



# MINUTES

## A CONNECTED ENVIRONMENT STRATEGIC REFERENCE GROUP MEETING

held in the Guringai Room, Civic Centre on

**TUESDAY 11 AUGUST 2015**

**Minutes of the A Connected Environment  
Strategic Reference Group Meeting  
held on Tuesday 11 August 2015  
in the Guringai Room, Civic Centre  
Commencing at 6:37pm**

**ATTENDANCE:**

**Members**

Councillor Sue Heins	(Chairperson)
Ann Sharp	
Glen Hugo	
Dr Helen Wilkins	
Michael Syme	
Les Irwig	
Rob Southam	
Sandra Wilson	
Gordon Lang	(Non-voting stakeholder)

**Council Officers**

Boris Bolgoff	Group Manager Roads, Traffic and Waste
Katie Kirwan (Minutes)	Administration Officer - Governance
Michael McDermid	Corporate Planning Manager
Michael Keelan	Group Manager, Parks Reserves and Foreshores
Campbell Pfeiffer	Group Manager, Buildings, Property and Spatial Information
Craig Sawyer	Warringah Projects Manager
Peter Robinson	Group Manager, Strategic Planning
Todd Dickinson	Group Manager, Natural Environment Unit

**JOINT STRATEGIC REFERENCE GROUP MEETING**

NOTE: The VCC and ACE SRGs had a joint meeting in the Flannel Flower and Banksia Rooms to (1) participate in a workshop for Item 6.1 – Works Program 2018-2020 and (2) to receive a presentation for Item 5.3 - Strategic Updates - S94a Contribution Plan, Hospital Structure Plan and Local Planning Strategy.

**6.0 STRATEGIC WORKSHOPS****6.1 WORKS PROGRAM 2018-2020****DISCUSSION**

Michael McDermid, Corporate Planning Manager, provided an introduction to the Workshop, emphasising the importance of consulting SRG members before the annual budgeting process commences in October. He explained that the focus of the Workshop is for SRG members to consider the capital works program for the outer years, in particular 2018/19 and 2019/20. He explained that outcomes from the workshop will be considered by those Councillors in attendance as well as all Councillors during a separate workshop next month. He also clarified that members will be asked for their input regarding three specific asset classes (Parks, Roads and Buildings) and that while there is a fourth major asset class (Stormwater) this will not be a focus of discussion for the Workshop as they are less able to be influenced.

Boris Bolgoff, Group Manager Roads Traffic and Waste, provided a brief outline of the drivers, funding sources and types of asset management categories of work (maintenance, renewal and new).

A copy of the presentation is attached (attachment #1).

Members then participated in a "World Cafe" style workshop and provided a range of feedback and suggestions. These are captured in attachment #2.

**DECISION**

That the A Connected Environment Strategic Reference Group consider the program of works for 2018-2020.

**5.0 COUNCIL UPDATES****5.3 STRATEGIC UPDATES - S94A CONTRIBUTION PLAN, HOSPITAL STRUCTURE PLAN AND LOCAL PLANNING STRATEGY – PETER ROBINSON****DISCUSSION**

Peter Robinson, Group Manager Strategic Planning provided an update about these three strategic items. A copy of his presentation is attached (attachment #3). He advised members that in relation to the Local Planning Strategy, Council staff would like to establish an Advisory Group that is made up solely of SRG members. He encouraged members to consider nominating for this Advisory Group and said this will be discussed further with members at the October SRG meetings.

L Irwig asked how the Local Planning Strategy and Hospital Structure Plan are related.

P Robinson explained that the Local Planning Strategy is overarching and may recommend the

development of various Structure Plans.

## DECISION

That the A Connected Environment Strategic Reference Group note the presentation.

*NOTE: The formal meeting was opened at 7:58pm after the workshop and presentation for items 6.1 and 5.3.*

## 1.0 APOLOGIES

Mayor Regan, Councillor Menano-Pires, Andrew McNulty, Michael Moulds and Rik Hart.

## 2.0 DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST

Gordon Lang declared a declared a less than significant, non-pecuniary interest as he has done some work for Council.

## 3.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### 3.1 MINUTES OF A CONNECTED ENVIRONMENT STRATEGIC REFERENCE GROUP HELD 9 JUNE 2015

## DISCUSSION

B Bolgoff advised that he has tried to obtain a copy of the presentation provided by TfNSW at the last meeting in relation to Item 6.1 Northern Beaches Bus Rapid Transport but so far they have not provided it.

## ACTION

K Kirwan to contact TfNSW to request a copy of the presentation.

### **G HUGO / L IRWIG**

That the Minutes of the A Connected Environment Strategic Reference Group held 9 June 2015, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting with the addition of the following noted:

Item 4.1 Reporting of Community Committee Minutes:

Replace '...successful environment within Warringah.' with 'sustainable business environment'.

Item 6.2 Issues with the Leases at the Aquatic Reserve:

Anne Sharp raised her concerns about the loss of the native vegetation and the impact it will have on the creek system and the Manly Dam Catchment. Members noted her comments.



## **4.0 COMMUNITY COMMITTEES MINUTES**

### **4.1 REPORTING OF COMMUNITY COMMITTEE MINUTES**

#### **DISCUSSION**

Councillor Heins noted that there will be some interesting minutes coming from both of these committees in the near future.

G Lang advised members that the Economic Development Community Committee (EDCC) conducted a five week survey with local businesses, ranging from home businesses to large corporations, to establish what it is these businesses would like to see in Warringah. From this survey, EDCC will be selecting some key priorities to drive forward. A report has been drafted with Deb Kempe, Economic Development Coordinator, which will be presented to Council once finalised.

#### **DECISION**

- A. That the minutes of the Economic Development Community Committee meeting held on 9 July 2015 be noted.
- B. That the minutes of the Affordable Housing Community Committee meeting held on 28 May 2015 be noted.

## **5.0 COUNCIL UPDATES**

### **5.1 REVIEW OF DISTRICT PARK PLAN OF MANAGEMENT (REPORT FOR NOTING ONLY - THERE WILL BE NO PRESENTATION AT THE MEETING)**

#### **DISCUSSION**

There was no discussion on this item as the report was for noting only.

#### **DECISION**

That the A Connected Environment Strategic Reference Group note the update on the review of the District Park Plan of Management.

### **5.2 OPEN SPACE STRATEGY - DRAFT (REPORT FOR NOTING ONLY - THERE WILL BE NO PRESENTATION AT THE MEETING)**

#### **DISCUSSION**

There was no discussion on this item as the report was for noting only

#### **DECISION**

That the A Connected Environment Strategic Reference Group access the draft Open Space Strategy via the project page once it becomes available and consider making submissions as individuals.

## **7.0 GENERAL BUSINESS**

### **7.1 LIAISON OFFICER UPDATE – BORIS BOLGOFF**

#### **DISCUSSION**

B Bolgoff provided an update on the following projects:

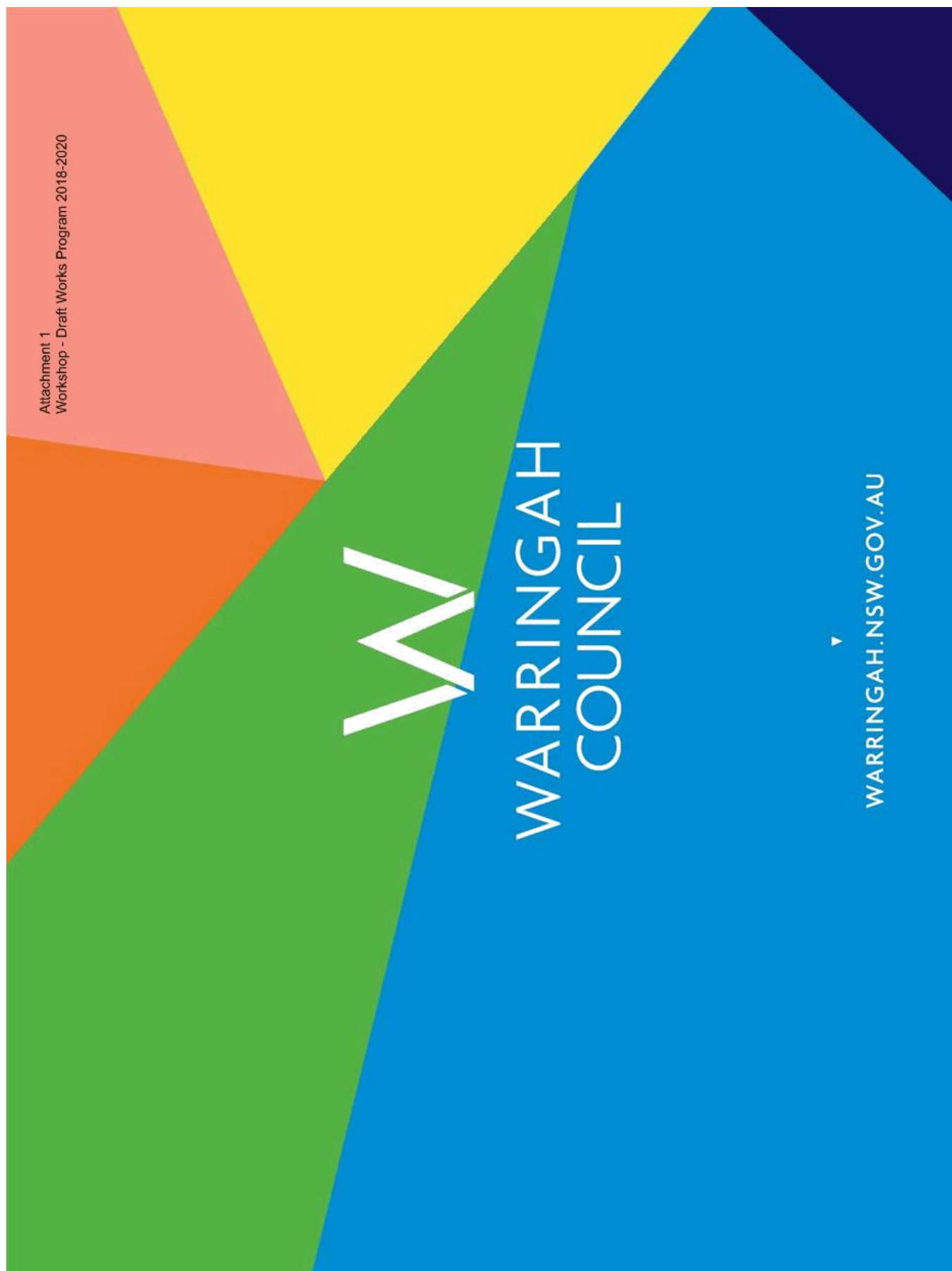
- Bus Rapid Transport – he advised members that he recently met with RMS who advised him of the four areas that they will be focussing on. Council still support a BRT along Warringah Road and will be making this submission to RMS.
- Narrabeen Bridge Widening – he recently attended a workshop to discuss the proposals. The proposals are due to go on exhibition in October 2015.

#### **DECISION**

That the A Connected Environment Strategic Reference Group note the update.

*The meeting concluded at 8:30PM*

This is the final page of the Minutes comprising 6 pages  
numbered 1 to 6 of the A Connected Environment Strategic Reference Group  
meeting held on Tuesday 11 August 2015 and confirmed on Tuesday 6 October 2015



Attachment 1  
Workshop - Draft Works Program 2018-2020

Attachment 1  
Workshop - Draft Works Program 2018-2020



# Workshop – Draft Works Program 2018-2020

August 2015

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## Workshop Program

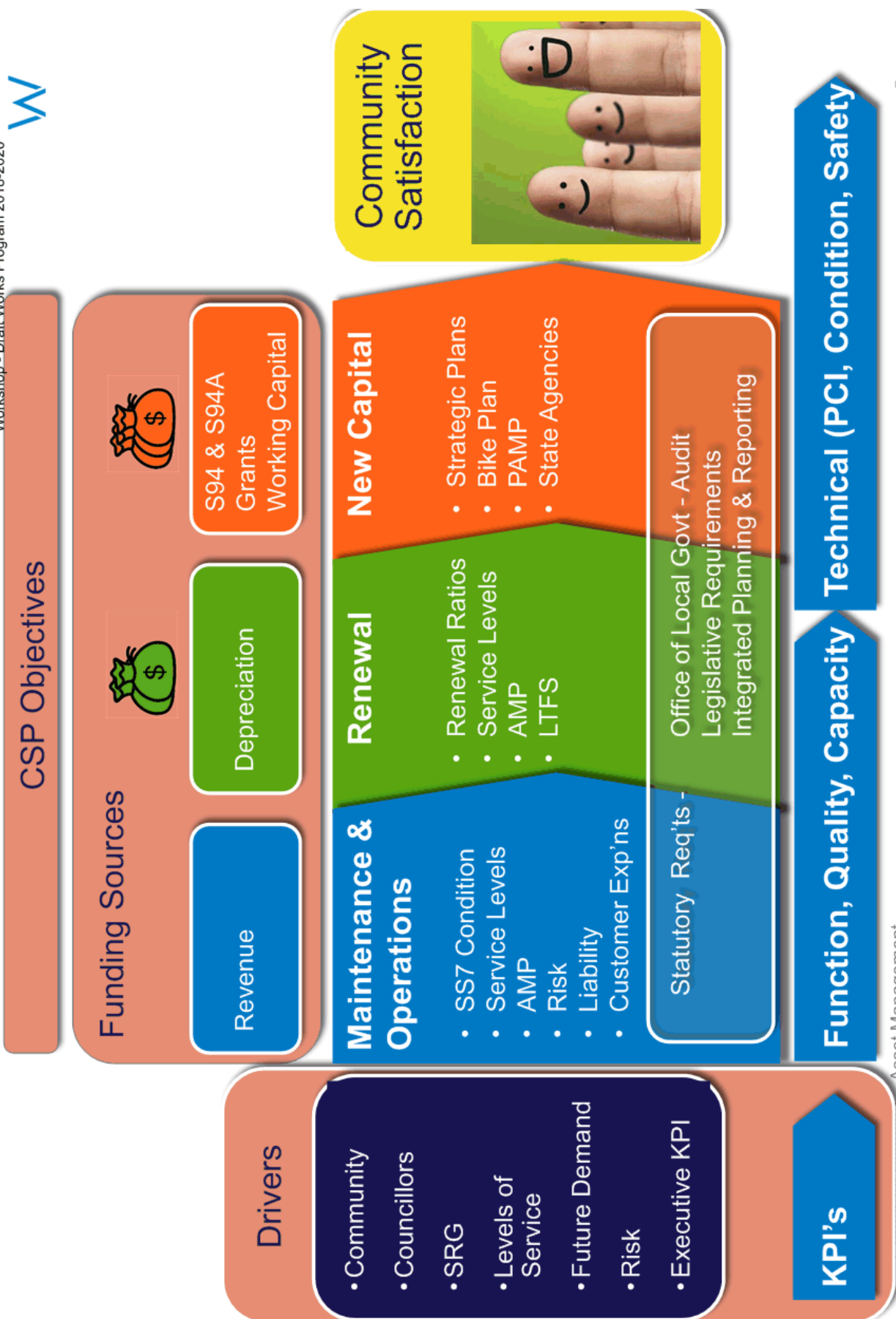
Time	Session
6.30-6.45	Introduction and context
6.45-6.55	Group Session 1
6.55-7.05	Group Session 2
7.05-7.15	Group Session 3
7.15-7.30	Report back and close

Attachment 1  
Workshop - Draft Works Program 2018-2020



# 01 Overview of Asset Management



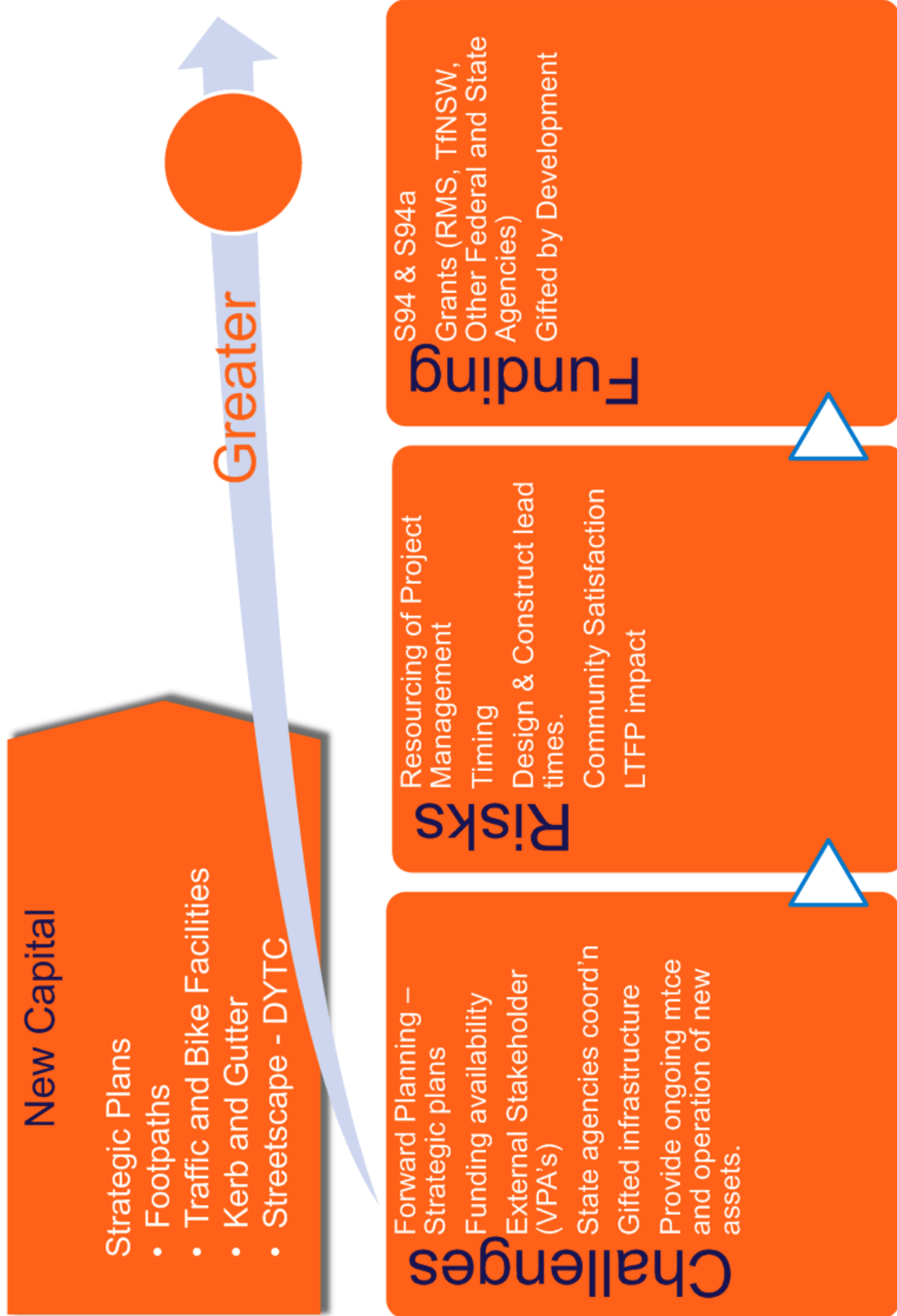


Attachment 1  
Workshop - Draft Works Program 2018-2020



# 02 Road Infrastructure Assets

## Capital Works Programs – Ability to Influence



Attachment 1  
Workshop - Draft Works Program 2018-2020

## Our Strategic Plans



Attachment 1  
Workshop - Draft Works Program 2018-2020



03

## Dee Why Revitalisation

## Dee Why Revitalisation – Commitment



- Over \$65 million of works are planned over the next 20 years
- Improvements in 2015-2019 include
  - PCYC, community facility and carpark
  - Walter Gors Reserve expansion
  - Stormwater drainage
  - Traffic changes
  - Streetscape improvements (roads, paths, trees, bike lanes and art)
- Other aspects of the project are in a planning phase
- Limited capacity to fund new works 2018-2020



Attachment 1  
Workshop - Draft Works Program 2018-2020

  
WARRINGAH  
COUNCIL

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## SRG WORKSHOP 11 August 2015

Work program for 2017/18 to 2020

### ROADS ASSETS

#### Group 1

Why the spend on bike paths when community satisfaction and importance is rated so low? Can we re divert money to other spends? (Footpaths etc) *This point was reinforced by group 2*

What is our strategic direction in relation to transport? Ie. do we want to 'push' active transport? Ie. walk and cycle or public transport?

Potholes: should we increase our renewal spends? *This point was reinforced by group 2*

#### Group 2

How are we getting bicycles off the road? It is an issue. Shared paths are preferred although noted more expensive. Look at our strategy. *This point was reinforced by group 3*

#### Group 3

How are we planning for improving (and integrating) our 'feeder' infrastructure into the BRT? E.g. footpaths, park&ride etc.

How are we linking in our new works to our educational programs?

### PARKING LOT Road Assets

- Maintenance potholes
- Path linkage
- Refuge islands linked
- Is \$5M worth spending on footpaths?
- Cyclist get off road
- Park & Ride priority
- Road Safety Officer (RSO) bike safety
- DA Manly Vale School
- Language – bike path vs. shared path
- Curl Curl Boardwalk – don't over-develop
- Pipe the open stormwater drain in Poziers Pde, Allambie.

**Parks Assets**

- Stormwater Management – urban design – environmentally sensitive?
- Retired parks/playgrounds – Open Space Strategy
  - Fewer but better quality areas
  - How many have lights?
- Bush regeneration – NEU
  - Curl Curl part of park (?)
- Freshwater – new grass
- Draft Program does reflect Quadrant Analysis
- Dog bags – Manly has lots, and seems cleaner.
- Accessibility for disabled – priority (open space strategy)
- \$37K – signs at Manly Dam – seems to be a lot of money for signage.
  - Money for *implementing* Signage Strategy is missing
  - Accelerate rollout of signage
  - Wayfinding signs in more locations

**Building Assets**

- WAC to look at how to maximise current facility to meet community need – e.g. funding for 25 m pool.
  - Consideration to be given to solar power?
- Having aligned programs was great....
- Why is so much money being spent on Brookvale Oval?
- Money spent evenly over the LGA and in different areas is good.

Attachment 3  
Strategic Planning Updates



# **Section 94A Contributions Plan NB Hospital Precinct Structure Plan Local Planning Strategy**

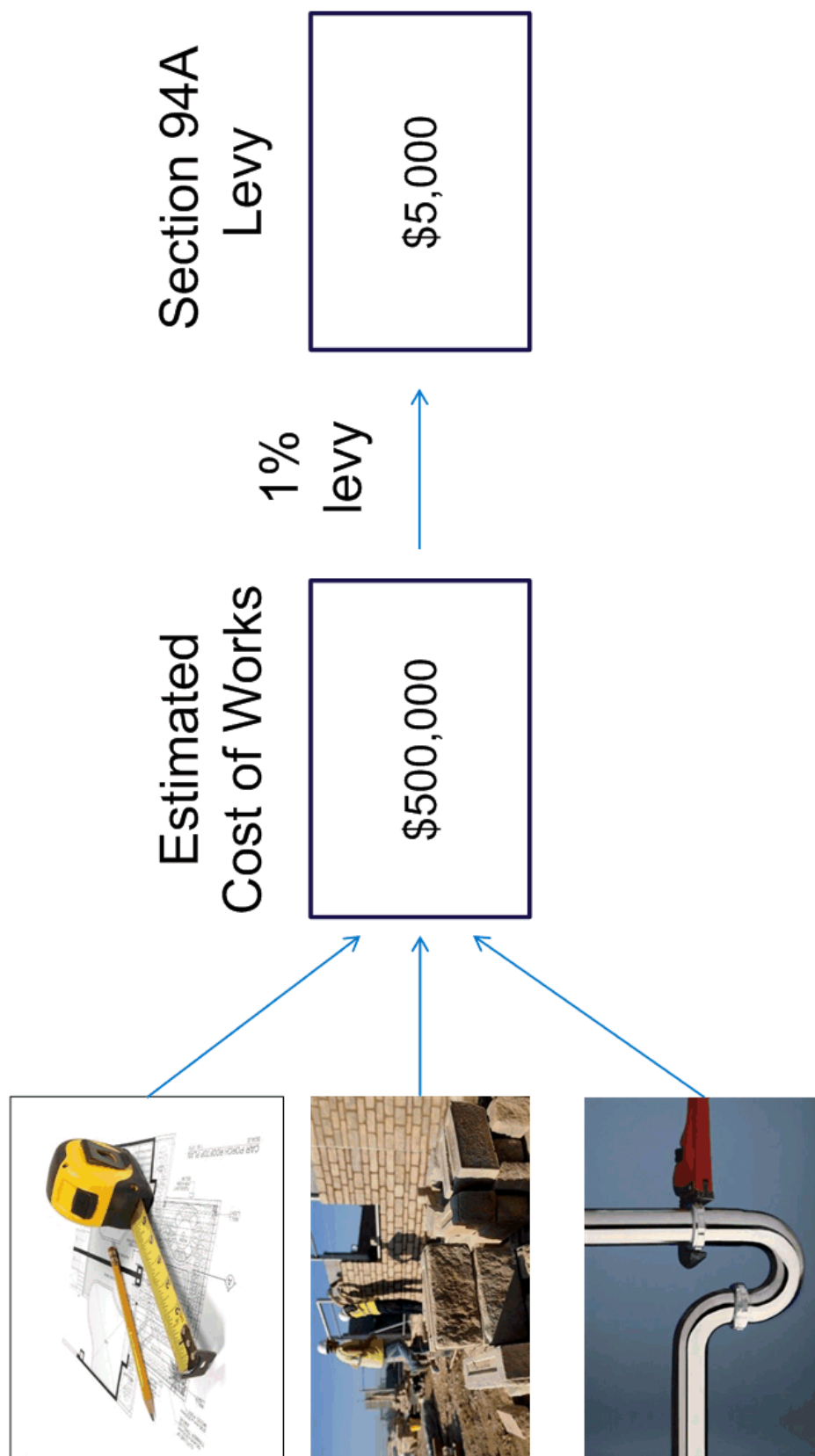
**Presented by:**  
**Peter Robinson**  
**Strategic Planning – Warringah Council**

**August 2015**

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Attachment 3  
 Strategic Planning Updates

# What are Section 94A Contributions?



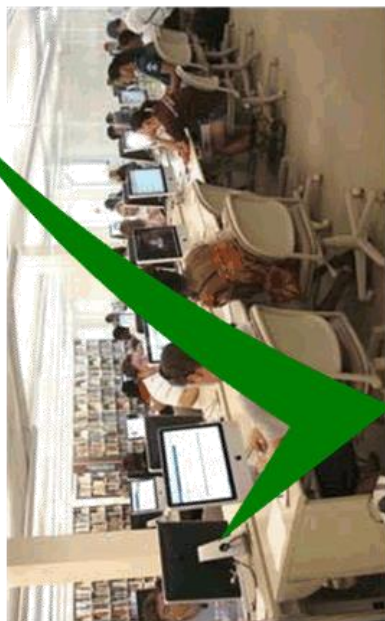


# How are the contributions spent?

Renewals

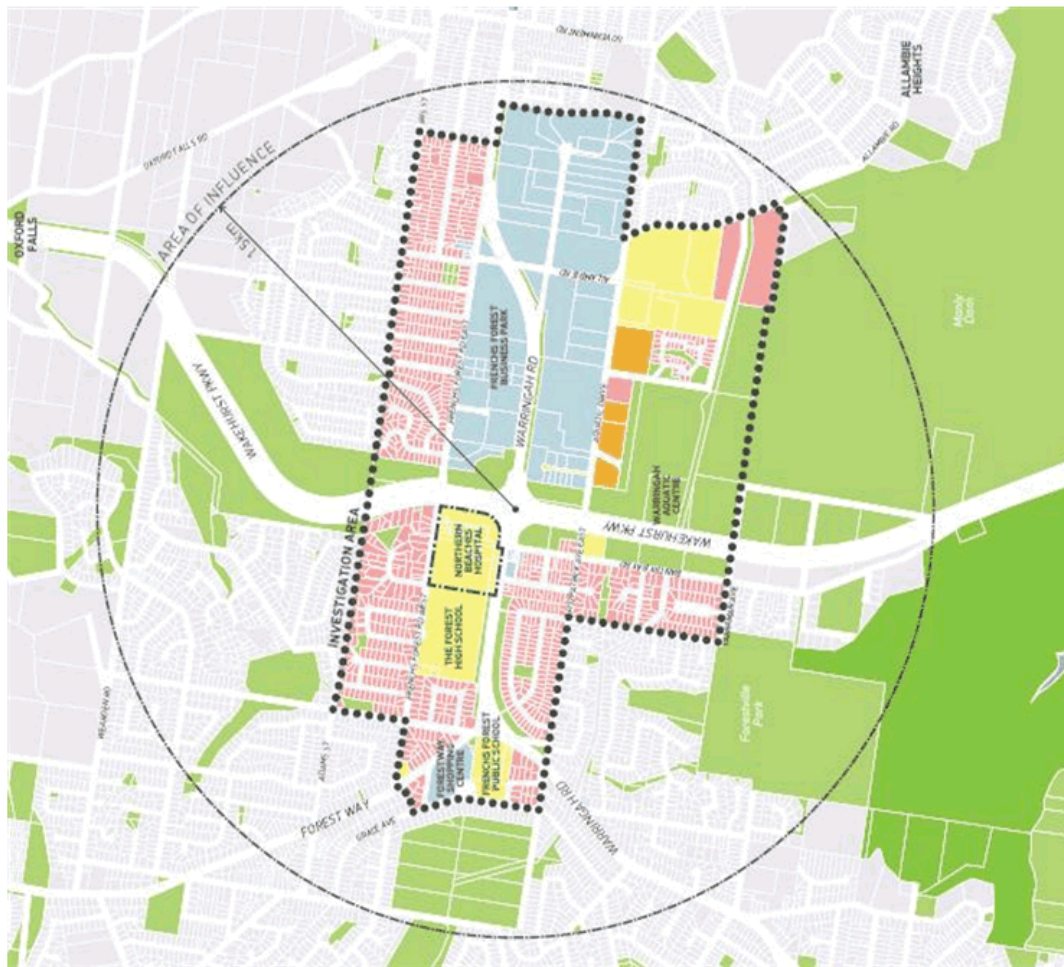


New Works and S94A Administration



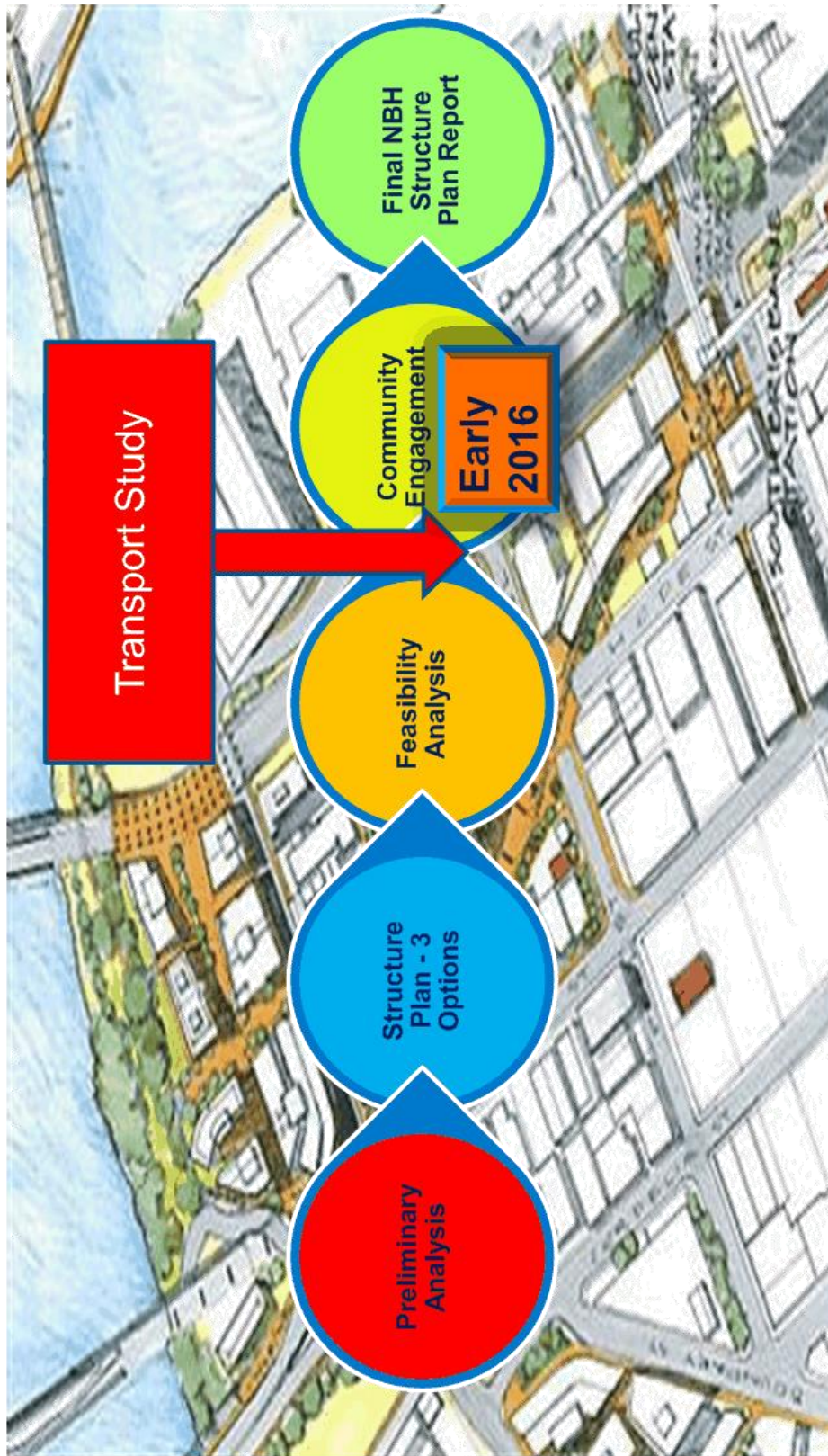


# NBH Precinct Investigation Area



Attachment 3  
 Strategic Planning Updates

# NBH Precinct Structure Plan Progress



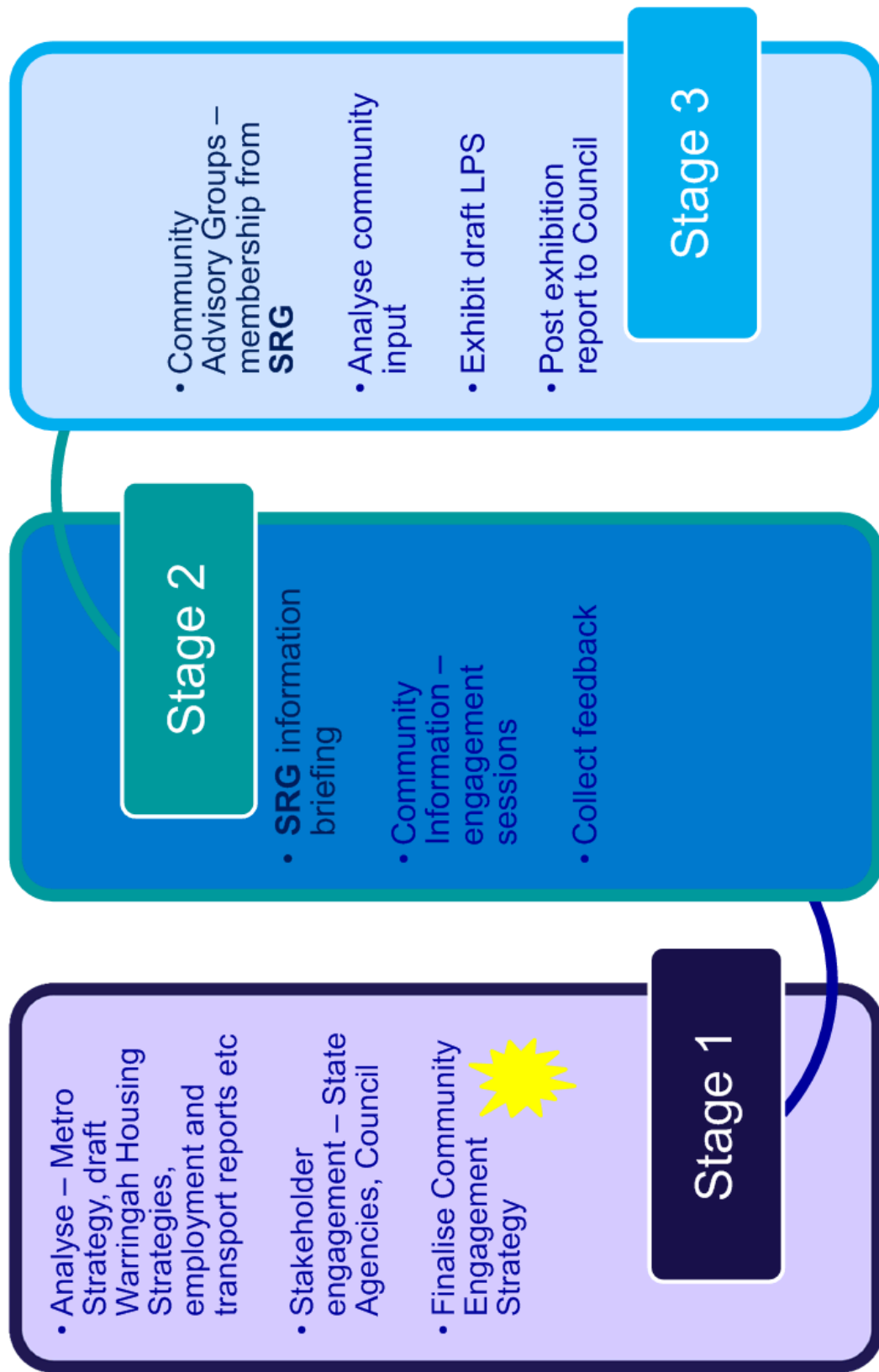
## Local Planning Strategy



- There is a need for a single strategic plan that is clear, ordered and Warringah specific to guide future land use planning decision making as Councils faces future challenges in accommodating growth in Warringah.
- The Warringah Local Planning Strategy (WLPS) will position Council to make evidence based decisions on future planning opportunities. It will give all stakeholders – community, proponents of development and Council – certainty, transparency and clear expectations for land use planning in Warringah.
- A central purpose of the plan is to respond to the planning directions of the NSW Government in relation to growth in the housing and jobs sectors and to do so in a way that incorporates principles of integrated transport and infrastructure planning. In particular it will have regard to the implications of the Northern Beaches Hospital and the Dee Why/Brookvale Strategic Centre.



## Local Planning Strategy





# MINUTES

## VIBRANT CONNECTED COMMUNITIES STRATEGIC REFERENCE GROUP MEETING

held in the Flannel Flower Room, Civic Centre on

**TUESDAY 11 AUGUST 2015**



## **Minutes of the Vibrant Connected Communities Strategic Reference Group Meeting**

**held on Tuesday 11 August 2015**

**in the Flannel Flower Room, Civic Centre**

**Commencing at 6:37pm**

### **ATTENDANCE:**

#### **Members**

Councillor Roslyn Harrison	(Chairperson)
Councillor Vanessa Moskal	(Deputy Chairperson)
Sharon Austin	
Susan Watson	
Su Young Lee	
Christine Simpson	

#### **Council Officers**

John Warburton	Deputy General Manager Community (arrived 8:00pm)
Ruth Robins	Group Manager Community Services
Kelly Sentence	Acting Governance Manager





## JOINT STRATEGIC REFERENCE GROUP MEETING

**NOTE** *The VCC and ACE SRGs had a joint meeting in the Flannel Flower and Banksia Rooms to (1) participate in a workshop for Item 6.1 – Works Program 2018-2020 and (2) to receive a presentation for Item 5.3 - Strategic Updates - S94a Contribution Plan, Hospital Structure Plan and Local Planning Strategy.*

## 6.0 STRATEGIC WORKSHOPS

### 6.1 WORKS PROGRAM 2018-2020

#### DISCUSSION

Michael McDermid, Corporate Planning Manager, provided an introduction to the Workshop, emphasising the importance of consulting SRG members before the annual budgeting process commences in October. He explained that the focus of the Workshop is for SRG members to consider the capital works program for the outer years, in particular 2018/19 and 2019/20. He explained that outcomes from the workshop will be considered by those Councillors in attendance as well as all Councillors during a separate workshop next month. He also clarified that members will be asked for their input regarding three specific asset classes (Parks, Roads and Buildings) and that while there is a fourth major asset class (Stormwater) this will not be a focus of discussion for the Workshop as they are less able to be influenced.

Boris Bolgoff, Group Manager Roads Traffic and Waste, provided a brief outline of the drivers, funding sources and types of asset management categories of work (maintenance, renewal and new).

A copy of the presentation is attached (Attachment 1).

Members then participated in a "World Cafe" style workshop and provided a range of feedback and suggestions. These are captured in Attachment 2.

#### DECISION

That the Vibrant Connected Communities SRG consider the program of works for 2018-2020 and provide their feedback and suggestions to Council via their Councillor members.

### 5.3 STRATEGIC UPDATES - S94A CONTRIBUTION PLAN, HOSPITAL STRUCTURE PLAN AND LOCAL PLANNING STRATEGY

#### DISCUSSION

Peter Robinson, Group Manager Strategic Planning provided an update about these three strategic items. A copy of his presentation is attached (Attachment 3). He advised members that in relation to the Local Planning Strategy, Council staff would like to establish an Advisory Group that is made up solely of SRG members. He encouraged members to consider nominating for this Advisory Group and said this will be discussed further with members at the October SRG meetings.

L Irwig asked how the Local Planning Strategy and Hospital Structure Plan are related. P Robinson explained that the Local Planning Strategy is overarching and may recommend the



development of various Structure Plans.

## DECISION

That the Vibrant Connected Communities SRG note the presentation, and consider nominating for membership of the Local Planning Strategy Advisory Group.

*NOTE The formal meeting was opened at 7:48pm after this discussion.*

## 1.0 APOLOGIES

Cr Harrison advised members that Sally Aves had recently tendered her resignation from the SRG. She said that in her resignation Sally explained that her new job and commuting times made it difficult to remain a member. Sally also expressed how much she enjoyed her involvement in the SRG and how much she had learned.

The following apologies were noted - Kate Jackson, James Boyce, Penny Philpott and Rik Hart. A late apology was received from Darcy Munce on 12 August 2015.

## 2.0 DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST

Nil

## 3.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### 3.1 MINUTES OF VIBRANT CONNECTED COMMUNITIES STRATEGIC REFERENCE GROUP HELD 9 JUNE 2015

#### *Cr Moskal / S Watson*

The Minutes of the Vibrant Connected Communities SRG meeting held 9 June 2015, copies of which were previously circulated to all Members, were confirmed as a true and correct record of the proceedings of that meeting.

Cr Harrison welcomed new members Christine Simpson and Su Young Lee. They each provided a brief outline of their background and reasons for nominating for membership of the SRG.

## 4.0 COMMUNITY COMMITTEES MINUTES

### 4.1 REPORTING OF COMMUNITY COMMITTEE MINUTES

#### *S Watson / S Austin*

The following were noted by the Vibrant Connected Communities SRG members:

- A. Notes of a Meeting of the Curl Curl Youth Community Centre Community Committee held on 4 May 2015.
- B. Minutes of the Harbord Literary Institute Community Committee meeting held on 15 July 2015.



## **5.0 COUNCIL UPDATES**

### **5.1 REVIEW OF DISTRICT PARK PLAN OF MANAGEMENT (REPORT FOR NOTING ONLY - THERE WILL BE NO PRESENTATION AT THE MEETING)**

#### **DISCUSSION**

R Robins advised that the exhibition period for the draft District Park Plan had recently closed and a report will be considered by Council at its next meeting on Tuesday 25 August 2015.

#### **DECISION**

The Vibrant Connected Communities SRG members noted the update on the review of the District Park Plan of Management.

### **5.2 OPEN SPACE STRATEGY - DRAFT (REPORT FOR NOTING ONLY - THERE WILL BE NO PRESENTATION AT THE MEETING)**

#### **DISCUSSION**

R Robins provided a brief background to the purpose of this Strategy and advised this is currently on exhibition. She encouraged members to read the Strategy and make a submission if they wished. Cr Harrison informed members that while the Strategy may seem to imply that Council is removing certain playgrounds this is not actually the case. Rather, Council's intention is to establish a mix of small open spaces and playgrounds to meet a wider variety of recreation needs.

#### **DECISION**

That the Vibrant Connected Communities SRG members access the draft Open Space Strategy via Council's website and consider making a submission.

## **7.0 OTHER BUSINESS**

### **7.1 LIAISON OFFICER UPDATE**

#### **DISCUSSION**

##### Local Planning Strategy

R Robins encouraged SRG members to consider nominating for membership of the Advisory Group for the Local Planning Strategy. There was discussion about the new Northern Beaches Hospital and whether or not there is a public art strategy for the precinct. R Robins explained that at this stage plans are only at Concept stage.

Cr Harrison stressed that an important consideration of Councillors is the desired housing mix for the precinct and that SRG members input about this subject is important. There was discussion about the value and desirability of a mixed model of social housing.



#### Diverse Warringah Strategy

R Robins advised that the public exhibition period for this Strategy had recently closed and that a report will be considered by Council at its September 2015 meeting. She said some very positive feedback and suggestions about the Strategy had been received.

#### Warringah Art Prize

R Robins advised the Annual Warringah Youth and Waste to Art Exhibition opens tomorrow evening (12 August 2015) at the Warringah Creative Space. She encouraged members to visit the Exhibition.

Cr Harrison commented that during Local Government Week last week approximately 90% of the school children she interacted with indicated they had visited the Warringah Creative Space, and how pleasing this is. There was some discussion about the garden at the Space, and Community Gardens in Warringah in general. R Robins advised that the garden at the Warringah Creative Space was currently working very well and that at this point in the establishment of a Community Garden there is not being considered by Council.

#### **ACTION**

When it becomes available, Governance to email Vibrant Connected Communities SRG members a copy of the Report to Council regarding the Diverse Warringah Strategy.

### **7.2 COMPANION ANIMALS COMMUNITY COMMITTEE**

#### **DISCUSSION**

Cr Harrison advised that at the recent meeting of the Companion Animals Community Committee there was discussion about the Committee's Charter that was facilitated by the Deputy General Manager Environment Malcolm Ryan. She said Mr Ryan provided clarification to the Community Committee members that the Committee's remit is currently to provide advice to Council ONLY in relation to dogs and cats that belong to people. Cr Harrison said Community Committee members expressed that they may wish to widen their remit to include all pets in Warringah, and therefore may wish to amend the Charter accordingly. Cr Harrison said she advised the Community Committee members that such a change would need the endorsement of the Vibrant Connected Communities SRG members.

Dr Warburton said it is important to clarify whether or not the remit within the current Companion Animals Community Committee Charter is actually a requirement under the Companion Animals Act 1988 or Companion Animals Regulation 2008. There was also discussion about the value of investigating what is in place at our neighbour Councils in relation to similar Committees and their Charters, and what other avenues exist for persons concerned about feral cats to be able to contribute their suggestions.

#### **DECISION**

That a Report be brought back to the SRG with a recommendation as to whether or not widening the remit of the Companion Animals Community Committee Charter to include all pets in Warringah would be compliant with the Companion Animals Act.

#### **ACTION**



A Report be brought to the Vibrant Connected Communities SRG for its next meeting in relation to the Animal Companions Community Committee Charter and the proposal to amend the Charter so that the Committee's remit includes all pets in Warringah.

### **7.3 REVIEW OF AGENDA ITEMS FOR REMAINDER OF 2015**

#### **DISCUSSION**

R Robins advised SRG members that there are a number of proposed agenda topics for the remaining two SRG meetings in 2015, and that given time constraints it is unlikely that members will be able to address all these topics. The current proposed topics include:

- Community Safety (David Darcy, Northern Beaches Local Area Commander)
- Library Business Plan (Melanie Gurney, Group Manager Libraries)
- Update Glen Street (Cr Harrison/R Robins)
- Update from the Affordable Housing Community Committee (Cr Harrison)
- Events (Graham Middleton, Group Manager Marketing and Communications)
- SRG Portal (Kelly Sentance, Acting Governance Manager)
- Heritage and history of our area
- Companion Animals Community Committee Charter

#### **DECISION**

That the Vibrant Connected Communities SRG members will prioritise and agree on agenda topics for the remaining meetings for 2015.

#### **ACTION**

R Robins to email to Vibrant Connected Communities SRG members the full list of proposed future topics and members to individually advise R Robins of their preferred four topics to be included in the agendas for the October and November meetings.

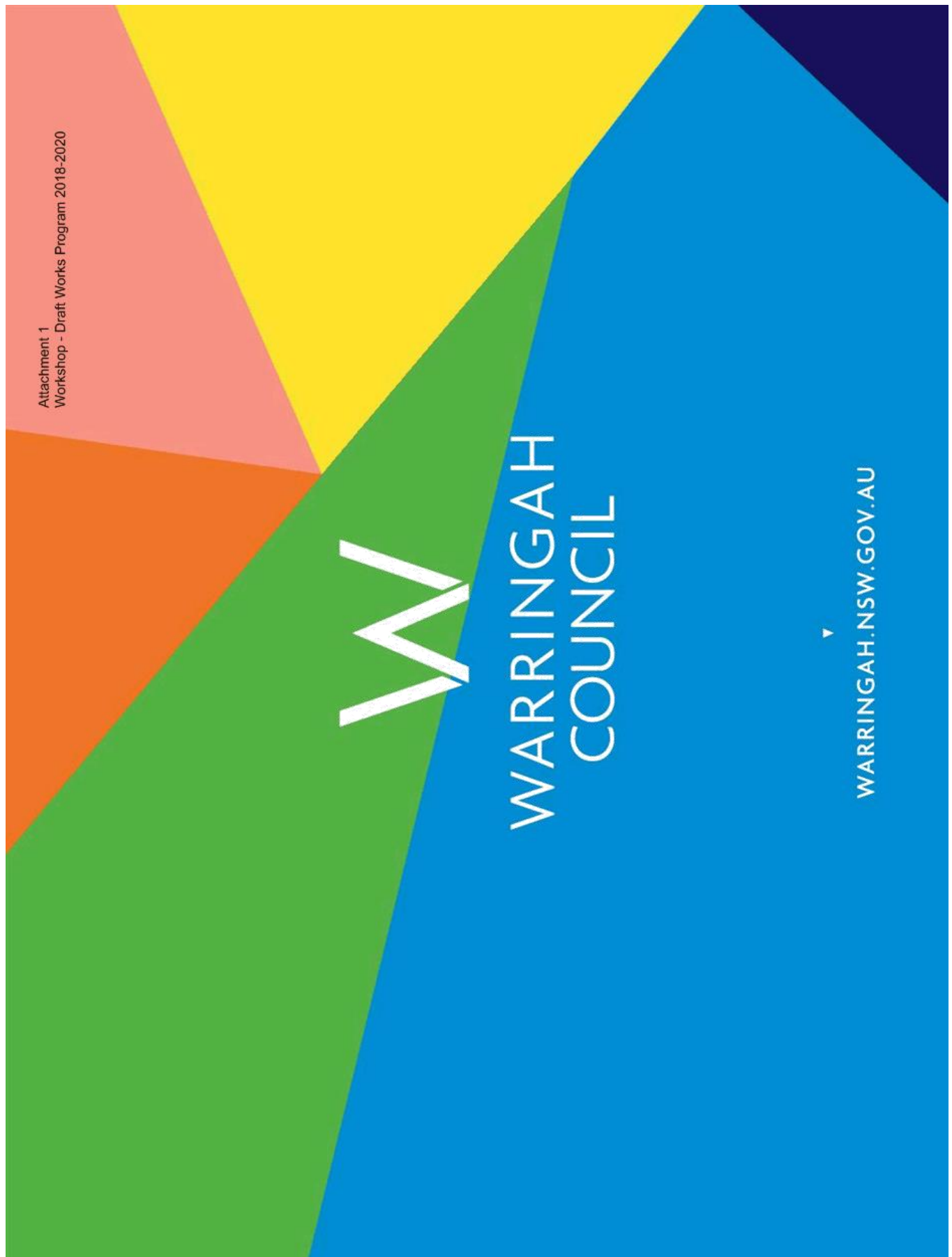
### **7.5 LIBRARY YOUTH SURVEY**

#### **DISCUSSION**

Cr Moskal tabled a leaflet about the Library Youth Survey that is currently being undertaken. She encouraged members to participate in the Survey and inform those in their networks about it. A copy of the leaflet is attached (Attachment 4).

*The meeting concluded at 8.43pm*

This is the final page of the Minutes comprising 8 pages  
numbered 1 to 8 of the Vibrant Connected Communities Strategic Reference Group  
meeting held on Tuesday 11 August 2015 and confirmed on Tuesday 6 October 2015





Attachment 1  
Workshop - Draft Works Program 2018-2020



# Workshop – Draft Works Program 2018-2020

August 2015

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## Workshop Program



Time	Session
6.30-6.45	Introduction and context
6.45-6.55	Group Session 1
6.55-7.05	Group Session 2
7.05-7.15	Group Session 3
7.15-7.30	Report back and close

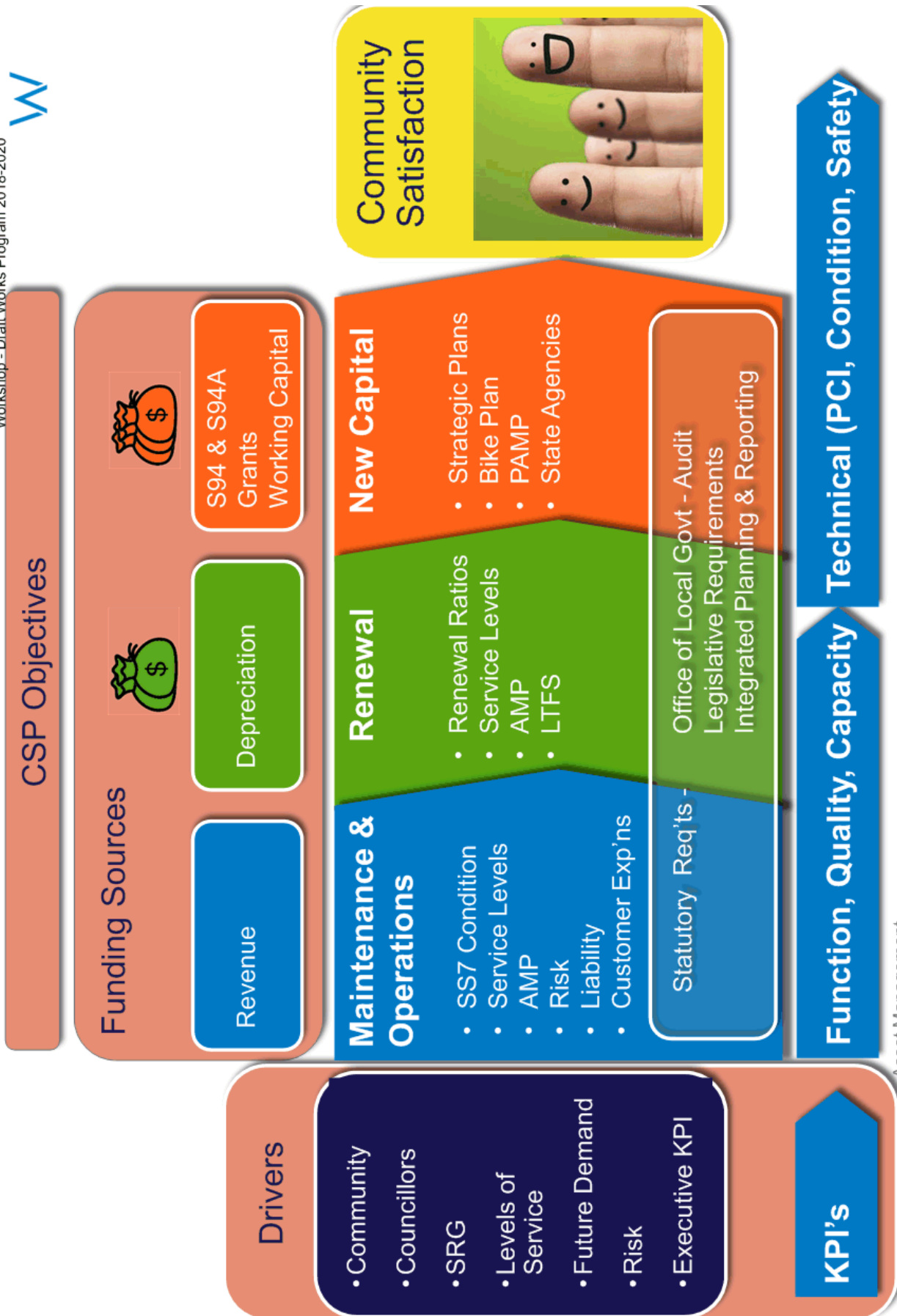
Attachment 1  
Workshop - Draft Works Program 2018-2020



# 01

## Overview of Asset Management

Attachment 1  
Workshop - Draft Works Program 2018-2020



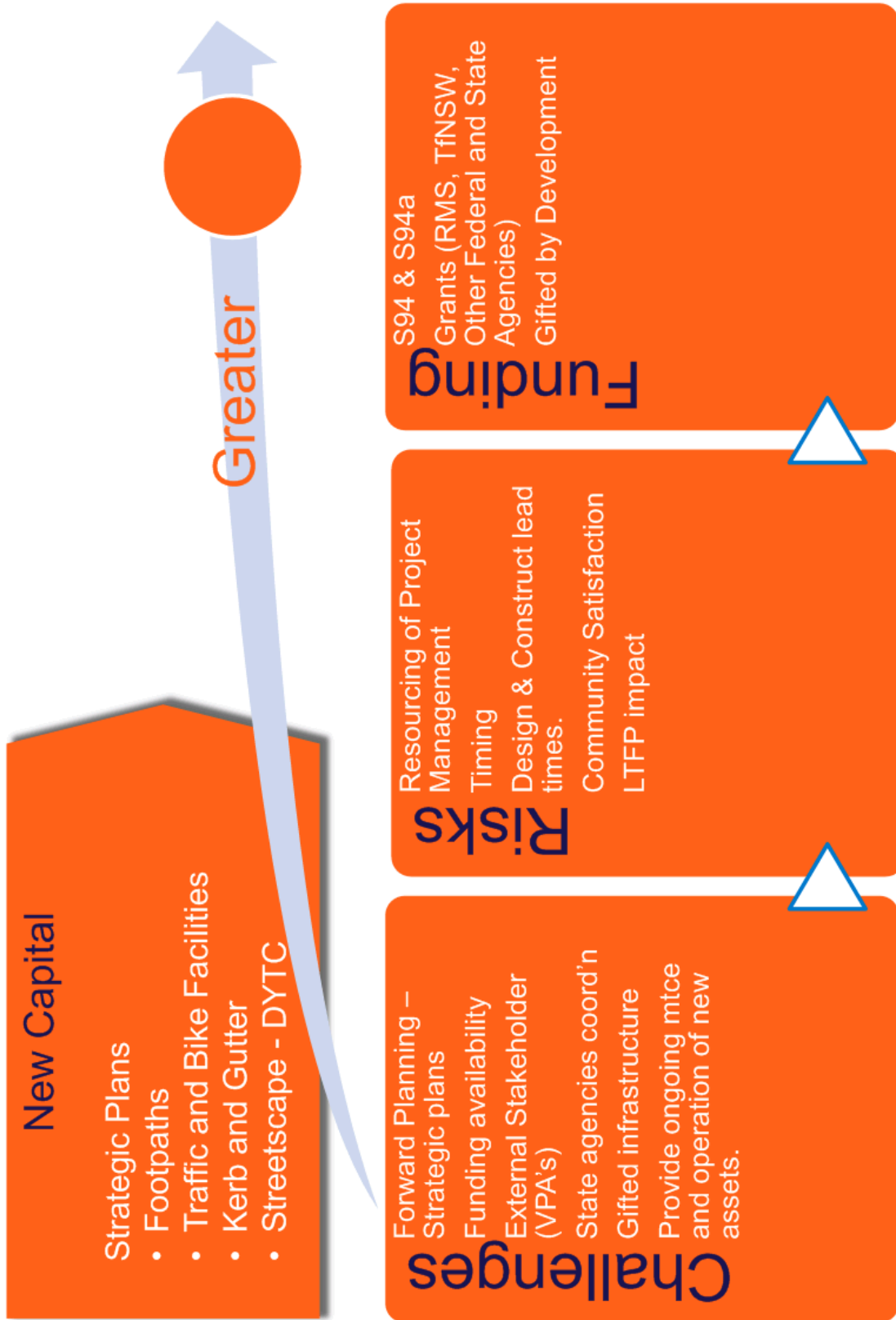
Corporate Planning - Asset Management

Attachment 1  
Workshop - Draft Works Program 2018-2020



# 02 Road Infrastructure Assets

## Capital Works Programs – Ability to Influence



Attachment 1  
Workshop - Draft Works Program 2018-2020

## Our Strategic Plans





Attachment 1  
Workshop - Draft Works Program 2018-2020



03

## Dee Why Revitalisation

## Dee Why Revitalisation – Commitment



- Over \$65 million of works are planned over the next 20 years
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  - Traffic changes
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- Other aspects of the project are in a planning phase
- Limited capacity to fund new works 2018-2020

Attachment 1  
Workshop - Draft Works Program 2018-2020



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## SRG WORKSHOP 11 August 2015

Work program for 2017/18 to 2020

### ROADS ASSETS

#### Group 1

Why the spend on bike paths when community satisfaction and importance is rated so low? Can we re divert money to other spends? (Footpaths etc) *This point was reinforced by group 2*

What is our strategic direction in relation to transport? Ie. do we want to 'push' active transport? Ie. walk and cycle or public transport?

Potholes: should we increase our renewal spends? *This point was reinforced by group 2*

#### Group 2

How are we getting bicycles off the road? It is an issue. Shared paths are preferred although noted more expensive. Look at our strategy. *This point was reinforced by group 3*

#### Group 3

How are we planning for improving (and integrating) our 'feeder' infrastructure into the BRT? E.g. footpaths, park&ride etc.

How are we linking in our new works to our educational programs?

### PARKING LOT Road Assets

- Maintenance potholes
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- Refuge islands linked
- Is \$5M worth spending on footpaths?
- Cyclist get off road
- Park & Ride priority
- Road Safety Officer (RSO) bike safety
- DA Manly Vale School
- Language – bike path vs. shared path
- Curl Curl Boardwalk – don't over-develop
- Pipe the open stormwater drain in Poziers Pde, Allambie.

**Parks Assets**

- Stormwater Management – urban design – environmentally sensitive?
- Retired parks/playgrounds – Open Space Strategy
  - Fewer but better quality areas
  - How many have lights?
- Bush regeneration – NEU
  - Curl Curl part of park (?)
- Freshwater – new grass
- Draft Program does reflect Quadrant Analysis
- Dog bags – Manly has lots, and seems cleaner.
- Accessibility for disabled – priority (open space strategy)
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  - Consideration to be given to solar power?
- Having aligned programs was great....
- Why is so much money being spent on Brookvale Oval?
- Money spent evenly over the LGA and in different areas is good.

Attachment 3  
Strategic Planning Updates



# **Section 94A Contributions Plan NB Hospital Precinct Structure Plan Local Planning Strategy**

**Presented by:  
Peter Robinson  
Strategic Planning – Warringah Council**

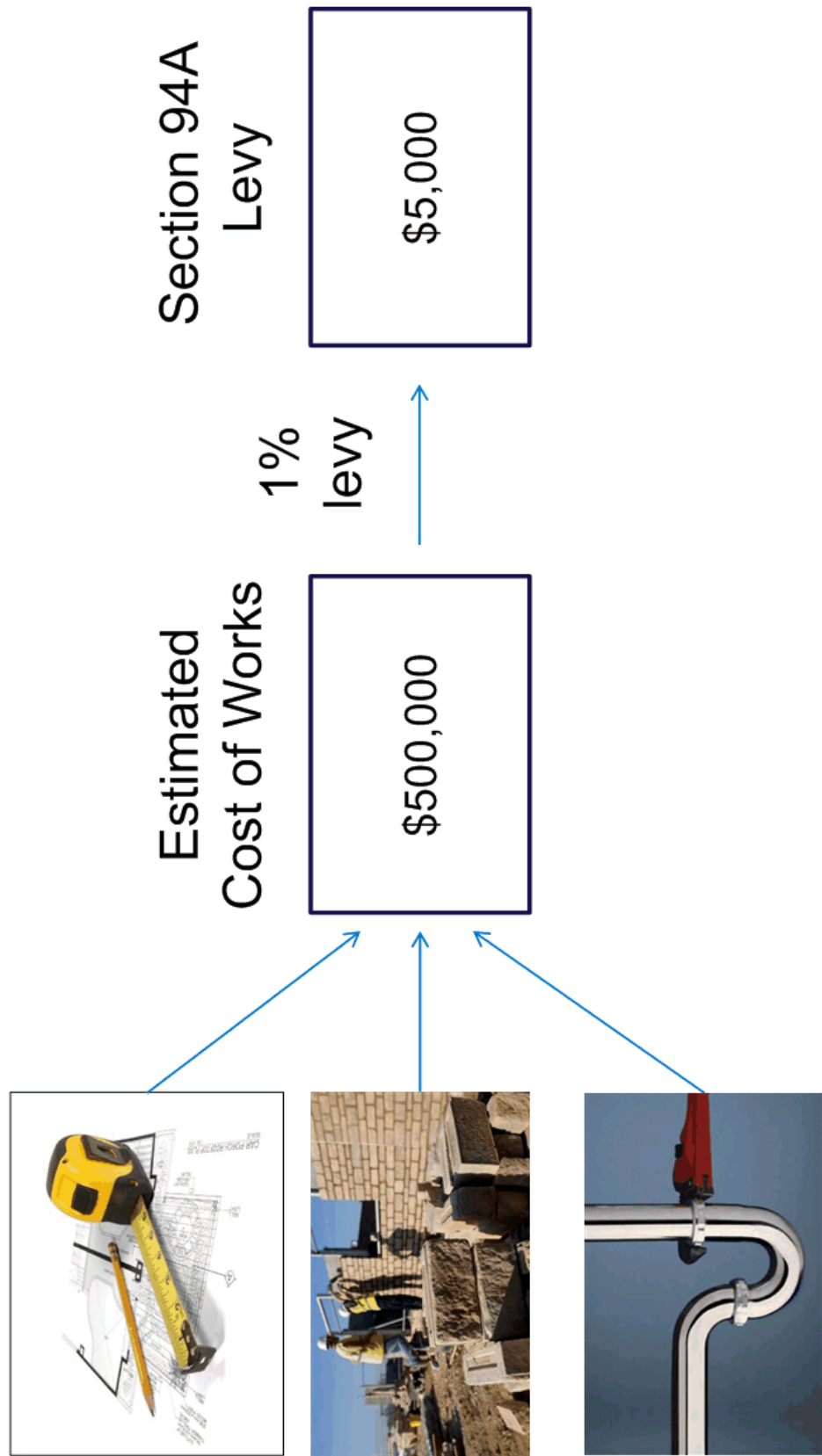
**August 2015**

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Attachment 3  
 Strategic Planning Updates

# What are Section 94A Contributions?



# How are the contributions spent?

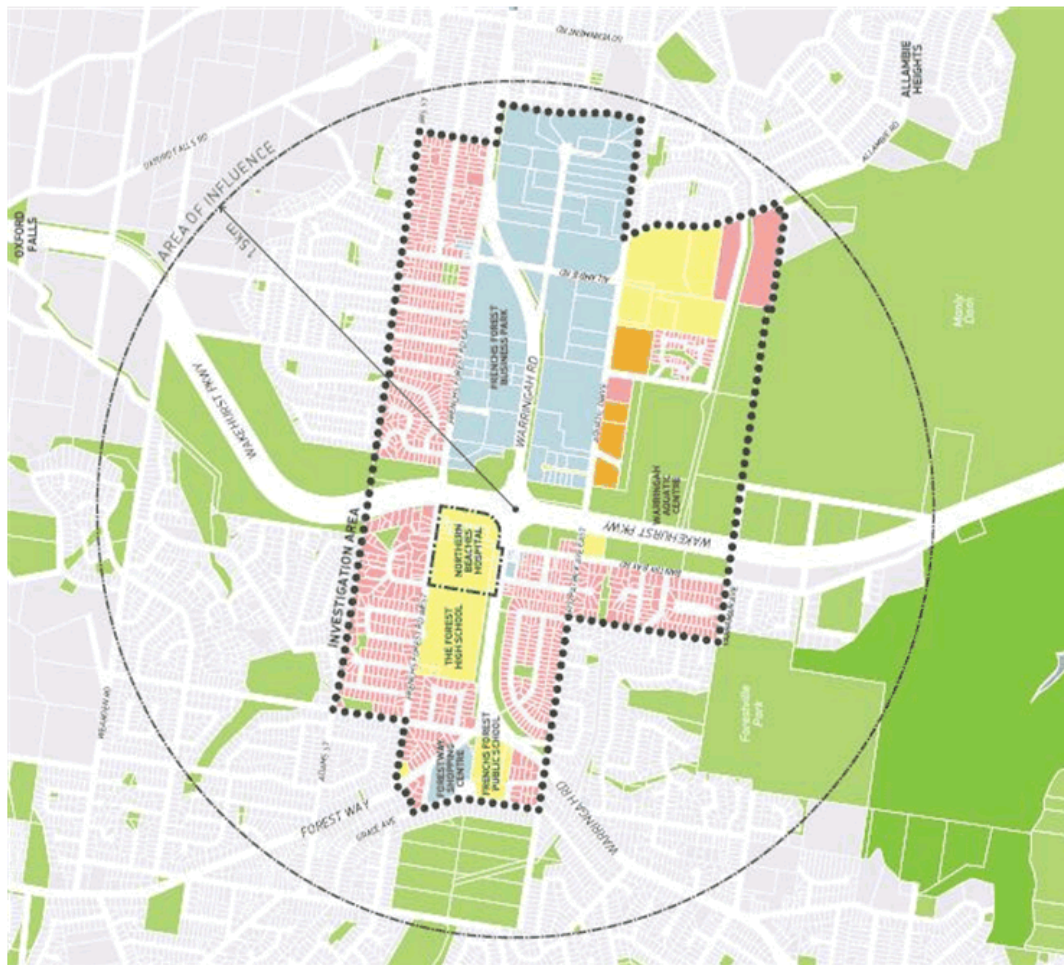
## Renewals



## New Works and S94A Administration

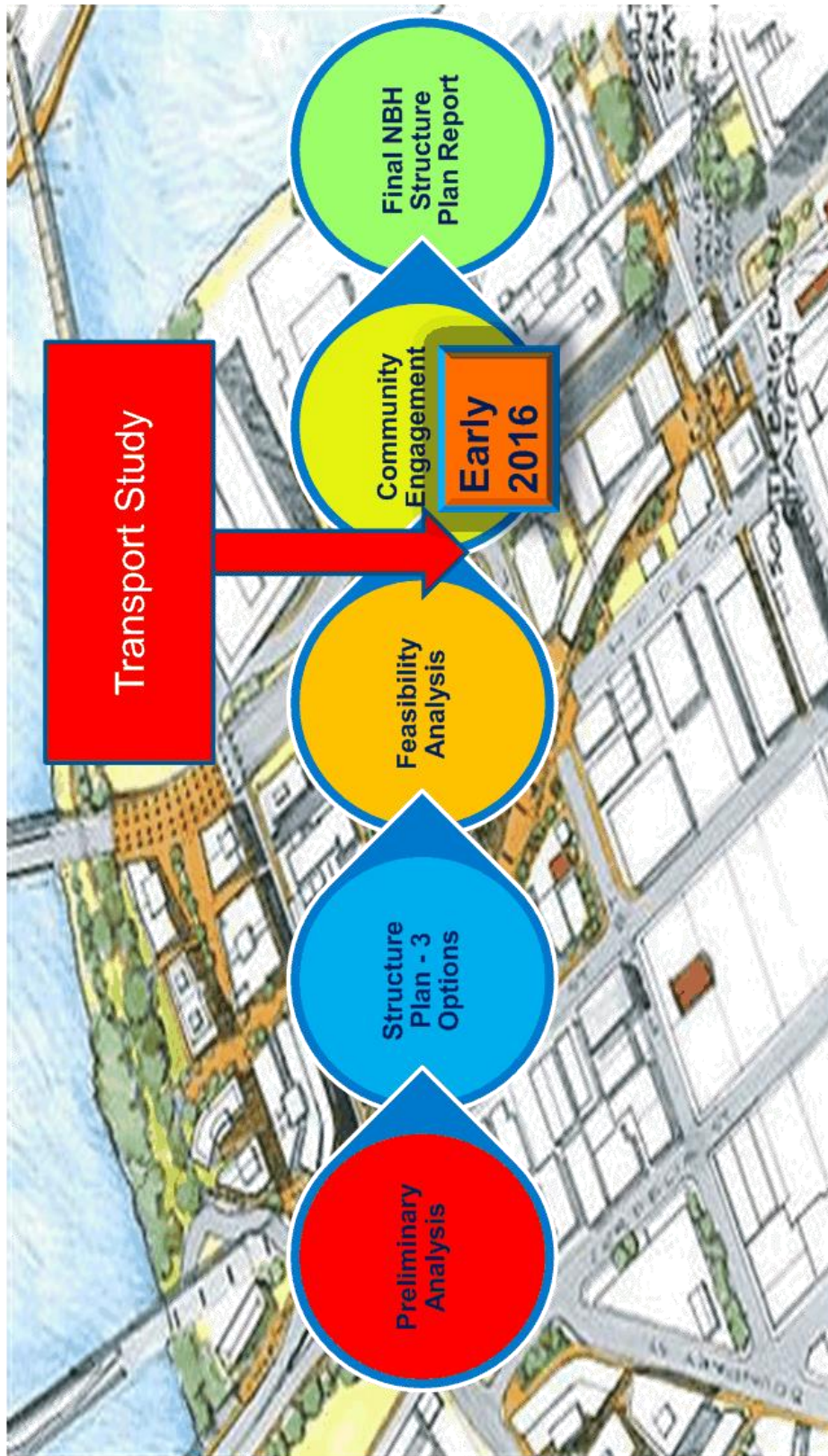


## NBH Precinct Investigation Area





# NBH Precinct Structure Plan Progress

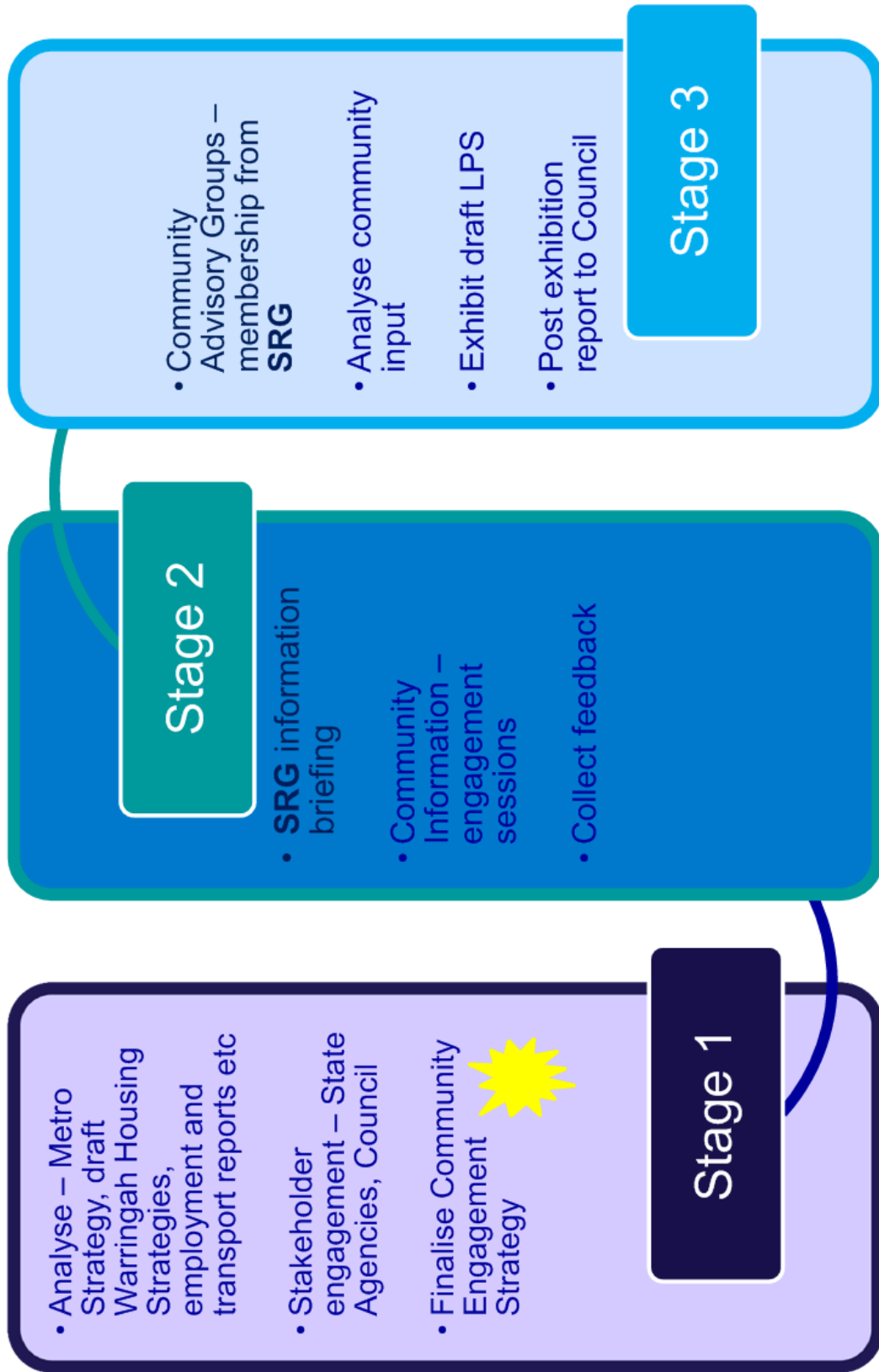


## Local Planning Strategy




- There is a need for a single strategic plan that is clear, ordered and Warringah specific to guide future land use planning decision making as Councils faces future challenges in accommodating growth in Warringah.
- The Warringah Local Planning Strategy (WLPS) will position Council to make evidence based decisions on future planning opportunities. It will give all stakeholders – community, proponents of development and Council – certainty, transparency and clear expectations for land use planning in Warringah.
- A central purpose of the plan is to respond to the planning directions of the NSW Government in relation to growth in the housing and jobs sectors and to do so in a way that incorporates principles of integrated transport and infrastructure planning. In particular it will have regard to the implications of the Northern Beaches Hospital and the Dee Why/Brookvale Strategic Centre.

## Local Planning Strategy







## LIBRARY YOUTH SURVEY

*What do you want in your local library?*

If you're 12 - 24 years old,  
complete our online survey for  
the chance to win an iPad Air or  
one of five \$30 movie vouchers.

[warringah.nsw.gov.au/library](http://warringah.nsw.gov.au/library)  
Comments close Monday  
12 October





# MINUTES

## ECOS STRATEGIC REFERENCE GROUP MEETING

held in the Flannel Flower Room, Civic Centre on

**WEDNESDAY 19 AUGUST 2015**

**Minutes of the ECOS Strategic Reference Group Meeting**  
**held on Wednesday 19 August 2015**  
**in the Flannel Flower Room, Civic Centre**  
**Commencing at 6:00pm**

**ATTENDANCE:**

**Members**

Councillor Vanessa Moskal	(Chairperson)
Councillor Roslyn Harrison	(Deputy Chairperson)
Dr Alan Jones	
Cameron Little	
Michael Houston	
Sian Waythe	
Tom Hazell	
Toni Wilson	

**Council Officers**

Rik Hart	General Manager
Malcolm Ryan	Deputy General Manager Environment
Todd Dickinson	Group Manager Natural Environment
Boris Bolgoff	Group Manager Roads, Traffic and Waste
Michael Keelan	Group Manager, Parks Reserves and Foreshores
Campbell Pfeiffer	Group Manager, Buildings, Property and Spatial Information
Michael McDermid	Corporate Planning Manager
Damian Ham	Recreation Management Manager
Ximena Von Oven	Administration Officer – Governance (Minutes)

**JOINT STRATEGIC REFERENCE GROUP MEETING**

**NOTE**     *The ECOS and OSR SRGs had a joint meeting in the Flannel Flower and Banksia Rooms to (1) participate in a workshop for Item 6.1 – Works Program 2018-2020 and (2) to receive a presentation for Item 5.3 - Strategic Updates - S94a Contribution Plan, Hospital Structure Plan and Local Planning Strategy.*

**6.0 STRATEGIC WORKSHOPS****6.1 WORKS PROGRAM 2018-2020 - MICHAEL MCDERMID****DISCUSSION**

Michael McDermid, Corporate Planning Manager, provided an introduction to the Workshop, emphasising the importance of consulting SRG members before the annual budgeting process commences in October 2015. He explained that the focus of the Workshop is for SRG members to consider the capital works program for the outer years, in particular 2018/19 and 2019/20. He explained that outcomes from the workshop will be considered by those Councillors in attendance as well as all Councillors during a separate workshop next month. He also clarified that members will be asked for their input regarding three specific asset classes (Parks, Roads and Buildings) and that while there is a fourth major asset class (Stormwater) this will not be a focus of discussion for the Workshop as the stormwater program is less able to be influenced, due to its responsive need to risk based priorities.

Boris Bolgoff, Group Manager Roads Traffic and Waste, provided a brief outline of the drivers, funding sources and types of asset management categories of work (maintenance, renewal and new).

A copy of the presentation is attached (Attachment 1).

Members then participated in a "World Cafe" style workshop and provided a range of feedback and suggestions. These are captured as per attached document. (Attachment 2)

**DECISION**

That the ECOS Strategic Reference Group consider the program of works for 2018-2020.

**5.3 STRATEGIC UPDATES - S94A CONTRIBUTION PLAN, HOSPITAL STRUCTURE PLAN AND LOCAL PLANNING STRATEGY - PETER ROBINSON - 15 MINS****DISCUSSION**

Peter Robinson, Group Manager Strategic Planning provided an update about these three strategic items. A copy of his presentation is attached (Attachment 3). He advised members that in relation to the Local Planning Strategy, Council staff would like to establish an Advisory Group that is made up solely of SRG members. He encouraged members to consider nominating for this Advisory Group and said this will be discussed further with members at the October SRG meetings.

Members queried how the Local Planning Strategy would be affected if amalgamation happens. P Robinson advised that it is a very broad document and he would hope that the plans will combined.

**DECISION**

That the ECOS Strategic Reference Group note the presentation.

**NOTE** *The formal meeting was opened at 7:47pm after this discussion.*

**1.0 APOLOGIES**

Michelle Sheather & Gail Phillips

Mover Cr Vanessa Moskal

Seconder Cameron Little

**NOTE** *Cr Harrison left the meeting at 7:47pm in order to chair the Open Space and Recreation SRG. As quorum wasn't reached in the Open Space and Recreation SRG no formal meeting was held. Cr Harrison came back at 7:50pm to join the ECOS SRG meeting.*

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

Nil

**3.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS****3.1 MINUTES OF ECOS STRATEGIC REFERENCE GROUP HELD 17 JUNE 2015**

**Cr Moskal / Ms Wilson**

That the Minutes of the ECOS Strategic Reference Group held 17 June 2015, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting.

**4.0 COMMUNITY COMMITTEES MINUTES**

Nil

**5.0 COUNCIL UPDATES****5.1 OPEN SPACE STRATEGY DRAFT****DISCUSSION**

There was no discussion on this item as the report was for noting purposes.

**DECISION**

That SRG members consider making submissions on the draft Open Space Strategy as individuals. The link to the yoursaywarringham project page, with a copy of the draft Strategy, will be circulated to SRG members by email when the consultation page becomes active.

## 5.2 REVIEW OF DISTRICT PARK PLAN OF MANAGEMENT

### DISCUSSION

There was no discussion on this item as the report was for noting purposes.

### DECISION

That SRG members consider making submissions on the District Park Plan of Management as individuals. The link to the yoursaywarringah project page, with a copy of the draft Plan of Management, will be circulated to SRG members by email when the consultation page becomes active.

## 5.4 LIAISON OFFICER UPDATES - TODD DICKINSON

### DISCUSSION

T Dickinson provided an update on the following items as outlined below:

- Dee Why Town Centre – New drainage pipes will be installed under Oaks Avenue from early 2016 in order to mitigate the risk of flooding to the Town Centre. The works will be staged over 4-6 months to minimise disruption. Sections of lanes will be blocked to facilitate construction, but vehicle and pedestrian access will be maintained.
- PCYC – Project is proceeding as expected
- Narrabeen Lagoon & State Park Update – The following topics were raised with the ECOS-SRG members which were discussed at a recent Narrabeen Lagoon State Park Advisory Committee meeting:
  - Summary of Expectations of the Narrabeen Lagoon State Park Advisory Committee
  - Discussion of the current usage, expenditure and income figures
  - Discussion of potential future sources of income and potential future uses of the park
  - Key principles for considering future proposals for commercial and community use
- Crown Lands – there is current investigation in relation to a number of parcels in the State Park near the eastern channel that are being encroached upon which could provide State Park income through disposal or licensing. Crown Lands will provide information on licence and lease holders.
- Coastal Zone Management Plan – Council is waiting on the certification to be approved by the NSW Minister for Environment
- Hospital Site and Associated Works – A number of environmental impacts will occur in Stage 1 and Stage 2 of the project (e.g. Duffys Forest). Council aims to maintain the natural hydrology. Specially in regards to the needs of the endangered species, such as the red crowned toadlet. There is continuous works with Roads and Maritime Services (RMS) in order to mitigate the impact of the road widening.



- Manly Lagoon Floodplain Risk Management Study and Narrabeen Lagoon Floodplain Risk Management Study – projects are proceeding
- Creek Management Works
- Asset Management Planning

**NOTE** *T Dickinson highlighted to the ECOS SRG members that they are welcome to raise any issues or concerns regarding any project or activities undertaken by Council which are of interest to the ECOS SRG to be discussed at future meetings.*

**Questions taken on Notice**

1. *Could council staff provide an answer in relation to the future availability of rapid bus lane – East Way Connection)?*
2. *Can off road bays be available on Warringah Road as part of the upgrades?*

**DECISION**

That the ECOS Strategic Reference Group members note the updates on key projects and activities of interest.

**NOTE** ECOS SRG members were asked to provide feedback in relation to the Works Program 2018-2020 workshop held. The following feedback was provided:

- The format and objective of the workshop was good however it was highlighted that ECOS-SRG members have limited contribution to several projects that were reviewed at the workshop
- It was a good opportunity to look at current issues that the ECOS-SRG can have an impact on.
- Good opportunity to comment and provide feedback on issues that the ECOS-SRG is contributing to.
- The 'World Cafe' format and consultation objectives of the workshop were good.
- Usually SRG meetings are focused on one of the four interest areas. As a joint presentation with Open Space and Recreation SRG, there were several projects reviewed at the workshop that were beyond the usual scope of the ECOS SRG.
- Thus, members felt somewhat limited on how they could comment on areas that were less familiar (such as Roads, Infrastructure, Buildings).
- Hearing the different perspectives of the various SRGs was interesting
- The workshop could have allowed for more meaningful input/ could be improved with follow up workshops in later years
- For improved engagement, there could have been more information in the agenda so members could prepare. With limited preparation, members were unable to raise questions later considered
- The World Cafe workshop ran for one hour and each of the three consultation segments ran for 15 minutes. More time was desired by members - in order to digest the project information provided as well as offer more considered feedback



- A suggestion was made to focus on reviewing the key strategic drivers for selecting projects, rather than the individual projects themselves
- A suggestion was made to consider providing a Matrix of the Works Program 2018-2020, which could then be linked to the Strategic Plan"

*The meeting concluded at 8:42 pm*

This is the final page of the Minutes comprising 7 pages  
numbered 1 to 7 of the ECOS Strategic Reference Group  
meeting held on Wednesday 19 August 2015 and confirmed on Wednesday 7 October 2015

Attachment 1 - Works Program



Attachment 1 - Works Program

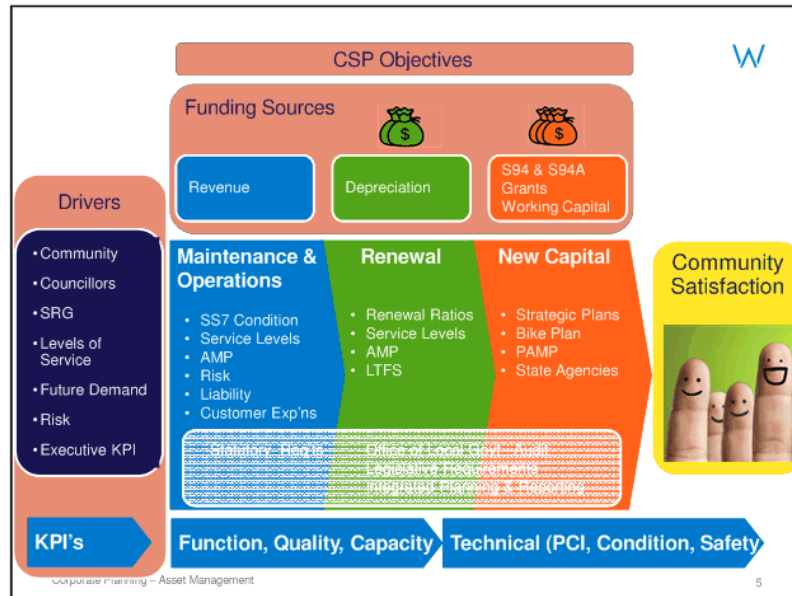
Workshop Program W

Time	Session
6.30-6.40	Introduction and context
6.40-6.55	Group Session 1
6.55-7.10	Group Session 2
7.10-7.25	Group Session 3
7.25-7.30	Report back and close

Corporate Planning – Asset Management 3



Attachment 1 - Works Program



Dee Why Revitalisation – Commitment



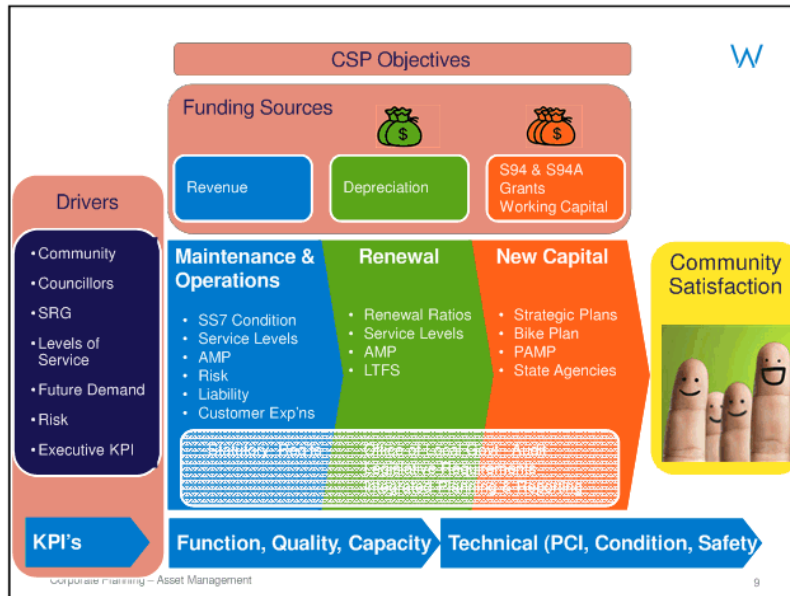
- Over \$65 million of works are planned over the next 20 years
- Improvements in 2015-2019 include
  - PCYC, community facility and carpark
  - Walter Gors Reserve expansion
  - Stormwater drainage
  - Traffic changes
  - Streetscape improvements (roads, paths, trees, bike lanes and art)
- Other aspects of the project are in a planning phase
- Limited capacity to fund new works 2018-2020

Corporate Planning – Asset Management

7



Attachment 1 - Works Program



## Long Term Financial Planning (2017 and beyond)

### Notes from SRG Workshop 19 August 2015 (Environment SRG and Recreation SRG)

#### ROAD ASSETS

- Is there something planned for 2017/2019 (re Draft Roads Asset Programme – new programs)
- Roads surfacing and quality is OK
- Concern that every Fund is being allocated to Dee Why in 2017
- Suggestion bike path – Long Reef (Surf Life Saving Club to bike path) there is a gap from Long Reef Headland (eastern side of Pittwater Road)
  - There is an environmental issue hence it hasn't been done [this appears to be because of disagreement in the group – it's noted that some members will support it, some don't as there is concerns into going to the lagoon to create a bike path]
- What happens when there is no budget and you still need to address safety issues?
- Dealing with State agencies to get a better outcome from the community
- Funds should be allocated to schools (re: foot paths)
- Flexibility in allocating bike lanes?
- Foot paths (shared paths)
- Is it going to be called bike path or is it shared?
- Should it be multiuse (shared paths)
- More dangerous – take bikes on road
- Bike paths determining certain routes for transportation (using shared paths, bikes/pedestrian as an alternative form of transport)
- Usage of bike paths – has a projection been done of what will happen if the type or number of users change
- Carpark (Frenchs Forest area)
- Carparking eliminated in Frenchs Forest due to bike lane/no other alternative transport other than cars.
- Concern about loss of carparking with any new development
- Carpark provision too low in any LEP
- Advocate for more dealing with State agencies
- Traffic Management – low satisfaction



## Attachment 2 - Workshop Notes


- Concern – demand keeps growing so we should advocate for bus lane
- Provide good regional carpark facilities at the big bus stops (so people can leave, park their cars there and go to work)
- Kenneth Road District Park should be four lane not 2 lane plus parking
- No way to get from Dee Why to Manly without going through a bike hill (in a bike) – more signage way finding {?}
- Way finding for cyclists and pedestrians
- Linking (more grading of the route) – example blue, red, black routes
- Foot paths (specially problem around in Dee Why area)
- Park and Ride area (carpark around bus stop)
- Morgan Road/ Spicer Road – open up Spicer Road (to access Wakehurst Parkway)

### **PARKS AND RESERVES ASSETS**

- Forestville – no longer dog friendly
- JFP Netball design – new policy regarding run-off – safety issue now
- Is satisfaction with sporting fields high?
  - High demand area
  - Soccer players not happy with quality of fields
  - Demand for soccer fields has grown a lot
  - Drought? Adequate irrigation
  - New teams, training more often
- Walking trails expenditure: heavily used facility and would like to see these areas maintained: steps/fencing/paths
- Manly Dam play area: needs some work
- What bring people into the area? How to increase/generate income? Should these areas be prioritised?
- NLMUT: What is it?
- Very spaces for more community
- Guided by predicted demographics?
- Need for facilities for populations with less children
- Chairs, etc.? Open Space Strategy
- Hospital Precinct Area – park in that area? Neighbourhood playgrounds?
- Bushland – buy land to maintain areas for wildlife
- Fisherman's Beach – Storm damage – emergency repairs
- Good to see larger sums spent on the most popular areas.
- Anymore synthetics Playfields?
- St. Mathews – excellent. New lighting.

**BUILDING ASSETS**

- Expensive to manage Brookvale Oval – Recovery via Sea Eagles/NRL?
- Glen Street Theatre is expensive/costly
- Role of amalgamation in deciding on expenditure – prudent to hold off without losing momentum?
- What are the plans for the WAC?
  - Also very expensive
  - Is it cost neutral?
- Impact of hospital development on our buildings (e.g. WAC)
- Why do we manage RFS/SES buildings?
- Amenities building at Narrabeen SLSC
- RFS Control Centre – Inc. SES and Coastal Patrol?
- District Park – where is the Bowling Club?
- Narrabeen Scout Hall – Renewal? Multiuse?
- WAC – Renewal – What's the \$ Deliver?
- Solar Cells in Renewal?
- General Sustainability Principles in all renewals
- Gym proposal at WAC? Update?
- Clarify location/description of Abbott/Springe Road amenities
- Dee Why Bowling Club – is this in the program? What is it used for?
- Tramshed Renewal – Update?
- Stage 2 of Melwood Buildings?
- Nolans \$1.4M- What is the purpose?
- Manly Small Bore Rifle Club – Why renew? It is in an inappropriate location? Why support keeping it?
- Abbott/Spring Road building – liaising with soccer redevelopment?
- How is sustainability included in renewals? – PCYC?
- How long will Dee Why Town Centre suck the funding?

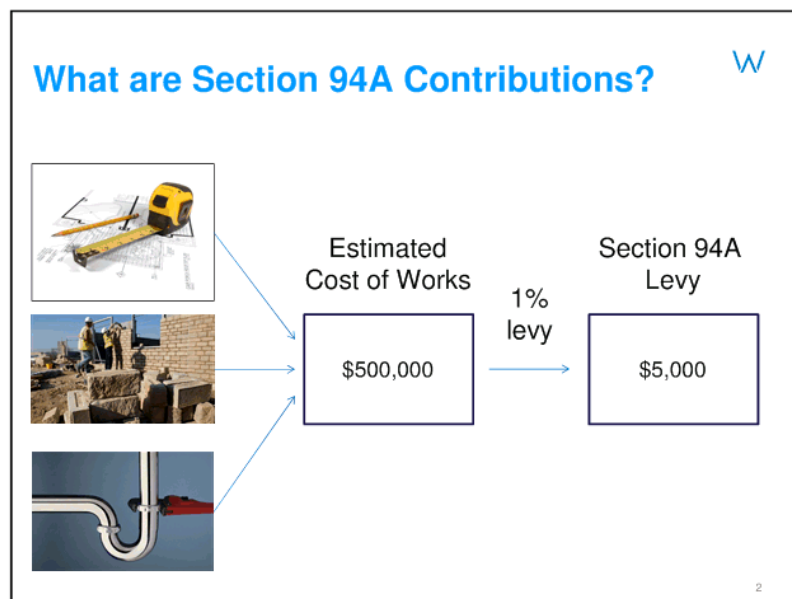


**Section 94A Contributions Plan**  
**NB Hospital Precinct Structure Plan**  
**Local Planning Strategy**

Presented by:  
Peter Robinson  
Strategic Planning – Warringah Council


August 2015

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**How are the contributions spent?**

**Renewals**      **New Works and S94A Administration**

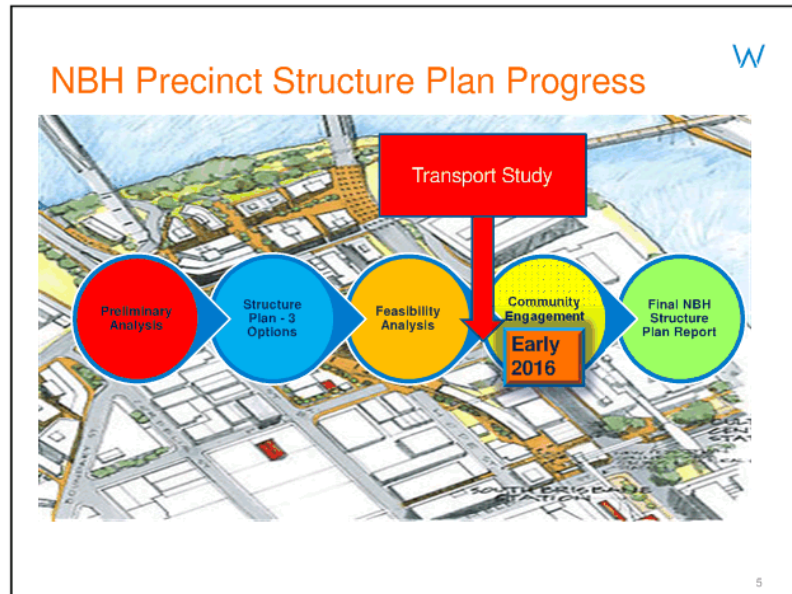


The slide shows six images arranged in a 2x3 grid. The first two images, under the 'Renewals' column, are marked with large red 'X's. The other four images, under the 'New Works and S94A Administration' column, are marked with large green checkmarks. The images include: a road repair, a street scene, road construction, office workers, a green document titled 'S94A', and a pool renovation.

**NBH Precinct Investigation Area**



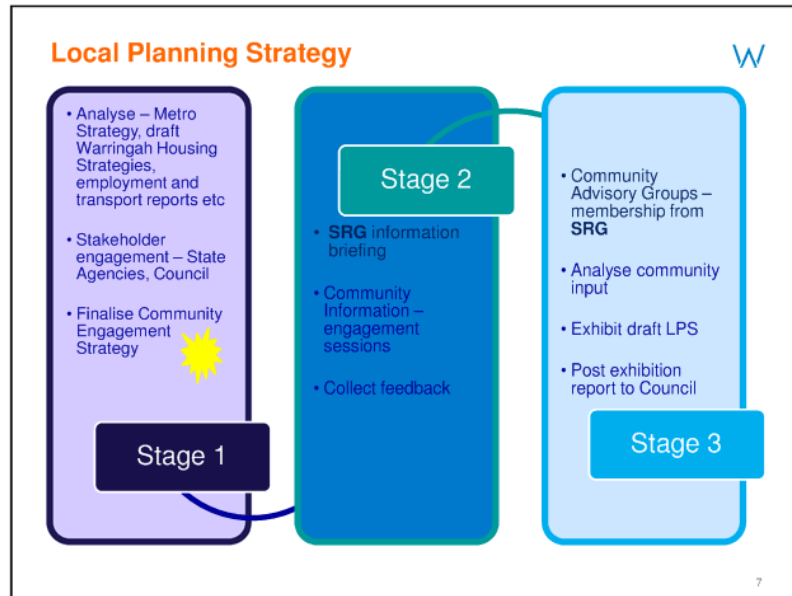
The slide displays a map of the NBH Precinct Investigation Area. A circular area is outlined with a dashed line, containing several colored zones (red, yellow, blue, green) and labeled with street names and precinct names. The map is set against a background of a street grid and green spaces.



### Local Planning Strategy

- There is a need for a single strategic plan that is clear, ordered and Warringah specific to guide future land use planning decision making as Councils faces future challenges in accommodating growth in Warringah.
- The Warringah Local Planning Strategy (WLPS) will position Council to make evidence based decisions on future planning opportunities. It will give all stakeholders – community, proponents of development and Council – certainty, transparency and clear expectations for land use planning in Warringah.
- A central purpose of the plan is to respond to the planning directions of the NSW Government in relation to growth in the housing and jobs sectors and to do so in a way that incorporates principles of integrated transport and infrastructure planning. In particular it will have regard to the implications of the Northern Beaches Hospital and the Dee Why/Brookvale Strategic Centre.

6







# NOTES OF A MEETING

## OPEN SPACE AND RECREATION STRATEGIC REFERENCE GROUP MEETING

held in the Guringai Room, Civic Centre on

**WEDNESDAY 19 AUGUST 2015**

**Notes of the Open Space and Recreation  
Strategic Reference Group Meeting  
held on Wednesday 19 August 2015  
in the Guringai Room, Civic Centre  
Commencing at 6:31pm**

**ATTENDANCE:**

**Members**

Antony Pecar  
Jane Hauser  
Julie Whitfield  
Paul Smith

**Council Officers**

Rik Hart	General Manager
Malcolm Ryan	Deputy General Manager Environment
Michael Keelan	Group Manager Roads, Traffic and Waste
Damian Ham	Recreation Management Manager
Boris Bolgoff	Group Manager, Roads Traffic and Waste
Todd Dickinson	Group Manager, Natural Environment Unit
Campbell Pfeiffer	Group Manager, Buildings, Property and Spatial Information
Michael McDermid	Corporate Planning Manager
Peter Robinson	Group Manager, Strategic Planning
Katie Kirwan	Governance Administration Officer

**1.0 APOLOGIES**

Mayor Regan, Councillor Menano-Pires, Lata Wilkinson, David Morrissey, Conny Harris and Patrick Wong.

*NOTE: The order of business was changed to allow members of the OSR and ECOS SRGs to have a joint meeting in the Flannel Flower and Banksia Rooms to (1) participate in a workshop for Item 6.1 – Works Program 2018-2020 and (2) to receive a presentation for Item 5.3 - Strategic Updates - S94a Contribution Plan, Hospital Structure Plan and Local Planning Strategy.*

## **6.0 STRATEGIC WORKSHOPS**

### **6.1 WORKS PROGRAM 2018-2020 - MICHAEL MCDERMID**

#### **DISCUSSION**

Michael McDermid, Corporate Planning Manager, provided an introduction to the Workshop, emphasising the importance of consulting SRG members before the annual budgeting process commences in October 2015. He explained that the focus of the Workshop is for SRG members to consider the capital works program for the outer years, in particular 2018/19 and 2019/20. He explained that outcomes from the workshop will be considered by those Councillors in attendance as well as all Councillors during a separate workshop next month. He also clarified that members will be asked for their input regarding three specific asset classes (Parks, Roads and Buildings) and that while there is a fourth major asset class (Stormwater) this will not be a focus of discussion for the Workshop as the stormwater program is less able to be influenced.

Boris Bolgoff, Group Manager Roads Traffic and Waste, provided a brief outline of the drivers, funding sources and types of asset management categories of work (maintenance, renewal and new).

A copy of the presentation is attached (Attachment 1).

Members then participated in a "World Cafe" style workshop and provided a range of feedback and suggestions. These are captured in Attachment 2.

#### **DECISION**

That the Open Space and Recreation Strategic Reference Group consider the program of works for 2018-2020.

## **5.0 COUNCIL UPDATES**

### **5.4 STRATEGIC UPDATES - S94A CONTRIBUTION PLAN, HOSPITAL STRUCTURE PLAN AND LOCAL PLANNING STRATEGY - PETER ROBINSON**

#### **DISCUSSION**

Peter Robinson, Group Manager Strategic Planning provided an update about these three strategic items. A copy of his presentation is attached (Attachment 3). He advised members that in relation to the Local Planning Strategy, Council staff would like to establish an Advisory Group that is made up solely of SRG members. He encouraged members to consider nominating for this Advisory Group and said this will be discussed further with members at the October SRG meetings.

Members queried how the Local Planning Strategy would be affected if amalgamation happens. P Robinson advised that it is a very broad document and he would hope that the plans will combined.

**DECISION**

That the Open Space and Recreation Strategic Reference Group note the presentation.

**PLEASE NOTE: Quorum was not achieved for this meeting**

Due to the lack of quorum members decided to close the meeting as no official decisions could be made.

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

Nil

**3.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS****3.1 MINUTES OF OPEN SPACE AND RECREATION STRATEGIC REFERENCE GROUP  
HELD 17 JUNE 2015****RECOMMENDATION**

That the Minutes of the Open Space and Recreation Strategic Reference Group held 17 June 2015, copies of which were previously circulated to all Members, are hereby confirmed as a true and correct record of the proceedings of that meeting, with the additional information noted:

With regards to the e-mail from T Pecar on 13 August 2015, D Ham advised T Pecar that in response to community submissions, the District Park Plan of Management (that is to be presented to Council 25 August 2015) has been amended to say:

*"Demolish the middle and south amenities buildings in Nolan Reserve. Design and construct new amenities at the southern end of Nolan Reserve to cater for the needs of users of Nolan Reserve".*

Furthermore, T Pecar was informed that there are funds in Council's capital works budgets 2015/16, 2016/17 and 2017/18 for this building project and that users of Nolan Reserve would be consulted on the design.

**DECISION**

Due to lack of quorum this item was deferred until the next meeting.

**4.0 COMMUNITY COMMITTEES MINUTES****4.1 REPORTING OF COMMUNITY COMMITTEE MINUTES - DAMIAN HAM****RECOMMENDATION**

That the following draft minutes of meetings of the Community Committees be noted:

- A. Draft Minutes of John Fisher Park Community Committee meeting held 14 May 2015.
- B. Draft Minutes of Curl Curl Sports Centre Community Committee meeting held 1 June 2015.
- C. Draft Minutes of Forestville RSL War Memorial Playing Fields Community Committee meeting held 20 July 2015.

**DECISION**

Due to lack of quorum this item was deferred to the next meeting.

**5.1 LIAISON OFFICER'S REPORT - DAMIAN HAM****RECOMMENDATION**

That the Open Space and Recreation Strategic Reference Group members note the Liaison Officer updates and refer to Council's online project information about the status of capital works projects, key initiatives and financials.

**DECISION**

Due to lack of quorum this item was deferred to the next meeting.

**5.2 OPEN SPACE STRATEGY - DRAFT (REPORT FOR NOTING ONLY - THERE WILL BE NO PRESENTATION AT THE MEETING)****RECOMMENDATION**

That the Open Space and Recreation Strategic Reference Group members access the draft Open Space Strategy via the project page once it becomes available and consider making submissions as individuals.

**DECISION**

Due to lack of quorum this item was deferred to the next meeting.

**5.3 REVIEW OF DISTRICT PARK PLAN OF MANAGEMENT (REPORT FOR NOTING ONLY - THERE WILL BE NO PRESENTATION AT THE MEETING)****RECOMMENDATION**

That the Open Space and Recreation Strategic Reference Group note the update on the review of the District Park Plan of Management.

**DECISION**

Due to lack of quorum this item was deferred to the next meeting.

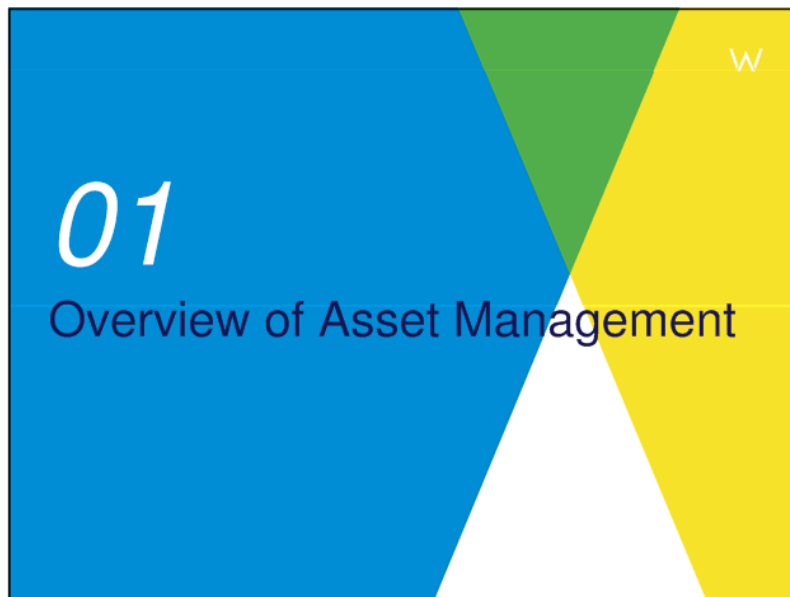
*The meeting concluded at 7:49PM*

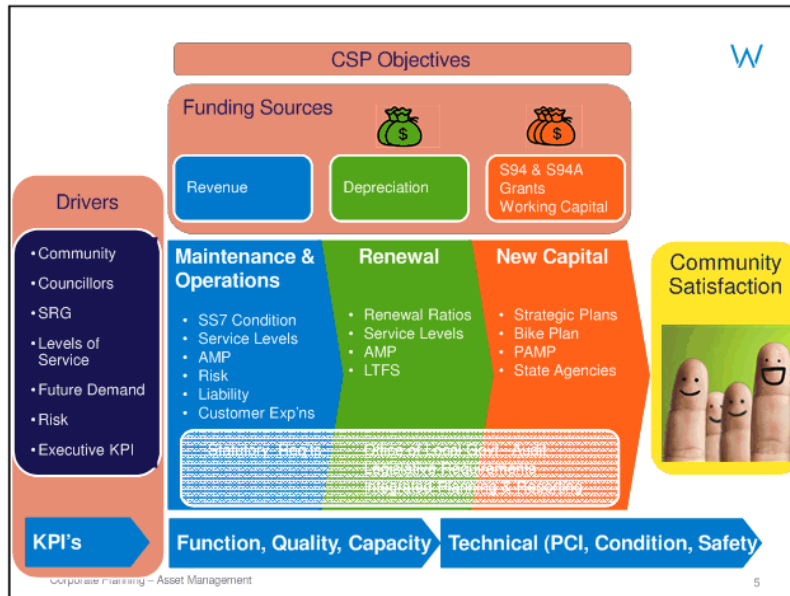
This is the final page of the Minutes comprising 6 pages  
numbered 1 to 6 of the Open Space and Recreation Strategic Reference Group  
meeting held on Wednesday 19 August 2015 and confirmed on Wednesday 7 October 2015





Workshop Program	
	W
Time	Session
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7.10-7.25	Group Session 3
7.25-7.30	Report back and close
Corporate Planning – Asset Management	
3	





Dee Why Revitalisation – Commitment



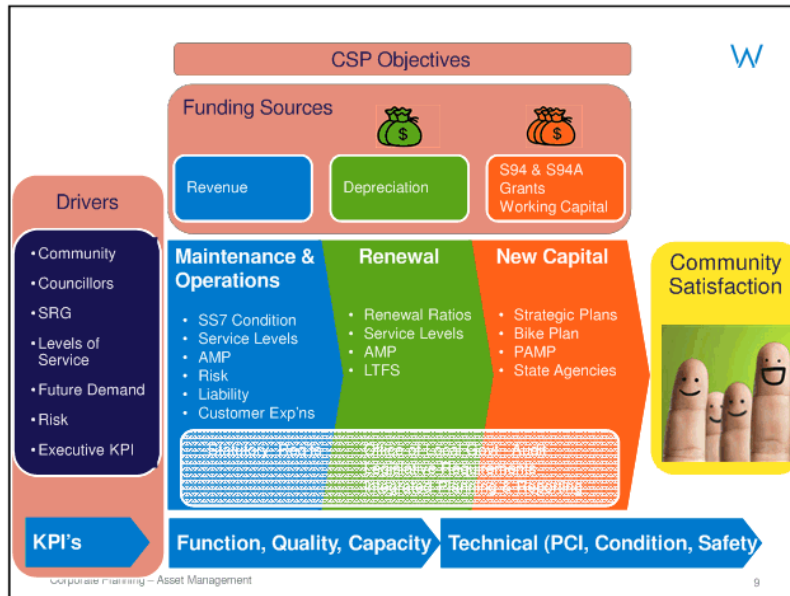
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Corporate Planning – Asset Management

7



Attachment 1 - Works Program



## Long Term Financial Planning (2017 and beyond)

### Notes from SRG Workshop 19 August 2015 (Environment SRG and Recreation SRG)

#### ROAD ASSETS

- Is there something planned for 2017/2019 (re Draft Roads Asset Programme – new programs)
- Roads surfacing and quality is OK
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- Bike paths determining certain routes for transportation (using shared paths, bikes/pedestrian as an alternative form of transport)
- Usage of bike paths – has a projection been done of what will happen if the type or number of users change
- Carpark (Frenchs Forest area)
- Carparking eliminated in Frenchs Forest due to bike lane/no other alternative transport other than cars.
- Concern about loss of carparking with any new development
- Carpark provision too low in any LEP
- Advocate for more dealing with State agencies
- Traffic Management – low satisfaction



## Attachment 2 - Workshop Notes


- Concern – demand keeps growing so we should advocate for bus lane
- Provide good regional carpark facilities at the big bus stops (so people can leave, park their cars there and go to work)
- Kenneth Road District Park should be four lane not 2 lane plus parking
- No way to get from Dee Why to Manly without going through a bike hill (in a bike) – more signage way finding {?}
- Way finding for cyclists and pedestrians
- Linking (more grading of the route) – example blue, red, black routes
- Foot paths (specially problem around in Dee Why area)
- Park and Ride area (carpark around bus stop)
- Morgan Road/ Spicer Road – open up Spicer Road (to access Wakehurst Parkway)

**PARKS AND RESERVES ASSETS**

- Forestville – no longer dog friendly
- JFP Netball design – new policy regarding run-off – safety issue now
- Is satisfaction with sporting fields high?
  - High demand area
  - Soccer players not happy with quality of fields
  - Demand for soccer fields has grown a lot
  - Drought? Adequate irrigation
  - New teams, training more often
- Walking trails expenditure: heavily used facility and would like to see these areas maintained: steps/fencing/paths
- Manly Dam play area: needs some work
- What bring people into the area? How to increase/generate income? Should these areas be prioritised?
- NLMUT: What is it?
- Very spaces for more community
- Guided by predicted demographics?
- Need for facilities for populations with less children
- Chairs, etc.? Open Space Strategy
- Hospital Precinct Area – park in that area? Neighbourhood playgrounds?
- Bushland – buy land to maintain areas for wildlife
- Fisherman's Beach – Storm damage – emergency repairs
- Good to see larger sums spent on the most popular areas.
- Anymore synthetics Playfields?
- St. Mathews – excellent. New lighting.

**BUILDING ASSETS**

- Expensive to manage Brookvale Oval – Recovery via Sea Eagles/NRL?
- Glen Street Theatre is expensive/costly
- Role of amalgamation in deciding on expenditure – prudent to hold off without losing momentum?
- What are the plans for the WAC?
  - Also very expensive
  - Is it cost neutral?
- Impact of hospital development on our buildings (e.g. WAC)
- Why do we manage RFS/SES buildings?
- Amenities building at Narrabeen SLSC
- RFS Control Centre – Inc. SES and Coastal Patrol?
- District Park – where is the Bowling Club?
- Narrabeen Scout Hall – Renewal? Multiuse?
- WAC – Renewal – What's the \$ Deliver?
- Solar Cells in Renewal?
- General Sustainability Principles in all renewals
- Gym proposal at WAC? Update?
- Clarify location/description of Abbott/Springe Road amenities
- Dee Why Bowling Club – is this in the program? What is it used for?
- Tramshed Renewal – Update?
- Stage 2 of Melwood Buildings?
- Nolans \$1.4M- What is the purpose?
- Manly Small Bore Rifle Club – Why renew? It is in an inappropriate location? Why support keeping it?
- Abbott/Spring Road building – liaising with soccer redevelopment?
- How is sustainability included in renewals? – PCYC?
- How long will Dee Why Town Centre suck the funding?

## Section 94A Contributions Plan

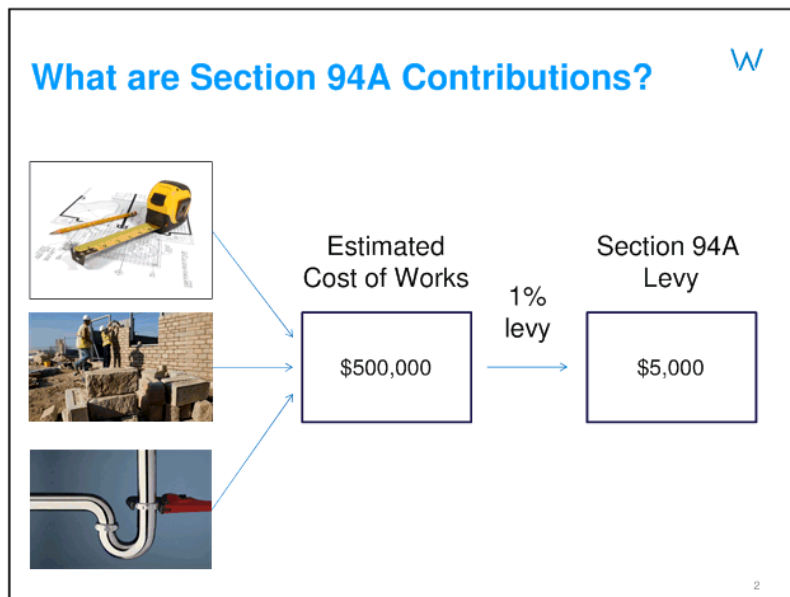
## NB Hospital Precinct Structure Plan

## Local Planning Strategy

Presented by:  
 Peter Robinson  
 Strategic Planning – Warringah Council

August 2015

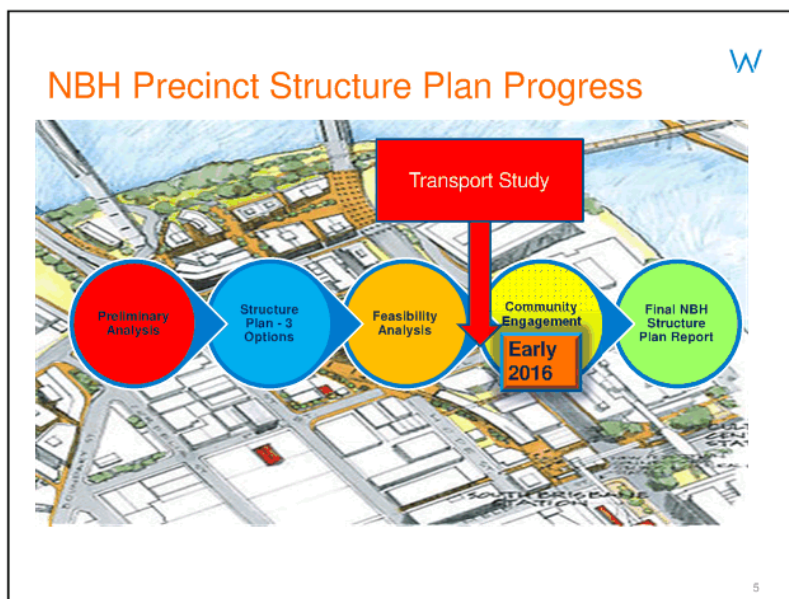
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**How are the contributions spent?**

Renewals      New Works and S94A Administration

**NBH Precinct Investigation Area**

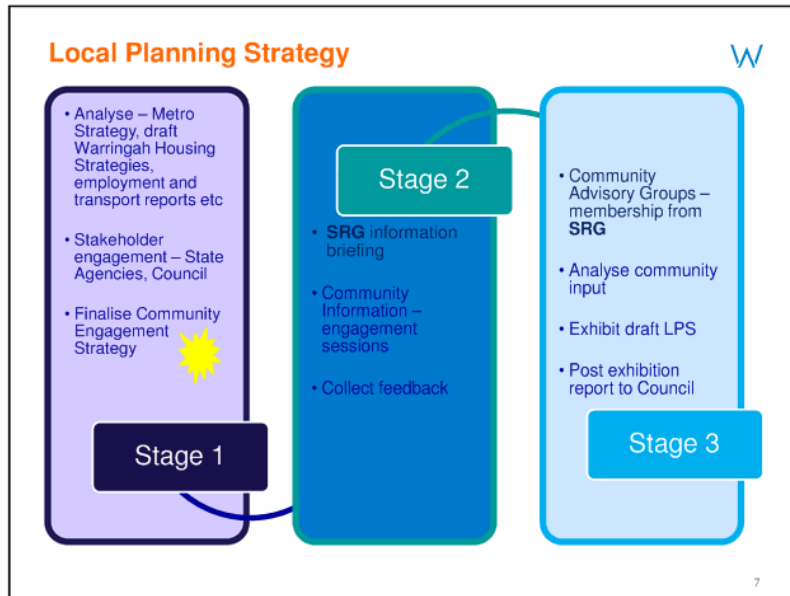


### Local Planning Strategy

- There is a need for a single strategic plan that is clear, ordered and Warringah specific to guide future land use planning decision making as Councils faces future challenges in accommodating growth in Warringah.
- The Warringah Local Planning Strategy (WLPS) will position Council to make evidence based decisions on future planning opportunities. It will give all stakeholders – community, proponents of development and Council – certainty, transparency and clear expectations for land use planning in Warringah.
- A central purpose of the plan is to respond to the planning directions of the NSW Government in relation to growth in the housing and jobs sectors and to do so in a way that incorporates principles of integrated transport and infrastructure planning. In particular it will have regard to the implications of the Northern Beaches Hospital and the Dee Why/Brookvale Strategic Centre.

6





**MINUTES OF MEETING OF WARRINGAH PITTPATER BUSH FIRE MANAGEMENT COMMITTEE  
HELD TUESDAY 3 MARCH 2015 AT TERREY HILLS**

Meeting start: 10:10

<b>Participants:</b>	<b>Present</b>	<b>Apology</b>	<b>Absent</b>
Cr Sue Heins – Warringah Council		X	
Karen Nippard – Pittwater Council		X	
Kim MacQueen – Pittwater Council		X	
Chris Buckley – Manly Dam		X	
Cr Alex McTaggart – Pittwater Council	X		
Nicole McVicar – Warringah Council	X		
Kel McNamara – FRNSW	X		
Rob Strauch – FRNSW		X	
Josh Barker – Transgrid	X		
James Brisebois – Warringah Council	X		
Emma Griffen – Pittwater Council	X		
Nick Skelton – NCC and MALC	X		
Tim Heslop – Crown Lands	X		
Warren Cree – RFS		X	
Todd Dickinson – Warringah Council	X		
David Ryan – Warringah Council	X		
Lee de Gail – NPWS	X		
Rosa Pangallo – Planning & Infrastructure	X		
Craig Geddes – RFS	X		
George Sheppard – RFS	X		
Mark Beharrell – Pittwater Council	X		
<b>Observers/Guests/Alternate:</b>			
Jodi Cree – RFS (Minutes)	X		

Item		Action
1. Welcome	<p>Chairperson – Cr Alex McTaggart welcomed everyone to the meeting.</p> <p>Welcome to our new representatives – Josh Barker from Transgrid and Emma Griffen from Pittwater Council.</p> <p>Nick Skelton will be representing MALC today.</p>	
2. Apologies	<p>Apologies accepted as listed</p> <p><b>Moved:</b> Kel McNamara    <b>Seconded:</b> Mark Beharrel    <b>Carried</b></p>	
3. Confirmation of minutes of previous meeting	<p>Acceptance of previous meeting minutes from 2 December 2014 with the addition of Jonathan Mallin - Ausgrid to the Attendance list.</p> <p><b>Moved:</b> Tim Heslop    <b>Seconded:</b> James Brisebois    <b>Carried</b></p>	
4. Business arising from the previous minutes	<p>Covered in Agenda items</p>	
5. Correspondence In	<p>RFS Audit on Neighbourhood Safer Places. Report forwarded to councils.</p> <p>There is a reimbursement of up to \$250 per sign for Councils to install, some new locations in Warringah &amp; Pittwater. There is also funding available to upgrade facilities at Neighbourhood Safer Places. RFS is working with Council's.</p>	
6. Correspondence Out	<ul style="list-style-type: none"> <li>- 23/2/15 – BFMC Minutes 2 December 2014 and Grevillea Caley Fire Management Guidelines</li> <li>- 23/2/15 – BFMC Agenda 3 March 2015</li> </ul>	

Item		Action
7. Agenda Items	<p><b>7.1 Election of BFMC Chairperson for 2015-2016</b></p> <p>As per the legislation, a Chairperson needs to be elected for the 2015-2016 year. Traditionally Warringah and Pittwater Council have chaired alternate years.</p> <p>Motion: Cr Sue Heins of Warringah Council be elected as the Chairperson of the Warringah Pittwater BFMC for the 2015-2016 year</p> <p><b>Moved:</b> Cr Alex McTaggart      <b>Seconded:</b> Tim Heslop      <b>Carried</b></p> <p>Congratulations to Cr Sue Heins.</p> <p>Warringah to advise of an alternate Chairperson.</p> <p><b>7.2 Meeting Dates for 2015-2016</b></p> <p>Proposed meeting dates for 2015-2016 are as follows:</p> <ul style="list-style-type: none"> <li>• Tuesday 2 June 2015</li> <li>• Tuesday 1 September 2015</li> <li>• Tuesday 1 December 2015 (11am Start)</li> <li>• Tuesday 1 March 2016</li> </ul> <p>Proposed meeting dates were accepted.</p> <p><b>7.3 Update on the 2014-2015 Hazard Reduction Program</b></p> <p>There were no Hazard Reductions completed in the past quarter. 32 completed in total covering 376 hectares. Six retirement villages, two schools and over 600 homes were directly protected.</p> <p>We are hoping to commence HR's again in Autumn however it will possibly be wet again.</p> <p>A report on the position to date was tabled and distributed.</p>	Attach

Item	Action
	<p><b>7.4 2015-2016 Hazard Reduction Program</b></p> <p>Starting to look at Hazard Reductions for the new year. All incomplete HR's will be carried over however there may be others with a higher priority.</p> <p>We will work on a program over the next 3 months and present it at the June meeting.</p> <p>Mitigation Funding is due in May. Claims for previous year are to be completed by May. We encourage everyone to claim as you go.</p> <p>RFS can apply for funding for private land holders eg MALC</p> <p><b>7.5 Fire Trail Register</b></p> <p>Signage needs to be completed this year. We need to conduct an audit following a recommendation from the enquiry into the Wambalong fire.</p> <p>Tim Heslop – approval from Police for signage to say – Police Patrol These Areas. Police were recently called to Red Hill. Crown lands have signs that meet the requirements. Not just for the Fire Trail, also to advise no bikes, vehicles etc. Signage helps with prosecution. MALC are happy to install signs on their property with any complaints directed to their switch.</p> <p>There may be funding available. Funding for individual trails, including signage, has been approved, bulk signage has not. Signage</p> <ul style="list-style-type: none"> <li>• Stop, Start, Turning circles etc</li> <li>• Compliance signage eg Erosion, Trespass</li> <li>• Police Prosecution</li> </ul> <p>Belrose Waste Management Centre – Trails are not currently on the Fire Trail Register. Now the centre is closed, should they be added? Yes however we may need to apply for funding.</p> <p>The Warringah Pittwater Fire Trail Register is excellent. We have been very successful in recent years. Could RFS have a look at Scotland Island? Can a truck get up to the top?</p> <p>Upgrade of Mona Vale Road. Understand there will be some impact to Trails on the southern side of the road. Have we been in discussion with RMS? Are we aware of Designs? RFS have seen the draft plan and see no issue at this stage. RMS is responsible to ensure trail remains accessible.</p>

Item	Action
	<p><b>7.6 Risk Management Plan</b></p> <p>The Risk Management Plan is formulated under the Rural Fires Act and has a 5 year life cycle. We are due to a review this year. It should be straight forward as our plan is fairly robust.</p> <p>The Warringah Pittwater BFMC is advised a review is commencing. The land managers are advised there will be a sub-committee to review and present a draft plan to the June BFMC Meeting.</p> <p>A community engagement phase will be required for a period of 6 weeks.</p> <p>Community Protection Plan (CPP) is an add on to the Risk Management Plan and is referenced by the plan. This is the only change.</p> <p>The sub-committee consists of land managers. There have been a couple of changes over the years due to new development</p> <p><b>7.7 Update on Section 52 Operations Plan</b></p> <p>Please ensure staff contact details and emergency qualifications are up to date.</p> <p><b>7.8 Update of the EOC and FCC</b></p> <p>As discussed previously, we are looking at upgrading the EOC. Warringah council have been conducting a scope of works which is due for completion. They have been looking at parking, bathrooms and disabled access.</p> <p>RFS has applied for funding in the next budget to ensure the process keeps progressing.</p> <p>Council will be speaking to SES and Marine Rescue as they also occupy the site.</p>



Item	Action
<p>8. General Business</p>	<p><b>Service Level Agreements</b> Pittwater Council advise their SLA is 5 years old. Warringah have sent a letter advising they will be looking at reviewing their SLA. RFS – there is no expiry date on SLA's however welcome a review Our SLA involves 2 Councils. All brigades and volunteers are treated equally so service needs to be equal as well.</p> <p><b>Crown Lands</b> Completed a small number of trail works. Slippery Dip, Five Mile Creek and Garigal Quarry (small section) Need to review the Quarry classification between Hornsby and Warringah. APZ's are almost complete. Majority are at maintenance except for one site. Ongoing maintenance works will continue. Works for 2015/16 are already drawn up and will be costed. Fire trail works for next year include:</p> <ul style="list-style-type: none"> <li>• Perentie – being quoted now will advise RFS.</li> <li>• John Colet – not trafficable. Walking track for horses and students</li> </ul> <p>RFS – mainly for access to rear of school. May need to stop at road reserve. Full of Duffys Forest and Grevillia Caley. Will look at upgrading access to back gate.</p> <p>Crown Lands would like to acknowledge all the work completed by RFS, FRNSW and NPWS. There has been a lot of work over the past 12 months which is much appreciated. Report will be tabled at the June meeting. Need to review the Bulara HR – believe it is too small for Caley Would like to speak to MALC, RFS and NPWS regarding the extension of the Cromer North Trail to Wakehurst Parkway. Need this to be on the Fire Trail Register for funding. There is approximately \$200k of work required which will provide a significant benefit to the area.</p>

Item	Action
<p><b>Dept of Planning &amp; Environment</b> Completed APZ around Ingleside. More works to continue in April. There is a new Strategic Bushfire Management Plan currently in draft. Will forward a copy once it has been adopted.</p> <p>NCC – Is there a problem with clearing around the Baha'i Temple? No</p> <p><b>Pittwater Council</b> Thanks to George Sheppard for visiting Mackerel Beach to meet with residents. There have been no complaints since. There are small trees holding up large boulders.</p> <p>Ingleside land release is marching ahead. Should have an advice of footprint soon. RFS would like feedback on any submissions made.</p> <p><b>NPWS</b> Elvina Bay - having power problems with cable from Church Point. Trail has been dug up due to Ausgrid trucks. They need to be aware of the damage to trails. Unsure if we will claim through Ausgrid or trail funding for repatriation works. Residents have approached NPWS for general access. The answer is no. Any contractors will need to access via boat. APZ works are continuing.</p> <p><b>West Pittwater RFB</b> The Brigade would like to move the Lovett Bay station due to access. May need to sit down with Council and NPWS to look at appropriate sites.</p>	

Item	Action
<p><b>Duffys Forest RFB</b> Duffys Forest Brigade have been very pro active with the Community Fire Unit (CFU). They have over 120 members of the CFU, 67 of them are residents, working well together in a vulnerable area. We are looking at giving formal recognition to the community.</p> <p>Suggest speaking to Colin Davidson from MALC regarding CFU. There will be a caretaker on site and believe extra buildings may be built.</p> <p><b>Ingleside, Terrey Hills &amp; Belrose CFU</b> Community Fire Units will be rolled out this year. Trailers are already here. Will possibly look at a joint CFU between RFS &amp; FRNSW.</p>	
Date of next meeting	Tuesday, 2 June 2015, commencing at 11:00 hours

Meeting finish: 11:06

#### TASK REGISTER

No	Task Item	Current Detail (including status, outstanding issues and planned actions):	Expected Completion Date
001	Audit – Fire Trail Signage		December 2015

# **MINUTES**

## **NARRABEEN LAGOON FLOODPLAIN RISK MANAGEMENT WORKING GROUP**

**HELD ON THURSDAY, 6 AUGUST 2015**

**TODD DICKINSON**  
**GROUP MANAGER NATURAL ENVIRONMENT**

## VOTING MEMBERS

Michael Regan	Mayor – Warringah Council
Wayne Gobert	Councillor – Warringah Council
Vanessa Moskal	Councillor – Warringah Council
Jacqueline Townsend	Mayor – Pittwater Council
Kay Millar	Councillor – Pittwater Council
Selena Griffith	Councillor – Pittwater Council
Iain McGuire	Warringah Community Representative
Paul Hackney	Warringah Community Representative
Spiro Georges Daher	Pittwater Community Representative
Phillip Oswald	Pittwater Community Representative

## NON VOTING MEMBERS

### State Government Representatives

Stan Rees	NSW Department of Trade and Investment (Crown Lands)
Greg Davis	Office of Environment and Heritage
Lee De Gail	A/Area Manager - NSW National Parks & Wildlife Service
Brendan Barrett	Centre Manager - Sydney Academy of Sport and Recreation
Marcel Green	Snr Environmental Assessments Officer - Fisheries
Fernando Ortega	Sydney Water
Santina Camroux	Department of Planning and Environment
Lily Wu	Project Development Officer - NSW Roads & Maritime Services
Allison Flaxman	Region Controller - NSW State Emergency Service
Alex Dwyer	Planning Officer - NSW State Emergency Service
Wayne Lyne	Local Controller – Warringah Pittwater SES

### Stakeholder Representatives

Stephen Baldwin	Friends of Narrabeen Lagoon Catchment Inc
Joy Gough	Narrabeen Lakes Sailing Club
Michael Gleeson	North Narrabeen Coalition

## COUNCIL STAFF

### Warringah Council

Todd Dickinson	Group Manager Natural Environment
Charles Munro	Stormwater and Floodplain Manager
Valerie Tulk	Specialist Floodplain Engineer
Duncan Howley	Floodplain Management Officer
Denise Regan	Minutes

### Pittwater Council

Chris Hunt	Director, Urban and Environmental Assets Division
Jennifer Pang	Manager Catchment Management and Climate Change
Melanie Schwecke	A/Principal Officer - Floodplain Management

## Notes of the Meeting of the Narrabeen Lagoon Floodplain Risk Management Working Group held on Thursday, 6 August, 2015 in the Guringai Room, Civic Centre, Dee Why, commencing at 5:00pm

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### ACKNOWLEDGEMENT OF COUNTRY

#### 1. ATTENDANCE

##### 1.1. Present:

Cr Vanessa Moskal (Warringah) - Chair, Spiro Daher, Greg Davis, Lily Wu, Wayne Lyne, Stephen Baldwin, Todd Dickinson, Charles Munro, Valerie Tulk, Duncan Howley, Jennifer Pang, Melanie Schwecke

In attendance: Denise Regan – Minutes, Martin Griffin - Cardno

##### 1.2. Apologies:

Cr Kay Millar, Iain McGuire, Phillip Oswald, Joy Gough, Michael Gleeson

*The apologies were accepted and confirmed by The Chair.*

#### 2. DECLARATION OF PECUNIARY INTEREST

Nil

#### 3. CONFIRMATION OF MINUTES

- 3.1. The minutes from the meeting held on 26 February 2015 were noted rather than confirmed, as this meeting did not have a quorum in the absence of a councillor representative from Pittwater and with only one community representative (from Pittwater) present.

#### 4. MATTERS ARISING FROM PREVIOUS MINUTES

Actions outstanding from previous meeting:

- Cr Moskal requested that the RMS make a presentation to the working group regarding their work to address flooding on Wakehurst Parkway, at an appropriate time in the future. **Action: Lily Wu (RMS)**

#### 5. GENERAL BUSINESS

##### 5.1 Narrabeen Lagoon Floodplain Risk Management Study and Plan

Martin Griffin from Cardno presented Stage 2 of the Floodplain Risk Management Study and Plan – refer to the Attachment. The Stages are as follows:

- Stage 1: Data collection, review and community consultation
- Stage 2: Risk Assessment and Emergency Management
- Stage 3: Entrance Management
- Stage 4: Assessment of Preferred Options
- Stage 5: Draft Floodplain Risk Management Study, including Public Exhibition
- Stage 6: Completion of Floodplain Risk Management Study and Draft Plan, including Public Exhibition

It was reiterated that there are 2 principal flooding behaviours, being flooding from the lagoon itself and flooding from the creeks entering the lagoon. Both flood scenarios affect property and both require individual consideration. The catchment is considered to be a fast flooding catchment.

Maps of flood hazard categorisation and floodprone evacuation routes were presented. The difficulties of evacuation were discussed, with the consultant commenting that in all flood



events, there is insufficient warning time to ensure the evacuation of all flood affected areas.

The impact of development in Ingleside was questioned and staff explained that that this development was a State Government initiative, and that they had been assured that there would be no impact to the Warriewood Valley. However Cardno will model the worst case impact of future development as a sensitivity analysis.

Potential options for flood mitigation were reviewed, including drainage upgrades, levees, upgrade of the Ocean St bridge (which affects flooding even in small events like the 1 in 5 year flood), as well as non-structural options such as improving community awareness of flooding. Cr Moskal made some suggestions regarding services provided to the community such as preparation kits which include the SES Flood Safe brochure. It was also noted that there were opportunities to improve evacuation routes.

At this stage, potential options have not yet been assessed. The group discussion which ensued will be used as feedback in considering which options to model and assess in the next two stages of the project.

Martin Griffin was thanked for his presentation.

#### **RECOMMENDATION**

That the presentation be circulated to the group with a request for any further feedback within 2 weeks.

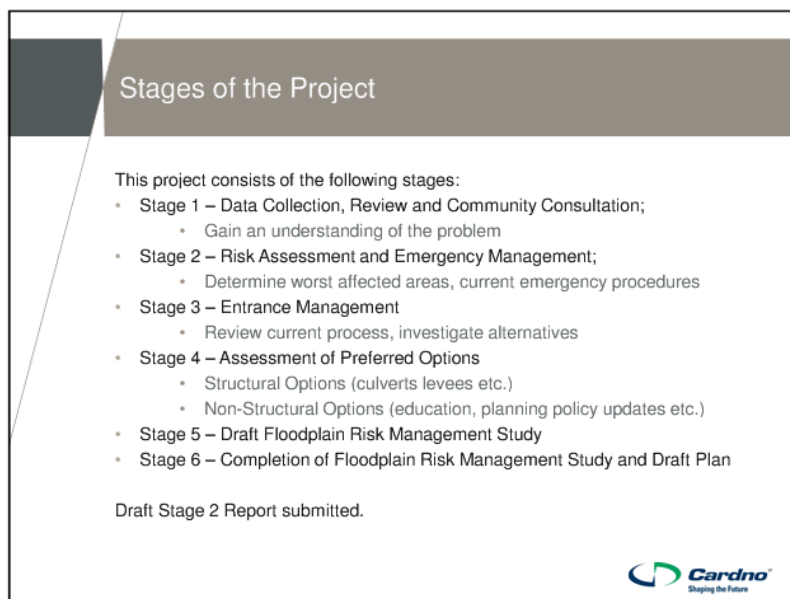
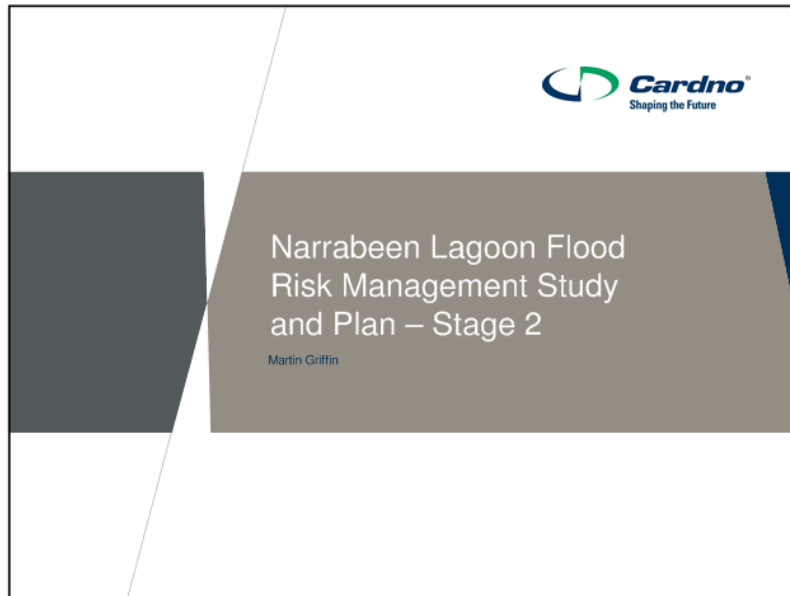
**ACTION:** Warringah Council staff to circulate presentation to committee members no later than 7 August, 2015 to give adequate time for feedback. .... **Denise Regan**

#### **6. NEXT MEETING**

Thursday, 15 October, 2015 at 5pm

*There being no further business the meeting was declared closed at 6:36 pm*

10/09/2015





10/09/2015

## Progress Update

Nearing the end of Stage 2:

- Purpose of Stage 2 is to understand flood risk to life and property for Narrabeen Lagoon to inform Options selection
- Flood Hazard Categorisation
- Flood Damages Assessment
- Flood Emergency Response Review
- Next Step – Floodplain Risk Management Options



## Nature of Flooding

The Narrabeen Lagoon catchment has two distinct mechanisms of flooding:

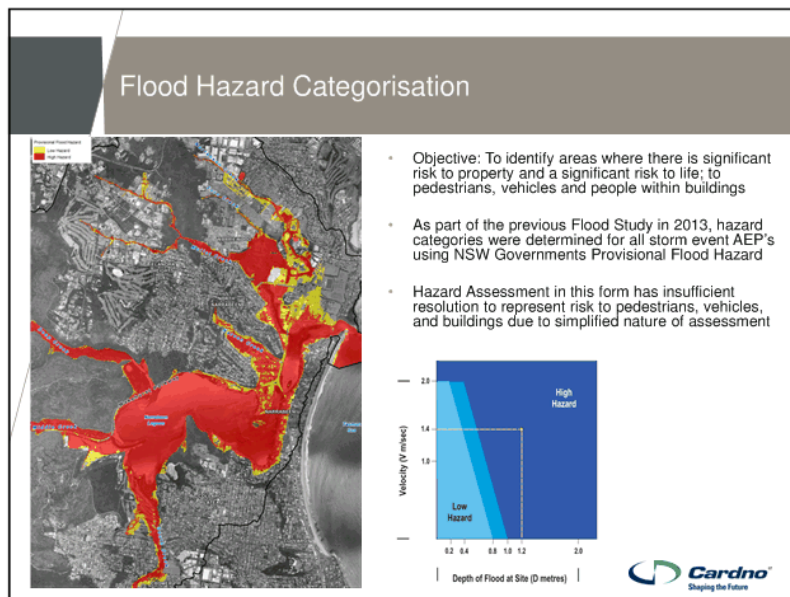
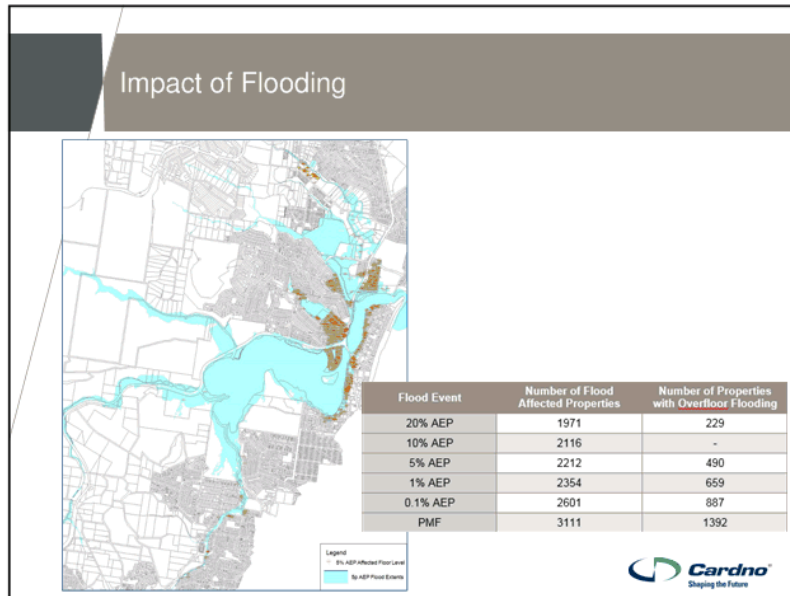
- Flooding from the lagoon itself
- Flooding from the creeks entering the lagoon

Both flood scenarios affect property and both require individual consideration.

Primary impacts throughout the catchment are due to "Flash Flooding". A flood event is considered flash if there is less than 6 hours of warning associated with the flood event, preventing an organised response

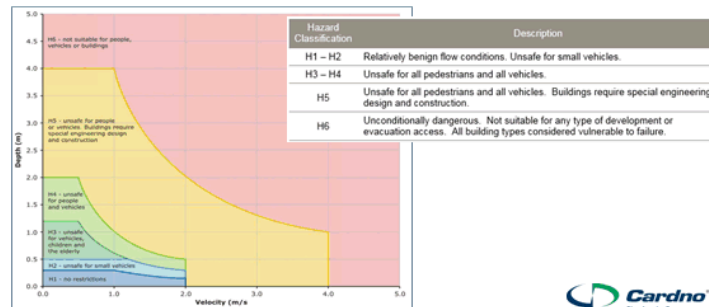
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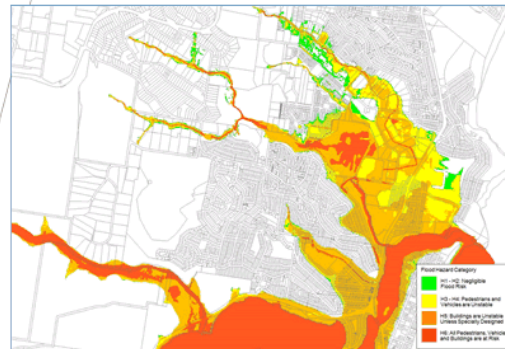
## Flood Hazard Categorisation – Velocity Depth Thresholds

A more focussed review of risk to pedestrians, vehicles, and buildings  
 Source of thresholds a recently released national guideline: *Technical Flood Risk Management Guideline: Flood Hazard* (Commonwealth Government, 2014)  
 Hazard 'H3' is roughly equivalent to NSW FDM's 'High Hazard'  
 PMF Flood Event has been used as it is an 'envelope' approach



**Cardno**  
 Shaping the Future

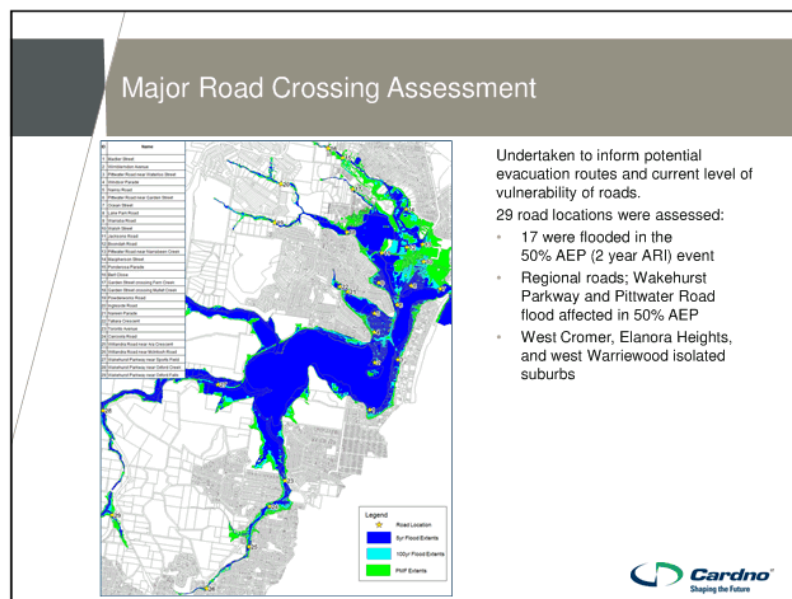
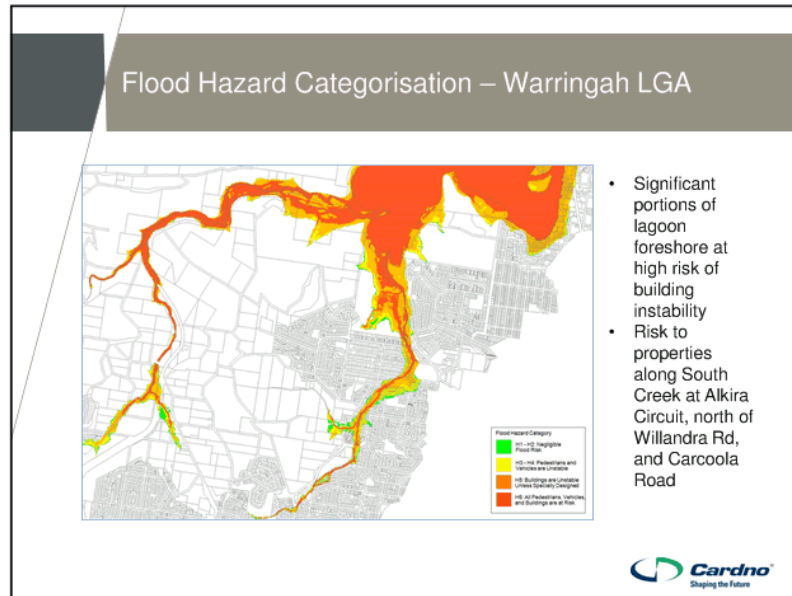
## Flood Hazard Categorisation – Pittwater LGA



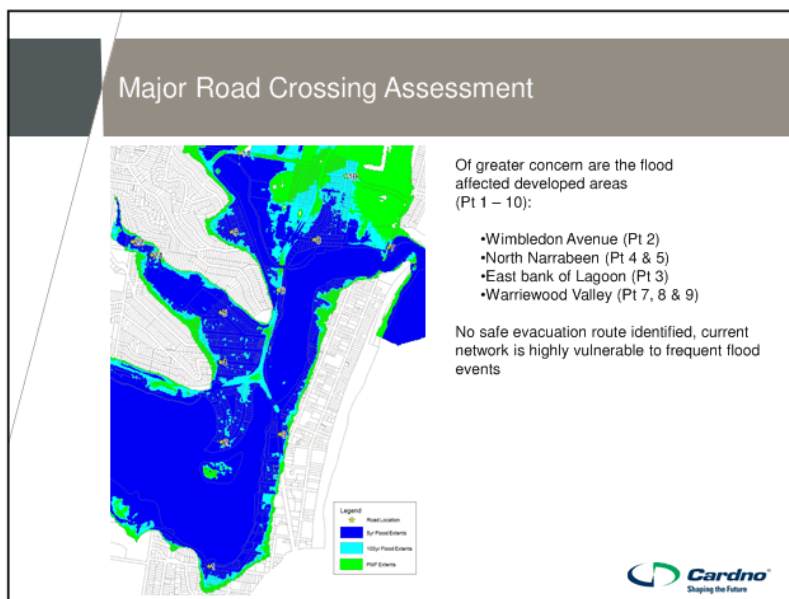
- No clear evacuation routes – all crossings are very high risk (H5 or Above)
- Significant portions of Warriewood at high risk of building instability
- All locations within Lagoon Backwater at risk

**Cardno**  
 Shaping the Future

10/09/2015



10/09/2015



### Flood Emergency Response - Background

There are two main forms of flood emergency response that may be adopted:

- Evacuation: The movement of occupants out of the floodplain before the property becomes flooded;
- Shelter-in-place: The movement of occupants to a building that provides vertical refuge on the site or near the site before their property becomes flood affected.

In 2013, the Australian Fire and Emergency Service Authorities Council (AFAC), of which NSW SES is a member, released a guideline for flash flood events:

- Flash flooding may be defined as flooding that occurs within 6 hours or less of the flood-producing rainfall within the affected catchment
- The safest place to be in a flash flood is well away from the affected area, evacuation is the most effective strategy
- Evacuation too late may be worse than not evacuating at all because of the dangers inherent in moving through flood waters
- Shelter-in-place is an acceptable alternative when evacuation not feasible

The NSW SES Timeline Evacuation Model:

> Surplus Time = Time Available – Time Required

If surplus time is positive then evacuation of all occupants is feasible, while a negative value implies evacuation of all occupants is not likely to be able to be achieved.

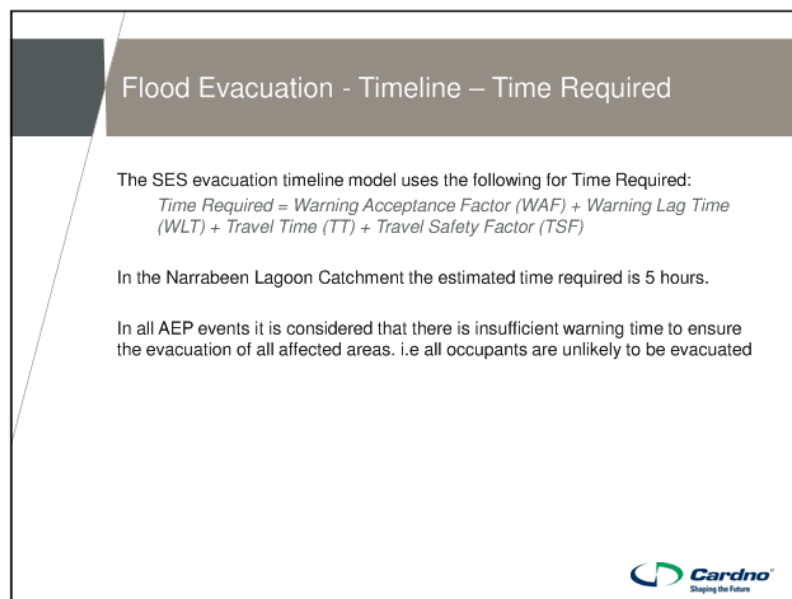
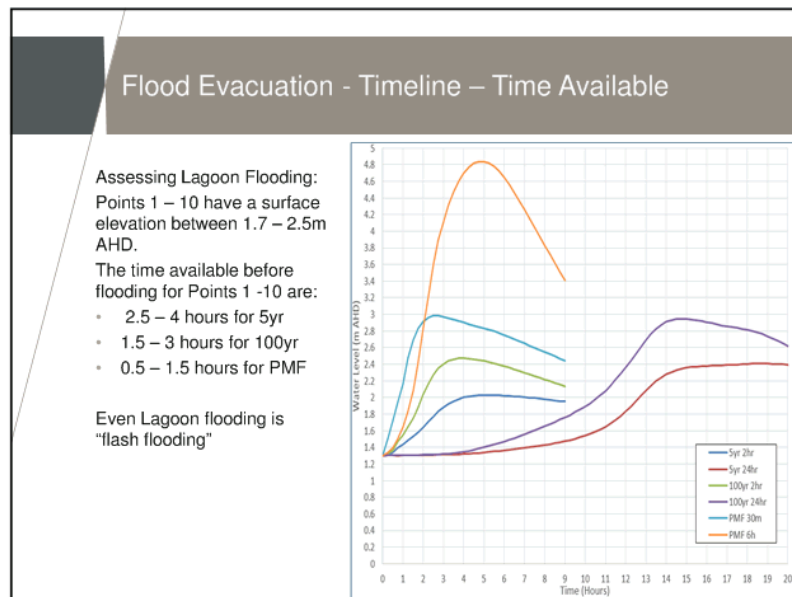
Time Available is dependent on the rate of rise of floodwaters

Time Required is a function of doorknocking time, resident response time, traffic and travel time, SES mobilisation time, and warning system time

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Shaping the Future



10/09/2015



10/09/2015

## Flood Evacuation Discussion

Potential ways to improve the evacuation timeline:

- Increase flood awareness (reducing the current 2 hours for occupants to react)
- Introduce rainfall forecasting (reducing the current 3 hours for warning to be sounded).
- Localised evacuation the most feasible improvement: new developments implement their own flood awareness and flood evacuation siren systems

Some residences cannot evacuate, therefore shelter-in-place is acceptable if:

- Structure is guaranteed to be stable (H6 areas excluded)
- Floor levels are above PMF level (for most of lower floodplain this is 2-3 metres above ground level)
- The duration of isolation is expected to not exceed 24 hours for Narrabeen Lagoon which is relatively low risk

No silver bullet approach is available. Even options provided may have the opposite effect on response time – i.e. rainfall forecasting – false alarms may desensitise people to the risk.

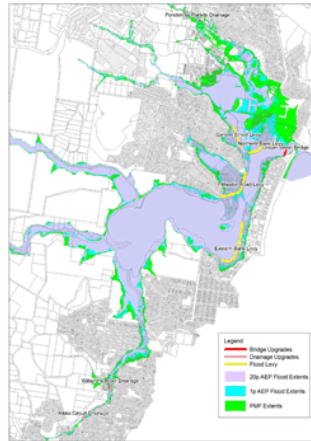


## Community Consultation – Mitigation Option Feedback

Floodplain Management Option	Rank
Mechanically open the lagoon entrance when a trigger water level is reached.	1
Planning and flood related development controls to ensure future development does not add to the existing flood risk.	2
Improve drainage, such as upgrades to stormwater pits and pipes to improve capacity	3
Continue the existing program of lagoon entrance clearance every 6 years.	4
Improve creek channels (including removal of weeds and bank stabilisation)	5
Flood forecasting, flood warning, evacuation planning and emergency response such as early warning systems, improved local SES capabilities/resources or improved radio and phone communications.	6
Education of the community, providing greater awareness of the potential hazards.	7
Detention basins.	8
Maintain the beach height at the entrance at a specified level and allow to open 'naturally' when the height is exceeded.	9
Voluntary house raising subsidies to assist property owners to raise existing floor levels for flood protection.	10
Levee banks	11
Increase the size of culverts or bridge opening	12
Voluntary house purchase of the worst affected properties.	13
Permanently open the lagoon entrance with hard structural measures (e.g. training walls, breakwaters, sea walls or groynes)	14
Install pipes at the lagoon entrance	15



## Potential Structural Mitigation Options



Potential Options are shown for discussion purposes.

Looking for feedback on options as well as other options to assess

Impact of Climate Change will be considered within the options assessment



## Levee System Options



Pros:

- Potential to dramatically increase flood protection of properties behind the levee system
- Minimal land acquisition required if appropriately aligned
- Can be designed to cater for elevated sea levels

Cons:

- High cost
- Visually unappealing
- Low community support
- Potential to exacerbate the impact of catchment flooding behind the levee
- To completely prevent overtopping PMF depth between 2 – 3 metres



10/09/2015

## Ocean Street Bridge – Raising or Opening

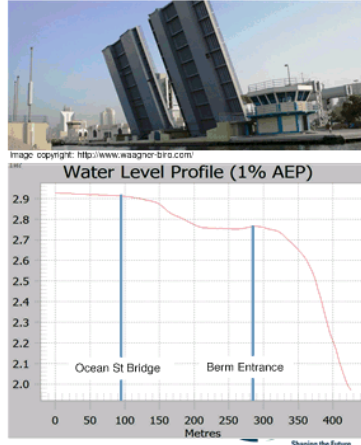
Currently acts as a throttle to flow discharging in low frequency events. Will become more of an issue as sea levels rise

### Pros:

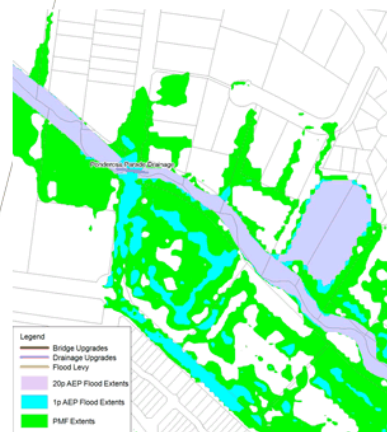
- Will enable free passage of flow underneath lowering lagoon levels up to Pittwater Road bridge
- Will increase safety of region (prevent attempts to cross road in flood events)
- Depending on design can accommodate various future climate scenarios

### Cons:

- High cost
- Low community support



## Ponderosa Parade – Culvert Upgrade



Known area where culvert capacity is insufficient – causes road blockages and breakout flow

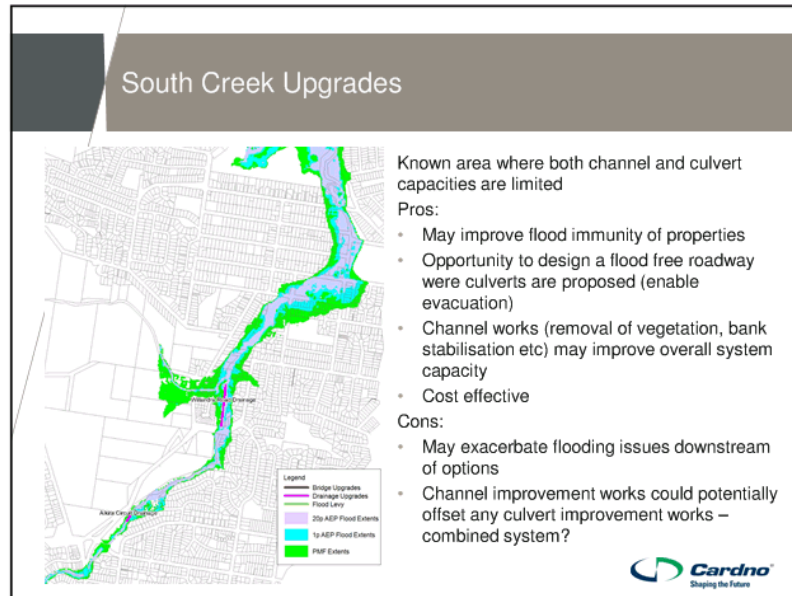
### Pros:

- May improve flood immunity of downstream properties
- Opportunity to design a flood free roadway (enable evacuation)
- Cost effective

### Cons:

- May exceed the capacity of the creek downstream (unlikely)
- Low community support

10/09/2015





**MINUTES OF MEETING**

**Manly Lagoon Catchment Coordinating Committee**

**HELD THURSDAY 30<sup>th</sup> April 2015**

*NOTE: All minutes are subject to confirmation at a subsequent Council  
or Planning and Strategy Committee meeting.*

**PRESENT:**

**Citizen Members:**

Clr Hugh Burns  
Clr Candy Bingham  
Dr Judy Lambert  
Clr Sue Heins  
Dr Helen Wilkins  
Dr Frank Gleason  
Mr Mark Roberts  
Mr Tom Hazell  
Mr Malcolm Fisher  
Mr Richard Cox

Manly Council (Chairperson)  
Manly Council  
Manly Community Representative  
Warringah Council  
Warringah Community Representative  
Warringah Community Representative  
Warringah Community Representative  
Proxy for the State Member for Manly  
Save Manly Dam Catchment Committee  
Warringah Chamber of Commerce

**State Government Representatives:**

Mr Stan Rees

Dept. of Trade and Investment - Crown Lands

**Manly Staff Representatives:**

Mrs Christina Femia  
Mr Patrick Stuart

Water Cycle Management Team Leader  
Catchments Project Officer

**Warringah Staff Representatives:**

Mr Todd Dickinson  
Mr Adrian Turnbull  
Mr Jason Ruszczyk

Natural Environment Unit Manager  
Environment Strategy Manager  
Environment Officer - Catchment

**TO THE MAYOR AND COUNCILLORS OF THE COUNCILS**

The **Manly Lagoon Catchment Coordination Committee (MLCCC)** met on 30<sup>th</sup> April, 2015, to consider the matters referred to it and now provides the following advice to Manly and Warringah Councils.

**OPEN**      The meeting commenced at 5:10pm

**ACTION**

**ITEM 1 APOLOGIES AND LEAVE OF ABSENCE**

Apologies were received from the following members:

- Cllr, Mayor Jean Hay AM (Manly Council)
- Cllr, Mayor Michael Regan (Warringah Council)
- Mr Norm Nikolich (Sydney Water)
- Mrs Chantelle Hoare (Manly Chamber of Commerce)
- Mr Eduard McPeake (Manly Council Staff)
- Mr Marcel Green (NSW Fisheries)
- Mr Mark Simpson (Manly Unit SES)
- Mr Tony Pinelli (Sydney Northern Region SES)
- Mr Michael Bradbery (Manly, Balgowlah, Wakehurst, Warringah Golf Courses)
- Mr Gus Pelosi (NSW Office of Environment and Heritage)

**ITEM 2 DECLARATION OF INTEREST**

No declarations of interest were received from Committee members or attendees.

**ITEM 3 Confirmation of Minutes**

The Minutes of the Committee meeting held 29<sup>th</sup> January 2015 are confirmed.

Moved: Cllr Sue Heins

Seconded: Dr Frank Gleason

Dr Helen Wilkins requested that she be added to the apology list in the 29<sup>th</sup> January 2015 Meeting Minutes.

**ITEM 10 General Business (Brought forward in Agenda)  
10.1 21<sup>st</sup> April Manly Lagoon Flood Response**

*Submitted by Mr Tom Hazell*

Moved by Cllr Heins and Mr Tom Hazell to bring the 20<sup>th</sup> to 22<sup>nd</sup> April Flood Response General Business item to the front of the Agenda due to the relevance with the flooding occurring 8 days prior.

Mr Tom Hazell provided an account of his experience of the 21<sup>st</sup> April 2015 storm event and the response of the SES and Police from his property at Lakeside Crescent, North Manly. Mr Hazell observed flood waters reaching a maximum height of about 2.2m AHD (which matches peak lagoon water level gauge readings).

The large scale response of the SES, NSW Police and Councils were discussed, noting communication issues experienced between the organisations and the manner and wording of information that was conveyed to the public.

Please note as per item 11.1 that the committee expressed thanks to the SES for their efforts during the storm and the clean-up.

Committee members were reminded of information available on the Northern Beaches Flood Warning and Information Website online at: [www.mhl.nsw.gov.au/users/NBFloodWarning/](http://www.mhl.nsw.gov.au/users/NBFloodWarning/)



#### Recommendation

The committee recommends that the following items be discussed at the SES post flood event catch up meeting and explored in the Manly Lagoon Floodplain Risk Management Study and Plan:

- Road closures;
- Police action;
- Careful wording for SES staff and other emergency response teams;
- Opening of the Manly Lagoon berm;
- Pre-scripted messages to prevent alarm and panic;
- Identifying local members with good local community information and knowledge;
- Evacuation routes;
- Management of Manly Dam spillway;
- Warning systems;
- Awareness of streets that get flooded;
- Measures that residents can do to reduce the potential flood risk;
- Communication strategy including education (such as the need to have certain items on hand, for example, batteries and radios).

SES,  
Manly and  
Warringah  
Councils

#### ITEM 4 Investigation into Alleged Encroachment Issues – Crown Land Parcels Adjacent to Mermaid Pool

*Submitted by Warringah Council in response to Item 5 of MLCCC meeting held 29 January 2015*

Warringah Council and Crown Land staff explained that investigations were being conducted into alleged encroachment issues on Crown land parcels adjacent to Mermaid Pool.

Mr Tom Hazell left at 18:30hrs (due to Council appointment/meeting).

#### Recommendation

Investigations continue and appropriate actions be taken by the relevant authorities.

That the information be received and noted.

Warringah  
Council  
and  
Crown  
Lands

#### ITEM 5 MLCCC Requested Information – Crown Land Adjacent to Mermaid Pool

*Submitted by Manly Council in response to Item 5 of MLCCC meeting held 29 January 2015*

The following requests for information were made by the MLCCC at the 29<sup>th</sup> January 2015 Meeting.

Crown Lands - ownership of each lot and status of any Aboriginal Land Right Claim on the Lots. Crown Lands to advise on whether the zoning at time of claim is maintained at time of determination.

Manly Council - the requirements for a community trust to take over the maintenance of an area of land.

Crown Lands - the process and feasibility of reserving these parcels for public purpose under the Crown Lands Act 1989.

Mr Stan Rees presented Powerpoint slides and hand-outs on the ownership and zoning of the Lots. The feasibility and possible processes for changing the zoning or purposes of the lots were discussed, as well as the feasibility and possible processes for a community trust or organisation (for example Save Manly Dam Committee) to take over management of the Crown Lands owned lots.

#### **Recommendation**

Crown Lands take whatever steps are within their power to reserve the land for environmental management.

**Crown  
Lands**

Warringah Council consider rezoning the subject parcels to be consistent with the surrounding land and future use when it undertakes a review of zoning within the Warringah LGA.

**Warringah  
Council**

That the information be received and noted.

#### **ITEM 6 Innovative Research within Manly Lagoon**

*Submitted by Warringah Council*

*This item was deferred to the next meeting due to time constraints.*

#### **ITEM 7 Manly West Park Sediment Basin Project**

*Submitted by Mr Michael Bradbury on behalf of Manly Golf Course*

An update was provided By Mrs Christina Femia on the Manly West Park Sediment Basin Project.

Construction of the basin was discussed. Sheet piling is proposed 24.8m long by 5m wide by 8m deep (to bedrock). The sheet piling will be 7.5mm thick and the proposed sediment basin will be approximately 2 meters deep.

#### **Recommendation**

That the information be received and noted and that the MLCCC be kept informed about the project and its timeline.

**Manly  
Council**

#### **ITEM 8 Manly Lagoon Floodplain Risk Management Study and Plan**

*Submitted by Warringah Council*

Mr Adrian Turnbull provided an update on the Floodplain Risk Management Study and Plan Project.

Warringah Council, in partnership with Manly Council and the Office of Environment and Heritage, has engaged WMA Water to assist in preparing a Floodplain Risk Management Study and Plan for the Manly Lagoon catchment. The study will tell us about the most appropriate way to manage flooding in the catchment through the investigation of a range of floodplain management options. The Councils are currently preparing a questionnaire to seek resident's comments about previous flood experiences and potential ways to

manage flooding, which will be mailed out towards the end of the current financial year. Expected completion date is September 2016.

**Recommendation**

That the information be received and noted and that the MLCCC be kept informed about the project.

**ITEM 9 Manly Lagoon Siltation**

*Submitted by Mr Mark Roberts*

Mr Mark Roberts expressed concern that silt and sand is depositing west of the shallow area of the lagoon mouth, adjacent to Lagoon Park.

Mrs Christina Femia provided a briefing on what Manly Council proposes to do with the siltation at the mouth of the lagoon. It was noted that dredging had been undertaken in the past near the outlet of Manly Lagoon however there were no current or long term plans to dredge the area. The impact of dredging in terms of tidal flushing, visual amenity and improving conveyance and flood benefits will be assessed in the Manly Lagoon Floodplain Risk Management Study and Plan. .

Mr Todd Dickinson left at 19:20hrs.

**Recommendation**

That the information be received and noted.

**ITEM 10 Update from Sydney Water**

*Submitted by Norm Nikolich*

The committee was referred to read Attachment 2 – Update from Sydney Water April 2015.

**Recommendation**

That the information be received and noted.

**ITEM 11 GENERAL BUSINESS****11.1 21<sup>st</sup> April 2015 Storm Clean-up**

Thanks were expressed to the SES for their efforts during the storm and the clean-up.

**Recommendation**

That the information be received and noted

**11.2 Major Warringah Council Project Near Manly Lagoon Catchment Boundary**

Clr Sue Heins notified the Committee of a Warringah Council proposal for the creation of indoor sports facilities adjacent to the Warringah Aquatic Centre.

Concerns were raised about environmental issues.

**Recommendation**

That the information be received.

**ITEM 11 NEXT MEETING DATE:**

**Date:** Thursday 30<sup>th</sup> July 2015

**Time:** 5pm

**Venue:** Manly Council Chambers

Following the 29<sup>th</sup> October 2015 meeting, subsequent meetings are proposed for 4<sup>th</sup> February 2016 and 28<sup>th</sup> April 2016.

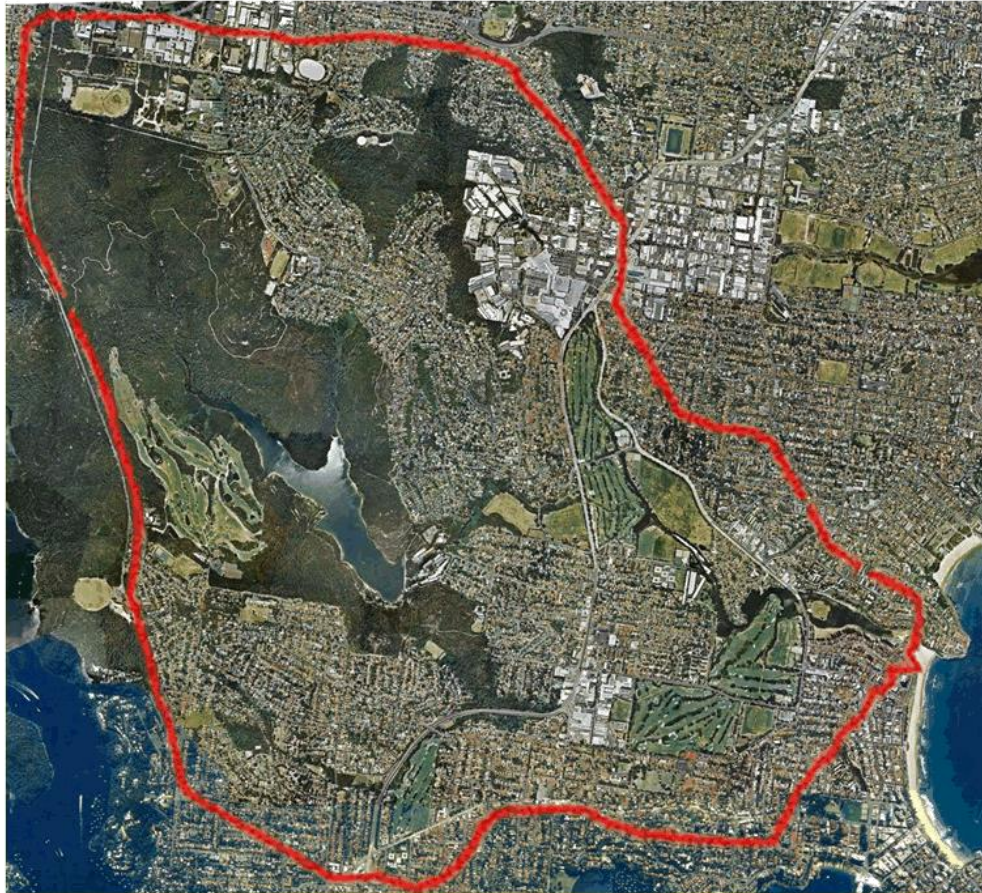
Meeting closed at 19:30hrs

DRAFT



**Attachment 1 – Indicative Map showing the extent of Manly Lagoon Catchment.**

The catchment draining to Manly Lagoon is approximately 18 square kilometres, and includes the suburbs of Balgowlah, North Balgowlah, Allambie Heights, Manly Vale, North Manly, Queenscliff, or parts thereof, as well as Manly Dam, four Golf Courses, and Warringah Mall.



**Attachment 2 - Update from Sydney Water - April 2015**



**Sydney Water update – April 2015**

**North Head Wastewater Treatment Plant (WWTP)**

Sydney Water is continuing work at North Head WWTP to help manage odour. This includes replacing the Northern Suburbs Ocean Outfall Sewer (NSOOS) scrubber with bio-trickling filters (BTFs). The scrubber treats air from the NSOOS and underground screenings area of the plant.

The nine BTFs have now been installed and the new scrubber is expected to be operating by December 2015.

The upgrade of the underground NSOOS ventilation system is almost complete. Electrical work is underway to connect newly installed fans and testing of the entire system continues to make sure it is working as designed.



**New bio-trickling filters at North Head WWTP**

### **Narrabeen Wastewater Submain Project**

Since August 2013, Sydney Water's contractor, Monadelphous Infrastructure Group, (formerly Water Infrastructure Group) has been repairing a large wastewater pipe known as the Narrabeen Submain. Repairs have been completed in North Manly, Collaroy, Cromer, North Curl Curl and Brookvale. Work in Manly Vale and Balgowlah is still progressing.

Close to 3.9 kilometres of pipe is being repaired and the maintenance holes are up to 33 metres deep. This work will improve the wastewater system and involves:

- cleaning and preparing internal concrete surfaces
- removing and disposing of silt and debris and asbestos
- installing a structural liner inside the pipe
- building new maintenance holes.

Further asbestos has been found in a section of pipe in Balgowlah and will be removed shortly. Work is now expected to be completed late July 2015, weather permitting. The completion date has been extended due to wet weather, additional work to remove the asbestos found in the pipe and the takeover of Water Infrastructure Group by Monadelphous Engineering Pty Ltd.

Affected stakeholders and residents have been consulted throughout our work. Controls are in place to minimise impacts on residents and businesses.

Work is mostly done at night when wastewater flows in the pipe are at their lowest level. Night work hours are Sunday to Friday, 10 pm to 8 am. Deliveries and some minor work are done during the day between 7 am and 5 pm, Monday to Friday.

For more information visit [sydneywater.com.au](http://sydneywater.com.au) under Current projects.



**Installing the new structural liner**



Submissions Summary Table - Key Site B Planning Proposal

## Submissions Summary Table - Key Site B Planning Proposal

- The following provides a summary breakdown of the issues raised in submissions to the public exhibition period.
- The issues are assessed against the scope of the Planning Proposal, that is, the range of proposed changes to the LEP. It is noted that both the current LEP and Stage 1 DA for the site permit 'a large' development on the land.

Issue	Number of times issue raised	Summary of issue raised	Response
<ul style="list-style-type: none"> <li>Height of buildings</li> </ul>	<ul style="list-style-type: none"> <li>25</li> </ul>	<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>No further increase in building height should be allowed;</li> <li>No additional height without a corresponding reduction in floor space elsewhere on the site</li> <li>Incremental changes in different parts of the site add-up</li> <li>Maintain the towers as slim-line not boxlike</li> </ul>	<ul style="list-style-type: none"> <li>The proposed additional height involves various changes to the LEP Height of Buildings map. The assessment has found that in the majority of instances the changes are unsatisfactory.</li> <li>An assessment of these aspects is provided within the Assessment Report.</li> <li>Many of the concerns raised on the grounds of additional building height can be sustained against the proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Traffic congestion</li> </ul>	<ul style="list-style-type: none"> <li>17</li> </ul>	<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Roads already congested in Dee Why and its surrounds</li> <li>Increased congestion will result</li> <li>More capacity needed within road and transport network to accommodate more development</li> <li>Better traffic management needed in the town centre</li> </ul>	<ul style="list-style-type: none"> <li>The limitations of the existing road network are well known to Council and the community.</li> <li>Several traffic assessments have investigated the constraints and opportunities to improve the current situation and provide capacity for future growth. The Dee Why Town Centre Masterplan 2013 proposes a range of traffic changes that are aimed at improving access within the town centre. Council is currently investigating when and how these access improvements will be implemented.</li> <li>Notwithstanding the significant extent of the land's current development potential under the LEP, additional floor space is proposed by the amended plans. The proposed additional floor space is not quantified in the documentation supporting the proposal, has not been sufficiently justified by the proponent on environmental assessment grounds and has not been assessed for its</li> </ul>

Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
<ul style="list-style-type: none"> <li>Visual impact &amp; bulk</li> </ul>	<ul style="list-style-type: none"> <li>12</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Increased bulk results from the proposed changes</li> <li>The proposed changes will interrupt view lines of escarpment</li> <li>The towers are not 'slim-line' any longer</li> <li>The proposed changes result in no podium to Pittwater Road – the sheer, vertical 9 storey wall proposed is unsatisfactory</li> <li>Adverse visual impact' on apartments at 12 Howard Avenue</li> </ul>	<ul style="list-style-type: none"> <li>impact on road system capacity</li> <li>It is assessed that no additional floor space should be entertained without justification of the road system's capacity to accommodate the proposed increased intensity of the development. Further this should not occur without consideration of the level of community infrastructure that the proposal is offering.</li> <li>The concerns raised on the grounds of traffic congestion can be sustained against the additional floor area resulting from the proposal.</li> <li>As identified above, additional floor space results from the proposed LEP amendments requested by the proponent.</li> <li>In terms of the additional bulk of the building design and the visual appearance of the two tall towers not appearing as 'slim-line', these impacts are assessed as arising from the proposed increase in the building envelope, and proposed additional gross floor area.</li> <li>The concerns raised against the proposal on the grounds of increased visual bulk can be sustained against the Planning Proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Insufficient infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>11</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Infrastructure is currently inadequate</li> <li>Infrastructure is insufficient to support growth</li> <li>Infrastructure should come first</li> <li>Infrastructure is not keeping pace with population growth</li> </ul>	<ul style="list-style-type: none"> <li>Being within an established urban location the land is serviced by key utility infrastructure (water, sewer, electricity).</li> <li>In terms of local community infrastructure, the Dee Why Town Centre Masterplan 2013 has identified the need for a range of local infrastructure upgrades to things like pavements, parks, roads, bus stops and drainage. Some examples include: <ul style="list-style-type: none"> <li>Traffic and transport improvements including: 2 new</li> </ul> </li> </ul>

Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
Commercial and retail floor space	10		<ul style="list-style-type: none"> <li>Public transport improvements are needed</li> </ul>	<p>north south roads, a new one way road system around Oaks and Howard Avenues, an indented bus bay on Pittwater Road.</p> <ul style="list-style-type: none"> <li>Drainage System upgrades, for example, in Redman Road, Pittwater Road, and Oaks Avenue.</li> <li>Expansion and embellishment of open space, for example, creation of a plaza fronting Howard Avenue, and expansion of Walter Gors Park.</li> <li>Council will deliver these infrastructure upgrades as the development of the town centre progresses, in a co-ordinated manner.</li> <li>The concerns raised on the grounds of there being insufficient infrastructure cannot be sustained against the proposal.</li> </ul>
			<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Non residential land uses - Object to the proposed permissibility of medical centres and offices on the ground floor level</li> <li>No reduction in Commercial and retail floor space. It is needed to support the new population</li> <li>Reduced function will have an adverse economic impact</li> <li>The role of Dee Why as a strategic centre will be diminished</li> <li>Hill PDA report is inadequate. It does not justify the significant reduction in commercial floor space required for the site</li> <li>The site is ideally located to maintain its retail and employment function</li> </ul>	<ul style="list-style-type: none"> <li>The assessment has found that the scale of the proposed reduction in commercial floor space is unsatisfactory.</li> <li>It is recommended that non-residential development be required within the ground and first floor levels but not within the second floor level. This would result in a single floor level reduction in commercial floor area.</li> <li>An assessment of these aspects is provided within the Assessment Report.</li> <li>The concerns raised on the grounds that the extent of the proposed commercial floor space reduction is too significant can be sustained against the proposal.</li> </ul>

Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
			<ul style="list-style-type: none"> <li>The development should maintain sufficient retail and commercial functions</li> <li>Object to increase in residential units</li> <li>Reduced retail area should not be supported</li> <li>Negative impact on vibrancy and future function of the town centre</li> </ul>	
<ul style="list-style-type: none"> <li>Beachside character</li> </ul>	<ul style="list-style-type: none"> <li>10</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>The proposal is out of keeping with the character of the location</li> <li>Dee Why is not a high rise city</li> <li>The proposed development will reduce public amenity</li> </ul>	<ul style="list-style-type: none"> <li>It is acknowledged that building height of the scale proposed is a significant change for Dee Why and indeed the Warringah Council area. This building scale is planned and anticipated within the Dee Why Town Centre Masterplan 2013, the Stage 1 DA approval for the site and within Part 7 of the Warringah LEP 2011.</li> <li>It is assessed that the concerns raised against the proposal on the grounds of increased visual bulk can be sustained against the Planning Proposal.</li> <li>The concerns raised against the proposal on the grounds of the general nature and scale of a large mixed use development with higher buildings than currently exist in the town centre cannot be sustained.</li> </ul>
<ul style="list-style-type: none"> <li>Car parking</li> </ul>	<ul style="list-style-type: none"> <li>9</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>There are current car parking shortages within the town centre</li> <li>There is inadequate car parking provision to cope with the increased demand</li> <li>The development proposes a reduction in car parking whereas increased car parking is needed.</li> </ul>	<ul style="list-style-type: none"> <li>The Dee Why Town Centre Masterplan 2013 has identified the need for infrastructure upgrades including additional car parking. The requirements for car parking in relation to the development of the land are contained within the Warringah DCP, not within the LEP. There are no changes proposed by the proponent to the DCP as part of the Planning Proposal application.</li> <li>Notwithstanding, the proponent has expressed an intention to seek a variation to the car parking standards within the DCP when they make their Development Application. If this occurs justification will be required and detailed assessment of this matter would be undertaken by council in the assessment of the matter.</li> </ul>

Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
<ul style="list-style-type: none"> <li>Shading impact</li> </ul>	<ul style="list-style-type: none"> <li>9</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>There is an inadequate assessment of shading impacts within proposal</li> <li>Adverse impacts on neighbouring residential apartments in 8-10 Oaks Avenue</li> <li>Adverse impacts on land to the south</li> </ul>	<p>Car parking requirements are not within the scope of this assessment.</p> <ul style="list-style-type: none"> <li>The concerns raised in relation to car parking cannot be sustained against the proposed LEP changes.</li> <li>Some shading analysis illustrations have been provided in support of the proposed height increases.</li> <li>The majority of the proposed height (and building envelope) increases are not supported. The resulting bulk, scale, and solar access impacts (and insufficient justification of those impacts) are some of the reasons why these are assessed as unsatisfactory.</li> <li>Specific shading impacts upon individual dwellings is a matter for the applicant during detailed design and subsequently for Council during the assessment of any future Development Application on the land.</li> </ul>
<ul style="list-style-type: none"> <li>Overdevelopment</li> </ul>	<ul style="list-style-type: none"> <li>4</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Size, scale, bulk are excessive</li> <li>Dee Why has provided enough new housing</li> <li>The proposal involves taller buildings that cover a larger area of the building footprint</li> </ul>	<ul style="list-style-type: none"> <li>As identified above, additional floor space results from the proposed LEP amendments requested by the proponent.</li> <li>In terms of the additional bulk of the building design, these impacts are assessed as arising from the proposed increase in the building envelope, and proposed additional gross floor area.</li> <li>It is assessed that the concerns raised against the proposal on the grounds of increased bulk, building footprints and building envelopes can be sustained against the Planning Proposal.</li> </ul>
<ul style="list-style-type: none"> <li>View loss</li> </ul>	<ul style="list-style-type: none"> <li>3</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>The proposal will result in adverse impacts on vistas</li> <li>Will impact views from properties in Delmar Parade</li> </ul>	<ul style="list-style-type: none"> <li>The current LEP provisions and Stage 1 Development Approval that are applicable to the land allow for a significant scale redevelopment with tall buildings permitted on the land.</li> <li>The potential for view loss from a range of vantage</li> </ul>

Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
			<p>looking north</p> <ul style="list-style-type: none"> <li>Adverse impacts on ocean views from 10-12 Oaks Avenue</li> </ul>	<p>points surrounding the site and the town centre was considered in the formulation of the current LEP controls (and the stage 1 DA for the land that preceded the LEP).</p> <ul style="list-style-type: none"> <li>Specific view impacts upon individual dwellings is a matter for the applicant during detailed design and subsequently for Council during the assessment of any future Development Application on the land.</li> </ul>
<ul style="list-style-type: none"> <li>Open Space</li> </ul>	<ul style="list-style-type: none"> <li>3</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>There is a need for a commensurate increase in open space</li> <li>The ground level plaza fronting Howard Avenue needs to be maintained. There shouldn't be any changes / reduction in this space</li> </ul>	<ul style="list-style-type: none"> <li>The Dee Why Town Centre Masterplan 2013 has identified the need for local infrastructure upgrades including the expansion and embellishment of local parks.</li> <li>Examples include: creation of a plaza / town square fronting Howard Avenue, expansion of Walter Gorr's Park upgrading of St Davids Park, upgrading of Mooramba Road plaza.</li> <li>The concerns raised in relation to open space being inadequate cannot be sustained against the proposed LEP changes.</li> </ul>
<ul style="list-style-type: none"> <li>Dangerous precedent</li> </ul>	<ul style="list-style-type: none"> <li>3</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>The height of the towers will set a precedent for further development at this height</li> </ul>	<ul style="list-style-type: none"> <li>The Building Height allowing for two tall slim-line towers of RL 78m and RL 75m is already established within the LEP</li> <li>The current LEP provisions and Stage 1 Development Approval applicable to the land allow for a significant scale redevelopment with tall buildings.</li> <li>This concern is not able to be sustained on planning grounds.</li> </ul>
<ul style="list-style-type: none"> <li>The public interest</li> </ul>	<ul style="list-style-type: none"> <li>3</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>The proposed changes are not in the public interest</li> <li>The proposal is a 'grab-for-cash' by the developer and</li> </ul>	<ul style="list-style-type: none"> <li>It is acknowledged that some of the changes proposed are not assessed as being within the public interest, for example additional floor area, additional building bulk, the extent of the commercial floor space reduction proposed. The concerns raised in relation to these</li> </ul>

Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
			is not in the public interest	<ul style="list-style-type: none"> <li>aspects can be sustained against the proposal.</li> <li>The overall redevelopment of the site is assessed as being within the public interest.</li> </ul>
<ul style="list-style-type: none"> <li>Developer donations</li> </ul>	<ul style="list-style-type: none"> <li>3</li> </ul>		The nature of comments were: <ul style="list-style-type: none"> <li>Legitimacy of Voluntary Planning Agreement; Legitimacy of monetary incentives associated with development proposals</li> <li>The Voluntary Planning Agreement is inadequate</li> <li>Bribe for increased development rights</li> </ul>	<ul style="list-style-type: none"> <li>Voluntary Planning Agreements are a legitimate means to support the redevelopment of land and in this case obtain community infrastructure to support the renewal of the Dee Why Town Centre.</li> <li>There is already a Voluntary Planning Agreement applicable to the land's redevelopment.</li> <li>This concern is not able to be sustained on planning grounds.</li> </ul>
<ul style="list-style-type: none"> <li>Financial impacts</li> </ul>	<ul style="list-style-type: none"> <li>3</li> </ul>		The nature of comments were: <ul style="list-style-type: none"> <li>The proposal will result in land devaluation</li> </ul>	<ul style="list-style-type: none"> <li>No empirical evidence has been submitted to sustain an objection against the proposal on these grounds.</li> </ul>
<ul style="list-style-type: none"> <li>Quality of life</li> </ul>	<ul style="list-style-type: none"> <li>2</li> </ul>		The nature of comments were: <ul style="list-style-type: none"> <li>Quality of life will be negatively impacted by the proposed development</li> </ul>	<ul style="list-style-type: none"> <li>This concern is not able to be sustained on planning grounds.</li> </ul>
<ul style="list-style-type: none"> <li>Roof top plant</li> </ul>	<ul style="list-style-type: none"> <li>1</li> </ul>		The nature of comments were: <ul style="list-style-type: none"> <li>Should be within the building structure to minimise noise impacts</li> </ul>	<ul style="list-style-type: none"> <li>Noise levels emanating from any roof top plant is a Development Application issue and ultimately a compliance issue once the development is operational.</li> <li>Noise levels are not an assessment consideration as part of the Planning Proposal assessment and cannot be sustained against the proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Walter Gors Park</li> </ul>	<ul style="list-style-type: none"> <li>1</li> </ul>		The nature of comments were: <ul style="list-style-type: none"> <li>Support for its expansion and improvement</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>
<ul style="list-style-type: none"> <li>Pedestrian bridge</li> </ul>	<ul style="list-style-type: none"> <li>1</li> </ul>		The nature of comments were: <ul style="list-style-type: none"> <li>No details provided</li> </ul>	<ul style="list-style-type: none"> <li>There are limited details provided in relation to the proposed new pedestrian bridge.</li> </ul>



Submissions Summary Table - Key Site B Planning Proposal

Issue	Number of times issue raised		Summary of issue raised	Response
<ul style="list-style-type: none"> <li>Privacy</li> </ul>	<ul style="list-style-type: none"> <li>1</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Adverse privacy impacts on apartments at 12 Howard Avenue</li> </ul>	<ul style="list-style-type: none"> <li>However there are sufficient details to enable an LEP provision to be created that would permit such a structure. Further details would be provided at DA stage if the land owner chooses to proceed and develop the pedestrian bridge.</li> <li>Specific privacy impacts upon individual dwellings is a matter for the applicant during detailed design and subsequently for Council during the assessment of any future development application on the land.</li> <li>The concerns raised on the grounds of potential privacy impacts cannot be sustained against the proposal.</li> </ul>
<ul style="list-style-type: none"> <li>Indented bus bay and bus stop / interchange changes</li> </ul>	<ul style="list-style-type: none"> <li>1</li> </ul>		<p>The nature of comments were:</p> <ul style="list-style-type: none"> <li>Matters of technical detail in relation to the design of the proposed bus bay</li> <li>Dimensions of proposed indented bus bay, access and amenity for all users.</li> </ul>	<ul style="list-style-type: none"> <li>The submissions raises technical issues relating to the land's public domain interface with the Pittwater Road bus stop.</li> <li>These issues are relevant to the design and implementation of public domain works, the Voluntary Planning Agreement and the future Development Application.</li> </ul>

Key Site B – Assessment of proposed LEP amendments

# Assessment Report

## PLANNING PROPOSAL

### Key Site B

September 2015

Key Site B – Assessment of proposed LEP amendments

## Key Site B – Assessment of proposed LEP amendments

### 1.1 Purpose

The purpose of this document is to itemise the WLEP 2011 changes proposed by Meriton (the proponent) and to undertake assessment of each. This document will form an attachment to the report to Council for its consideration pursuant to S57 and S58 of the Environmental Planning and Assessment Act, 1979.

### 1.2 Overview of proposed LEP changes

#### 1.2.1 The nature of the proposed changes

The nature of the proposed LEP amendments relate to:

- Land use mix
- Building Height
- Building Bulk and Additional Floor Area
- New Footbridge

#### 1.2.2 The extent of the proposed changes

In summary, the proponent propose to amend 6 clauses and add 1 new clause. This assessment also identifies an additional clause impacted by the proposed changes. A range of changes have also been proposed to the WLEP Height of Buildings Map which impact upon the permitted building configuration (shape and extent of the permitted building footprint and envelope).

The extent of clauses impacted are as follows:

- 7.1 Key Sites Map change – identified by council
- 7.3 Objectives for development within Dee Why Town Centre
- 7.6 Height of buildings accompanied by a range of modifications to the LEP Height of Buildings Map
- 7.8 Site B Oaks Avenue above Podium elements
- 7.10 Allowance for external ancillary plant and roof access
- 7.11 Town Square and pedestrian connections
- 7.12 Provisions promoting retail activity
- 7.14 Pedestrian footbridge - new

## Summary Table

### Summary Table

The nature of the proposed changes are summarised in the table below.

Main Issue	Sub issues	Related LEP Clauses & Maps	Acceptable or not acceptable
<b>Land use mix</b> These changes have Gateway	<ul style="list-style-type: none"> <li>Current requirement for shops, cafes and restaurants to front streets and pedestrian areas.</li> <li>Current requirement for ground level shops to be at the footpath level.</li> <li>Minimum requirement for retail at ground floor and non-residential on the 2 levels above ground floor.</li> <li>Restrictions of land uses within the 2 levels above the ground floor.</li> </ul>	<ul style="list-style-type: none"> <li>7.3(i)(ii) shops, cafes restaurants</li> <li>7.3(i)(iii) shops at footpath level</li> <li>7.3(j) non-residential use of first 3 levels</li> <li>7.12 Provisions promoting retail activity</li> </ul>	<ul style="list-style-type: none"> <li>7.3(i)(ii) –not acceptable</li> <li>7.3(i)(iii) – not acceptable</li> <li>7.3(j) – partially acceptable</li> <li>7.12 – partially acceptable</li> </ul>
<b>Building Height</b> Some of these changes have Gateway	<ul style="list-style-type: none"> <li>Various changes to the WLEP Height of Buildings Map - also reflected in concept plans accompanying the proponents application – have Gateway.</li> <li>Height increase from RL 25m to RL 31m for a small building component on site's southern boundary – has Gateway.</li> <li>Height increase of 9m from RL38m to RL47m at Pittwater Road frontage – doesn't have Gateway.</li> <li>Increased podium height of 1m from 31-32m – doesn't have Gateway.</li> <li>Additional 3 storey, above podium increase in height from RL 31m to RL 41m - residential building on north eastern corner of the site – does not have Gateway</li> </ul>	<ul style="list-style-type: none"> <li>7.6 Height of buildings and Height of Buildings Map</li> <li>7.10 Allowance for external ancillary plant and roof access</li> </ul>	<ul style="list-style-type: none"> <li>Not acceptable</li> <li>Not acceptable</li> <li>Not acceptable</li> <li>Acceptable</li> <li>Not acceptable</li> </ul>
<b>Building Bulk and Additional Floor Area</b> These changes have Gateway	<ul style="list-style-type: none"> <li>Additional floor area evident from expansion of building footprints               <ul style="list-style-type: none"> <li>- Additional floor area not quantified or documented</li> <li>- Additional floor area not justified on environmental planning grounds e.g. no traffic impact assessment</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>WLEP 2011 – Height of Buildings Map and 7.11 Town square and pedestrian connections</li> </ul>	<ul style="list-style-type: none"> <li>Not acceptable</li> </ul>
<b>New Footbridge</b> Doesn't have Gateway	<ul style="list-style-type: none"> <li>Needs to meet shading objectives</li> </ul>	<ul style="list-style-type: none"> <li>(New Clause) 7.14 Pedestrian footbridge (or like clause subject to legal drafting)</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable</li> </ul>
<b>Improve clarity of Key Sites Map</b> This change has Gateway	<ul style="list-style-type: none"> <li>7.1 - Key Sites Map – amend by removing building footprints within Sites A and B.</li> </ul>	<ul style="list-style-type: none"> <li>7.1 - Key Sites Map</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable – administrative change proposed by Council</li> </ul>

Assessment of proposed LEP amendments

## Assessment of proposed LEP amendments

The following provides a detailed, clause-by-clause breakdown of the proposed WLEP 2011 amendments and assessment of each matter.

### **7.1 Key Sites Map change – proposed by Council**

#### **Proposed Change**

It is proposed that the Site ' building footprints be deleted off the WLEP2011 Key Sites map. (See Attachment 12 to the public exhibition material for the current and proposed Key Sites Maps).

#### **Explanation**

The location of building footprints within Site B on the Key Sites Map is not relevant to the operation of any clauses in WLEP 2011. They are a duplication of the location of building footprints that are identified on the WLEP2011 Height of Buildings Map.

Duplication of building footprints on the 'Key Sites Map' is not necessary, noting that the purpose of the 'Key Sites Map' is not to identify the location of building footprints but instead to identify the location and extent of the:

- Dee Why Town Centre
- Proposed New Road
- Site A and Site B
- Town Square
- Pedestrian Connections

### **7.3 Objectives for development within Dee Why Town Centre**

#### **Overview**

The proposed change to this clause has received Gateway determination, however CI 7.3 (j) is subject to justification under S117 direction 1.1.

The existing clause provides 13 objectives relating to the future development of Key Sites A and B within the Dee Why Town Centre. The proposed changes relate to 7.3(i) subclauses (i) & (iii) and 7.3(j):

In summary the current purpose of these clauses is as follows:

- Objective 7.3 (i)(ii) seeks for retail uses too be provided on the ground floor level and for these retail uses to be 'active' and 'accessible' and create a 'lively ambience'
- Objective 7.3 (i)(iii) seeks for retail shops to be accessible and positioned at the footpath level.
- Objective 7.3 (j) seeks for levels 2 and 3 of the proposed development on Site B to be for non-residential development.

#### **Proposed Changes**

It is proposed to change clauses as follows:

- Clause 7.3(i) (ii) – remove requirement to promote shops, cafes and restaurants at Ground Floor Level.
- Clause 7.3(i) (iii) – remove the requirement that the Ground Floor Level uses be located at footpath level.

#### Assessment of proposed LEP amendments

- Clause 7.3(j) – remove the requirement which specifies that the two levels above Ground Floor Level shall accommodate non - residential uses.

#### Assessment

Clause 7.3(i) states:

- 7.3 (i) *to establish ground floor levels that are occupied by retail uses that:*
- (i) are highly active, accessible to the street and create a lively ambience, and*
  - (ii) provide a mix of retail shops, cafes and restaurants at the edges of street, pedestrian areas and open spaces, and*
  - (iii) are at the same level as the footpaths and provide opportunities for a generous promenade and distinctive street tree planting for shade and shelter,*

#### Change Request - Shops, cafes and restaurants

It is proposed to amend the wording of 7.3 (i)(ii) as follows:

- 7.3 (i) *to establish ground floor levels that are occupied by retail uses that:*
- (ii) provide a mix of retail uses at the edges of street, pedestrian areas and open spaces, and*

This change would remove the requirement for retail *shops cafes and restaurants* to be provided at the edges of streets, pedestrian areas and open spaces.

The proponent has not provided an explanation of why this change is requested nor any justification of this request for change.

In response:

- The term shop is defined in the Warringah LEP and includes:  
  
*'shop* means premises that sell merchandise such as groceries, personal care products, clothing, music, homewares, stationery, electrical goods or the like or that hire any such merchandise, and includes a neighbourhood shop, but does not include food and drink premises or restricted premises.
- **Note.** Shops are a type of **retail premises**—see the definition of that term in this Dictionary'.
- The proponent seeks to replace '*retail shops, cafes and restaurants*' with '*retail uses*'. There is no definition of retail uses within the Warringah LEP (or Standard Instrument LEP).
- The most similar definition is retail premises which includes the following:
  - (a) bulky goods premises,*
  - (b) cellar door premises,*
  - (c) food and drink premises,*
  - (d) garden centres,*
  - (e) hardware and building supplies,*
  - (f) kiosks,*
  - (g) landscaping material supplies,*
  - (h) markets,*
  - (i) plant nurseries,*

Assessment of proposed LEP amendments

- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (m) timber yards,
- (n) vehicle sales or hire premises,

- Given no explanation or justification is provided for this change request and that the term proposed (retail uses) is not defined within the Warringah LEP this proposed amendment is not supported.

*Change Request - Retail uses at the same level as the footpaths*

It is proposed to amend the wording of 7.3 (i) (iii) to remove the requirement for *retail uses to be at the same level as the footpaths*. The proposed clause wording is as follows:

7.3 (i) to establish ground floor levels that are occupied by retail uses that:

- (iii) provide opportunities for a generous promenade and distinctive street tree planting for shade and shelter.

This change would remove the requirement for retail *shops cafes and restaurants* to be provided at the same level as the adjoining footpaths.

In support of the request to amend Objectives 7.3 (i) (iii), the proponent provides the following justifications:

*As the site is affected by overland flow paths, it is not viable or suitable for the ground floor retail tenancies to be situated at the same level as the footpaths surrounding Site B. This would result in retail tenancies which would not be above the flood level or able to have a suitable freeboard. Accordingly, an alternate design solution would be required, which may result in level changes across the ground floor of the site.*

In response:

As previously stated within the report to Council on 25 November 2015:

- This aspect is not supported. The construction of ground floor retail and business premises above the footpath levels may decrease pedestrian access, reduce the appearance of human scale for pedestrians and reduce the viability of those commercial premises.
- Street activation and the levels between the public domain and this site are significant considerations. The proposed development has an extensive street frontage and features a publicly accessible town square within the site.
- Whilst this aspect is not supported it is understood that solutions are available, particularly considering the outcomes of the Dee Why South Catchment Flood Study adopted in 2013 and associated Floodplain Risk Management Study. Drainage upgrades are being planned for the town centre designed to ameliorate current storm water drainage disposal.

*Change Request - 2 levels (excluding the ground floor) of development for non-residential purposes*

This proposed amendment is related to the proposed amendment to clause 7.12 which is addressed separately below. In relation to Clause 7.3(j), the current clause states:

7.3(j) to accommodate additional employment opportunities, service functions and space for business, consistent with the role of Dee Why as a major centre, by providing at least 2 levels (excluding the ground floor) of development for non-residential purposes



## Assessment of proposed LEP amendments

The proposed clause wording is as follows:

- (j) to accommodate additional employment opportunities, service functions and space for business, consistent with the role of Dee Why as a major centre.*

In support of the request the proponent provides the following justifications:

*Since the Stage 1 DA Approval was designed and submitted to Council there have been significant changes to the development context in which Site B is situated. There has been an increase in the supply of retail floorspace within the trade catchment of the site. Key developments which have affected the demand for non-residential uses within the Town Centre are:*

*Dee Why Grand – shopping centre development which includes over 10,000sq.m of retail floorspace and 6,500sq.m of commercial office space.*

*Warringah Mall – Currently comprising approximately 115,000sq.m of retail floorspace with a 2-stage expansion: Stage 1 expansion approved for approximately 8,000sq.m of retail floorspace. Stage 2 expansion anticipated in next 5 years.*

*Balgowlah Shopping Centre – comprising approximately 11,000sq.m of retail floorspace.*

*Centro Warriewood – comprising approximately 21,500sq.m retail floorspace.*

*While retail uses will occupy the full extent of the ground floor of the development, some additional retail / commercial uses will be located above ground level in the podium to activate the future pedestrian bridge crossing Pittwater Road.*

In considering the proposed LEP change and the above justification made by the proponent the following matters are noted in response:

- Condition 1 (b) of the Gateway determination is in response to the proposed amendment to clause Cl 7.3 (j) and 7.12. The condition requires the proposed changes to be justified in terms of their inconsistency with 'Ministerial Direction 1.1 Business and Industrial lands'.
- The planning assessment in response to this request is provided in response to the request to change clause 7.12 later in this report.

## Conclusion

In relation to the request to amend Clause 7.3 Objectives for development within Dee Why Town Centre, the following conclusions are made:

- The proposed change to clause 7.3 (i) (i), in relation to the types of shops not needing to be cafes, restaurants at the ground level, is not considered satisfactory and is not be recommended for support.
- The proposed change to clause 7.3 (i)(iii), in relation to shops not needing to be located at the footpath level is not considered satisfactory and is not be recommended for support.
- The proposed change to clause 7.3(j), in relation to the two levels above the ground level not needing to be for non-residential purposes not be supported in its entirety. It is considered that non-residential development should continue to be required on the First Floor Level. However, this requirement may be deleted for the Second Floor Level thereby allowing residential or commercial uses or a mix of both.

## 7.6 Height of buildings

### Overview

A range of building height and envelope changes are requested, some before and some after the Gateway determination (as noted below).

#### Assessment of proposed LEP amendments

The existing clause 7.6 relates to Key Sites A and B and provides objectives and development standards in relation to the height of buildings on these sites.

The clause is accompanied by the LEP Height of Building Maps and some changes are proposed to these maps.

The objectives relate to the buildings maintaining a minimum provision of solar access to the footpath on the southern side of Oaks Avenue and the proposed town square fronting Howard Avenue on Key Site B.

The development standards relate to the heights of buildings on Keys Sites A and B (78 and 75 m for the 2 towers on Site B) and provide accompanying solar access requirements. Clause 7.6 (2) relates to the location of the towers on the Key Sites, providing the flexibility to shift the towers up to 2m in their location.

#### Proposed Changes

The proposed changes would be given effect by changing the WLEP 2011 Height of Buildings Map. The following changes are documented within the proponents planning reports that accompanying the planning proposal application:

- Increase the podium height from RL31 metres to RL32 metres - proposed change to the LEP Height of Buildings Map (Post Gateway);
- Increase the street wall height to Pittwater Road from RL38 metres to RL47 metres - proposed change to LEP Height of Buildings Map (Post Gateway);
- Increase the height of the building element in the north east corner of the site from RL31 metres to RL41 metres - proposed change to LEP Height of Buildings Map (Post Gateway);
- Increase the height of a triangular shaped internal building area (shown in Figure 6 below) from RL 25 metres to RL 31metres; proposed change to LEP Height of Buildings Map (Pre Gateway);

The following changes are not documented or justified to sufficient detail within the proponents planning reports that accompanying the planning proposal application:

- Various proposed changes to the LEP Height of Buildings Map have been noted within the plans and illustrations attached as appendices titled (Post Gateway). These plans and illustrations are titled:
  - Supplementary Urban Design Study – Annexure 1 to the document titled ‘Supplementary Report’ by Meriton dated 21 May 2015
  - Indicative Concept Plan – Appendix A to document titled Planning Proposal Request by Urbis Revision B dated July 2014

An assessment of the proposed changes is provided below. Each of these requests relate to different aspects of the proposed development and are therefore addressed individually.

#### Assessment

In relation to the proposed changes in building height, the proponent provides the following justifications in support of the request:

- The basis for the change is that Clause ‘4.6 Exceedance to development standards’ does not apply to Site B and therefore there is no flexibility to deviate, even to a minor extent, from the height controls specified on the height map.

In response:

In relation to clause ‘4.6 Exceptions of Development Standards’ of the LEP, subclause (8A) states:

*“...this clause does not allow development consent to be granted for development that would contravene a development standard for the maximum*

Assessment of proposed LEP amendments

*height of a building shown on the Height of Buildings Map on land shown on the Key Sites Map as the Dee Why Town Centre".*

The proponent's assertion that Clause 4.6 does not apply to Key Site B is incorrect. It applies in respect of all development standards other than maximum building height.

It is acknowledged that Clause 4.6(8A) has the effect of ensuring that the maximum building height for buildings in the Dee Why Town Centre cannot be varied using Clause 4.6. Given the nature of the proposed changes it is relevant to note the planning basis for why this is the case.

The LEP provisions relating to Key Site B were based on an environmental assessment of a Stage 1 Development Application (DA) relating to the land. The approval of the Stage 1 DA allowed for significant building height increases upon the land on the basis of certain community benefits being provided, for example a town square, and a maximum gross floor area established by building envelopes.

These building height and envelope limitations establish a maximum potential floor area for the land. This is calibrated to the road system capacity adjacent to and within the context of the site. Also to shading and visual impacts of the building envelopes. Consideration to these matters forms part of the assessment of the following change requests.

*Change Request - proposed increase in podium height from RL31 metres to RL32 metres*

In relation to the proposed increase in podium height from RL31 metres to RL32 metres the proponent states:

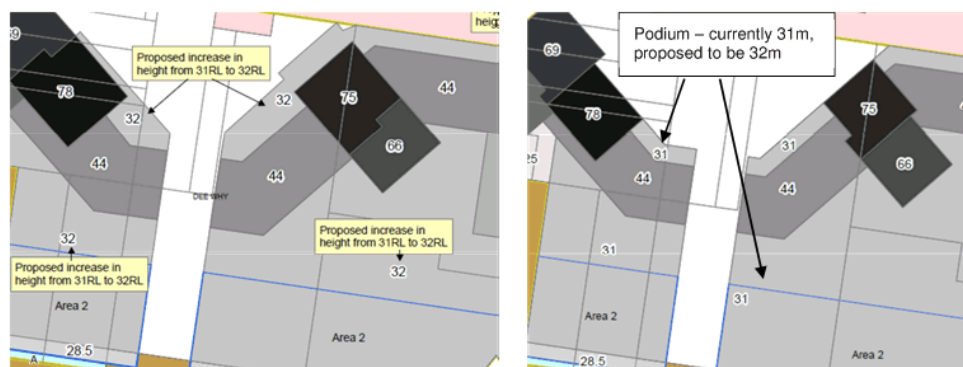
*"The increase in the permitted height of the podium is sought largely to facilitate floor to floor heights of 5.3 metres and 3.5 metres at ground and first floor levels respectively. These levels will accommodate non-residential uses. It has become evident that the increased height within these levels will result in the maximum height of the podium extending marginally above the RL31 metre height limit. To achieve compliance with the existing height control it would be necessary to reduce the floor to floor height of these levels. This would result in a poorer design outcome for the site and a lower level of amenity for future tenancies.*

*The height amendment is considered to be justifiable on the basis that:*

*The additional visual impacts associated with the proposed height increase to the podium (up to 1 metre) will be indiscernible when viewed from street level.*

*No additional storeys will be created as a result of the change.*

*The increase in the height of the podium can be achieved without adverse overshadowing impacts on the public domain".*



## Assessment of proposed LEP amendments

*Figure 1 Proponent's proposed LEP Key Sites Map*

*Figure 2 Current LEP Key Sites Map*

### In response:

- The proposed changes would result in a 1m increase in height of the entire podium from 31m to 32m. Extent of the podium is shown in [Figures 1 & 2](#) above. Its stated purpose would be to allow for additional ceiling height within the first 4 levels of the development (as stated above by the proponent).
- However, it is noted that in support of the proposed changes to the building Podium Form of the development the proponent provides the following justification:

#### *Podium Form*

*Part of this proposal is to rationalise the mix of uses within the podium, which is discussed in detail below. However the change in uses proposed for the podium has resulted in the floor to floor clearances within the podium being reduced, to allow an additional level to be accommodated within the podium height envelope approved under the Stage 1 DA Approval and reflected on the Warringah LEP 2011 Height of Building Map.*

*Accordingly, while the Stage 1 DA Approval obtained approval for a six-storey podium form, the Alternative Concept Plan is able to accommodate a seven-storey podium form in the same height envelope. Accordingly, while this proposal does not seek to change the podium height control, it does seek to vary the mix of uses within the podium which will achieve this overall outcome for the site.*

This change request is supported for the following reasons:

- It would support the viability of commercial uses within the ground and first floor levels of the development.
- The proponent has stated this change would not facilitate or result in an additional building storey and therefore no additional floor space. The potential for this change to result in facilitating the creation of an additional seventh storey within the podium would be a matter for detailed assessment at the Development Application stage.
- Any future development must still meet the objectives and development standards in relation to the shading impacts onto the southern side of Oaks Avenue and the proposed town square fronting Howard Avenue on Key Site B.
- A modest and acceptable level of visual impact would result from this change.
- This change to the LEP is considered acceptable

### *Change Request – Reduce Setback / Increase street wall height to Pittwater Road*

In relation to the proposed increase in the street wall height to Pittwater Road from RL38 metres to RL47 metres ([Figure 3 below](#)), the proponent provides the following justifications in support of the request:

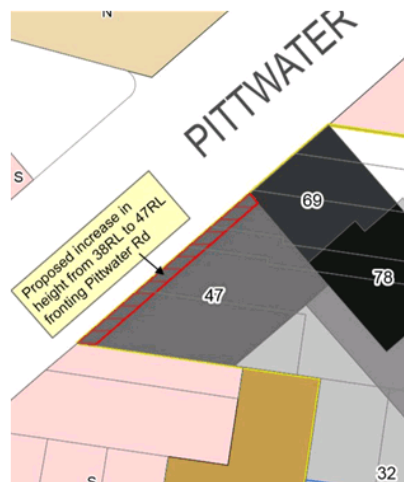
*'The existing LEP height control seeks to retain a street wall height of RL38 metres to Pittwater Street, allowing for a taller building component to RL47 metres setback within the site. An amendment to the height map is sought to allow a maximum height limit of RL47 metres to the site boundary, essentially eliminating the requirement for the RL38 metre street wall. This approach will result in a superior design response for the site as follows:*

- *The height control seeks to provide a 6 storey podium to the Pittwater Road frontage. This approach would severely compromise the design quality of the building given the need to accommodate a new bus bay at this side.*



Assessment of proposed LEP amendments

- The building adjacent to the Pittwater Road frontage of the development has been designed to respond to Roads and Maritime Services (RMS) requirements for the new bus bay. Land at ground floor level within the site is to be dedicated to facilitate the introduction of the new bus bay (as illustrated in [Figure 3](#) below).
- The first two levels of the development must be setback from the site boundary to accommodate the bus bay. The upper levels of the development (commencing at RL24.8m) are built to the boundary. This is illustrated in [Figure 3](#) below.
- Importantly, increasing the height of this building as proposed will not result in unacceptable overshadowing impacts on the public domain as demonstrated in the shadow analysis'.



**Figure 3** Extent of proposed increase in building height shown in red crosshatch

In response:

- The current building envelope limitations / approved in this location are established by the LEP Height of Buildings Map and clause 7.6 of the LEP
- The proposed change would result in a sheer 7 storey wall height at the site's Pittwater Road frontage.
- It would be inconsistent with the podium building height control which is currently 4 storeys for Pittwater Road within the town centre. Its objective is to achieve a consistency of scale in street wall height to Pittwater Road within the town centre.
- This is proposed to be lowered to 3 storeys by the proposed LEP and DCP changes that were endorsed by Council at its meeting on 23 September 2014.
- This change is assessed as unsatisfactory.

**Change Request – New building element above the podium at the north east corner of the site**

In relation to the proposed increase in the height of the building element in the north east corner of the site from RL31 metres to RL41 metres (shaded in green in [Figure 5](#) below) , the proponent provides the following justifications in support of the request:

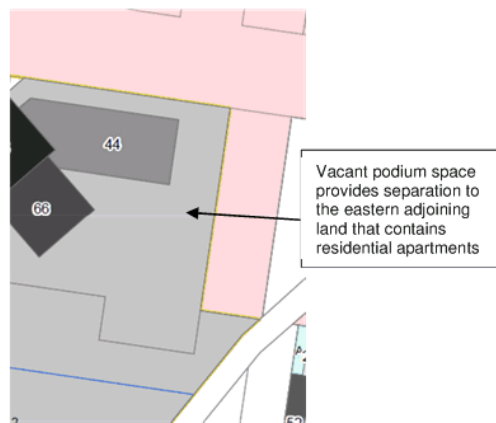
Assessment of proposed LEP amendments

*'The proposed height of this building element responds to the pattern of development that surrounds the site, specifically the building height of the development immediately to the east. Measures to protect the privacy of the residential properties in the adjacent building will be appropriately addressed at detailed design stage. Compliance with the requirements of SEPP65 with respect to building separation would be required at DA stage.*

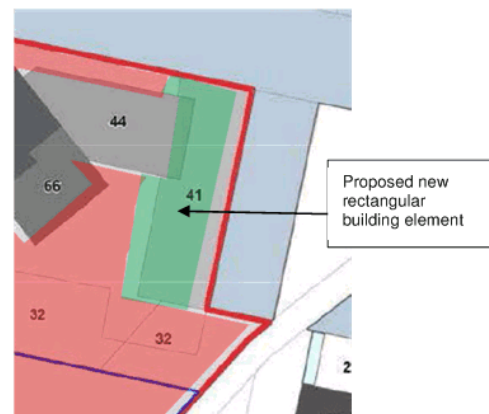
*The building envelope shape is perpendicular to the Howard Avenue that results in the least amount of shadowing upon the podium court yard. Of the buildings above the podium the height of RL41 is the lowest and will have no discernible impact. The easterly location of this building ensures that sunlight will be appropriately achieved on the internal podiums from midday onwards in winter, and in summer the angle of the sun being higher will leave the podium less in shadow, which may not be a good outcome as shading will be sought by residents.*

*The proposal does not impact on the ability for future proposed residential development to meet the solar access requirements of SEPP65 and this would be fully demonstrated in a future development application.*

*It is relevant to note that the proposed height of this building is consistent with that envisaged under the Stage 1 DA. As illustrated in Figure 3 below, the maximum building height of the proposed building in north eastern corner of the site identified on the approved North Elevation drawing is 40.80m AHD. The LEP height map permits a maximum building height of 31 metres'.*



**Figure 4** Current LEP Height Map – no building above the podium at the north eastern corner of the site



**Figure 5** Proponent's proposed change an additional building element 9m above the podium

In response:

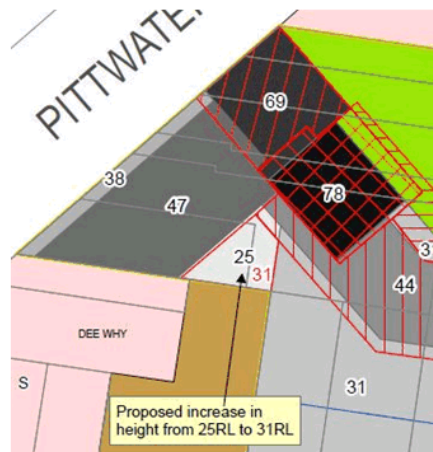
- The plans accompanying the proposal are consistent in demonstrating that the extent of the proposed additional building form is proposed to increase in its proportions: width, length, foot-print.
- This change would result in approximately 3 additional storeys; additional building form; additional bulk.
- The change has the potential to impact visually on the perception of the 2 towers being 'slim-line' and sufficiently separated from other building forms.
- The podium space, where the additional built form is proposed, provides separation to the eastern adjoining land that contains residential apartments.
- The intended land use is not nominated by the proponent. However, it is anticipated that this is likely to be residential and the number of additional apartments that this represents is not nominated.

Assessment of proposed LEP amendments

- Justification has been provided by the proponent on the basis of having acceptable shading impact. However, no justification has been provided in terms of traffic generation or impact on road system capacity.

*Change Request - proposed increase in height of a triangular shaped internal building to be equal with the podium level*

The proponent seeks to increase the height of a triangular shaped internal building area (shown in Figure 6 below) from RL 25 to RL 31 is satisfactory



**Figure 6** proposed increase in height from 25RL to 31 RL of a triangular shaped internal building area, to be equal with the podium level

This aspect is not supported for the following reasons:

- Natural light into the building would be reduced negatively impacting the internal amenity and potentially the function of building spaces
- Natural light would be reduced to the southern adjoining building which is a mixed use development with residential accommodation at the upper levels.
- Amenity impacts on the southern adjoining building are likely to result from the proposed change.
- This change to the LEP is considered unacceptable

*Change Request – Various building design changes noted within the plans and illustrations*

A number of building design changes have been noted within the plans and illustrations attached as appendices to the Planning Proposal documentation submitted by the proponent.

Key changes have been noted within the plans and illustrations attached as appendices titled

- Supplementary Urban Design Study – Annexure 1 to the document titled 'Supplementary Report' by Meriton dated 21 May 2015
- Indicative Concept Plan – Appendix A to document titled Planning Proposal Request by Urbis Revision B dated July 2014

The extent of the changes that have been identified include:

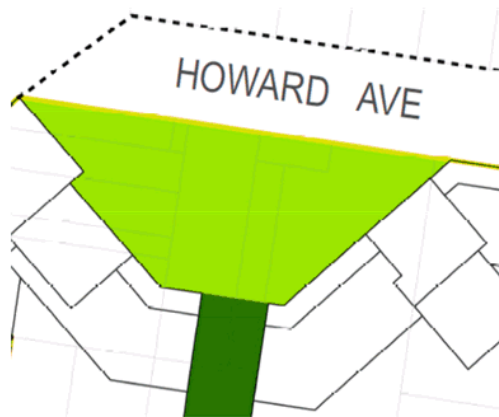


Assessment of proposed LEP amendments

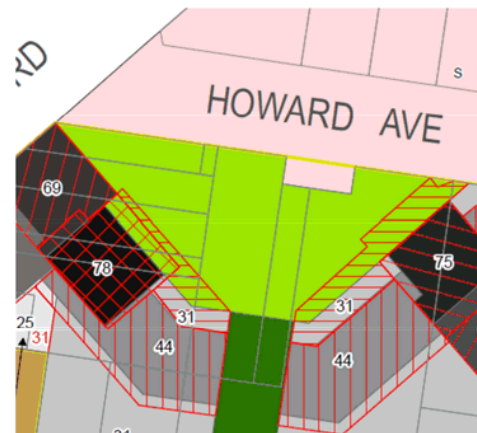
- Reduced extent of the town square. This is evident by a comparison between the existing and proposed Key Site maps shown in Figures 7 & 8 below.
- Increase the footprint (bulk and floor area) of the podium building adjacent to the town square
- Increase the footprint (bulk and floor area) of the two tall tower buildings adjacent to the town square (marked black with the numbers 75 and 78 in Figures 8 below)

The extent of the proposed changes relate to changing the LEP Height of Buildings map to achieve the following:

- A larger building podium which seeks to encroach on the ground level eastern section of the area designated as the town square.
- A larger building podium which seeks to encroach on the space above the the area designated as the town square.
- Larger building footprints for the 2 tower building elements and other building elements above the podium.



**Figure 7** Current LEP Key Sites Map – there are no encroachments into the designated town square area



**Figure 8** Proponent's proposed building envelopes indicate encroachments (indicated by red crosshatch) within of over the designated town square area

In support of the proposed changes the proponent provides the following justification:

*Ground Plane*

*The Alternate Concept Plan proposes to retain the site layout at the ground plane. This will result in the same Town Square and Pedestrian Connection through the site being delivered by the Alternative Concept Plan as was approved under the Stage 1 DA Approval.*

*The orientation of the Town Square northward enables solar access into this space to be maximised, and the Pedestrian Connection running north-south through the site will link to the future new road on the southern side of Oaks Avenue. The revised podium design in the Alternate Concept Plan overhangs the ground level to deliver a colonnade that will provide weather protection to pedestrians within the Town Square.*

*Podium Form*

#### Assessment of proposed LEP amendments

*Part of this proposal is to rationalise the mix of uses within the podium, which is discussed in detail below. However the change in uses proposed for the podium has resulted in the floor to floor clearances within the podium being reduced, to allow an additional level to be accommodated within the podium height envelope approved under the Stage 1 DA Approval and reflected on the Warringah LEP 2011 Height of Building Map.*

*Accordingly, while the Stage 1 DA Approval obtained approval for a six-storey podium form, the Alternative Concept Plan is able to accommodate a seven-storey podium form in the same height envelope. Accordingly, while this proposal does not seek to change the podium height control, it does seek to vary the mix of uses within the podium which will achieve this overall outcome for the site.*

#### *Tower Form*

*The Alternate Concept Plan incorporates two slim line towers generally consist in orientation and form to those approved as part of the Stage 1 DA Approval and consistent with the Warringah LEP 2011 Height of Building Map. However, the Alternative Concept Plan has been considered against current planning and building controls and regulations including SEPP 65, DDA and Building Code of Australia, resulting in minor changes to the overall envelope of the towers.*

*It is noteworthy, that the tower forms are generally positioned in the same location as the towers approved in the Stage 1 DA Approval and have an overall height control consistent with the existing height control for the site.*

In response an assessment of the proposed changes is provided below:

- The changes noted above result in:
  - Additional building floor area
  - Additional building bulk
  - Reduced extent of the designated town square
  - Potential implications for road system capacity that have not been justified
  - Are contrary to the towers being visually perceived as 'slim-line'
- Council's assessment indicates there being material change to the outcome sought by clause 7.6(2)(b)(c) and 7.6(3)(a), that is, a building form of certain proportions and in certain locations are proposed to be altered.
- The proponent has not provided any written documentation in relation to this matter. Further there is no justification in support of this change.
- The cumulative effect of these changes potentially equates to a significant increase in the land's maximum Gross Floor Area. The actual extent of additional Gross Floor Area has not been quantified or justified within the application made by the proponent. However a range of building envelope changes have been noted across a large development site over multiple building levels potentially equating to a significant increase in Gross Floor Area.
- The Warringah Development Assessment Panel's support for the planning proposal proceeding to Gateway Determination was contingent upon there being no increase in building volume and a comparable quantum of floor space to that approved under the Stage 1 Development Approval for the land. The first 2 reasons for their support of the proposal are noted as follows:
  1. *The proposal does not increase the overall building volume compared to the development approved under DA2007/1249.*
  2. *The proposal maintains a comparable quantum of floor space to that approved under DA2007/1249.*
- The proponent makes limited account of the nature, extent, and planning justification of these changes within the documentation that accompanies and supports their application.

Assessment of proposed LEP amendments

- The proponent makes no environmental assessment and provides limited justification of these changes.
- For these reasons it is recommended these changes not be supported.

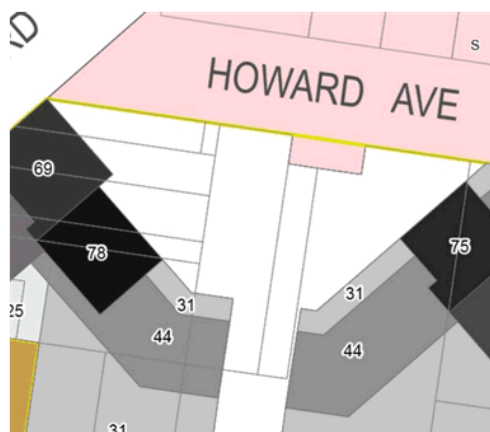


Figure 9 Extent of current building footprints as indicated on the LEP Height Map

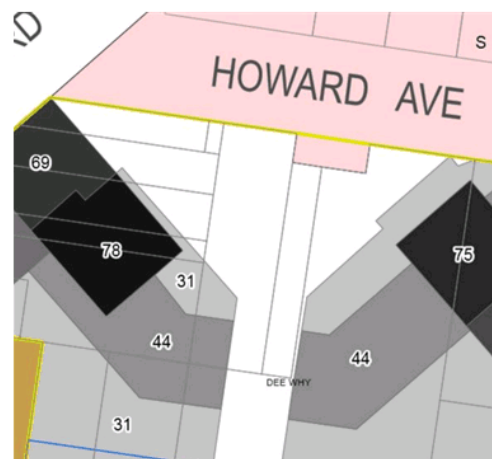


Assessment of proposed LEP amendments

*Figure 10 Extent of proposed building footprints as documented within the proponents planning proposal*



*Figure 11 Current LEP Key Sites Map – there are no encroachments into the designated town square area*



*Figure 12 Proponent's proposed building envelopes indicate encroachments (indicated by red crosshatch) within of over the designated town square area*

## Conclusion

In relation to the requests to amend various aspects of Clause 7.6 Height of buildings and the WLEP 2011 Height of Buildings Map, it is concluded that:

- The proposed change to increase in podium height from RL31 metres to RL32 metres - proposed change to Clause 7.6(3) is satisfactory.  
It is recommended that this change be reflected on the WLEP 2011 Height of Buildings Map.
- The proposed change to increase the street wall height to Pittwater Road from RL38 metres to RL47 metres is not satisfactory.
- The proposed change to increase in the height of the building element in the north east corner of the site is not satisfactory.
- The proposed change to permit an increase in the height of a triangular shaped internal building area (shown in [Figure 6](#)) from RL 25 metres to RL 31 metres is unsatisfactory.
- The proposed change to allow an additional building element at the north eastern section of the site (as indicated in [Figure 5](#)), from RL31 metres to RL41 metres, it is concluded that there are insufficient environmental planning grounds to justify any amendment to the clause. This proposed change is not considered satisfactory.
- The various proposed changes to the LEP Height of Buildings Map that have been noted within the plans and illustrations attached as appendices accompanying the planning proposal and identified within this assessment are not satisfactory.

It is recommended that these changes addressed in dot points 2 – 6 are not be reflected on the WLEP 2011 Height of Buildings Map.



Assessment of proposed LEP amendments

## 7.8 Site B Oaks Avenue above podium elements

### Overview

This proposed change was requested after the Gateway determination.

Clause 7.8 provides objectives and development standards in relation to the height and bulk of buildings above the podium level (generally at the Oaks Avenue frontage of the site). Of note the clause contains:

- Objectives relating to:
  - Limiting building bulk above the podium level
  - Separation of the buildings located above the podium level
  - Solar access to the southern side of Oaks Avenue
  - Allowing design flexibility
- A development standard requiring that the total GFA of the buildings above the podium level does not exceed 3,800 sqm - clause 7.8 (3) (a).



Figure 13 Extent of 'Area 2' shown in Blue above

### Proposed Changes

The extent of the change proposed by the proponent relates to:

- Clause 7.8 (3) - increasing in floor space permissible above podium level within "Area 2" from 3,800sqm to 4,600sqm.

*Change Request – increase in floor space permissible above podium level within "Area 2" from 3,800sqm to 4,600sqm.*

In support of this change request the proponent provides the following justifications:

*The LEP height map identifies the southern portion of the site as "Area 2." Unlike the northern part of the site, there is some flexibility in the potential siting and height of building forms within Area 2 subject to compliance with the controls outlined in LEP clause 7.8 (3) (a-d).*

*The heights proposed under the Alternative Concept Plan are indicatively illustrated in Figure 6 below and shown in Annexure 2. In accordance with the requirements of Clause 7.8, this approach maintains a minimum 2 hours of sunlight to the footpath on the southern side of Oaks Avenue at a distance of 6 metres from the property boundary on 22 June (refer to Annexure 1).*

## Assessment of proposed LEP amendments

### Assessment

In response:

- The proposed changes would result in an increase in floor area within "Area 2" which is on the southern side of the Key Site B. The extent of "Area 2" is shown in [Figure 13](#) above.

This aspect is assessed as unsatisfactory for the following reasons:

- The proposed additional floor area has not been justified in terms of its impact on the road system.
- A range of additions in gross floor area are reflected in the amended plans. This is the only floor area additional that is quantified. Overall the additional gross floor area has not been documented relative to the existing approved gross floor area.
- Further the social impacts of the increased level of development intensity have not been assessed and no additional community infrastructure has been offered in support.

### Conclusion

- The request to amend clause 7.8 (3) to allow an increase in floor space permissible above the podium level within "Area 2" from 3,800sqm to 4,600sqm is assessed as unsatisfactory.

## 7.10 Allowance for external ancillary plant and roof access

### Overview

This proposed change was requested after the Gateway determination.

The existing clause relates to Key Sites A and B and provides objectives and development standards in relation to the visual impact of external ancillary structures located on roofs of buildings.

The objectives of the clause are provided below:

- to ensure that the height, scale and number of permanent or temporary external ancillary structures located on roofs of buildings do not add to the perceived height of buildings or detract from the roof form of buildings,*
- to ensure that roof forms are attractive when viewed from surrounding vantage points, including when viewed, at a short distance, from the public domain and surrounding apartment buildings, and when viewed, from a long distance, from the southern and western hill sides that have northerly and easterly aspects, respectively, over Dee Why,*
- to promote low scale vegetative landscaping of podium roofs of buildings and the use of podium roof spaces as areas for passive recreation for residents of the buildings concerned.*

The development standards relate to the visibility, extent (maximum 10% of the roof area), setbacks from the building edges (minimum distances), landscape and architectural screening of ancillary structures, and the positioning of these structures within the floor plate.

Development standard 7.10 (2) (f) prohibits external ancillary plant to be located on the roof of the two slimline towers on Site B. The clause also defines *external ancillary structure* within 7.10(3) as follows:

*external ancillary structure* means an access point or ancillary plant or a balustrade or similar safety restraint.

Assessment of proposed LEP amendments

**Proposed Changes**

The effect of the proposed change is to allow *external ancillary structure* to extend above the maximum height limits specified for buildings within the site, with the exception of the two tower elements.

The proponent requests the addition of the following sub clause to clause 7.10:

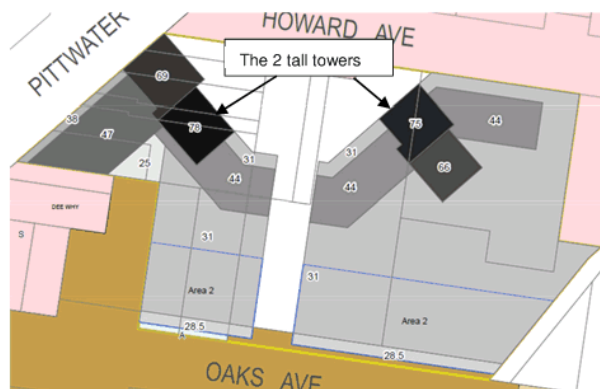
*"(4) Despite clause 4.3(8A), development consent may be granted to the erection of a building on land identified as Dee Why Town Centre Site B on the Key Sites Map which exceeds the maximum building height on the Height of Buildings Map where:*

- (a) The component above the maximum building height accommodates plant and/or lift overruns.*
- (b) No additional floor space is created or could be modified to create additional floor space."*

The location of these *external ancillary structure* are shown on the plans accompanying the planning proposal, an excerpt of which is provided below. This plan does not form part of the LEP maps.



**Figure 14** Indicative extent of external ancillary structures marked red; allowed above the maximum building height subject to the development standards within clause 7.10 (2) (except the 2 tall slim-line towers)



**Figure 15** Current LEP Height of Buildings Map – the proponent seeks for external ancillary structures (e.g. plant, lift overruns etc) to be permitted anywhere on the site except for above the two tallest building forms marked by



## Assessment of proposed LEP amendments

*the numbers '78' and '75'*

### Assessment

In support of the proposed WLEP 2011 amendment to enable *external ancillary structure* to extend above the nominated height limit, the proponent provides the following justifications:

*Under the current controls all rooftop equipment must be contained within the maximum building height limits specified on the LEP height map. Clause 7.10 permits lift overruns and plant, but does not allow the height of buildings to be above the height shown on the height map.*

*We believe this approach is justified for the following reasons:*

- *No additional levels are proposed to the development over and above those depicted in the original Planning Proposal and no additional floorspace would be introduced. The amendment to Clause 7.8 only relates to plant equipment and lift overruns at roof level.*
- *No variation to the height limits of the tallest tower elements is proposed. These maximum building height limit for these components will remain at RL78m and RL75m. Existing clause 7.10 (2f) would prevent the introduction of plant and other roof top equipment from these building elements.*
- *Plant equipment and lift overruns at roof level will not result in additional overshadowing of surrounding streets (in particular, the required periods of solar access to Oaks Avenue are achieved). The overshadowing impacts of the combined development are illustrated in the supplementary Urban Design Report at **Annexure 1**.*
- *As illustrated in Figure 3 below, the introduction of roof top equipment will not have any discernible impact on the visual bulk of the development, being centrally located within the roof space and will not be visible from street level.*

In response:

- The objectives of the clause contained within Clause 7.10(1) have merit and are relevant to the development of the land and should be maintained.
- Additional floor space would result from the proposed change. In effect, an additional habitable building storey would result from the change request.
- Errors within the proponent's documentation are identified. The proponent's draft wording refers to '*Despite clause 4.3(8A), development consent may be granted ...*'. There is no clause 4.3(8A) within the Warringah LEP 2011; nor is there a draft clause proposed by the proponents amendments with this numbering reference.
- The overall thrust of the proponent's request is seeking to allow *external ancillary structures* to be permitted above the maximum building height limit.
- As documented within the Council report, item 8.6 on 25 November 2014, the WLEP 2011 definition of building height is as follows:
  - '*means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like*'
  - The definition expressly states that plant and lift structures are to be included in the measurement of building height.
- It is not assessed as appropriate or justified to increase the maximum permitted building height to accommodate *external ancillary structures*.

## Assessment of proposed LEP amendments

### Conclusion

In relation to the request to amend Clause 7.10 Allowance for external ancillary plant and roof access it is recommended that:

- Insufficient grounds have been provided by the proponent to justify any amendment to the clause.
- The proposed change is contrary to Council's objective of ensuring that the maximum building heights for Site B are not subject to variation.
- This proposed change is not considered satisfactory

It is recommended that the existing clause be retained and not be amended.

### 7.11 Town Square and pedestrian connections

#### Overview

This clause is not explicitly proposed to be amended by the proponent. However assessment of plans accompanying the Planning Proposal gives rise to the considerations outlined below.

Clause 7.11 relates to Key Site B and provides objectives and development standards in relation to the extent, character, purpose, location, and function of the proposed Town Square and Pedestrian Connection in Key Site B.

This proposed change has been identified in assessing the plans accompanying the requested amendments.

The plans submitted show a range of building encroachments into the area defined as the Town Square on the Key Sites Maps (see Figures 16 & 17 below).

The objective of the clause (7.11 (1)) is provided below:

*The objective of this clause is to ensure that development within the Dee Why Town Centre will include a Town Square that will be the heart of the community and will contain attractive, useable open spaces that are interlinked by a secure network of pedestrian connections.*

The accompanying development standards are contained within clause C7.11 (2). Of principal importance 7.11 (2)(a)(i) states:

- (2) Development consent must not be granted to development involving the construction of a new building or external alterations to an existing building on Site B unless the consent authority is satisfied that the development will:
  - (a) be consistent with the establishment and maintenance of a Town Square that addresses Howard Avenue and that will:
    - (i) occupy all of the land shown as "Town Square" on the Key Sites Map, and

In reference to the Town Square the proponent states in Section 4.4 (page 13) of the report titled 'Planning Proposal Request by Urbis Revision B July 2014':

*The Alternate Concept Plan proposes to retain the site layout at the ground plane. This will result in the same Town Square and Pedestrian Connection through the site being delivered by the Alternative Concept Plan as was approved under the Stage 1 DA Approval.*

*The orientation of the Town Square northward enables solar access into this space to be maximised, and the Pedestrian Connection running north-south through the site will link to the future new road on the southern side of Oaks Avenue. The revised podium design in the Alternate Concept Plan overhangs the ground level to deliver a colonnade that will provide weather protection to pedestrians within the Town Square.*

Assessment of proposed LEP amendments

**Assessment**

Referring to the comparison Height of Buildings Map (figure 17 below), that was provided to identify both the existing and proposed controls on the same map, and the Key Sites Map (figure 16 below) the following assessment is made:

- The proposal will allow change to the extent of the Town Square, as evident in a comparison between the existing and proposed Key Site Maps. In this way the plans accompanying the report do not accord with the above statement within the proponents planning report.
- The proposal will allow an increase in the footprint (and therefore bulk and floor area) of the podium building adjacent to the town square.
- The proposal will allow an increase in the footprint (and therefore bulk and floor area) of the two tall tower buildings adjacent to the town square (shaded black and marked with the numbers 75 and 78 shown in figures 18 & 19 below).
- The comparison Height of Buildings Map shows encroachments into the space currently allocated for the Town Square, and therefore a possible reduction in its area and/ or impact upon the resulting visual quality and amenity of the space.
- Whilst there is no provision within the written documentation that accompanies the Planning Proposal to change Clause 7.11, this assessment indicates that the map changes being sought will potentially accommodate a material change to the outcome that is sought by the Clause; that is, the size and proportions of the Town Square may change as a result of the changes indicated in the Planning Proposal.
- The proponent has not provided any written documentation to quantify this proposed change. Further there is no justification in support of this change.

**Conclusion**

This assessment finds no reason to support any changes to the existing controls that manage the delivery of the Town Square. The proposed amendments have the potential to adversely impact the area, extent (width, length and area that is open to the sky) and amenity of the Town Square and therefore the proposed change is assessed as unsatisfactory.

It is recommended that:

- That the proponent be advised that these proposed changes are not supported.

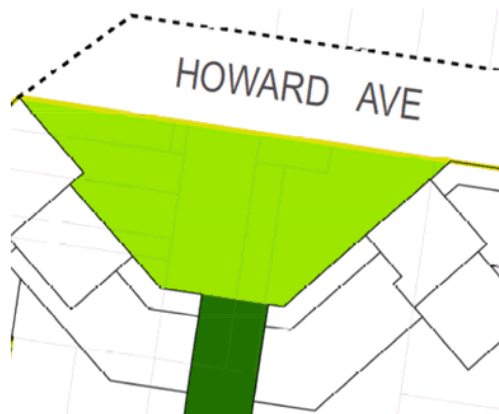


Figure 16 Current LEP Key Sites Map – there are no

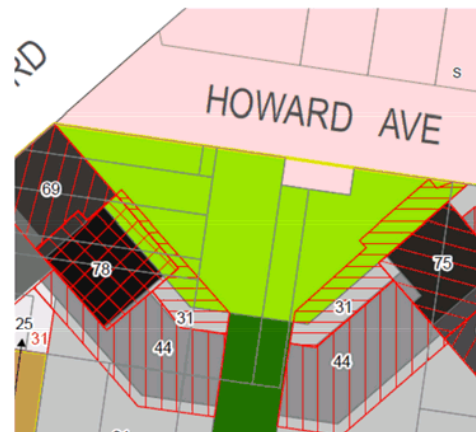
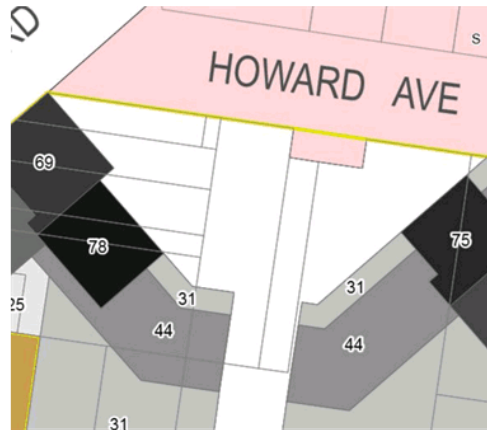


Figure 17 Proponent's proposed building envelopes indicate encroachments (indicated by red crosshatch) within of over

## Assessment of proposed LEP amendments

*encroachments into the designated town square area*

*the designated town square area*



*Figure 18 Current LEP Height of Buildings Map – there are no encroachments into the designated town square area. The area and extent of the designated town square area is consistent with that shown on the Key Sites Map above*



*Figure 19 Proponent's proposed building envelopes indicate encroachments into the designated town square area*

## 7.12 Provisions promoting retail activity

### Overview

This proposed amendment has Gateway determination, however the determination is conditional subject to justification under S117 direction 1.1 Business and Industrial Uses.

The existing clause relates to Key Sites A and B and provides a single objective and several development standards.

Relevantly, under Clause 7.12(1) the objective of the clause is:

*'... to promote retail activity on the ground and first floors of new buildings in the Dee Why Town Centre'.*

This clause also relates to the proponent's request to amend Clause 7.3(j) that requires *at least 2 levels (excluding the ground floor) of development for non-residential purposes.*

### Proposed Changes

The planning proposal seeks change the WLEP 2011 to permit:

- residential uses on levels 1 and 2, where currently residential is prohibited, and
- allow a wider mix of employment uses on the ground floor.

This would result in only the ground floor being allocated for non-residential employment uses.

## Assessment of proposed LEP amendments

In terms of scale, the extent of the changes proposed relate to reducing the minimum non-residential floor area by approximately 26,100 sqm from 37,600 sqm (2007 approved Stage 1 DA) to 11,600 sqm.

The proponent also seeks to:

- allow *medical centres* and *office premises* on the Ground Floor Level by amending Clause 7.12(2)(a)(ii) & (iii), and
- allow residential accommodation at the First Floor Level by amending Clause 7.12(2)(c)(i), and
- allow office accommodation at the First Floor Level by amending Clause 7.12(2)(c)(i).

## Background

The following is the justification contained within the initial Planning Proposal Report by Urbis consultants submitted by the proponent prior to the Gateway Determination:

*"commercial floor space will be provide within the first floor of the development, however there are other provisions within Part 7 of the Warringah LEP 2011 which will ensure delivery of these spaces within the appropriate part of the site. Accordingly, the first and second floor can accommodate residential development, and therefore these provisions should be deleted from the Warringah LEP 2011".*

In the Warringah Development Assessment Panel's consideration of the matter on 8 October 2014 the Panel included point number 5 within their resolution that states:

5. A Gateway Determination will enable a review of the future employment potential of 'Site B' and the wider Dee Why Town Centre against regional planning objectives.

It was then noted within the report to Council on 25 November 2015 that 'as a result of Reason 5, the applicant shall further assess the role Dee Why town centre has within the region in the provision of employment opportunities. It will need to justify how the proposal accords with regional planning objectives. The Warringah Employment Study 2013 will also be a relevant consideration. It is appropriate for this to take place following the Gateway Determination'.

The Department of Planning and Environment also found there to be insufficient justification of this matter in its pre-Gateway assessment of the proposal. As a result, Condition 1(b) of the Gateway determination is in response to the proposed amendment to Clause 7.12 (and Clause 7.3(j)). The condition requires the proposed changes to be justified in terms of their inconsistency with 'Ministerial Direction 1.1 Business and Industrial lands'.

In response to the Gateway Determination the proponent submitted an Economic Assessment report prepared by Hill PDA Consultants, dated April 2015. The principal purpose of this assessment is to justify the Planning Proposal's inconsistency with section 117 Direction 1.1. Business and Industrial Zones as it would 'reduce the total potential floor space area for employment uses and related public services in business zones'.

## Assessment

The Economic Assessment provides analysis and addresses the requirements of the Gateway condition, namely how the Planning Proposal would:

- contribute to future employment opportunities in Dee Why Town Centre, and
- be justified in view of section 117 Direction 1.1. Business and Industrial Zones (namely no reduction in potential commercial floor space capacity), and
- be consistent with the State Government's document, A Plan for Growing Sydney.

The following provides an assessment of the Economic report submitted in support of the proposed changes.



## Assessment of proposed LEP amendments

### **Commercial floor space and jobs growth for Warringah LGA will be predominantly accommodated outside Dee Why Town Centre.**

In relation to the Northern Beaches Hospital Precinct, while the draft Structure Plan identifies potential job growth within the precinct by 2031, the scale of job growth is subject to infrastructure provision which is still being determined. The assumption that Warringah's job growth will be predominantly accommodated within this location, cannot be made at this time.

In relation to Westfield's Warringah Mall, the expansion of the Mall cited in the report (8,000 sqm) would likely yield only around 320 jobs, using an average retail workspace ratio of one job per 25 sqm.

In relation to Brookvale (beyond the Warringah Mall) the current IN1 General Industrial zone prohibits commercial premises (business, office, retail), while the B5 Business Development zone, along Pittwater Road, prohibits retail uses. Brookvale is known to have significant road system capacity constraints as identified by the Transport Management and Accessibility Study by GHD consultants dated 29 June 2012. Based on current planning controls, known transport capacity limits and in the absence of a structure planning for the wider Brookvale precinct, it cannot be assumed that this precinct will deliver significant new commercial floor space and jobs growth.

### **Assessment of Consistency with a Plan for Sydney, especially 1.7. Growing Strategic Centres – Providing more jobs closer to home**

There are no jobs targets below the metropolitan region level (689,000 jobs by 2031) within the current metropolitan plan, A Plan for Growing Sydney. The plan states, at Action 1.7.3, that it is intended that job targets will be established in consultation with local councils for all Strategic Centres, including Brookvale-Dee Why, at a later time.

In relation to forecast demand and jobs growth - Strategic Centre job targets have been based on State Government (BTS) employment forecasts. The latest forecasts from the State Government for the wider Brookvale-Dee Why Strategic Centre is for around 4,200 additional jobs by 2031, with Dee Why Town Centre forecast to grow by over 1,000. As Table 2 in Economic Assessment Report shows, job growth in Dee Why Town Centre (based on the above BTS figures) is forecast evenly between retail, business and special uses.

As stated above, A Plan for Growing Sydney does not establish a Warringah specific jobs target. Such a target would provide a context to understand how proposed jobs growth at the site would support progression towards forecast jobs growth across the LGA. However, current BTS forecasts are for nearly 16,000 new jobs within Warringah between 2011 and 2031. Further, previous research by Hill PDA for SHOROC (2014), based on BTS forecasts, identified demand for over 116,000 sqm of commercial (office) floor space across Warringah LGA to 2031.

The Economic Assessment report does not adequately address the extent to which this forecast job growth and demand for commercial floor space could be met elsewhere in the Warringah LGA, especially given restrictions on commercial premises in the Industrial and other Business Zones (namely the B5 and B7 zones).

### **Net increase in jobs for Dee Why Town Centre**

The Economic Assessment claims that the proposed LEP changes, with around 11,767 sqm of commercial floor space (8,710sqm retail and 3,057sqm office), would yield 127 more jobs than currently exist on the site and that the proposal does therefore not constitute a loss of jobs.

The existing and current job figures are based on assumptions of job densities (sqm per worker). There is no single standard for these and data sources used in the report vary in currency (i.e. ABS retail study 1998). The job density figure for future supermarket appears to be quite high (21 sqm per job) and lower than the proposed figure for commercial/office (22 sqm). Other studies (SGS Employment Density Benchmarks report, 2008) suggest a higher job density of around 30sqm supermarket which would reduce the number of jobs generated by this segment by 52. Also, the existing 80sqm per worker at Lindcraft (large format retail), could be considered high, resulting in a low job yield. Inclusion of a proportion of jobs from home-based workers (48 jobs) is not standard in

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calculating jobs yield from mixed-use development and would not result in the provision of goods and services to community.

The increase in jobs yield is a key justification for the Planning Proposal and it is therefore appropriate to consider the above figures. Removing home-based workers and applying a lower job density for supermarket floor space, would result in a marginal net addition of 27 jobs to existing levels.

**Insufficient market demand for commercial uses**

The evidence for the lack of demand for commercial uses (especially offices) is based primarily on take-up of office suites at Dee Why Grand and anecdotal information from local agents. A relatively high vacancy rate of office space at the Grand (Economic Assessment cite 40% is vacant).

Market demand for commercial development is taken at the current point in time and does not consider how commercial feasibility may change in the longer term over differing socio-economic conditions. The proponent's request to reduce the minimum number of floor levels that will be allocated for employment generating uses from 3 to 1 is a significant reduction.

The concept plans accompanying the Planning Proposal indicate commercial development on Level 1. It is noted that this is proposed to be surrounded by residential apartments. This will result in commercial areas with minimal access to natural light and the viability of these spaces is questionable. Further, the proponent's proposal will allow full residential development of the Level 1, with no mechanism in the planning controls to ensure that part (nor what proportion) of Level 1 must be allocated for commercial uses.

If, as proposed, only the Ground Floor Level must be allocated for non-residential uses, this could reduce the current business and employment functions of the land.

The view is held that there should be no net reduction in the capacity of the land's business and employment functions in floor area provision. As identified by JLL Consultants (2012) in their *Real Estate Overview and Feasibility Analysis Dee Why Town Centre Masterplan*, delivery of the Master Plan may improve conditions for the development of commercial stock in the centre. This includes development of the Civic precinct, improved streetscape and amenity, additional community facilities (PCYC) and increased residential density. In addition, the announcement of BRT stop adjacent to the site may increase the attractiveness of the centre as an employment destination with high frequency public transport.

**Conclusion**

Following consideration of the justifications provided within the Economic Assessment Report it is concluded that the proposed changes to Clause 7.3(j) and Clause 7.12, in relation to the two levels above the Ground Floor Level not being required for non-residential purposes, is not be supported in its entirety. It is recommended that non-residential development be required within the Ground Floor and First Floor Levels but not within the Second Floor Level.

The following points are noted in support:

The Northern Beaches Hospital proposed Strategic Centre cannot be relied upon to the extent suggested in the Economic Assessment report. Dee Why has competitive strategic advantages in terms of its public transport accessibility that the Frenchs Forest precinct currently does not have.

Dee Why Town Centre (along with Brookvale) is identified by the State Government as a combined Strategic Centre. Council and the State Government have planned Dee Why as a location to accommodate additional housing, jobs, services and open space in order to grow as a main centre and accommodate a share of the area's population growth.



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Key Site B is a significant focal point within the Dee Why Town Centre. Its topography is relatively flat; it is adjacent to the major bus interchange on Pittwater Road; it is within close proximity to the civic functions of Warringah Council chambers, Dee Why library, police and fire stations.

A number of characteristics of the proposed renewal of Dee Why Town Centre and other Key Sites and the development of community infrastructure within the Town Centre will support the future retail and commercial function of the subject land.

The development of Key Site B is anticipated to deliver a purpose built mixed use development, with various retail speciality shops and other non-residential uses (for example child care, health consulting suites etc.). The purpose built nature of these spaces is anticipated to increase the function, efficiency, use and value of these spaces.

The commercial spaces within the site will be adjacent to the Town Square which is planned to generate high activity and amenity. The commercial functions will also be in close proximity to a range of community infrastructure improvements that will support the employment generating / non-residential function of the land now and into the future.

The development will improve on existing built form and quality of publicly accessible spaces within and through the site and the surrounding the land.

The current provision of non-residential floor space on the land is estimated to be approximately 12,000-13,000 square metres. It is assessed that there should be no net loss of the land's non-residential capacity resulting from the proposed redevelopment. However the reduction in 1 level (second floor level) is justified as it will facilitate the redevelopment of the land and in doing so, support the wider renewal of the town centre. By requiring the first 2 levels of the development (ground and first floor level) to maintain a non-residential function a level commercial function commensurate with the current capacity of the land will be maintained.

#### Ministerial Direction 1.1 Business and Industrial Zones

In response to the Section 117 Ministerial Direction 1.1, the proposal, amended in accordance with the above Conclusion, is assessed as satisfying the Ministerial Direction on the basis that:

- The redevelopment of the land, in a mixed use form, generally in the manner proposed and recommended by this assessment will support the viability of an identified strategic centres, consistent with objective (c) of the Direction.
- An Economic Assessment study has been prepared in support of the Planning Proposal which has given consideration to the objectives of the Ministerial Direction.
- The redevelopment of the land, in a mixed use form, generally in the manner proposed and recommended by this assessment, is consistent with the objectives of the State Government's document, A Plan for Growing Sydney, which identifies the land as being within a Strategic Centre. The Strategy promotes the growth and renewal Strategic Centres. It also promotes investment within Strategic Centres. The Planning Proposal, will facilitate the renewal of a large and central land holding within the Town Centre that is likely to promote renewal of other land holdings and development of community infrastructure within the town centre.
- No net reduction in existing floor space area for employment uses, from that which currently exists on the land, will result from the redevelopment of the land.

#### Recommendation

In relation to the request to amend Clause 7.12 Provisions promoting retail activity, it is recommended that:

- The request to allow *medical centres* and *office premises* on the Ground Floor Level by amending Clause 7.12 (2)(a)(ii) and (iii) is not supported.
- The request to allow residential accommodation at First Floor Level by amending Clause 7.12(2)(c)(i) is not supported.

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- The request to allow office accommodation at the First Floor Level by amending Clause 7.12(2)(c)(ii) is supported.

### 7.14 Pedestrian footbridge

#### Overview

This proposed change was requested after the Gateway determination. It is proposed to include a new clause in WLEP 2011, the intention of which is to permit a footbridge within Site B to connect buildings within the site.

The request is accompanied by an architectural plan showing a footbridge connection across the section of the site known as the 'north-south Pedestrian Connection' (see Clause 7.11(d)).

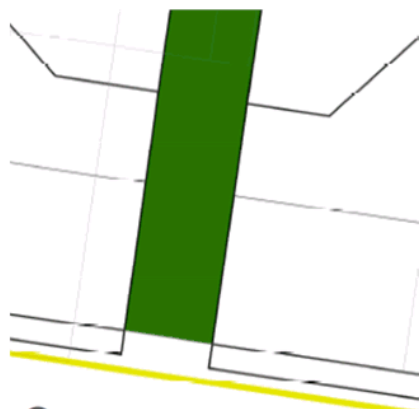


Figure 20 Excerpt Current LEP Key Sites Map

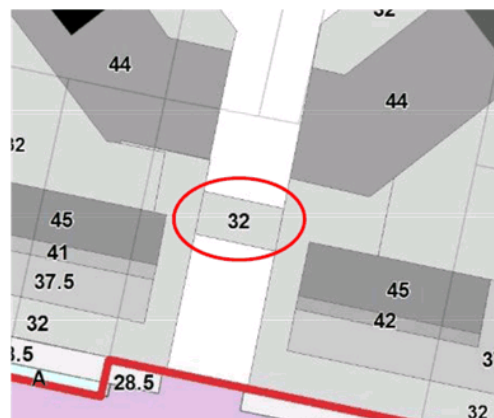


Figure 21 Proponent's proposed sky bridge location across the 'north-south pedestrian connection'

#### Proposed Changes

The wording of the amendment requested by the proponent is as follows:

*"Clause 7.14 Pedestrian Footbridge*

*(1) Despite clause 4.3(8A), development consent may be granted to the introduction of a foot bridge on land identified as Dee Why Town Centre Site B on the Key Sites Map to connect buildings within the site."*

#### Assessment

In relation to the proposed WLEP 2011 amendment to create a new clause, the proponent provides the following justifications in support of the request:

*The footbridge is required to facilitate pedestrian accessibility through the development. It is also necessary to ensure the viability of the first floor non-residential uses as it will assist in channelling pedestrian movement through the space, thereby creating passing trade for the tenancies and assisting in helping to prevent "dead corners" which experience little pedestrian activity.*

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*Under the current LEP provisions, the footbridge may not be constructed as no height limit applies to the land between the two buildings. A copy of the proposed height map included in Council's assessment report of 25 November 2014 and issued to DP&E is provided in Figure 8 below. This map included a height overlay to facilitate the introduction of the bridge. In its consideration of the Planning Proposal we understand that DP&E has raised concern about this approach does not accurately reflect the intent for this part of the site i.e. for an above ground connection and may be misinterpreted as permitting a building form that extends from ground level.*

#### In response:

- The purpose of the pedestrian footbridge would be for pedestrian circulation at the first floor level of the development.
- The pedestrian footbridge may support the commercial use of this building level.
- The pedestrian footbridge's proposed location is at a lower level (First Floor Level) of the development and would not add to the overall height of the development.
- The Pedestrian footbridge would constitute a pedestrian circulation space, does not contribute to Gross Floor Area and is not (vehicular) traffic generating.
- Subject to meeting the shading objectives in Clause 7.6(1) of WLEP 2011, this amendment is assessed as satisfactory.
- This proposed amendment is supported.
- It is noted that the final wording of the required WLEP 2011 amendment and any map amendment that may be required, remains to be confirmed when legal drafting of the change is undertaken.

Despite this change being proposed after the Gateway Determination it is assessed as satisfactory given that:

- It will not increase the overall height or bulk of the development
- The community has had an opportunity to consider and comment on this aspect of the proposal. No submissions were made in objection to this aspect of the proposal.
- Given its proposed location it is unlikely to have any significant visual impacts on vistas from surrounding land.
- Further assessment of design detail and potential environmental impacts (for example visual impact and shading effects) would be undertaken at Development Application stage.
- The community will have a further opportunity to consider and comment on this aspect of the proposal at Development Application stage.

#### Conclusion

In relation to the request to amend WLEP 2011 to allow for a Pedestrian Footbridge within Key Site B, it is recommended that the proposed change be supported, and that any future Pedestrian Footbridge be subject to the building height objectives that have been established for the site in Clause 7.6.

