



living spaces

Safe outdoor spaces that are well maintained, accessible, sympathetic to the environment and meet the needs of the community.

Living Spaces

Development Assessment

Some 2,051 development applications were received this year with 2,037 determined by 30 June 2008. The number of applications is up on 2006/2007 where 1,576 applications were received. Despite an increase in applications submitted the average number of development applications on hand did not significantly alter with 448 in the previous year and 454 in 2007/2008.

The median processing time increased from 31 days in 2006/2007 to 40 days in 2007/2008. The increase in development applications and significant commitment of staff resources to implementing the new property and rating information management system contributed to the slower processing times. The majority of applications were determined under delegation by Council staff (97.5%) and the Independent Hearing and Assessment Panel (IHAP) (2.1%). The Land and Environment Court determined the remaining 0.4% of applications.

The IHAP consists of community members and a range of qualified people with expertise in law, town planning, environment, architecture and urban design. The IHAP considered 44 applications this year compared to 67 in the previous financial year. Figures have decreased due to an amendment to the IHAP Charter to reduce the number of minor applications being considered through this process.

This year we have continued to focus on the pre-development application process to assist applicants in understanding the planning instruments and the information required to accompany development applications. Some 87 pre-lodgement meetings were held with applicants and we also launched a user friendly booklet for residents and applicants containing information on lodging development applications. The booklet covers the most frequently asked questions and includes information on the development application process, statements of environmental effects, IHAP and the post-approval stage.

Strategic Planning

Strategic Planning continued to process amendments to the Warringah Local Environmental Plan (LEP) 2000 and related instruments to ensure development within Warringah is socially and environmentally responsible.

In response to the NSW Government's planning reforms Council prepared a new draft Local Environmental Plan (LEP) based on a standard LEP template. The draft LEP translates the current planning provisions of Warringah LEP 2000 into the new format. It is with the Director-General of the Department of Planning for certification to allow Council to proceed to public exhibition and consultation.

The State Government's Metropolitan and draft North Eastern Subregional Strategies establish a new dwelling target of 10,300 and an employment capacity target of 12,500 for Warringah by 2031. The strategies identify Dee Why and Brookvale as the major centre and employment centre for the subregion. To respond to these strategic directions, work is underway to review Warringah's housing strategy and to undertake an employment lands study. Housing and jobs growth will be focused around existing centres and along transport corridors to promote efficient use of existing urban infrastructure.

The draft Warringah Development Control Plan – Belrose Road Corridor was submitted to Council in November 2007. The plan, when read in conjunction with the Warringah Local Environmental Plan 2000, contains planning provisions that facilitate the development of an abandoned arterial road corridor that was surplus to the NSW Government for residential and open space purposes in a manner that is sensitive to the surrounding natural and built environments. It was formally adopted by Council in July 2008.

A number of other Strategic Planning initiatives are outlined on page 37 under Living Enterprises.



Living Spaces

Compliance

Our Compliance area provides a range of services to protect the health, safety and amenity of the community and the natural environment.

This year demand for building assessment services increased. This service is provided alongside privately accredited certifiers who can also issue construction, strata, complying development, component and occupation certificates. Over the last 12 months we have reviewed our fee structure and promotion of these services. As a result the number of occupation certificates increased from 8% to 15% of the market share and there has also been a 76.9% increase in construction certificates.

This was the first full year of operation of our Fire Safety Program with 140 inspections completed. The program aims to improve the fire safety of residential units, office buildings and factories. This year we met with local strata managers to inform them of legislative changes and to receive feedback from them on Council processes.

We also continued to work closely with local industries to prevent pollution. Environmental audits of industrial and commercial premises were conducted concentrating on the auto-servicing sector. The major focus of these audits was to prevent the contamination of stormwater runoff. A rapid response service was also provided for pollution spills, the most common being oil and concrete.

Inspections and issuing site specific approvals for on site waste water systems helps to prevent environmental damage and risk to public health. During 2007/2008 we undertook 60 inspections, issued 124 approvals to operate and ten approvals to install waste water systems. Cottage Point was also inspected in accordance with Council's On Site Waste Water Strategy as it is a high risk area due to environmental sensitivity.

In relation to our food safety program, we inspected over 650 local food outlets. To ensure food premises are maintained in a safe and healthy condition, we provided food safety training to 250 food business operators. A food safety folder was also produced containing food safety information. The folder was provided to those who attended the training and issued to every school and childcare centre in Warringah. The folders were also used to assist premises that have been identified with specific food hygiene and safety issues.

Our rangers continued their role of enforcement of regulatory compliance, including the enforcement of legislation and issuing of infringements where breaches of on and off street parking, environmental and local government legislation were evident.

Roads, Traffic and Waste

We maintain a significant portfolio of road related assets on behalf of the community. This includes 53 road and pedestrian bridges, 490 km of road and associated structures (signs, street furniture etc) and over 15,000 stormwater pits and 440 km of stormwater pipes. This year expenditure on renewing these assets was boosted by an additional \$860,870 bringing the total expenditure to some \$3,105,910 on road resurfacing, \$532,503 on footpath renewals in streets and shopping centres and \$86,580 on carpark resurfacing.

More than \$278,300 was spent on traffic calming devices including roundabouts, wombat and pedestrian crossings or refuges at various locations through out Warringah. Major reconstruction of the Ocean Street retaining wall at Narrabeen was also completed at a cost of \$538,802. The reconstruction has resulted in improved safety and sight lines for motorists.

Planning has commenced on the bus shelters program. Consultation with the community was completed on the location of the 40 shelters with the majority of the construction work to be

completed in the next financial year. Work on improving our cycleways has also continued with the completion of the \$127,000 missing section of cycleway at South Curl Curl. This provides an off road alternative for accessing local parks in the vicinity.

In excess of 5.5 million waste bins were emptied this year for approximately 50,000 residential properties, 700 commercial customers, various Council sites and 680 litter bins. Some 68,000 tonnes of waste was collected and just over half was recycled. The total tonnages are slightly up on the 2006/2007 result where just over 64,000 tonnes was collected.

Programmed cleaning of our streets and major centres continued protecting the amenity of the area and preventing litter washing into our creeks and lagoons. This included cleaning 29 shopping centres, 2,880 km of street sweeping and removal of 891 tonnes of waste from 100 gross pollutant traps.

Further details on improvement works at shopping centres are outlined on page 37 under Living Enterprises.

Parks, Reserves and Foreshores

We provide facilities that cater for a range of passive and active recreational pursuits. This includes mowing and general maintenance of 338 passive parks, 41 high profile park entries, 42 active parks including 73 playing fields, 170 playgrounds, regional facilities such as Brookvale Oval, six ocean pools and raking of all beaches.

Works to rehabilitate playing fields constructed on old landfill sites continued. Some \$2.3 million of works to stabilise and resurface the playing field area on Frank Gray Reserve, Curl Curl was completed. The improvements included the installation of two synthetic and two turf cricket wickets, a drainage system and automatic irrigation system. We also upgraded amenities at Dee Why playing fields, Cromer Park West to include canteen facilities, disabled access and additional club storage areas.

Living Spaces

Our playing fields are deteriorating as a result of overuse and drought conditions. A new technique involving the application of sports oval blend rye seed was trialled on selected playing fields over winter. The trial results are promising as good ground cover was experienced on all sportsfields treated and positive feedback was received from user groups. We have also invested in bores as an alternate water supply for sportsfields. The use of bore water has resulted in a 50% reduction in the use of drinking water at Brookvale Oval and 100% reduction at Cromer Park. This year new bores were sunk at Abbott Road sportsfields at Curl Curl, Forestville Oval at Forestville and Dee Why playing fields.

Considerable savings on maintenance and staff resources has been achieved as a result of changing from timber to aluminium goalposts. Aluminium goalposts were used for all senior rugby union, rugby league, aussie rules, and the majority of soccer fields. Aluminium goalposts have a longer life than timber and are easier to install during seasonal changeovers.

Some \$500,000 was spent improving playgrounds for young families. District playgrounds at Jacka Park, Freshwater, and Woolgoolga Reserve, North Balgowlah, were upgraded and the works included additional innovative play equipment and interactive artwork.

Play equipment was also replaced at neighbourhood playgrounds at Ramsay Reserve, Collaroy, Ralston Avenue, Belrose, and Tremore Place Reserve, Killarney Heights while a new shade structure was constructed over the playground at Wheeler Park Narrabeen. Works were also completed on a new open space in Howard Avenue, Dee Why.

Another section of the coastal walkway was completed with a raised walkway and viewing area constructed along the rock platform at South Curl Curl Beach for \$600,000. The walkway improves access for people with limited mobility. Works were also completed at Dee Why ocean pool to provide a non-slip surface on the pool surround and works commenced on a disabled ramp at South Curl Curl Beach.



