



AGENDA

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

Tuesday 24 March 2015

Beginning at 6:00pm for the purpose of considering and determining matters included in this agenda.

Rik Hart
General Manager

Issued: 15 March 2015



OUR VISION

A vibrant community, improving our quality of life by living and working in balance with our special bush and beach environment

OUR VALUES

Respect

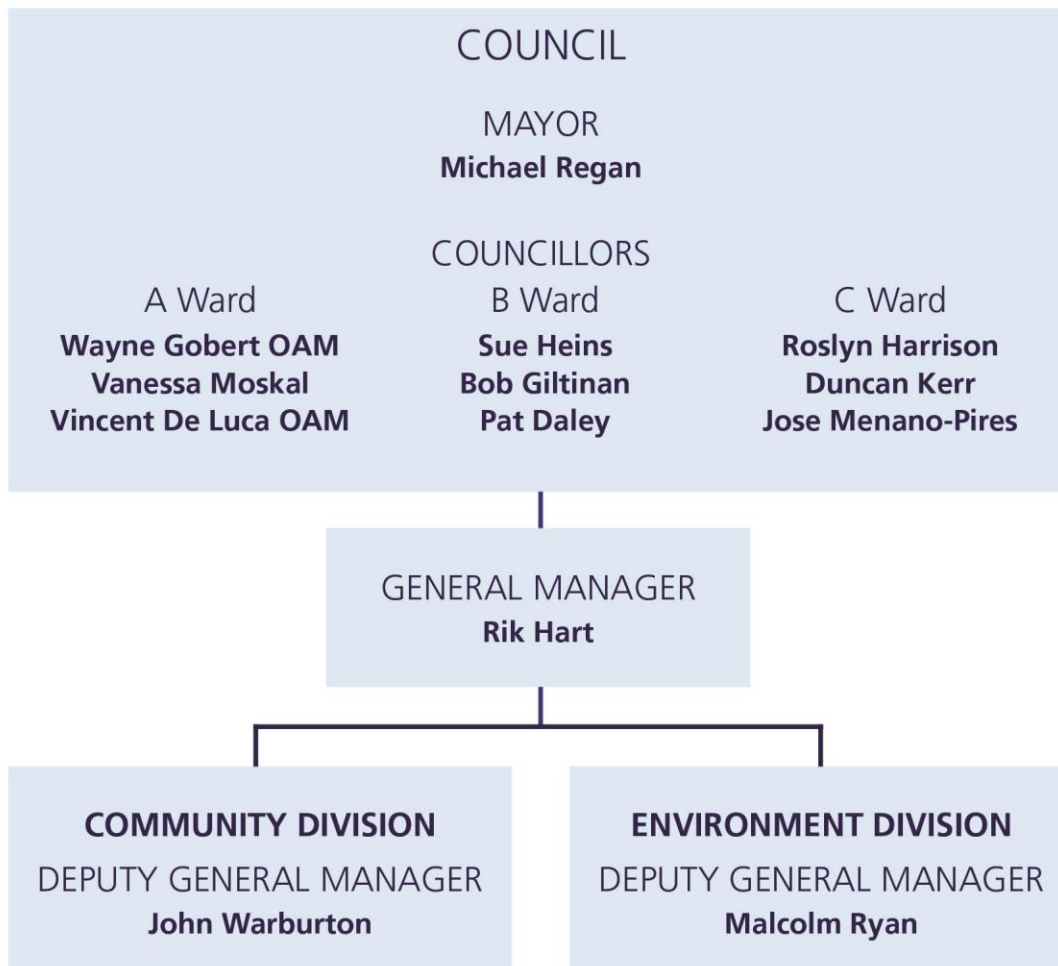
Integrity

Teamwork

Excellence

Responsibility

ORGANISATIONAL STRUCTURE



**Agenda for an Ordinary Meeting of Council
to be held on Tuesday 24 March 2015
at the Civic Centre, Dee Why
Commencing at 6:00pm**

ACKNOWLEDGEMENT OF COUNTRY

1.0 APOLOGIES

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 Minutes of Ordinary Council Meeting held 24 February 2015

3.0 DECLARATION OF PECUNIARY AND CONFLICTS OF INTEREST

4.0 PUBLIC FORUM

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Nil

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2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

2.1 MINUTES OF ORDINARY COUNCIL MEETING HELD 24 FEBRUARY 2015

RECOMMENDATION

That the Minutes of the Ordinary Council Meeting held 24 February 2015, copies of which were previously circulated to all Councillors, be confirmed as a true and correct record of the proceedings of that meeting.

6.0 GENERAL MANAGER'S REPORTS

ITEM 6.1	MINUTES OF THE SHOROC INC BOARD MEETING HELD ON 18 FEBRUARY 2015
REPORTING MANAGER	GENERAL MANAGER
TRIM FILE REF	2015/064588
ATTACHMENTS	1 Minutes of the SHOROC Inc. Board Meeting held on 18 February 2015 (Included In Attachments Booklet)

REPORT

PURPOSE

To report the decisions of the SHOROC Incorporated Board Meeting held 18 February 2015 for the Council's information

REPORT

The Board of SHOROC Incorporated met at Brookvale on Wednesday 18 February 2015. Minutes from the SHOROC Incorporated Board Meeting are submitted for the Council's consideration.

FINANCIAL IMPACT

Nil

POLICY IMPACT

Nil

RECOMMENDATION OF GENERAL MANAGER

That the Minutes of the SHOROC Incorporated Board Meeting held 18 February 2015 be noted.

ITEM 6.2	MONTHLY FUNDS MANAGEMENT REPORT FEBRUARY 2015
REPORTING MANAGER	CHIEF FINANCIAL OFFICER
TRIM FILE REF	2015/064095
ATTACHMENTS	1 Application of Funds Invested 2 Councils Holdings as at 28 February 2015 3 Investment Portfolio at a Glance 4 Monthly Investment Income vs. Budget 5 Economic Notes

REPORT

PURPOSE

To report the balance of investments held as at 28 February 2015.

Certification – Responsible Accounting Officer

I hereby certify that the investments listed in the attached report have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government General Regulation 2005 and Council's Investments Policy number FIN-PL-215.

REPORT

The following attachments are provided as part of the Report.

1. Application of Funds Invested
2. Council's Holdings as at 28 February 2015
3. Investment Portfolio at a Glance
4. Monthly Investment Income vs. Budget
5. Economic Notes

FINANCIAL IMPACT

The actual investment income to 28 February 2015 is \$2,152,798 which compares favourably to the budgeted income of \$2,112,000 a variance of \$40,798.

POLICY IMPACT

The investment strategy was reviewed by our Investment Advisors Laminar Group Pty Ltd in January 2015. They confirmed that Council continues to maintain a prudent investment strategy and is well placed for the balance of the 2014/15 financial year and indeed beyond.

Performance over the 2014/15 financial year to date, February 2015, is strong having exceeded the benchmark: 3.67%pa vs. 2.71%pa. Council has been proactive in sourcing opportunities in the market whilst investing prudently and managing cash flow.

RECOMMENDATION OF GENERAL MANAGER

That the:

- A. Report indicating Council's Funds Management position as at 28 February 2015 be noted.
 - B. Certificate of the Responsible Accounting Officer be noted and the report adopted.
-

Application of Investment Funds	Description	Value (\$)
Restricted Funds:		
Externally Restricted	Section 94 Old Plan	21,088,262
	Section 94A Plan Contributions	3,904,704
	Domestic Waste & Unexpended Grants	5,579,921
Internally Restricted Reserves	Held to ensure sufficient funds are available to meet future commitments or specific objectives. Employee Leave Entitlements, Bonds & Guarantees, Compulsory Open Space Land Acquisitions, & Insurance.	8,139,937
Unrestricted Funds	Funds Allocated to meet Current Budgeted Expenditure	48,220,390
Total		86,933,214

There has been an increase in the investments held of \$3,841,133 which is in line with budgeted movements at this time of year.

Reconciliation of Cash Book

Description	Value (\$)
Council's Cash Book balance	2,051,319
Kimbriki Bank balance	2,067,519

Investments Funds Report - As at 28-Feb-15

Maturity date	Face Value	Current Yield	Borrower	Standard & Poor's Rating	Current Value
Mortgage Backed Securities Investment Group					
Weighted Avg Life *	Face Value				
22-Aug-22	1,534,216	3.1850	Emerald Series 2006-1 Class A	AAA	1,185,672
	1,534,216				1,185,672
Term Investment Group					
3 Mar 2015	2,000,000	3.7500	National Australia Bank Ltd	A1+	2,000,000
10 Mar 2015	500,000	3.6600	St George Bank Limited	A1+	500,000
19 Mar 2015	1,000,000	3.6300	Commonw ealth Bank of Australia Ltd	A1+	1,000,000
26 Mar 2015	1,000,000	3.6000	Commonw ealth Bank of Australia Ltd	A1+	1,000,000
30 Mar 2015	1,000,000	3.5000	Westpac Banking Corporation Ltd	A1+	1,000,000
2 Apr 2015	1,000,000	3.6000	National Australia Bank Ltd	A1+	1,000,000
2 Apr 2015	1,000,000	3.5500	Westpac Banking Corporation Ltd	A1+	1,000,000
7 Apr 2015	1,000,000	3.6100	National Australia Bank Ltd	A1+	1,000,000
13 Apr 2015	1,000,000	3.5500	Bank of Queensland Ltd	A2	1,000,000
20 Apr 2015	1,000,000	3.5600	ING Bank Australia Limited	A2	1,000,000
22 Apr 2015	1,000,000	3.6500	Bank of Queensland Ltd	A2	1,000,000
29 Apr 2015	1,000,000	3.5400	St George Bank Limited	A1+	1,000,000
5 May 2015	1,000,000	3.6300	National Australia Bank Ltd	A1+	1,000,000
5 May 2015	1,000,000	3.6000	National Australia Bank Ltd	A1+	1,000,000
6 May 2015	1,000,000	3.5000	Bank of Queensland Ltd	A2	1,000,000
11 May 2015	2,000,000	3.5600	ING Bank Australia Limited	A2	2,000,000
15 May 2015	1,000,000	3.2000	Members Equity Bank Ltd	A2	1,000,000
19 May 2015	1,000,000	3.5500	Members Equity Bank Ltd	A2	1,000,000
22 May 2015	2,000,000	3.6300	Westpac Banking Corporation Ltd	A1+	2,000,000
25 May 2015	1,000,000	3.6000	Suncorp-Metw ay Ltd	A1	1,000,000
2 Jun 2015	1,000,000	3.5500	Bank of Queensland Ltd	A2	1,000,000
3 Jun 2015	2,000,000	3.9000	Westpac Banking Corporation Ltd	A1+	2,000,000
12 Jun 2015	2,000,000	3.8500	Westpac Banking Corporation Ltd	A1+	2,000,000
15 Jun 2015	1,000,000	3.5600	ING Bank Australia Limited	A2	1,000,000
19 Jun 2015	1,000,000	3.1000	National Australia Bank Ltd	A1+	1,000,000
25 Jun 2015	1,000,000	3.6300	National Australia Bank Ltd	A1+	1,000,000
2 Jul 2015	1,000,000	3.5500	Westpac Banking Corporation Ltd	A1+	1,000,000
2 Jul 2015	2,000,000	3.9000	Westpac Banking Corporation Ltd	A1+	2,000,000
9 Jul 2015	1,000,000	3.8500	Westpac Banking Corporation Ltd	A1+	1,000,000
9 Jul 2015	1,000,000	3.6400	National Australia Bank Ltd	A1+	1,000,000
20 Jul 2015	1,000,000	3.5000	Bank of Queensland Ltd	A2	1,000,000
21 Jul 2015	1,000,000	3.6300	Commonw ealth Bank of Australia Ltd	A1+	1,000,000
27 Jul 2015	1,000,000	3.8500	Westpac Banking Corporation Ltd	A1+	1,000,000
3 Aug 2015	1,000,000	3.5600	Westpac Banking Corporation Ltd	A1+	1,000,000
4 Aug 2015	2,000,000	3.5500	Westpac Banking Corporation Ltd	A1+	2,000,000
10 Aug 2015	2,000,000	3.8500	Westpac Banking Corporation Ltd	A1+	2,000,000
12 Aug 2015	2,000,000	3.7500	Westpac Banking Corporation Ltd	A1+	2,000,000
25 Aug 2015	1,000,000	3.6500	National Australia Bank Ltd	A1+	1,000,000
2 Sep 2015	1,000,000	3.6500	National Australia Bank Ltd	A1+	1,000,000
8 Sep 2015	500,000	3.8900	National Australia Bank Ltd	A1+	500,000
16 Sep 2015	1,000,000	3.2000	Members Equity Bank Ltd	A2	1,000,000
21 Sep 2015	1,000,000	3.5000	Bank of Queensland Ltd	A2	1,000,000
22 Sep 2015	1,000,000	3.5500	Bank of Queensland Ltd	A2	1,000,000
25 Sep 2015	1,000,000	3.1300	National Australia Bank Ltd	A1+	1,000,000
2 Oct 2015	2,000,000	3.5700	Westpac Banking Corporation Ltd	A1+	2,000,000
20 Oct 2015	1,000,000	3.5100	Commonw ealth Bank of Australia Ltd	A1+	1,000,000
22 Oct 2015	1,000,000	3.5500	Bank of Queensland Ltd	A2	1,000,000
26 Oct 2015	1,000,000	3.1300	National Australia Bank Ltd	A1+	1,000,000
3 Nov 2015	1,000,000	3.5000	Bank of Queensland Ltd	A2	1,000,000
16 Nov 2015	1,000,000	3.2000	Members Equity Bank Ltd	A2	1,000,000
3 Dec 2015	2,000,000	3.5500	Bank of Queensland Ltd	A2	2,000,000
15 Dec 2015	2,000,000	3.5500	National Australia Bank Ltd	A1+	2,000,000
18 Dec 2015	1,000,000	3.5500	National Australia Bank Ltd	A1+	1,000,000
4 Jan 2016	1,000,000	3.2100	Commonw ealth Bank of Australia Ltd	A1+	1,000,000
7 Mar 2016	1,000,000	4.0500	National Australia Bank Ltd	A1+	1,000,000
8 Mar 2016	500,000	4.0700	National Australia Bank Ltd	A1+	500,000
	66,500,000				66,500,000
Term Investment Group & Cash Deposit Account					
Rollover Date	Face Value	Current Rate	Borrower	Rating	
Cash Account	5,293,857	2.1500	CBA (Business Saver)	A-1+	5,293,857
19-Jun-15	1,000,000	3.5000	CBA Term Deposit Kimbriki 35810609	AA-	1,000,000
14-Jan-15	7,834,041	3.5000	WBC Term Deposit Kimbriki 11-1208	AA-	7,834,041
24-May-15	2,448,276	2.9700	WBC Term Deposit Kimbriki 11-4185	AA-	2,448,276
01-Feb-15	2,671,368	2.4000	CBA Money Market Kimbriki 10162612	AA-	2,671,368
	19,247,542				19,247,542
	87,281,758			Closing Balance:	86,933,214

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

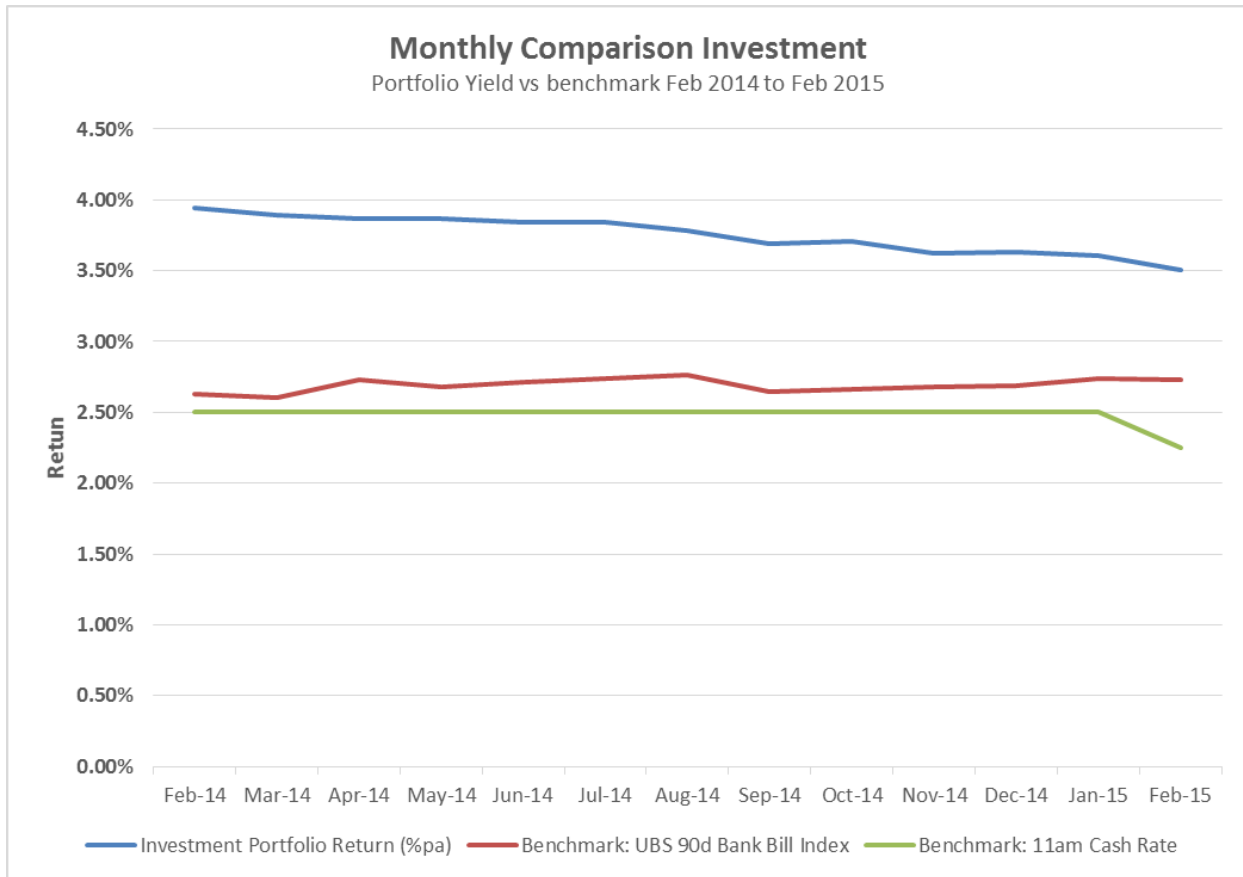
Portfolio Performance vs. 90 day Bank Bill Index over 12 month period.	✓	Council's investment performance did exceed benchmark.
Monthly Income vs. Budget	✗	Council's income from investments did not exceed monthly budget.
Investment Policy Compliance		
Legislative Requirements	✓	Fully compliant
Portfolio Credit Rating Limit	✓	Fully compliant
Institutional Exposure Limits	✓	Fully compliant
Term to Maturity Limits	✓	Fully compliant

Investment Performance vs. Benchmark

	Investment Portfolio Return (%pa)*	Benchmark: UBS 90d Bank Bill Index	Benchmark: 11am Cash Rate **
1 Month	3.50%	2.69%	2.25%
3 Months	3.58%	2.72%	2.42%
6 Months	3.63%	2.69%	2.46%
FYTD	3.67%	2.71%	2.47%
12 Months	3.74%	2.70%	2.48%

* Excludes cash holdings (i.e. bank account, loan offset T/Ds, and Cash Fund)

** This benchmark relates to Cash Fund holdings

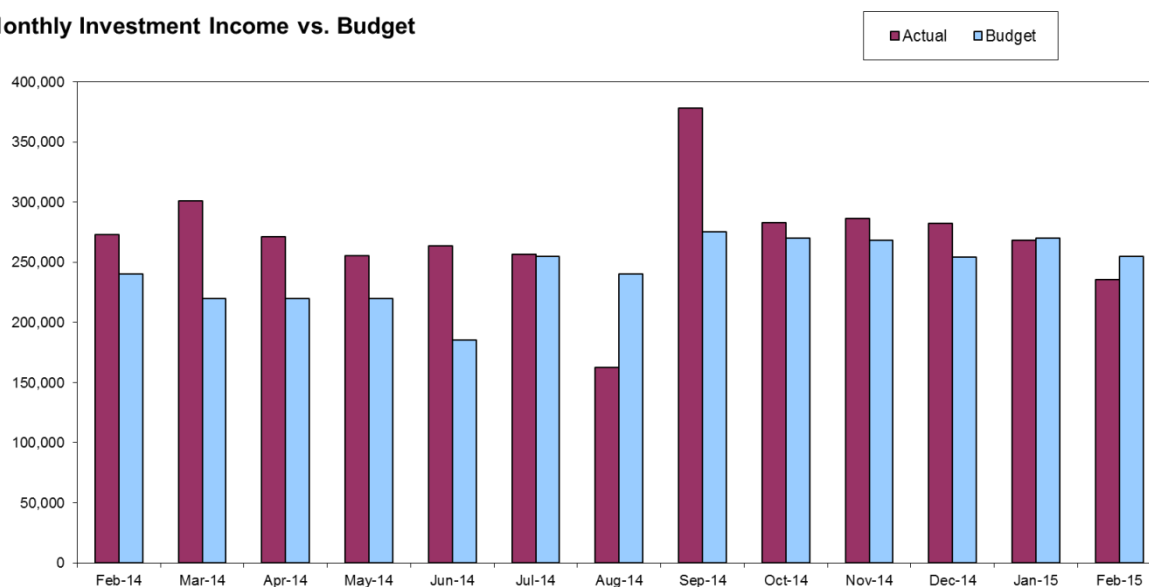


Monthly Investment Income* vs. Budget

	\$ Feb 15	\$ Year to Date
Investment Income	230,407	2,137,401
Adjustment for Fair Value	5,113	15,398
Total Investment Income	235,520	2,152,798
Budgeted Income	255,000	2,112,000

*Includes all cash and investment holdings

Monthly Investment Income vs. Budget



In February we have reflected a fair value increase of \$5,113 in accordance with AASB 139 Financial Instruments: Recognition and Measurement. It is Council's intention to hold these investments to maturity and as such no gain of principal will occur in these circumstances. These investments could have been classified as Held-to-maturity investments upon initial recognition under AASB 139 in which case no fair value adjustment would be required through profit or loss. When these investments reach maturity any fair value adjustment which has been taken up will be written back to the Profit and Loss Account.

Economic Notes

1) Global

2) Data releases during February were a mixed bag, pointing to weak economic growth in the US (partly due to the severe weather they've experienced throughout the month), softer growth in China and Japan, and growth in Europe which was marginally firmer than had been expected.

3) In the US, the first reading of fourth quarter 2014 GDP was softer than expected at 2.6% annualized growth. This has fallen significantly from 5.0% in the third quarter and the softness is evident in key domestic spending categories such as household consumption spending and business investment. The US economy has suffered as a result of the severe winter; the softness in the January readings of retail sales (-0.8% m-o-m), housing starts (-2.0%), and housing permits (-6.7%), may also be due to the weather

4) The minutes of the Federal Reserve's January policy meeting confirmed that the Fed will remain cautious before they start to lift its Funds rate, with concerns revolving around soft global growth, the strong US dollar and disinflationary pressure.

5) In China, data releases were quite limited for January as a result of the floating date of the lunar New Year celebrations from year-to-year. Retail sales, industrial production and urban fixed asset investment spending are released as joint January-February readings and will not be available for another fortnight.

6) In Europe, the preliminary reading of EU fourth quarter 2014 GDP growth was slightly stronger than expected at 0.3% for the quarter and 0.9% for the year, compared with 0.2% and 0.8% in quarter 3. Among the big-four euro-area economies GDP growth was comparatively strong in Germany and Spain (each up 0.7% for the quarter) while France (+0.1%) and Italy (0.0%) were both weak. Greece was in focus for much of February wanting its creditors to ease terms and conditions on its outstanding debt as well as extending the maturities. An agreement allowing a four month extension was agreed, but with only limited concessions from creditors on the austerity programs that Greece needs to pursue for the debt bailout.

Domestic

In Australia, housing and international trade data were strong, but most other readings – including employment – took a softer turn. Inflation was very low everywhere – assisted by low energy prices – and central banks continued to respond to the low growth/low inflation world, mostly by easing monetary conditions. The RBA cut the cash rate by 25bps to a record low 2.25% at its early February policy meeting and implied, in various commentaries, that more cuts may come.

7) Indicators of housing activity were all comparatively strong. December home building approvals fell by 3.3%, but after increasing by more than 20% over the previous two months. December owner-occupier housing finance commitments rose by 2.7% for the month and the value of commitments to investors was up by 6.0%. House prices rose in the fourth quarter 2014 by 1.9% for the quarter and 6.8% for the year. The international trade data was comparatively strong too with the trade deficit contracting sharply to \$A436 million in December, from \$A1,017 million in November. On the weaker side, retail sales improved only 0.2% in December pointing to indifferent Christmas trading conditions. Employment unexpectedly fell in January by 12,200, admittedly after a 40,000 monthly increase in November and December. Nevertheless, the employment setback in January was sufficient to push up the unemployment rate to 6.4% from 6.1% in December.

8) As previously mentioned, at its first policy meeting for 2015 in early February, the RBA decided to cut the cash rate by 25bps, after having left it unchanged at 2.50% for 18 months. The reason for the cut was a change in the RBA's forecasts towards lower economic growth persisting for longer and consistently well-contained inflation. The RBA detailed its forecast changes in its quarterly Monetary Policy Statement and was then quizzed on the forecasts when Governor Stevens presented his quarterly testimony to the Parliamentary Economics Committee. The minutes of the meeting then added more colour; the upshot is that the RBA is indicating the likelihood of further rate cuts and recognizes that housing is strong. However, they view any unwelcome consequences of too strong a lift in house prices as the result of restrictions on housing supply beyond anything the RBA can influence.

9) Looking ahead, comparatively soft global economic growth and very low inflation implies more monetary policy easing moves by central banks. We predict the RBA cutting the cash rate another 25bps to 2.00%.

We then expect to see the RBA holding the cash rate at 2.00%, but with potential to ease further if necessary. The cash rate remained unchanged at the RBA's March Board Meeting.

Portfolio Performance

The investment portfolio return was 3.50% as at February 28 versus the bank bill annual return of 2.69%. The portfolio is currently returning 3.74% on an annual basis which is down from 3.77% at the previous month-end. This is driven primarily by a continued trend of the ADIs to reduce their term deposit borrowing margins. Where cash flows allow, the Council should continue to invest for periods of 6 – 12 months to lock in reasonable margins. While there was no rate cut at the latest RBA Board meeting, the market is still pricing another cut, meaning that rates are forecast to move lower.

There were a number of maturities for the month:

- 5 Feb - \$2m matured with ME Bank and this was invested with CBA for 11 months
- 9 Feb - \$1m matured with Westpac and this was redeemed for cash flow purposes
- 16 Feb - \$3m invested with NAB across 3, 7 and 9 months (\$1m each)
- 19 Feb - \$2m matured with ME Bank and this was redeemed for cash flow purposes
- 20 Feb - \$1m invested with NAB for 4 months
- 23 Feb - \$1m matured with CIA and this was redeemed for cash flow purposes
- 25 Feb - \$1m invested with NAB for 7 months and \$1m invested with NAB for 8 months

The capital value of Emerald 2006-1A remained steady at \$78.50 as there was little secondary market activity for this security.

ITEM 6.3	DRAFT DELIVERY PROGRAM 2015-2019, OPERATIONAL PLAN AND BUDGET 2015/16
REPORTING MANAGER	GROUP MANAGER STRATEGIC PLANNING AND CHIEF FINANCIAL OFFICER
TRIM FILE REF	2015/050606
ATTACHMENTS	1 Draft Delivery Program 2015-2019 and Draft Operational Plan 2015/16 (Included In Attachments Booklet) 2 Draft Long Term Financial Plan 2015-2019 (Included In Attachments Booklet) 3 Draft Fees and Charges 2015-2016 (Included In Attachments Booklet)

EXECUTIVE SUMMARY

PURPOSE

To seek approval for public exhibition of the draft Delivery Program 2015-2019, Operational Plan and Budget 2015/16 and Long Term Financial Plan 2015-2025.

SUMMARY

A suite of integrated planning documents have been prepared in accordance with the Local Government Act 1993 and the Office of Local Government's Integrated Planning and Reporting guidelines and manual. They will be available online from Thursday 26 March 2015 at www.warringah.nsw.gov.au for public exhibition and comprise:

- Draft Delivery Program 2015-2019
- Draft Operational Plan 2015/16 including Fees and Charges 2015/16
- Draft Long Term Financial Plan 2015-2025

The Local Government Act (Sections 404, 405, 705) provides for the exhibition of these documents for a minimum period of 28 days prior to their adoption.

FINANCIAL IMPACT

The 2015/16 budget projects total expenditure of \$226.03 million, including a capital works program of \$57.64 million. It shows that our financial position is sound, with a projected surplus before Capital Grants and Contributions of \$13.82 million.

The components of the Surplus from Continuing Operations before Capital Grants and Contributions are as follows:

	\$'000
<u>Restricted:</u>	
Gain on Sale of Kiah Site	9,073
Kimbriki Environmental Enterprises – Non-controlling Interests (Manly, Mosman and Pittwater Councils)	1,661
Domestic Waste Management Charges	1,430
Interest – s94 and s94A Contributions	531
	<u>12,695</u>
<u>Unrestricted:</u>	
Available for Working Capital	1,127
Total	<u>13,822</u>

The restricted funds are committed to the building of the new parking and community facility in Dee Why, providing new garbage and recycling bins for residents in 2017/18 and providing other new assets for the community.

The 10 year Long Term Financial Plan (LTFP) shows that the annual surplus before Capital Grants and Contributions can be maintained each year in accordance with Council's Financial Planning & Sustainability Policy.

POLICY IMPACT

The Delivery Program and Operational Plan is Council's response to the Community Strategic Plan, establishing works and activities to be undertaken, as well as providing measures of performance and budget details, across one, four and ten-year horizons.

RECOMMENDATION OF GENERAL MANAGER

That the draft Delivery Program 2015-2019, Operational Plan 2015/16 and Long Term Financial Plan 2015-2025 be placed on exhibition for 28 days.

REPORT

BACKGROUND

Council adopted the Community Strategic Plan 2023 in June 2013. At the same time the Local Government Act (Section 405) requires councils to develop an annual Operational Plan detailing activities to be engaged in during the year. It must include an estimate of income for the year, rates (ordinary and special) proposed to be levied, domestic waste charge, borrowings and pricing methodology for setting fees and charges. The Operational Plan must be placed on public exhibition for a period of at least 28 days and submissions considered by the Council before adoption by 30 June of each year.

The Delivery Program 2013-2017 was also adopted in June 2013. This program details the principal activities to be undertaken by Council to implement the goals outlined in the Community Strategic Plan 2023. Council is committed to providing a rolling four year planning horizon to the community in response to the Community Strategic Plan. As such the Delivery Program has been reviewed and updated, so it now covers a time frame from 2015-2019.

The Long Term Financial Plan is reviewed annually and updated to reflect the financial requirements of meeting the agreed service delivery. The revised Delivery Program and Long Term Financial Plan also need to be placed on exhibition.

Overview – Budget and Financial Forecasts

The 2015/16 budget projects total expenditure of \$226.03 million, including a capital works program of \$57.64 million. It shows that our financial position is sound, with a projected surplus before capital grants and contributions of \$13.82 million.

The components of the Surplus from Continuing Operations before Capital Grants and Contributions are as follows:

	\$'000
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Available for Working Capital	1,127
Total	<hr/> 13,822 <hr/>

The restricted funds are committed to the building of the new parking and community facility in Dee Why, providing new garbage and recycling bins for residents in 2017/18 and providing other new assets for the community.

The Budget 2015/16 and the Long Term Financial Plan 2015-2025 will be reviewed by Council's auditors, Hill Rogers Spencer Steer. Hill Rogers Spencer Steer will provide an Independent Assurance Report.

Council has continued to pursue operational efficiencies with minimal impact on existing service levels or the high quality delivery of services to our community.

As noted, some \$57.64 million will be spent this year on capital works. This includes investing nearly \$24.30 million in asset renewal to improve the overall condition of our assets, thereby reducing ongoing operational costs associated with asset repair and maintenance.

Cost Containment and Productivity Savings

Council continues to pursue operational efficiencies which do not impact on existing service levels or the high quality delivery of services to our community. Council's Long Term Financial Plan includes both a productivity saving of 0.2% in each year of the Plan, in line with the rate cap methodology used by Independent Pricing and Regulatory Tribunal, as well as other cost containment and productivity measures which will enable a significant component of the operational costs associated with a new assets program over the 10 years of \$140 million to be absorbed.

For the 2015/16 year with the exception of Materials & Contracts and Other Expenses projected expenses are lower than those proposed for 2015/16 in the previous Delivery Program (2014-2018). The proposed higher Materials & Contracts reflects the increasing level of activity at the Kimbriki Resource Recovery Centre as well as additional putrescible waste tipping charges following the closure of the Belrose landfill. The higher Other Expenses principally relates to higher EPA Levy charges associated with the increasing level of activity at the Kimbriki Resource Recovery Centre.

Rating Structure 2015/16

The total income that can be raised from levying rates on property is capped by the State Government via the Independent Pricing and Regulatory Tribunal. IPART have determined that Warringah Council may increase general income from rates by a maximum of 3.0% in 2015/16. The increase consists of the 2.4% allowed to all NSW councils plus 0.6% for Council to maintain current service levels and financial sustainability.

The current rate structure will be maintained, rate assessments will be based entirely upon property valuations (ad valorem) but with minimum rates applying where appropriate.

For rating purposes, land in Warringah is categorised as residential or business. The business category has a further sub-category – Warringah Mall Regional Shopping Centre Sub-Category.

Council has received requests from a number of owners of strata storage units for a revision of Council's rating structure in relation to strata storage units. A strata storage unit refers to geographically separate complexes of strata storage facilities that are predominantly being used for private and domestic storage purposes. In accordance with Section 518 of the Local Government Act 1993 (the Act) strata storage units are categorised as Business for rating purposes as they cannot be classified in any of the other rating categories (farmland, residential or mining). As there is currently no sub-category for strata storage units they are all subject to the minimum business rate. This results in strata storage unit ratepayers incurring proportionately higher rates compared to both ratepayers on the residential minimum and other ratepayers in the business category, given that they are small in size, have a relatively low land value and generally do not place a high demand on Council services.

As part of the public exhibition of the draft Delivery Program 2015-2019, Operational Plan and Budget 2015/16 and Long Term Financial Plan 2015-2025 Council will seek submissions regarding its rating structure and whether it is appropriate to create a further sub-category for strata storage units under the Business Category.

Accordingly, two tables have been provided below which show:

- the ad valorem rate, the minimum rate and anticipated revenue for residential, business and business subcategories based on the current rating structure
- the ad valorem rate, the minimum rate and anticipated revenue for residential, business and business subcategories based on creating a further sub-category for strata storage units under the Business Category

Rating Structure 2015/16 – Based on Current Structure

The ad valorem rate, the minimum rate and anticipated revenue for residential, business and business subcategories would be as follows:

Rate Type	Category	Ad Valorem	Minimum Rate	Yield
Ordinary	Residential	0.213201	\$842.29	\$63,535,666.22
Ordinary	Business	0.586251	\$1,081.39	\$14,535,283.48
Ordinary	Business - Warringah Mall	1.043502	N/A	\$706,450.85
				\$78,777,400.55

Rating Structure 2015/16 – Based on Creating a Strata Storage Sub-Category

The ad valorem rate, the minimum rate and anticipated revenue for residential, business and business subcategories would be as follows:

Rate Type	Category	Ad Valorem	Minimum Rate	Yield
Ordinary	Residential	0.213201	\$842.29	\$63,535,666.22
Ordinary	Business	0.590714	\$1,081.39	\$14,453,590.07
Ordinary	Business - Warringah Mall	1.043502	N/A	\$706,450.85
Ordinary	Business – Strata Storage Units	0.590714	\$496.00	\$81,693.41
				\$78,777,400.55

Waste Charges 2015/16

Proposed waste charges for 2015/16 are summarised below:

Charge/Fee DWMS	2015/16	Revenue
Availability Charges - Vacant Land	\$89.00	\$41,474
Per 80 litre garbage bin (first or additional garbage bins) - includes availability charge	\$364.00	\$12,919,452
Per 120 litre garbage bin (first or additional garbage bins) - includes availability charge	\$543.00	\$11,368,791
Service Increase Fee - applies when delivering a larger capacity or additional bin, compared to base 80 litre service or existing service level	\$25.00	
Supply of additional vegetation bin	\$98.00	\$35,770
Repair of vegetation bin lid	\$16.00*	

Repair of vegetation bin wheels	\$9.50*	
Total Yield		\$24,365,487

* Includes GST in the rate

The domestic waste management charge increase reflects the cost of the service as well as providing future funds for new residential bins and the additional cost of disposing waste when the Kimbriki waste processing plant is implemented.

Draft Fees & Charges 2015/16

The Operational Plan includes a range of proposed fees and charges for 2015/16. Underlying this is Council's Pricing Policy in relation to fees and charges which are not otherwise prescribed by legislation. The Policy seeks to ensure Council recovers its costs in delivering a service, while also allowing for fees and charges to be discounted where appropriate in recognition of Council's community service obligations.

Fees and charges relate mainly to the recovery of service delivery costs through the charging of fees to users. These include use of leisure, entertainment and other community facilities and the provision of human services such as long day care, vacation care and family day care. In setting the budget, the key principle for determining the level of user charges has been to ensure that increases relate directly to the costs incurred in providing the service.

Auditors review of "the budget"

We continue to provide an extra level of rigour to our financial planning by having our budget reviewed by external auditors. The auditors provide an Independent Assurance Report following community consultation on the draft Delivery Program and Operational Plan (four and one year budgets).

The inclusion of the auditor's final review will be in line with better practice, and will benefit our stakeholders as it creates a greater level of transparency and provides confidence that the commitments in the Operational Plan can be delivered.

Online Access to the Plans

The draft documents will be available online at www.warringah.nsw.gov.au and the community will be able to make submissions online. Content will also be available for review at Council's libraries and at the Civic Centre.

CONSULTATION

The Local Government Act 1993 (Sections 404, 405 and 705) require the exhibition for a minimum of 28 days. The draft documents will be placed on exhibition from Thursday 26 March to Friday 24 April 2015. Council must consider the submissions before adoption of the plans by 30 June each year. Consultation will include:

- Notification in Warringah Matters, distributed to all households in Warringah;
- Notices in the Manly Daily;
- Information at the Civic Centre and Council libraries;
- Information on the Council website

Members of the public will be encouraged to make a submission online. The submissions will be displayed for others to read, following moderation, to ensure offensive material is not published. Submissions will also be accepted via letter and email.

Fit for the Future

In September 2014 the NSW Government launched its 'Fit for the Future' program. 'Fit for the Future' is the Government's vision to meet the challenges facing local government in the next 25 years and aims to ensure the long term financial viability and strategic influence of the local government sector.

As part of the program, all councils are required to submit a proposal to the Government in June 2015 to demonstrate how 'Fit For the Future' they will be - addressing the Government's criteria for scale, capacity and financial health. Councils must submit either a joint Council Merger Proposal with other council(s) that are willing to merge, or a Council Improvement Proposal to demonstrate that council has enough scale and capacity to stand on its own.

The draft Delivery Program 2015-2019, Operational Plan and Budget 2015/16 and Long Term Financial Plan 2015-2025 has been produced based on no change to Council's structure, and continuing to operate as it does currently. The budget for 2015/16 would not change should Council submit a merger proposal as any financial impact would not come into effect until the 2016/17 financial year.

TIMING

Following the consultation, the draft Delivery Program, Operational Plan and Fees and Charges will be re-submitted to Council for adoption on 26 May 2014.

FINANCIAL IMPACT

The 2015/16 budget projects total expenditure of \$226.03 million, including a capital works program of \$57.64 million. It shows that our financial position is sound, with a projected surplus before Capital Grants and Contributions of \$13.82 million.

The 10 year Long Term Financial Plan (LTFP) shows that the annual surplus before Capital Grants and Contributions can be maintained each year in accordance with Council's Financial Planning Policy.

POLICY IMPACT

The Delivery Program and Operational Plan is Council's response to the Community Strategic Plan, establishing works and activities to be undertaken, as well as providing measures of performance and budget details, across one, four and ten-year horizons.

7.0 COMMUNITY DIVISION REPORTS

ITEM 7.1	AFFORDABLE HOUSING ON COUNCIL OWNED LAND IN DEE WHY
REPORTING MANAGER	GROUP MANAGER BUILDINGS, PROPERTY AND SPATIAL INFORMATION
TRIM FILE REF	2015/031632
ATTACHMENTS	1 Dee Why Masterplan - Preferred Scenario

EXECUTIVE SUMMARY

PURPOSE

To report back to Council on the opportunity to lease land on the Civic Centre site (Lot100 DP1041823) for affordable housing and other associated and relevant uses

SUMMARY

Following Mayoral Minute No 19/2014, staff investigated the possibility of leasing a portion of the Civic Centre Site – the eastern and western side of the roundabout on Civic drive for affordable housing and other associated uses.

The land on the western side of the roundabout is currently being used as a construction zone for the development of the three level car park and community facilities including the Police Citizens Youth Club. The land on the Eastern side of the roundabout currently has two buildings located on the site used by Council for administration, parking, gym and amenities. Both sites were referenced in the Dee Why Masterplan Preferred Scenario to be retained in their current form and both have issues with regards to their capacity to be simply leased.

Investigations have determined that leasing the site in the stated location for a mixed use affordable housing and commercial development will result in a number of operational issues that make the proposal likely to deliver a poor financial outcome to Council.

Council does have a large number of other vacant parcels of land of various sizes within its district without the existing use issues which could be re-classified / re-zoned for affordable housing.

FINANCIAL IMPACT

There is no budget currently allocated for this project.

POLICY IMPACT

The process of Council entering into a lease for the property will need to meet Council's Procurement Policy.

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

That Council:

- A. Not proceed with leasing the Civic Centre site (Lot 100 DP1041823) on the eastern or western side of the roundabout for affordable housing.
- B. Staff undertake an investigation for other potential affordable housing sites within Warringah and report back to Council in six months

REPORT

BACKGROUND

Mayoral Minute No 19/2014 stated the following:

Following on from the very successful affordable housing forum earlier this year, I would like to maintain the momentum within Council. From this forum it was very clear that we had to find solutions both in the short and long term. Council has progressed with investigating less planning restrictions for internal conversions of existing houses for the purposes of granny flats. Council is looking also at allowing the relevant State Environmental Planning Policies (SEPP) for granny flats to apply to zonings that otherwise do not allow it at present. Further, Council is currently setting up a working party to look at long term strategies and opportunities in particular.

With this in mind, I note that in the Dee Why Masterplan it is envisaged that on either side of the roundabout on Civic Drive there is capacity for the construction of two separate buildings. Given the recent discussions I have had with Unions, and our local business community about the urgency and desperate need for quality and affordable housing options on the Northern Beaches, I held discussions with a range of affordable housing providers. As well as the examples of projects in North Sydney and Willoughby, I believe there is an opportunity to explore putting an affordable housing development on one or both of these sites, in a lease structure that also delivers a positive social and financial outcome to Council.

An option that I believe could be successful includes a combination of commercial space on the ground floor - to replace Council's use that is currently on the site - and three levels of affordable housing above this.

SUMMARY

The Site:

The sites referred to in the Mayoral Minute - on either side of the roundabout on Civic Drive (Lot100 DP1041823) are:

West of the roundabout – This land is currently being used as a construction zone for the development of the three level car park and community facilities including the Police Citizens Youth Club. At the completion of construction (mid 2016) this site will then become primary entry to the facility as well as being reinstated as operational staff car parking Council. Consequently, this site is not seen as suitable for the proposal.

East of the roundabout – There are currently two buildings located on the site. The uses of these buildings are:

- Human Resources staff offices – 16 staff (approx. 250 sqm)
- Print room (including storage) and meeting rooms (approx. 175 sqm)
- Gym and staff showers and change rooms (approx. 175 sqm)

The space also provides outdoor amenity to staff as well as 12 Council operational car spaces.

The footprint of the site is approximately 2,300sqm, noting that this is not the developable footprint as there will be requirements for setback as noted further within this report.

Planning Requirements:

Warringah Local Environment Plan (WLEP):

Building height – 13m

Warringah Development Control Plan (WDCP):

The required setbacks and key building controls of note are contained within Part G Special Area Controls of the WDCP, specifically, Area 10 Civic Centre which has the following requirements:

- The minimum floor to ceiling heights are as follows:
 - ground floor storey (other than where used for housing): 3.6 metres
 - ground floor storey (where used for housing): 2.7 metres
 - upper storeys: 2.7 metres
- Development is to maintain a minimum front building setback. The minimum front setbacks will be 15 metres from Pittwater Road, 0 metres from St. David Avenue and 6 metres from the Kingsway.
- The minimum rear building setback is 6 metres.
- Development must be sited within an envelope determined by projecting planes at 45 degrees from a height of 5 metres above natural ground level at the side boundaries.
- The minimum setback from a building to a side boundary is 4.5 metres.
- Carparking facilities must be provided below ground or behind buildings in shared parking areas. Ground level parking must be provided with trees that will achieve 70% mature canopy coverage over the area.

Advice has been received that any significant departure from the height control would require a planning proposal.

Dee Why Masterplan

The Dee Why Masterplan proposed a range of options for the development of the location at the rear of the Civic site as stated in the Mayoral Minute, including mixed use residential with parking below. However, this did not form part of the Council endorsed Masterplan Preferred Scenario (as per attachment) which stated that the site was to be retained in its current form.

Lease Considerations:

There are no significant restrictions on Council leasing the noted site. There are however some key issues that would need to be considered regarding a specific lease for the purposes of affordable housing:

- Financial return to Council – in restricting the lease to affordable housing providers the Council would likely not realise a highest and best commercial lease return.
- Structuring the transaction as a lease would not allow the lessee to sell any portions of the development. This would make the business case for the development very tight due to the high up-front capital costs, and its success may then be contingent on significant subsidy by Council.
- The ability to tie the use of the site to affordable housing in the long term is complex, due to market forces and potential future changes in legislation, and as such would require external expert legal advice. Even with this advice, the housing may not be retained as affordable housing by the lessee in the long term.
- Council could not require any lessee to lease back or transfer part of the building back to Council through the process for the existing site uses that will be displaced; otherwise it would trigger the Public Private Partnership provisions of the Local Government Act. As

such any plan to re-locate back into the site would need to be carefully considered as Council would likely end up paying market rates for renting any space within the development.

Analysis

Based on the information and existing site constraints, it is considered feasible to construct up to a four storey building with a floorplate of between 1,000sqm and 1,500sqm containing ground floor commercial and three levels of residential on the site noted. The building would need to include an underground car park that would provide for the car parking obligations of the development - this would likely be a single underground storey of car parking, but is dependent on the mix within the development.

Key Considerations

- The relocation of the existing uses (staff offices, meeting rooms, print room, gym and car parking) would either need to be in the future building - as a lease or strata purchase - or would need to be in another location as yet undetermined. This would involve both temporary relocation costs and future purchase / lease costs that would need to be included within any property transaction business case.
- Civic Drive is not a formal road and as such Civic Drive would either need to be subdivided from the exiting lot and re-classified or a right of way / easement agreement be put in place to allow car access to the site.
- It is likely that a subsidy in one form or another would be required to enable this to proceed based on previous submissions received by Warringah Council for affordable housing on Council land. As such specifying the site for affordable housing would likely not deliver the community the highest and best return for this community asset.
- Given that the Dee Why Masterplan Preferred Scenario envisaged existing use remaining, community engagement and feedback would be required of any process undertaken.

RECOMMENDATION

The proposal to lease the Civic Centre site for a mixed use affordable housing and commercial development has a number of key risks that make the proposal likely to deliver a poor financial outcome to Council by:

- One-off costs incurred in the relocation of existing uses on the site
- Ongoing costs for locating the existing uses in another location
- A less than market return for the lease of the site to a private business

Additionally, the twelve (12) operational car spaces for Council use would need to be relocated on the site, most likely into the car park below the Dee Why library, reducing the existing community short stay car parking.

Another option that could be considered is that Council has a large number of other parcels of land of various sizes. One or more of these could be re-classified / re-zoned for affordable housing where the issues of existing use and relocation are not present which have not been analysed but may serve as more suitable alternatives.

TIMING

The timing of this project is dependent on the decision made.

FINANCIAL IMPACT

There is no budget currently allocated for this proposal. If the project is to proceed, the estimated funds required are:

- One-off costs for relocation, professional fees and subdivision costs in the order of \$200,000
- Ongoing lease costs for the re-located usage of between \$80,000 and \$100,000 per annum (400 m² to 600m² at a nominal rate of \$200/m² per annum)

Note that there is likely to be income generated from the lease, but this has not been included as it is entirely dependant on the business case what subsidy Warringah Council would be required to enable the project to proceed.

POLICY IMPACT

The type of development and who intends on carrying out the development is contained within the State Environmental Planning Policy (Affordable Rental Housing) 2009 and would likely need to comply with Part 2 - Division 1 In-fill affordable housing.

Dee Why Masterplan - Preferred Scenario

PREFERRED SCENARIO



civic site

The redevelopment of this block intends to achieve Council's Vision for a community hub on the Civic Precinct. As a primary driver towards a successful Town Centre in Dee Why the Civic Centre precinct is proposed to act as a 'one-stop shop' for a diverse range of community facilities and services related to health, early childhood, police services/shop front, performing arts and entertainment, cuisine and retail.

The Civic Precinct should create opportunities for individual building sites that are interconnected via Civic Drive with new pedestrian pathways and civic plazas, located between buildings.

A key focus for this site will be the development of a civic plaza on the corner of Pittwater Road and St David Avenue that will provide opportunities for high quality landscape treatments, outdoor dining, shaded seating and water sensitive urban design features. Combined with articulated and landmark building elevations and facades, its highly visible location will also create a gateway identity and identifiable public space at this key junction.

The Civic site may also incorporate a pedestrian footbridge and lift that will provide level access from the western end of St David's Avenue to the Pittwater Road intersection and civic plaza.

Internally within the site, existing mature trees will be retained where possible, maintaining the open space amenity for existing council uses. Basement parking is intended for all buildings in this precinct.



wsud

The preferred scenario would take a holistic view of the Dee Why Town Centre water management, considering the wider catchment and hydrological systems. Surface flows for all rain events would be captured and treated with opportunities for re-use. Flood mitigation would be addressed as part of a catchment wide strategy.

WSUD applications would include:

- / Grassed or landscaped swales
- / Infiltration trenches and bio retention systems
- / Wetlands
- / Rainwater tanks – stormwater harvesting & reuse
- / Greywater harvesting & reuse
- / Rain gardens, rooftop greening, urban forests
- / Porous pavements

Natural systems would be interpreted throughout the town centre for awareness of modification, contribution to sustainability and water quality.

Water as an element integral to the identity of Dee Why would be expressed in features, sculptures and for play elements.

NOTE: This WSUD treatment will be investigated and subsequently developed in consultation with Council and in accordance with outcomes of specialist studies currently being undertaken



Site B

This development will be as per the DA approved proposal with public realm and detailed design to be developed further to relate to the overall Town Centre character and complement water sensitive urban design strategies.



Site A

Interfacing with Site B development, Site A is a council owned site and will comprise mixed use development. The ground level could accommodate opening the existing park along Howard Avenue and creating a mid block link to retail and commercial to the north.

Landscape improvements to both streetscapes and the central drainage corridor will be aimed to create high quality public spaces that the adjacent building will open onto and overlook. This central green spine connection will be reinforced by the potential to connect with Walter Gors Park along Howard Avenue, creating an identifiable and high quality public parkland node that provides relief and open space amenity to the proposed scale and intensity of development proposed along Pittwater Road.



pedestrian bridge

Investigate the feasibility of an accessible bridge link between the Fisher Road Salvation Army site and the proposed built form in the civic site would provide lift access to the ground plane. Upgraded ground plane access would also be provided. Additionally this link could connect across Pittwater Rd. to future development, which would be subject to future studies.



triangular block

This site is a case study for amalgamation of similar sized blocks within the Dee Why Town Centre study area. This development option will provide the highest intensity of residential use proposed for this site, reinforcing the scale, mass and height of the proposed development further north on Pittwater Road.

Its prominent intersection location and an appropriate building height will provide the opportunity for a landmark gateway development, reinforcing arrival to the Dee Why strip.

High quality landscape and streetscape improvements are proposed at ground level, creating a continuity of small interconnected public spaces, extending across from the Redman Road and Pittwater intersection that will also interface with proposed ground level retail tenancies. As well as providing identifiable and high quality building entries and improved pedestrian movement and comfort, these areas may also allow the opportunity for water sensitive urban design measures.

Behind this, residential buildings will frame Fisher Road, creating a strong urban edge through continuity in height and building setbacks. Residential apartments will be proposed with upper level balconies that address the street and provide surveillance to the internal laneway area. With appropriate CPTED (Crime Prevention Through Environmental Design) elements, this laneway is intended to provide improved pedestrian movement through a safe and high quality public space that connects to the northern civic site.



gateways

Opportunities exist to introduce sculptural elements to be developed in conjunction with artists as part of an overall art strategy for the town centre to reinforce character and identity through material and form and provide a sense of arrival and exit to/from the town centre.

Such art strategies have potential to include green walls and similar interpretive structures to compliment the improved urban fabric of the Town Centre.

A consistent street tree planting strategy would be implemented including roadside planting at the northern gateway, and median treatments would be upgraded where practicable to complement streetscape revitalisation.



DEE WHY TOWN CENTRE MASTER PLAN | PLACE Design Group



DEE WHY TOWN CENTRE MASTER PLAN

LEGEND

01	Pittwater Road North Entry Sequence streetscape and arrival treatment	15	Drainage Channel Proposed boardwalk over current open channel creates pedestrian link to / from Lagoon walk/ storm water easement	27	Triangle Park North Riparian park typology corridor development with enhanced pedestrian connectivity and user amenity	38	Fisher Road Streetscape Streetscape refurbishment
02	Building A Council owned building	16	Stormwater Easement Pedestrian linkage with exposed low flow water filtration function diverted from main drainage channel. Opportunities for WSUD interventions, interpretation / contact and storage of treated water. Seamless edge to Walter Gors Park	28	Howard Street East Upgraded pedestrian walkway experience to the beach with new bus / cycle lane. Tree planting to ensure strong physical / visual link to the beach retained	39	Pittwater Road South Entry Sequence with street tree and median treatment
03	Building B Council owned building	17	Pittwater Road Streetscape refurbishment work as per streetscape sections	29	Site B Based on DA approved Multiplex proposal	40	Stoney Range Regional Botanical Garden
04	Building C Council owned building	18	Walter Gors Park Expanded park with facilities for all ages. Proposed onsite detention/ WSUD. Removal of existing Council cottages	30	Triangle Park South Pedestrian plaza to support adjacent uses, enhance pedestrian connectivity and reinforce local character	41	Triangular Block Test case study for amalgamation of similar sized blocks within the Dee Why Town Centre
05	Landscape Conservation Area	19	St David Ave Pocket Park Redesigned to compliment adjacent development	31	Church Lane North-South one way traffic flow with shared cycle and pedestrian access		
06	Building E PCYC Sports facilities with carpark	20	Proposed Multi Unit Residential As per current DA	32	Fisher Road Corner Block Case study amalgamated block. Pocket park with character and identity defining works as Town Centre nodal point. Physical linkage across Fisher Road to Redman Rd pocket plaza to west		
07	Building F Case study amalgamation area	21	Site A Existing residential buildings.	33	Redman Pocket Plaza Upgraded plaza space utilising existing mature tree planting with integrated WSUD functions and features		
08	Building G Case study amalgamation area	22	Site A Council owned site	34	Mooramba Pocket Park Upgraded park space with integrated WSUD functions and features.		
09	Building H Case study amalgamation area	23	Triangular Block Laneway Pedestrian access throughout the block explored within case study amalgamation area.	35	Oaks Ave Streetscape Significant streetscape refurbishment to embrace 'alfresco' dining with widened footpaths and WSUD integration		
10	Building I Case study amalgamation area	24	Town Centre Crossing Upgraded pedestrian amenity and stronger visual linkage to Civic site	36	Woolworths Lane Proposed shared lane through site access with retail and restaurant activation.		
11	Building J Council owned carpark	25	Dee Why Town Square Based on DA approved proposal with varying program for the public realm	37	Pacific Parade Streetscape Significant streetscape refurbishment to embrace 'alfresco' dining with widened footpaths and WSUD integration		
12	Warringah Council Building / Civic Centre Existing Civic Centre conserved with associated public realm development	26	Howard Ave Streetscape refurbishment as primary boulevard linking Dee Why beach, Town Square and Civic Plaza				
13	Dee Why Library Building Heritage building conserved with future proposed use for discussion						
14	Civic Plaza Multi level plaza with water features with accessible pathways / ramps to Library and Council						

ITEM 7.2	KING STREET RESERVE, MANLY VALE - PROPOSED EASEMENT TO DRAIN WATER IN FAVOUR OF 50 SUNSHINE STREET, MANLY VALE
REPORTING MANAGER	GROUP MANAGER BUILDINGS, PROPERTY AND SPATIAL INFORMATION
TRIM FILE REF	2015/041418
ATTACHMENTS	1 Draft Easement Plan

EXECUTIVE SUMMARY

PURPOSE

To consider a request by an adjacent property owner for an Easement to Drain Water through a Council reserve (King Street Reserve Manly Vale).

SUMMARY

The owner of 50 Sunshine Street Manly Vale (No. 50) has received deferred development consent for an additional dwelling at this location. The property is located on the low side of Sunshine Street, therefore, is required to adequately deal with the stormwater overflow generated from the development. No. 50 applied to Council to obtain an Easement to Drain Water through King Street Council reserve for the installation of an underground stormwater drainage pipe for connection to Council's open drainage channel/creek in King Street Reserve.

The proposed easement is illustrated in the Draft Easement Plan - Attachment 1 of this report.

FINANCIAL IMPACT

The compensation amount for the proposed easement has been valued by an independent qualified valuer at \$6,200 (excluding GST). However, in accordance with Council's adopted Fees & Charges a minimum compensation fee to Council of \$10,000 (excluding GST) for such an easement applies.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

- A. That subject to Item C of this recommendation, Council authorise a 1 metre wide Easement to Drain Water and associated Positive Covenant, by underground pipe within Lot 149 DP 11320 King Street Reserve Manly Vale in favour of 50 Sunshine Street Manly Vale (Lot 50 DP 11320) for an amount in accordance with Council's adopted Fees & Charges.
 - B. That Council authorise the affixing of Council's seal to, and delegate authority to the General Manager to execute the necessary documentation in order to give effect to this resolution.
 - C. That all costs associated with the granting of the proposed easement and associated Positive Covenant as referred to in item A of this recommendation, including but not limited to, Council's legal costs, GST if applicable, document registration and reinstatement of land post authorised drainage works, be funded by the applicant.
-

REPORT

BACKGROUND

The owner of 50 Sunshine Street Manly Vale (No. 50) has received deferred development consent for an additional dwelling at this location. The property is located on the low side of Sunshine Street, therefore, is required to adequately deal with the stormwater overflow generated from the development.

Council's Policy on Stormwater Drainage from Low Level Properties PDS – POL 136 recommends obtaining a drainage easement over the downstream property to Council's drainage infrastructure as a first option to deal with stormwater disposal.

No. 50's Development Consent for the additional dwelling is subject to a deferred commencement condition being satisfied as follows:

Stormwater Drainage Easement

As the natural fall of the land is towards the rear of the site the disposal of stormwater drainage is to be in accordance with the drainage plan submitted by Ash Design Building Plans, drawing number 13038-7 dated September 2013. An easement is to be created over the proposed stormwater drainage line under Sections 88B and/or 88K of the Conveyancing Act 1919. The applicant must provide Council with evidence of the creation of the easement in order to activate the consent.

Reason: To ensure adequate provision is made for stormwater drainage from the site in a proper manner that protects adjoining properties. (DACENA03)

Evidence required to satisfy the deferred commencement condition/s must be submitted to Council within five (5) years of the date of this consent, or the consent will lapse in accordance with Section 95 of the Environmental Planning and Assessment Regulation 2000.

Consequently, No. 50 applied to Council to obtain an Easement to Drain Water through King Street Council reserve for the installation of an underground stormwater drainage pipe for connection to Council's open drainage channel/creek in King Street Reserve.

The proposed easement is illustrated in the Draft Easement Plan attached to this report.

Section 46 (1) (a1) of the Local Government Act 1993 specifically allows for such easements over Community Land and Council has granted similar easements over other Council reserves in the past. The proposed easement will require that the stormwater drainage pipe be placed under the surface of the ground, therefore, the drainage pipe will have minimal impact on the use of the reserve after installation.

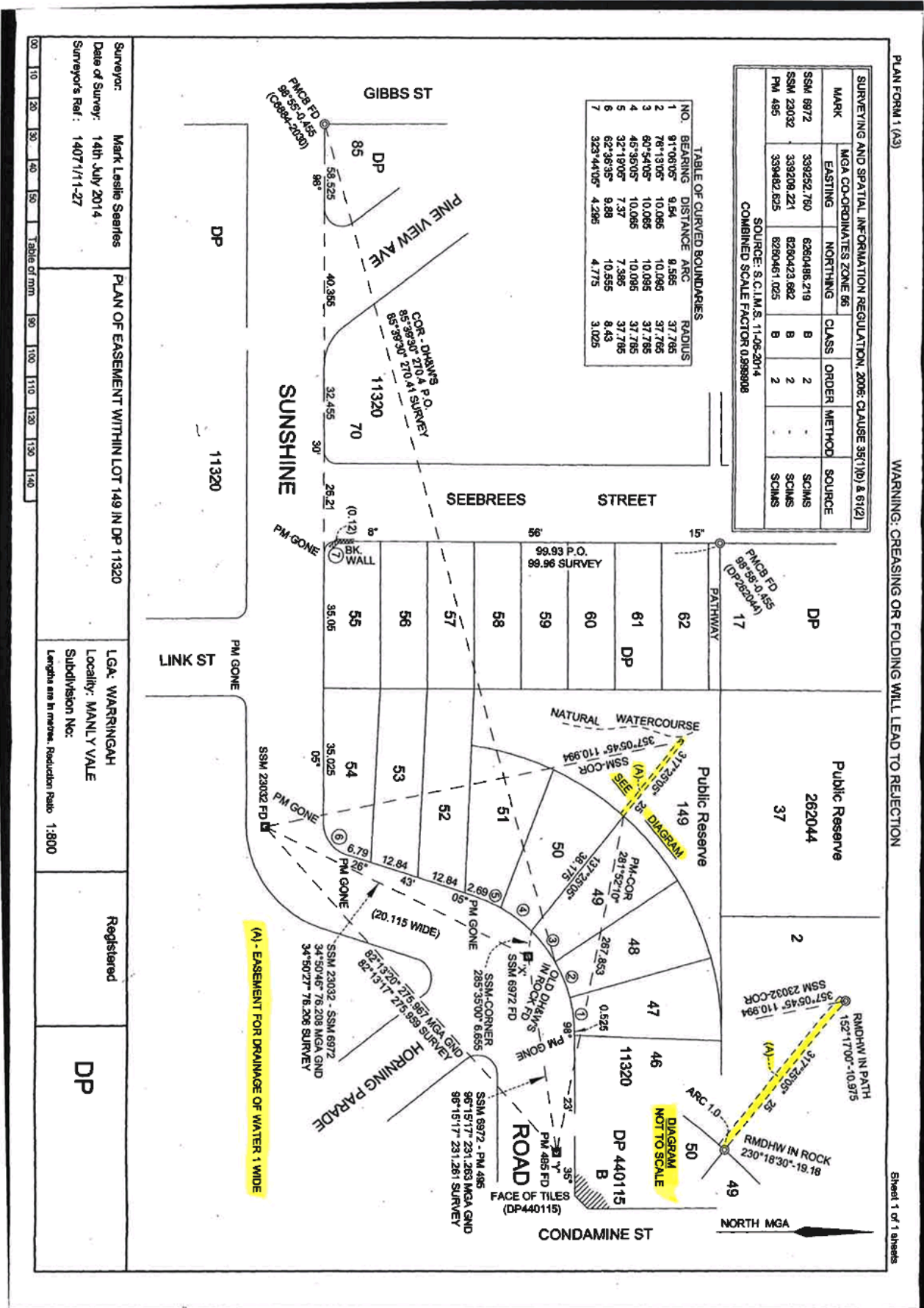
Rectification of the Council reserve following installation of the proposed stormwater drain pipe will be done by the applicant and the applicant will be required to submit an appropriate bond, prior to the commencement of construction, for works within the Council reserve. Ongoing maintenance obligations for the underground pipe by the owner of 50 Sunshine Street will be registered in a Positive Covenant over 50 Sunshine Street as a condition of granting the proposed easement.

The compensation amount for the proposed easement has been valued by an independent qualified valuer at \$6,200 (excluding GST). However, in accordance with Council's adopted Fees & Charges a minimum compensation fee to Council of \$10,000 (excluding GST) for such an easement applies.

CONSULTATION

The application for Easement was publicly notified for a period of 28 days in accordance with Section 47 of the Local Government Act 1993 which included a Public Notice in The Manly Daily

on 22 November 2014, notice on Council's website, notice letters to surrounding property owners and notice signs at King Street Reserve seeking public submissions. The submission period concluded on 22 December 2014. No objections to the proposed easement were received by Council during the notification period.



ITEM 7.3	GLEN STREET CULTURAL HUB STAGE 2
REPORTING MANAGER	GROUP MANAGER BUILDINGS, PROPERTY AND SPATIAL INFORMATION
TRIM FILE REF	2015/065615
ATTACHMENTS	1 Plans and 3D Image - Refined Concept 3 (hybrid design) - Glen St Cultural Hub Stage 2

EXECUTIVE SUMMARY

PURPOSE

To seek Council's authorisation of the refined Glen Street Cultural Hub Stage 2 concept as presented in the Councillor Briefing on 3 March 2015 and to note the draft cost estimates.

SUMMARY

Warringah Council resolved on 26 February 2013 to adopt the Masterplan and Stage 1 concept for the Glen Street Cultural Hub project. On 25 November 2014 Council resolved to proceed with a revised concept and required that "*Council staff prepare a fully costed proposal for Concept 3 for further consideration by Council for the March 2015 Council meeting.*"

Council staff subsequently coordinated with the consultant team in refining the preliminary concept and had it costed. The refined and costed concept was presented in a Councillor Briefing on 3 March 2015. Council staff now seek authorisation of the refined Concept 3 and to note the draft cost estimate for it.

FINANCIAL IMPACT

The Glen Street Cultural Hub Stage 2 project has a total project budget of \$5.25 million. The proposed concept is costed within budget.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

That Council adopt the proposed Glen Street Cultural Hub Stage 2 Concept 3 (Hybrid Design).

REPORT

BACKGROUND

Council resolved on 26 February 2013 to adopt the Masterplan and Stage 1 concept for the creation of a cultural hub on the Glen Street Theatre site.

Council subsequently invited tenders for the design consultancy services for Stage 2 and a revised design concept prepared by the appointed architectural firm – Brewster Hjorth Architects was presented to Councillors in various briefing sessions on 19 August 2014, 16 September 2014 and 30 September 2014.

These sessions enabled Councillors to fully discuss and consider the relative benefits of both the original design concept shown in the Masterplan and the revised design concept prepared for Stage 2.

Following these sessions there was no consensus reached by Council for the way forward and the project was put on hold. Council subsequently requested staff review all possible options for progression of Stage 2 and consolidated all information in a Council report for consideration.

Four options were presented to Council in a Council meeting on 25 November 2014 and Council resolved to proceed with option 3 (Concept 3 – hybrid design) and have it costed for further consideration in March 2015 Council meeting.

The adopted Concept 3 (hybrid design) includes:

- a 650m² library located at the front of the Glen Street Theatre
- a new pathway connecting Blackbutts Road and Glen Street on the eastern edge of the Glen Street Theatre site, with necessity of removing some garden mounds / trees on site.
- a proposed new outdoor dining area and playground to be fitted out by winning operator of the tender for food and beverage facilities (including any fit-out to the existing Sorlies dining and kitchen area in their current form) on Glen Street Theatre
- onsite relocation of the existing administration offices

Council staff subsequently coordinated with the consultant team in refining the preliminary concept and had it costed. The refined and costed Concept 3 (hybrid design) was presented in a Councillor Briefing on 3 March 2015. Council staff now seek Council's authorisation of the refined Concept 3 (hybrid design) and to note the draft cost estimate for it.

CONSULTATION

The preliminary Concept 3 (hybrid design) was adopted by Council in a meeting on 25 November 2014. The preliminary concept was subsequently refined by the consultant team in consultation with Council staff. Community engagement is to commence following the Councillor briefing on 3 March 2015 for four weeks.

TIMING

Stage 1 is completed and the Glen Street Theatre is in operation

Subject to this Council resolution, the indicative project timelines for Stage 2 are as follows:

- Design for Development Application (DA) – Apr / May 2015
- DA consent expected – Jul / Aug 2015
- Finalise design for Construction Tender – Aug / Sep 2015

- Appoint contractor – Nov / Dec 2015
- Construction period - 12 to 14 months

FINANCIAL IMPACT

Council has a total project budget of \$7.3 million which includes:

- Stage 1 – \$2.05 million (already completed)
- Stage 2 – \$5.25 million

These budget figures include allowance for design, quantity surveying, project management, fees and service charges and construction and construction contingency.

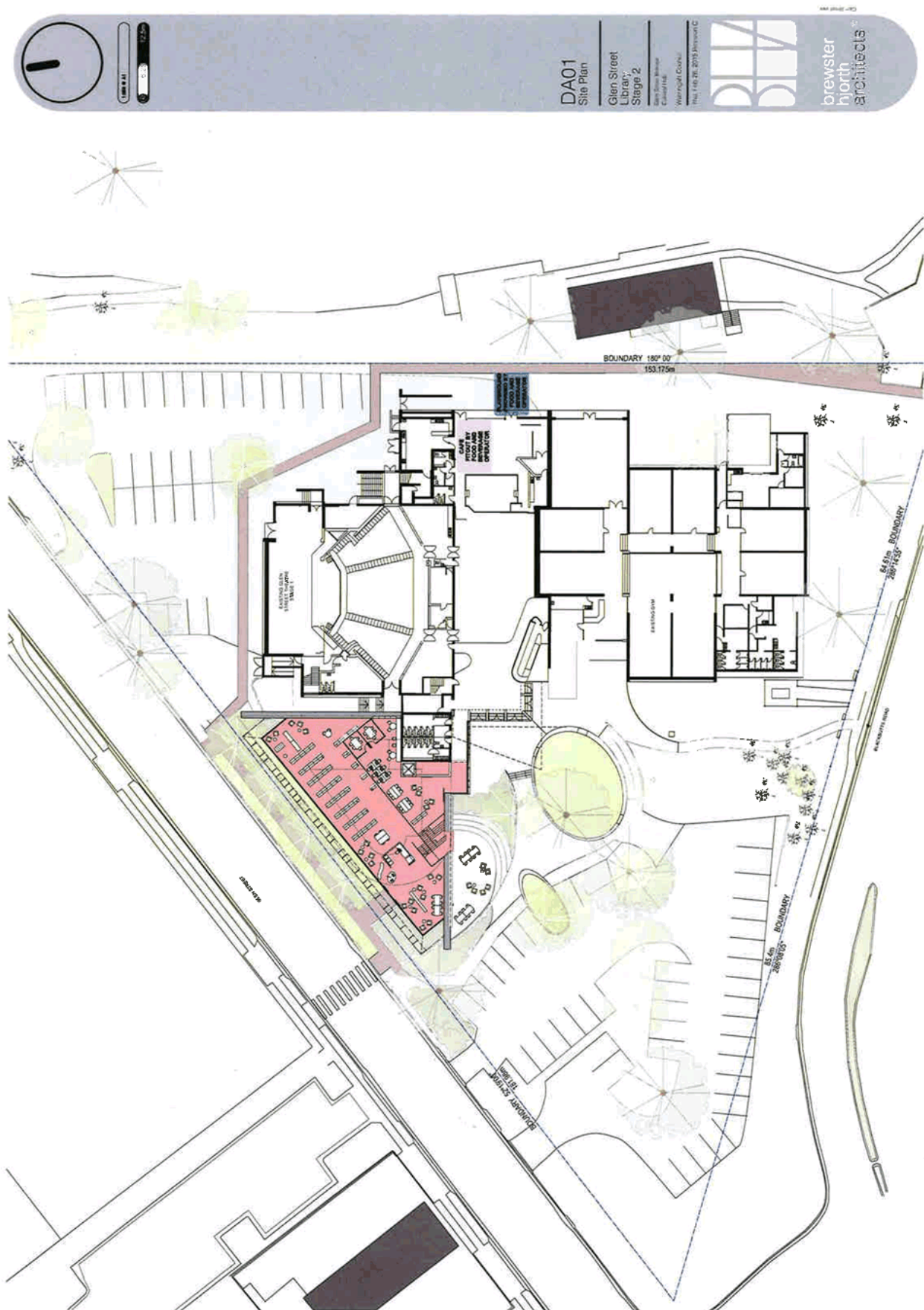
The use of funds for Stage 2 requires the sale of the existing Belrose Library site as per Council Resolution 027/13.

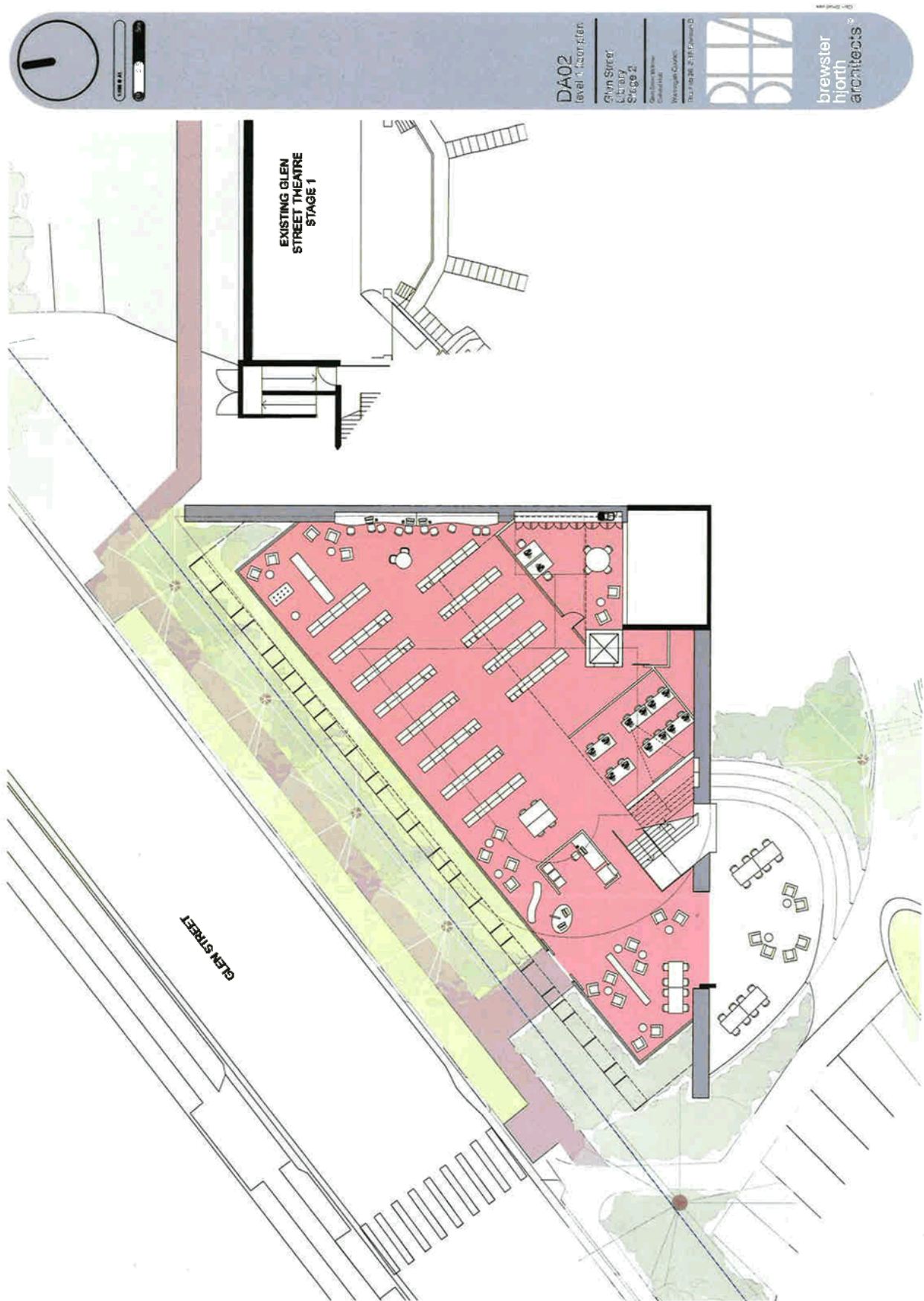
Note that the cost estimates for Concept 3 (hybrid design) have been prepared based on concept drawings only and therefore refinement to both the design and cost estimate will still be needed during the design development stage.

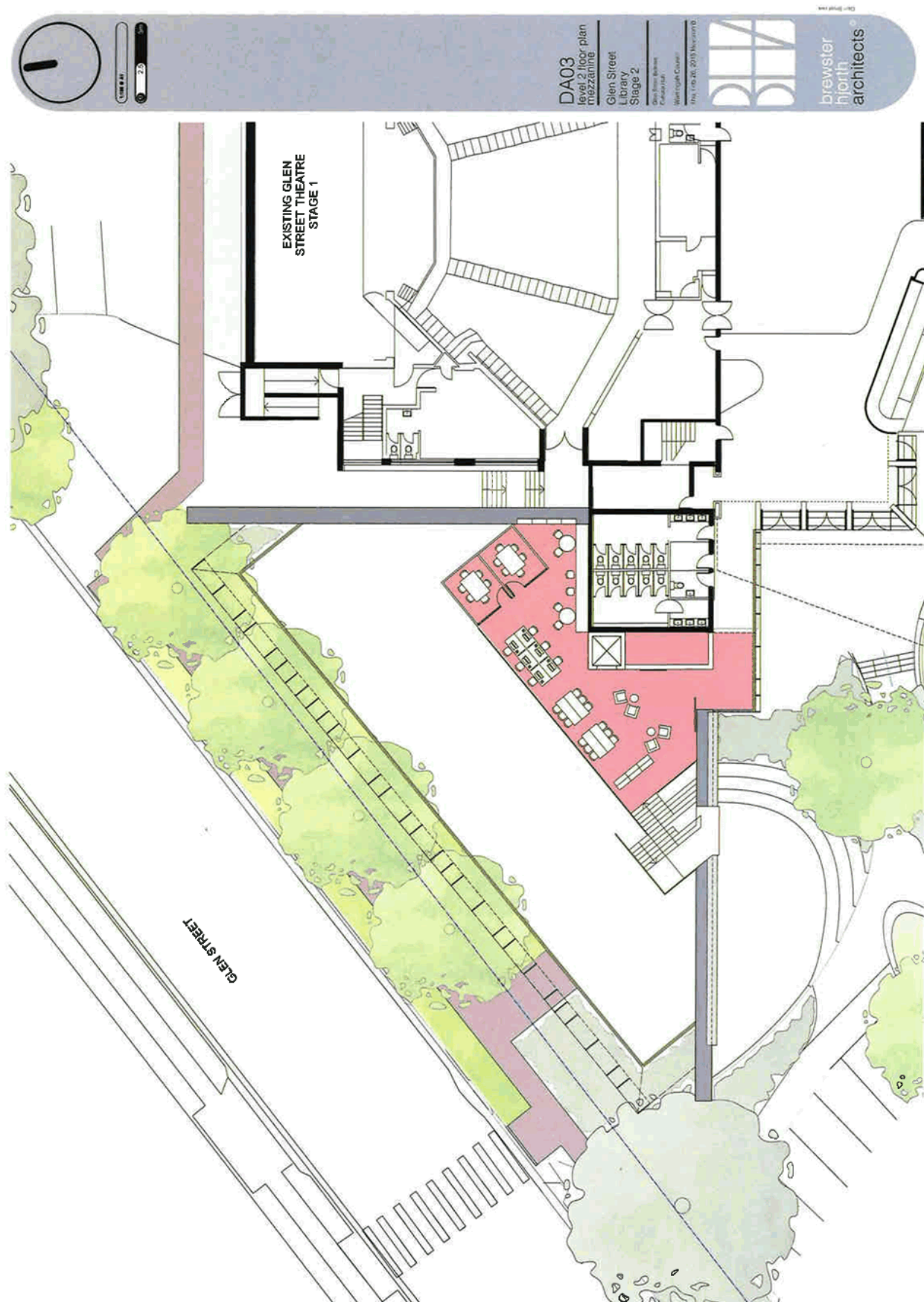
POLICY IMPACT

Nil









ITEM 7.4	"SITE A" DEE WHY OPEN MARKET SALE
REPORTING MANAGER	DEPUTY GENERAL MANAGER COMMUNITY
TRIM FILE REF	2015/061711
ATTACHMENTS	1 Site A - Land Boundaries (Included In Attachments Booklet) 2 Dee Why Town Centre Masterplan - Proposed Link Road (Included In Attachments Booklet)

EXECUTIVE SUMMARY

PURPOSE

To approve the proposal to sell the Council owned parcels of land (Lots 17,18,19,44,45,46-Sec 16-DP8172, Lot 2-DP526306 and Lot 43-DP341020) within the site known as 'Site A' to deliver the highest and best value to the community.

SUMMARY

In December 2012 Council resolved (389/12) to sell its property known as Site A comprising 36-44 Oaks Avenue and 31-35 Howard Avenue, Dee Why. This has yet to occur due to a number of complicating factors. Since Council's resolution Council has entered into a Memorandum of Understanding with the NSW Police agreeing to work together to try and relocate the Dee Why Police Local Area Command into a suitable Council site in Dee Why.

In discussions with the Dee Why Police Local Area Command it was identified that Site A would be suitable location for the relocated Local Area Command. As such it is proposed to change the terms of sale of Council's property within Site A to include the return to Council of the commercial gross floor area needed for the Dee Why Police Local Area Command in the finished development on the site.

Additionally, as part of the Dee Why Town Centre Masterplan, it is intended that a new "link road" be constructed at the eastern end of Site A. The sale of Council's land is proposed to be structured in such a way that it enables the purchaser to construct parking under this road, prior to returning the ownership of the link road and associated areas (footpaths, streetscape etc) to Council.

FINANCIAL IMPACT

The financial impact to Council will be net positive given the ongoing lease revenue streams that will be derived from NSW Police, as well as one-off funds received for the sale of the site.

RECOMMENDATION OF DEPUTY GENERAL MANAGER COMMUNITY

That:

- A. Council authorise the sale of its property at 36-44 Oaks Avenue and 31-35 Howard Avenue, Dee Why being Lots 17-19 and Lots 44-46 Section 16 DP 8172, Lot 43 DP 341020 and Lot 2 DP 526306 on the condition that:
 - a. Council own, as a minimum, the commercial gross floor area needed for the Dee Why Police Local Area Command in the finished development on the site.
 - b. Ownership of the proposed link road and associated areas be returned to Council in a suitable form.

-
- c. The proponent/s in their response provide two pricing alternatives for the provision of either 39 or 200 publicly available car parks
 - B. Council, in accordance with Council's Property Acquisition and Disposal – (Negotiation on Purchase Price) Policy GOV – PL 810, grant delegation to the General Manager to commence the disposal process of the land in Item A using an appropriate procurement process.
 - C. An assessment of the responses received to be reported back to Council for its consideration.
-

REPORT

BACKGROUND

In December 2012 Council resolved (Resolution 389/12) that:

- A. *Council endorses the concept of the Dee Why Community Hub on the north west corner of St Davids Ave and Pittwater Road*
- B. *\$150,000 be moved from the Brookvale Occasional Care centre capital budget to fund design work on the Community Hub concept in current financial year.*
- C. *Council re-authorise the sale of its property at 36-44 Oaks Avenue and 31-35 Howard Avenue, Dee Why being Lots 17-19 and Lots 44-46 Section 16 DP 8172, Lot 43 DP 341020 and Lot 2 DP 526306 as per the previous resolution to sell adopted by Council on 22 July 2008, and allocate the funds received to the Community Hub concept*
- D. *Council, in accordance with its Property Acquisition and Disposal – (Negotiation on Purchase Price) Policy GOV – PL 810:*
 - a. *Proceed to dispose of the land referred to in Item C.*
 - b. *Grant delegation to the General Manager to commence the disposal process of the land in Item A by public Expression of Interest (EOI). Following assessment of the EOI one of the following strategies may be adopted:*
 - i. *Issue of a restricted RFT, under tender box conditions, to a short-listed group of respondents to this EOI or list for sale by Public Auction;*
 - ii. *Issue of an open RFT;*
 - iii. *Enter into direct negotiations; or*
 - iv. *To not proceed any further. Note: An appropriate reserve price will be set by Warringah Council.*
- E. *Delegation be granted to the General Manager to authorise and execute any documentation required to facilitate the sale of council land in Site A and authorise affixing the Council Seal to the documentation if required.*
- F. *Any such offer be reported back to the elected Council for determination.*
- G. *Council notes that*
 - a. *any future development on Site A will generate more publicly available parking than is currently available on the site and that a requirement for more than 200 publicly available parking spaces will be included as part of the sale contract.*
 - b. *the adjacent Brookfield site will generate in excess of 1500 parking spaces.*

Since this resolution, a number of factors have changed such that impact the proposed sale of Site A, being:

- the adjacent site - "Site B" - previously owned by Brookfield was sold to Meriton and the mix of uses is currently under consideration through a planning permit application
- Council has purchased 30 Oaks Avenue for public open space
- Australia Post, which owns 32 – 34 Oaks Avenue, have stated that at this stage they are not willing to sell their site with Council's Site A as planned. This potentially impacts the developable envelope for Site A.
- Council has commenced construction of a 348 space car park in Dee Why

- Council has entered into a Memorandum of Understanding with the NSW Police agreeing to work together to try and relocate the Dee Why Police Local Area Command into a suitable Council site in Dee Why.

In discussions with the Local Area Command, while the Dee Why Community Hub was identified as a desirable location for the Dee Why Police, it has been agreed that Site A would also be highly suitable. Further, as the timeframe for the development of Site A is likely to be shorter, Site A presents as a better option for the NSW Police due to their pressing need to improve their facilities.

Given these factors and the desire for Council to derive the maximum benefit for the community from the sale of the site, it is proposed to sell Council's parcels of land that are known as Site A – being 36-44 Oaks Avenue and 31-35 Howard Avenue, Dee Why (Lots 17-19 and Lots 44-46 Section 16 DP 8172, Lot 43 DP 341020 and Lot 2 DP 526306) as seen in Attachment 1 – in an open market process.

During this sale it is proposed that a condition of the sale, which will impact the sale return Council receives, is that the required commercial gross floor area in the finished development on the site is returned to Council for the purposes of leasing as the Dee Why Police Local Area Command as part of the sale transaction. This will reduce the gross sale price, but will generate an ongoing income stream for Council and the community through the market lease return generated.

It is also proposed to test the market as to the pricing impact of delivering the requirement for *“more than 200 publicly available parking spaces”*. This condition will impact the value of the site – and thus the return to Council and the community – and as such it is proposed that companies looking to buy the site provide two pricing alternatives, being the provision of:

- 39 publicly available car parks (the minimum requirement due to Section 94 funds previously spent on the site), or
- 200 publicly available car parks, noting that a number of these may be in the form of dual use car parking for retail requirements.

With Council currently constructing a new 348 space car park in Dee Why and Meriton set to commence the “Site B” development in the immediate future, this pricing approach will allow Council staff to provide a cost benefit analysis for the provision of both options of car parking.

INTEGRATION WITH THE DEE WHY TOWN CENTRE MASTERPLAN

As part of the Dee Why Town Centre Masterplan, it is intended that a new “link road” run is constructed at the eastern end of Site A (Attachment 2). This enables the development on Dee Why with respect to future traffic flows and is a crucial part of the plan.

The sale of Council's land in Site A remains contingent on the return to Council of the link road and associated areas and this is proposed to be structured into the terms of sale. However, the sale of the site is intended to enable the purchaser to construct parking under this road prior to the construction of the road and its associated areas such as footpaths, streetscape etc.

CONSULTATION

The planning of Site A and the Dee Why Town Centre have had a significant public consultation over a number of years including through working parties and various other forums.

TIMING

Council officers will progress this in a timeline appropriate to the chosen procurement process.

FINANCIAL IMPACT

The financial impact to Council will be a net positive position given the ongoing lease income that will be derived from the NSW Police, as well as one-off funds received for the sale of the site.

POLICY IMPACT

Nil

8.0 ENVIRONMENT DIVISION REPORTS

ITEM 8.1	RESPONSE TO MAYORAL MINUTE NO 3/2015 - BROOKVALE MASTERPLAN
REPORTING MANAGER	GROUP MANAGER STRATEGIC PLANNING
TRIM FILE REF	2015/059222
ATTACHMENTS	NIL

REPORT

PURPOSE

To respond to the Mayoral minute requesting a timeframe for the development of a Brookvale Masterplan to be undertaken in the upcoming 2015/16 financial year.

REPORT

At the 24 February Council meeting the following Mayoral Minute was adopted:

That Council staff:

- A. *Present a short report at the next Council meeting to be held on 24 March 2015 outlining a timeframe for the development of a Brookvale Masterplan to be undertaken in the upcoming 2015/16 financial year.*
- B. *To conduct online engagement immediately to allow the community to provide their comments on the future of Brookvale that would include the existing comments made from the previous Manly Daily story and any emails/correspondence received already to Council.*

A Masterplan of Brookvale has not been planned for, or budgeted for the 2015/2016 financial year. Council is committed to undertake two major projects which are part funded by the Department of Planning and Environment the first of which is currently underway and the second will commence next financial year. The following table provides an overview of these projects:

Activity	Target Dates
Northern Beaches Hospital Precinct Structure Plan – to guide future development of the precinct surrounding the hospital	July 2015 completion
Warringah Local Planning Strategy – to guide future growth for the next 20 years of the whole of Warringah in response to NSW Government Planning Policy, taking into account land use planning (housing and employment), natural environment, infrastructure considerations, community engagement etc.	March 2016 completion

Brookvale has been identified in the Department of Planning and Environment's metropolitan plan, 'A Plan for Growing Sydney', as a strategic centre (released December 2014).

The outcomes from the Warringah Local Planning Strategy, due in March 2016, and the delivery of the Department of Planning and Environment's Sub-regional Plan for Northern Sydney, due in late 2015/2016, will identify the future direction for Brookvale, and the area which will need to be investigated as part of a Masterplan.

A 'Brookvale Vision and Masterplan' page has been established on the Your Say Warringah website

FINANCIAL IMPACT

Forward estimates for the 2015/2016 financial year budget have only taken into account the commitments to the Warringah Local Planning Strategy. No capacity exists in the proposed budget to commence a Masterplan for Brookvale in 2015/2016 year without substantial re-allocation of funds.

Project scoping and development of a project brief for a Masterplan for Brookvale could commence in early to mid 2016 after the completion of the Warringah Local Planning Strategy and Sub-regional plans. Budgeting for 2016/2017 would be proposed to fund the project. The Dee Why Town Centre Masterplan cost approximately \$370,000. In comparison the employment land alone in Brookvale is approximately five times the area covered in the Dee Why Town Centre Masterplan.

POLICY IMPACT

Nil

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT

That a Councillor briefing be scheduled for early 2016, which will include outcomes for Brookvale from the Warringah Local Planning Strategy and draft Sub-regional Plan as well as feedback received from the community, prior to the development of the final project brief for a Masterplan for Brookvale.

ITEM 8.2	STREET TREE REPLACEMENT FUND REALLOCATION
REPORTING MANAGER	GROUP MANAGER PARKS RESERVES & FORESHORES
TRIM FILE REF	2015/055694
ATTACHMENTS	NIL

EXECUTIVE SUMMARY

PURPOSE

In June 2014 Council resolved to allocate \$30,000 of surplus funds to the planting of street trees along the median strip of Condamine Street, Manly Vale. This report seeks Council approval to reallocate this funding from planting trees along Condamine Street, Manly Vale to planting trees in parks across the Local Government Area.

SUMMARY

Following discussions with the Roads and Maritime Service it was agreed that any tree planting along the median strip of Condamine Street, Manly Vale be delayed until the final alignment and design of the proposed Bus Rapid Transit system (BRT) is finalised. Improvements to the streetscape will be considered in the development of the BRT. Staff are meeting with architects for the project and the matter is part of the SHOROC transport planning meeting. This report proposes planting trees in suitable locations in parks and streets mainly in the south of the Local Government Area, with a focus around John Fisher Park, and seeks approval to implement this proposal this financial year.

FINANCIAL IMPACT

No impact as the \$30,000 budget that had been allowed for the planting of trees in Condamine Street will be redirected to other plantings.

POLICY IMPACT

The actions proposed by this report support the principles of Council's Environmental Sustainability Strategy and draft Urban Forest Policy.

RECOMMENDATION OF DEPUTY GENERAL MANAGER ENVIRONMENT

That Council note the outcomes of discussion with Roads and Maritime Services and authorise the reallocation of the \$30,000 identified for the Condamine Street Planting Project to tree planting at other locations.

REPORT

BACKGROUND

In June 2014 Council resolved to allocate \$30,000 of surplus funds to the planting of street trees along the median strip of Condamine Street, Manly Vale. Council contacted Roads and Maritime Services (RMS) to seek advice on the approval pathway and the relevant standards that must be applied to the proposal. RMS advised that the proposal would not be granted approval based on the requirements of the RMS Landscape Guidelines and the uncertainty around the final alignment of the Bus Rapid Transit System (BRT).

After discussions with the RMS it was agreed that any tree planting along the median strip of Condamine Street, Manly Vale be delayed until the final alignment and design of the proposed BRT is finalised. Improvements to the streetscape will be considered in the development of the BRT. Staff are meeting with architects for the project and the matter is part of the SHOROC transport planning meeting.

PROPOSAL

Council staff initially sought suitable locations within Manly Vale to plant new trees. Due to the streets and parks in Manly Vale being relatively well serviced by street trees or being restricted by narrow road reserves, no suitable locations were identified. Allambie Road in Allambie Heights however has had numerous street trees removed by Ausgrid recently and there is an opportunity to plant numerous suitable trees along this road.

Council's tree management staff have also been liaising with the John Fisher Park Community Committee on a proposal to plant trees in areas of the Park that are not highly utilised and would benefit from the introduction of more trees. The benefits include providing shade to spectators of sporting events, providing a sense of scale to the park by better defining several areas, reducing the heat island effect in the area and increasing habitat for various species of birds. The following diagram represents the extent and location of tree planting proposed for John Fisher Park.



In addition to the tree planting along Allambie Road and at John Fisher Park other locations for tree plantings include Cromer Park, Cromer, and Frenchs Forest Showground Frenchs Forest. Planting

of trees at these latter locations will be dependent upon the final costs for tree plantings along Allambie Road which has yet to be costed.

CONSULTATION

Prior to undertaking the planting of trees at any of the suggested locations Council will consult with affected stakeholders to identify any issues and to establish the extent of the planted area.

TIMING

If approval is granted Council can commence works within four weeks, subject to completion of stakeholder engagement.

FINANCIAL IMPACT

No impact as the \$30,000 budget that had been allowed for the planting of trees in Condamine Street will be redirected to other plantings.

POLICY IMPACT

The actions proposed by this report support the principles of Council's Environmental Sustainability Strategy and draft Urban Forest Policy.

10.0 NOTICES OF MOTION

ITEM 10.1	NOTICE OF MOTION NO 5/2015 - NARRABEEN LAGOON TRAIL
TRIM FILE REF	2015/072048
ATTACHMENTS	NIL

Submitted by: Councillor Pat Daley

MOTION

That Council thanks the staff and all involved in the construction of the recently opened Narrabeen Lagoon trail

ITEM 10.2	NOTICE OF MOTION NO 6/2015 - DEE WHY LAGOON
TRIM FILE REF	2015/071987
ATTACHMENTS	NIL

Submitted by: Councillor Pat Daley

MOTION

That Council staff report back to a councillor briefing session regarding developing potential partnerships between Council and appropriate organisations/stakeholders to assist with improving, maintaining and protecting Dee Why Lagoon and surrounds.

FUNDING SOURCE

I have been advised by staff that this motion can be carried out within current operational budget.

BACKGROUND FROM COUNCILLOR PAT DALEY

Dee Why Masterplan identifies some exciting improvements for the area including links to Dee Why Lagoon. There may be opportunities to involve stakeholders in the area to assist Council with these improvements. In particular I see an opportunity for organisations to assist with improving, maintaining and protecting Dee Why Lagoon and surrounds.

ITEM 10.3	NOTICE OF MOTION NO 7/2015 - ANZAC DAY
TRIM FILE REF	2015/072080
ATTACHMENTS	NIL

Submitted by: Councillor Pat Daley

MOTION

- A That, as the 100th anniversary of the landing at Gallipoli will be commemorated this Anzac day, Council:
- a) At the start of each formal Council meeting for the remainder of this calendar year Council acknowledge the sacrifice made by those who fought for our country in all wars.
 - b) Observe a minute of silence after the acknowledgement and that every person present in the Council's chamber stand up during this period of silence.
 - c) Note that this acknowledgement of the sacrifices made by the Anzac soldiers be an addition to the current acknowledgement provided to the traditional owners of the land.
- B That Council Staff report back to the Mayor and General Manager within 14 days with the appropriate wording for the acknowledgement.
-

ITEM 10.4	NOTICE OF MOTION NO 8/2015 - PASSING OF JEAN GEE OAM
TRIM FILE REF	2015/074092
ATTACHMENTS	NIL

Submitted by: Councillor Vincent De Luca OAM

MOTION

1. That Council notes

- With sadness the recent passing of Mrs Jean Gee OAM
- Jean was involved in Netball from when she first played with Manly Y (Manly Girls Domestic Science High School) in 1936 which played in the city, going on to be a Foundation Member of the Curl Curl Youth Club and Manly Warringah Netball Association in which she served as President, Secretary and Open Representative Team Coach. Jean also served as Junior Vice President of NSW Netball Association and as a State Team Manager.
- From a very young age she was also involved with Dee Why Ladies Amateur Swimming Club.
- In the 1960s she was a member of the first S530 Committee for the development of John Fisher Park, was a founding member of both the Curl Curl Youth and Community Centre Management Committee and Curl Curl Sports Centre Management Committee.
- In honour of Jean Gee's over 70 years outstanding service to the community she was bestowed Life Membership of Dee Why Ladies Amateur Swimming Club, Curl Curl Youth Club, Manly Warringah Netball Association, the Order of Australia, the Warringah Council Outstanding Service Award and the Netball NSW Anne Clark Service Award.

2. That Council:

- Acknowledges and commends the outstanding service to the Warringah community of Jean Gee OAM
 - Requests the General Manager to liaise with Mrs Gee's family in order that an appropriate Memorial Plaque be erected at either Curl Curl Youth and Community Centre or Curl Curl Sports Centre.
 - Extends its sincere sympathy to the family of Mrs Gee on their sad loss.
-

FUNDING SOURCE

I have been advised by staff that this motion can be carried out within current operational budget.

ITEM 10.5	NOTICE OF MOTION NO 9/2015 - LAND AND ENVIRONMENT COURT REFUSAL OF COBALT PROPOSAL PITTWATER ROAD AND ST.DAVID'S AVENUE, DEE WHY
TRIM FILE REF	2015/074026
ATTACHMENTS	NIL

Submitted by: Councillor Vincent De Luca OAM

MOTION

That Council:

- A. Notes that the NSW Land and Environment Court has refused the development application for the Cobalt Building on the corner of Pittwater Road and St. David's Avenue, Dee Why due to excessive height and that the proposal was not in the public interest.
 - B. Congratulates local residents, particularly Mr. Jason Malcolm who continually appeared before WDAP, JRPP and Council in order to ensure that the community's concerns about the proposal were properly heard.
-

FUNDING SOURCE

I have been advised by staff that this motion can be carried out within current operational budget.

11.0 QUESTIONS ON NOTICE

ITEM 11.1	QUESTION ON NOTICE NO 4/2015 - STAFF LEAVE - COUNCIL MANAGER'S CHRISTMAS LUNCH - CAFE SYDNEY 12 DECEMBER 2014
TRIM FILE REF	2015/073969
ATTACHMENTS	NIL

Submitted by: Councillor Vincent De Luca OAM

QUESTION

How many Council staff were granted leave to attend lunch at Cafe Sydney at Circular Quay Sydney during business hours on Friday 12 December 2014?

ITEM 11.2	QUESTION ON NOTICE NO 5/2015 - COSTS INCURRED ON STAFF CREDIT CARDS - COUNCIL MANAGER'S CHRISTMAS LUNCH - CAFE SYDNEY 12 DECEMBER 2014
TRIM FILE REF	2015/073987
ATTACHMENTS	NIL

Submitted by: Councillor Vincent De Luca OAM

QUESTION

Can Council confirm that no charges were incurred on any Council Credit Card at Cafe Sydney on 12 December 2014?

ITEM 11.3**QUESTION ON NOTICE NO 6/2015 - COSTS REIMBURSED FOR
EXPENDITURE AT CAFE SYDNEY ON 12 DECEMBER 2014****TRIM FILE REF****2015/073992****ATTACHMENTS****NIL**

Submitted by: Councillor Vincent De Luca OAM

QUESTION

Can Council advise of any expenditure reimbursed to any Council staff member due to expenditure at Cafe Sydney on 12 December 2014?

13.0 MATTERS PROPOSED TO TAKE PLACE IN CLOSED SESSION

RECOMMENDATION

- A. That, in accordance with the requirements of Section 10 of the *Local Government Act 1993* as addressed below, Council resolve to close the meeting to the public to consider and discuss:

- a Item 13.1 RFT 2015/001 - Cleaning Services Contracts for Warringah Council Properties on the basis that it involves the receipt and discussion of commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it [10A(2)(d(i)) Local Government Act 1993].

This report discusses the supply of commercial cleaning services to Warringah Council buildings, and the disclosure of this matter in open meeting would, on balance, be contrary to the public interest in maintaining openness and transparency in council decision-making because the disclosure of this information would identify commercial in confidence pricing information.

- B. That the resolutions made by the Council in Closed Session be made public after the conclusion of the Closed Session and such resolutions be recorded in the Minutes of the Council Meeting.
-

