

Agenda

Extraordinary Meeting of Council

Notice is hereby given that an Extraordinary Meeting of Council of Northern Beaches Council will be held at Mona Vale Memorial Hall, 1 Park Street, Mona Vale, on:

Thursday 2 June 2016

Commencing at 6.30pm for the purpose of considering items included on the Agenda.

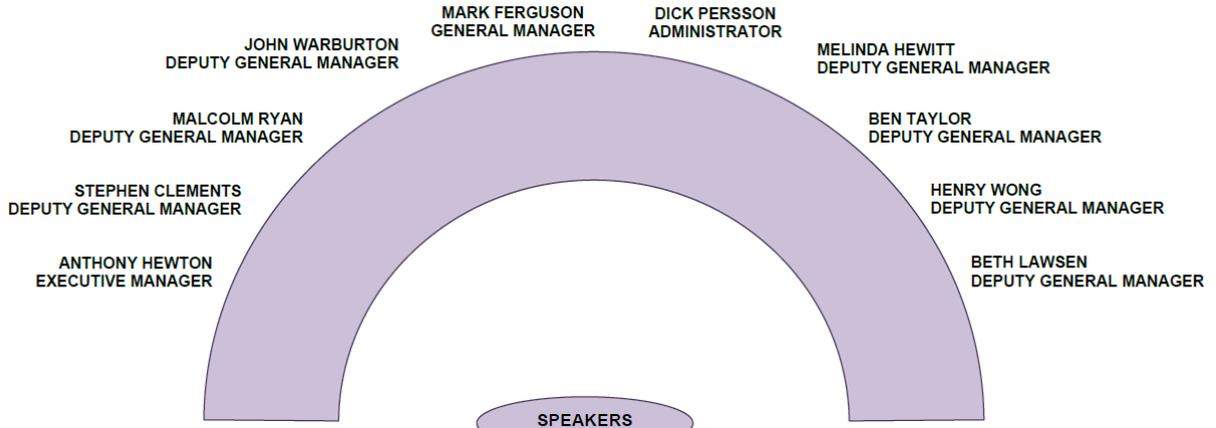
Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes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

Copies of business papers are available at the Customer Service Counters at Northern Beaches Council's offices Manly, Pittwater and Dee Why.

SEATING ARRANGEMENTS

Council Meeting

SECRETARIAT



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TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: General Managers Division Report No. 1
SUBJECT: Northern Beaches Council Operation Plan 2016/2017 (for Exhibition)
FILE NO: MC/16/70154

SUMMARY

The Northern Beaches Council was proclaimed on 12 May 2016 and combines the former local government areas of Manly, Pittwater and Warringah. The Proclamation requires Council to publicly exhibit and adopt a new operational plan and budget by 1 August 2016.

The three former Councils have exhibited draft Operational Plans for 2016/17 prior to the Proclamation. In accordance with statutory requirements these draft Operational Plans form the foundation for the consolidated budget of the Northern Beaches Council. There are only minor changes to these documents that reflect the creation of the new Council.

Council will also need to adopt estimates of income and expenditure for the month of July 2016 and approve the extension of the 2015/16 Fees until 31 July.

In order to enable Council to incur expenditure for the period 1 July 2016 until the operational plan 2016/17 is adopted the Proclamation enables the authorisation of the money necessary to meet expenditure for this period. Council is required to prepare and adopt estimates to enable the continuity of expenditure associated with ongoing services and projects underway at each of the former Councils.

The estimate of \$26.312 million for Operational Expenditure and \$9.582 million for Capital Expenditure for the period 1 July to 31 July 2016 has been based on a direct proportion of the total draft operational plan expenditure for one month.

Approval is also being sought to re-exhibit the Section 94A Plan 2016 that applies to the former Warringah local government area. This was exhibited concurrently with the former Warringah draft Operational Plan 2016/17 in March/May 2016.

REPORT

PURPOSE

To seek approval for public exhibition of the Northern Beaches Council's Draft Operational Plan 2016/17 (the Plan); and to seek endorsement for interim provisions regarding income and expenditure for the month of July 2016.

BACKGROUND

The Northern Beaches Council was proclaimed 12 May 2016, thereby dissolving Manly, Pittwater and Warringah Councils.

A range of statutory instruments and guidelines provide direction for the amalgamation process: namely the *Local Government (Council Amalgamations) Proclamation 2016* (Proclamation); the *Local Government Act 1993*; and two guidelines published by the NSW Department of Premier and Cabinet (May 2016) – *Governing during change: Guidance for Administrators* and *Managing change: Guidance for key staff*.

The Northern Beaches Draft Operational Plan 2016/17 (Attachment 1) and this Council Report have been prepared in accordance with these statutes, namely:

General Managers Division Report No. 1 (Cont'd)

- The new Council must have an Operational Plan in place by 1 August 2016 (Proclamation, cl. 22 (1));
- Council must publicly exhibit the Draft Operational Plan for a minimum of 28 days and public submissions must be accepted and considered by Council before the final Plan is adopted (Local Government Act, Section 405);
- Given the short timeframes it is not expected that the Operational Plan for 2016/17 will be fully integrated (Guidance for key staff, p40);
- The Operational Plan 2016/17 and associated budget, revenue policy and fees and charges should be based primarily on the direction provided in the delivery programs and long term financial plans of the former Councils – e.g. Northern Beaches Council is to ensure 'business as usual' until a new Community Strategic Plan and long term financial plan have been developed and adopted. (Guidance for key staff, p40);
- A new Council may approve income and expenditure estimates for the period from 1 July 2016 until the adoption of the first operational plan on 1 August 2016. (Proclamation, cl. 24); and
- The rating structure applied by a former council for the 2015/16 rating year is to be applied by the new council – e.g. there will be no changes to rates until the rating structure is reviewed by the new elected council in their first term after the elections in September 2017 (Proclamation, cl. 25 (2) and (6)).

POLICY IMPACT

The Draft Operational Plan 2016/17 is at Attachment 1 and will allow Northern Beaches Council to deliver on its commitments as outlined in each of the former Councils' draft operational plans 2016/17 and is consistent with each former Council's Community Strategic Plans.

ABOUT THE DRAFT OPERATIONAL PLAN AND BUDGET

An overarching structure as well as consolidated financial information is presented in the Plan. Given the short time frame it has not been possible to provide detailed financial information for the new Council or to fully integrate the Plan between the three former local government areas. Performance indicators have also been removed to allow the development of a comprehensive and relevant set of reporting indicators for the new, integrated council.

Similarly, some actions in the individual operational plans of each former Council have been adjusted to reflect the current position of the organisation as a whole.

The Draft Operational Plan 2016/17 does not introduce any additional financial changes to residents of the Northern Beaches: rates, fees and charges and levies are consistent with the draft Operational Plans of the former councils.

PRIOR CONSULTATION

As noted above, the Draft Operational Plan 2016/17 is based on each of the former Council's draft operational plans – all of which had been publicly exhibited. Submissions were received on the Manly and Warringah Operational plans. No submissions were received on the Pittwater Operational Plan.

Those that have made a submission will be notified that a consolidated draft Operational Plan will be re-exhibited and comments received will be treated as a submission on the draft Northern Beaches Operational Plan.

General Managers Division Report No. 1 (Cont'd)**AUTHORISATION OF INCOME AND EXPENDITURE JULY 2016**

The Proclamation allows for new councils that cannot adopt their operational plan by 30 June to authorise expenditure estimates from 1 July 2016 until the adoption of the first operational plan.

As the Draft Operational Plan will not come off exhibition until 1 July 2016, Council will need to adopt estimates for the month of July. It is recommended that Council adopts the expenditure and voting of money on the basis of the Draft Operational Plan 2016/17. An estimate of \$26.312 million for Operational Expenditure and \$9.582 million for Capital Expenditure for the period 1 to 31 July 2016 has been based on a direct proportion of the total draft operational plan expenditure for one month.

In addition it is recommended that the 2015/16 fees of the former Manly, Pittwater and Warringah Councils be adopted for the period 1 to 31 July 2016. The Fees for 2016/17 would commence as of 1 August.

BUDGET OVERVIEW AND KEY HIGHLIGHTS

The 2016/17 Northern Beaches Council budget projects a strong financial position with:

- Total expenditure of \$484.5 million, including a capital works program of \$129.3 million
- A Surplus from Continuing Operations before Capital Grants and Contributions of \$21.3 million
- Cash and Investments of \$152.5 million
- Net Assets of \$4.8 billion

The Budget is focussed on maintaining 'business as usual' - delivering on key capital projects, and maintaining existing service levels to the community while we gradually implement our transition plan and integrate systems, processes and people into the new Council.

The following key projects are proposed;

- \$9 million for a road and bridge at Macpherson Street Warriewood
- \$7.6 million for Church Point Precinct Improvements
- \$3.4 million on building improvements in the former Pittwater local government area
- \$4.5 million for streetscape improvements in the former Pittwater local government area
- \$15 million Manly Oval Carpark (stage 1)
- \$1.9 million upgrades to Manly 2015 Public Domains
- \$2.6 million ancillary infrastructure works in the former Manly local government area
- \$1.3 million road infrastructure works in the former Manly local government area
- \$14.4 million for the parking and community facility (PCYC) in Dee Why
- \$12.2 million to improve Dee Why including works on streetscapes, stormwater drainage and Walter Gors Park
- \$3.8 million for improvements to Glen Street Theatre

General Managers Division Report No. 1 (Cont'd)

- \$4.2 million to upgrade Beacon Hill Community Centre and the Tramshed

PART APPROVED GENERAL REVENUE INCREASE

Consistent with the Proclamation the rating structure and categorisation of land for rating purposes remains unchanged from the 2015/16 rating year. The rating structure including category and sub-categories will be reviewed following the first election of Council.

IPART have approved the rate increase to the total general-purpose rate income for 2016/17 of:

- i. Manly related properties – 1.8%
- ii. Pittwater related properties - 1.8%
- iii. Warringah related properties – 3.0%

FEES AND CHARGES

The Operational Plan includes a range of proposed fees and charges for 2016/17 which will apply from 1 August.

The Fees are largely consistent with the fees exhibited by the former Councils as part of their Operational Plan 2016/17. The most notable change is in relation to the annual parking stickers at beaches. To ensure consistency across the area the following fee will be charged;

- Resident of the Northern Beaches Council - Parking sticker (additional sticker) - \$200
- Non-resident of the Northern Beaches Council - Parking sticker (additional sticker) - \$500
- Administrative charge for lost/reissue of parking sticker - \$50

PUBLIC EXHIBITION

The Draft Operational Plan 2016/17 and supporting documents will be placed on public exhibition following Council endorsement of the draft Plan. In accordance with legislative requirements, the Plan will be on exhibition for a period of 28 days, with estimated timing being from 3 June to 1 July 2016.

Consultation activities will include:

- Public Notice in the Manly Daily;
- Hardcopies of the document available for viewing at each of Northern Beaches Council main offices (Manly, Mona Vale, Avalon and Dee Why) as well as at all Council libraries; and
- Information and links to online documents on Council's website.

Community members will be encouraged to make a submission on the draft Plan. All submissions, including previous submissions received during public exhibition of the draft Operational Plans of each of the former Councils, will be reported to Council upon close of the public exhibition period for their consideration.

LONG TERM PLANNING

The NSW Government has confirmed that the integrated planning and reporting IP&R framework will remain one of the central components of local government in NSW (Managing Change: Guidance for key staff: p40).

General Managers Division Report No. 1 (Cont'd)

As shown in the diagram below, the IP&R framework consists of three key and statutory financial plans, each with different timeframes: Community Strategic Plan (10 year plan), Delivery Program (4 years) and Operational Plan (1 year). These plans, and in particular the long term CSP, are informed by community engagement and supported in their implementation by a suite of strategies, combined referred to as the Resourcing Strategy.

Council must report against these plans and are accountable to the community for their transparent implementation.

Figure 1: Integrated Planning and Reporting Framework (IP&R)



Source: *Integrated Planning and Reporting Guidelines for local government in NSW* (NSW Department of Premier and Cabinet, March 2013)

OPERATIONAL PLAN 2016/17: BUSINESS AS USUAL

The first and most urgent task is the development of the Operational Plan for 2016/17 as contained in this report, without which Council would not be able to receive or expend money. This Plan as at Attachment 1 is a 'bare basics' Plan that mainly serves the purpose of enabling Northern Beaches Council to deliver on previous commitments as contained in the individual Operational Plans of the three former Councils. The draft Plan is about continuing 'business as usual' – making sure that services are provided to expected standards and capital works proceed - until it is possible to undertake in-depth community consultation on values, issues and priorities for the northern beaches as part of the development of the new Community Strategic Plan.

COMMUNITY STRATEGIC PLAN 2018–28: LONG TERM VISION AND PRIORITIES

The Community Strategic Plan (CSP) is the core planning document – everything Council does must be tied back to the CSP.

Northern Beaches Council is required to adopt a CSP by 30 June 2018, during the first term of the newly elected Council. The plan must adequately represent the diversity of views of the community and must set direction and priority for Council's continued operations.

General Managers Division Report No. 1 (Cont'd)

There will be ample opportunity for community members to be heard on their ideas, concerns, values and long term aspirations for the Northern Beaches during the development of Community Strategic Plan.

Until such time as the Northern Beaches Council has an adopted CSP, Council will continue to fulfil its planning obligations under the *Local Government Act* by being directed by the community strategic plans and delivery programs of each of the former Councils, Manly, Pittwater and Warringah. This is in accordance with the NSW Government Guidelines (Managing Change: Guidance for key staff).

NORTHERN BEACHES SECTION 94A PLAN 2016 (DRAFT)

Warringah Council exhibited the draft *Warringah Development Contributions Plan 2016* (Warringah Section 94A Plan) from 2 April 2016 to 2 May 2016. The *Environmental Planning and Assessment Regulation 2000* requires every new plan to be exhibited before approval as it authorises expenditure of funds raised through development contributions on specific projects.

It is recommended that this draft plan, now titled Northern Beaches Section 94A Plan 2016 as at Appendix 2, be publicly re-exhibited alongside the Northern Beaches Draft Operational Plan 2016/17.

The draft Northern Beaches Section 94A Plan has been updated to reflect that the Walter Gors Reserve and Shared Walkway Dee Why Parade project has rolled over \$456,573 into the 2016/17 financial year. These funds have been allocated from the E7 Section 94 Reserve. This does not affect the estimated total project cost.

The previous exhibition of the draft Warringah Development Contributions Plan 2016 received one submission, which will be considered in conjunction with additional submissions received at the end of the re-exhibition period of the updated Section 94A plan.

The updates to the current draft *Northern Beaches Section 94A Plan 2016* are mainly to make clear that the plan applies only to the former Warringah Council area. The plan allows funds to be collected only within the former Warringah Council area and for the expenditure of those funds on projects within the former Warringah Council area.

Section 94 plans adopted by the former Pittwater and Manly Councils continue to operate within the boundaries of those former Councils and are not affected by this plan.

RECOMMENDATION

That:

1. Northern Beaches Council's Draft Operational Plan 2016/17, including Fees and Charges at Attachment 1 be placed on public exhibition for 28 days;
2. Following the public exhibition period a further report be brought to Council outlining any submissions received;
3. From 1 July 2016 until 31 July 2016 to allow appropriate time for the adoption of the 2016/17 Operational Plan Council approves \$26.312 million for Operational Expenditure and \$9.582 million for Capital Expenditure;
4. The 2015/16 fees of the former Manly, Pittwater and Warringah Councils be adopted for the period 1 to 31 July 2016; and

General Managers Division Report No. 1 (Cont'd)

5. In relation to the Draft Northern Beaches Council Section 94A Plan for the former Warringah local government area:
 - a. It be placed on public exhibition for 28 days; and
 - b. Following the public exhibition period a further report be brought to Council outlining any submissions received.

ATTACHMENTS

AT- 1	The Northern Beaches 2016/17 Draft Operational Plan and Budget	Circulated in Attachments document 1
AT- 2	Northern Beaches Council Section 94A Plan 2016	Circulated in Attachments document 1

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***** End of General Managers Division Report No. 1 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Environment & Infrastructure Report No. 1
SUBJECT: Proposed Traffic Scheme and Phase 1 Streetscape Design for the Dee Why Town Centre
FILE NO: MC/16/70726

SUMMARY

To obtain Council approval to retain the existing two-way traffic movements in the Dee Why Town Centre, in lieu of the one-way scheme proposed by the Master Plan, and to prepare and publicly exhibit preliminary design plans for the Phase 1 streetscape upgrades.

REPORT

In late 2014 consultants were engaged to revise the traffic model previously developed for the Dee Why Town Centre, to include four sets of traffic signals. The traffic signals were required, but not incorporated in the one-way traffic scheme included in the adopted Dee Why Town Centre Master Plan.

Council's consultants and staff revised the traffic model by applying dynamic modelling, where vehicles are provided with more route choice than in the static modelling previously used. This identified inconsistencies in some of the parameters and some areas of poor performance of the one-way scheme on the side roads. Improvements to lane configurations were introduced to both the one way and the two way model to enable comparisons and test sensitivity to different scenarios.

The consultants were then engaged to review the performance of the two-way scheme relative to the performance of the one-way scheme. Several two-way scenarios were modeled to ensure all options were considered.

After detailed modelling, it was concluded that under the dynamic modelling application improved results were recorded for the two-way system when compared to the one-way system. The two-way system offers better accessibility, route choice, reduced travel times, reduced stops and very similar travel speeds. The two-way system also offers reduced potential for congestion over the one-way scheme.

The additional improvements proposed (as outlined in Attachment 1, "Dee Why Town Centre - Proposed Two-way Traffic Scheme") include:

- A two-way Link Road between Howard Avenue and Oaks Avenue, through the Council carpark;
- A one-way (south to north) Link Lane between Pacific Parade and Oaks Avenue, through the current Woolworths site;
- Providing a separate, left turn, straight and right turn lane at the intersection of Howard Avenue with Pittwater Road, and restricting the left turn for long vehicles from Pittwater Road (south bound) into the single east bound lane in Howard Avenue;
- Banning the left turn out of Fisher Road into Pittwater Road; and
- Extending the right turn bay from Pittwater Road (north bound) into Oaks Avenue.

Environment & Infrastructure Report No. 1 (Cont'd)

Council has been liaising with Roads and Maritime Services (RMS) regarding all changes to the road network in Dee Why Town Centre. A report summarising the traffic modelling findings was sent to the RMS on 28 April 2016 for their further comments. RMS have not raised any objections to date.

It is now proposed that preliminary design plans for the Dee Why Town Centre Phase 1 streetscape upgrades be finalised incorporating the traffic scheme shown on Attachment 1, and then publicly exhibited. On completion of the public exhibition, the comments and feedback be reported to Council before proceeding to detailed design. The report will include any feedback from RMS.

(See Attachment which shows the three phases for the streetscape upgrades).

FINANCIAL IMPACT

The proposed two-way traffic scheme will be implemented progressively as part of the proposed streetscape upgrades. Phase 1 streetscape upgrades have been forecast for funding in years 2017-2019 from available Sect 94 and Sect 94A developer contributions.

RECOMMENDATION

That Council:

- A. Approve the two-way traffic scheme as shown on the "Dee Why Town Centre - Proposed Two-way Traffic Scheme" in lieu of the one-way traffic scheme included in the Dee Why Town Centre Master Plan;
- B. Prepare preliminary design plans for the Phase 1 streetscape upgrades incorporating the traffic scheme shown on the "Dee Why Town Centre - Proposed Two-way Traffic Scheme" and place these plans on public exhibition; and
- C. Consider a report on the outcomes of the public exhibition including any comments from RMS before commencement of detailed designs for the Phase 1 streetscape upgrades.

ATTACHMENTS

AT- 1	Proposed 2 Way Traffic Scheme and DYTC Masterplan Construction Phasing and Current DAs	2 Pages	Circulated in Attachments document 2
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***** End of Environment & Infrastructure Report No. 1 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Environment & Infrastructure Report No. 2
SUBJECT: Removal of Trees on the Pedestrian Crossings in Freshwater Village
FILE NO: MC/16/71430

SUMMARY

To report to Council on the feasibility of removing trees on the pedestrian crossings in Freshwater Village.

REPORT

The former Warringah Council resolved, at its meeting on 22 March 2016, that Item 10.1 Notice of Motion No 2/2016 – “*Removal of Trees on the Pedestrian Crossings in Freshwater Village*” be deferred for a Councillor Briefing and be brought back to the next Council Meeting.

The then Councillors were briefed on this issue at the at the Councillor Briefing held on 19 April 2016 when they were informed that Council’s Traffic Committee investigated whether there were pedestrian safety issues associated with the trees in Freshwater Village in September 2015. The conclusion at this time was:

“Visibility and sight distance created by street trees does not appear to be an issue at this location”

Further to the above Notice of Motion, the site has been inspected and assessed again and the conclusion is still that there is no justification for the removal of the trees.

It is therefore recommended that no trees are removed from the pedestrian crossings in Freshwater Village at this time.

FINANCIAL IMPACT

Nil

RECOMMENDATION

That Council do not remove any trees from the pedestrian crossings in Freshwater Village.

ATTACHMENTS

There are no attachments for this report.

OM02062016EI_11.DOCX

***** End of Environment & Infrastructure Report No. 2 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Environment & Infrastructure Report No. 3
SUBJECT: Life Pass to Warringah Aquatic Centre for Robert Hurley
FILE NO: MC/16/70723

SUMMARY

For Council to approve the awarding of a Life Pass to the Warringah Aquatic Centre (WAC) to Robert Hurley.

REPORT

The WAC Operational Management Standard currently states that:

“A complimentary Life Pass” will be issued by the Group Manager, subject to General Manager approval, to Warringah residents who have represented Australia at a Commonwealth Games, World Championships or Olympic Games in any aquatic sport conducted regularly at the Warringah Aquatic Centre.

Presentation of these passes will be made at the Warringah Aquatic Centre following a resolution by Council and/or, subject to Mayoral approval, with subsequent notification to Council.”

Robert Hurley is a resident of Brookvale and bases his competitive training at the WAC.

Robert has an extensive record which includes:

- World Champion, 50m Backstroke Short Course, 2012
- World Record Holder, 50m Backstroke Short Course, 2008
- 21 x Australian Champion
- 3rd Overall FINA World Cup 2013, 34 medals (15 gold)
- Bronze medal 4 x 200 Freestyle Relay, 2009 World Championships
- 5 World Championship medals

In addition to his impressive record, Robert has an outstanding character and is a role model for young swimmers at WAC and throughout the Community.

He will continue to compete at the highest level and represent the WAC throughout 2016. This will include competing at the following meets:

- Swimming Australia Grand Prix, Brisbane, July 2016
- World Cup competitions in Paris, Berlin, Moscow, Beijing, Dubai, Doha, Singapore, Tokyo
- Australian Short Course Nationals, Brisbane, November 2016
- World Short Course Championships, Windsor, Canada, December 2016

FINANCIAL IMPACT

The maximum annual financial impact to Council is \$854.00 which is the cost of an annual membership.

Environment & Infrastructure Report No. 3 (Cont'd)

RECOMMENDATION

That Council approves the awarding of a Life Pass to the Warringah Aquatic Centre to Robert Hurley.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environment & Infrastructure Report No. 3 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Environment & Infrastructure Report No. 4
SUBJECT: RFT 2014/043 - Investigation and design for public infrastructure upgrades in Dee Why Town Centre
FILE NO: MC/16/70735

SUMMARY

To seek Council approval to increase the total contract sum payable to Tract Pty Ltd.

REPORT

Tract Pty Ltd was engaged in 2014 to prepare a Stage 1 design and investigation package for the implementation of the public infrastructure upgrades envisaged by the Dee Why Town Centre Masterplan.

Following the successful conclusion of the Stage 1 work, Council approved the engagement of Tract to prepare the detailed construction documentation for Walter Gors Park, Redman Rd Plaza and the cycle way along Howard Avenue to Dee Why Beach in 2015. The construction documentation for Walter Gors Park has been prepared and a tender for construction has been awarded to Landscape Solutions Pty Ltd to commence construction on 2 June 2016.

During the tender period it became apparent that further design work is required to consider the kerb alignment proposed in the Walter Gors design package and planned Howard Avenue cycle way. In addition further contaminated land investigations and validation is required at the site that was not envisaged in the original design contract. It is proposed to engage Tract to amend the design for Walter Gors to adjust the kerb alignment, and to complete the contaminated land works, however there is insufficient funding remaining in the authorised contract amount.

Consequently, approval is sought to increase the authorised contract amount to undertake this work. The increase in contract value allows for the redesign of the kerb and paved area, any requests for information, design clarifications and additional contaminated land investigations and validation as required.

FINANCIAL IMPACT

There is no financial impact as the subject increase in contract value will be funded by the existing budget for Walter Gors Park.

RECOMMENDATION

That Council adopt the recommendation contained in the report in the confidential section of this Agenda Report No. 4.

ATTACHMENTS

There are no attachments for this report.

OM02062016EI_17.DOCX

***** End of Environment & Infrastructure Report No. 4 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Environment & Infrastructure Report No. 5
SUBJECT: RFT 2015/105 Warringah Aquatic Centre Adjoining Land Tender
FILE NO: MC/16/70732

SUMMARY

To obtain Council approval to decline all tenders and enter into negotiations for the provision to design, construct and manage an Indoor Sports or Gymnastics Facility over the land adjoining the Warringah Aquatic Centre being portion of Lot 7349 DP1167548 and Lot 1192 DP 752038.

REPORT

The request for Private Public Partnership (PPP) submissions process identified an opportunity to utilise the land adjacent to Warringah Aquatic Centre for the purposes of indoor gymnastics or a sports centre.

Based on advice, Council resolved on 28 April 2015 to coordinate Environmental Assessments of the noted land and then to call for tenders for an indoor gymnastics centre, and/or indoor sports courts with associated uses. As a result of the environmental assessment the tender was amended to take into account a reduced buildable area within the proposed leased area due to environmental considerations.

The public tender was released to the public on 30 November 2015 and closed on 8 April 2016. The evaluation committee met on 13 April 2016 to assess and evaluate all tender submissions. Two tender submissions were received. As neither fully satisfied the tender criteria, staff recommend that Council enter into negotiations based on the evaluated ranking order firstly with the highest ranking submission, then should that negotiation not be successful, follow on with the second submission negotiation, with a view to entering into a contract in relation to the subject matter of the tender.

FINANCIAL IMPACT

This tender to lease land is structured so that the costs associated with planning, design, construction and management of the proposed Indoor sports or gymnastics facility is borne by the successful tenderer. The impact to Council budget is nil.

RECOMMENDATION

That Council adopt the recommendation contained in the report in the confidential section of this Agenda Report No. 5.

ATTACHMENTS

There are no attachments for this report.

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***** End of Environment & Infrastructure Report No. 5 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Planning & Community Report No. 1
SUBJECT: Independent Assessment Panel for Northern Beaches Council - North
FILE NO: MC/16/70814

SUMMARY

To adopt an interim Charter for the Northern Beaches Independent Assessment Panel – North for development proposed under Pittwater Local Environmental Plan 2014.

REPORT

It is proposed that the Northern Beaches Council - North adopt the model of an Independent Assessment Panel (IAP) used by the former Warringah and Manly Council's which will remove councillors from the decision-making for Development Applications.

The advantages of the IAP model are that:

- Expertise in the area of Urban Design and Environmental and Development law is brought to bear on the panel through the appointment of appropriate experts; and
- An IAP Charter has been developed and gives clear directions on the roles of the panel members and what DA's will need to be referred to the panel for determination.

The interim Charter will permit the determination of applications to continue whilst public feedback is received during public exhibition. Following the exhibition a report, addressing the interim Charter and community feedback, will be presented back to Council for finalisation.

FINANCIAL IMPACTS

Members of the Northern Beaches Independent Assessment Panel – North will be remunerated in accordance with the Charter.

It is anticipated that overall costs for the Independent Assessment Panel will be approximately \$120k per annum.

POLICY IMPACTS

None

RECOMMENDATION

That

1. An interim Charter for the Northern Beaches Independent Assessment Panel – North (Charter NBIAP–N), be adopted.
2. The interim Charter to be placed on public exhibition for 28 days.
3. Council delegate authority for DAs submitted under Pittwater Local Environmental Plan 2014 to the Independent Assessment Plan; and
4. The General Manager be authorised to commence recruitment and appoint panel members consists of:
 - A specialist in environment law;
 - A specialist planner;
 - An environment or urban design expert; and
 - Four members of the public as a pool of representatives from the community.

Planning & Community Report No. 1 (Cont'd)

ATTACHMENTS

AT- 1 Interim Charter NBIAP-North 6 Pages Circulated in Attachments document 2

OM02062016PC_9.DOCX

***** End of Planning & Community Report No. 1 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Planning & Community Report No. 2
SUBJECT: North Curl Curl Community Centre Draft Concept Plan
FILE NO: MC/16/70724

SUMMARY

To seek endorsement to publicly exhibit the attached Draft Concept Plan for the future use of the North Curl Curl Community Centre and surrounding land.

REPORT

A draft concept plan for the North Curl Curl Community Centre and surrounding land has been designed based on input from the community during a five week public consultation process (see Attachment 1). The community centre, together with the (former) eastern bowling green, are to be retained for existing and future community centre hirers, with some improvements planned and others to be further investigated. The surrounding land is proposed to include a community garden, skate area, nature play, BBQ and picnic tables. An impervious carpark is to be provided and accessibility is to be improved in line with Australian standards. Connecting pathways between each of the site's facilities will encourage intergenerational interaction and understanding through the mix of activities available at the multi-use shared site. The draft concept plan is a high level document. Following public exhibition and the adoption of a final concept plan, detailed designs can then be drawn.

BACKGROUND

Council became the trustee of the site in October 2014, following the relinquishment of the lease held by the Dee Why RSL Bowling Club. Improvements were made to the building to enable it to be used as a community centre, largely by the groups who were displaced by the demolition of the Howard Ave community houses to make way for the expansion of Walter Gors Park.

The new North Curl Curl community centre is well used and is almost fully booked during the week by regular users. Weekends are kept available for casual hirers. There is also extensive land surrounding the community centre for which a use needs to be determined. A long term plan is therefore needed to guide the use of the building and surrounding land into the future.

CONSULTATION

Stage 1 of consultation was undertaken over the course of five weeks in February and March 2016 and was aimed at seeking ideas for how the community centre and surrounding land should be used in the future. Stage 1 included the following consultation activities:

- Drop in information session
- Workshop
- Letter to residents of North Curl Curl and Curl Curl
- Letterbox drop
- Emails and phone calls to key stakeholders
- Community Engagement Register emails
- Manly Daily Advertisements
- On site signage
- Your Say project page online

Stage 2 of consultation (upcoming) – the public exhibition of the draft concept plan – will include the following activities:

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- Drop in information session
- Letterbox drop
- Emails to people who made submissions during stage 1 of consultation
- Emails and phone calls to key stakeholders
- Manly Daily advertisements
- Your Say project page update

SUMMARY OF SUBMISSIONS TO STAGE 1 OF CONSULTATION

213 submissions were received during stage 1 of consultation, which was aimed at seeking ideas for using the building and surrounding land. A summary of all submissions, and council's responses, can be found at Attachment 2. The submissions that received that highest number of requests are listed below in Table 1. The draft concept plan proposes to accommodate many of these.

Table 1 Proposals that received the highest number of submissions

<i>Topic</i>	<i>Number of submissions</i>	<i>Included in draft concept plan</i>
Support for shared use of building	82	Yes
Support for use of building by seniors	35	Yes
Support for use/hire of building by local community for events/functions/activities e.g. kids parties, birthdays, weddings	13	Yes
Support for community garden	81 submissions plus 2 petitions with total of 226 signatures	Yes
Skate facility	58 in support, plus 5 conditional support 3 objections, plus various concerns raised regarding noise, graffiti and safety of seniors	Yes See submission analysis (Attachment 2) for further details and responses
Playground/Play space	19	Yes
Croquet	24	Yes
Woodturners and Toy Repair workshop	24	No See submission analysis (Attachment 2) for further details
Air conditioning	15	To be investigated

DRAFT CONCEPT PLAN

A draft concept plan was developed following stage 1 of consultation and in consideration of the 215 submissions that were made during this period. The plan proposes modest improvements to the building, car parking, a community garden, nature play, skate area, BBQ and picnic area. Further details can be found below.

The site as a whole

It is envisaged that implementation of the draft concept plan will provide a multi- use facility that caters to a broad range of interests and that encourages shared use and intergenerational exposure. The draft concept plan proposes accessible connecting paths between the various facilities on the site, with an appropriate link to neighbouring John Fisher Park to be provided.

Planning & Community Report No. 2 (Cont'd)

Overall the site is to have improvements made to vegetation and landscaping, with native plants being a priority. Development along the southern boundary – shared with Alan Newton Reserve – will ensure minimal impact on the sensitive bush regeneration area and will include additional plantings where possible. The south western corner, near the gross pollutant trap (GPT), is nearest to the lagoon, with only a very narrow riparian strip. Additional native vegetation will be planted here to create a wider vegetative zone, however, sufficient space to access the GPT needs to be retained. In keeping with an environmental theme, the inclusion of play equipment on the site will be in the form of elements of nature play or playscaping (play/landscaping). The carpark will have an impervious surface.

There is scope to improve the vegetation and amenity of John Fisher Park along the western boundary of the site, with an appropriate link (gate/path) to be provided.

Should lighting be provided on the site then this will be in line with existing lighting restrictions at John Fisher Park. In accordance with AS/NZS 1158:2007, *Lighting for Roads and Public Spaces*, light spill and artificial sky glow will be minimised. Lighting for safety purposes will be provided where necessary, e.g. carpark.

Community Centre

The community centre is to continue to accommodate a variety of users, with the grass in front of the building (former eastern bowling green) to be retained as the grounds of the community centre. A number of improvements have been proposed for the building and grounds, with additional improvements requiring further investigation. The key improvements proposed are:

- Provide full accessibility for the building – entrances, pathways, parking and toilets
- Investigate the feasibility of extending or reconfiguring the building to enable multiple groups to use the building at once and to cater for the growing demand for community space
- Provide a low fence around the community centre and its grounds to distinguish the hired space from other public areas
- Conduct an energy audit to identify opportunities to reduce cost and carbon emissions, for example, installing solar panels and reverse cycle air conditioning
- Replace the ageing roof, consider colourbond
- Provide accessible external toilets for users of the surrounding park
- Investigate the feasibility of installing a window and/or sunlights in the western meeting room
- Improve the landscaping around the community centre with native vegetation
- Develop a sensory garden on the eastern side of the community centre

Community garden

Curly Community Garden Incorporated has submitted an application to develop a community garden at the North Curl Curl Community Centre site. Strong support was expressed for a community garden through stage 1 of public consultation. Eighty written submissions were received in support of a community garden on the site. Two petitions were also received in support of the community garden proposal. One petition has 185 signatures. The second has 41 signatures.

The draft concept plan proposes to include a community garden on the former western bowling green. The community garden proposal aligns well with the desire to retain some green space on the site.

The Community Garden Guidelines require community consultation on a proposal, which is to include a garden design. The consultation for the community garden proposal will be undertaken simultaneously with that of the draft concept plan public exhibition.

While a community garden offers plots available to people interested in joining their incorporation, the whole garden would be open to the public to walk through, relax in and enjoy. The inclusion of nature play in an area easily accessible to all site users will encourage shared use of the garden.

Planning & Community Report No. 2 (Cont'd)

Should the community garden application be approved, Council will work with Curly Community Garden Incorporated to refine the garden design if necessary and to ensure the garden is accessible and well connected to other facilities on site.

Skate area

The skaters of North Curl Curl and the surrounding area have been lobbying Council for a permanent skate facility in this vicinity for several years. Pop up skate events at the John Fisher Park netball courts are extremely popular. The need is also supported by research conducted for, and reported in, A Spirit of Play: Warringah's Open Space Strategy (2015). A submission was received during the public exhibition of the draft open space strategy of a petition with 443 signatures in support of a skate facility in North Curl Curl or Dee Why. Warringah's Recreation Strategy (2009) also identified the need for a skate facility in the central beaches area. The North Curl Curl Skate Park Facebook page has almost 1,500 followers.

The former Dee Why RSL Bowling Club site presents a unique opportunity to accommodate the needs of skaters in this area. However, to ensure minimal impacts on neighbouring residents it is proposed to place the skate area at the rear of the site at the furthest point from nearby houses. Noise from the skate area will be partly shielded by the community centre and by being slightly downhill from Abbott Road. To reduce potential conflict between the various site users, it is recommended that skate blockers and friendly signage be installed in key shared areas such as the central stairs and ramp access.

During the detailed design stage (following adoption of a final concept plan), consideration will be given to the potential for accommodating scooters, BMX and roller skates in addition to skate boarders. Furthermore, following input from parents and carers, the rear of the site is proposed to be designed with families in mind. It is proposed to provide a learning zone for younger riders, with a BBQ and shaded picnic tables.

Although people of all ages can be skaters, skate facilities provide an important place for youth to hang out with their mates and socialise as well as to engage in physical activity. However, some of the submissions to stage 1 of consultation (see Attachment 2) suggested that providing space for youth or skaters would result in anti-social behaviour, vandalism and graffiti. It should be noted here that research has found that there is no relationship between perceptions of youth behaviour and the actual prevalence of youth offences (National Foundation for Educational Research in Halsey and White 2010). Through careful design, ensuring good passive surveillance, catering to families, and the site being shared by multiple demographics, the likelihood of skaters engaging in anti-social behaviour can be minimised.

The draft concept plan identifies a preferred location for the proposed skate area and, if approved, the next stage would be to proceed to detailed design. Research undertaken for A Spirit of Play: Warringah's Open Space Strategy (2015) indicates that the skaters in the area would like a street or plaza style skate facility, however, further consultation will be conducted during the design stage to ensure that the skate area meets the needs and interests of the skaters in the area. Both street and plaza style skate areas are particularly suitable for designing within a park-like theme and can include tree plantings within the skate zone. Further environmental considerations can be investigated during the design stage, such as potential for using green concrete to blend the skate area into the park setting.

BBQ and picnic area

The existing BBQ is to continue to be linked to the community centre and available to use by community centre hirers. The draft concept plan proposes that a BBQ area and shaded picnic tables be provided in a central location and publicly available to all other site visitors. The most appropriate locations for picnic tables and bins will be determined during the detailed design stage.

Planning & Community Report No. 2 (Cont'd)**Site constraints**

The site has a number of constraints that need to be factored into the future use and detailed design of the proposed facilities.

A geotechnical investigation and preliminary acid sulphate soil and contamination screening has revealed that the site is not affected by landfill and there are no contaminants. However, the south western corner of the site has deep fill and while pavements may be constructed the report recommends that any structures requiring high level footings be located away from this area.

There is a gross pollutant trap (GPT) near the rear south western boundary. Truck access to and around the GPT needs to be retained to allow it to be cleared every three months. The draft concept plan has therefore kept this area clear, however, a solid access path and hard stand area is recommended. This could potentially be achieved using a reinforced permeable pavement.

There are two stormwater pipes leading from the road to the gross pollutant trap. There are constraints regarding what can be constructed over storm water pipes. The draft concept plan has taken this into consideration.

Being in a flood zone, the design of the skate area in particular will need to ensure no net reduction in flood storage. This could be achieved through landscaping of the south western corner of the site. Additionally, the proposed facilities may be subject to irregular inundation and would need to be built to withstand the hydraulic forces of floods up to the Flood Planning Level of 4.1m AHD.

Although the site is largely cleared of vegetation, there is potential to provide additional native plants near the boundary of Alan Newton Reserve to improve the riparian zone.

The appropriate use and landscaping of the south western corner of the site will be addressed during the detailed design stage.

TIMING

The draft concept plan is proposed to be placed on public exhibition for a period of four weeks.

FINANCIAL IMPACT

The cost of publicly exhibiting the North Curl Curl Community Centre draft concept plan can be undertaken within the existing operation budget. In the 2017/18 budget \$50,000 has been allocated for the production of a detailed design. Should funding become available in 2016-17 then the design process can be brought forward in order to keep the project progressing.

RECOMMENDATION

That Council publicly exhibit the North Curl Curl Community Centre draft concept plan for a period of four weeks.

ATTACHMENTS

AT- 1	Draft Concept Plan - North Curl Curl Community Centre	1 Page	Circulated in Attachments document 2
AT- 2	North Curl Curl Community Centre Future Use Submission Analysis	9 Pages	Circulated in Attachments document 2

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***** End of Planning & Community Report No. 2 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Planning & Community Report No. 3
SUBJECT: Reporting Variations to Development Standards - State Environmental Planning Policy No.1 - Development Standards and Clause 4.6 of Warringah Local Environmental Plan
FILE NO: MC/16/70725

SUMMARY

To report to Council variations to development standards granted under State Environmental Planning Policy No.1 – Development Standards (SEPP 1) or under Clause 4.6 of the Warringah Local Environment Plan (WLEP) as required by the NSW Department of Planning and Environment.

REPORT

REPORT

SEPP 1 Variations Granted

No SEPP 1 variations were granted between 1 January 2016 to 31 March 2016 inclusive.

Clause 4.6 Variations Granted

The following applications had a Clause 4.6 variation granted between 1 January 2016 to 31 March 2016 inclusive.

App. No.	Address	Proposal	Clause 4.6 Development Standard	% of variation	Determined by
Mod2016/0036	83 Ferguson Street, FORESTVILLE	Residential - Single new detached dwelling	4.3 Height of buildings	4.5%	Delegated Authority
DA2015/1204	43 Kenneth Road, MANLY VALE	Residential - Alterations and additions	4.3 Height of buildings	5.80%	Delegated Authority
DA2015/1204	43 Kenneth Road, MANLY VALE	Residential - Alterations and additions	4.3 Height of buildings	5.80%	Delegated Authority
DA2015/1251	2 Aubreen Street, COLLAROY PLATEAU	Residential - Alterations and additions	4.3 Height of buildings	6.91%	Delegated Authority
DA2015/1285	28 Stirgess Avenue, CURL CURL	Residential - Alterations and additions	4.3 Height of buildings	8.23%	Delegated Authority
DA2015/1304	3 Welch Street, NORTH MANLY	Residential - Alterations and additions	4.3 Height of buildings	8.2%	Delegated Authority
DA2015/0932	14 Rowena Road, NARRAWEENA	Residential - Alterations and additions	4.3 Height of buildings	21.8%	Delegated Authority
DA2015/0985	3 Tingira Place, FORESTVILLE	Residential - Alterations and additions	4.3 Height of buildings	8%	Delegated Authority
DA2015/1010	91 Anzac Avenue, COLLAROY	Residential - Alterations and additions	4.3 Height of buildings	5.75%	Delegated Authority
DA2015/1035	68 Carawa Road, CROMER	Residential - Alterations and additions	4.3 Height of buildings	7.1%	Delegated Authority

Planning & Community Report No. 3 (Cont'd)

App. No.	Address	Proposal	Clause 4.6 Development Standard	% of variation	Determined by
DA2015/1055	1 Randall Court, COLLAROY PLATEAU	Residential - Alterations and additions	4.3 Height of buildings	0.23%	Delegated Authority
DA2015/1127	87 Anzac Avenue, COLLAROY	Residential - Alterations and additions	4.3 Height of buildings	11.7%	Delegated Authority
DA2015/1144	9 Coastview Place FRESHWATER	Residential - Alterations and additions	4.3 Height of buildings	15.29%	Delegated Authority
DA2015/1152	67 Edgecliffe Boulevard, COLLAROY PLATEAU	Residential - Single new detached dwelling	4.3 Height of buildings	1.41%	Delegated Authority
DA2015/1196	1 Ellen Street, CURL CURL	Residential - Single new detached dwelling	4.3 Height of buildings	0.8%	Delegated Authority
DA2015/1015	93 King Street, MANLY VALE	Residential - Single new detached dwelling	4.1 Minimum subdivision lot size	10%	Delegated Authority
DA2015/0893	75 South Creek Road, CROMER	Commercial/Retail/Office	4.3 Height of buildings	15.9%	Delegated Authority

At the Ordinary Meeting of Council on 26 April 2016, Item 8.1 reported variations to Development Standards - State Environmental Planning Policy No.1 - Development Standards and Clause 4.6 of Warringah Local Environment Plan for the period 1 October 2016 to 31 December 2016. An error has been identified in one of the applications presented and the following amendment corrects this information. The reference to the type of subdivision was in error as demonstrated below:

DA2015/0768	4 Monash Parade DEE WHY	Subdivision only	4.2A Minimum subdivision lot size for strata subdivision of residential or tourist and visitor accommodation in certain zones 4.1 Minimum subdivision lot size	25.1% and 70.0%	Delegated Authority
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SEPP 1 Variations Granted

No SEPP 1 variations were granted between 1 April 2016 2016 to 12 May 2016 inclusive.

Clause 4.6 Variations Granted

The following applications had a Clause 4.6 variation granted between 1 April 2016 2016 to 12 May 2016 inclusive.

App. No.	Address	Proposal	Clause 4.6 Development Standard	% of variation	Determined by
DA2015/1056	39 Killarney Drive Killarney Heights	Residential - Alterations and additions	4.3 Height of buildings	21.2	Delegated Authority
DA2015/1267	1 Queenscliff Road Queenscliff	Residential - Alterations and additions	4.3 Height of buildings	33.29	Delegated Authority
DA2015/1271	39 May Road Dee Why	Residential - Alterations and additions	4.3 Height of buildings	12.4	Delegated Authority

Planning & Community Report No. 3 (Cont'd)

App. No.	Address	Proposal	Clause 4.6 Development Standard	% of variation	Determined by
DA2016/0126	21 Lewis Street Dee Why	Residential - Alterations and additions	4.3 Height of buildings	4.7	Delegated Authority
DA2016/0045	278 Alfred Street Cromer	Residential - Single new detached dwelling	4.3 Height of buildings	5.5	Delegated Authority
DA2015/1164	65 Pacific Parade Dee Why	Residential - New multi unit	4.3 Height of buildings	2.7	Delegated Authority

FINANCIAL IMPACT

Nil

RECOMMENDATION

That Council note this report which identifies development applications which were granted approval during the period 1 January 2016 to 31 March 2016 and 1 April 2016 to 12 May 2016 with variations to development standards, including a correction from the previous period.

ATTACHMENTS

There are no attachments for this report.

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***** End of Planning & Community Report No. 3 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Planning & Community Report No. 4
SUBJECT: Warriewood Valley S94 Plan Revision 2
FILE NO: MC/16/71318

SUMMARY

This report informs Council of the outcomes of the 2015/16 review of the *Warriewood Valley Section 94 Contributions Plan (Amendment 16, Revision 1)* and seeks Council's endorsement to publicly exhibit the revised Plan.

The review of the Plan was undertaken as part of the rolling review of Council's suite of section 94 contributions plans. The review was undertaken with input from Council's internal Section 94 Committee.

The key amendments to the *Warriewood Valley Section 94 Contributions Plan (Amendment 16, Revision 1)* include:

- Review and update to the works schedule, including cost and timing of future works,
- Updated land valuations,
- Amendments to wording of the contributions plan,
- Update to forecast Consumer Price Index,
- Update to estimated future interest rates.

In addition, a review of the *Warriewood Valley Roads Masterplan and Warriewood Valley Landscape Masterplan & Design Guidelines* was undertaken to ensure consistency across the suite of documents.

NEXT STEPS

The *draft Warriewood Valley Section 94 Contributions Plan (Amendment 16, Revision 2)* (tabled separately to this report) is recommended to be publicly exhibited for a period of 28 days.

At the close of the exhibition period all submissions received will be considered and if warranted, changes will be made to the draft Plan. The outcomes of the public exhibition will be reported back to Council for its consideration.

REPORT

PURPOSE

The purpose of this report is to:

- Provide an overview of the 2015/16 review to the *Warriewood Valley Section 94 Contributions Plan, Warriewood Valley Roads Masterplan and Warriewood Valley Landscape Masterplan and Design Guidelines*.
- Seek Council's endorsement to publicly exhibit the *Warriewood Valley Section 94 Contributions Plan (Amendment 16) (Revision 2)*.

Planning & Community Report No. 4 (Cont'd)**BACKGROUND****Mechanism for Infrastructure Delivery**

The provision of infrastructure to ensure the safety, amenity and adequate provision of services for the future residents and users of an area is a fundamental component of the land release process.

Under section 94 of the EP&A Act a consent authority is authorised to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution or the dedication of land free of cost, or both, for the provision of public services and facilities.

The *Warriewood Valley Section 94 Contributions Plan* (the section 94 plan) was developed to enable Council to levy contributions or require the dedication of land for the provision of infrastructure to meet the needs of the future residents and workers of the Warriewood Valley Release Area where this cannot be directly and equitably provided through the development process. The section 94 plan has been an integral component of the land release process since its commencement in the early 1990s.

Adopted Plan

The *Warriewood Valley Section 94 Contributions Plan (Amendment 16, Revision 1)* was adopted by Council in December 2014 and is the plan currently applying to the Release Area.

RELATED LEGISLATION

- *Environmental Planning and Assessment Act 1979* (EP&A Act)
- *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation)

KEY ISSUES**KEY AMENDMENTS TO SECTION 94 PLAN****• Review of Works Schedule**

A major component of the review was the update to the Plan's works schedule. Prior to this review, the works schedule had not been updated since 2012/13. In that time construction costs and land values have risen making it necessary to undertake a comprehensive review of the works schedule to ensure Council's risk in providing infrastructure is minimised.

As part of this review, the following updates were made to the Plan's works schedule:

- All completed works items have been removed from the works schedule.
- Works items were reviewed and costs updated to 2014/15 dollars. Where possible and appropriate IPART's benchmark costs for infrastructure were relied upon. Where no benchmark cost was available, recent quotes and tender prices were utilised.
- Valuations for creek line corridor land and land proposed to be purchased for active open space were updated.
- The proposed commencement year of works was updated to better match timing of development occurring within the Release Area.
- Addition of a roundabout to at the corner of Orchard Street and Fern Creek Road (Item 48 in Traffic and Transport Strategy). This roundabout was omitted from the 2014/15 version of the Plan (Revision 1).
- Addition of a roundabout at Warriewood Road and Hill Street intersection (Item 2.5 in Traffic and Transport Strategy). Under the 2014/15 version of the Plan, traffic at this intersection was proposed to be managed through the provision of traffic calming islands.
- Deletion of a bridge from the Bushfire Protection Strategy at Narrabeen Creek (formerly Item 1 in Bushfire Protection Strategy). Based on advice from the Rural Fire Service, this connection is not required to be provided.

Planning & Community Report No. 4 (Cont'd)

SUMMARY OF FORECAST FINANCIAL POSITION

Warriewood Valley Section 94 Contributions Plan (Amendment 16, Revision 2)	Estimated projections at 1 July 2016
Opening balance (estimated)	\$15,934,644
Income (\$ future)	\$58,078,077
Interest (\$ future)	\$1,288,954
Expenditure (\$ future)	\$75,191,287
Estimated closing balance (\$ future)	\$110,385

AMENDMENTS TO WARRIEWOOD VALLEY ROADS MASTERPLAN

The *Warriewood Valley Roads Masterplan* (Roads Masterplan) is a guideline document which sits alongside the *Warriewood Valley Section 94 Plan*, providing the technical specifications for road and traffic measures required by the Release Area. The Roads Masterplan has been reviewed as part of the section 94 plan update to ensure consistency across the suite of documents.

The review has also been an opportunity to remove ambiguity and provide greater clarity around Council's desired design specifications for roads within future developments.

The proposed amendments are summarised below:

- Place limitations on the number of dwellings that may utilise one-way road networks,
- Clarify on-street parking requirements for Local Roads and Access Streets,
- Specify circumstances where 'Sector Entry Streets' are to be incorporated into road network,
- Update to ensure consistency with Pittwater DCP 21.

The *Warriewood Valley Roads Masterplan* (May 2016) is tabled separately to this report. The updated masterplan is recommended to be made available for viewing alongside the revised section 94 plan.

AMENDMENTS TO WARRIEWOOD VALLEY LANDSCAPE MASTERPLAN

The Warriewood Valley Landscape Masterplan and Design Guidelines (Landscape Masterplan) is a guideline document which sits alongside the Warriewood Valley Section 94 Plan, outlining the standards and design strategies for landscaped areas in the public domain in Warriewood Valley. The Landscape Masterplan has been reviewed as part of the section 94 plan update to ensure consistency across the suite of documents.

The proposed amendments are summarised below:

- Updates to Active Travel Masterplan to reflect updated section 94 works schedule,
- Updates to Open Space & Streetscape Masterplan to ensure consistency with Roads Masterplan,
- Updates to layout for Central Local Park based on concept plan endorsed by Council on 19 March 2016, noting that the final design is to be developed in consultation with the community.

The *Warriewood Valley Landscape Masterplan and Design Guidelines* (May 2016) is tabled separately to this report. The updated masterplan is recommended to be made available for viewing alongside the revised section 94 plan.

Planning & Community Report No. 4 (Cont'd)**NEXT STEPS****Public exhibition**

The *draft Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* is recommended to be exhibited for a period of 28 days, in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2000*.

In accordance with Council's Community Engagement Policy, a public notice will also be placed in the Manly Daily and information on the proposed changes will be published on Council's website. Copies of the *draft Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)*, as well as the Roads Masterplan and Landscape Masterplan, will be made available for viewing at Mona Vale and Avalon Customer Service Centres and libraries.

Post exhibition

At the close of the exhibition period all submissions received will be considered. The outcomes of the public exhibition will be reported back to Council for its consideration.

Indexation rate applied to contribution rate

The Plan uses of an average of the forecast Consumer Price Index (CPI) (BIS Shrapnel, Long Term Forecasts, 41st Edition) to adjust the contribution rate annually. Under the 2014/15 version of the Plan the CPI rate used was 2.77%. Due to changes in the forecast CPI, an indexation rate of 3% has been adopted going forward.

Estimated interest rates

The Plan uses estimated interest rates (BIS Shrapnel, Long Term Forecasts, 41st Edition) to ascertain future interest income applicable to the Plan. Over the past two years, interest rates have declined, seeing a decrease in projected, long-term interest income.

Wording of Plan

The Plan was reviewed to improve readability, remove ambiguity and ensure consistency with the relevant Practice Notes.

In particular, the wording around the calculation of the contribution amount was revised to more accurately reflect how the financial model which sits alongside the Plan operates.

SUSTAINABILITY ASSESSMENT**GOVERNANCE & RISK****Community Engagement**

The *draft Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* is recommended to be placed on public exhibition for a period of 28 days, during which any person may make a submission on the draft plan.

The exhibition of the draft Plan will be in accordance with Council's Community Engagement Policy.

Risk Management

To ensure a sound level of risk management, an ongoing review of the Plan with respect to cost estimates, income projections and interest income is undertaken. To mitigate risk, the financial balance of the Plan is maintained in surplus.

ENVIRONMENT**Environmental Impact**

Funds levied under the *draft Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* will assist in the conservation and enhancement of the creek line corridors within the Release Area. Through the rehabilitation process which is funded

Planning & Community Report No. 4 (Cont'd)

through the Plan, these areas will become important habitat areas and linkages for native flora and fauna.

Mitigation Measures

Funds levied under the *draft Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* will assist in conserving and enhancing waterways and bushland areas in the Release Area, mitigating the environmental impact of residential, industrial and commercial development.

SOCIAL**Address Community Need & Aspirations**

The draft *Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* establishes the legal framework and funding mechanism to fund the delivery of necessary infrastructure to ensure the continued health, safety and well-being of residents and workers in the Release Area.

Strengthening local community

The draft *Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* establishes the legal framework and funding mechanism to fund the delivery of necessary infrastructure to meet future demand of residents and businesses to ensure the continued viability of the Release Area.

ECONOMIC**Economic Development**

Funds levied for under the draft *Warriewood Valley Section 94 Contribution Plan (Amendment 16, Revision 2)* will allow timely delivery of necessary infrastructure to facilitate economic growth within the Release Area and LGA.

RECOMMENDATION

That:

1. Council endorse the public exhibition of the draft Warriewood Valley Section 94 Contributions Plan (Amendment 16) (Revision 2) for a period of 28 days;
2. The Warriewood Valley Roads Masterplan (May 2016) and Warriewood Valley Landscape Masterplan & Design Guidelines (May 2016) be made available for viewing together with the draft Section 94 Plan; and
3. The outcomes of the public exhibition of the draft Pittwater Section 94 Contributions Plan for Residential Development be reported to Council following the conclusion of the exhibition period.

ATTACHMENTS

AT- 1	Draft Warriewood Valley Section 94 Contributions Plan (Amendment 16) (Revision 2)	Attachments document 3
AT- 2	Warriewood Valley Roads Masterplan (May 2016)	Attachments document 3
AT- 3	Warriewood Valley Landscape Masterplan and Design Guidelines (Public Domain) (May 2016)	Attachments document 3

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***** End of Planning & Community Report No. 4 *****

TO: Extraordinary Meeting of Council - 2 June 2016
REPORT: Planning & Community Report No. 5
SUBJECT: Minor Amendments for Warringah Development Control Plan 2011
FILE NO: MC/16/70729

SUMMARY

To seek Council approval for proposed amendments to Warringah Development Control Plan 2011 (the DCP).

REPORT

Various minor amendments are proposed to the DCP to clarify requirements, simplify use, resolve anomalies, and to reflect previously adopted Council Policies. Specifically, it is proposed to make the following amendments:

- Amend the structure of Part B to improve consistency and ease of use.
- Undertake various mapping changes to coincide with proposed minor amendments to Warringah Local Environmental Plan 2011 (WLEP 2011).
- Amend Part E11 and update flood mapping to be consistent with adopted Council Policy.
- Amend Part G1 build-to lines to correct an anomaly from original translation of the DCP from Warringah Local Environmental Plan 2000.
- Amend Parts C4, C5, C6, D22 and E8 of the DCP to be consistent with adopted Council Policy in relation to water management.
- Amend Parts E3 and E5 to ensure that the controls are applied for both threatened ecological communities and threatened species and to ensure biodiversity offsetting proposals are applied in the local area.

FINANCIAL IMPACT

Nil

RECOMMENDATION

That Council:

- A. Publicly exhibit draft amendments to Warringah Development Control Plan 2011, including:
 - a. Changes to the structure of Part B to consolidate unnecessary and repetitive controls, improve consistency of presentation of information, and to improve usability of the document in electronic format.
 - b. Changes to mapping of specific sites to reflect proposed amendments to Warringah Local Environmental Plan 2011, including:
 - i. 2-10 Lindrum Street, Belrose (Lot 25 DP 1179618) – remove Front, Side and Rear Boundary Setback mapping, and Landscaped Open Space mapping
 - ii. 1, 3, 5, 9 and 11 Anoushka Place, Belrose (Lots 12, 13, 14, 15, 16, 17, all in DP 270776) – Apply Land Adjoining Public Open Space mapping
 - iii. 12 Lindrum Street, Belrose (Lot 24 DP 1179618) – Apply Land Adjoining Public Open Space mapping
 - iv. Lot 262 in DP 1028346 near the corner of Pitt Road and Playfair Road, North Curl Curl – remove low density residential mapping and apply local and neighbourhood centre mapping affecting Front, Side and Rear setback mapping,

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- Landscaped Open Space mapping, Building Envelope mapping, Wall Height mapping, and Local and Neighbourhood Centre mapping.
- v. Dee Why Post Office, 32-34 Oaks Avenue (Lot B DP 350145 and Lot 47 DP 8172) – apply Land Adjoining Public Open Space mapping to Lot B, and remove Land Adjoining Public Open Space mapping to Lot 47
 - vi. Lot 2 DP 587690, Oaks Avenue, Dee Why – remove Land Adjoining Public Open Space mapping
 - vii. Glen Street Theatre (Lot 1 DP 595183)
 - viii. Lionel Watts Reserve (Lot 2 DP 595183)
 - ix. Adjust electronic cadastre for all properties within the blocks bounded by Adams Street, Rabbett Street and Forest Way, Frenchs Forest to better match actual on-the-ground lot boundaries
 - x. Adjust electronic cadastre for all the DCP maps applying to 34 Monserra Road (Lot 4 DP 241969) to better match actual on-the-ground lot boundaries
 - xi. Adjust electronic cadastre for all the DCP maps applying to 1, 3 and 5 Cootamundra Drive (Lots 3, 2 and 1 of DP 241969) to better match actual on-the-ground lot boundaries.
- c. Amend Part G1 to correct anomaly with build-to lines.
 - d. Amend the DCP Flood Maps - Low Risk Flood Planning Precinct, Medium Risk Flood Planning Precinct and High Risk Flood Planning Precinct to be consistent with the adopted Dee Why South Catchment Flood Study, Manly Lagoon Flood Study and Narrabeen Lagoon Flood Study.
 - e. Amend the Medium Risk Flood Planning Precinct map for all areas to match the adopted Flood Planning Level map.
 - f. Amend Part E11 Flood Prone Land to include separate categories for overland flow.
 - g. Amend Parts C4 Stormwater, C5 Erosion and Sedimentation, C6 Building over or adjacent to Constructed Council Drainage Easements, D22 Conservation of Energy and Water, and E8 Waterways and Riparian Lands, to be consistent with the adopted Water Management Policy (PL 850).
 - h. Amend Part E3 Threatened species, populations, ecological communities listed under State or Commonwealth legislation, or High Conservation Habitat to ensure that the controls are applied for both threatened ecological communities and threatened species.

Amend Part E5 Native Vegetation to ensure biodiversity offsetting proposals are applied in the local area.

ATTACHMENTS

AT- 1	Part B Proposed Amendments	13 Pages	Circulated in Attachments document 2
AT- 2	Proposed DCP Mapping Amendments	38 Pages	Circulated in Attachments document 2
AT- 3	Flooding Amendments Explanation	2 Pages	Circulated in Attachments document 2
AT- 4	Proposed Amendments to Part E3 and Part E5	3 Pages	Circulated in Attachments document 2
AT- 5	Proposed Amendments to Parts Relating to Water Management Policy	7 Pages	Circulated in Attachments document 2

OM02062016PC_13.DOCX***** End of Planning & Community Report No. 5 *****

**** END OF AGENDA ****