demolition of existing dwelling, Torrens Title Subdivision into two(2) lots, construction of a two x two storey dwellings with double garages, alfresco areas and landscaping

156/2008 6 Koobilya Street, SEAFORTH 2092
Section 96 to modify approved Alterations and Additions to an existing dwelling including first floor extension, enclosure of an existing carport ,rear deck extension and new side entry

125/2011 565 Sydney Rad, SEAFORTH 2092
Outdoor eating area for Buckland Thai

126/2011 4 West Street, BALGOWLAH 2093
Construction of a Residential Flat Building containing eight (8) dwellings of Affordable and other housing, with a basement car park with twelve (12) spaces and landscaping

127/2011 9 Cutler Road, CLONTARF 2093
Alterations and additions to an existing dwelling including front addition, carport, fence, driveway, rear deck extension and landscaping

243/2010 5 Marine Parade, MANLY 2095
Section 96 to modify approved Alterations and additions to an existing Residential Flat Building to convert part of the ground floor to a small shop, signage and fitout

129/2011 11 William Street, FAIRLIGHT 2094
Alterations and additions to an existing semi-detached dwelling including ground floor alterations and first floor addition

466/2006 42 Beatty Street, BALGOWLAH HEIGHTS 2093
Section 96 to modify approved Alterations and Additions to dwelling house

162/2008 19 Amiens Road, CLONTARF 2093
Section 96 to modify approved Alterations and Additions to an existing dwelling including demolition of existing first floor and construction of a new larger first floor with rear terrace and new elevated double hardstand carparking area at the front of the site

130/2011 39 Kirkwood Street, SEAFORTH 2092
Installation of a Rainwater Tank – Seaforth Bowling Club

131/2011 52B Woodland Street, BALGOWLAH 2093
Alterations and additions to an existing dwelling including double carport, deck, front fence, driveway and landscaping

132/2011 19 West Street, BALGOWLAH 2093
Alterations and additions to an existing dwelling including rear addition, front addition, balcony extension, driveway and landscaping

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

133/2011 387 Sydney Road, BALGOWLAH 2093
Strata Subdivision into eleven (11) lots of an existing Residential Flat Building

134/2011 16 Augusta Road, MANLY 2095
First Floor Addition

135/2011 29 Waterview Street, SEAFORTH 2092
Alterations & Additions to Dwelling

136/2011 25 Acacia Road, SEAFORTH 2092
Swimming Pool

137/2011 23 Lower Beach Street, BALGOWLAH 2093
Carport

Manly Independent Assessment Panel

The following applications were presented to MIAP on 19 May 2011.

DA#	Site	Proposal
348/07	33 Edgecliffe Esplanade Seaforth Section 96 Modification	Demolition of existing dwelling and construction of a new three (3) storey dwelling with above ground swimming pool, decks, landscaping and fencing
11/10	44 Alma Street Clontarf	Alterations and additions to existing dwelling including first floor addition, construction of a cabana, installation of pool, fencing and landscaping
345/10	7 Laurence Street Manly	Demolition of existing dwelling, and construction of part two (2) and part three (3) storey dwelling, with double garage, rooftop deck, pool, decks and landscaping
148/10	22 Jackson Street Balgowlah Section 96 Modification	Alterations and additions to an existing dwelling including first floor addition, rear additions, double carport, pool, terrace and landscaping
332/10	15A Linkmead Avenue Clontarf	Demolition of existing structures and construction of a three (3) level dwelling with multi car basement garage, decks, pool and landscaping
414/10	69 Peronne Avenue Clontarf	Demolition of a dwelling house with double garage, decks, pool, pool house, cabana, stairs and landscaping.

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

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

TO: Planning and Strategy Committee - 6 June 2011

REPORT: Environmental Services Division Report No. 14

SUBJECT: A List of Current Legal Appeals Relating to Development Applications During June 2011

FILE NO:

SUMMARY

A LIST OF CURRENT LEGAL APPEALS RELATING TO DEVELOPMENT APPLICATIONS DURING JUNE 2011.

REPORT

DA#	L&E Appeal Reference	House #	Address	Date Appeal Lodged	Solicitor Company	Current Status
13/10	Class 1 10584/10	46-48	North Steyne Manly	27/07/10	HWL	Callover 14/06/11
238/02	Class 1 11046/10		Manly Wharf Hotel Manly	22/12/10	HWL	S34 Conference 17/05/11: Awaiting LEC Orders
149/08	Class 1 10014/11	2	West Promenade Manly	11/01/11	Pikes	Hearing 27 & 28/06/11
393/10	Class 1 10060/11	13	Barrabooka Street Clontarf	24/01/11	Pikes	Judgment reserved
392/10	Class 1 10229/11	40 2	Rignold St Boronia Lane Seaforth	16/03/11	HWL	S34AA Conference 10/05/11: awaiting LEC Orders
259/10	Class 1 10244/11	11	Pine Street Manly	21/03/11	Pikes	Hearing 7 & 8/07/11
358/08	Class 1 10268/2011	30	Kitchener Street Balgowlah	29/03/11	Pikes	Callover 28/06/11

RECOMMENDATION

THAT the information be noted.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environmental Services Division Report No. 14 *****

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Environmental Services Division Report No. 15
SUBJECT: Seahorse Habitat in Manly Cove
FILE NO:

SUMMARY

Council at its Ordinary Meeting of 14 March 2011 resolved [36/11]:

“That Council investigate and report on a viable seahorse habitat friendly and sustainable replacement for the suspended netting currently used for the swimming enclosure at Manly Cove.”

The swimming enclosure net was home to one of the largest colonies of protected seahorses in Sydney Harbour. This colony was severely impacted in 2002 when contractors replaced the net. Previously the contractors were also regularly required to remove all of the vegetation growing on the net to prevent it sinking below the waterline.

REPORT

Background

Loss of Protected Seahorses from Swimming Enclosure Net.

The need for the regular removal of this seahorse habitat was to be eliminated by the installation of a new system of net and cables capable of supporting the then existing old net with the added objective of encouraging continued growth of this wonderfully diverse seahorse habitat on the new structure.

Information

Seahorse habitat netting has been installed at the swimming enclosure at Manly Cove. The net has been hung along the seaward boundary approximately one metre out from the pylons. This netting has been strung up by cables from the two end pylons and results in a significant degree of movement in wind or wave/swell action.

Currently, the netting installed for seahorse habitat along the seaward side of the Manly Cove swimming enclosure has collapsed and is lying on the seafloor bed partially covered in sand (refer to Attachment 1). The remaining swim enclosure, which was installed approximately one year ago, has little to no growth on it currently (see photos as Attachment 2).

Advice and feedback was sought from several individuals and organizations including:

1. David Thomas, Eco Divers, Manly.
2. David Harasti, Seahorse Academic, University of Newcastle.
3. Woollahra Council.
4. Sydney Marina Consulting.

Having sought advice from the organizations and individuals listed above, the following short and long term options were considered:

Environmental Services Division Report No. 15 (Cont'd)

Options for replacement and repair of Seahorse Nets – Manly Cove		
Option 1	Cut existing net to 1.5m and rehang from seabed to this height.	Approximate cost: \$15,000
Option 2	Remove current net along the outside edge and replace with new netting in four (4) sections in 'trampoline' style (refer to Attachments 3 & 4 for further details) each 30 m wide.	Approximate cost: \$55,000
Option 3	Remove entire current net; install 4 new pylons along outer edge at intervals between existing pylons. Install trampoline style netting in 8 sections along the outer edge (each 15 wide) and along the sides (each 30 m wide). Refer to Attachments 3 & 4)	Approximate cost: \$85,000

Short Term Rationale

- Provides a relatively low cost swift to implement solution for the recovery of the dwindling population of seahorses.

Long Term Rationale - refer to Attachments 3 & 4 for further details.

- Provides opportunity for Manly Council staff to investigate funding and or grant opportunities with other agencies for the long term replacement of the nets and infrastructure.
- No swash of the nets with incoming/outgoing tide and/or wind. This will reduce damage to nets and increase net life expectancy and will also reduce damage to the seahorse.
- Replace with nets with net grid size specified by NSW Maritime to minimize entanglement of fish.
- Only a single net is required to enclose swimming area and provide habitat, reducing costs over the long term.
- One single taught net will look 'tidier'.
- Installing nets in sections enables:
 - a. netting to be cleaned one section at a time, thus reducing impact to seahorses;
 - b. single sections to be replaced in case of damage, thus reducing cost of repair;
 - c. facilitate monitoring of seahorses by essentially providing 'permanent plots' for repeated surveys.

Sydney Marina Consulting recommend that sections be of no greater than 15m to ensure minimal sag of cable and of nets. Further, they note that to support the high tension cabling required for Long Term Options 2 and 3 new end point pylons may be required to withstand the force.

On-going maintenance

Vegetative marine growth should be left on the nets to provide habitat for the seahorses. If growth must be removed, then the following method is recommended.

1. Leave growth on the bottom 1.2 m of the net and remove growth from the top section only;
2. Cleaning of the net should be undertaken in winter (non-breeding season) only;
3. Nets should be cleaned in sections;
4. No more than half the net should be cleaned or replaced in any year to ensure sufficient vegetative growth remains;

Environmental Services Division Report No. 15 (Cont'd)

5. Volunteer assistance from should be sought to transfer any seahorses prior to net replacement or cleaning.

Based upon the advice received from the above experts the following recommendation is made to Council.

RECOMMENDATION

THAT Council receives and notes the report and the following recommendations:

1. Net Replacement - Short Term

The recommended short term action for Council is to re-hang the seahorse net that is currently on the seafloor bed after cutting it to 1.5m as outlined in **Option 1**. The expected lifespan of this option is approximately 18 months.

2. Net Replacement – Long Term

The recommended long term solution is **Option 3**. This option has many benefits including ease of seahorse monitoring, a single layer of net to maintain, clean, repair, etc in future, improved aesthetic appeal and a long life expectancy.

ATTACHMENTS

AT- 1	Diagram of current collapsed seahorse net at Manly Cove	1 Page
AT- 2	Photographs of Seahorses	4 Pages
AT- 3	Diagram of proposed best long term design for seahorse net	1 Page
AT- 4	Photographs of trampoline style nets	1 Page

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***** End of Environmental Services Division Report No. 15 *****

Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove
Diagram of current collapsed seahorse net at Manly Cove

[illegible]

Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove
Photographs of Seahorses

Photographs of Seahorse Nets – Manly Cove – Courtesy David Thomas – Eco Divers Manly

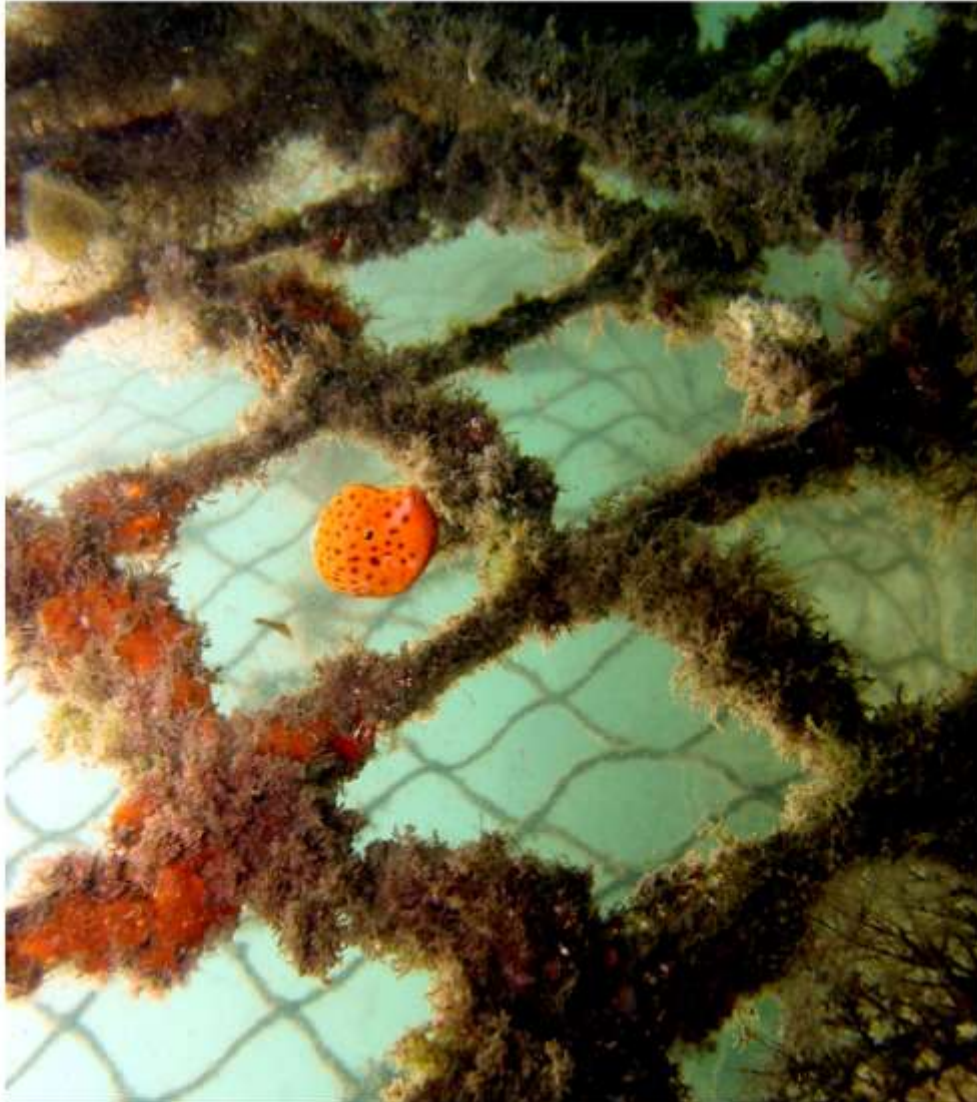
Photo 1. Old Net in foreground – note extensive marine growth providing habitat and protection for Seahorses



ATTACHMENT 2

Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove Photographs of Seahorses

Photo 2. Old Net in foreground – note little marine growth on new net to rear.



ATTACHMENT 2

Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove Photographs of Seahorses

Photo 3. Old Net – currently on seabed floor and in some areas raised to approximately 0.8m



ATTACHMENT 2

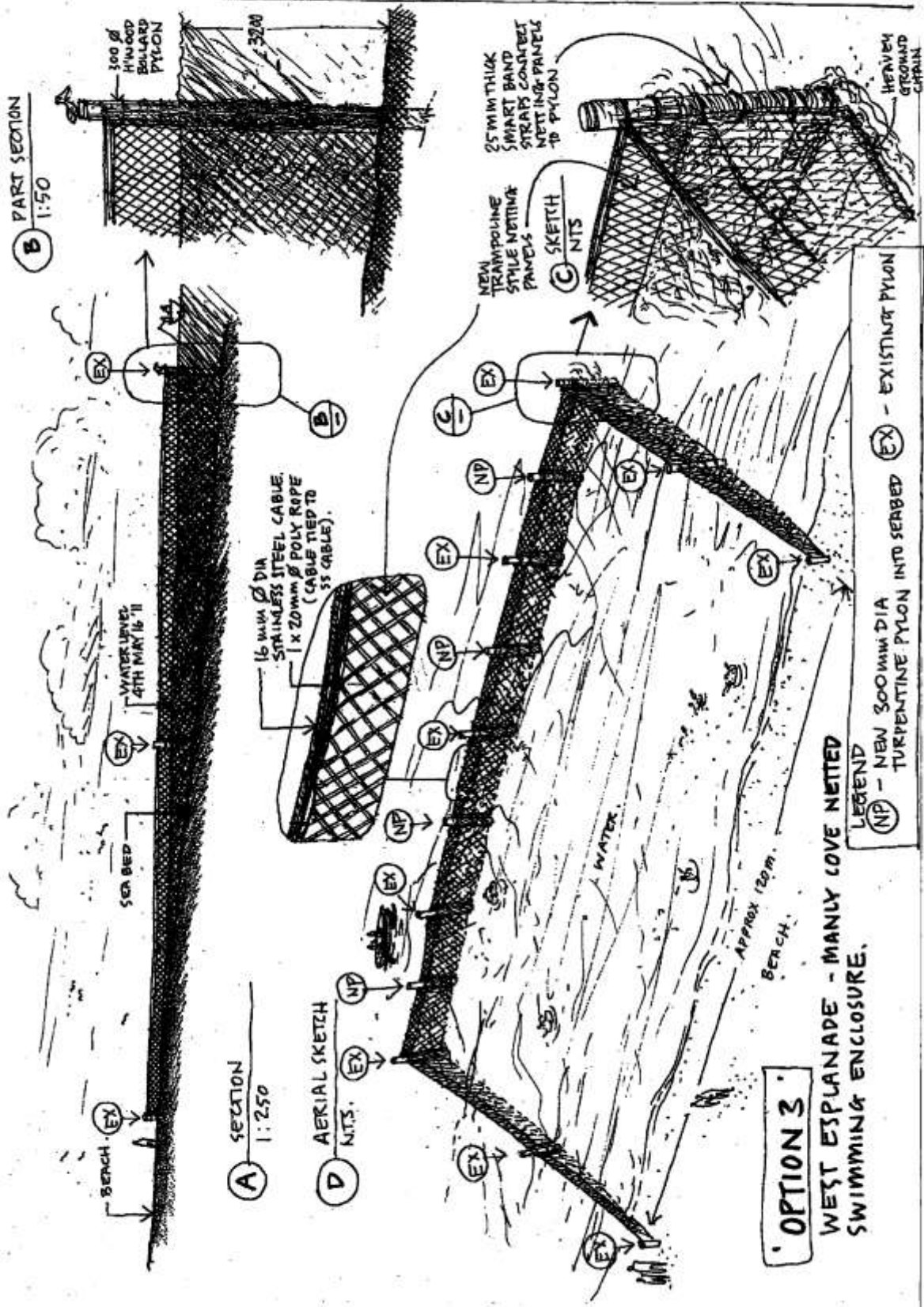
Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove Photographs of Seahorses

Photo 4. Extensive marine growth on old net



ATTACHMENT 3

Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove Diagram of proposed best long term design for seahorse net



ATTACHMENT 4

Environmental Services Division Report No. 15 - Seahorse Habitat in Manly Cove Photographs of trampoline style nets

Trampoline style design photos (from Watsons Bay Baths).



Photograph 1. Trampoline style nets: taught nets suspended on high tension cables and showing attachment to pylons.



Photograph 2. Trampoline style nets showing net and steel cable detail. Note the limited vegetative growth one year after installation: The nets mistakenly had anti-fouling on them.

TO: Planning and Strategy Committee - 6 June 2011
REPORT: Environmental Services Division Report No. 16
SUBJECT: Triangle Site Redevelopment Alternative Energy Feasibility - Draft Report
FILE NO:

SUMMARY

The Manly Council Carbon Reduction Strategy and Action Plan has been prepared by Kinesis on behalf of Council to meet and exceed Council's resolved emissions target of 25% by 2020 based on 2000 levels. The Corporate Reduction Strategy and Action Plan was presented to Council's Ordinary Meeting on 8 November 2010, and at the subsequent Ordinary Meeting on 13 December 2010, Council resolved [OM 250/10]:

'That following on from Council's recent Kinesis Report results, that Manly Council liaise with the City of Sydney to produce a report back to Manly Council on the feasibility, (including environmental and cost benefits) of Council following Sydney's lead in embarking on a program of sourcing its electricity from tri-generation plants.'

Council engaged Kinesis to prepare a Draft Report to Council on the feasibility of trigeneration for the 'Triangle Site Redevelopment' as part of Manly 2015 (Council's strategic sustainable Masterplan for Manly CBD), to provide heating and cooling for Town Hall (Council Chambers).

REPORT

Council is working with Kinesis, to undertake a Carbon Emissions Reduction Project in order to meet Council's resolved target of 25% carbon emission reduction from the 2000 level by 2020. A Manly Council (Corporate) Carbon Reduction Strategy and Action Plan has been prepared to achieve and exceed this target, delivering a 30% reduction on 2008/09 baseline year by 2020. Council has also undertaken a similar community component and a Draft Manly LGA (Community) Carbon Reduction Strategy and Action Plan has been prepared.

Council resolved on 8 November, 2010 at its Ordinary Meeting that Council endorse, in principle, the Corporate Reduction Strategy and Action Plan, and refer the Strategy to the Sustainability and Climate Change Committee for its comment and final recommendation to Council. The Corporate and Draft Community Carbon Reduction Strategies and Action Plans were presented to the Committee on 14 April 2011.

The Sustainability and Climate Change Committee, at its April meeting, recommended that trigeneration be investigated for all new large developments with complementary energy efficient design and that trigeneration is evaluated against other emission reduction alternatives such as solar farm technology.

As part of Manly2015, Council's Strategic Sustainable Masterplan for Manly CBD, Council has proposed to redevelop the 'Triangle Site', Library, Market Lane (See Figure 1 below). This involves the demolition of Whistler St Carpark, upgrade of Manly Library, construction of two mixed commercial and office buildings and provision of a multipurpose community space.

Environmental Services Division Report No. 16 (Cont'd)



Figure 1. Location of 'Triangle Site (no. 3) as part of *Manly2015*

Kinesis has prepared a Draft Report on the feasibility of trigeneration, *Triangle Site Redevelopment Alternative Energy Feasibility Report* (refer to Attachment 1) informed by outcomes of the Sustainability and Climate Change Committee meeting, the *Manly2015* proposal and as an extension to outcomes and actions identified within the Draft Manly Community Carbon Reduction Strategy and Action Plan.

The Draft *Triangle Site Redevelopment Alternative Energy Feasibility Report* explores the potential for a trigeneration installation as part of the 11,800m² redevelopment and extending to service electrical demand, heating and cooling of the nearby Manly Town Hall.

The Report outlines the trigeneration process, potential emissions reductions, options for implementation and managing trigeneration and compares trigeneration to solar photovoltaics an alternative energy generation option.

The proposal for the 'Triangle Site' is a complex model with highly variable needs in energy demand management. In order to investigate further, it is important to incorporate definitive demand management modeling of the area to ensure that the most appropriate technology and solutions are provided to meet the ongoing and future needs of the site.

RECOMMENDATION

1. THAT Council receives and notes the report and the attached Kinesis draft document titled *Triangle Site Redevelopment Alternative Energy Feasibility Report*.
2. THAT the report and the attached Kinesis draft document titled *Triangle Site Redevelopment Alternative Energy Feasibility Report* be referred to the Sustainability and Climate Change Committee for comment and further recommendation to Council.

ATTACHMENTS

AT-1	Kinesis Draft Report dated 25 May 2011 titled Triangle Site Triangle Site Redelopment Alternative Energy Feasibility Report	13 Pages
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***** End of Environmental Services Division Report No. 16 *****

ATTACHMENT 1

Environmental Services Division Report No. 16 - Triangle Site Redevelopment Alternative Energy Feasibility - Draft Report

Kinesis Draft Report dated 25 May 2011 titled Triangle Site Redevelopment Alternative Energy Feasibility Report



	REPORT	
PROGRAM	Manly Council Carbon Reduction Action Plan	
PROJECT	Triangle Site Redevelopment Alternative Energy Feasibility Report	
PREPARED FOR	Manly Council	
VERSION	DRAFT	
AUTHORS	<i>Lachlan Kranz, Sustainability Consultant Liz Helstroom, Economic Analyst Rob Helstroom, Principal Scientist</i>	<i>25th May, 2011</i>

ATTACHMENT 1

Environmental Services Division Report No. 16 - Triangle Site Redevelopment Alternative Energy Feasibility - Draft Report

Kinesis Draft Report dated 25 May 2011 titled Triangle Site Redevelopment Alternative Energy Feasibility Report

Contents

Executive Summary	3
Alternative Energy Options for the Triangle Site	4
What is trigeneration?.....	5
Case Study: City of Sydney Trigeneration Master Plan	6
Implementing trigeneration in the Manly CBD	6
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Executive Summary

As part of the Draft Manly Community Climate Change Action Plan and Manly 2015 this preliminary feasibility study explores the potential for a trigeneration system at the Manly CBD Triangle Site as a local example to promote alternative energy solutions across the Manly local government area.

This report outlines:

- the trigeneration process;
- possible greenhouse gas emission reductions achieved using trigeneration;
- options for implementing and managing trigeneration; and
- how trigeneration compares to solar photovoltaic as another alternative energy option.

Using the Kinesis CCAP Precinct sustainability planning and design tool, the analysis used a consistent methodology to quantify two case studies; trigeneration and solar photovoltaic (solar PV) to enable comparison between the relative emission reduction potential and economic efficiency of these technologies.

The greenhouse gas emission reduction potential and cost benefit of each alternative energy technology is shown in Figure 1.

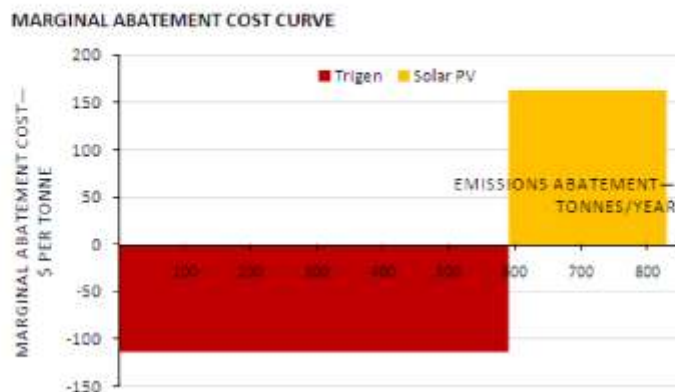


Figure 1: Marginal abatement cost curve of proposed alternative energy technologies for the Triangle Site. The width of each bar corresponds to the greenhouse gas emission reduction potential, while the height corresponds to the cost of abatement.

The installation of trigeneration at the Triangle Site delivers a greenhouse gas emission reduction of 590 tCO₂e¹ per year, while solar PV delivers an emission reduction of 240 tCO₂e per year. In comparison to the reference case of a business as usual (BAU) development these savings respectively represent a 21% and 8% greenhouse gas emission reduction.

In terms of cost, trigeneration delivered through a Build Own Operate and Maintain (BOOM) scheme could deliver a financial return to Council with a cost of -\$113 per tonne of CO₂e abatement. Solar PV by comparison would be delivered and owned by Council at a cost of \$163/tCO₂e of greenhouse gas emission reduction.

¹ CO₂e (carbon dioxide equivalency) is a quantity that converts and reports any given mixture and amount of greenhouse gas into the equivalent amount of CO₂ that would have the same global warming potential. Examples of greenhouse gases commonly reported as CO₂e include methane, perfluorocarbons and nitrous oxide.

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In addition to on-site alternative energy solutions Kinesis investigated the potential of an off-site solar farm as a renewable energy supply for the triangle site. The result of this analysis showed that a solar farm is likely to deliver electricity cheaper than on-site solar generation however it remains an expensive proposition relative to trigeneration.

Alternative Energy Options for the Triangle Site

The Manly CBD Triangle Site contains Manly Library and Whistler Street carpark. Current redevelopment plans for the site propose to replace the existing structures with a new library as well as two mixed commercial and office buildings for a total development of 11,800 m².

A business as usual (BAU) emissions profile of the 11,800m² Triangle Site development plus the existing 1,500 m² of Manly Town Hall was developed as a reference case against which to compare alternative energy solutions. Two alternative energy case studies were considered for the site:

Option 1: Trigenation system servicing the redevelopment site plus Manly Town Hall

Option 2: Solar PV system servicing the redevelopment site

In determining the economic outcomes of each technology Kinesis analysed the costs and potential greenhouse gas emission reductions that could be achieved by Manly Council as the investor using the following financial indicators:

- Net Present Value (NPV)₂;
- Internal Rate of Return (IRR)₃; and
- Marginal Abatement Cost (MAC)₄.

These figures were derived by a thorough assessment of each technology's effect of increasing and decreasing expenditure relative to the BAU development through capital and installation costs balanced against operational maintenance and energy costs. Calculations were also undertaken with and without a \$25 per tonne cost of carbon factored in.

² NPV (\$) is the total additional value of a project versus a reference case, once all of the costs and benefits of the project and its reference case are taken into account.

³ IRR (%) is the effective rate at which the project breaks even, exactly repaying for itself (NPV=0). The IRR calculated therefore indicates whether the project is competitive with the investor's desired rate of return and cost of capital (discount rate).

⁴ MAC: The marginal abatement cost (\$) is the total additional ("marginal") cost of a project versus a reference case, once all of the costs and benefits of the project and its reference case are taken into account, and whereby the project reduces emissions compared to the reference case. Projects with a low marginal abatement cost achieve the greatest cost-effectiveness, and can even make a return for the investor when their abatement cost is negative.

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What is trigeneration?

Cogeneration is the simultaneous production of electricity and the exploitation of waste heat from the electricity generation process to supply heating and hot water needs. In a further step this heat can be converted into cooling via a heat-driven chiller. This process is known as 'trigeneration'.

Trigeneration involves burning natural gas (or renewable gas) in an engine, typically a turbine or reciprocating engine, which in turn spins a generator to create electricity. Because the engine is powered by gas rather than coal, it produces 40% fewer greenhouse gas emissions than coal-fired electricity. Or, in the case of renewable gas the electricity it produces is potentially carbon neutral. Gas is also more easily transported and cleaner burning than coal. This means that trigeneration engines can be located in urban environments and even within buildings.

By locating trigeneration engines within an urban environment like Manly, further greenhouse gas emissions can be achieved by using the waste heat locally for purposes such as:

- heating water;
- heating buildings; and
- cooling buildings.

This waste heat is carbon free and can displace the energy needed for these tasks. By utilising waste heat and by burning gas instead of coal, trigeneration can result in significantly fewer greenhouse gas emissions than traditional electricity generation (Figure 2).

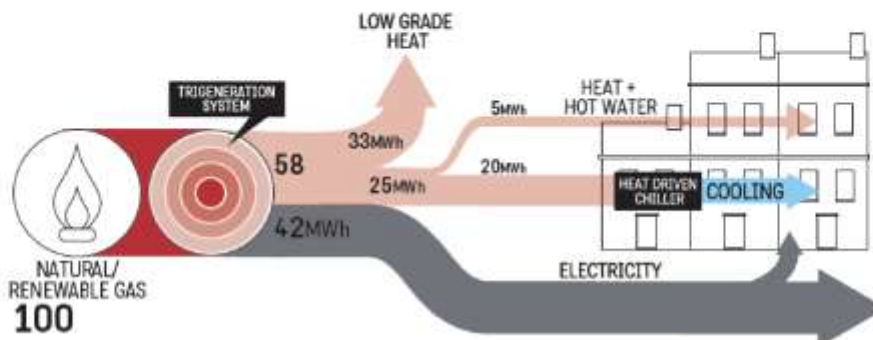


Figure 2: Indicative energy breakdown of an example trigeneration system.

Trigeneration is already in use in Australia in both commercial and industrial installations. There are a number of plants, typically sized between 100 kWe⁵ and 1 MWe, currently installed in buildings across Sydney, supplying electricity, heat and cooling.

It must be acknowledged that, despite producing far fewer greenhouse gas emissions than traditional coal fired power stations, trigeneration systems still burn natural gas, which is a fossil fuel, and therefore will not provide carbon free electricity which renewable technologies can provide. Over time renewable gases, which can be created using waste to gases conversion technologies, could become more readily available. This could displace fossil fuel gas in the

⁵ kWe is the unit of electrical output power of the cogeneration engine. Cogeneration engines by virtue of their heat recovery mechanism have two power outputs, kWe (electrical output) and kWth (thermal output).

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trigeneration systems enabling them to provide carbon free electricity as well as carbon free thermal energy for heating and cooling.

Case Study: City of Sydney Trigeneration Master Plan

In 2008 the City of Sydney released their land use planning strategy, Sustainable Sydney 2030.⁶ Kinesis led on the environmental aspects of this strategy and was tasked with determining how the City could meet its already announced emissions reduction target of a 70% reduction below 2006 levels by 2030. Until this point the City had not established the mechanisms which could achieve its emissions reduction targets. Kinesis modelled a series of actions which would get the City part of the way towards achieving its target. Of these actions, a network of Green Transformers based on trigeneration and supplying low carbon heating, cooling and electricity was shown to achieve the most significant reduction.

Building on the Sustainable Sydney 2030 analysis the City commissioned a series of implementation master plans to determine how it could implement each of the actions identified in Sustainable Sydney 2030. Kinesis formed a consortium with Cogent and Origin Energy which won the international tender to develop the Sustainable Sydney 2030 proposal for Green Transformers into an implementation plan, the City of Sydney Decentralised Energy Master Plan.⁷

The City of Sydney Decentralised Energy Master Plan proposes to locate multiple trigeneration systems at key locations across the City to deliver low carbon electricity directly to the high voltage electricity network. The waste heat will be fed into a district thermal pipe network to transport hot water across a series of Low Carbon Infrastructure Zones. Buildings located within these Low Carbon Infrastructure Zones will be able to draw on this hot water for the building's heating and hot water uses. Buildings will also be able to connect the hot water to heat driven absorption chillers which will meet their building's cooling needs.

The City of Sydney is currently working on the first trigeneration implementation case study at Green Square Town Centre as well as negotiating the necessary steps to become an energy retailer. Whilst different in scale and approach, the City of Sydney demonstrates to Manly Council that trigeneration deployed at an appropriate scale is a transformative technology capable of rapidly and cost effectively reducing the emissions intensity per square meter of floor area in dense urban environments.

Implementing trigeneration in the Manly CBD

A trigeneration system for the Triangle Site would deliver two energy products, electrical and thermal (heat) energy. Centralised space conditioning plant is the most efficient mechanical way to deliver thermal energy to commercial buildings. As for the likely BAU scenario of using an electric variable refrigerant volume air conditioning system, the trigeneration derived thermal energy (hot or cold) could be delivered to all spaces both tenanted and Council. The cost of delivering this heating and cooling is able to be quantified and factored into the leasing arrangements of the tenancies.

However complexity arises in the way electricity can be delivered to tenants. Under NSW energy contestability rules, customers can choose their own retail electricity supplier. While a

⁶ <http://www.cityofsydney.nsw.gov.au/2030/>

⁷ http://www.cityofsydney.nsw.gov.au/2030/makingithappen/documents/CityofSydney-DEMPTrigeneration-Report20101129-LowRes_000.pdf

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preliminary costing of trigeneration derived electricity is competitive to an equivalent 50% accredited GreenPower grid energy product at 11 c/kWh (peak / shoulder) and 4.5 c/kWh (off-peak) Council will not be able to force tenants to purchase of this electricity. This means Council must have alternative buyers for generated electricity as the trigeneration system will not prove economically viable if electricity is merely sold back to the grid.

There are two alternative models through which Manly Council could implement trigeneration. The first option is for Council to own, install and manage the plant themselves. There are examples of this elsewhere in Australia, however they are generally contained to owner occupied sites such as Council swimming pools where the trigeneration system is owned, and the electricity and thermal energy the trigeneration plant produces is used, by Council.

For the Triangle Site redevelopment, it may be more appropriate for Council to engage a trigeneration provider under a Build, Own, Operate and Manage (BOOM) scheme. Under a BOOM scheme, the provider designs, finances, installs, commissions operates and maintains the trigeneration plant for an agreed term. Manly Council would sign an Energy Supply Agreement which would generally include the following key terms and conditions:

1. a 12 year term of agreement;
2. a capital contribution from Manly Council towards financing the trigeneration plant;
3. a supply of electrical and thermal energy to Manly Council at an agreed rate with a review mechanism for the term of the agreement from the BOOM provider,
4. provide all maintenance and support to meet agreed reliability and performance levels from the BOOM provider.

A BOOM scheme eliminates the technical and financial complexities, and significantly reduces the risks that Manly Council would experience when trying to implement and operate their own trigeneration plant.

Manly Council as the site owner would pay a monthly electricity bill that is competitive with an equivalent 50% accredited GreenPower grid electricity product. The monthly bill would also contain a thermal energy component which is expected to be cheaper than the cost of electricity used in a BAU air conditioning system.

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Methodology

The following results are based on a commercial floor area of 11,800 m² for the Triangle Site and 1,500 m² for the Manly Town Hall, as provided by Manly Council. The results provided below should be considered estimates and be used to guide decision making by comparing the relative cost and benefit of alternative energy options.

Changes to building design as well as final fitout and tenancy arrangements will have an effect on both the modelled reference case and the potential greenhouse gas emission savings and costs of trigeneration and solar PV. Once building engineering plans are available and a decision has been made on alternative energy options to include in the building, detailed design and construction plans will be required as part of tender submissions for alternative energy solutions.

The analysis was undertaken using Kinesis's C²AP Precinct sustainability planning and design tool. C²AP Precinct analyses the sustainability performance of existing or new development projects. The tool measures and quantifies the sustainability of a precinct using available data and comprehensive mathematical calculations across five inter-related modules, including land use, energy and financial feasibility.

BAU reference case

Kinesis modelled an emission baseline for the redevelopment based on a business as usual (BAU) development designed to comply with Building Council of Australia Section J building efficiency requirements. Given the close proximity of Manly Town Hall to the Triangle site, the reference case was adjusted to include the Manly Town Hall as an additional energy load for the trigeneration plant.

The reference case annual energy demand and cost results are compared to each alternative energy result as "BAU" in Figures 4 and 6.

Option 1: Trigeneration

The trigeneration system was sized to meet the average annual electrical demand of the Triangle Site plus Manly Town Hall. This sizing strategy is the most cost effective option as it allows the highest rate of utilisation for the maximum period of time and minimises electricity export to the grid, a requirement necessary for cost effective trigeneration operation given it must compete with low cost, coal-derived electricity.

The trigeneration plant has been modelled to operate at 100% utilisation (i.e. peak output) between 7am and 10pm (shoulder and peak tariff times), on weekdays only. The plant would automatically start and stop based on pre-set times and should be monitored for correct operation. Trigenation costs were modelled assuming a 12 year BOOM scheme using estimates for plant capital and installation costs as well as future gas and electricity price structures.

Option 2: Solar Photovoltaic

Kinesis calculated available roof space on the triangle site to support a solar PV installation. Excluding the area occupied by the planned 800 m² roof garden, 1,400 m² of roof remains available for a solar installation.

Monocrystalline solar panels are best suited to Sydney's climatic conditions and these panels can be mounted either flat on the roof or inclined to an angle to maximise sun exposure. For the

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purposes of maximising the cost effectiveness of solar PV, Kinesis modelled the cost benefit of inclined monocrystalline panels.

Results

Option 1: Trigeneration

The 420 kW_e trigeneration system demonstrates a significant reduction in imported grid electricity balanced by an increase in gas demand. The annual effect of this fuel switch is shown at Figure 4. Greenhouse gas emissions were reduced by 590 tonnes CO₂e/year or 21% below the reference BAU scenario. Annual energy expenditure decreased by \$68,000.

Abatement

- 590 tCO₂e annual abatement.
- 21% emission reduction on BAU reference case.

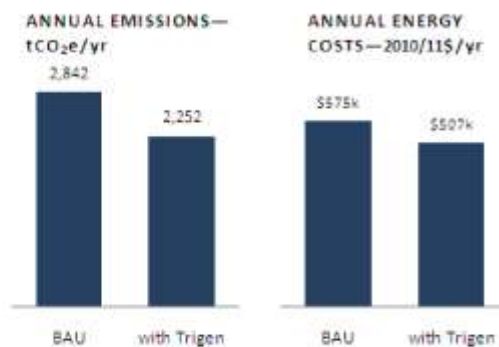


Figure 4: Annual operational characteristics reference case BAU versus trigeneration case study

Marginal abatement cost

Analysis period: 12 years

	No price on carbon	Carbon Price \$25/tonne
NPV	\$675,000	\$794,000
IRR	339%	406%
MAC	-\$113/tonne	-\$133/tonne

The marginal abatement cost presented under the BOOM model is highly favourable for Manly Council. The extremely high IRR is evidence of the fact that Council avoid substantial capital costs by paying a capital contribution of approximately \$100,000 to finance the plant installation rather than the full \$2.5M otherwise required.

The approximate electricity tariff charged by the BOOM operator is likely to be approximately 11 c/kWh (peak/shoulder) and 4.5 c/kWh (off-peak) plus standard network fees passed through at cost. Thermal energy would be approximately 5.5 c/kWh total. In line with grid electricity escalation, these costs would be periodically revised by the BOOM operator.

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Expenditure balance



Figure 5: Case study 1 trigeneration lifetime expenditure balance

Figure 5 demonstrates the balance of expenditure and savings resulting from the trigeneration system. The NPV of \$675,100, favourable IRR and MAC of -\$113 means the BOOM scheme makes Council \$113 for every tonne of GHG abatement.

Option 2: Solar Photovoltaic

The solar PV feasibility study provides abatement potential and costs for a 180 kW solar PV system tilt mounted to maximise solar energy generation potential of the available 1,400 m² roof area.

The annual effect of this case study is shown at Figure 6. GHG emissions were reduced by 240 tonnes CO₂e/year or 8% from the reference scenario while annual energy expenditure decreased by \$45,000.

Abatement

- 240 tCO₂e annual abatement.
- 8% emission reduction on BAU reference case.



Figure 6: Annual operational characteristics reference case BAU versus trigeneration case study

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Marginal abatement cost

Analysis period: 20 years

	No price on carbon	Carbon Price \$25/tonne
NPV	-\$707,000	-\$630,000
IRR	1.8%	3.0%
MAC	\$163/tonne	\$146/tonne

The low IRR of 1.8% demonstrates that annual returns through reduced electricity costs are insufficient to repay the high \$1.2M capital investment. As a general rule, commercial investors seek an IRR greater than 12%.

The marginal abatement cost of \$163/tonne means council pays \$163 per tonne of carbon abatement.

Expenditure balance

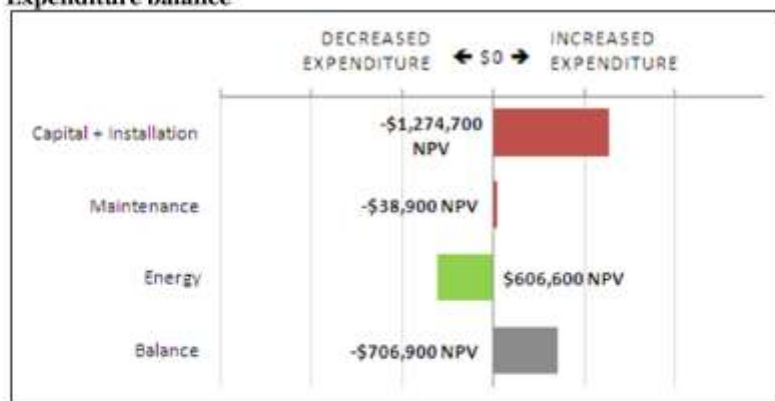


Figure 7: Case study 2 solar PV lifetime expenditure balance

Figure 7 demonstrates the balance of expenditure and savings resulting from the solar PV system. The significant \$1,274,700 upfront capital expenditure required to purchase and install the solar system plus preventative maintenance costs to ensure optimum running efficiency are unable to be recouped by decreased energy expenditure.

The marginal abatement cost of \$163/tonne means council pays \$163 per tonne of carbon abatement.

Off-site Solar Photovoltaic

On the recommendation of the Manly Council Sustainability and Climate Change Committee Kinesis analysed the potential cost benefit of off-site solar photovoltaic (or solar farm).

In this case, electricity derived from a large scale off-site solar farm could be utilised on the Triangle Site through either Council partnering with a rural land owner to build their own farm or by purchasing electricity from existing or planned commercial solar farms.

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Kinesis reviewed publicly available information on existing and proposed solar farms to explore and interpret the costs of this technology for Manly Council as a potential retail customer or investor.

In NSW, Infigen Suntech Australia's proposal for a \$300M solar farm at Nyngan, near Dubbo is to be Australia's largest solar farm and the first in NSW. With construction due to start in 2012, no generation figures or final project costs are currently available however the proposal is dependent on 33% funding under the Federal Government Solar Flagships Program.

The 10 megawatt Greenough River Solar Farm project proposed for Geraldton WA quotes limited financial figures⁸. The following summary translated by Kinesis gives a good indication of the costs involved with this solar farm over a 20 year analysis period.

- Capital and installation cost = \$58M
- Cost per kW installed = \$5,800
- Cost of CO₂e abatement = \$116/tonne
- Electricity generation cost = 10 c/kWh

These costs, which exclude maintenance costs describe the investor's costs and do not include the margin which would have to be added for the investor to make a profit off the farm. Once profit margins and operational costs are added to the 10 c/kWh generation cost, the electricity retailed from this project will be expensive with a substantial premium compared to GreenPower.

Queensland's Windorah Solar Farm opened in October 2009 with the aim of reducing the remote regions reliance on diesel fuel generators. Capital costs for this project amounted to \$4.5M with generation of 360,000 kWh per year. Over 20 years this equates to an electrical generation cost of 62 c/kWh. This project has a specialised solar system and is likely to be cost effective given the amount of diesel fuel it replaces however the generation cost is another example that solar farms, like on-site solar PV are an expensive alternative energy option.

Manly Council Sustainability and Climate Change Committee also expressed a desire to explore partnering with a rural landowner to develop, own and operate their own solar farm. This approach has been trialled by Mosman and Bega Valley Shire Council and after four years they have been unable to secure the necessary government funding⁹.

Based on the desktop analysis undertaken in this report, Kinesis recommends that bulk energy generation and distribution is not Council's core business and that the level of complexity in distribution and sales is such that solar farming is better left to commercial enterprise.

⁸

http://www.verveenergy.com.au/mainContent/sustainableEnergy/Projects%20in%20progress/Greenough_River_Solar_Farm.html

⁹ <http://austoom.org.au/780.html>

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Appendix 1: Qualifications and Data Sources

This report is provided subject to some important assumptions and qualifications:

- The results presented in this report are modelled estimates using mathematical calculations. The data, information and scenarios presented in this report have not been separately confirmed or verified. Accordingly the results should be considered to be preliminary in nature and subject to such confirmation and verification.
- Energy, water and greenhouse consumption estimates are based on local climate and utility data available to the consultant at the time of the report. These consumption demands are, where necessary, quantified in terms of primary energy and water consumptions using manufacturer's data and scientific principles.
- Cost estimates provided in this report are indicative only based on Kinesis's project experience and available data from published economic assessments.
- The Kinesis software tool and results generated by it are not intended to be used as the sole or primary basis for making investment or financial decisions (including carbon credit trading decisions). Accordingly, the results set out in this report should not be relied on as the sole or primary source of information applicable to such decisions.