
C12.4 Outcomes of the 1200sqm Subdivision Control Review

Meeting: Sustainable Towns and Villages

Date: 16 February 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Land Use & Development

COMMUNITY STRATEGIC PLAN OBJECTIVE:

To establish land uses that respond to environmental, cultural, social and economic needs in a sustainable manner

DELIVERY PROGRAM ACTION:

Undertake a review of 1,200m² minimum subdivision lot size requirement in P21 DCP

1.0 EXECUTIVE SUMMARY

1.1 SUMMARY

There is a longstanding inconsistency in Pittwater Council's planning framework in relation to minimum subdivision lot size requirements contained in the Pittwater Local Environmental Plan (LEP) 2014 and the Pittwater 21 Development Control Plan (DCP). The Pittwater LEP 2014 states that the minimum lot size for each resulting lot in a subdivision of low density residential land is 700sqm north of Mona Vale Road and 550sqm for subdivisions south of Mona Vale Road. However, properties identified as having special environmental qualities are also affected by a control in the DCP which requires a minimum lot size of 1,200sqm.

There have been three previous attempts to introduce a 1,200sqm minimum lot size requirement into previous LEPs. These three attempts failed due to a lack of State government support.

A fourth proposal to introduce the requirement was included as part of the introduction of the Pittwater LEP 2014. After the initial exhibition, on 5 August 2013, Council resolved to investigate and consider the appropriateness of the 1,200sqm subdivision control standard following the finalisation of the draft Pittwater LEP 2014. Council also resolved to consult with the wider community on the issue. This current process is an outcome of this decision.

The 1200sqm Subdivision Control Review considered two options:

- Option 1: Introduce a 1,200sqm minimum lot size into the Pittwater LEP 2014 for properties considered to be environmentally sensitive and remove reference to a 1,200sqm lot size in the Pittwater 21 DCP.
- Option 2: Maintain the current minimum lot size of 700sqm north of Mona Vale Road and 550sqm south of Mona Vale Road in the Pittwater LEP 2014 and remove reference to a 1,200sqm lot size in the Pittwater 21 DCP.

A community consultation period was held between Saturday 25 October and 6 December 2014 to gauge community opinion and feedback for the two options. A total of 111 submissions were received. Of these, 62 submissions were in support of Option 2 and 47 submissions were in support of Option 1, while two submissions were considered outside the scope of the Review.

A detailed review of the 1200sqm minimum lot size requirement has been conducted. Recommendations on the appropriateness of a 1,200sqm minimum lot size have been made in consideration of the history of the 1,200sqm subdivision control, its role in

Council's planning framework, community responses and aspirations, and best planning practice.

The outcome of the Review is that Option 2, removing the 1,200sqm subdivision control from the DCP and maintaining a minimum lot size of 700sqm and 550sqm in the Pittwater LEP 2014, is supported. A 1,200sqm minimum lot size is not appropriate, as the current minimum subdivision lot size as contained in Pittwater LEP 2014 and associated local provisions such as Biodiversity, Geotechnical hazards and Coastal risk planning are considered appropriate to guide development of the environmentally sensitive low density residential areas in Pittwater.

2.0 RECOMMENDATION

That Council commence the process to amend the Pittwater 21 DCP remove reference to a 1,200sqm minimum lot size.

That the minimum lot sizes contained in the Pittwater Local Environmental Plan 2014 of 700sqm north of Mona Vale Road and 550sqm south of Mona Vale Road remain for the areas identified during the 1,200sqm Subdivision Control Review.

3.0 BACKGROUND

3.1 PURPOSE

The purpose of this report is to inform Council of the outcomes of the 1,200sqm Subdivision Control Review and to provide recommendations on the appropriateness of the 1,200sqm minimum subdivision lot size control contained in the Pittwater 21 DCP.

3.2 BACKGROUND

Pittwater's planning framework contains conflicting information about the minimum lot size for subdivision for residential land with special environmental qualities. The Pittwater LEP 2014 in accordance with clause 4.1 provides the minimum subdivision lot size for low density residential land north of Mona Vale Road is 700sqm and for subdivisions south of Mona Vale Road 550sqm.

In addition, properties identified as having special environmental qualities are also affected by a control in the Pittwater 21 DCP which states all lots formed from a subdivision should be 1,200sqm. Approximately 10,500 properties are affected by the current DCP control.

The inconsistency between the two planning documents is longstanding and has been in place prior to the secession of Pittwater from Warringah Council.

At its meeting on 5 August 2013, Council resolved to investigate and consider the appropriateness of the 1,200sqm subdivision control standard following the finalisation of the draft Pittwater LEP 2014. Council also resolved to consult with the wider community on the issue.

Following the finalisation of the Pittwater LEP 2014 on 27 June 2014, the review of the 1,200sqm subdivision control commenced.

Central to the Review process was a *Discussion Paper: Subdivision in Pittwater 1200sqm subdivision control* which sought to outline and seek comment from the community on Council's approach to residential subdivision on land with special environmental qualities.

The Discussion Paper outlined the history of the 1200sqm subdivision control, refinement of the mapping criteria used to identify environmentally sensitive properties and development of options to address the inconsistency between the two planning documents and specifically aimed to generate feedback on whether the current controls are appropriate, deliverable and supported by the community.

The Discussion Paper outlined two possible options, being:

Option 1 – to Introduce a 1,200sqm minimum lot size into the Pittwater LEP 2014, for properties identified on the Affected Properties Map (the Affected Properties Map is included in the Tabled Document), and

Option 2 – Remove the 1,200sqm subdivision control from the DCP and maintain a minimum lot size of 700sqm and 550sqm in the Pittwater LEP 2014.

3.3 **POLICY IMPLICATIONS**

In order to resolve the inconsistency in Council's planning framework, an amendment is required to either the Pittwater LEP 2014 or the Pittwater 21 DCP.

As a consequence of the Review and public exhibition it is recommended that the Pittwater LEP 2014 minimum subdivision development standards remain while the controls contained with the Pittwater 21 DCP are removed via an amendment to the DCP.

3.4 **RELATED LEGISLATION**

The 1,200sqm Subdivision Control Review has taken into consideration the requirements of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*. Consideration has also been made of Ministerial Directions made under Section 117 of the *Environmental Planning and Assessment Act 1979*, State regulations, policies and the planning framework.

3.5 **FINANCIAL ISSUES**

3.5.1 **Budget**

Funds have been set aside in the Delivery Plan and Budget for the review of the 1,200sqm subdivision control for the 2014/15 financial year.

3.5.2 **Resources Implications**

Work to implement either Option 1 or Option 2 can be undertaken within current budgeted staffing arrangements in place in Council's Planning and Assessment business unit.

The resource implications for Option 1 and Option 2 are outlined below.

- Option 1 requires the following tasks to be completed:

(1) Amendment to Pittwater LEP 2014 to introduce a 1,200sqm minimum lot size for properties identified on the Affected Properties Map; and

(2) Amendment to Pittwater 21 DCP to ensure consistency with this decision

Council has attempted, on 4 previous occasions, to introduce a 1,200sqm minimum subdivision control into previous Pittwater LEP's, and on each occasion has been unsuccessful.

Therefore the 1,200sqm minimum subdivision control amendment will need to apply a strong evidence based planning approach, requiring significant and robust planning justification, including a comprehensive environmental study. An amendment to the Pittwater LEP 2014 includes managing an exhibition period and preparation of subsequent reports to Council.

Upon completion of the amendment to Pittwater LEP 2014, Pittwater 21 DCP would need to be amended to reflect the statutory lot size the 1,200sqm subdivision control. An amendment to Pittwater 21 DCP requires justification and preparation of supporting documentation including managing an exhibition period and preparation of subsequent reports to Council.

- Option 2 requires the following tasks to be completed:

- (1) Amendment to Pittwater 21 DCP to remove reference to a 1200sqm subdivision lot size

An amendment to Pittwater 21 DCP requires justification and preparation of supporting documentation including managing an exhibition period and preparation of subsequent reports to Council.

4.0 KEY ISSUES

4.1 HISTORY OF THE 1,200SQM SUBDIVISION CONTROL

4.1.1 Environmental studies

In 1985, Warringah Shire Council adopted a new LEP which contained a minimum lot size of 700sqm for land north of Cook Terrace, Mona Vale and west of the Wakehurst Parkway. Other residential land had a minimum lot size of 600sqm.

In the late 1980s, Warringah Shire Council conducted four environmental studies for the area north of Mona Vale Road to identify environmentally sensitive areas which should have greater restrictions on development.

The first study was the *Barrenjoey Peninsula – Pittwater Environmental Overview* prepared by Cameron McNamara in 1987. This report provided an overview of the environmental features of the area north of Mona Vale Road. An overview of key planning issues, including subdivision, was prepared along with general recommendations.

It was recommended that in designated sensitive areas, no subdivision approvals were to be issued until the application had been assessed by town planning staff and that all applications for subdivision were advertised to neighbouring properties. No information was provided about where the designated sensitive areas were located.

The second study was the *Warringah Shire Council Subdivision Study* prepared by Collin C. Donges and Associates in 1987. This study suggested that low density residential areas north of Mona Vale Road have a minimum lot size of 700sqm for each resulting lot and a reduction from 600sqm to 550sqm for land south of Mona Vale Road. The report also recommends that a larger minimum lot size for subdivision should apply for lots in environmentally sensitive localities and for lots without road frontage. However, the report also states that this could not be achieved until environmentally sensitive properties were identified. Furthermore, no specific minimum subdivision lot size for an environmentally sensitive property was provided.

The third study was the *Warringah Shire Council Barrenjoey Peninsula and Pittwater Areas Local Environmental Plan Review – Report on proposed amendments to the LEP no.1 1985*. This report was prepared by Cameron McNamara Kinhill in 1989.

A draft copy of the *Warringah Shire Council Barrenjoey Peninsula and Pittwater Areas Local Environmental Plan Review – Report on proposed amendments to the LEP no.1 1985* was sent to community groups and State Agencies for comment prior to a public exhibition. The draft report suggested a minimum lot size of 900sqm, along with other controls to regulate subdivision. These include requirements for minimum lot width, minimum lot depth, a height limit of 8.5 metres and limits of site coverage. This report also provided criteria to identify environmentally sensitive areas which would be subject to these controls. To be considered environmentally sensitive, one of the following criteria needed to be met.

- Proposed lot/s have a site slope of greater than 23%
- Proposed lot/s are within 50m of the high water mark
- Proposed lot/s are within 100m of a designated ridgeline
- The site has greater than 50% tree cover
- Proposed lot/s falls within a designated flora/fauna/protection zone

Of the nine written submissions received, four suggested a minimum lot size of 900sqm was too small for environmentally sensitive areas. Two of these submissions suggested a minimum lot size of 1,200sqm and one suggested 1600sqm. The final report recommended a 1,200sqm minimum lot size along with the other controls listed above.

The final report was the *Barrenjoey Peninsula-West Pittwater Sensitive Areas Study* prepared by Michael McCotter and Associates in 1991. The aim of this report was to identify areas of environmental significance and to assist in the development of a separate LEP for these areas. This report revised the environmental sensitivity criteria to the following:

- Any area visible from a public place and which has a site slope of 23% or greater
- Areas within 50m of the mean high water mark, unless the area is concealed from public view.
- Areas within 100m of a designated ridgeline
- Areas where tree canopies cover 50% or more of the land. Trees had to be indigenous and at least 3 metres tall
- Areas in the opinion of a qualified ecologist that contain flora species, fauna species, or habitats of local or greater conservation significance.

Properties only needed to meet one of the above criteria and a map was produced for each characteristic as part of this report. This report also suggested that the minimum lot size for subdivision in the areas that met one of these criteria should be 1,200sqm for each resulting lot.

After the completion of the *Barrenjoey Peninsula-West Pittwater Sensitive Areas Study*, a comprehensive review of the mapping data was completed by Council staff to ensure the information was accurate. Council resolved on 28 March 1994 to remove tree cover and areas of local or greater conservation significance from the criteria for environmental sensitivity. The criteria for environmental sensitivity adopted by Council on 28 March 1994 was:

- Residential properties which are entirely or partly within 50 metres of the Foreshore; or
- Residential properties all or part of which are within 100 metres of a ridgeline; or

- Residential properties all or part of which have a slope on excess of 20%; or
- All residential parts of the Western Foreshores and Scotland Island.

These criteria were utilised to identify areas where a 1,200sqm subdivision control would be appropriate, as well as other controls designed to limit environmental impact, such as prohibition of dual occupancies and a requirement for a minimum of 60% of the site area to be allocated to landscaping.

4.1.2 **Introduction of a 1,200sqm Subdivision Policy Control**

On 27 November 1990, the Interim Policy – *Requirements for Subdivision of Land in Sensitive Areas* came into force. Along with specifications relating to lot width and depth, access requirements, lot size calculations, and the prohibition of subdivision on Scotland Island and the Western Foreshores, this policy specified that each resulting lot in a subdivision must be at least 1,200sqm.

This Interim Policy was formally included in Council's planning framework as part of DCP 10 – Subdivision and Code for Subdivision. DCP 10 was adopted by Pittwater Council on 12 December 1994.

On 7 July 2003, a Mayoral Minute decreed that the same DCP control should apply to land south of Mona Vale Road that met the sensitivity criteria established for the original 1,200sqm subdivision control.

When the Pittwater 21 DCP was first adopted on 8 December 2003, the 1,200sqm policy control was carried across from DCP 10. DCP 10 was repealed when the Pittwater 21 DCP came into effect on 1 February 2004. The 1,200sqm subdivision control remains in the Pittwater 21 DCP

4.1.3 **Previous Attempts to Incorporate a 1,200sqm Minimum Lot Size**

First attempt

On 27 November 1990, Warringah Shire Council resolved to request a section 65 certificate under the *Environmental Planning and Assessment Act 1979* from the State government (a section 65 certificate certifies a draft LEP for public exhibition). This draft LEP proposed a minimum lot size of 1,200sqm for environmentally sensitive areas. The State government raised concerns regarding the increased minimum lot size, including:

- The areas proposed to be affected were not clearly mapped
- All necessary environmental studies had not been completed
- Uncertainty about why 1,200sqm rather than some other number was selected

The State government then advised Council that the draft LEP was unlikely to be certified with the 1,200sqm minimum lot size. On 12 February 1991, Warringah Shire Council resolved to remove provisions for a 1,200sqm minimum lot size

Second attempt

On 12 February 1991, Council resolved to develop a separate LEP for environmentally sensitive areas. The *Barrenjoey Peninsula-West Pittwater Sensitive Areas Study* was prepared and a map was produced identifying the areas meeting the criteria set out above.

On 3 September 1991, Council resolved to request a section 65 certificate from the State government to publicly exhibit a draft LEP for environmentally sensitive areas. This draft LEP also contained a 1,200sqm minimum lot size.

In April 1992, the State government formally declined to certify the draft LEP for sensitive areas as there was insufficient information to justify inconsistency with State Environmental Planning Policies (SEPPs) and Section 117 Directions issued by the Minister for Planning.

Third attempt

Between 2000 and 2006, Council attempted to prepare a new LEP known as the draft Pittwater 21 LEP. The draft Pittwater 21 LEP was exhibited in 2003 with a 1,200sqm minimum lot size for all areas currently affected by the 1,200sqm subdivision control, being the area now covered by the E4 Environmental Living zone under Pittwater LEP 2014. The proposal also included decreasing the minimum lot size from 700sqm to 550sqm North of Mona Vale Road in areas not considered environmentally sensitive.

During the public exhibition period between January and March 2004, 92 submissions were received which related to the increased minimum lot size. The breakdown of the submissions received were 44 submissions against an increased minimum lot size and 37 submissions supported an increase minimum lot size. At its meeting on 15 March 2004, Council resolved to pursue a 1,200sqm minimum lot size.

In June 2004, Council received correspondence from the then Department of Infrastructure, Planning and Natural Resources (DIPNR) which raised concern with the proposed 1,200sqm minimum lot size. These concerns were:

- The majority of submissions to the public exhibition of the draft Pittwater 21 LEP did not support the 1,200sqm minimum lot size
- A 1,200sqm minimum lot size would limit new residential development in Pittwater
- The proposal is against the Section 117 Direction requiring that dwelling densities do not decrease.
- The proposal does not meet the variations allowed under this Section 117 Direction

On 13 September 2004, a report was put to Council detailing the concerns of the then DIPNR and Council resolved to maintain the minimum lot sizes of 700sqm north of Mona Vale Road and 550sqm south of Mona Vale Road.

On 20 December 2004, Council resolved to retain the minimum lot sizes of 700sqm and 550sqm due to further advice from the then DIPNR that they would not support an increased minimum lot size without an environmental study demonstrating there would be no net loss to residential densities. The 1200sqm subdivision control was retained in the Pittwater 21 DCP

Fourth attempt

A fourth proposal to introduce the requirements was included as part of the introduction of the Pittwater LEP 2014.

In 2013, another attempt was made to introduce a 1,200sqm minimum lot size into the LEP. The draft LEP was exhibited between March and May showing a 1,200sqm minimum lot size based on new criteria. Properties considered environmentally sensitive had to meet all of the criteria listed below:

- Currently affected by the historic 1,200sqm subdivision control
- Have a lot size of 1150sqm or greater
- Be identified as Classification 4 or 5 on the *Land Use Capability Map* prepared as part of the *Pittwater Local Planning Strategy*.
- Be within 50 metres of another lot with a lot size of 1150sqm

During the public exhibition period, 41 submissions were received regarding the 1,200sqm minimum lot size; 39 opposed and 2 in favour.

On 5 August 2013, Council resolved to engage separately with the community on this issue. This current process is an outcome of that decision.

4.2 THE 1,200SQM SUBDIVISION CONTROL REVIEW

4.2.1 Options Under Consideration

Two options have been considered as part of the 1,200sqm Subdivision Control Review. These options are:

- Option 1: Introduce a 1,200sqm minimum lot size into the Pittwater LEP 2014 for properties considered to be environmentally sensitive and remove reference to a 1,200sqm lot size in the Pittwater 21 DCP.
- Option 2: Maintain the current minimum lot size of 700sqm north of Mona Vale Road and 550sqm south of Mona Vale Road in the Pittwater LEP 2014 and remove reference to a 1,200sqm lot size in the Pittwater 21 DCP.

Under both options, other controls which relate to subdivision, including minimum lot width, minimum lot depth, vehicle access requirements and amenity and design considerations, will remain in place.

Maintaining two different minimum subdivision lot sizes in the Pittwater LEP 2014 and Pittwater 21 DCP is not an appropriate option moving forward. In the case of an inconsistency between the Pittwater LEP 2014 and the Pittwater 21 DCP, the controls of the LEP override the provisions of the DCP.

4.2.2 The Role of the 1,200sqm Subdivision Control

The *Environmental Planning and Assessment Act 1979* states that in the event of an inconsistency between an LEP and a DCP, an LEP overrides a DCP. As such, development applications for subdivision are not required to achieve 1,200sqm for each resulting lot as the statutory minimum lot size contained in the Pittwater LEP 2014 is 700sqm for each resulting lot in a subdivision north of Mona Vale Road and 550sqm for each resulting lot south of Mona Vale Road.

The Pittwater 21 DCP control containing the 1,200sqm subdivision lot size, B2.2 Subdivision – Low Density Residential Areas, is still taken into consideration during the development assessment process. The assessing officer assesses the proposal against the DCP controls, including the specific outcomes, which often leads to the control being varied as it is found that despite being non-compliant with the prescriptive 1,200sqm subdivision control, the proposed subdivision is often acceptable as the outcomes of the control are being met. The outcomes of B2.2 Subdivision – Low Density Residential Areas, include:

- ensuring development is secondary to the natural environment,
- achieving the desired future character of the locality, equitable preservation of views and vistas, and
- ensuring the population density does not exceed infrastructure and transport arrangements.

Development applications for subdivision are also assessed against a diverse range of controls and development standards as outlined in the Pittwater LEP 2014 and Pittwater 21 DCP provisions which relate to the characteristics of the land, including consideration of any hazards, biodiversity value, need for stormwater detention and Aboriginal or non-Aboriginal heritage items.

Over the past 10 years (2005-2014), a total of 29 new lots have been approved from subdivision applications in the area currently affected by the 1,200sqm subdivision control. This equates to an average of 2.9 new lots being approved each year, with the majority of lots approved being less than 1,200sqm. During this same period, 21 potential lots (from 17 applications) have been refused. The reasons for refusal included:

- The subdivision proposal is incompatible with the prevailing subdivision pattern and character of the locality;
- Adverse or unreasonable impact on the natural environment, including native vegetation, rock outcrops and platforms, endangered ecological communities;
- Issues with vehicle access;
- Issues with stormwater retention or disposal;
- Unable to demonstrate that a house compliant with Pittwater's development guidelines could be constructed;
- Non-compliance with minimum lot width and depth controls;
- Excessive site slope;
- Adverse visual impacts; and
- The proposed lots are less than the statutory minimum lot size of 700sqm/550sqm

The 1,200sqm subdivision control is rarely listed as a reason for refusal. On the occasions it is included as a reason for refusal, the assessing officer explains that the reason for refusal is a result of the outcomes of the control not been met rather than non-compliance with the prescriptive numerical control of 1,200sqm.

Based on the information outlined above, the 1,200sqm subdivision control has had limited impact in controlling development in areas of environmental sensitivity. The outcomes of the 1,200sqm subdivision control and other relevant controls and provisions contained Pittwater 21 DCP has played a more important and significant role and these will remain regardless of which option is progressed.

4.2.3 **Identifying Environmentally Sensitive Properties**

The criteria utilised to identify land to which the 1,200sqm subdivision control apply under Pittwater 21 DCP doesn't appropriately reflect the environmental characteristics or constraints which impact upon subdivision potential.

The original area identified for the 1,200sqm minimum subdivision control was based on meeting one of the following criteria:

- Properties within 100m of a ridgeline,
- Properties within 50m of the foreshore,
- Properties with a slope of 20% or more

The above criteria have identified 10,500 properties as environmentally sensitive, which is approximately 56% of all residential properties in Pittwater.

In 2013 during the development of the draft Pittwater LEP 2014 the original criteria used to identify environmentally sensitive properties was redefined. Since the establishment of the original criteria Council has developed and produced additional mapping for a range of hazards and biodiversity. Consideration was also given to the existing lot sizes in Pittwater as most residential properties are well below 1,200sqm. The criteria used to identify environmentally sensitive properties in 2013 were as follows:

- Properties affected by the 1,200sqm subdivision control in the Pittwater 21 DCP, and

- Properties affected by a classification 4 and/or 5 on the Pittwater Local Planning Strategy Land Capability Map to ensure only the most constrained properties are affected, and
- Properties with a lot size of 1,150sqm or greater to ensure the control was relevant, and
- Properties within 50m of another lot with an area of 1,150sqm or greater to ensure the minimum lot size applied in areas where a character or cluster of large lots exists.

This criteria identified 1,236 properties, which represents approximately 6.6% of Pittwater's residential properties.

As part of the 1,200sqm Subdivision Control Review the criteria developed during the preparation of the draft Pittwater LEP 2014 was further refined. The criteria used to identify environmentally sensitive residential properties as part of the current review is as follows:

1. Currently affected by the 1,200sqm subdivision control

This criteria has been included to ensure properties which have historically been identified as environmentally sensitive and be subject to more stringent development controls are considered.

2. A lot size of 1150sqm or more

The average lot size in the area currently affected by the 1,200sqm subdivision control is 899sqm. This is well below 1,200sqm. Furthermore, properties less than 1100sqm south of Mona Vale Road or 1400sqm north of Mona Vale Road are unable to subdivide under the current minimum lot size. This criterion was developed to ensure a 1,200sqm minimum lot size would be relevant by applying to lots that are 1,200sqm or more. The figure of 1150sqm was selected.

3. Classification 5 on the Revised Land Use Capability Map

The *Land Use Capability Map* was prepared as part of the *Pittwater Local Planning Strategy*. This map was produced to determine development potential and constraints across the Pittwater local government area. Mapping data for 17 different environmental characteristics were analysed. These characteristics include environmental, infrastructure, amenity, social, economic and cultural considerations. Each individual map layer was divided into three classes: A (low level restriction), B (medium level restriction), and C (high level restriction).

The graded maps were then combined to produce the *Land Use Capability Map*. Properties identified as having two high-level restrictions were categorised Classification 4. Properties identified as having 3 or more high-level restrictions were categorised as Classification 5.

The 2013 proposal for a 1,200sqm minimum lot size included properties that were either Classification 4 or 5. As part of the 1,200sqm Subdivision Control Review, it was considered appropriate to only include properties that were Classification 5. This was initiated to ensure that only the most environmentally sensitive areas of Pittwater would be captured by the 1,200sqm minimum subdivision control.

As part of this Review, unnecessary or irrelevant characteristics were removed from the *Land Capability Use Map*. The characteristics proposed to be maintained as criteria are:

- Slope
- Biodiversity
- Proximity to watercourses
- Ridgelines

- Foreshores and waterbodies
- Bushfire
- Flooding
- Geotechnical
- Climate Change Impact
- Coastal Processes
- Estuarine Processes

As part of the Review it was noted that the hazard maps for bushfire and flood prone areas were updated post 2011 and the development of the Land Use Capability Map so these updates have been incorporated into the *Revised Land Use Capability Map*. The *Revised Land Use Capability Map* is included in the Tabled Document.

4. Share a boundary with another affected property

This criteria was included to ensure that a 1,200sqm minimum lot size would only apply in areas where a clustering or character of large lots exists.

Using the four criteria outlined above, 958 properties were identified as environmentally sensitive and could potentially have a 1,200sqm minimum lot size.

4.2.4 **Community Consultation**

A discussion paper – *Subdivision in Pittwater: 1,200sqm Subdivision Control Review* (the Discussion Paper) was prepared by Council to outline and seek comment on Pittwater Council's approach to residential subdivision on land with special environmental qualities. The Discussion Paper provided a history of the 1,200sqm subdivision control, details on its role in development assessment and how environmentally sensitive areas are identified, and an outline of the implications of a 1,200sqm minimum lot size. The Discussion paper concluded by outlining the two options under consideration.

A community consultation period was undertaken from Saturday 25 October to Saturday 6 December 2014. During this period, the following were available in Council's Customer Service Centres and libraries:

- The discussion paper – *Subdivision in Pittwater: 1,200sqm Subdivision Control Review*;
- A1 Affected Properties Map. Affected properties were shown coloured in pink;
- Submission forms, including details on how to submit the form and the final date for submissions to be received.

A dedicated webpage was available throughout the community consultation period. The webpage contained the Discussion Paper, Affected Properties Map, information about community consultation events, the two options proposed, how to have your say, and how to find out further information.

The 1,200sqm Subdivision Control Review was advertised in the following ways

- Letters to affected landowners and registered community groups. The letter to landowners included the 'Have Your Say' flyer in Attachment 2
- A public notice in the Manly Daily
- Two articles in the Community Noticeboard published in the Manly Daily
- An article in the November issue of Council's e-Newsletter *About Pittwater*
- Social media, including Facebook and Twitter

The following community consultation events were advertised and facilitated by Council staff:

- Three information stalls in Avalon, Mona Vale and Newport on Saturday mornings to increase awareness of the 1,200sqm Subdivision Control Review and encourage feedback from the wider community.
- One appointment-based question and answer session for affected landowners to speak to one of Council's Strategic Planners about the 1,200sqm Subdivision Control Review and the implications for their property.

In excess of 280 people spoke with Council staff about the 1,200sqm Subdivision Control Review. In total, 111 submissions were received. The breakdown of submissions is as follows:

- 47 submissions support Option 1
- 62 submissions support Option 2
- 2 submissions raised issues outside the scope of the 1,200sqm Subdivision Control Review

Further information on the community consultation period, including responses to the key issues raised in submissions, can be found in the Community Engagement Outcomes Report.

4.2.5 **Appropriateness of a 1,200sqm Minimum Lot Size**

Recommendations on the appropriateness of a 1,200sqm minimum lot size have been made in consideration of the history of the 1,200sqm subdivision control, its role in Council's planning framework, State planning policies directing Councils to avoid being overly restrictive in setting minimum lot sizes, community responses and aspirations, and best planning practice.

Contrary to State planning policy & practice

Increasing the minimum lot size is contrary to State planning policy and practices. Under Section 117 of the *Environmental Planning and Assessment Act 1979*, the Minister for Planning may issue Directions which local governments must follow when preparing new LEPs or amendments. Direction 3.1.5 states that an LEP amendment must "not contain provisions which will reduce the permissible residential density of land". Increasing the minimum lot size from either 700sqm or 550sqm to 1200sqm would reduce the permissible residential density of land affected.

In the previous attempts to introduce a 1,200sqm minimum lot size in 1991, 1992 and 2004, Council attempted to justify a decrease to permissible residential densities to the State government using the following grounds:

- The protection of Pittwater's natural environment and character requires more stringent development controls
- The area affected is limited
- Housing requirements provided by the State government were able to be met
- The recommendations of the studies completed to identify environmentally sensitive areas in Pittwater
- Consistency with the Objects of the *Environmental Planning and Assessment Act 1979*.

These arguments were not supported by the State government.

During the Review Council sought advice from the Department of Planning and Environment regarding the 1,200sqm Subdivision Control; however no written response has been received about potential support or opposition to a 1,200sqm minimum lot size.

It was established through the *Pittwater Local Planning Strategy* that housing targets set by the State government in 2007 could be met under the current planning framework, including a minimum lot size of 700sqm for low density residential properties north of Mona Vale Road and 550sqm for low density residential properties south of Mona Vale Road.

While the *Pittwater Local Planning Strategy* established the current housing target can be met, the Strategy did not consider the 1,200sqm subdivision control or the impact of a potential 1,200sqm minimum lot size. Furthermore, the Department of Planning and Environment is currently going through the process of developing new housing targets across Sydney through new sub-regional plans and the new metropolitan strategy. Moving forward, the creation of new lots through subdivision has a role to play in contributing to housing targets set by the State government but until new targets are released the extent of that role is unclear.

The basis for a 1,200sqm minimum lot size

The original study which recommended a 1,200sqm minimum lot size, the *Warringah Shire Council Barrenjoey Peninsula and Pittwater Areas Local Environmental Plan Review – Report on proposed amendments to the LEP no.1 1985* prepared by Cameron McNamara Kinhill, initially proposed a minimum lot size of 900sqm for residential areas considered to be environmentally sensitive. This figure was changed from 900sqm to 1,200sqm after two submissions suggested 1,200sqm was a more appropriate minimum lot size. A 1,200sqm minimum lot size is based on these two submissions rather than evidence based planning considerations. A comprehensive environmental study based on strong evidence based planning would be essential to justify a 1,200sqm minimum lot size.

Ineffectiveness of 1,200sqm subdivision control in Council's planning framework

The 1,200sqm subdivision control has had little impact in controlling development in residential areas of Pittwater considered to be environmentally sensitive. The majority of lots approved in the area currently affected by the 1,200sqm subdivision control are less than 1,200sqm. The outcomes of this control and other provisions contained in this control such as minimum lot width and depth have had an impact on development assessment. These provisions would remain regardless of which option is progressed and are expected to function in the same manner.

Other development controls protect Pittwater's environment

Other controls have proven to be more effective in limiting inappropriate development. These include controls related to vehicle access requirements, stormwater management requirements, character from a public place, landscaping requirements, limits on impervious areas, statements of desired future character, and consideration of environmental characteristics such as native flora and fauna and natural hazards.

The original intention of the 1,200sqm subdivision control was to prevent inappropriate development in environmentally sensitive areas. Other controls are considered to effectively protect Pittwater's natural environment. These controls include, but are not limited to:

- The objectives of the E4 Environmental Living zone
- The prohibition of more intense residential developments in the E4 Environmental Living zone, such as dual occupancies, townhouses and residential flat buildings

- Limits on hard surface area and requiring that at least 60% of the total site is provided for landscaped area (Locality specific controls in Part D of the Pittwater 21 DCP)
- Landscaping requirements requiring at least 3 new native canopy trees (Control C1.1 of the Pittwater 21 DCP)
- Biodiversity and ecological controls (Clause 7.6 of the Pittwater LEP 2014 and all controls contained under Part B4 of the Pittwater 21 DCP)
- Natural hazard controls (Clauses 7.1, 7.3, 7.4, 7.5 and 7.7 of the Pittwater 21 DCP and all controls contained under Part B3 of the Pittwater 21 DCP)
- Character and scenic protection controls, such as Clause 7.8 Limited development on foreshore areas contained in the Pittwater LEP 2014, Character viewed from a public place (Locality specific controls in Part D of the Pittwater 21 DCP) and Scenic Protection controls (Locality specific controls in Part D of the Pittwater 21 DCP)

Majority of community support Option 2

The community consultation period aimed at gauging the opinions and desires of affected landowners and the wider community of Pittwater. The majority of submissions support maintaining the current minimum lot size of 700sqm for low density residential properties north of Mona Vale Road and 550sqm for low density residential properties south of Mona Vale Road.

One of the outcomes of the community consultation period was the clear desire from community members to maintain the character and natural environment of Pittwater. This desire was expressed by supporters of Option 1 and supporters of Option 2. The current amenity, character and natural environment of Pittwater has occurred under the current planning framework, includes a minimum lot size in low density residential areas of 700sqm for each resulting lot north of Mona Vale Road and 550sqm for each resulting lot south of Mona Vale Road.

The 1,200sqm subdivision control has had a limited role in in controlling development in Pittwater, it is considered to have minimal impact on the amenity, character and natural environment currently experienced in Pittwater. It is also considered that the amenity, character and natural environment of Pittwater can be preserved if the current minimum lot size is maintained. These considerations are assessed when development applications for subdivision are received by Council. Subdivision applications have been refused when they are considered to have adverse or unreasonable impacts on Pittwater's character or natural environment.

Subdivision activity in environmentally sensitive areas

Very little subdivision activity has occurred in the area currently affected by the 1,200sqm subdivision control. Over the past 10 years (2005-2014), a total of 29 new lots have been approved from subdivision applications in the area currently affected by the 1,200sqm subdivision control. This equates to an average of 2.9 new lots being approved each year.

The majority of lots approved are less than 1,200sqm. During this same period, 21 potential lots have been refused. As explained above, the 1,200sqm subdivision control is rarely used as a reason for refusal. The rate of subdivision in the area affected by the 1,200sqm subdivision control is not considered excessive.

Impact on boundary adjustments

An increase to the minimum lot size for environmentally sensitive areas limits all forms of subdivision, including boundary adjustments. Over the past ten years, 28 applications have been assessed for boundary adjustments in the area currently affected by the 1,200sqm subdivision control. Under the previous Pittwater LEP 1993, applications for boundary adjustment were able to be assessed on merit if a property did not meet the statutory minimum lot size to determine if realigning the boundary was appropriate. This opportunity now does not exist. In the E4 Environmental Living zone, boundary adjustments are required to meet the statutory minimum lot size contained in the Pittwater LEP 2014. This has implications for applications for boundary adjustment for properties with a 1,200sqm minimum lot size.

Conclusion

Considering the information outlined above, it is deemed that the ideals of a 1,200sqm minimum lot size can be maintained by Council. Further it is apparent that it would likely be unsuccessful of convincing the State government that larger lot sizes are relevant to the current housing needs and State planning. Appropriate development controls protect the environmentally sensitive areas and environmental characteristics of Pittwater. On this basis, Option 2, which seeks the removal of the 1,200sqm subdivision control from the Pittwater 21 DCP and maintenance of the minimum subdivision lot size of 700sqm and 550sqm in Pittwater LEP 2014 is supported.

5.0 ATTACHMENTS / TABLED DOCUMENTS

Attachments at the end of this report are:

- **Attachment 1** - Community Engagement Plan for the 1200sqm Subdivision Control Review
- **Attachment 2** - 'Have Your Say' flyer sent to affected landowners

Tabled documents associated with this report are:

- Community Engagement Outcomes Report detailing the outcomes of the community consultation period, including all submissions received, the Affected Properties Map and Revised Land Use Capability Map.

6.0 SUSTAINABILITY ASSESSMENT

6.1 GOVERNANCE & RISK

6.1.1 Community Engagement

- To inform the 1,200sqm Subdivision Control Review, opinions and feedback was sought from affected landowners and the wider community. A community engagement plan has been completed and implemented for this Review (Attachment 1)
- The Community Engagement Outcomes Report attached to this document outlines the community engagement events facilitated by Council staff during the consultation period.
- In excess of 280 people spoke with Council's staff about the 1,200sqm Subdivision Control Review and 111 submissions were received. All submissions received have been reviewed and considered as part of the recommendations of this report.

6.1.2 Risk Management

- If Option 2 is implemented as recommended, there is a reputational risk to Council. There may be a perception that Council is not adequately protecting the natural environment of Pittwater by maintaining the current minimum lot size in the areas identified as environmentally sensitive.
- If Option 1 is progressed, there is a reputational risk to Council. There may be a perception that the concerns and desires of affected landowners and the wider community have been ignored as more submissions support Option 2. There is also a financial risk to Council if Option 1 is implemented. Significant funds and resources will be required to develop a comprehensive environmental study to justify an increased minimum lot size; however there is a risk that the State government will not approve the proposal for a fourth time. This has happened on three previous occasions, in 1991, 1992 and in 2004, and Council has not received any clear indication from the Department of Planning & Environment regarding this Review.

6.2 ENVIRONMENT

6.2.1 Environmental Impact

- Other controls, State and Federal legislation govern the protection of flora and fauna in Pittwater. The 1,200sqm subdivision control has been ineffective in controlling development in Pittwater. Other controls, such as limits on hard surface area, requirements to plant native canopy trees, and biodiversity considerations contained in the Pittwater LEP 2014 are considered to have a greater impact on environmental protection than the minimum lot size. It is considered that both options will have minimal impact on environmental protection.

6.2.2 Mitigation Measures

- Other controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP ensure that natural hazards, such as flooding, coastal erosion, tidal inundation, geotechnical land slip, and bushfire, are considered during development assessment. Impacts of climate change including sea level rise and increased rainfall volume are also considered during development assessment. It is considered that both options will have minimal impact on mitigation measures.

6.3 SOCIAL

6.3.1 Address Community Need & Aspirations

- The outcomes of the community consultation period have confirmed the communities' desire and aspirations in relation to a potential 1,200sqm minimum subdivision lot size. The outcome of the community consultation period found that the majority of people who wrote submissions supported Option 2.

6.3.2 Strengthening local community

- Both Options are considered to have minimal implications for the strength of Pittwater's local community. Minimal subdivision activity has occurred in the area currently affected by the 1,200sqm subdivision control under the current minimum subdivision lot size of 700sqm/550sqm. It is considered that Pittwater's unique character and the sense of identity, place and culture will continue regardless of which Option is progressed.

6.4 **ECONOMIC**

6.4.1 **Economic Development**

- Minimal subdivision activity has occurred in the area currently affected by the 1,200sqm subdivision control. It is considered that the minimum subdivision lot size for environmentally sensitive residential areas of Pittwater will have little impact on the economic development of the local government area.

Report prepared by
Keeley Allen, Assistant Planner (Strategic)

Andrew Pigott
MANAGER, PLANNING & ASSESSMENT

COMMUNITY ENGAGEMENT PLAN		 PITTWATER COUNCIL
Title of the Project	1200m² subdivision control review	
1. KNOW AND UNDERSTAND YOUR PROJECT		
Brief description of project		
<p>The purpose of this Project is to undertake additional specific and detailed investigation and community consultation on the appropriateness of the 1,200sqm minimum subdivision lot size standard contained in Pittwater 21 DCP. The project will be focused around a comprehensive community engagement and consultation process which seeks to obtain the views and aspirations of impacted stakeholders (property owners) and the wider Pittwater Community</p>		
Community Engagement Objectives: (What outcomes are you trying to achieve by this consultation?)		
<ul style="list-style-type: none"> * Seek community and stakeholder views and opinions on the relevance of, and need/desire to retain the 1200sqm minimum subdivision provision * To provide the community and stakeholders with balanced, objective and consistent information to assist them in understanding the background to the 1200sqm minimum subdivision and the general intention of the provision * Ensure community understands their role and scope of influence throughout the engagement project * To clearly and effectively inform the community and stakeholders of the 1200sqm minimum lot size provision in Pittwater 21 DCP, including area of applicability and the conflict with Part 4 Principal Development Standards, clause 4.1 of Pittwater Local Environmental Plan 2014. * To provide the community and stakeholders the opportunity to comment/ask questions on the 1200sqm minimum subdivision size provision * To ensure the community and stakeholders are informed of the outcome of the Community Engagement and Consultation process and Council's decision/ resolution on the 1200sqm minimum subdivision provision 		
Authorisation:		
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Council resolution (Date of Council meeting) <u>5 August 2013</u> <input type="checkbox"/> Plan of Management <input type="checkbox"/> Legislative requirement <input type="checkbox"/> Other _____ 		
Key Issues (Identify any current and historical issues that may have an impact on this project, especially if there are contentious issues)		
<ul style="list-style-type: none"> * Long standing subdivision policy which has been in place for at least 20 years. Based on reports from the late 1980's which identify land that is environmentally sensitive and/or not suitable for dual occupancy development. * Two previous attempts have been made to put the standard into the LEP and both have been refused by the Department of Planning * Current discrepancy in minimum lot size in LEP and DCP (700/550 and 1200) is confusing and often difficult to explain to members of the public. 		

* Currently, the 1200sqm minimum lot size is varied consistently for subdivision applications when the outcomes have been met, the Land & Environment Court see it as a guide rather than a strict numerical standard (Miller v Pittwater 2011). As such, the current policy does not have much weight. Moving it to the LEP would give it weight as a development standard.

* Draft LEP – 1st exhibition had a 1200sqm lot size proposed for properties which meet the current criteria, are over 1150sqm and are adjacent to another property meeting the criteria. Affected residents were notified of the proposal in a letter. 39 submissions received opposing the changes, more than on any other issue. Council resolved to review the 1200sqm At a later time engaging the wider community, not just the residents affected.

2. DETERMINE THE LEVEL OF IMPACT

- Level 1 – High impact on LGA
- Level 2 – Lower impact on LGA
- Level 3 – High impact on local area or group
- Level 4 – Lower impact on local area or group

3. LEVEL OF COMMUNITY PARTICIPATION – International Association for Public Participation (IAP2) Spectrum

- Inform
- Consult
- Involve
- Collaborate

4. IDENTIFY STAKEHOLDERS TO BE ENGAGED BY THIS PROJECT

- Internal Stakeholders**
- Office of General Manager * **Note: GM, Mayor & Councillors are to be notified about any meeting dates at the earliest stage possible**
 - Mayor and Councillors *
 - Business Unit Managers
 - Other – Planning & Assessment Business Unit
- * Compulsory

- External stakeholders**
- | | |
|--|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Local residents <input type="checkbox"/> Pittwater wide <input checked="" type="checkbox"/> Reference groups <input checked="" type="checkbox"/> Community groups <input checked="" type="checkbox"/> Interest groups (specify) – <u>Environmental groups, residents associations, heritage groups</u> | <ul style="list-style-type: none"> <input type="checkbox"/> Children and young people <input type="checkbox"/> Schools/child care/after school care <input checked="" type="checkbox"/> State and Federal MPs <input checked="" type="checkbox"/> State agencies <u>Department of Planning and Environment</u> <input checked="" type="checkbox"/> Other - <u>land owners whose ability to subdivide will be altered with a change to the subdivision control (currently affected by 1200sqm, lots between 1400 and 2400sqm [north of Mona Vale Road] and lots between 1100sqm and 2400sqm [south of Mona Vale Road])</u> |
|--|--|

5. REVIEW COMMUNITY ENGAGEMENT METHODS (Refer to Matrix in Community Engagement Procedures)		6. DEVELOP A COMMUNICATION PLAN		
Stage	Outline Methods to be Utilised	Communication Plan/outputs	Timeframe	Responsibility
Planning What needs to occur prior to public consultation ?	<ul style="list-style-type: none"> *Determine the scope, boundaries and locations of affected properties *Determine best community engagement methods *Determine best way/s to present information to the community <ul style="list-style-type: none"> - Level of detail provided - Wording for Discussion Paper, website, factsheets, displays - Prepare maps <ul style="list-style-type: none"> o Current application of 1,200sqm o Currently have numerical subdivision potential o Constraints – ridgelines, foreshore, slope (LPS), geotechnical map? *Brief Councillors on issue before commencing public exhibition * Finalise all engagement documentation, including Discussion Paper and Maps * Work with Communications team to finalise advertisement and press release *Book venues, tables, table cloths, flags, display boards etc. for consultation *Brief Customer Service and Project Contact Officers *Organise displays in libraries and customer services centres * Provide update reports to Sustainable Towns and Villages Reference Group 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Website – strategic planning section and ‘have your say’ <input checked="" type="checkbox"/> Project summary – on website <input checked="" type="checkbox"/> Q & A/ Fact Sheet and Discussion Paper with images – on website <input checked="" type="checkbox"/> Council documents <input checked="" type="checkbox"/> Pittwater Report <input checked="" type="checkbox"/> Advertisement and Press Release <input checked="" type="checkbox"/> Letter – memo to internal key stakeholders i.e. Mayor and councillors, SMT, P&A Business Unit <input checked="" type="checkbox"/> Letter – property owners <input checked="" type="checkbox"/> Email/Letter – reference and community groups <input checked="" type="checkbox"/> Letter – Department of Planning and Environment, State and Federal Members 	08/2014-10/2014	Strategic Team with assistance from the Communications team

Stage	Outline Methods to be Utilised	Communication Plan/ outputs	Timeframe	Responsibility
<p>Consultation How are you going to engage stakeholders?</p>	<ul style="list-style-type: none"> □ Letter to property owners <ul style="list-style-type: none"> • Flyer on the back of the letter with community consultation details & appointments □ Letter to registered community groups □ One on one interviews with property owners by appointment <ul style="list-style-type: none"> • Wed 13 November – Mona Vale Library 12pm-6pm □ Pop up stalls - advertised in local and social media <ul style="list-style-type: none"> • Avalon – Sat 1 November – outside Woolworths – 9-1:30 • Mona Vale – Sat 8 November – outside library – 9-1:30 • Newport – Sat 15 November – outside Coles – 9-1:30 <ul style="list-style-type: none"> ○ Local advertising – ad on 25 October in Manly Daily and on website. Also on flyer □ Display and exhibition of material (Customer Service/library) <ul style="list-style-type: none"> • Maps & discussion paper • Submission forms □ Dedicated website page for the project and 'have your say' <ul style="list-style-type: none"> • www.pittwater.nsw.gov.au/1200review 	<p><i>For example:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Website pages <ul style="list-style-type: none"> - Consultation project page - Document on public exhibition - Calendar of events - Intranet calendar <input checked="" type="checkbox"/> Media release <input checked="" type="checkbox"/> Advertising <ul style="list-style-type: none"> • 25 October – public notice • 1 & 15 November – community noticeboard <input checked="" type="checkbox"/> Online Pittwater Report <ul style="list-style-type: none"> • For November newsletter <input checked="" type="checkbox"/> Social media 	<p>25/10/14 – 6/12/14</p>	<p>Strategic Team with assistance from the Communications team</p>
<p>Analysis What will you do with the information collected from consultation?</p>	<ul style="list-style-type: none"> * Collate, review and consider submissions * Prepare Community Engagement Outcomes Report * Prepare Options paper – outline of potential recommendations based on the information contained in the Community Engagement Outcomes Report. * Determine with Strategic Planning team the recommended approach regarding the 1200m² subdivision control * Return tables, table cloths, flags, display boards etc. used during consultation 	<p><i>For example:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Post exhibition preliminary data including number of participants and number of submissions received during exhibition. <input checked="" type="checkbox"/> Collation of submissions <input checked="" type="checkbox"/> Summary of submission themes <input checked="" type="checkbox"/> Identify changes as result of consultation <input checked="" type="checkbox"/> Community Engagement Outcome report and Options paper 	<p>12/2014-02/2015</p>	<p>Strategic Team</p>

Results How will you report back to stakeholders?	<u>Pre Council Meeting</u> *Prepare Council Report *Write to people who made submissions detailing date and time of Council meeting *Advertise on website the details of Council meeting	<i>For example:</i> <input checked="" type="checkbox"/> Update Consultation project web page <input checked="" type="checkbox"/> Community Engagement Outcome report and Options paper <input checked="" type="checkbox"/> Council report <input checked="" type="checkbox"/> Media release <input checked="" type="checkbox"/> letter to external stakeholder list <input checked="" type="checkbox"/> memorandum to internal stakeholder list <input checked="" type="checkbox"/> Commence implementation of Council resolution	02/2015	Strategic Team
	<u>Post Council Meeting</u> *Advertise on website Council Meeting resolution * Place Community Engagement Outcome Report and Options Paper on Website *Write to stakeholders who made submissions to inform them of Council resolution/determination *Commence implementation of Council's resolution			
7. EVALUATION				
Identify mechanisms to evaluate consultation outcomes	- Attendance numbers at One on One interview sessions -Attendance number of pop up stalls - Number of submissions received during the exhibition period		03/2015	Strategic Team
8. REVIEWED AND APPROVED BY MANAGER				
Manager/Team leader	Anne-Maree Newbery, Principal Officer (Strategic)	Business Unit:	Planning & Assessment	
Contact details for officer responsible for project	Name: Keeley Allen	Phone: 9970 1158		
	Position: Acting Planner (Strategic)	Email: keeley_allen@pittwater.nsw.gov.au		
Community Engagement Plan Saved into ECM	YES			

'Have Your Say' flyer


PITTWATER COUNCIL

1,200sqm Subdivision Control Review

Saturday 25 October to Saturday 6 December 2014

Pittwater Council invites you to comment on the 1,200sqm Subdivision Control Review.
Your comments must be in writing and received by Saturday 6 December 2014.

How to have your say...

- ▶ **Online** www.pittwater.nsw.gov.au/1200review
- ▶ **By email** pittwater_council@pittwater.nsw.gov.au
- ▶ **By mail** To the General Manager, Pittwater Council, PO Box 882, Mona Vale NSW, 1660
- ▶ **By fax** (02) 9970 1200
- ▶ **View the paper** Mona Vale Customer Service and Library Village Park, 1 Park Street, Mona Vale
Avalon Customer Service and Library 59A Old Barrenjoey Road, Avalon

Pop-up Information stalls

Come along to one of our pop-up information stalls to find out about the 1,200sqm Subdivision Control Review.

<p>Where: Avalon Village Centre</p> <p>Date: Saturday 1 November 2014</p> <p>Time: 9am - 1.30pm</p>	<p>Where: Mona Vale Town Centre</p> <p>Date: Saturday 8 November 2014</p> <p>Time: 9am - 1.30pm</p>	<p>Where: Newport Village Centre</p> <p>Date: Saturday 15 November 2014</p> <p>Time: 9am - 1.30pm</p>
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Q&A session

Book a 20 minute appointment with our Strategic Planners to ask your questions about the 1,200sqm Subdivision Control Review. Please call (02) 9970 1111 during business hours to book.

<p>Where: Mona Vale Library</p>	<p>Date: Thursday 13 November 2014</p>	<p>Time: 12noon - 6pm</p>
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Contact us



If you prefer to phone us, please call Customer Service during business hours on:

▶ (02) 9970 1111

Privacy notice

Please note that your submission is provided voluntarily and is collected for the purpose of community consultation. Failure to provide your contact information may prevent Council considering your submission and providing you with feedback and updates. In the interests of public transparency, your submission, including personal information and property information, may be made available in full on our website or in hardcopy at Council offices. It may also be accessed by public requests under the Government Information (Public Access) Act 2009 (NSW). It will be stored in accordance with Pittwater Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Council and to have that information updated or corrected.

For more information please visit our website

www.pittwater.nsw.gov.au/1200review

C12.5 Enliven Pittwater Progress Report

Meeting: Sustainable Towns and Villages

Date: 16 February 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Sustainable Towns & Villages

COMMUNITY STRATEGIC PLAN OBJECTIVE:

- To promote diverse retail and commercial opportunities
- To create a sense of place and enhance the village experience
- To improve the streetscapes and recreational qualities of the centres
- To promote sustainable development in Pittwater's town and village centres
- To ensure that Pittwater's villages remain vibrant as social, cultural and economic hubs

DELIVERY PROGRAM ACTION:

Develop a strategy to enhance the public domain in local villages and town centres to stimulate social, cultural and economic activity.

1.0 EXECUTIVE SUMMARY

SUMMARY

The Enliven Pittwater Strategy has made significant progress over the last six months to December 2014. The activities delivered through this strategy are underpinned by Pittwater Council's Social and Economic Development Plans 2012- 2016. Key achievements over the past six months are; the successful delivery of The Village Economies Summit and the Mona Vale Long Lunch community event in September. The Village Economies summit attracted a capacity crowd of 120 guests including representatives from 11 Local Government Areas Australia wide.

Enliven Pittwater Strategy has continued to meet its key objective of Enlivening Pittwater's Town and Village Centres by delivering 16 "quick wins" for the period July 2014 – December 2014 in addition to supporting a number of community initiatives. Since its inception in July 2013 Enliven Pittwater Strategy has delivered a total of 45 'quick win' activities that have met the eight Enliven Pittwater objectives.

2.0 RECOMMENDATION

That Council note the progress of the Enliven Pittwater strategy with the following outcomes achieved over the past six months:

- Delivered a program of over 16 'quick wins'.
- Successfully delivered the inaugural Village Economies Summit and Mona Vale Long Lunch.
- Strengthened the Enliven Pittwater Leadership Group by the addition of two positions, an additional and one young representative position.
- Increased the number of registered businesses on the Enliven app to over 550

3.0 BACKGROUND

3.1 PURPOSE

Provide Council with a six monthly progress report on the Enliven Pittwater strategy. This report contains progress from July 2014 – December 2014

3.2 BACKGROUND

At its meeting on 15 April 2013 Council resolved to establish the Enliven Pittwater strategy.

In line with this resolution, an Expression of Interest process was undertaken to identify a Leadership Group and the launching of Enliven Pittwater in July 2013. Enliven Pittwater underpins both the Pittwater Social Plan and the Pittwater Economic Development Plan, 2012-2016. Each plan identifies Pittwater's Town and Village centres as playing an important role in the community's social, cultural and economic life.

Pittwater Council's Social Plan specifically identified social and cultural offerings in our villages enhances community connectedness and wellbeing. Pittwater's first ever Economic Development Plan reflects upon the importance of streetscapes, design and experiences in bolstering our local economy. Both Plans explore the connection between the local community and the village centres, demonstrating the role such centres play in the social and economic fabric of Pittwater. *'These centres are major spaces for social and business interaction. They can provide opportunities for diverse social activities, and increasingly they provide spaces that encourage the growth of business social capital.'* (Pittwater Economic Development Plan 2012-2016).

The vision for Enliven Pittwater is to enhance vibrancy in Pittwater's town and village centres. This will be achieved by delivering a program of social, cultural and economic outcomes across Pittwater to enhance and activate each centre. Pittwater's village centres are well utilised, offering diverse shopping, eating and recreational opportunities. Enliven Pittwater's aim is to energise these centres with place making strategies using existing assets either delivered by Council or by other stakeholders and building a program of village centred activities designed to enliven our public domains and business centres.

Consistent with Pittwater's Local Planning Strategy in its adopted hierarchy of centre 'types', Enliven Pittwater's initial focus is on Pittwater's main town and village centres: being Mona Vale, Newport and Avalon, with smaller village centres being the focus in the longer term.

Over the past 18 months the Enliven Pittwater Strategy has been able to achieve wide success through collaboration and partnerships with Chambers of Commerce and broader business community, local schools, the arts community and community groups. The success of Enliven Pittwater has been primarily due to developing platforms which enable and support the above mentioned groups to participate in activating the centres.

To date there have been a number of outcomes achieved through Enliven Pittwater which are further outlined within this progress report.

3.3 POLICY IMPLICATIONS

NIL

3.4 RELATED LEGISLATION

NIL

3.5 FINANCIAL ISSUES

3.5.1 Budget

The budget is contained within the place management identified within the current adopted Delivery Program and Budget.

Resources Implications

The Enliven Pittwater strategy is an ongoing place making strategy aimed at increasing the vibrancy in Pittwater's Town and Village Centres. This is delivered through the Enliven Pittwater Officer within the Place Management Business Unit.

4.0 KEY ISSUES

4.1 ENLIVEN PITTWATER OBJECTIVES

The Leadership Group have adopted the following eight objectives that continue to guide and underpin the strategies undertaken under the banner of Enliven Pittwater.



4.1.1 PROGRESS FOR PERIOD JULY – DECEMBER 2014

Over the past six months the Enliven Pittwater Strategy has continued to develop and deliver quick win activities, trial new concepts and develop partnerships. Linked to the related Enliven Pittwater objectives the table below outlines the outcomes and impacts of the activities delivered over the last six months.

Actions	Impacts
Village Economies Summit September 2014	120 attended the Summit (event was fully subscribed) Over 12 LGA's attended Summit Feedback 98% of respondents rated the summit an 8 or above 100% of respondents would recommend the event to a friends or colleagues Development of relationships with community and business that support Place Making in our Towns and Villages. Building knowledge in the business community of Place Making principles and the positive impact on Business development
Mona Vale Long Lunch September 2014	Enhanced cultural vitality in Mona Vale: 3000- 400 attended the event throughout the day. <ul style="list-style-type: none"> A range of audiences encouraged to tap into the library with a pop up library, e-books and children's story time sessions in Library lane

Actions	Impacts
	<ul style="list-style-type: none"> • Piloting new uses of space and enhancing arts access with the commission of Suzanne Davey's suspended artwork <i>Groundswell</i> • Encouraging community-driven participation through presenting "yarn bombing" in Bungan Lane • Transforming the atmosphere of Mona Vale with a dynamic program of musicians, buskers and roving jazz band <p>Enhanced activation in Mona Vale:</p> <ul style="list-style-type: none"> • Pocket park on Bungan Lane opened to the public • Bungan Lane transformed into a recreation and entertainment hub, with hula hooping, petting zoo, live music, seating, education stalls and food vendors • Village Park activated with free exercise sessions from local providers <p>Enhanced business activity and offerings in Mona Vale:</p> <ul style="list-style-type: none"> • Local businesses rallied around the Long Lunch, extending trading hours and offering spot sales • Boutique retail and food stores offered in Library Lane
<p>3 x Enliven Pop up Twilight Laneway Markets Mona Vale October -November 2014</p>	<p>Enliven Twilight Evening Markets designed to activate the space between Mona Vale Memorial Hall and Library were a huge success attracting an average crowd of over 300 on each evening. Using feature lighting, recycled furniture and simulated grass floor the laneway was transformed for the evening to creating an exciting and unique social opportunity for both families and the broader community.</p> <p>These events created an insight into Mona Vale's possible night time economy and feedback from community and business was very positive following all events.</p> <p>Unfortunately one of the scheduled events was cancelled due to inclement weather on the day.</p>
<p>Robertson Road Pop Up Event Newport December 2014</p>	<p>Designed to activate Newport centre and surrounding shops as a Christmas activation the space between Pittwater Road and Foamcrest Avenue in Newport was closed for an evening of children's entertainment music, food and Christmas casual atmosphere.</p> <p>This activation was one of our most successful events to date and gained a number of very congratulatory emails to Enliven Pittwater supporting future similar events. Attracting a crowd of over 300 for is one off event on each evening. Using feature lighting, recycled furniture and simulated grass floor the laneway was transformed for the evening to creating an exciting and unique social opportunity for both families and the broader community.</p>
<p>Ongoing Promotion of the Enliven Pittwater App July- December 2014</p>	<p>Since launching:</p> <ul style="list-style-type: none"> • Over 550 Businesses listed on the app • Over 1000 users have downloaded the app • Over 170 specials were posted by Pittwater businesses in the past 12 months • Over 60' business only events' posted in the past 12 months • 190 public events were promoted on the Enliven Pittwater app since November 2013

Actions	Impacts
<p>Social Media Workshops for Businesses (3 workshops) November 2014</p>	<p>Total Number of Business Participants: 69</p> <p>This popular workshop attracted 69 participants representing small-medium businesses and was conducted in three locations, Mona Vale, Newport and Avalon Beach. The workshop delivered up to date information for small to medium enterprises on using social media.</p> <p>The workshop was delivered by Dale Cohen (Enliven Leadership group and Telstra executive) Enliven Pittwater Officer and Punch Buggy Digital Agency.</p> <p>Feedback from attendees was overwhelmingly positive.</p>
<p>Newport Christmas Lights Installation December 2014</p>	<p>Christmas lights were installed for the Christmas period by Enliven Pittwater in response to requests by local businesses to enhance the Christmas atmosphere in Newport centre.</p>
<p>Enliven Pittwater/Eramboo Artist in Residence Program 2015</p>	<p>Call out and assessment completed for the 2015 Enliven Pittwater/Eramboo Artist in Residency program.</p> <p>The program will see local artist Harriet Birk develop new work at Eramboo between January and March 2015 for presentation in Pittwater.</p>
<p>Beautify the bollards November 2014</p>	<p>Enliven Pittwater and Pittwater Council invited the community to paint the wooden bollards outside the newly refurbished Avalon Beach Surf Life Saving Club.</p> <p>A group of painters ranging from children to seniors joined in the painting in November, including Richard Stutchbury who had originally coordinated the painting of the bollards.</p> <p>This community arts initiative fostered local connection with place, and highlighted cultural distinctiveness in Avalon.</p>
<p><i>imag_ne</i> art exhibition August 2014</p>	<p>School-aged students living or studying in Pittwater participated in the “<i>imagine</i>” art competition which celebrated the return of <i>imag_ne</i>.</p> <p>27 entries were shown in an exhibition in Mona Vale Library during August, and included in an album on Enliven Pittwater facebook.</p>
<p>NAVA talks August 2014</p>	<p>Eramboo and Enliven Pittwater brought the National Association of Visual Artists to Pittwater for a two-part series addressing arts writing.</p> <p>These talks built the capacity of local artists. Artistic development translates to increased cultural vitality in our village and town centres.</p>
<p>Supporting community initiatives: Support and/ or promotion were provided to :</p>	<p>Enliven Pittwater extended the promotional reach of these events, with coverage through social media, Enliven Pittwater App, web and hardcopy material.</p> <p>These events have added vitality to Pittwater, creating recreational and social opportunities across a range of target ages.</p> <p>Supporting these initiatives builds social capital and assists organisations facilitate the kind of events they want to run locally.</p>

Actions	Impacts
Carols by The Sea December 2014	In partnership with Carols by the Sea (Mr Cedric Lee) and Avalon Surf Life Saving Club, Enliven Pittwater were sponsors of this highly successful event held at Avalon Beach December 20 th 2104 Supported NSW Cancer Council and Avalon Beach SLSC
Mona Vale Christmas Activities December 2014	Enliven Pittwater coordinated a callout for buskers to enliven Mona Vale town centre for the period prior to Christmas and to enhance the Christmas feel of the centre on request from Mona Vale from the Chamber of Commerce.
Promotion of Avalon Palm Beach Business Chamber December 2014	Enliven Pittwater supported promotion of the Avalon Palm Beach Chambers Christmas events via social media.

4.2 ENLIVEN PITTWATER LEADERSHIP GROUP

The Leadership Group is made up of key representatives from; Council, the local business sector and the broader community. The members are Pittwater residents and business people committed to the idea of an 'enlivened' Pittwater. They share the vision of a community and local economy that is progressive and dynamic. The group's main role is to set strategic objectives, champion the vision, identify opportunities and drive local interest, participation and ownership.

The Enliven Pittwater Leadership Group current representation is as follows:

Pittwater Councillors (3)	Cr Townsend (South) Cr Griffith (North) Cr Ferguson (Central)
Key Council Staff (3)	General Manager Manager – Place Management Economic Development Coordinator
Chambers of Commerce	Aaron Henrikson (Mona Vale) John Gavagna (Mona Vale) Katherine Corbett (Avalon) Ros Marsh (Avalon) Karen Bond (Newport)
Pittwater Business Ltd (1)	Gail Fitzpatrick
Youth Representative (2)	Vacant
Arts & Culture Representative (1)	Greg Stonehouse
Community Representative (1)	Dale Cohen

The Enliven Pittwater leadership group accepted a motion to increase the number of Councillor representatives to include one councillor from each ward Councillor Ferguson was delegated as the central ward Councillor on the Enliven Leadership group in November 2014.

Youth member Courtney Jones' resignation in November has left the youth position vacant. In the interests of youth development the Enliven Pittwater Leadership group agreed to increase representation to two youth members at its November meeting. Expressions of interest for these two positions close on February 4th 2015.

Members of the Enliven Pittwater Leadership Group participated in a workshop at their November meeting as an exercise to commence discussion about Place Planning for Mona Vale commencing 2015. The workshop assisted the group in identifying Enliven Pittwater's aim and to articulate the key values of their approach i.e. as a vehicle, collaborator and place maker.

4.3 **Focus Areas for 2015**

Research conducted into activation and place making projects both within Australia and overseas identified the importance of 'quick wins' with shorter term goals that have immediate positive effects in the street life of Pittwater's village centres.

Over the past eighteen months the Enliven Strategy has demonstrated and tested a range of events and activations across Pittwater with lessons learned around timing, events concepts, delivery and promotion of events.

Over the next twelve months the Enliven Pittwater Strategy shift into a facilitation phase where the focus will be on partnership development to deliver ongoing opportunities for business and community to continue to 'enliven' Pittwater town and village centres. Strategies moving forward will include the development of event ready spaces, event guidelines and development of tools to assist community and business to enact events and activations that are mutually beneficial.

In addition Enliven Pittwater will play a role in the place planning process for Mona Vale by working with local businesses to deliver a number of place making events in conjunction with the engagement activities for the centre. The Enliven Pittwater Leadership Group will be engaged in the place planning process as a stakeholder group to explore the opportunities and challenges for the future of Mona Vale.

4.3.1 **Enliven Pittwater App**

Review and continuous Improvement measures are being implemented to promote usage and engagement of the Enliven Pittwater App.

Enliven Pittwater's objective is to enhance vibrancy of our towns and villages in partnership with community groups and business by providing expertise and infrastructural support to community driven events and activations in the coming year.

5.0 **ATTACHMENTS**

Attachment 1: Enliven Pittwater Objectives and Goals. .

Attachment 2: Village Economies Summit Feedback Summary September 2014

6.0 **SUSTAINABILITY ASSESSMENT**

6.1 **GOVERNANCE & RISK**

6.1.1 **Community Engagement**

The Enliven Pittwater Strategy engages with community through a number of vehicles and platforms including the Enliven Pittwater Leadership group, Enliven events and activations and Enliven Pittwater Social media channels, business and community partnerships.

The Enliven Pittwater Leadership Group consists of a broad range of representatives from major stakeholder groups including councillors, youth, and community and council officers and has been strengthened over recent months to include additional councillor and youth representations.

6.1.2 Risk Management

The Strategic risk around brand in relation to the association between the Enliven Strategy and Pittwater Council have been mitigated by extensive review and Project Planning to ensure positive outcomes are achieved within the objectives and parameters of the Enliven Pittwater Strategy. Community and Business sentiment has been closely monitored following all events and feedback has been overwhelmingly positive.

6.2 ENVIRONMENT

6.2.1 Environmental Impact

Nil

6.2.2 Mitigation Measures

Nil

6.3 SOCIAL

6.3.1 Address Community Needs & Aspirations

Enliven Pittwater is underpinned by both the Economic Development Plan, and the Social Plan 2012 – 2016 which identify the communities priority areas and aims to develop opportunities for employment, education and training in the region, through promotion of business, and fostering of relationships with local, state and National agencies to develop regional employment opportunities and enhance the economic vibrancy of our towns and villages.

6.3.2 Strengthening local community

The Enliven Pittwater Strategy as a vehicle for Place Making is designed to strengthen the social, cultural and economic dynamic in local centres and supports community by encouraging increased variety of cultural experiences in our towns and village centres. Initially facilitated by Enliven Pittwater the strategy aims to provide community and business with the capacity to drive future experiences autonomously.

6.4 ECONOMIC

6.4.1 Economic Development

Enliven Pittwater is underpinned by the Economic Development Plan whose key aims are to guide, support profile and promote business and sustainable economic development in Pittwater. The Enliven Pittwater strategy assists community in identifying opportunities for economic growth through ongoing engagement, effective partnerships and collaborative relationships with local business and networks as well as government and non-government organisations.

Report prepared by
Liz Cassis, Enliven Pittwater Project Officer

Melinda Hewitt
MANAGER, PLACE MANAGEMENT



Enliven
PITTWATER

Enliven Pittwater's Aim

Enliven Pittwater's aim is to increase vibrancy in Pittwater's town and village centres. Through partnership between business leaders, Council and community members, Enliven Pittwater Will strengthen the social, cultural and economic dynamic in local centres.

Our approach

Enliven Pittwater a vehicle

Enliven Pittwater a collaborator

Enliven Pittwater a place maker

Our Objectives

The Enliven Pittwater project is underpinned by eight objectives.

Support and promote local business	Coordination of local events and activities	Build cultural vitality	Enhance individual town and village identities
Develop stronger partnerships with each Chamber of Commerce and Business Network	Enhance the experience of living, working and playing in Pittwater's town and village centres	Embrace innovation in the social, cultural and economic realms	Community Engagement

Objective 1

Support and promote local business

Enliven Pittwater can be viewed as a facilitator for action, a way in which platforms can be developed to enable businesses and community groups to drive the vision of a more vibrant town and village centres.

Goals

- ▶ Cooperative and collaborative partnerships
- ▶ Well utilised platforms to enable business and community groups to drive the vision of more vibrant town and village centres
- ▶ Improved sense of pride and positive dialogue by businesses and workers in each centre

Objective 2

Coordination of local events and activities

The coordination and programming of activities and events in the town and village centres plays an important role in Enliven Pittwater as they provide key opportunities for:

- Challenging existing perceptions of spaces and places.
- The community to connect and build social capital
- The activation of specific sites

Goals

- ▶ Make Pittwater synonymous with high quality, boutique and signature events
- ▶ Build local awareness of activities and events
- ▶ Build broader awareness of local events (regional, Sydney Metro)
- ▶ Provide incentive for the tourists that come to Pittwater each season to stay and spend time in the centres and surrounds

Objective 3

Build cultural vitality

"Pittwater's community is passionate about increased cultural activity. The demand is not only for an increase in frequency, but an increase in variety. Community members want art experiences that move them, they want to be challenged and delighted with new, experimental and interactive art." (Pittwater Council – Arts Paper 2013)

Goals

- ▶ To increase cultural activity in public realms
- ▶ To increase audience participation in cultural activities
- ▶ To establish Pittwater as a satellite location for major cultural events

Objective 4

Enhance individual town and village identities

Pittwater's town and village centres are not facing social or economic decline, in fact the local community has a strong sense of connection to each of them. A more focused approach to enhancing the individual identities, focused on assets and points of difference as well as challenging existing perceptions is more in line with what is needed to build the centres profile, attraction and therefore vibrancy.

Goals

- ▶ Develop a strong brand (identity) for each centre
- ▶ People know what the centre represents and what they can expect to see and do there

Objective 5

Develop stronger partnerships with each of the Chambers of Commerce and Business Network

The Chambers of Commerce are pivotal to the implementation and success of Enliven Pittwater. Building the capacity of each Chamber of Commerce and developing stronger partnerships to pursue the vision of Enliven Pittwater will continue to be a priority for Enliven Pittwater.

Goals

- ▶ Active and sustainable Chambers of Commerce
- ▶ Stronger partnerships between Council and Chambers, Chamber to Chamber
- ▶ Strong distinct identities for Chambers and other networking bodies including Pittwater Business Ltd (PBL)

Objective 6

Enhance the experience of living, working and playing in Pittwater's town and village centres

Enliven Pittwater recognises one of the major catalysts to achieving vibrancy is the creating of a framework in which the public realm and built form enables people to inhabit and freely utilise the spaces and places within the town and village centres.

Goals

- ▶ More people are attracted to spend more time in each of the centres
- ▶ A more vibrant night time economy An enhanced more vibrant Mona Vale

Objective 7 –

Embrace innovation in the social, cultural and economic realms

Enliven Pittwater aims to provide platforms for change, innovation and collaboration to realise the potential Pittwater's town and village centres have to offer.

Goals

- ▶ Council, businesses and community embracing innovative ventures, partnerships and experimentation.
- ▶ Creating an environment where innovative business and industry can emerge and grow

Objective 8 –

Community Engagement

The purpose of community engagement is to raise awareness of the overall Enliven Pittwater strategy, promote the activities, forge partnerships and to create a dialogue with the community on what they would like to see achieved through Enliven Pittwater.

Goals

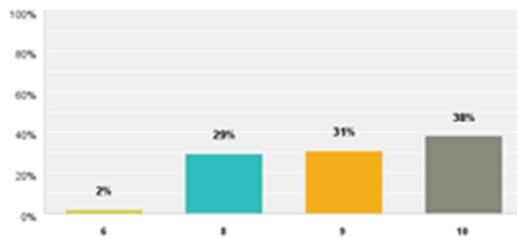
- ▶ Informed, engaged and participatory community

Village Economies Summit – Feedback Data
September 2014 . – Number of responses 55



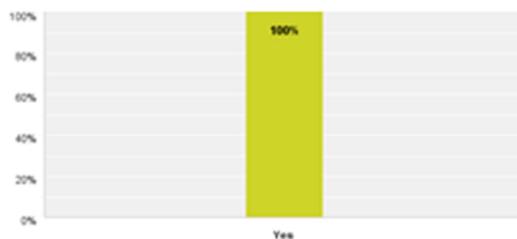
Q1: Overall, how would you rate this event ? 1 - poor - 10 - outstanding

Answered: 55 Skipped: 0



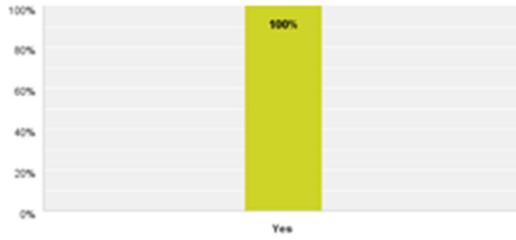
Q3: Would you recommend this event to colleagues and friends ?

Answered: 53 Skipped: 2



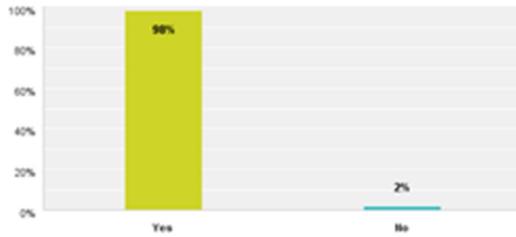
Q4: Would you consider attending another event similar to this in the future ?

Answered: 52 Skipped: 3



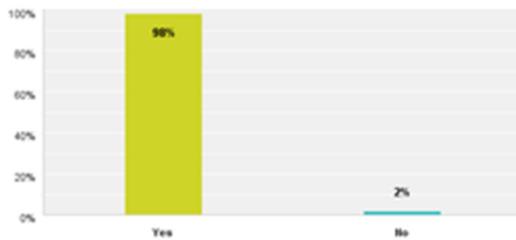
Q5: Did the event meet your expectations?

Answered: 53 Skipped: 2



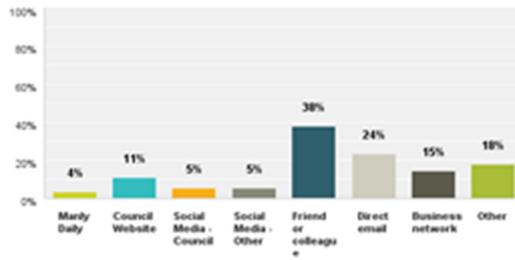
Q5: Did the event meet your expectations?

Answered: 53 Skipped: 2



Q7: Where did you hear about this event ?

Answered: 55 Skipped: 0



A selection of responses from summit participants

Best aspects of the summit were ?

- All very relevant .Great to see cross pollination across many LGA's
- Quality of speakers , first 3 sessions the best
- Interesting topics and most enjoyable
- Varied range of interesting speakers, good organisation
- Tourism David Bierman and Jenny Grant , Ben Taylor, John Whelan
- The quality of the speakers
- High level of speakers .good location
- High level speakers
- Range of presenters
- Place Making session
- Relevant information from a variety of areas
- Variety of speakers backgrounds
- Engagement of attendees by speakers , conversation in the breaks and collaborative thinking

9

What improvements could be made to this event?

- Perhaps tighter coordination between topics so each session has closer focus and less breadth
- Access to a video of full day not just half day of the conference
- Hard to do but less very localised questions about bus marketing etc. this just wastes time and is for public meetings.
- A little more question time perhaps
- one or two interactive workshops - scenarios
- More network time - less sitting maybe more workshops
- Difficult to commit to the whole day on Friday
- more real time creativity from creative practitioners role - that's what we need to increase
- Promote annual events on Pittwater
- seating too cramped

10

C12.6 Tender T08 of 14 - Construction of Streetscape works to Kalang Road - Elanora Heights

Meeting: Sustainable Town and Villages

Date: 16 February 2015

COMMUNITY STRATEGIC PLAN STRATEGY: Town & Village

COMMUNITY STRATEGIC PLAN OBJECTIVE:

- To promote diverse retail and commercial opportunities
- To create a sense of place and enhance the village experience
- To improve the streetscapes and recreational qualities of the centres
- To achieve connectivity for village centres
- To promote sustainable development in Pittwater's town and village centres
- To enhance access to our village centres through improved public transport, parking, cycling and walking opportunities
- To make our village centres accessible for all
- To provide people friendly streetscapes
- To make our village centres safe
- To ensure that Pittwater's villages remain vibrant as social, cultural and economic hubs

DELIVERY PROGRAM ACTION:

Key Direction 4 - Integrating Our Built Environment

This project is identified within Section 4 - Capital Improvement program of the Delivery Program & Budget 2014-2018, and funding is allocated for the 2014-2015 financial year.

1.0 EXECUTIVE SUMMARY

SUMMARY

At its Community, Recreation & Economic Development Committee meeting held on 6 August 2012, Council adopted the Elanora Heights Neighbourhood Centre Masterplan.

Following concerns raised by business owners on some design elements including the introduction of the proposed full length central median, potential loss of carparking and the proposed roundabout removal at St Andrews Gate, staff subsequently prepared alternate designs concepts.

At its meeting of 7 April 2014 Council resolved the revised Schedule of Public Domain Works at Elanora Heights Neighbourhood Centre (Kalang Road) be approved for construction.

Based on the length of time passed since initial community engagement, Council staff conducted a further process to re-connect with the community on the proposed public domain works and project timing. The concept design was then finalised and construction documents prepared for tender.

Through the public tender process for T08/14, Five (5) construction companies submitted tenders for consideration.

To consider in accordance with Clause 177 of the Local Government (General) Regulation, the Tender Evaluation Panel's (TEP) recommendations following its assessment of the Tenders received for Tender T08/14 Streetscape Works to Kalang Road, Elanora Heights.

2.0 RECOMMENDATION

That the Recommendation contained in the Confidential Tender Assessment for T08/14 - Construction of Streetscape Works to Kalang Road, Elanora Heights contained within the Confidential Section of this Agenda, be Adopted.

3.0 BACKGROUND

3.1 PURPOSE

Pittwater Council prepared a Request for Tender T08/14 for the construction of Streetscape Works to Kalang Road, Elanora Heights.

Five (5) submissions were received from the following companies (in alphabetical order):

Glascott Group Pty Ltd
Hargraves Urban Pty Ltd
North Shore Paving and Concrete Pty Ltd
Performance Concrete Pty Ltd
Starcon Group Pty Ltd

Tenders contain commercial in confidence information. As such under Section 10A(2) of the Local Government Act the detailed assessment of tenders is included to Council for consideration in the Confidential section of this agenda (attachment 1)

3.2 BACKGROUND

Following Council's resolution of the 7 April 2014 of the streetscape works approval for tender and construction, Council staff conducted additional community engagement process to re-connect with the community.

The overall rationale for additional engagement was based on the length of time passed since initial communication with community, a change in some business owners and local community awareness on design and timing of project.

The engagement included discussions with residents, business owners and shopkeepers. Council Officers organised 'information stalls' on three occasions followed by a 'community day'. Additionally, the Council website provided project information as well as progress updates emailed to stakeholders.

Construction Documents were prepared following the community engagement with the following scope of works documented for tender:

- pedestrian crossing including lighting
- parking re-alignment
- widened pedestrian footpaths
- motorcycle and bicycle parking
- parking and access ramps for people with a disability
- large paved areas for social interaction

- street furniture
- street tree planting and gardens

The Tender was released to the public via the Pittwater council Tenderlink website on the 18th November 2014.

In accordance with the Tender conditions, tenders were received via Council's Tender Box located at Mona Vale offices or via Council's Tenderlink portal prior to the specified tender closing date at or prior to 11:30am on the 17th December 2014.

Through the public tender process for T08/14, Five (5) construction companies submitted tenders for consideration.

A Tender Evaluation Panel (TEP) was specifically formed to confidentially assess the tenders received. The TEP has provided a confidential assessment with covering report and recommendations for formal consideration by Council. The TEP takes into consideration the following steps as part of its confidential assessment:

- probity checks including a declaration as to any conflict of interest or pecuniary interest associated with the tender
- initial assessment and cull, assessing compliance with the call for tender requirements. Any company not conforming is culled (not considered further) from the next stages of the tender assessment process
- detailed assessment of remaining tenders then takes place, including performance against the tender evaluation criteria.
- the Tender is assessed against Mandatory Criteria and Scored Criteria as listed within the tender conditions, as presented in attachment 1: Confidential Tender Assessment

3.3 **POLICY IMPLICATIONS**

Council Policy - No. 193: Road Reserve and Streetscape Management Policy.

3.4 **RELATED LEGISLATION**

There are no legislative requirements that have prompted this report.

3.5 **FINANCIAL ISSUES**

3.5.1 **Budget**

A budget allocation of \$600,000 for this project is included in Council's 2014/15 revised and adopted budget.

3.5.2 **Resources Implications**

The proposed streetscape works are likely to have a nil increase/decrease in ongoing operational and maintenance costs, over and above current cost expectations for maintenance and repairs.

Council's infrastructure within this project (drainage, kerb and gutters, pavements, furniture) will be renewed as part of the ongoing streetscape works and place planning program.

4.0 KEY ISSUES

Tender process and assessment

The tender process was conducted via an open invitation to the general public. Tenders were called in accordance with Section 55 of the Local Government Act and Clauses 168 and 177 of the Local Government Regulation. Tender documentation included the Conditions of Tender, the Works design and specification, Schedules, General Conditions of Contract and Special Conditions of Contract.

Assessment of the Tenders was conducted by the Tender Evaluation Panel, and the findings and recommendations are contained within in the Confidential section of this agenda (attachment 1).

5.0 ATTACHMENTS / TABLED DOCUMENTS

Appendix 1 - Confidential Tender Assessment for T08/14

6.0 SUSTAINABILITY ASSESSMENT

6.1 GOVERNANCE & RISK

6.1.1 Community Engagement

Following the recommendations of the Connecting Communities Committee on the 7 April 2014, Council developed a Community Engagement Plan and undertook the following further community consultations:

- 21 August 2014: organised meeting with business owners at Barnora, Elanora Squash Courts, with presentation of design and opportunity for feedback
- 28 August 2014: informal stall presence along Kalang Rd meeting with locals and visitors to discuss design and provide opportunity for feedback
- 2 September 2014: informal stall presence along Kalang Rd meeting with locals and visitors to discuss design and provide opportunity for feedback
- 13 September 2014: organised 'community day' in conjunction with businesses, including stall presence along Kalang Rd meeting with locals and visitors to discuss design and provide opportunity for feedback
- Website: establishment of website page for community feedback

Prior and during construction

Provide advance notification to businesses regarding commencement of works, expected program timeframe and progress and any other relevant information that may impact on business in relation to this project.

Develop communications strategy to inform the community on the commencement of works, expected program timeframe and progress and any other relevant information that may impact on the community in relation to this project.

6.1.2 Risk Management

During construction works the following risks will be managed by the successful contractor:

- access to businesses
- total number of parking spaces available whilst works are in process
- wet weather days may extend the construction period

The Risks associated with the works, including Work, Health and Safety, and all legal compliances are to be managed by the successful contractor, including all public liability and other required insurances and will be monitored by Council project coordinator throughout the project.

6.2 ENVIRONMENT

6.2.1 Environmental Impact

Nil implications are expected with no impact anticipated to the environment. The following provisions to be carried out to negate any possible risk:

- Soil and Sediment Control
- Waste Management
- Hazardous Materials and Substances Control

Additionally, there is no impact to the flora and fauna of the locality.

6.2.2 Mitigation Measures

Climate change mitigation measures have been incorporated by addressing the projections of the Pittwater Council Climate Change Risk Assessment, including increased temperature, increased rainfall intensity and decreased average rainfall risks.

The area is not identified as flood affected, nor affected by sea level rise, nor affected by storm surge.

In response to possible climate changes proposed landscaping will include plant material that is hardy and able to cope with changes in climate.

Water use is currently limited to the areas of existing landscaping that is maintained by the Council. The proposed areas of landscaping following completion of the works represent no increase and thus the management of this resource has nil impact.

All street furniture is made from recycled materials, and all excavated materials, which are minor in volume, shall be sent to tips undertaking recycling programs. The civil and landscape works materials that are selected represent future opportunities for material recycling and re-use.

The key design component of the project is to improve facilities to encourage more walking and cycling to the shops to reduce energy use and green-house gas emissions. Additionally, the contractors and materials supply are locally sourced, hence reducing greenhouse gas emissions associated with transport.

6.3 SOCIAL

6.3.1 Address Community Need & Aspirations

The proposals contained within the project shall provide benefits for the community of Kalang Road, with the following outcomes:

- Improvements to the quality of public domain, access, road and parking
- Connection for community interaction through the enhancement of public domain areas
- Promotion of safety and wellbeing of residents and visitors in traffic and pedestrian movements

6.3.2 Strengthening local community

The upgrade of the existing shopping precinct will improve the physical and visual amenity of the Kalang Road Elanora Heights shopping precinct, for the community and businesses, providing a connected village that will be a catalyst for social and community interaction.

6.4 ECONOMIC

6.4.1 Economic Development

Retail and commercial operations in Kalang Road will benefit from the provision of a planned streetscape that encourages greater connection for pedestrians to utilise the services available now and in the future, including:

- Promotion of a sustainable local economy and that provides a range of services to the community
- Increased community benefits from visitors to local shops
- Enhancement of the quality of the streetscape to improve the desire to work in the Village

Report prepared by
Joseph Tramonte, Landscape Architect - Place Management

Melinda Hewitt
MANAGER, PLACE MANAGEMENT

Council Meeting

**13.0 Adoption of Leading and Learning Committee
Recommendations**

**14.0 Adoption of Sustainable Towns and Villages Committee
Recommendations**
