

Northern Beaches News



A Message from the Mayor



I hear a lot of discussion when I am out in the community about the need for more affordable housing. Too many residents struggle with high rents and stressful mortgage payments – we know the Northern Beaches is one of Sydney's most expensive spots for housing.

As a community we need to make affordable housing provision a priority or we won't just have our kids leaving the area in search of cheaper accommodation but all our key workers too. There are too many stories of our critical workers couch surfing or travelling long distances because they can't afford to live near where they work. And let's not forget the seniors, where are they going to downsize to?

However, like all developments, affordable housing initiatives must be planned properly. Right now we have numerous applications before Council for large boarding houses in quiet residential streets. In one case a single house is proposed to be replaced by 100 units.

The rub is that Council has virtually no power to stop boarding house developments in these quiet residential streets as the state government regulations override our local controls. And don't get me started on the infill affordable housing which exploits the SEPP and creates units in streets not zoned for it. Units that can be sold in 10 years time to anyone.

This week Council unanimously resolved to call on the state government to urgently review the legislation and work with us to identify areas suitable for new affordable housing developments.

I invite the relevant local MPs, Minister and the state department to sit down with us and develop a strategy and a target for the Northern Beaches so we can address this critical issue sensibly.

Finally, a shout out to all the locals, many who packed the gallery at the Council meeting on Tuesday night, who are keeping up the pressure to protect their neighbourhoods and elicit some action from the state government.

Have a great weekend

Michael Regan
Michael.Regan@northernbeaches.nsw.gov.au

World Food Markets

Every Fri until 23 Mar, 5 - 9pm

Gilbert Park, Manly



Extraordinary Council Meeting

Tue 6 Mar, 5.30pm, Civic Centre, Dee Why

View the agenda online or at any of our Customer Service Centres or Libraries.

There is no public forum, but to address Council on an agenda item, complete the form online or call 9942 2737 by Tue 6 Mar, 12pm.



Council Notices

Ban on Advertisements on Parked Trailers

Changes to State Environmental Planning Policy no. 64 - Advertising and Signage now ban advertisements on parked trailers on roads, road shoulders, footpaths and nature strips and require development consent for the display of advertisements on trailers parked on private land that are visible from a road or road related area. These laws do not apply to advertising that is ancillary to the dominant purpose of the trailer.

More information: planning.nsw.gov.au and search 'advertising and signage'
Enquiries: Council's Rangers, 1300 434 434

Northern Beaches Local Planning Panel Meeting

Wed 7 Mar, 1pm
Civic Centre, Dee Why

Item 3.1 DA2017/0708 - 255 Condamine St, Manly Vale - demolition works and construction of a boarding house made under SEPP Affordable Rental Housing 2009

Item 3.2 DA0213/2017 - 133-139 Pittwater Rd, Manly - demolition and construction of a new service station

Item 3.3 N0356/17 - 10 Mountview Pl, Bilgola Plateau - construction of a new dwelling including the retention of a substantial portion of the existing dwelling

Item 3.4 DA0207/2017 - 2 Richmond Rd, Seaforth - demolition and construction of a new dwelling house

Item 3.5 N0302/17 - 1191 Barrenjoey Rd, Palm Beach - alterations and additions to 'The Boathouse Palm Beach' and change of use of the upper floor

Item 3.6 N0475/17 - 192 Barrenjoey Rd, Newport - alterations and additions to a dwelling including new pool and landscaping

Item 3.7 DA0224/2017 - 6/7-9 Marine Pde, Manly - alterations and additions to the existing residential flat building

Item 3.8 DA0141/2016 - 27 Sydney Rd, Manly - Section 96 to modify approved alterations and additions to an existing commercial building including a third and fourth floor addition and internal alterations - Part 2

Item 3.9 DA0190/2017 - 56 Bower St, Manly - alterations and additions to the existing residential flat building

View the agenda: northernbeaches.nsw.gov.au
Request to address the public hearing: call the Panel Coordinator on 9942 2360 by Tue 6 Mar, 4pm

Development Proposals

View application plans and documents:

northernbeaches.nsw.gov.au

Make a submission:

northernbeaches.nsw.gov.au
council@northernbeaches.nsw.gov.au

Contact a planner:

1300 434 434
council@northernbeaches.nsw.gov.au (mark attention to the planner)

14 Mitala St, Newport - Royal Prince Alfred Yacht Club

Council is in receipt of application no. DA2018/0175 for construction of a new fibreglass fence at part Lot 328 DP 824054, 14 Mitala St, Newport.

The proposal does not constitute designated development. The proposal is 'Integrated Development' under Section 91 of the *Environmental Planning & Assessment Act 1979* and requires a Controlled Activity Approval for works within 40m of a watercourse from WaterNSW under the *Water Management Act 2000*.

Enquiries: Christopher Nguyen, Planner
Submissions close: Tue 3 Apr

Have Your Say

Find out about projects open for comment, view relevant documents and 'Have Your Say' at northernbeaches.nsw.gov.au. You can also drop in to one of our Customer Service Centres, email council@northernbeaches.nsw.gov.au, call us on 1300 434 434, or write a letter (marked attention to the project name) to Northern Beaches Council, 725 Pittwater Rd, Dee Why 2099.

Northern Beaches Walking Plan

We're developing a footpath plan which will guide the delivery of our future footpath program. We're seeking your help to identify missing links within our

existing footpath network and where we should consider new ones.

Comments close: Sun 4 Mar

Connecting Northern Beaches

As part of the Connecting Northern Beaches program, we're working on three projects in the Mona Vale area and seek your feedback on the proposals.

1) Hillcrest Ave and Mona Vale Headland

The proposed walkway along Hillcrest Ave will provide a safe walking route between Mona Vale Headland Reserve to Barrenjoey Rd.

2) Mona Vale Golf Course - Surfview Rd (Apex Park)

To improve pedestrian access and safety through Mona Vale, we are proposing to upgrade:

- The existing gravel path along the golf course to a 2.5m wide shared coloured concrete path
- The section of footpath from Golf Ave to the existing pedestrian crossing at the southern end of Surfview Rd (continuing to Seabeach Ave outside Apex Park)

3) Narrabeen Park Pde, Warriewood - Mona Vale

We're seeking feedback on preliminary design plans for various sections of footpath along Narrabeen Park Pde from Warriewood to Mona Vale.

Comments close Sun 11 Mar

Northern Beaches Have Your Say

Continued

Find out about projects open for comment, view relevant documents and 'Have Your Say' at northernbeaches.nsw.gov.au. You can also drop in to one of our Customer Service Centres, email council@northernbeaches.nsw.gov.au, call us on 1300 434 434, or write a letter (marked attention to the project name) to Northern Beaches Council, 725 Pittwater Rd, Dee Why 2099.

Planning Proposal - 729-731 Pittwater Rd, Dee Why

Council has received a Gateway Determination from the Department of Planning and Environment for a planning proposal to amend Schedule 1 of Warringah Local Environmental Plan 2011 to include 'Medical Centre' and 'Office Premises' as additional permitted uses on the site at 729-731 Pittwater Rd, Dee Why.

In accordance with the requirements of the Gateway Determination, Council is exhibiting the proposal for public comment.

Enquiries: Strategic & Place Planning
Written submissions should be marked:
'Planning Proposal PEX2017/0006'
Submissions close: Sun 18 Mar

Dee Why Town Centre Planning Controls

Council is seeking community feedback on a planning proposal for Dee Why Town Centre in accordance with a Gateway Determination issued by the Department of Planning and Environment. The intended outcome is to amend the Warringah Local Environmental Plan 2011 (WLEP2011) to implement the recommendations of the Dee Why Town Centre Masterplan (2013), including:

- Planning controls for a wider area of the Town Centre
- 'Floor space ratio' standards to monitor and restrict development
- A 3m height increase (one storey) in exchange for a one storey reduction in podium height
- Special provisions for four new Key Sites in exchange for community infrastructure (e.g. a new road through the Woolworths site)

Only a minor increase in development potential is proposed for some Key Sites.

The Minister for Planning and Environment has not delegated authority to Council to make the associated Local Environmental Plan.

An amendment to the Warringah Development Control Plan 2011 (WDPC 2011) accompanies the planning proposal, proposing amendments to language and structure, and:

- Design criteria for Key Sites
- Measures for energy and water efficiency and Water Sensitive Urban Design
- Reduced car parking rates for new development
- Car share spaces for larger developments

To learn more or to speak with Council staff, come to a drop-in session at the Dee Why Civic Centre:

- Today, 10am - 12pm
- Thu 8 Mar, 5 - 7pm

Enquiries: Strategic & Place Planning
Written submissions should be marked 'Dee Why Planning Controls PEX2018/0002'
Submissions close: Sun 25 Mar



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