



Agenda

Ordinary Meeting

Notice is hereby given that a Ordinary Meeting of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 16 May 2005

Commencing at 7:30 pm 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 Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:
www.manly.nsw.gov.au*

Seating Arrangements for Meetings

Staff Staff General
Manager Chairperson Staff Minute
Taker



Mayor Dr Peter
Macdonald

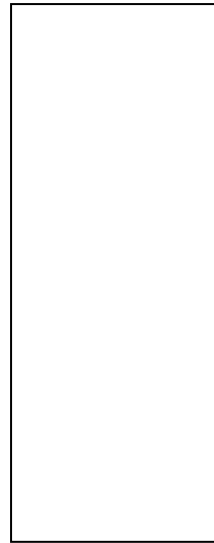
Clr Mark Norek

Clr Joanna Evans

Clr Barbara Aird

Clr Brad
Pedersen

Deputy Mayor
Clr Richard
Morrison



Clr Jean Hay AM

Clr Adele Heasman

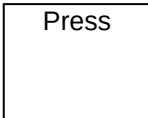
Clr Dr Judy Lambert

Clr Simon Cant

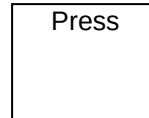
Clr David Murphy

Clr Pat Daley

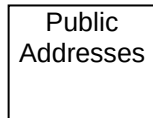
Press



Press



Public
Addresses



Public Gallery

Chairperson: The Mayor, Dr Peter Macdonald
Deputy Chairperson: Deputy Mayor Clr Richard Morrison

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(In accordance with Clause 14 of the Local Government (Meetings) Regulations, 1993)

******* END OF AGENDA *******

TO: Ordinary Meeting - 16 May 2005
REPORT: Mayoral Minute No. 4
SUBJECT: Commercial Lease Arrangements for Local Marinas
FILE NO:

Here in Manly we enjoy the fact that we are almost entirely surrounded by water. No resident of the Manly LGA is more than 1kilometre from either Sydney Harbour or the Pacific Ocean. Many of our residents make the most of that fact by taking to the water in boats or yachts, often utilising the services of our three local marinas: Davis Marina, Clontarf Marina and the Manly Boatshed.

These local businesses, providing such a valuable service to many in our community are now under threat by a new leasing arrangement currently being proposed by the State Government.

In March this year, the NSW Maritime Authority released a draft Commercial Lease Policy which will apply to all Marinas, Yacht Clubs and Skiff Clubs. Under the new policy, when a lease expires, NSW Maritime will take the entire site including any assets and put the property out to public tender. There would be a one time offer for existing lessees to enter direct negotiations and sign the new lease. However the conditions of this new lease are questionable and the Boating Industry Association has advised its members not to sign the lease under any circumstances.

The impact of these arrangements on local marinas, often operated on a small scale as a family business, will be devastating. The Draft Commercial Lease Policy creates insecurity for current lease holders, discourages any long term investment for lessees and opens up the marina market to corporate monopoly.

The owners of local marinas have expressed their fear that the social fabric of Sydney Harbour will unravel if this suggested policy is adopted. Small boatsheds tucked away in little bays will disappear or be replaced by super marinas and the inclusive and friendly atmosphere enjoyed by so many on our harbour will be lost forever.

RECOMMENDATION

- (1) That Council writes an open letter to the NSW Maritime Authority lodging our objection to the draft Commercial Lease Policy.
- (2) That in the afore mentioned letter, Council expresses its preference for a lease renewal arrangement in which proven good management by current lease holders is taken into account in the selection process.

ATTACHMENTS

There are no attachments for this report.

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***** End of Mayoral Minute No. 4 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Notice of Rescission No. 4
SUBJECT: DA35/04 - Coles Redevelopment 8-28 The Corso, Manly
FILE NO:

Councillor Macdonald, Councillor Daley, and Councillor Lambert will move:

"That the Council's decision of 2 May 2005 being Item ES No. 20 in respect of DA35/04 Coles Redevelopment 8-28 The Corso, Manly be and is hereby rescinded."

The resolution passed on 2 May 2005 was in the terms of:

"RESOLVED: (Pedersen/Macdonald)

1. That the development application (DA35/04) with plans drawn by Wolski Lycenko and Brecknock Architects titled Commercial/Residential Development 8-28 The Corso Manly for London Fashions Pty Ltd dated October and November 2004 issue B 20.10.04 and numbered DA 01b, 02d, 03c, 04b, 05b 06b 07b, 08b, 09b, 10b, 11b, 12b, and 13b be **deferred** for further assessment and drawings to redesign a visual break of the Corso façade with respect to the original subdivision pattern so each subdivision can be read as a separate unit in the overall facade. That the artist impressions of the redesigned façade be urgently submitted to Council.
2. Drawings of the esplanade building be revised as per points A1 and A2:
 - A1. Submitted revised plans showing the Esplanade building set back a depth equal to one or two elevational bays on level 6 (i.e equal to the depth of the sitting area of unit 602) to achieve a feathering of the edge of the building and to ensure that no part of that building is visible above the Corso elevation when viewed from the Corso area. This is to include redesign of the elevation of the Esplanade building to achieve a proportioned and balanced appearance to the building form.
 - A2. Submitted revised plans showing an additional setback on level 4 to the Esplanade elevation equal in width to the living space in unit 401 for a depth of 2.5m to create a recess in the building form to differentiate the Esplanade building mass visually when viewed from the East Esplanade area. This area may be utilised as an open balcony.
3. That the Council's Heritage Committee be consulted in relation to the redesign of the Corso façade.
4. That Council reassess traffic concerns and consult with the Corso precinct on traffic issues."

In the event the rescission motion is adopted, the following is the alternate motion:

- A. **That pursuant to Section 80(3) of the Environmental Planning and Assessment Act 1979, deferred commencement consent be granted in respect of Development Application No 35/04 for the demolition of existing buildings and construction of a Coles supermarket, retail shops and residential apartments at Nos 8-28 The Corso Manly, with the consent not operating until the applicant has satisfied the following matters A1 – A5 within three months of the date of this resolution:**

Notice of Rescission No. 4 (Cont'd)

- A1. Submitted revised plans showing the Esplanade building set back a depth equal to one elevational bay on level 6 (i.e equal to the depth of the of unit 602) to achieve a feathering of the edge of the building and to ensure that no part of that building is visible above the Corso elevation when viewed from the Corso area. This is to include redesign of the elevation of the Esplanade building to achieve a proportioned and balanced appearance to the building form.
- A2. Submitted revised plans showing an additional setback on level 4 to the Esplanade elevation equal in width to the living space in unit 401 for a depth of 2.5m to create a recess in the building form to differentiate the Esplanade building mass visually when viewed from the East Esplanade area. This area may be utilised as an open balcony.
- A3. Submitted a detailed sample board and plans of external materials and finishes, including treatments showing the Corso façade differentiated in colour and treatment from the rest of the building and from each other to ensure that the building elevation read as separate elements up to 5 treatments rather than as one long elevation. Colours and designs being to the satisfaction of Council. **(Council noting that the General Manager will seek the view of the Heritage Committee in respect of appropriate rhyme of the façade treatment as suggested in the attached schematic and as articulated in Council's DCP for the site - attached)**
- A4. Submitted revised plans showing unit C101 redesigned to eliminate the need for an internalised courtyard/lightwell to the bedrooms. This is to be achieved by changing this unit to a 1 bedroom unit rather than a 3 bedroom unit.
- A5. Submitted details as to any works intended within the Private Laneway including evidence of owners consent.

Upon satisfactory resolution of the above matters the consent shall operate with the following conditions.

1. Approved Plans

The development is to be carried out in accordance with plans drawn by Wolski Lycenko and Brecknock Architects titled Commercial/Residential Development 8-28 The Corso Manly for London Fashions Pty Ltd dated October and November 2004 issue B 20.10.04 and numbered DA 01b, 02d, 03c, 04b, 05b 06b 07b, 08b, 09b, 10b, 11b, 12b, and 13b, except as varied by the above deferred commencement conditions and conditions hereunder.

- 2. A transparent glass screen to be provided to the balcony edge of Apartment C214 to stop overlooking of adjoining courtyard/light wells. Details to be provided to Council/Accredited Certifier, prior to the issue of Construction Certificate.
- 3. Roof top terraces similar to roof terraces on The Corso building are to be provided on the Wentworth building to supplement private open space for the development. Plans to be amended accordingly, prior to the issue of Construction Certificate.
- 4. An archaeological assessment of potential relics, and if required by that assessment, an application submitted for excavation permit from the NSW Heritage Council after demolition and prior to the issue of the Construction Certificate.
- 5. A site history assessment of the site is to be undertaken prior to any works to determine the past issues of the site and submitted to the Council/Accredited Certifier, prior to the issue of Construction Certificate.
- 6. After demolition and prior to the excavation or disturbance of any Soils of the Site, the applicant must engage a suitably qualified consultant to carry out a Preliminary Site

Notice of Rescission No. 4 (Cont'd)

Contamination Investigation in accordance with Council's Contaminated Lands Policy (2003); SEPP 55; and the relevant NSW Dept Environment and Conservation (EPA) guidelines to satisfy that the land is suitable for the proposed purpose and that Acid Sulphate Soils are not present. A report to this effect is to be submitted to Council/Accredited Certifier, prior to the issue of Construction Certificate.

7. The pergolas at roof level on The Corso building behind The Corso façade to be set back so as not to be visible from the public realm of The Corso. Details are to be submitted to the Council/Accredited Certifier, prior to the issue of Construction Certificate.
8. A security gate is to be fitted at the rear of the service passage for the minor shops. Details of the security is to be submitted to the Council/Accredited Certifier, prior to the issue of Construction Certificate.
9. The shopfront arcade doors that access into Coles are to be locked each night when the store closes. This also applies to the residential access from the Corso, access into the residential foyer is to be kept closed and only made accessible to residents and authorized persons.
10. There should be no access available from the residences onto the shop awnings in order to avoid unsafe use. Plans to be notated accordingly prior to the issue of the Construction Certificate.
11. No signage other than as set out in the following conditions is approved under this application. Separate development applications complying with Council's DCP for advertising signs are required for signage.
12. A construction traffic management plan shall be prepared and submitted for approval by Council/Accredited certifier, prior to the commencement of demolition and construction. This would set out details of access, type and number of vehicles associated with construction and the length of construction. All construction access should be restricted to the western laneway.
13. Mirrors must be placed and maintained by the owners' corporation or Body Corporate appropriately at both ends of the eastern laneway so that drivers accessing the site from Wentworth Street or departing the site could ensure that no other vehicle is already in the laneway. Details to be submitted to Council/Accredited Certifier, prior to the issue of Construction Certificate.
14. Mirrors must be placed and maintained by the owners' corporation or Body Corporate appropriately in the western laneway at Wentworth Street so that truck drivers accessing the site from Wentworth Street could make sure that no other truck is already in the laneway. Details to be submitted to Council/Accredited Certifier, prior to the issue of Construction Certificate.
15. All trucks must enter the laneways by turning right from Wentworth Street; similarly they must exit the laneway by turning right onto Wentworth Street. Details to be included in the Traffic Management Plan.
16. Sixty six (66) parking spaces shall be allocated to the residential units in accordance with Manly Council's Development Control Plan and should form part of the strata title of the unit.
17. Nine (9) visitor car spaces are to be provided and made accessible at all times and a sign post shall be erected at the vehicular entry point of the development indicating the location of these spaces. Plans to be notated accordingly, prior to the issue of the Construction Certificate.

Notice of Rescission No. 4 (Cont'd)

18. Eight (8) spaces within the basement car park shall be allocated to employees of the supermarket and the other shops, and appropriately incorporated in the strata title of the development. Plans to be notated accordingly, prior to the issue of the Construction Certificate.
19. The basement car park shall be designed in accordance with Australian Standard 2890.1-2004. All spaces should have a minimum of 2.5m width including Space No 2.
20. The storage area at the rear of spaces 30 to 39 would be difficult to access with a car parked in the space; a walkway adjacent to the storage area should be provided; this could be achieved by reducing the width of the aisle from 6.5m to 6.0m. Amended Plans indicating the changes are to be provided prior to the issue of the Construction Certificate.
21. Only large rigid trucks (max 12.5m in length) shall service the Coles Supermarket loading dock.
22. A turntable is to be provided in the Coles loading dock area to accommodate a large rigid truck of 12.5m in length.
23. A loading dock and traffic management plan shall be provided to and approved by Council prior to occupation. The plan should prohibit deliveries by articulated vehicles, and included the allocation of slot times for deliveries and waste removals to avoid on street waiting, and conflicts in the laneway.
24. Delivery trucks servicing the eastern laneway shall be restricted to small rigid trucks (6.4 metres in length). All vehicles shall enter and exit the site in a forward direction.
25. Garbage trucks servicing the western laneway shall not be larger than a large rigid truck not exceeding 12.5 metres in length.
26. The applicant is to enter into an agreement with Council permitting Council's garbage trucks to use the turntable in the Coles loading dock.
27. Garbage trucks servicing the eastern laneway shall be restricted to small rigid trucks (6.4 metres in length).
28. The applicant is to provide Council with a copy of a written agreement with a private contractor to remove garbage generated by the small specialty shops from the eastern loading bay by a small garbage truck.
29. The development is to have a continuous accessible path of travel, as defined by AS1428.2, from the main points of entrance at the boundaries and from any required accessible parking spaces, to and within the premises through the principal entrance and to all areas within the development to which the general public have access within the retail and commercial sectors and up to and including the common areas of the residential sector.
30. Each retail space is to have an accessible path of travel from the street boundary through their principal entries.
31. The applicant is to provide suitable signage incorporating the universal symbol of access in accordance with AS1428.1, (white on ultramarine blue) indicating the direction and location of the accessible entries.

Notice of Rescission No. 4 (Cont'd)

32. Provide at least one (1) accessible car space for visitors to the shops within the site with a minimum 3200mm width x 5500mm long with a minimum of 2500mm clearance overhead in accordance with the requirements AS2890.1 and a minimum clear height on the vehicular path of travel to the accessible spaces of 2200mm.
33. Provide five (5) accessible car spaces for the adaptable dwellings within the site with a minimum 3800mm width x 6000mm long with a minimum of 2500mm clearance overhead in accordance with the requirements AS2890.1 and a minimum clear height on the vehicular path of travel to the accessible spaces of 2200mm. The 6000mm depth can include 500mm borrowed space within the driveway to supplement the 5500mm provided however this may not be enclosed. Note that as drawn accessible space No 40 has a column towards the front of the space, restricting its width to 2500mm.
34. All required accessible parking spaces will have a maximum cross fall or gradient of 1:40 in any direction.
35. Suitable signage incorporating the universal symbol of access in accordance with AS1428.1, (white on ultramarine blue) indicating the direction and location of the accessible parking spaces is to be located at the entry and at all changes of direction.
36. The accessible car space not assigned to an adaptable dwelling is to be identified by means of the white international symbol of access in accordance with AS1428.1, between 800mm and 1000mm high placed on an ultramarine blue rectangle with no side more than 1200mm, placed as a pavement marking in the centre of the space between 500mm and 600mm from its entry point. There is no requirement to provide access identification at the spaces for the adaptable dwellings.
37. The residential garbage room is to have an area 1550mm clear in front of the garbage bins suitable for use by the occupants of the adaptable dwellings.
38. The surface on all continuous accessible paths of travel are to be slip resistant and have no level difference greater than 3mm (or 5mm if rounded or splayed) between adjoining surfaces.
39. All walkways, ramps and landings on the continuous accessible paths of travel as well as all stairs, are to comply with AS1428.1.
40. Lifts are to comply with the requirements of D3.6 of the BCA and AS1735 part 12.
41. Door thresholds on the continuous accessible path of travel are to have no level difference greater than 3mm inside to outside or are to have a threshold ramp complying with Figure 10 of AS1428.1.
42. All non fire isolated stairs in the development are to be constructed in accordance with the requirements the BCA and AS1428.1 including but not limited to;
 - i) handrails on both sides of the stair that comply with Figures 9 and 17 of AS1428.1, and
 - ii) have a 30% luminance contrast with the wall, and
 - iii) nosings that are 50mm – 75mm wide with a 30% luminance contrast to the tread, and
 - iv) risers that are vertical with no lip or projection and are fully enclosed and opaque.

Notice of Rescission No. 4 (Cont'd)

43. All non fire isolated stairs in the development are to have tactile ground surface indicators installed at the top and bottom of the stairs in accordance with AS1428.4 and on mid landings where the handrails are not continuous on both sides.
44. All doorways on the continuous accessible paths of travel within the retail and commercial sectors and to the common areas of the residential sector, are to comply with Clause 7 of AS1428.2 and are to have a minimum 850mm clear opening (including 850mm clear opening to the operable leaf of double doors), with circulation spaces in accordance with the requirements of Figures 12 or 13 of AS1428.1 plus the additional dimensions required by Clause 11.5 of AS1428.2, except where the door is an automatic opening door.
45. All required circulation spaces at doors and gates within the retail and commercial sectors and to the adaptable dwellings as well as to the common areas of the residential sector, are to have a maximum 1:40 gradient or cross fall for the full area of the required circulation space.
46. Doors in airlocks or vestibules within the retail and commercial sectors and to the adaptable dwellings as well as to the common areas of the residential sector, are to comply with Figure 15 and clause 7.4 of AS1428.1.
47. Glazed doors and sidelights within the retail and commercial sectors and on the paths of travel to the adaptable dwellings as well as to the common areas of the residential sector, are to have a transom not less than 75mm wide or a solid line 75mm wide at a height between 900mm and 1000mm and having 30% luminance contrast with the background against which it is viewed.
48. The unisex accessible sanitary facilities are to be constructed in accordance with the requirements of Clause 10 and Figures 18 to 30 of AS1428.1 except that the circulation space is to comply with Figure 11 of AS1428.2 (1900mm wide x 2300mm long). All accessible sanitary facilities are to have a shelf.
49. The unisex accessible toilet located under the entry ramp to the car park is to be redesigned to provide the required minimum 2000mm headroom under the ramp that is to comply with AS2890.1 Clause 2.5.3(b) & (c) at the inside radius.
50. Where there is more than one unisex accessible sanitary facility provided in the common areas within the retail and commercial sectors and to the common areas of the residential sector, the alternate facilities must be opposite hand.
51. Identification of sanitary facilities within the retail and commercial sectors and in the common areas of the residential sector, are to be raised tactile with 30% luminance contrast and in accordance with the BCA and Clause 10.9 of AS1428.1 with the additional requirement of having Braille equivalent.
52. Controls on the continuous accessible paths of travel within the retail and commercial sectors as well as to the common areas of the residential sector, (other than power points) are to comply with the requirements of Clause 11 of AS1428.1. In particular controls that:
 - i) need to be grasped or turned with all controls (other than power points) being between the heights of 900mm – 1100mm and no closer than 500mm from an internal corner, or
 - ii) that only need to be pushed being between the heights of 900mm – 1200mm and no closer than 500mm from an internal corner, or
 - iii) that only need to be touched being between the heights of 900mm – 1250mm and no closer than 500mm from an internal corner except as allowed for lifts in AS1735.12.

Notice of Rescission No. 4 (Cont'd)

53. All door handles on the continuous accessible paths of travel are to be "D" type levers or handles with the clearance between the handle and the back plate or door not less than 35mm or more than 45mm.
54. Handles on sliding doors within the retail and commercial sectors as well as to the common areas of the residential sector are to be not less than 60mm from the door jamb lining as indicated on Figure 11(b) of AS1428.1.
55. Doors on accessible paths of travel within the retail and commercial sectors and to the adaptable dwellings as well as to the common areas of the residential sector, are to have a minimum 30% luminance contrast with the surrounding wall or the frame and / or architrave are to be no less than 50mm wide and are to have a 30% luminance contrast with the wall.
56. Door handles and levers within the retail and commercial sectors as well as to the common areas of the residential sector are to have a 30% luminance contrast with the door.
57. All signage, other than trade names or the like within the retail and commercial sectors is to be upper and lower case sans serif lettering, Arial or Helvetica Medium or similar, with the lower case letters no less than one half the height of the upper case letters. Lettering sizes are to be no less than that required by AS1428.2 Clause 17.
58. Security or intercommunication systems and the like are to be mounted in the continuous accessible path of travel from the boundaries or accessible visitor car space or associated building, between the heights of 900mm – 1100mm and no closer than 500mm from an internal corner. The security or intercommunication system is to incorporate suitable hearing augmentation.
59. Lighting on the continuous accessible paths of travel externally is to comply with AS1158.3.1 : 1999 "Road lighting - Pedestrian Area (Category P) lighting", Tables 1.1 and Table 2.1 and is to be no less than 10 lux with no less than 150 lux at entries.
Glare and intrusive light is to be controlled in accordance AS4282 : 1997 "Control of the obtrusive effects of outdoor lighting".
60. Interior lighting on the continuous accessible paths of travel is to be in accordance with AS/NZS 1680.0.

Note: The following conditions 62 – 76 are related to the adaptable dwellings only which are to be constructed to AS4299 "Class C" specifications.

61. The development is to have a continuous accessible path of travel from the main point of entrance at the boundary and from any required accessible parking spaces to and within the premises through the principal entrance;
 - i) to all common areas, common facilities and unique features within the development, and
 - ii) to all entrances of the adaptable dwellings.
62. Letterboxes for the adaptable dwellings must be lockable, and must be situated on a hard standing area at least 1550mm x 1550mm with cross falls in both directions not exceeding 1:40 and have wheelchair access by a continuous accessible path of travel (within the meaning of AS 1428.2) to the dwellings.
63. The main entry door to each adaptable dwelling must:

Notice of Rescission No. 4 (Cont'd)

- (a) have an 850mm clear opening door with circulation spaces complying with AS1428.2, and
 - (b) must have an area 1550mm diameter in front of the door, and
 - (c) must have a "D" type lever door handle and other hardware that enables the door to be unlocked and opened with one hand and that complies with the requirements of AS 1428.1.
64. Internal doors within the adaptable dwellings must have a clearance of at least 820 millimetres and have circulation spaces complying with Figures 12 or 13 at all doors to required facilities. The door into Bedroom 1 of Unit C104 does not have the circulation space required by Figure 12(a) of AS1428.1.
65. Internal corridors within adaptable dwellings must have a width of at least 1,000 millimetres clear of finishes.
66. The living room in each adaptable dwelling must comply with Clause 4.7 of AS4299.
67. The kitchen in each adaptable dwelling must comply with Clause 4.5 of AS4299 including:
- (a) a clear space between benches of at least 1,550 millimetres, and
 - (b) benches that include at least one work surface:
 - (i) that is at least 800 millimetres in length, and
 - (ii) that can be adjusted or replaced as a unit at variable heights within the range of 750 millimetres to 850 millimetres above the finished floor surface, and;
 - (c) cook tops:
 - (i) with either front or side controls, and
 - (ii) with controls that have raised cross bars for ease of grip, and
 - (iii) that include an isolating switch, and
 - (d) a work surface adjacent to the cook top and at the same height and that is at least 800 millimetres in length, and
 - (e) an elevated oven that is located adjacent to an 800mm long work surface the height of which can be adjusted.
68. At least one bedroom within each adaptable dwelling must comply with Clause 4.6 of AS4299.
69. A bathroom within each adaptable dwelling must comply with Clause 4.4 of AS4299 including the area requirements of AS1428.1. In particular the width of bathroom C104 is to be at least 2060mm width clear of finishes to allow for a visitable toilet and the bathroom in C105 is to have compliant door circulation space.
70. A toilet within each adaptable dwelling must be visitable and must comply with Clause 4.4 of AS4299.

Notice of Rescission No. 4 (Cont'd)

71. The laundries within each adaptable dwelling are to comply with Clause 4.8 of AS4299 including the requirement for an area of 1550mm diameter in front of the fitments.
72. The applicant is to provide drawings as required by AS4299 demonstrating the potential configuration of the kitchens and bathrooms after adaptation prior to the construction certification phase.
73. The double doors out into the common areas of the residential sector are to have an 850mm clear opening to the operable leaf.
74. All of the common areas of the residential sector are to be on a continuous accessible path of travel.
75. Isolated paving stones are unsuitable for use on an accessible path of travel, provide a suitable material that complies with the requirements of AS1428.1 Clause 12 including the notes to that clause.
76. A detailed stormwater management plan shall be prepared to fully comply with Council's "Specification for on-site Stormwater Management 2003" and shall be submitted with the Construction Certificate application. The stormwater management plan shall be prepared by an experienced Chartered Civil Engineer. The Council/Accredited Certifier shall ensure that the design complies with the above said specification prior to the issue of the Construction Certificate.
77. All stormwater collected from the proposed internal carpark area shall be collected and passed through a gross pollutant trap/silt/grease arrestor/pollution control device to remove pollutants to Council's satisfaction. Details shall be submitted with the Construction Certificate application.
78. The developer shall ensure that the stormwater pollutant concentrations for total suspended solids, total nitrogen, total phosphorous, zinc, copper and lead not to exceed ANZECC guidelines (2003) during construction phase. The developer shall install automated storm water monitoring equipment at the stormwater outlets from the proposed development. This monitoring will ascertain the level of compliance/non-compliance in accordance with the POEO Act. The frequency of the testing shall be as per the requirements of Manly Council. The developer shall pay for the cost of collecting the sample and analyse the samples by a NATA Accredited laboratory.
79. If dewatering is required the applicant shall submit a dewatering plan to control the quality and quantity of the water discharged from the proposed development. The dewatering plan shall be submitted with the Construction Certificate application.
De-watering from the excavation or construction site must comply with the *Protection of the Environment Operations Act 1997* and the following:
 - (a) Ground water or other water to be pumped from the site into Council's stormwater system must be sampled and analysed by a NATA certified laboratory or Manly Council for compliance with ANZECC Water Quality Guidelines;
 - (b) If tested by a NATA certified laboratory, the certificate of analysis issued by the laboratory must be forwarded to Manly Council as the appropriate regulatory authority under the *Protection of the Environment Operations Act 1997*, prior to the commencement of de-watering activities.

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- (c) Council will grant approval to commence site de-watering to the stormwater based on the water quality results received.
 - (d) It is the responsibility of the applicant to ensure that during de-watering activities, the capacity of the stormwater system is not exceeded, that there are no issues associated with erosion or scouring due to the volume of water pumped.
 - (e) Turbidity readings must not at any time exceed the ANZECC recommended 50ppm (parts per million) for receiving waters.
 - (f) Also the developer must contact Department of Infrastructure, Planning and Natural Resources and comply with any of their requirements.
 - (g) Weekly monitoring of electrical conductivity shall be undertaken by the developer and forward to Manly Council. If electrical conductivity readings elevate above that from when dewatering first commenced council reserves the right to order a cessation of dewatering until groundwater has replenished.
80. All vehicular access during construction shall be from the Wentworth Street entrance only. No vehicular access from The Corso and Whistler Street end shall be permitted.
81. The site fronting The Corso shall be maintained for public use and made safe during the course of the works.
82. The 2 tree species *Banksia Integrifolia* and *Glochidion* are not approved for landscaping and are to be replaced with a more suitable species *Acmena smithii* or *Syzigium paniculata*. Appropriate drainage in the elevated beds supplied to ensure the continued life of plantings. Irrigation system should be sympathetic to present and future water restrictions. A suitable Arbourist is to be appointed to assess the surrounding trees before the dewatering process and during the course of the development. Reporting to the Principal Certifying Authority on the trees progress or possible decline and recommend action.
83. The Basement Floor Level Bin Storage room must be partitioned so that garbage bins, bottle-recycling bins, and paper recycling bins are separated.
84. The businesses shall not provide prepared foods/drinks to customers in plastic or foam that will not biodegrade or will not be recycled in Manly Council's public place recycling system. Centre managers are required to ensure a prohibition upon all retail outlets within the complex from using plastic bags as part of their packaging of goods sold to consumers.
85. Separate development applications are required for the first use and retail shop fit outs.
86. Prior to the issue of a Construction Certificate the applicant shall prepare a Noise and Vibration Demolition and Construction Management Plan. As part of the NVDCMP a detailed dilapidation assessment shall be undertaken for all adjacent residential and commercial premises. The assessment shall include photographic details of existing building conditions. The report shall certify compliance with the design assessment goals. If the Construction Certificate is to be issued by a n Accredited Certifier then a copy of the report shall also be provided to Council.
87. The NVDCMP shall be prepared in accordance with the procedures set out in "The Council the of City of Sydney. Code of Practice for Construction Hours/Noise within the Central Business District".

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88. Vibration from demolition/excavation/construction activities shall not exceed the base curves presented in British Standard BS6472-1992 as modified by the applicable multiplying factors in the standard for continuous vibration for the relevant building category (place).
89. Site establishment, demolition and construction hours must be confined to the hours between 7.00am to 6.00pm, Monday to Friday and 7.00am to 1.00pm, Saturday, with a total exclusion of such work on Public Holidays and Sundays. Non-offensive works where power operated plant is not used and including setting out, surveying, plumbing, electrical installation, tiling, internal timber or fibrous plaster fixing, glazing, cleaning down brickwork, painting, building or site cleaning by hand shovel and site landscaping, is permitted between the hours of 1.00pm to 4.00pm Saturdays.
Note: That the Protection of the Environment Operations Act 1997 may preclude the operation of some equipment on site during these permitted working hours.
90. The applicant shall keep a legible record of all complaints made to the applicant or any employee or agent of the applicant in relation to noise or vibration arising from any activity to which the approval applies.
91. The record must include details of the following:
- ☐ the date and time of the complaint
 - ☐ the method by which the complaint was made;
 - ☐ any personal details of the complaint which were provided by the complainant or, if no such details were provided, a note to that effect;
 - ☐ the nature of the complaint;
 - ☐ the action taken by the applicant in relation to the complaint, including any follow-up contact with the complainant; and
 - ☐ if no action was taken by the applicant, the reason why no action was made.
92. The record of the complaint must be kept for not less than 4 years after the complaint was made.
93. On request the record must be produced to any authorised officer of the Council after the complaint was made.
94. The applicant or agent of the applicant shall operate during its construction hours a telephone complaints line for the full duration of the demolition and construction period for the purpose of receiving any complaints from members of the public in relation to activities conducted at the site or by the vehicle or mobile plant associated with the site.
95. The applicant shall undertake to cease all site works on the report of damage to the applicant. The applicant shall notify the public of the complaints telephone number and the fact that it is a complaint line so that the impacted community knows how to make a complaint.
96. The applicant shall undertake to cease all site works on the report of damage to neighbouring buildings and structures. Works shall not recommence on the building site until the reported matter has been resolved to the satisfaction of the PCA or Council.
97. The applicant or the applicants agent shall implement throughout the duration of the demolition and construction period a noise and vibration impact complaints response protocol that ensures noise complaint, vibration complaints and noise and vibration complaints from noise sensitive receivers are investigated:
- ☐ within 2 hours of receiving the complaint, and
 - ☐ in accordance with any prior complaint management agreement made with the complainant.

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98. The applicant or the applicant's agent shall undertake noise, regenerated noise and or vibration monitoring as directed by the PCA or an authorised officer of the Council.
99. All residential occupancies forming part of the proposal shall be designed and constructed so that the break-in repeatable maximum internal $L_{Aeq, 1 \text{ hour}}$ level shall not exceed the lesser of either in room (windows closed) background noise level + 5dB(A) or the following levels:
- (i). In a naturally ventilated - windows closed condition :
Sleeping areas (nighttime only: 10.00pm-07.00am) 35dB(A)
Living areas (24 hours) 45dB(A)
 - (ii). In a naturally ventilated – windows open condition (i.e., windows open 5% of the floor area, or attenuated natural ventilation open 5% of the floor area):
Sleeping areas (nighttime only: 10.00pm-07.00am) 45dB(A)
Living areas (24 hours) 55dB(A)
 - (iii). Where naturally ventilated – windows open noise condition cannot be achieved, it is necessary to incorporate mechanical ventilation or air conditioning.
 - (iv). In a mechanically ventilated or air conditioned space with door and windows closed the combined external and ventilation system $L_{Aeq, 1 \text{ hour}}$ level shall not exceed the following:
Sleeping areas (nighttime only: 10.00pm-07.00am) 38dB(A)
Living areas (24 hours) 46dB(A)
100. Prior to the issue of a Construction Certificate the applicant shall prepare a comprehensive Building Facade Design Assessment Report. As part of the report details of the glazing acoustic specifications and window/door types and ventilation requirements shall be nominated. The report shall certify compliance with the design goals. If the Construction Certificate is to be issued by an Accredited Certifier, then a copy of the acoustic compliance report shall also be provided to Council.
101. The cumulative noise emission from all mechanical plant operating on the commercial/retail/residential premises shall not give rise to a sound level contribution exceeding the background noise level (without the plant operating) by more than 5dB(A) when assessed as an L_{Aeq} level (over 15 minutes) at any residential boundary or residential balcony. In accordance with standard recognised assessment procedures 'correction modifying factors' shall be considered and applied where applicable.
102. The cumulative noise emission from all mechanical plant operating on the commercial/retail/residential premises shall not give rise to a sound level contribution exceeding the lesser of background noise level by more than 5dB(A) or $L_{Aeq, 15 \text{ min}}$ 59dB(A) (daytime), $L_{Aeq, 15 \text{ min}}$ 51dB(A) (evening) or $L_{Aeq, 15 \text{ min}}$ 50dB(A) (night), at any residential boundary or residential balcony. In accordance with standard recognised assessment procedures 'correction modifying factors' shall be considered and applied where applicable.
103. Prior to the issue of a Construction Certificate the applicant shall prepare a comprehensive Mechanical Plant Acoustic Design Assessment Report. As part of the report details of the plant selections and installation requirements shall be nominated. The report shall certify compliance with the design goals. If the Construction Certificate is to be issued by a an Accredited Certifier, then a copy of the acoustic compliance report shall also be provided to Council
104. Prior to the release of the Occupation Certificate an assessment shall be undertaken by a qualified Acoustic Consultant (agreed by Council) and submitted to the PCA or Council for approval. If the Occupation Certificate is to be issued by a PCA, then a copy of the acoustic compliance report shall also be provided to Council. The report shall present the results and findings to certify that noise levels satisfy the requirements of Conditions 14, 16 and 17.

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105. The collection of any waste or recycling from commercial and retail premises must not occur between the hours of 8.00pm and 8.00am Monday to Sunday, to minimise disruption to neighbouring properties.
106. The operators of the commercial and retail premises shall ensure that deliveries and unloading of vans and small trucks (Class 1 to Class 3 vehicles) occur between the hours from 7.00am and 11.00am (Monday to Friday) and 9.00am to 11.00am (Saturday and Sunday). No deliveries or unloading of vans and small trucks (Class 1 to Class 3 vehicles) shall be undertaken outside the above hours. And all non supermarket deliveries shall be made from the Corso ONLY.
107. Operators of the commercial and retail premises shall ensure that deliveries and unloading of large or articulated trucks (larger than Class 4 vehicles) occur between the hours from 8.00am to 11.00am (Monday to Friday) and 9.00am to 11.00am (Saturday and Sunday). No deliveries or unloading of large or articulated trucks (larger than Class 4 vehicles) shall be undertaken outside the above hours
108. Operators of the commercial and retail premises shall ensure that trucks do not stand or park on the road way between Wentworth Avenue and the designated onsite truck parking and unloading areas
109. Operators of the commercial and retail premises shall ensure that activities associated with the unloading of trucks and general activities in the vicinity of the loading docks shall not give rise to the transmission of vibration and associated structural borne noise to any other occupancy.
110. Operators of the commercial and retail premises shall ensure that activities in the vicinity of the loading docks between the hours of 8.00pm and 8.00am shall not give rise to audible noise in any residential occupancy.
111. The reflectivity measurements (determined scientifically) of the external materials of the development are not to exceed 20%. Details are to be included on the plans submitted with the construction certificate.
112. Damage security deposit:

A security deposit of **\$162,000** for the cost of making good any damage to Council property caused as a consequence of the construction work, plus an administration fee of **\$154.00**, must be paid to Council prior to the issue of the Construction Certificate. The security deposit, which may be in the form of a bank guarantee, has been calculated in accordance with the following schedule.

Estimated cost of work	Deposit
Works up to \$50,000	\$2,000
Works in excess of \$50,000 & up to \$100,000	\$4,000
Works in excess of \$100,000	\$4,000+\$200/\$10,000 estimated cost>\$100,000

Council may use all or part of the Damage Security Deposit to complete damage restoration works if they do not meet Council's requirements.

113. No obstruction shall be caused to pedestrian use of Council's footpath or vehicular use of any public roadway during construction.

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114. The applicant is to notify Council at least 48 hours before commencement of works on any Council road so as to enable Council to supervise the carrying out of the works.
115. Any adjustment to the public utility service is to be carried out in compliance with their standards and the cost is to be borne by the applicant.
116. A suitable sub-surface drainage system being provided adjacent to all excavated areas and such drains being connected to an approved disposal system.
117. Prior to excavation applicants should contact the various utility providers to determine the position of any underground services.
118. A dilapidation report in regard to adjoining properties and Council land is to be submitted to Council with the Trust Fund Deposit prior to the issue of the Construction Certificate.
119. Prior to the commencement of any works on the land including demolition and site preparation, provision of silt control fences shall be provided. A Sediment/Erosion Control detail shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
120. Prior to the sale, transfer, assignment or other disposal of or leasing or parting with provision of any part of the land subject to this approval, a copy of the approval shall be given to the purchaser, transferee, assignee, leasee, occupier or other person of that part of the land.
121. The proposed works require inspections during various stages of construction as required by the Environmental Planning & Assessment Act 1979 and as considered appropriate by the Principal Certifying Authority.
122. All site waters during excavation and construction shall be contained on site in an approved manner to avoid pollutants entering into the Harbour or Council's stormwater drainage system.
123. All disturbed areas shall be stabilised against erosion to Council's satisfaction within 14 days of completion, and prior to removal of sediment controls.
124. The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land.

The measures must include:-

- (i) siltation fencing;
 - (ii) protection of the public stormwater system; and
 - (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.
125. The applicant shall comply with all requirements of either the Local or Regional Traffic Advisory Committees.
126. In accordance with the Roads Act 1993, written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb & gutter, footway, nature strip, or other property under Council's control.
127. The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.

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128. Applications for a construction zone on a local road require 28 days notice to Council indicating location and length. All construction zones require the approval of the Manly Traffic Committee.
129. The visitor car spaces shall be accessible at all times and a sign post shall be erected at the vehicular entry point(s) of the development indicating the location of the spaces.
130. Loading and unloading of vehicles and delivery of goods to the land shall at all times be carried out within the site. The area set aside for carparking as shown on the approved plan shall be used for the parking of vehicles and for no other purpose. Any loading or unloading of materials of potential environmental damage must be appropriately bundled with adequate spill response equipment in place to ensure nil runoff from the site.
131. The use at all times shall be conducted so that no odours or other air impurities are detectable beyond the boundaries of the premises.
132. All work involving lead paint removal must not cause lead contamination of the air or ground.
133. All demolition is to be carried out in accordance with AS2601-1991.
134. No approval is expressed or implied for excavation works.
135. Asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.
136. Demolition must be carried out by a registered demolition contractor. Documentary evidence of registration must be submitted to Council prior to the commencement of demolition work.
137. Care shall be taken to prevent any damage to adjoining buildings.
138. In relation to the demolition of the existing building on the site:
- (i) A report is to be submitted to the Principal Certifying Authority detailing whether any hazardous materials exist on the site. (eg. lead in paints and ceiling dust or asbestos). NOTE: If no hazardous materials are identified, the demolition may proceed in accordance with the following conditions including dust control and WorkCover requirements.
 - (ii) Should any hazardous materials be identified, as per item (1), a Work Plan shall be submitted to Council in accordance with AS2601-1991 - Demolition of Buildings. The report shall contain specific details regarding:
 - (a) The type of hazardous material;
 - (b) The level or measurement of the hazardous material in comparison to National Guidelines;
 - (c) Proposed methods of containment; and
 - (d) Proposed methods of disposal.
 - (iii) Where high levels of lead, cadmium, zinc, copper, asbestos, mercury and acid sulphate soils are found in a premises to be demolished, Item (ii) should be followed, and the soil sample from site should be tested by a NATA Registered Laboratory before and after demolition. This will determine whether remediation of the site is necessary.

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- (iv) The demolition must be in accordance with AS2601-1991.
 - (v) Any asbestos cement sheeting must be removed in accordance with the requirements of the WorkCover Authority.
 - (vi) All work involving lead paint removal must not cause lead contamination of air or ground. Particular attention must be given to the control of dust levels on the site.
139. The collection of any domestic waste or recycling from the premises must not occur between the hours of 8.00pm and 8.00am Monday to Sunday, to minimise disruption to neighbouring properties.
140. A Waste Management Plan is to be submitted with the application for a Construction Certificate in accordance with Council's Development Control Plan for Waste Minimisation and Management.
141. Contact should be made with the Trade Waste Office of Sydney Water to discuss the requirements for Trade Waste Disposal.
142. Landscaping is to be carried out in accordance with the approved Landscape Plan submitted in conjunction with the Development Application. Evidence of an agreement for the maintenance of all plants for a period of 12 months from the date of practical completion of the building is to be provided to the Principal Certifying Authority prior to issue of the Final Occupation Certificate.
143. Details shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate indicating the proposed method of water-proofing and drainage of the concrete slabs over which landscaping is being provided.
144. A qualified Landscape Consultant shall be retained for the duration of the construction of the development and upon the satisfactory completion of the landscaping work and prior to the issue of an Occupation Certificate, submit to the Principal Certifying Authority a Certificate of Practical Completion stating that the work has been carried out in accordance with the approved Landscape Plan and that a maintenance program has been established.
145. All lights used to illuminate the exterior of the buildings or site shall be positioned and/or fitted with cut off luminaires (baffles) so as to prevent the emission of direct light onto adjoining roadways and land.
146. Glare from internal lighting shall not be permitted to extend beyond the limits of the building authorised by this approval.
147. Any ancillary light fittings fitted to the exterior of the building are to be shielded or mounted in a position to minimise glare to adjoining properties.
148. Detailed engineering drawings of all work shall be submitted for approval by the Certifying Authority prior to the release of the linen plan/Construction Certificate.
149. Once commenced the development hereby permitted shall only be continued in accordance with the conditions of approval and to the satisfaction of the Principal Certifying Authority.
150. Plans shall be submitted with the Construction Certificate Application to indicate finished surface levels at 3m intervals around the building, all floor levels and roof ridge level to Australian Height Datum.

Notice of Rescission No. 4 (Cont'd)

151. Any future structures to be erected on the site shall be the subject of a Development Application and Construction Certificate Application.
152. The applicant shall consult with Energy Australia to determine the need and location of any electrical enclosure for the development. Should an electrical enclosure be required, the location and dimensions of this structure are to be detailed prior to the issue of a Construction Certificate. In the event of Energy Australia requiring a sub-station, the applicant shall consult with Council or its delegate with a view to dedication of the land for the sub-station as public roadway.
153. A Construction Certificate Application is required to be submitted to and issued by the Council/Accredited Certifier prior to any building works being carried out on site.
154. An Occupation Certificate is to be issued by the Principal Certifying Authority prior to occupation of the development.
Issue of a Compliance Certificate from the Principal Certifying Authority prior to occupation to the effect that:
1. Required inspections have been undertaken and the work has been completed in accordance with the approved plans and specifications, the Development Consent and the Construction Certificate.
 2. Documentary evidence relative to:
 - wet areas waterproofing certificate
 - reinforcement concrete and structural members details
 - structural engineers inspection certificate
 - survey certificate
 - floor/finished ridge level certificate
 - hydraulic consultants certificate
 - mechanical ventilation engineer's certificate
155. All materials stored on site shall be stored out of view or in such a manner so as not to cause unsightliness when viewed from nearby lands or roadways.
156. Payment of contributions in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, is required for the development. The amount being in accordance with Councils Section 94 Policy applicable at the time of payment prior to the issue of the Construction Certificate.
157. All excavated material should be removed from the site in an approved manner and be disposed of lawfully to a tip or other authorised disposal area.
158. Details shall be submitted to the Principal Certifying Authority indicating the method of sound proofing all roof terraces, decks and balconies prior to issue of the Construction Certificate.
159. No blasting is to be carried out at any time during construction of the building.
160. No external sound amplification equipment or loud speakers shall be used for the announcement, broadcast, playing of music or similar purposes.
161. The operations of mechanical services are not to give rise to an offensive noise within the meaning of the Protection of the Environment Operations Act 1997.

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162. This approval shall expire if the development hereby permitted is not commenced within 2 years of the date hereof or any extension of such period which Council may allow in writing on an application made before such an expiry.
163. The public footways and roadways adjacent to the site shall be maintained at all times during the course of the work in a safe condition.
164. A copy of the Soil and Water Management Plan must be kept on-site at all times and made available to Council officers on request.
165. Drains, gutters, roadways and access ways shall be maintained free of sediment and to the satisfaction of Council. Where required, gutters and roadways shall be swept regularly to maintain them free from sediment.
166. Building operations such as brickcutting, washing tools or paint brushes, and mixing mortar not be performed on the roadway or public footway or any other locations which could lead to the discharge of materials into the stormwater drainage system.
167. No portion of the proposed building or works, including gates and doors during opening and closing operations, are to encroach upon any road reserve or other public land.
168. Details of the builder's name and licence number contracted to undertake the works shall be provided to Council prior to issue of the Construction Certificate.
169. Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out, at the rate of one toilet for every 20 person or part of 20 persons employed at the site, by effecting either a permanent or temporary connection to the Sydney Water's sewerage system or by approved closets.
170. Retaining walls being constructed in conjunction with excavations with such work being in accordance with structural engineer's details. Certification of compliance with the structural detail during construction shall be submitted to the Principal Certifying Authority.
171. A sign must be erected on the subject site in a prominent position stating that unauthorised entry is prohibited and giving details of the name of the builder or the person responsible for the site and 24 hour contact details. The sign is to have dimensions of approximately 500mm x 400mm.
Note: The sign is not required if the building on the site is to remain occupied during the course of the building works.
172. No portion of the proposed building is to encroach onto a Public Road or Reserve, except as may be permitted by the Local Government Act 1993.
173. Consent given to build in close proximity to the allotment boundary is in no way to be construed as permission to build on or encroach over the allotment boundary. Your attention is directed to the provisions of the Dividing Fences Act which gives certain rights to adjoining owners, including use of the common boundary. In the absence of the structure standing well clear of the common boundary, it is recommended that you make yourself aware of your legal position which may involve a survey to identify the allotment boundary.
174. Four (4) certified copies of the Structural Engineer's details in respect to the structural details of the proposed building shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.
175. The floor surfaces of bathrooms, shower rooms, laundries and WC compartments are to be of an approved impervious material properly graded and drained and waterproofed in

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accordance with AS3740. Certification is to be provided to the Principal Certifying Authority from a licenced applicator prior to the fixing of any wall or floor tiles.

176. The implementation of adequate care during demolition/ excavation/ building/ construction to ensure that no damage is caused to any adjoining properties.
177. Certificate(s) from a professional Engineer or other appropriately qualified person is to be submitted which certifies that material, design and/or form of construction complies with the requirements of Clause A2.2 of the Building Code of Australia.
178. Prior to excavation applicants should contact the various utility providers to determine the position of any underground services.
179. In a Class 2 building containing more than 10 sole occupancy units, a closet pan and wash basin in a compartment or room at or near ground level for the use of employees must be provided in accordance with F2.1 of the Building Code of Australia. Details shall be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.
180. An adequate security fence, is to be erected around the perimeter of the site prior to commencement of any excavation or construction works, and this fence is to be maintained in a state of good repair and condition until completion of the building project.
181. On completion of the building structure a Registered Surveyor's report is to be submitted to the Principal Certifying Authority confirming that the building has been completed in accordance with the levels as shown on the approved plan.
182. A geotechnical engineer's report regarding the stability of the site is to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.
183. Four (4) copies of Architectural Drawings consistent with the development consent and associated specifications are to be submitted to Council/Accredited Certifier prior to the issue of the Construction Certificate.
184. All plumbing and drainage, including sewerage drainage stacks, ventilation stacks and water service pipes shall be concealed within the building. Plumbing other than stormwater downpipes shall not be attached to the external surfaces of the building.
185. The use at all times shall be conducted so that no odours or other air impurities are detectable beyond the boundaries of the premises.
186. Any discharge to the atmosphere from the subject development shall comply with the requirements of the Protection of the Environment Operations Act 1997.
187. All work involving lead paint removal must not cause lead contamination of the air or ground.
188. A Fire Safety Schedule specifying the fire safety measures (both current and proposed) that should be implemented in the building premises shall be submitted with the Construction Certificate application, in accordance with Part 9 Clause 168 of the Environmental Planning and Assessment Regulation 2000.
Note: A Construction Certificate cannot be issued until a Fire Safety Schedule is received.
189. The building being erected in Type A construction for a Class 2, 6 & 7 building in accordance with the Fire Resistance Provisions of the Building Code of Australia.
190. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

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191. All requirements of the NSW Fire Brigades for the building shall be complied with in accordance with the requirements of the Building Code of Australia.
192. Awnings shall be a minimum of 3.5m above footpath level and offset a minimum of 600mm behind the kerb.
193. Excavation adjacent to the road boundary shall be adequately shored to support the roadway and all improvements and services within the road reserve. Protective fencing shall be provided to ensure the safety of the public.
194. No building materials may be stored on the road reserve without separate approval from Council.
195. Full details of the cooling towers, exhaust fan structures and other structures on the roof are to be provided to the Principal Certifying Authority prior to issue of the Construction Certificate.
196. Prior to the commencement of any works on the land including demolition and site preparation, provision of silt control fences shall be provided. A Sediment/Erosion Control detail shall be submitted to the Certifying Authority prior to the issue of the Construction Certificate.
197. Prior to the issue of the Construction Certificate, the applicant shall submit details of protective hoardings, fences, and lighting which are to be provided during demolition, excavation and building works in accordance with the requirements of the Department of Industrial Relations, Construction Safety Act and the WorkCover Authority.
Note: On corner properties, particular attention is to be given to the provision of adequate sight distances.
198. All site waters during excavation and construction shall be contained on site in an approved manner to avoid pollutants entering into the Harbour or Council's stormwater drainage system.
199. All demolition and excess construction materials are to be recycled wherever practicable.
200. Roof and framing including provision for tie downs, bracing and fixings are to be designed by a practising Structural Engineer. The Engineer is to specify appropriate wind category relating to the site terrain, house design and height of the structure, with details being submitted to the Principal Certifying Authority prior to the commencement of framework.
201. The applicant and/or builder must prior to the commencement of work, install at the periphery of the site, measures to control sedimentation and the possible erosion of the land.

The measures must include:-

- (i) siltation fencing;
 - (ii) protection of the public stormwater system; and
 - (iii) site entry construction to prevent vehicles that enter and leave the site from tracking loose material onto the adjoining public place.
202. Development consent of Council shall be obtained for any new advertising structure prior to erection.
 203. The applicant shall comply with all requirements of either the Local or Regional Traffic Advisory Committees.

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204. In accordance with the Roads Act 1993, written consent from Council shall be obtained and shall be in hand prior to any track-equipped plant being taken in or onto any roadway, kerb & gutter, footway, nature strip, or other property under Council's control.

205. All construction vehicles associated with the development shall be required to obtain a permit on a daily basis, for access onto The Corso and Sydney Road Plazas.

206. Applications for a construction zone on a local road require 28 days notice to Council indicating location and length. All construction zones require the approval of the Manly Traffic Committee.

207. Machine excavation

Excavation or removal of any materials involving the use of machinery of any kind, including compressors and jack hammers, must be limited to between 9.00am and 4.00 pm Mondays to Fridays, with regular breaks of 15 minutes each hour. This condition is imposed to ensure reasonable standards of amenity for occupants of neighbouring properties.

208. Levels

For the purpose of indicating relative levels in terms of Australian Height Datum and boundary clearances, and to ensure that building construction complies with the development consent, survey certificates must be provided to the PCA in respect of the building/s layout and ground floor level/s prior to pouring of concrete or laying of timber floor boards.

209. Support for neighbouring buildings

(a) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:

- (i) must preserve and protect the building from damage; and
- (ii) if necessary, must underpin and support the building in an approved manner; and
- (iii) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

(b) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

(c) In this condition, allotment of land includes a public road and any other public place.

210. Repair of Damaged Infrastructure

If Council's infrastructure is damaged during the course of works, Council's Development Engineer must be notified and necessary repairs must be undertaken within the time stipulated by Council, to Council's specifications, and at no cost to Council. Works generally must be in accordance with the relevant clauses of the current edition of AUS-SPEC.

If work is not undertaken to the satisfaction of the Development Engineer with regard to time or quality, Council may carry out remedial works and deduct the cost from the Damage Security Deposit.

211. All deliveries of goods to and from the retail/commercial and residential occupancies is to be undertaken using the rear (Wentworth Street) access. All garbage removal is to be

Notice of Rescission No. 4 (Cont'd)

undertaken using the rear (Wentworth Street) access.

212. The applicant shall provide new pavement on the Corso frontage of the site, to a distance of at least 10m in width and to a design and specification approved by Council.
- 213 A shopping trolley deposit system be conditioned on the retail development of this site.
- 214 Separate development applications shall be submitted to Council for its determination for each individual retail or commercial use in this development.
- 215 The applicant shall provide full time personnel to manage, supervise and regulate the movement of vehicles utilising the delivery docks that are associated with the proposed supermarket, including the supervision of the associated use of the laneway servicing the docks by its delivery vehicles.
- 216 The applicant shall ensure that all noise related standards, time and location restrictions on deliveries, and operational restrictions on waste and recycling collection activities and the requirements for a full time personnel to manage the docks as per clause 215 and any other matters as directed by Council relating to the management of the premises, are appropriately entrenched in all Strata Scheme Statements, Strata Scheme Management Plan, deeds of agreement, and any other associated documents relating to the management of the premises.

ADVISORY NOTES:**1. Other approvals**

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, including:

- an Application for Approval under Section 68 of the *Local Government Act 1993* for an activity under that Act, including the erection of a hoarding. All such applications must comply with the Building Code of Australia.
- an application for an Occupation Certificate under Section 109(C)(2) of the *Environmental Planning and Assessment Act 1979*.
- An application for an Occupation Certificate may be lodged with Council if the applicant has nominated Council as the Principal Certifying Authority.
- an Application for a Subdivision Certificate under Section 109(C)(1)(d) of the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- an Application for Strata Title Subdivision under the *Strata Schemes (Freehold Development) Act 1973*, if strata title subdivision of the development is proposed.

2. Works and requirements of other authorities

- *Sydney Water* may require the construction of additional works and/or the payment of additional fees. Other *Sydney Water* approvals may also be necessary prior to the commencement of construction work. You should therefore confer with *Sydney Water* concerning all plumbing works, including connections to mains, installation or alteration of systems, and construction over or near existing water and sewerage services.

Contact *Sydney Water*, Rockdale (Urban Development Section) regarding the water and sewerage services to this development.

Notice of Rescission No. 4 (Cont'd)

- *Australia Post* has requirements for the positioning and dimensions of mail boxes in new commercial and residential developments. A brochure is available from your nearest Australia Post Office.
- *AGL Sydney Limited* has requirements for the provision of gas connections.
- *Sydney Electricity* has a requirement for the approval of any encroachments including awnings, signs etc, over a public roadway or footway. The Engineer Mains Overhead Eastern Area should be contacted on 9663 9408 to ascertain what action, if any, is necessary.
- *Telstra* has requirements concerning access to services that it provides.

3. Application for a Construction Certificate

The required Application for a Construction Certificate may be lodged with Council. Alternatively, you may apply to an accredited private certifier for a Construction Certificate.

WARNING: Failure to obtain a Construction Certificate prior to the commencement of any building work is a serious breach of Section 81A(2) of the *Environmental Planning & Assessment Act 1979*. It is also a criminal offence which attracts substantial penalties and may also result in action in the Land and Environment Court and orders for demolition.

4. Occupational Health and Safety

All site works must comply with the occupational health and safety requirements of the NSW WorkCover Authority.

5. Relocation of stormwater drainage

Council is not responsible for the cost of relocating Council's stormwater drainage pipes through the subject property.

6. Hazardous Material Management

"Builders are advised to obtain a copy of the EPA publication *Solutions to Pollution for Builders* which provides environmental information including hazardous material management. The EPA can be contacted by phone on 131 555 or at www.epa.nsw.gov.au "

7. Hazardous waste removal (including asbestos)

Hazardous or intractable wastes arising from the demolition process must be removed and disposed of in accordance with the requirements of WorkCover and the EPA, and in accordance with the provisions of:

- *New South Wales Occupational Health and Safety Act, 1983*;
- *New South Wales Construction Safety Act, 1912; Regulation 84A-J Construction Work Involving Asbestos or Asbestos Cement 1983*;
- *The Occupational Health and Safety (Hazardous Substances) Regulation 1996*;
- *The Occupational Health and Safety (Asbestos Removal Work) Regulation 1996*; and
- *The Waste Minimisation and Management Act and Regulations*.

Notice of Rescission No. 4 (Cont'd)**8. Air Conditioning Systems Residential Premises**

Under Clause 52 of the *Noise Control Regulation 2000* a person must not cause or permit an air conditioner to be used on residential premises in such a manner that it emits noise that can be heard within a habitable room in any other residential premises (regardless of whether any door or window to that room is open):

- (a) before 8am or after 10pm on any Saturday, Sunday or Public Holiday, or
- (b) before 7am or after 10pm on any other day.

9. Model

If you submitted a model with the application it must be collected from the Council offices within fourteen (14) days of the date of this determination. Models not collected will be disposed of by Council.

10. Compliance with the Disability Discrimination Act

This decision does not ensure compliance with the *Disability Discrimination Act*. You should therefore investigate your liability under that Act. *Australian Standard 1428 - Design for Access and Mobility*, Parts 2, 3 and 4 may assist in determining compliance with the Disability Discrimination Act.

11. Modifications to the consent

Changes to the external configuration of the building, changes to the site layout or any changes to the proposed operation or use *will* require the submission and approval of an application under Section 96 of the *Environmental Planning & Assessment Act 1979* before the issue of a Construction Certificate.

12. Storage bins on footpath and roadway

Approval is required from Council prior to the placement of any storage bin on Council's footpath and/or roadway.

13. Long Service Levy

The current rate of the levy required by this consent is 0.2% of the cost all building and construction work costing \$25,000 or more.

14. Compliance with erosion and sediment control plan

The erosion and sediment control plan must be implemented during site works and construction activities. All controls in the Plan must be maintained at all times. A copy of the Plan must be kept on-site at all times and made available to the accredited certifier and Council officers on request.

15. Discovery of additional information during remediation, demolition or construction

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately after discovery.

Notice of Rescission No. 4 (Cont'd)**16. Protection of public places**

- (a) If the work involved in the erection or demolition of a building:
 - (i) is likely to cause pedestrian or vehicular traffic on a public place to be obstructed or rendered inconvenient, or
 - (ii) building involves the enclosure of a public place;

A hoarding or fence must be erected between the work site and the public place.

- (b) If necessary, an awning must be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- (c) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- (d) Any such hoarding, fence or awning must be removed when the work has been completed.

Note: Prior to the erection of any hoarding, fence or the like on any footpath or other property owned or controlled by Council, permission must be sought and obtained from Council and the prescribed rental fee paid.

- B. **That the traffic committee consider the Recommendation of the traffic consultant to improve sight distances for cars exiting and entering the laneways, on-street parking in Wentworth Street should be prohibited either side of the laneways for a distance of 6 metres.**

ATTACHMENTS

AT-1	Draft DCP for The Corso	1 page(s)
AT-2	Sketch of buildings	1 page(s)

OM160505NR_1

***** End of Notice of Rescission No. 4 *****

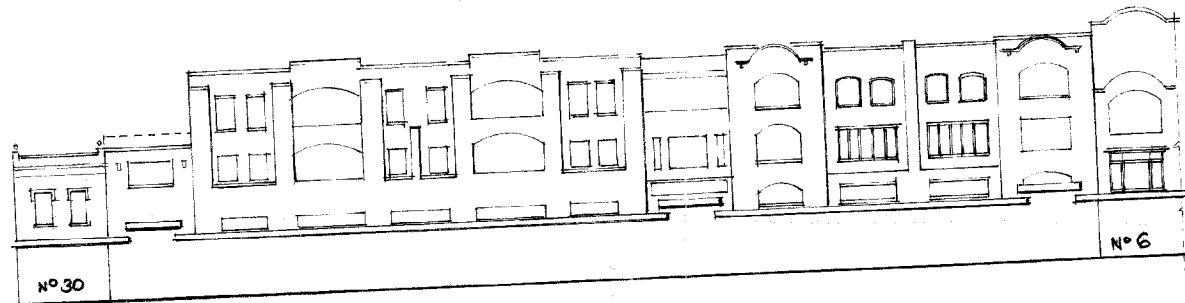
Notice of Rescission Report No. 4
DA35/04 - Coles Redevelopment 8-28 The Corso, Manly
Draft DCP for The Corso

Extract from Manly Council Draft DCP for The Corso

8 - 24 Coles supermarket + retail + commercial (incl. Pilates).

- although of reasonable height, and are constructed to the property line, both buildings present a poor façade to the street which ignores the rhythm of the original subdivision pattern. This can be improved with appropriate architectural changes.
- redevelopment is possible.
- new building should be at a height that: is varied over its length; still allows the War Memorial to be read against the sky; creates a new parapet that can be read against the sky; and blocks, as far as possible without excessive height, views of adjacent higher buildings when viewed from The Corso.
- new building to be designed to reflect earlier subdivision pattern of narrower frontages.
- the junction of any new building with No 6 should not over-power the architectural detailing of that building.
- this site is adjacent to that part of The Corso that is envisaged to become a Town Square. The design and uses of the building should reflect this adjacent public function.
- the supermarket provides an important neighbourhood use and should be retained.

Notice of Rescission Report No. 4
DA35/04 - Coles Redevelopment 8-28 The Corso, Manly
Sketch of buildings



TO: Ordinary Meeting - 16 May 2005
REPORT: Notice of Motion No. 12
SUBJECT: Community Input for Corso Upgrade Overdue
FILE NO:

Councillor Norek will move:

"That Council prepare a report outlining significant ways for the community to be involved with the Corso upgrade.

These initiatives will include:

1. Council, in co-operation with a professional planning body, to host an open planning competition for Architects, urban planners, architecture students and the general public.
2. Council to put the designs on public display in the Corso to elicit community feedback.
3. A public Invitation to form a special purpose working party, including representatives from the Manly Council LMUD Committee, the chamber of commerce, interested residents and other interested parties, to be formed to focus on the completion of the project in a timely fashion.
4. Council to look into alternative ways to fund the project, not just raise the Town centre improvement contribution from the already hard hit local businesses to double the existing rate.

The Manly Council Land Use Management and Design committee has been working on the Corso master plan for over 12 months now and unfortunately, no community input has been sought to date.

An open competition would provide the ideal mechanism to now seek community input. IT IS ALSO CONSISTENT WITH AUSTRALIAN AND INTERNATIONAL BEST PRACTICE FOR THE REDESIGN OF PROMINENT PUBLIC PLACES.

CONSISTENT WITH THIS, I NOTE THAT THE ROYAL AUSTRALIAN INSTITUTE OF ARCHITECTS (RAIA) HAS AN EXPLICIT POLICY OF ASSISTING SUCH DESIGN COMPETITIONS. THIS INCLUDES HELPING IN THE PROMOTION OF COMPETITIONS TO THE PROFESSION. COUNCIL SHOULD WORK WITH SUCH IMPORTANT PROFESSIONAL BODY'S TO SEEK THE BEST AVAILABLE IDEAS FOR THE HISTORIC AND VITAL HEART OF MANLY.

We must recognise that the Corso should be an extension to a new town square concept immediately in front of our now historic council chambers. We should not look at the Corso as nothing more than a commercial precinct. The village squares of Scotland and England and there very important place in the local community should offer us guidance.

I would rather that the local businesses use the extra money associated with the proposal to increase the Town centre improvement plan to improve the external appearance of their premises. Tenterfield Main Street should be our guide and role model of excellence in how they have transformed their own town.

I have no doubt that the community would like a change from the present aesthetecs that are dominated by grey pavers, left over chewing gum and Gordie and tacky shop fronts, tacky lighting, signage with no attention to aesthetics.

The community got involved in Tenterfield with the prosperity, the number of people who live in the Manly municipality and the significance of Manly as a tourism destination, surely we can equal the effort of little struggling country town. With a population only of 5,000."

Notice of Motion No. 12 (Cont'd)

ATTACHMENTS

There are no attachments for this report.

OM160505NM_1

***** End of Notice of Motion No. 12 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Notice of Motion No. 13
SUBJECT: Northern Beaches Men Against Sexual Assault
FILE NO:

Councillor Pedersen will move:

"That Manly Council facilitate a poster/media campaign against sexual assault. That Council allocate \$1,500 towards the campaign. That the General Manager contact Warringah and Pittwater Councils to request their involvement and contribution of \$1,500 each."

Note: Councillors may be aware of the sharp rise in reported sexual assault rates on the Northern Beaches. This has prompted discussions and I arranged a meeting with Jenny Huxley, Regional Violence Prevention Specialist Northern Beaches Region, Leanne Martin Manly Council Community Safety Coordinator, Chris Bowyer Crime Manager Manly Police and Belinda Volkov MDECC.

We agreed on a basic campaign strategy and it was agreed that I would bring this matter to Council for approval and to be progressed. The campaign will primarily involve the production of posters to be distributed throughout the Northern Beaches to relevant venues (sporting, entertainment, educational etc.). The preliminary campaign name is "Northern Beaches Men Against Sexual Assault". The strategy is to have 5 or 6 prominent young local male identities, who are positive role models, to be on a poster with an appropriate message.

ATTACHMENTS

There are no attachments for this report.

OM160505NM_2

***** End of Notice of Motion No. 13 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Notice of Motion No. 14
SUBJECT: Review of site options for proposed new hospital
FILE NO:

Councillor Aird will move:

"That Manly Council informs the Northern Sydney Health Service and all other relevant parties of its serious concerns about the possible location of a new hospital on the site of the Warringah Golf Course on environmental grounds, and that the proposal is totally at variance with the works that have been undertaken by Manly Council, Warringah Council and the NSW State Government to remediate Manly Lagoon, and the "Manly Lagoon and Catchment Integrated Catchment Management Strategy".

Note: Concerns also raised by Manly Council's Scientific Advisory Panel should be included."

ATTACHMENTS

There are no attachments for this report.

OM160505NM_3

***** End of Notice of Motion No. 14 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Notice of Motion No. 15
SUBJECT: Towards Zero Waste - Extended Supplier Responsibility
FILE NO:

Councillor Lambert will move:

"Consistent with, and in support of its adopted 'Towards Zero Waste' policy, Manly Council calls on State and Federal governments to work towards zero waste generation in Australia based on a mechanism of Extended Producer Responsibility (EPR) including a container deposit scheme (CDL) for ensuring the elimination, over time, of all products and packaging from the waste stream.

Current, nationally co-ordinated efforts to reduce waste, in particular the flawed National Packaging Covenant (NPC) model, are inherently inadequate as they cannot deliver the goal of zero waste.

A serious national commitment to pursuing zero waste requires robust targets as well as a strong EPR mechanism. The starting point should include major improvements to recovery, reuse and recycling of items currently subject to kerbside collection, especially various beverage and non-beverage containers and paper and cardboard.

With the National packaging Covenant currently under review, Council supports the development of a new, comprehensive national elimination system for packaging waste that incorporates environmental deposits, including CDL for a range of beverage and non-beverage containers, to drive continuous progress towards zero waste by ensuring high recovery rates and channelling funds into building secure markets for recycling materials."

ATTACHMENTS

There are no attachments for this report.

OM160505NM_4

***** End of Notice of Motion No. 15 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Item For Brief Mention No. 4
SUBJECT: Items for Brief Mention
FILE NO:

1. Minutes Of Meetings:

1. MANLY YOUTH COUNCIL MINUTES OF MEETING HELD ON 11 APRIL 2005
2. THE MANLY MEALS ON WHEELS SERVICE COMMITTEE MINUTES OF MEETING HELD ON 13 APRIL 2005
3. THE MANLY SISTER CITIES COMMITTEE MINUTES OF MEETING HELD ON 13 APRIL 2005
4. MANLY VISITOR AND COMMUNITY BOARD COMMITTEE MINUTES OF MEETING HELD ON 28 APRIL 2005
5. MANLY NEIGHBOURHOOD RENEWAL PROGRAM COMMITTEE HELD ON 13 APRIL 2005
6. 150 YEAR CELEBRATIONS OF MANLY WHARF AND THE CORSO REFERENCE GROUP HELD 12 APRIL 2005

THE FOLLOWING MINUTES CONTAIN RECOMMENDATIONS OF A SUBSTANTIAL NATURE REQUIRING FORMAL COUNCIL ADOPTION AS FOLLOWS:

2. a. Access Committee Minutes Of Meeting Held On 21 April 2005

Item Number 3: Manly Scenic Walkway (Jim Hunter addressed the meeting)

Background Information:

A public meeting is being arranged for 15th May 2005 to further discuss the issue of bicycle use of Manly Scenic Walkway. In 1999 the RTA in the interest of road safety announced a new concept called "Family Cycling". This means that children can cycle on a footpath if an adult accompanies them. Council can choose to ban this concept as it is technically illegal to cycle on footpaths. On a weekend in 1999 between 8.00am and 6.00pm 7,287 people used the walkway. Since then it has been widened however current use is likely to be far more than in 1999. The RTA provides no guidelines re minimum width of a footpath for family cycling. The Manly Scenic Walkway varies in width from 2.4 to 2.5 metres. The Bicycle Committee is advocating for "Family Cycling" on the walkway.

After the presentation discussion took place and the following recommendation was agreed.

The Recommendation of the Committee was to:

That this committee recommends Council ban cycling including "family cycling" on the Manly Scenic Walkway for safety reasons. This includes the high volume of pedestrians that use the pathway and that parts of the pathway have unsafe sides (too steep). There are other areas for safe cycling.

RECOMMENDATION

Item For Brief Mention No. 4 (Cont'd)

1. That the recommendations of **minutes of meetings, as listed in Item 1** being **1 - 6**, as listed above be **adopted**.
2. That item 3 of the Manly Scenic Walkway Committee Minutes of Meeting held on 21 April 2005 be adopted, as follows:

That this committee recommends Council ban cycling including "family cycling" on the Manly Scenic Walkway for safety reasons. This includes the high volume of pedestrians that use the pathway and that parts of the pathway have unsafe sides (too steep). There are other areas for safe cycling.

ATTACHMENTS

There are no attachments for this report.

OM160505IBM_1

***** End of Item For Brief Mention No. 4 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: General Manager's Office Report No. 13
SUBJECT: Manly After Midnight Working Party Recommendations
FILE NO:

SUMMARY

Council in May 2004 established a Manly After Midnight Working Party with the purpose of reporting to the General Manager with recommendations concerning the control regulation and management of activities in the CBD after midnight hours.

The Working Party has now reported to me and a copy of its report is contained in **attachment 1**.

REPORT

Council in May 2004 established a Manly After Midnight Working Party with the purpose of reporting to the General Manager with recommendations concerning the control regulation and management of activities in the CBD after midnight hours.

The Working Party has now reported to me and a copy of its report is contained in **attachment 1**.

The need for the Working Party arose from disruption to CBD residents and others in the community of that visit the Manly CBD to enjoy themselves late in the evening. Those causing disruption frequently consumed too much alcohol and are more than likely patrons of licensed premises

There is a need to put in place a planning strategy to deal with the situation. The attached report makes some 26 recommendations. In my opinion the most important of these which will result in the greatest benefit are:

The establishment of an entertainment precinct within which late at night activities can be managed.

The closure of licensed premises at 2 a.m. and a shut out at 12:00 midnight

The location of public transport pick up points as close as possible to the perimeter of the proposed entertainment precinct and ensuring that transport is available late in the evening to move patrons from the licensed premises away from the CBD quickly

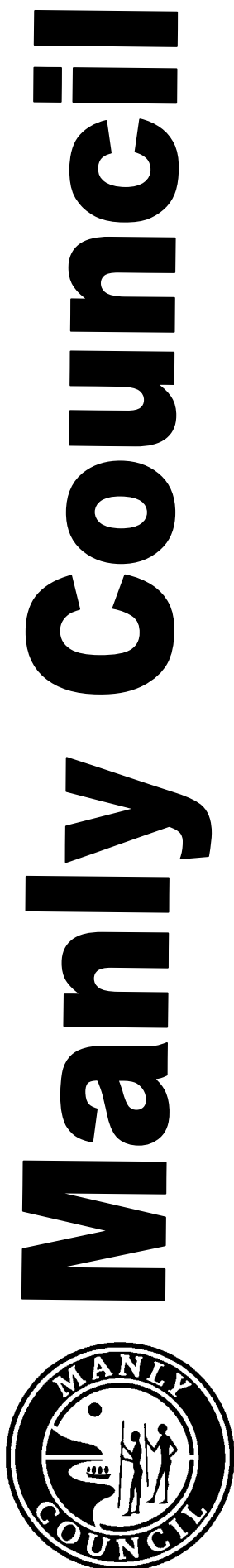
The recommendations of the Working Party provide the policy framework for putting in place the appropriate controls for managing late night activities associated with licensed premises. As Council would recognize not only is there the need to cost the various recommendations there is the need to negotiate payments towards those costs. The suggestion of a masterplan for the Corso is consistent with other proposal for its upgrading and this should be built into that work. Finally there is a need to placed the draft DCP on exhibition and review and adopt it before it can be fully implemented.

RECOMMENDATION

I would strongly recommend to Council that it adopt in full the integrated recommendations of the Working Party as contained in its report.

ATTACHMENTS

AT-1 Report of the Manly After Midnight Working Party 25 page(s)
OM160505GMO_1***** End of General Manager's Office Report No. 13 *****



Report of the Manly After Midnight Working Party

ATTACHMENT 1

General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

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ATTACHMENT 1

**General Manager's Office Report No. 13
Manly After Midnight Working Party Recommendations
Report of the Manly After Midnight Working Party**

ATTACHMENT 1

General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

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ATTACHMENT 1

General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

Chairperson Foreword:

"I wish to acknowledge the commitment and hard work of the Committee and its secretary, Eric Armstrong, in bringing this process to fruition. It has been almost a year and during that time there have been many meetings and hearings, some lengthy and often contentious.

The establishment of the "Manly After Midnight Working Party" followed a resolution by Council to consider public opinion on the control, regulation and management of activities late at night in Manly CBD and make recommendations for incorporation in a Plan of Management. These are contained in this Report.

I have a view that Manly is like a chameleon; it changes as the day goes by.

In the early morning, as the sun rises over the ocean, it is a magical place with many locals walking, swimming and chatting, dogs and strollers abound. It's their place. Over the day, the visitors arrive, bringing colour and interest and we share it with them as we have done over generations. As evening falls, the alfresco restaurants fill up with diners enjoying a wonderful range of culinary delights.

However, come late evening, the ambience changes as the drinkers take over, alcohol consumption increases, rowdy crowds gather and security becomes an issue. This is not the Manly I love; it's a different place, sometimes hostile and certainly a place that many of our residents avoid. I don't want Manly to gain the reputation as the "late night drinking hole" attracting revelers from far outside the area.

It's time to choose. It's my opinion that the recommendations that follow will go some way to address these issues and should be supported"

Dr Peter Macdonald
Mayor

ATTACHMENT 1

General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

Council Decision:

Council in the May 2004 resolved to consult the community with regard to reviewing the trading hours in The Corso and to develop a Plan of Management for The Corso after midnight. To assist it in implementing this decision Council established a Working Party known as the Manly After Midnight Working Party.

Terms of Reference:

The Terms of Reference of the Working Party as adopted by Council are:

- 1 To prepare and furnish to the General Manager by no later than March 2005 a draft Policy and draft Management Plan for submission to Council with respect to the control, regulation and management of the various activities and operations of the Manly Central Business District after midnight hours with a view to ensuring public amenity, public safety and security and public enjoyment and convenience.
- 2 To conduct public meetings at strategic locations as determined by the Working Party or as otherwise directed to invite and consider public submissions to conduct polling and questionnaires and to carry out any other activities for the purpose of carrying out the first mentioned terms of reference.

Members:

Mayor Peter Macdonald, (Chairman), Cllr. Pat Daly, Ms J Morgan, Dr C. Edmonds, Ms D Keen (Community Reps); Senior Constable N Pitt (Manly Police); Ms K. Lawrence (MDECC), Mr. B Smith & Mr. N Vescio (Manly Chamber of Commerce); Mr. D Johnson (Manly Liquor Accord); Mr. S. Mosely, (Manly Youth Council) Mr. E Armstrong (Working Party Secretary)

Meetings of the Working Party:

The first meeting of the Working Party was held on the 16th of July 2004. There were subsequently eight other meetings prior to the finalization of the report with the last one occurring on Wednesday 16th March 2005

In addition the Working Party conducted a field inspection of the Central Business District on Sunday 22nd August 2004 between the hours of 1.00.a.m. and 3.00 a.m.

The Working Party received two reports from members of the Working Party on the observations of activities occurring during the inspection. These are attached at appendix 1.

General Manager's Office Report No. 13
Manly After Midnight Working Party Recommendations
Report of the Manly After Midnight Working Party

Public Consultation:

To fulfill the Terms of Reference relating to public consultation a number of actions were taken in an attempt to obtain a wide range of public opinion from all stakeholders, these included the following actions.

Notices were placed in the local press in August 2004 and letters issued to some 80 local business organizations and community groups inviting submissions. Mayoral statements were made in the Council's weekly page in the Manly Daily.

In response to those invitations the Working Party received some 28 written submissions copies of which are at appendix 2

Public hearings were held on 4 separate occasions in November 2004 with groups representing a wide range of community interests including Surf Lifesaving; Precinct Committees; Hotel interests; Community organizations and the youth and seniors of Manly. Staff of the Council were also invited to make representations to the Working Party.

Surveys:

In addition to calling for written submissions and the public hearings the Working Party arranged for surveys of the community opinion. Two surveys were conducted and the Working Party concluded that the results of the 'Validation' telephone survey were the most reliable, as an expression of community opinion. Copies of the survey questions and results are at Appendices 3. & 4

The Working Party was assisted by an analysis of the surveys by Dr Carl Edmonds, a member of the Working Party. A copy of that analysis is attached at appendix 5.

The results of the surveys revealed:

- (i) There was almost universal agreement (86% of respondents) that The Corso is important to the attractiveness of Manly but only 30% rated it good or better in terms of appearance
- (ii) Most respondents indicated that cafes and dining were important in making Manly attractive and 80% rated them as good or better
- (iii) There is a sizable concern over the impact which late night activities have on residents
- (iv) The respondents were opposed to more late night entertainment activities.
- (v) There is little support for 24hr trading
- (vi) Respondents were asked to indicate the hours at which trading should cease The 'Validation' survey indicated that most respondents, that is 70%, were of the view that premises should close no later than 2.00am.
- (vii) 40% of respondents felt Manly was safe at night while the same % felt it was unsafe
- (viii) Traffic was identified as the No1 problem in the CBD

ATTACHMENT 1

General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

The major concerns identified arising from late night activities were:

- (i) Noise
- (ii) Traffic & Parking
- (iii) Safety
- (iv) Vandalism/graffiti

Study Area:

The Working Party initially defined the area under its consideration as the area shown on the plan attached at appendix 6. During discussions the Working Party decided that it should also encompass a wider area extending north to include all of the beachfront to the North Steyne Surf Club and from Pine St as far back as Pittwater Rd.

It will be evident of the end of this report that there is a central area in which the activities that give rise to concerns over anti-social behaviour which is the major focus of this Working Party occur. As it is intended to prepare planning controls to regulate late night activities it is suggested that there be an area defined as an Entertainment Precinct. This area would encompass the majority of the late night venues. This area is shown on Appendix 7

Control Authorities:

Due to the range of possible solutions to address the issues arising from late night activities it is relevant to identify what agencies are involved in controlling those activities.

Council:

Council is both a planning authority and policing agency. It can prepare Local Environment Plans and Development Control Plans which regulate the location and scale of development. These Plans also set the rules against which development proposals will be assessed. In this way Council can set conditions on development consents requiring the operator to act in a certain manner to ensure the amenity of an area is not diminished.

The second role is that of a policing agency relating to the manner in which retail outlets and clubs operate and compliance with consent conditions.

Council also issues Place of Public Entertainment Licenses. These are issued annually and take into account on the level of amenities provided in the premises according to the number of patrons the premises is licensed to accommodate. In assessing these applications Council examines whether the building is structurally sound and whether persons have a safe means of exit in the event of a fire.

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General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

Council is also responsible for the establishment of Alcohol Free Zones. In September 1996 Council first established an Alcohol Free Zone. During the course of the Working Party's deliberations Council extended the area of the Alcohol Free Zone to cover the area shown at appendix 8 as well as along the Ocean Beach Promenade to the high water mark extending from Queenscliff to South Steyne and along the East and West Esplanade reserves.

Police:

The role of Manly Police 'after midnight' is to maintain a high level of visibility in the Manly CBD which includes the preventing and detecting street offences such as anti-social behaviour, offensive conduct and street drinking, reducing and preventing alcohol related crime and improving public safety.

Police also monitor licensed premises by conducting regular inspections and providing advice to patrons and hotel staff in regard to crime prevention and the responsible service of alcohol.

Police are also required to respond to crime where investigating and charging of an offender is warranted in addition to all matters requiring police attendance for example, motor vehicle accidents, property theft, domestics, deceased persons and other emergencies.

Covert operations are conducted on a needs basis which includes drug dog operations and licensing operations. Manly Police frequently call on regional resources for special events festival is including New Year's Eve and the Wine & Food Festival. Police are also responsible for regulating behaviour in the Alcohol Free Zones

Liquor Administration Board:

The Liquor Administration Board licenses all premises that sell alcohol for example hotels, nightclubs, restaurants and bottle shops. Licenses frequently include conditions relating to

- (i) noise
- (ii) prohibition on amplified entertainment
- (iii) acoustical testing and amelioration work
- (iv) Provision of security.
- (v) Restriction on time of entry.
- (vi) Patron numbers

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Environmental Protection Authority:

The EPA manages noise complaints from any premises that hold an Environment Protection License. And outdoor concerts on certain lands e.g. the Domain and Parramatta Stadium and Darling Harbour.

Other Agencies:

While there may be other government agencies which assist in the management of late night activities these play only a support role and include Sydney Ferries and State Transit Authority.

Current late night activities:

There are five hotels which have approvals to accommodate in excess of 5000 patrons. Three of these hotels can trade 24hrs but generally close around 5.00am. Of the others one can trade until 12 midnight and the other to 3.00a.m. Most have agreed under the Liquor Accord to restrict entry to their premises after 2.00 am and close at 4.00am

There is also a proposal for the conversion of a restaurant and night club into a further hotel with a capacity of 390 persons, at No 36-38 South Steyne which was formerly known as U Turn

There are three night clubs that are approved to trade until 3.00am and provide for some 1,100 patrons.

The number of restaurants within the Manly area have not been identified however 7 of the major ones within the CBD provide seating for something in the order of 1000 plus customers. Few of these trade after 12 midnight.

There are many take away food shops within the Manly CBD but there are only five which are understood to trade after midnight and up to 3.00am

Current Land Use Planning Controls:

The CBD area of Manly and the primary area under consideration by this Working Party is Zoned General Business under the Manly Local Environmental Plan 1988. All forms of commercial and retail activities as well as tourist accommodation are permitted in this zone provided Council's planning consent is first obtained.

The Manly Development Control Plan for the Business Zone sets out requirements for erecting buildings within the CBD. It deals with matters such as building height and bulk, design for townscape, car parking and access. In general terms the controls are more about the appearance of the centre and particularly private buildings rather than controlling the manner in which specific uses operate. Having said that it does attempt to create sense of place and character.

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The terms of this Working Party included a statement that Council intends to prepare a Policy and Management Plan to control and regulate night activities. It can therefore be anticipated that part of that Management Plan will include a Development Control Plan that will set guidelines for the establishment of future late night venues including hotels, restaurants, night clubs and food shops.

During its deliberations the Working Party sought to obtain examples of Development Control Plans which addressed these issues however none could be discovered.

While the existing DCP attempts to regulate private development it also has some indications for opportunities for the manner in which public spaces might be enhanced. However there is no strategic plan for the development of the Centre as a whole. Suggestions have been made as to the relocation of taxi and bus stops. As well as improving lighting and the appearance of The Corso which could be considered in the context of such a strategy.

Therefore in addition to preparing a DCP to regulate activities there is a need to prepare a strategy or masterplan for the centre as a whole to ensure the two components act in concert as a means of improving the environment and amenity of the centre particularly late in the evening.

Participants in Late Night Activities:

The need for this Working Party arose from concern that late night activities in the Manly Town centre area were causing disturbance to the nearby residents and affecting the amenity of families and appearance of the area.

In this context there appears to be two groups of people involved directly in these activities which give rise to these concerns. These are

- (i) Members of the general public who use the public areas for relaxation and entertainment.
- (ii) Members of the public who patronize licensed premises for entertainment and for socializing.

In attempting to resolve the current issues it is therefore necessary to consider how both of these groups can be better managed in the future.

This will mean that some of the strategies will relate to management of public areas while others will relate to the way in which business premises operate.

Existing Management Systems:

Council has a standing committee known as the Community Safety Committee which was formed in 1994. This committee includes representatives from Councillors, Local State MP, Manly Police, Chamber of Commerce, Publicans, Youth Services, Manly Drug Education and Counseling Centre, High School Principal, Manly Health promotion Unit, Manly Community Centre, multi cultural service, private security firm, It played a role in development of Council's Crime Prevention Plan and its updates.

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One of the principal matters this committee has addressed has been behaviour of patrons of licensed premises particularly in the evening. The Committee regularly undertakes safety audits of the CBD late in the evening.

The considerations of the Working Party took into account the existing arrangements for managing the late night activities in the Manly CBD.

These include:

- (i) The Manly Liquor Accord and
- (ii) The Crime Prevention Plan 2000 to 2004.

As could be expected with any issue which is complex and has many variables there are likely to be implications from the recommendations of the Working Party for both of those management systems. It is not intended that the Working Party will take over the roles of those committees that are managing those existing systems. The intention is that a long-term planning strategy be developed which will guide future development of both private property and the public domain. In this sense the outcome of the Working Party will supplement the work of the committees which contribute to the formulation and implementation of the above documents.

There will therefore be recommendations of this Working Party which may impact on the above documents.

Overview of Recommendations:

It will become evident in the following sections of the report that the recommendations fall into two categories. Those that deal with the current activities and the immediate solutions and those that deal with establishing a framework for managing the issues in the long term.

Many of the issues in the first category overlap the work of the Safety Committee. The recommendations therefore may need to be cross checked with that committee to ensure that there is no duplication of effort and that there is consistency between the objectives. In some instances the findings of this Working Party may be of assistance in the guiding the further work of that committee. It is however noted that this Working Party has the responsibility of ultimately reporting to Council through the General Manager. It is also fortunate that this Working Party has several members who are also on the Safety Committee.

In respect of the second category which is the principal purpose and role of this Working Party, the report will attempt to draw together the various issues raised and propose the introduction of additional planning controls to regulate the design and activities of late night venues.

It was always anticipated that one or more members of the Working Party may have a different opinion on some of the recommendations. It was therefore accepted that members were free to add a dissenting report if they so wished. That turned out to be the case and dissenting reports have been included in the Appendices and referenced in the Recommendation of the report.

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Consideration of Issues:

Behaviour:

This is the most contentious issue raised before the Working Party. It is therefore likely to be the most difficult to solve in the short term particularly as it involves changing attitudes towards what is acceptable to the community in terms of alcohol consumption and anti social behaviour.

The early morning field inspection provided first hand evidence of the type of behaviour which occurs in and around the Corso area related to the opening of late night venues and the consumption of alcohol. There was evidence of excessive consumption of alcohol in the street and altercations between those who had attended late night venues. This was clearly seen at the taxi rank in Belgrave St and later in the evening Police were called to attend to a disturbance that occurred in the Sydney Rd mall area. Responding to these events utilizes resources which could be used elsewhere in crime prevention if the situation was not allowed to develop by the earlier closing of licensed premises.

The submissions claimed that those who use the Corso and surrounding parks late at night do so in an anti social manner. This involves drinking in the Alcohol Free Zone, and leaving rubbish including bottles and cans in the public places. In addition the people who are still in the area late at night are regularly involved in physical conflict and cause general disturbance and unacceptable noise levels.

As indicated above there is no evidence to suggest that this is only caused by patrons leaving the hotels or nightclubs. What is clear is that the Manly CBD area has a reputation as a nightspot and a place to "hang out". It therefore attracts those wishing to be part of the scene, to the area.

The reality is that there will always be members of the public coming to Manly late in the evening. Many of these will spend time in licensed premises while others will just come to enjoy the outdoors.

There has been criticism that the Police have not been effectively policing the Alcohol Free Zone. However there were also comments that if the Alcohol Free Zone is policed that those who wish to drink in public places simply go outside the AFZ for example to the beaches and nearby parks. One suggestion has been and the Working Party supports the proposition that the AFZ should be extended.

While this has merit it raises the question of the availability and spread of resources. It has already been suggested that the Police could be assisted in policing the AFZ by involving the Council Enforcement Officers and therefore the larger the AFZ the less resources available to police and manage the public using these areas. Nevertheless the Working Party was firmly of the view that the policing of the AFZ needs to be more effective.

Behavioral problems frequently arise because of a lack of knowledge of the adverse effects of alcohol by those causing the problems. While efforts have been made to publicise the problems associated with both alcohol and drug abuse the Manly Drug Education & Counselling Centre has advised the Working Party that more still needs to be done. The Working Party endorses the work of MDECC.

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Also critical to the issue of behaviour in public places is the hours during which licensed premises are open. The Ivanhoe, the Manly Pacific and Steyne Hotels are able to trade 24hrs but generally close around 5.00am. The New Brighton trades until 3.00am however there is an application before Council which seeks to extend those hours. The Manly Wharf Hotel ceases trading at midnight. Several of the hotels have introduced a 2.00am restricted entry policy in accordance with the Manly Liquor Accord.

The Working Party has been informed that due to the variable closing times there is a propensity for patrons to move from one venue to another which has a later closing time. It is during this movement that noise and disturbance frequently occurs. This disturbance also occurs as patrons leave and attempt to access public transport which is not always readily available.

The debate then is should all premises be permitted to trade 24hrs or should the closing times be standardized and be at an earlier time.

The results of the survey show that there is strong opposition to 24hr trading.

There is a significant body of research carried out over many decades which links the availability of alcohol to both the health and wellbeing of the community and to the level of anti social behaviour. Attached at appendix 9 are but a few examples of this research.

What is therefore needed is for the community to find the appropriate balance between the availability of alcohol for social drinking and the excessive availability which causes the disruption to the community through anti social behaviour. Curtailing its availability is only one measure which can be taken to overcome its adverse consequences.

Based on the response to the survey which indicated 70% of persons involved in the survey favoured a 2.00am close and based on research which links anti social behaviour to availability of alcohol there was a view particularly among community members that Council should seek to have licensed premises close by that time. This view was not unanimous within the committee and indeed it was a split vote of four in favour and four against with the Mayor using his casting vote to determine the issue in favour of the recommendation.

To implement this, Council should place conditions on new applications for late night venues and negotiate with existing proprietors through the Liquor Accord to bring existing late night venues to the above closing times.

The Working Party was made aware that not all proprietors of late night venues are adhering to the agreements made under the Liquor Accord. It is therefore proposed to monitor this through the yearly issuing by Council of Place of Public Entertainment Licenses.

Associated with the consumption of alcohol and anti social behaviour is the need for drinkers to have access to food. In order to meet this demand a number of fast food outlets remain open late. It is frequently the patrons of licensed premises which stay in The Corso area purchasing food at these outlets which causes public disturbance and contributes to a perception that The Corso area is perceived as an unsafe place

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in the early morning. Consistent with the earlier closing times for licensed premises it is proposed to limit the opening hours of these outlets to 1.00am.

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Another concern is the level of fine imposed on those offending within the Alcohol Free Zone. However it needs to be pointed out the way in which AFZ operate. Most members of the public would believe that persons drinking within the AFZ are automatically fined. This is not always the case, The Police have to first give warning and give the drinker the opportunity to stop. In many cases this occurs. It is only where the drinker ignores the directions given and is causing trouble that the Police issue a fine. Currently this is a \$20.00 fine. Given the low level of the fine, the Working Party was of the view that a higher fine may result in greater compliance with the AFZ.

The Working Party also considered the issue of the rights of residents and their expectation of being able to enjoy peace and quiet while living in a town centre and the rights of business operators to conduct their business in a competitive environment in a town centre which is recognised for its ability to attract income into the municipality through their activities. The view was expressed that hotels were in existence long before the current residents took up residency in the CBD. While this may have some validity the Working Party was of the opinion that residents have occupied parts of the Manly Town Centre area since it was first settled and it was therefore agreed to make a statement to that effect.

Recommendations:

That:

- (i) The Council reviews the limits of the AFZ with a view to extending it to all beachfront areas, and parks, and that it is more effectively policed.
- (ii) That Council adopts a policy of limiting the operating times of new licensed premises be such that they be staggered and close no later than 2.00am daily and that access to the premises not be permitted to new patrons from 12 midnight.
- (iii) That negotiations commence with the proprietors of existing licensed premises to bring their opening hours to a uniform opening time and in line with the times set out in (ii)
- (v) All licensed liquor premises shall be a signatory to the Manly Liquor Accord and the annual application for a Place of Public Entertainment License shall include a report which provides evidence of compliance with the Accord
- (vi) That the Business Zones DCP be amended to make it a requirement for approval of Take Away or Fast Food Outlets that they close no later than 1.00am
- (vii) That Council make representations to the State Government, to increase the penalties for infringements within the Alcohol Free Zone.
- (vii) That Council acknowledge the work of MDECC and the Safety Committee and the Liquor Accord in attempting to address the problems associated with liquor & drug abuse in the Manly Area through education and ongoing consultation with all parties
- (iv) That Council acknowledges that residents were present before extended trading hours and are entitled to a peaceful existence.

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Noise:

As a reference document on management of noise working party members were provided with the recently released report "Noise Guide for Local Government" published by the Department of Environment and Conservation (NSW). This document sets out a framework for noise control and identifies the levels of responsibility between various agencies including Councils, the Police and the Environment Protection Authority. A copy of the relevant parts is attached at appendix 10. The report also includes information relating to the Liquor Administration Board.

Council has received complaints from surrounding residents for some time that the noise generated by late night activities and in particular from the patrons of licensed premises are disturbing their peace and quite although they live within the town centre. There is however a number of noise sources in addition to the licensed premises that can create noise nuisance for example outdoor activities and noise from vehicles including noise associated with the removal of rubbish from commercial premises and not just licensed premises.

Like all matters associated with management of the Manly Town Centre there is a degree of interdependence between noise and other factors such as the hours during in which the late night venues are open.

It needs to be recognized that noise can never be completely eliminated. What is required is to regulate noise in such a manner that it is minimized in during critical times. Clearly the time when residents could reasonably expect a higher level of peace and quiet is in the early hours of the morning. Therefore the proposal to wind back the opening hours of those licensed premises which have operating hours past 2.00am will assist in achieving some degree of amenity for surrounding residents.

A further means of regulating noise is by way of imposing conditions on development approvals. The Liquor Administration Board has developed a set of minimum standards for emission of noise from licensed premises and registered clubs. The Board has pointed out that their standards are minimum requirements and that in some instances it is appropriate to specify a time earlier than midnight for restricting noise from licensed premises which affects habitable rooms in residential premises. Nevertheless it is proposed therefore to include in the draft Development Control Plan the standards recommended by the Liquor Administration Board

The Working Party during the public hearings raised the issue of whether the Councils Noise Hotline was an effective means of dealing with noise complaints. While this was seen as worthwhile initiative, there was little knowledge that this was available. It was also suggested that Council had taken little action to follow up noise complaints.

The other critical time period relating to noise issues is from say 5.00am onwards. At this time consideration needs to be given as to whether the hours during which garbage collection occurs can be modified. This largely a matter within council's jurisdiction except for those premises where garbage is collected by contractors for commercial premises.

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Fundamental to the noise issue is gaining some understanding of the sources of noises which give rise to the complaints and the level of noise generated. The Working Party agreed that in the absence of any data on noise, an audit of late night noise venues should be conducted. Several members were of the opinion that a survey limited to late night venues may not reveal the full extent of the noise problem. As a result the recommendation has been broadened to include all activity in the Manly CBD.

In regard to noise sources which occur intermittently for example motor vehicles these can for the purpose of this report, be regarded as part of normal living within a large metropolitan area and in particular when living in a town centre which attracts visitors from many origins. Little can be done to mitigate and regulate these incidents other than to rely on enforcement by the Police.

Recommendations:

- (i) That a noise audit of all late night activity in the CBD be carried out.
- (ii) That the effectiveness of Council noise hotline be reviewed.

Transport:

The movement of people throughout the Manly CBD and in particular along The Corso and beachfront, is a major concern for the community. The two most common complaints raised are the lack of transport late at night and the behaviour of people waiting for transport.

The availability of public transport is critical in any attempt at finding solutions to the current problems as most people would prefer to have access to public transport rather than drinking and driving.

Public transport is available in the form of public buses which services the area from Manly to Avalon & Mona Vale. and to a lesser extent the Manly ferries. There is also a "Pumpkin" bus which covers the area from Manly to Dee Why and Allambie Heights. The most commonly used form of transport late at night other than private motor vehicles is taxis.

Level of service:

The Working Party's attention has been drawn to the inadequate level of service from both Sydney buses and from taxis. This was confirmed by the Working Party's nighttime inspection. At that time (say 2.00am) there were some of 30 to 40 persons observed waiting at the taxi rank at Manly wharf end of Belgrave St.

It is understood that there have been negotiations with both Sydney buses and local taxis however there is some reluctance to increase the level of services from a financial viability point of view and because of the behaviour of some patrons.

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Spreading the closing times of the various venues may assist in the spreading the demand for transport however this may create other problems. For example it has been recognized that with staggered closing times patrons frequently move from one venue to another rather than go home. This might be the result of the location of the taxi rank and bus stops not being close to the licensed premises and the beachfront. The relocation of these should therefore be further investigated to determine whether there is a more suitable location such as the Belgrave / Sydney Rd intersection. This should be part of both the long term strategy and the Masterplan for the CBD.

Recommendations:

- (i) That Council continues negotiations with Sydney buses and the Taxi Council with a view to improving late-night services to the Corso area.
- (ii) That Council considers relocating the Belgrave St taxi rank closer to the Belgrave St / Sydney Road intersection. That added security be provided at the taxi rank in The Steyne.

Licensed premises:

There are some five hotels and three nightclubs in the Manly CBD area. These have an entertainment license for some 6000 persons. There are also a number of licensed restaurants which cater for some 1000 persons.

While it is difficult to estimate whether or not there is a need for more licensed premises from a demand and supply point of view, it seems self-evident that the more premises that open, the greater will be the number of patrons attracted to the area. The greater number of patrons the greater will be the potential for conflict situations to arise. If the community is of the opinion that Council should take a strong stand against permitting current problems to escalate then there should be some attempt to constrain the number of persons who can attend the licensed premises within the Manly CBD area. The community indicated that it wished to limit the number of licensed premises in the phone survey.

Taking into account that Council may have difficulty in limiting the actual number of licensed premises due to it being held to be a restraint on trade then the method by which the scale of licensed premises may be constrained is by placing a cap on the total number of patrons and leave the distribution of these patrons around the CBD area to the market.

Recommendations:

- (i) That part of the controls to be prepared in accordance with the terms of reference of the working party include a provision which limits the number of patron spaces available in licensed premises in the Manly CBD area.

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Appearance of The Corso:

Submissions from both residents and business operators made reference to the current appearance of the Corso. There is almost universal agreement that it is looking tired, dirty and generally unpleasant. Given its reputation in the tourist industry, even internationally, that it is one of Sydney's foremost places to visit due to its attractiveness, there is a need to take action so that it can live up to that reputation.

There is common support for the notion that the appearance of a public space heavily influences behaviour particularly as it relates to how people treat the area which includes not leaving litter behind when leaving the area. The Chamber of Commerce in its submission suggested that there should be a refurbishment program and that it would make a contribution towards any such upgrade.

Council has in the past upgraded the Corso both in terms of paved surfaces, layout and facilities. Those upgrades may however not meet contemporary standards. The upgrading of The Corso is a major exercise which should be guided by a master plan. The master plan should be informed by a set of planning principles such as activating the shop fronts, a layout and material which are reflective of the waterside environment, ensuring there is an opportunity for all to enjoy the space and is of such design that it matches its international reputation.

In addition to the appearance of the public spaces is the design of the commercial premises and the way in which they physically interact with the public spaces. For example during the Working Party's nighttime inspection it was noticed that persons on the upper levels of one premises on The Corso were shouting to persons in The Corso and throwing objects to The Corso.

Recommendation:

- (i) That Council prepare a masterplan for improving the appearance and amenity of The Corso
- (ii) That the Business Zones DCP includes controls relating to the design of Licensed premises covering matters such as the relationship to public spaces, noise minimization.
- (iii) That the DCP Include those matters relevant to the design and operation of licensed venues from the "Alcohol & Licensed Premises: Best Practice in Policing " manual, especially those relating to Physical Environment of Licensed Premises see Tables 3.1 & 3.2

Garbage:

Concern over the way in which members of the public dispose of rubbish has been highlighted by submissions. Council attempts to maintain The Corso at a certain standard however due to conflict which occurred between Council Cleaning Staff and members of the public who frequent the area Council's staff have under an industrial agreement commence cleaning The Corso from 4.00am each day whereas cleaning previously commenced at 2.00am. This is explained in the submission by the head of Council's Cleaning workforce Mr. Cook.

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If there is to be a concerted effort to have the public show some level of appreciation for the Corso area and contribute to its appearance some steps will have to be taken to foster this attitude. It must be recognized that some late night establishments provide bins outside their premises and remove them in the morning. However this does not appear to be sufficient.

Suggestions to remedy this situation include adding more bins in the Corso and having the Cleaning Staff clean during the evening when the licensed premises are closing. It has also been proposed that the cleaning staff return to the previous practice of hosing down the Corso. Experience elsewhere suggests that this assists in crowd dispersal.

While there are a number of practical difficulties with this latter suggestion it should not be ignored but explored further as this is often the critical time of the evening when conflicts arise between patrons of licensed premises and late users of the Corso area.

Recommendation:

- (i) That Council investigates the reintroduction the cleaning of the Corso from 2.00am which might include hosing down the pavement.
- (ii) That Council investigates the opportunities for placing additional bins in the Corso area and emptying more regularly.
- (iii) That Council investigates the means by which greater diversity of family friendly entertainment facilities can be encouraged in the Manly CBD area.

Safety & Security:

As indicated by both the submissions and the survey there is a level of concern relating to security and in particular safety by those wishing to use the public space due to the behavior of many patrons of the licensed premises. This is not to say that late night visitors to the area do not equally create this feeling of insecurity.

The Crime Prevention Plan 2000 - 2004 investigates the level of crime in Manly and states in relation to the local problem that

"Manly is considered to be generally safe. The exception to this is the area of the Corso and its immediate environs. The unique nature of this heavily used meeting place with its five hotels and nightclubs, 100 plus restaurants and fast food outlets and associated late night social activities has been identified by police and the community on as a problem location particularly at night with alcohol seen as the major contributor to the problem."

After 18 months research the locations repeatedly nominated as unsafe were:

- (i) The Corso
- (ii) The Manly Beachfront
- (iii) The Manly CBD including Gilbert Park
- (iv) Manly wharf."

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It is however important to note the terms of The Guiding Principles of The Liquor Accord which covers the issue of safety & security and the commitment by the signatories to that Accord. There is however some doubt that the Accord is as effective as it might be given that it is a voluntary agreement.

Recommendations:

That the following measures be taken:

- (i) Enhancing CCTV coverage
- (ii) Continuation of the enhanced lighting particularly along the beachfront towards North Steyne
- (iii) Additional security staff be engaged to patrol the public space in the CBD.

Community Costs:

The question of who pays was perhaps the issue, second only to the issue of anti social behaviour, of greatest concern to the Working Party. That is if Council was to initiate changes to management of late night activities in The Corso who would pay. There was almost unanimous agreement that many of the outcomes should be paid for on a user paid basis.

Although it is recognized that proprietors of licensed premises have contributed to payment of some community costs in the past in order to operate their establishment and prepare a plan of management in order to obtain their Place of Public Entertainment license the recommendations of the Working Party will incur cost over and above Councils current allocation for this area. The Working Party was of the opinion that the costs should not be further borne by the community but should be met by way of contributions consistent with the user pays principle.

The Working Party has not been in a position to cost all of the recommendations within this report. It is however relevant to record that this is a critical issue to be addressed before any of the measures recommended in this report are implemented.

Recommendation :

- (i) That each of the measures recommended in this report be costed and
- (ii) That contributions for those measures that directly relate to the operations of the late night establishments be sought from those establishments

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Commercial Activities:

By the very nature of the terms of reference of the Working Party tended to focus on the negatives and problems associated with late night activities in the Manly CBD and in particular with consumption of alcohol. This however should not be taken as a statement that the community does not want a range of late night and licensed establishments in this area.

It is important to recognize the contribution which these establishments make to the life and vitality and reputation which the Manly Town Centre has, particularly as a tourist destination. It should also be recognized that these venues do bring income into the municipality and as a result through various means contribute to many of the facilities which the local community enjoy.

The business community has always shown a willingness to discuss the concerns of the wider community as a means of co-operatively resolving problems.

Nevertheless at this point in time the manner in which Sydneysiders seek to enjoy their leisure and social engagement has changed in recent times. More and more, for a significant section of the community it occurs late in the evening into the early hours of the morning. It is this characteristic which has given rise to the problems now facing the Council.

It is to be hoped that the commercial interests involved in these late night activities will continue to assist Council in finding the means to overcome the current issues.

Future Planning Controls:

There are several concrete Working Party recommendations that relate to future planning controls.

These are (i) a Masterplan for the Corso

(ii) Amendments to the Business Zones Development Control Plan.

Masterplan:

It is not the function of the Working Party to decide what should be the content of the Masterplan. This would be the outcome of an urban design study. Studies of this nature have been undertaken previously and these would assist in the next stage of preparing a contemporary Masterplan. Nevertheless given the comments received by the Working Party relating to both the physical appearance and the need for it to provide for additional family friendly activities the purpose of the study is already reasonably defined. Currently these types of studies are known as Main Street Programs.

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The Working Party was conscious of the number of submissions which referred to the Corso being an unattractive and generally rundown and lacking family friendly ambience. The Corso has not had any significant upgrading since its closure in the late 70s. Therefore a master plan should be commissioned. It is important that this covers not only in the appearance of the Corso but addresses pedestrian desire lines location of public facilities for example bus stops and taxi ranks.

DCP Amendments:

The amendments to the DCP will be critical in managing the late night venues and is aimed at business users in the CBD. Council will have to determine how to manage the conflict which can arise between business operations and residents and the area within which late-night venues should be constrained, in other words the limits to the above described Entertainment Precinct. Attached at appendix 9 is a diagram illustrating the location of hotels, licensed venues restaurants and late night outlets. Also show is the boundary of the suggested Entertainment Precinct. It is recognized that there will be venues outside this area but the incidences of anti social behaviour caused by these venues is expected to be minimal compared to those surrounding The Corso due to the clustering of these venues making them more attractive to large crowds late in the evening.

The Working Party has identified the types of controls it would wish to apply to these venues and these include

- *overall patronage levels for the Entertainment Precinct
- * hours of opening
- *interface with public areas
- *transport and parking
- *alternative entertainment
- *food outlets
- *facilities for nondrinkers
- *security

In addition, it will be a requirement of the lodgment of any Development Application for any of the forms of development covered by the DCP that a Social Impact Statement be included.

At appendix 11 is draft DCP which provides the basis for further considering the means to regulate late night venues.

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General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

Composite Recommendations:

The Working Party by consensus believes that the following recommendations provide Council with the means to control, regulate and manage activities in the Manly CBD late in the evening and particularly after midnight. The recommendations are presented under three headings consistent with the Terms of Reference for the Working Party. These are:

- (i) A Draft Policy
- (ii) A Draft Management Plan
- (iii) General recommendations relating to implementation.

a. Recommended Draft Policy:

Objective:

Activities in the Manly CBD after midnight be regulated to ensure public amenity, safety, enjoyment and convenience.

Strategies:

- (i) Closing times of new licensed premises be staggered and be no later than 2.00am daily and that access to licensed premises not be permitted to new patrons after 12 midnight.
- (ii) Negotiations commence with the proprietors of existing licensed premises to bring their opening hours to a uniform time and in line with the times set out in
- (iii) All licensed liquor premises shall be a signatory to the Manly Liquor Accord and the annual application for a Place of Public Entertainment License shall include a report which provides evidence of compliance with the Accord.
- (iv) That a noise audit of all late night activity in the CBD be conducted
- (v) That negotiation continue with Sydney buses and the Taxi Council with a view to improving late-night services to the Corso area.
- (vi) That Council considers relocating the Belgrave St taxi rank closer to the Belgrave St / Sydney Road intersection. That added security be provided at the taxi rank in The Steyne
- (vii) Council investigate enhancing CCTV coverage
- (viii) Continuation of the enhanced lighting particularly along the beachfront towards North Steyne.
- (ix) Additional security staff be engaged to patrol public places in the CBD.

ATTACHMENT 1

General Manager's Office Report No. 13

Manly After Midnight Working Party Recommendations

Report of the Manly After Midnight Working Party

- (x) That Council investigates the reintroduction the cleaning of the Corso from 2.00am which might include hosing down the pavement.

(xi)

ATTACHMENT 1

General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

That Council investigates the opportunities for placing additional bins in the Corso area and emptying more regularly

- (xii) That Council investigate the means by which greater diversity of family friendly entertainment facilities can be encouraged in the Manly CBD area.
- (xiii) That Council review the limits of the AFZ with a view to extending it to all beachfront areas and parks.
- (xiv) That Council makes representations to State Government seeking increases in the penalties for drinking within the Alcohol Free Zones.

b. Recommended Draft Management Plan:

The recommendations relating the draft Management Plan are separated into two components. One to deal with the long term planning of the Entertainment Precinct the other relates to the preparation of a Development Control Plan to regulate the development and use of individual sites through the development approval process.

- (i) That Council prepare a masterplan for improving the appearance and amenity of The Corso so that it provides a family friendly public space. The masterplan should provide for the integration of the development of private sites with the surrounding public spaces to enhance the overall amenity of the Precinct.
- (ii) That the Business Zones Development Control Plan be amended by
 - a. Identifying the area shown on appendix 7 to the report as an Entertainment Precinct.
 - b. Identifying hotels, licensed premises and fast food outlets as being "Late Night Venues" and being subject to the DCP
 - c. Include controls setout in the Draft DCP in Appendix 11 to this report
 - e. Including controls relating to the design of licensed premises covering matters such as the relationship to public spaces, noise minimization.
 - f. That any application for the approval of a premises the subjected of this DCP is to be accompanied by a Social Impact Statement
 - g. Include a provision which limits the number of patron spaces available in Late Night Venues in the Manly Entertainment Precinct.
 - h. including those matters relevant to the design and operation of licensed venues from the "Alcohol & Licensed Premises: Best Practice in Policing" manual especially those relating to Physical Environment of Licensed Premises - see tables 3.1 & 3.2

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General Manager's Office Report No. 13 Manly After Midnight Working Party Recommendations Report of the Manly After Midnight Working Party

c. General Recommendations:

- (i) That each of the measures recommended in this report be costed and
- (ii) That contribution for those measures that relate to the operations of the late night venues be sought from those establishments.
- (iii) That Council acknowledge the work of MDECC, the Safety Committee and the Liquor Accord in attempting to address the problems associated with liquor & drug abuse in the Manly Area through education and ongoing consultation with all parties
- (iv) That Council notes the content of the Dissenting Report by Ms J Morgan dated 21 February 2005 in Appendix 12 of this report.
- (v) That Council acknowledges that residents were present before extended trading hours and are entitled to a peaceful existence.

TO: Ordinary Meeting - 16 May 2005
REPORT: General Manager's Office Report No. 14
SUBJECT: Review of Management Plan - January 1st 2005 to March 31st 2005
FILE NO:

SUMMARY

The purpose of this report is to provide the review of the Management Plan for the March 2005 quarter, in accordance with the requirements of the *Local Government Act 1993*.

REPORT

Section 407 of the *Local Government Act, 1993*, requires the General Manager to report periodically "*as to the extent to which the performance targets set by the Council's current management plan have been achieved during each quarter.*"

The Management Plan 2004 / 2007 provides for the achievement of six Key Objectives as follows:

**Local Development
Community Services
Environment**

**Management
Asset Management
Government**

In June 2004, Council adopted the 2004 / 2007 Management Plan. The Corporate Plan, as contained within the Management Plan, contains key activities to achieve the key objectives of Council.

A matrix indicating the Key Activities for each program and the progress made on each activity is **attached**. This matrix reviews and reports on the performance for the period 1st January 2005 to 31st January 2005.

Performance indicators from the Customer Service Survey administered in November 2004 are listed in the tables after each key activity. This information provides the Council, the Community and staff with a benchmark at the time of the survey, the results for each of the key activities, and also provides indicators for future service levels.

RECOMMENDATION

That the report for the quarter review 1st January to 31st March 2005 of the Management Plan 2004/2007 to be received and noted.

ATTACHMENTS

AT-1 Management Plan Review for March 2005 85 page(s)

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***** End of General Manager's Office Report No. 14 *****

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

8. Principal Activities

Manly Council exists to provide the following principal activities in accordance with NSW Local Government Act 1993, within the framework of Council's Management Plan.

Local Development

Statement of overall objectives

Manage local services and development to facilitate economic activity based on Ecologically Sustainable Development Principles that improves the lifestyle and employment opportunities for residents.

Program Activities

- 1.1 Economic Development Program
- 1.2 Housing and Accommodation Program
- 1.3 Urban Planning Program
- 1.4 Transport (Movement) Program
- 1.5 Visitor and Community Program

Management

Statement of overall objectives

To provide leadership and establish priorities and directions to enable the organisation to achieve its mission.

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Program Activities

- 2.1 Finance and Funding Program
- 2.2 Management Support Program

Community Services

Statement of overall objectives

To provide and facilitate a quality range of accessible and equitable social, leisure, recreation and cultural opportunities to maintain the quality of life for the community whilst conserving our diminishing natural resources and reducing our environmental impact.

Program Activities

- 3.1 Support and Care Program
- 3.2 Information, Leisure and Culture Program
- 3.3 Community Infrastructure Program

Asset Management

Statement of overall objectives

To create, maintain and dispose assets within a life cycle manner that optimises Council affordability and meets community expectations. This takes into account the principle of sustainability and total value management.

Program Activities

- 4.1 Infrastructure Management Program
- 4.2 Property Management Program
- 4.3 Inventory, Modelling and Contracts Program
- 4.4 Open Spaces Program

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Review of Management Plan - January 1st 2005 to March 31st 2005

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Environment – Sustainability Program

Statement of overall objectives

Through the Manly Sustainability Strategy, to protect, manage and enhance the natural and built environment through the integration of Ecologically Sustainability development and total catchment management principles.

Program Activities

- 5.1 Environmental Protection Program
- 5.2 Built Environment Program
- 5.3 Waste and Cleansing Program

Government

Statement of overall objectives

To provide open, accountable and democratic government to the community.

Program Activities

- 6.1 Council and Committees Support Program
- 6.2 Consultation Program Community

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

9. The Corporate Plan - Operational Framework

Key Objectives	Programme	Strategies
1. Local Development Manage local services and development to facilitate economic activity based on Ecologically Sustainable Development Principles that improves the lifestyle and employment opportunities for residents.	1.1 Economic Development Programme	1.1.1 Employment and Development Opportunities
	1.2 Housing & Accommodation Programme	1.2.1 Housing Choice and Accommodation
	1.3 Urban Planning Programme	1.3.1 Planning 1.3.2 Streetscape 1.3.3 Urban Design 1.3.4 Manly Town Centre Strategy
	1.4 Transport (Movement) Programme	1.4.1 Traffic Management and Road Safety 1.4.2 Improved Local Public Transport 1.4.3 Transport Planning
	1.5 Visitor & Community Programme	1.5.1 Information Service 1.5.2 Events Management 1.5.3 Market Development 1.5.4 Product Revitalisation 1.5.5 Tourism Management
2. Management To provide leadership and establish priorities and directions to enable the organisation to achieve its mission.	2.1 Finance and Funding Programme	2.1.1 Rates 2.1.2 Financial Management 2.1.3 Budget
	2.2 Management Support Programme	2.2.1 Employee Support 2.2.2 Corporate Development 2.2.3 Customer Service 2.2.4 Records Management

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Key Objectives	Programme	Strategies
		2.2.5 Information Technology Services 2.2.6 Risk Management 2.2.7 Payroll Management 2.2.8 Council Offices
3. Community Services To provide and facilitate a quality range of accessible and equitable social, leisure, recreation and cultural opportunities to maintain the quality of life for the community whilst conserving our diminishing natural resources and reducing our environmental impact.	3.1 Support and Care Programme	3.1.1 Children's Services 3.1.2 Youth Services 3.1.3 Aged Services
	3.2 Information, Leisure and Culture Programme	3.2.1 Library and Information Services 3.2.2 Recreation & Leisure 3.2.3 Culture
	3.3 Community Infrastructure Programme	3.3.1 Community Development 3.3.2 Community Safety
4. Asset Management To create, maintain and dispose assets within a life cycle manner that optimises Council affordability and meets community expectations. This takes into account the principle of sustainability and total value management.	4.1 Infrastructure Management Programme	4.1.1 Roads, Cycleways and Footways 4.1.2. Drainage/Flooding 4.1.3 Manly Lagoon Management 4.1.4. Beach Front Management 4.1.5 Emergency Services
	4.2 Property Management Programme	4.1.6 Depot, Store, Plant and Equipment and Fleet Management 4.2.1 Buildings & Facilities

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Review of Management Plan - January 1st 2005 to March 31st 2005

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Key Objectives	Programme	Strategies
	4.3 Inventory, Modelling & Contracts Programme 4.4 Open Spaces Programme	4.2.2 Licenses and Leases 4.2.3 Parking 4.2.4 Property Land Management 4.2.5 Land Information & Ownership 4.3.1 Total Assets Management System (TAMS) 4.4.1 Bushland & Diversity 4.4.2 Parks & Reserves 4.4.3 Urban Amenity 4.4.4 Sports Fields & Ovals 4.4.5 Cemetery 4.4.6 Special Environmental Projects
5. Environment To protect, manage and enhance the natural and built environment through the integration of Ecologically Sustainable development and total catchment management principles.	5.1. Environmental Protection Programme	5.1.1 Manly Sustainability Strategy and State of the Environment Reports 5.1.2 Beaches & Waterways 5.1.3 Pollution Control Monitoring 5.1.4 Conservation of Natural Resources 5.1.5 Regulation 5.1.6 Education for Sustainability 5.1.7 Manly Environment Centre
	5.2 Built Environment Programme	5.2.1 Development & Building Control

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005**

Key Objectives	Programme	Strategies
	5.3 Waste & Cleansing Programme	5.2.2 Heritage Conservation 5.3.1 Waste 5.3.2 Recycling 5.3.3 Waste Avoidance Education 5.3.4 Cleansing
6. Government To provide open, accountable and democratic government to the community.	6.1. Council and Committee Support Programme 6.2 Consultation Programme Community	6.1.1 Information Support 6.1.2 Council Chambers & Meeting Areas Facilities and Maintenance 6.1.3 Executive Support 6.1.4 Council Support 6.2.1 Precinct Community Forums 6.2.2 Communications and Public Relations 6.2.3 Public Information

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

1. Local Development

Activity Description

1.1 Employment Development Program

Key Strategies	Target Date	Division	Progress 1st January to 31st March 2005
1.1.1 Employment and Development Opportunities Identify development opportunities to optimise local employment and a vibrant local economy having regard to the principles of ecologically sustainable development	June 2005	Corporate Planning & Strategy	Unemployment rate for the Peninsula running at about 2.8% versus Sydney average of 5.5% reflective of vibrant economy.

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Local Development cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Customer Satisfaction Index 1 -10	Survey				
Decrease local implementation figures	Statistics	Negative Growth	Negative Growth	Negative Growth	

To achieve Objectives: means and resources	Current	Comments
In-house Corporate Planning & Strategy	18	Promotion of Local Employment at any opportunity

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
Income	12,312	5,210	5,310	1.1.1
Expenditure	125,746	121,640	124,080	
Capital	1,000	1,020	1,040	

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Local Development cont...

Activity Description

1.2 Housing and Accommodation Program

Key Strategies	Target Date	Division	Progress 1st January to 31st March 2005
1.2.1 Housing Choice and Accommodation Facilitate the provision of an adequate and a full range of housing stock and accommodation (to be provided by the private sector, State Government and others) to meet the social needs of all sectors of the Manly community with particular regard to equity of access and affordability so as to promote and maintain a good social mix and provide a labour pool to sustain local (service) industries	June 2005	Corporate Planning & Strategy	Social Plan now adopted addressing housing issues generally. Council is active in addressing actions as identified in the Social Plan

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General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Local Development cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Customer Satisfaction Index 1 -10	Survey				
Maintain	Survey				
Housing Diversity	Survey				

To achieve Objectives: means and resources	Current	Comments
Engage Housing Officer	commenced in 2003 to 2004	2 Year Contract

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
Income	-	-	-	1.2.1
Expenditure	47,792	46,761	47,697	
Capital	-	-	-	

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

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Local Development cont...

Activity Description**1.3 Urban Planning Program**

Key Strategies		Target Date	Division	Progress
				1st January to 31st March 2005
1.3.1 Planning	Initiate planning projects and action plans consistent with broad community and stakeholders needs/expectations and demands, to promote a liveable city and sustainability environment	June 2005	Corporate Planning & Strategy	A codes review is underway to look at LEP & DCP to update and consolidate instruments.
1.3.2 Streetscape	Protect and further enhance the high quality streetscape that exists throughout Manly and encourage pedestrian opportunities i.e. "Active Transport" (walking, cycling, public transport) or a combination thereof.	June 2005	Corporate Planning & Strategy	Fairlight and Seaforth have work currently underway to improve streetscape and neighbourhood centre ambiance and function
1.3.3 Urban Design	To promote design excellence in public places (spaces), buildings and landscape taking into account the unique qualities of Manly's existing situation and the Council's Sustainability Plan.	June 2005	Corporate Planning & Strategy	See 1.3.2 above
1.3.4 Manly Town Centre Strategy	Maintain and enhance the vitality, presentation and cosmopolitan atmosphere of the Manly Town Centre having regard to Council's Sustainability Plan.	June 2005	Corporate Planning & Strategy	Ocean Beach Promenade upgrade Stage III nearing completion – next focus over 3 years is The Corso refurbishment – new paving, lighting etc

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005****Local Development cont...**

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Built environment in harmony with aesthetic EDS, heritage and social amenity principles	Community and peer satisfaction				
Street Tree Replacement Ratio	Tree planted; Trees removed	>110%			
Quality streetscape encouraging pedestrian usage	Customer Satisfaction, less insurance claims				
Public place outcomes consistent with the unique Manly qualities and budgetary constraints	Community and visitor satisfaction				
Vibrant, safe and commercially viable Town Centre	Community and Visitor Satisfaction				
Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources	Current	Comments
Town Centre, Ocean Beach, Urban Design, Town Centre DCP are all well advanced		Implementation as funds permit then ongoing evaluation

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

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Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	105,798	43,010	43,840	1.3.1, 1.3.2, 1.3.3, 1.3.4
<i>Expenditure</i>	707,439	679,580	693,190	
<i>Capital</i>	8,000	8,160	8,320	

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Review of Management Plan - January 1st 2005 to March 31st 2005

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Local Development cont...

Activity Description**1.4 Transport (Movement) Program**

Key Strategies		Target Date	Division	Progress 1st January to 31st March 2005
1.4.1	Traffic Management and Road Safety To develop traffic management and road safety programmes taking account of traffic volume and area specific flow and safety requirements to ensure smooth traffic flow and pedestrian safety and convenience.	June 2005	Corporate Planning & Strategy	Roads Safety Officer actively working with RTA Campaigns
1.4.2	Improved Local Public Transport Improve local public transport to be much more convenient for local residents.	June 2005	Corporate Planning & Strategy	Council has made representations on Ferry Services and is a member of the Project Team for Maritime NSW upgrade to Wharf
1.4.3	Transport Planning To provide for the safe movement of all transport modes within existing constraints of the built environment.	June 2005	Corporate Planning & Strategy	Active in promoting Transport Planning as part of Metropolitan Strategy and Spit Bridge Widening
1.4.4	Active Transport To develop and promote "Active Transport" (walking, cycling, public transport), or combinations of the above in lieu of motor vehicles, particularly for short trips to promote the: • Healthy benefits - emission & healthy exercise; • Environmental benefits - reduced greenhouse gas emissions; • Economic - cheaper modes of transport, less indirect costs i.e. motor vehicle accidents / personal injury etc.	June 2005	Corporate Planning & Strategy	Active Transport is promoted through walkway and cycleway initiatives as well as public transport promotion

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005****Local Development cont...**

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Effective traffic management	Stakeholder & community expectations met. Black spots eliminated. Accident reduction				
Enhance and improve transport linkages through lobbying STA and Sydney Ferries	Increased public transport usage, reduction in car ownership				
Initiate and implement Local Area Traffic Management (LATM) and Pedestrian Access Mobility (PAMP)	Accident reduction, increased public transport usage and decreasing car ownership				
Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources	Current	Comments
Fairlight LATM still unfunded		
Seaforth LATM and Manly PAMP underway		

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Management Plan Review for March 2005

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	1,506,985	1,081,048	1,102,689	1.4.1, 1.4.2, 1.4.3
<i>Expenditure</i>	814,388	829,407	845,934	
<i>Capital</i>	3,128,700	1,423,766	1,013,550	

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

Local Development cont...

Activity Description

1.5 Visitor and Community Program

Key Strategies	Target Date	Division	Progress
1.5.1 Information Service To provide an accessible and customer focussed information centre that provides information to visitors on relevant programs, services and facilities available in the local area.	June 2005	Human Services & Facilities	1st January to 31st March 2005 The VIC continues to average between 750-800 participants per day. Council's Tourism Website receives an increasing number of hits each month, averaging 6,000 per month.
1.5.2 Events Management To conduct an annual festival and events program which celebrates the sense of local community, contributes to economic development and promotes and showcases cultural excellence.	June 2005	Human Services & Facilities	By this quarter Manly Arts festival, Jazz festival, Remembrance Day ceremony and 20 meet your street events have been conducted..
1.5.3 Market Development To work in partnership with local business and Tourism NSW to promote Manly as a visitor destination to "high spend / low impact" target markets.	June 2005	Human Services & Facilities Corporate Planning & Strategy	Council and the Manly Chamber of Commerce have attended key trade shows marketing Manly to high spend low impact visitors eg Sydney on Sale. Talks targeting this are ongoing via the Visitor and Community Board and in talks with Chamber about Centre Management Concept for The Corso

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1.5.4	Tourism Management Develop a sustainable Tourism Strategy for Manly following consultation with local community, environment, and business interests together with State and Federal Government stakeholders.	June 2005	Corporate Planning & Strategy	Contract to undertake a TBL assessment of the potential effects of Tourism on Manly's environment and residents & Ecotourism Feasibility study has been awarded to UWS. Environmental Trust grant successful and Council will be appointing a grant funded part time Sustainable Tourism Education Officer to assist tourism operators to prepare and implement Environmental Management Plans to reduce potential impacts on the environment.
1.5.5	Information Service To provide an accessible and customer focused information centre that provides information to visitors on relevant programs, services and facilities available in the local area.	June 2005		Corporate Planning & Strategy

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Local Development cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Numbers utilising Visitor Information Centre	Visitations	850 visitations per day	900 visitations per day	950 visitations per day	Ongoing service
Delivery of Councils festival and events program	Attendance figures	As per previous years	As per previous years	As per previous years	Ongoing program – resources allocated determine scope and attendances of each event
Sustainable Tourism Plan and Cost benefit Research completed	Actions arising from this work	Council endorsement of actions	Actions implemented	Actions Implemented	One off Project
Customer Satisfaction Survey	Index 1-10				
Numbers utilising Visitor Information Centre	Visitations	850 visitations per day	900 visitations per day	950 visitations per day	Ongoing service

To achieve Objectives: means and resources	Current	Comments
Staff	7	
Facility - Visitor Information Centre	1	
Plant - Vehicle	1	

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Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	445,550	454,500	463,500	1.5.1, 1.5.2, 1.5.3, 1.5.4, 1.5.6
<i>Expenditure</i>	702,488	716,800	731,100	
<i>Capital</i>	10,000	-	-	

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

2. Management

Activity Description

2.1 Funding and Finance Program

Key Strategies	Target Date	Division	Progress
			1st January to 31st March 2005
2.1.1 Rates To levy and collect rates to enable the Council to fund the provision of services and facilities to the community (residents & visitors)	Annually	Corporate Services	Rate notices issued. Third instalment due 28 February 2005.
2.1.2 Financial Management To ensure the effective running of the day to day activities and long term financial viability of Council by utilising Best Practices for all aspects of Council's financial activities.	Annually	Corporate Services	Investments reported monthly to council within 21 days of the end of the month.
2.1.3 Budget To develop and maintain an effective budget system that meets the requirements of Councillors, the Local Government Act, Accounting Standards, Community Information and Budget Control for all responsible managers.	Annually	Corporate Services	Quarterly budget review reported to Council.

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Management cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Unrestricted current ratio	%	3.0	3.0	3.0	1.88:1 in 2002/03
Debt Service ratio	%	<1.5	<1.5	<1.5	2.5% in 2002/03
Revote	%	<2	<2	<2	3.8% in 2003/04

To achieve Objectives: means and resources	Current	Comments
Staff	8	

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
Income	29,480,239	29,649,448	30,242,025	2.1.1, 2.1.2, 2.1.3
Expenditure	5,120,775	5,214,639	5,318,703	2.1.1, 2.1.2, 2.1.3
Capital	2,881,877	2,613,305	2,679,310	2.1.1, 2.1.2, 2.1.3

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

Management cont...

Activity Description

2.2 Management Support Program

Key Strategies	Target Date	Division	Progress
2.2.1 Employee Support Program To ensure Council's workforce is recruited, trained, managed and rewarded fairly and equitably to promote the highest level of service to the community.	June 2005	General Managers Unit	1st January to 31st March 2005 Position requirements are reviewed in the recruitment process, staff are rewarded in accordance with Council's salary system and market analysis. Significant training programs have been undertaken during the period.
2.2.2 Corporate Governance To provide ongoing Corporate Planning and prepare and review Council's five year Management Plan, to ensure the Council's objectives are met and to promote "Best Practice" standards or organisational performance.	June 2005	General Managers Unit	Preparation for the draft Management Plan 2005-2008 commenced. Quarterly reviews to report the progress on the key activities to Council and the reporting of results of customer satisfaction survey completed.
2.2.3 Customer Service To provide an interface between customers and staff which provides, promotes and develops Quality Customer Service to meet Council and Community expectations.	June 2005	General Manager's Unit	Customer Service Centre serviced an average of 2,497 customers per month. Manly Council Customer Service Charter adopted. Ocean Beach Resident Parking Permit renewals completed.

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Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

2.2.4	Records Management To provide an efficient EDMS system which enhances decision making through having accurate and easily accessible information.	June 2005	Corporate Services	All incoming and outgoing correspondence is registered into the electronic data management system. This system enables tracking and monitoring of response times and outstanding matters.
2.2.5	Information Technology Services To maintain, support and development the Information Technology Infrastructure to ensure that Council's information systems are secure. That timely information is accessible and helps maximise the organisation's efficiency and productivity and enhances communication and dissemination of knowledge.	June 2005	General Manager's Unit	IT has adopted a balanced approach and continues to evolve to a centrally managed, optimised, and fully modular environment. The strategic goals to move to infrastructure consolidation continue with the installation of a blade centre allowing greater flexibility and scalability with the existing infrastructure. Focus for the next quarter for the IT department is to continue development of the business continuity initiatives with the implementation of a clustered email server solution.
2.2.6	Risk Management To implement effective Risk Management and Rehabilitation programs and practices throughout Council for the protection and benefit of the community and staff		Corporate Services	The risk management and rehabilitation program continues to respond and to report on the incidents as required. Council has reduced its workers compensation premium through policy and procedures awareness being raised and supervised.

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2.2.7	Payroll Provide a payroll service to the organisation, which ensures accuracy, timeliness and compliance with Award and Agreement Provisions.	June 2005	General Manager's Unit	Payrolls have been efficiently processed during the period in accordance with Award and Agreement requirements.
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Management cont...

Key Strategies

2.2.8

Council Office Accommodation

To ensure the adequate provision of office accommodation to meet OH&S standards and provide resources required for the provision of quality service by Councillor's, staff and its customers.

Target Date

September
2004

Division

**General
Manager's
Unit &
Corporate
Planning &
Strategy**

Progress to 1st January to 31st March 2005

Completion of office refurbishment is well underway with all Town Hall accommodation improved in terms of efficiency and Occupational Health & Safety. Emergency/Fire egress is also being addressed Town Hall security system and procedures upgraded..

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Management cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Employee support					
Corporate Governance	Quarterly reviews reported, Management Plan - exhibition May 2004				
Customer Service and Foyer area functioning to provide quality service Lift to be operational	CS area functioning May 2003. Lift for Foyer area to be completed June 2004				Lift commissioned and operational January 2005. Refurbishment of Town Hall foyer ongoing
Records Management Implement & train staff in EDMS	Implementation and training completed				
Risk Management Renewal of insurances Conduct a risk audit Manage all internal and external risks	Annual Audit completed Audit completed Ongoing Management of risks				

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Payroll Management					
Council office accommodation					
e-Business	Implement				
PC upgrade	% of total	33%	33%		
Office 2000	Implement				
Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources	Current	Comments
Staff IT	4	
Staff Customer Service area	4	

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Management cont...

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	1,026,491	1,019,263	1,039,605	2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6, 2.2.7
<i>Expenditure</i>	7,526,049	7,634,428	7,786,655	
<i>Capital</i>	308,668	312,096	318,272	

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3. Community Services

Activity Description

3.1 Support and Care Program

Key Strategies		Target Date	Division	Progress 1st January to 31st March 2005
3.1.1 Children's Services	To provide and facilitate the current level, quality and range of children's programs, services and facilities.	June 2005	Human Services & Facilities	Current level and quality of services maintained including the operation of 2 pre schools, 2 long day care centres (one with occasional care places as well), Family Day Care, Before and After school Care and Vacation Care programs plus immunisation service to infants.
3.1.2 Youth Services	To plan and facilitate the provision of a quality range of accessible and equitable youth programs, services and facilities.	June 2005	Human Services & Facilities	Sustained and facilitated a quality range of accessible and equitable youth programs, facilities and services including family counselling, youth entertainment and programs for young people who are gay and young people with a disability.
3.1.3 Aged and Disability Services	To plan, facilitate and provide a quality range of accessible and equitable aged and disability programs, services and facilities (including Meals on Wheels).	June 2005	Human Services & Facilities	Sustained and facilitated a quality range of accessible and equitable aged and disability programs, facilities and services. Core services include the operation of Meals on Wheels, running Seniors Week Program of activities and facilitating new programming options at the new Senior Citizens Centre.

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Community Services cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Children's Services Quality Assurance	Accreditation by NCAC	Accreditation Obtained	Accreditation Obtained		
Demand all services	Utilisation Rates	Over 70 %	Over 75%		
Customer Satisfaction Index 1-10	Survey	7	8		
o achieve Objectives: means and resources		Current	Comments		
Staff		47.5			
Facilities		6	Kangaroo Street Community Centre, Seaforth Community Centre, The Roundhouse Childcare Centre, Ivanhoe Park Pre School, Harbourview Childcare Centre, Meals on Wheels Facility - facility from Sept 2004).		
Plant: Vehicle		4			

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	2,612,593	2,511,890	2,561,990	3.1.1, 3.1.2, 3.1.3
<i>Expenditure</i>	1,162,307	1,185,238	1,208,622	
<i>Capital</i>	25,500	25,710	25,920	

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Community Services cont...

Activity Description

3.2 Information, Leisure and Culture Program

Key Strategies	Target Date	Division	Progress 1st January to 31st March 2005
3.2.1 Library and Information Services Library and information Services with global access serving the recreational, educational and information needs of the community through the provision of books, toys, reference, local studies, special needs and AV collections. Provision of reference and information services including interlibrary loans, internet, public access PCs, community information and programs and events. Participate in Shorelink Library Network.	June 2005	Human Services & Facilities	Library has maintained circulation and information services at previous year's level ie averaging 30,000 visitors per month. All reading / viewing formats as indicated have been maintained and updated in accordance with councils Collection Development Policy. Shorelink courier system working well; system upgrade planned for new financial year.
3.2.2 Recreation & Leisure To provide and facilitate access to a diverse range of accessible, safe, enjoyable and equitable recreational opportunities: - Operation of Manly Swim Centre - Beach Management Services - Servicing of Manly Playground - Committee and Sports Facility Committee - Liaison with local sporting and recreational groups and clubs.	June 2005	Human Services & Facilities	Swim centre will reduce winter closure by one month this year. Safe Beach services maintained during peak season Jan-March. Balance between recreational swimmers and club sports has been maintained.

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Community Services cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Usage of programs services and facilities	Library – Circulation Figures, Door Count and Website hits, attendance at programs and % of same day satisfaction of reference enquiries. Hours of public pc / internet use	Trends over time	Trends over time	Trends over time	an-March Circulation 93,008 Door Count 95,442 Website hits – 2 881 142 Attendance at programme s 747 % same day satisfaction of ref q – 97% Hours of public PC use- 3 845
Usage of programs services and facilities	Beach services – Report number of preventative actions	Trends over time			23,854 preventative actions were undertaken Jan-March 05
Usage of programs services and facilities	Swim Centre – attendance figures	Trends over time			Dependant on weather conditions?

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Customer Satisfaction Survey	Index 1-10	7	8	8	
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To achieve Objectives: means and resources	Current	Comments
Staff	42	
Facilities	7	Manly Library, Balgowlah / Seaforth Library, Art Gallery and Museum, Swim Centre, Surf Clubs,.
Plant: Vehicles / Aquatic Craft / Radios	3/12/8	Vehicles includes two cars and one quadbike. Aquatic Craft includes Jet Ski and rescue paddle boards.
Library Collection	105,000	
Art Collection	Over 3790 items	Value of collection \$6,000,000
Public Access PCs / OPACs	9 / 7	

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
Income	1,449,094	1,290,700	1,316,300	3.2.1, 3.2.2, 3.2.3
Expenditure	8,423,794	8,566,064	8,736,250	
Capital	1,210,119	664,018	675,036	

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Community Services cont...

Activity Description

3.3 Community Infrastructure Program

Key Strategies	Target Date	Division	Progress
1st January to 31st March 2005			
3.3.1 Community Development To facilitate increased involvement of non-government and community organisations in the delivery of high priority social services to the Manly Community.	June 2005	Human Services & Facilities	Two large privately operated Childcare facilities located in Manly Vale due to open in July 2005 should provide some positive respite on the demand for Childcare for 0-2 year olds. Demand for Council operated services will be monitored to determine the level of impact..
3.3.2 Community Safety Ongoing implementation of Community Safety Strategy	June 2005	Corporate Planning & Strategy	Safety by design is central to all planning processes – there is (policy evidence) of declining statistics on safety related crime (burglary, theft, assault)
3.3.3 Develop (and / or assist in facilitating the development of) Childcare Facilities, services and programs within the Local area: - Council operated - Privately operated - Address facility provision issues for early childhood health centres - Develop plan to update existing Council facilities (Focus on Ivanhoe Park and Kangaroo Street Pre School Centres).	June 2005	Human Services & Facilities	Continued to plan for the development of Childcare facilities to address the current level of demand in partnership with SHOROC childcare working group

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3.3.4	Complete Relocation of Meals on Wheels Facility incorporating the redevelopment of Manly Senior Citizens centre. Construction and fit out completed, MOW service relocated and operational, Senior Citizens Centre fully operational for all user groups. Implement updated user group agreements.	December 2004	Human Services & Facilities & Civic Services	Relocation of Meals on Wheels completed Construction and fit out complete and Centre now fully operational for all user groups.
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Community Services cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Community Development initiative achieved consistent with Social Plan	No of targets met	As per social plan recommendations	As per social plan recommendations	As per social plan recommendations	
Reduction in identified crime instances	No of incidents	As per Crime Prevention Plan	As per Crime Prevention Plan	As per Crime Prevention Plan	Successful completion of Safe Summer Campaign
Facilities Operational	Timeline met	N/A			
Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources	Current	Comments
Staff	2 (EFT)	

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	130,000	-	-	3.3.1, 3.3.2
<i>Expenditure</i>	1,116,804	1,138,900	1,161,100	
<i>Capital</i>	135,000	5,100	5,200	

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4. Asset Management

Activity Description

4.1 Infrastructure Management Program

Key Strategies		Target Date	Division	Progress 1st January to 31st March 2005
4.1.1 Roads, Cycleways and Footways	To provide and maintain an efficient and safe transportation network integrating pedestrians, motorists and cyclists within a safe functioning environment and to encourage the use of "Active Transport" options (i.e. other than private motor vehicle).	June 2005	Corporate Planning & Strategy	More resources committed over last 12 months has resulted in improved level of service in these areas
4.1.2 Drainage / Flooding	To provide and maintain an efficient network of drainage systems which ensure the safety of property and person from the impacts of stormwater run off and floods while taking into account total catchment management and ecologically sustainable development principles. Manage in order to avoid detrimental impact on the environment of stormwater discharging from Council's system.	June 2005	Corporate Planning & Strategy	Smith Street being addressed, Working Party established. Other drainage problem areas have been reduced. Dobroyd Road – Art Gallery & Museum West Esplanade.
4.1.3 Manly Lagoon Management	To manage the lagoon as a natural asset for the benefit of the community, with the objective of returning the water quality to a standard consistent with primary contact and to establish and sustain ecosystems health. Monitor and manage lagoon entrance conditions and flow pipes to open a flood channel across the beach as required.	June 2005	Corporate Planning & Strategy	Site 4 Draft EIS has been completed and is currently being reviewed. Site 3 pending Warringah Council finding long term site for dredged material.

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4.1.4	Emergency Services	June 2005	Civic Services	LEMC meeting held in March 2005. Chair reverts to Warringah for next 12 months. DISPLAN being reviewed and Emergency Risk Management process commenced - responded to storms
4.1.5	Depot, Store, Plant and Equipment and Fleet Management	June 2005	Civic Services & Corporate Planning & Strategy	Depot is progressing well. all plant & equipments purchased as per approved replacement schedule New beach cleansing equipment installed. Superstructure for new Depot Admin and amenities block commenced D.A. for new trade workshops / store etc approved

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Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Optimise road maintenance funds and improve user amenity	5 year plan of expenditure	June 2005			
RTA Grant Funding	Grant applications for funding	June 2005			
Work to minimise the level of pedestrian related accidents (involving (a) footpaths and (b) traffic through development of Road Safety Strategy	Identify hazards and implement plan of action	June 2005			
Enhance and maintain Council's drainage system	Assessment of drainage system	50%	60%		
Identify known flooding problems	% reduction	0%	5% reduction		
Strategic Footpath Plan	% complete	June 2005			
Regulation of Parking	% complete	June 2005			
Enhancing safe pedestrian access in local streets.	Investigating Hazards	Fair	Good		

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Local area traffic management schemes	Survey	Fair	Good		
Cycleway condition survey	Condition rating	Good	Good		
Assessment of Catchments and adequacy of infrastructure	% complete	100%			
Pavement Condition Index	Condition rating	Good	Good		
Footpath trip claim	Number	<20	<10		
Footpath Condition Survey	Condition rating	Fair	Good		

Asset Management cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Lagoon opening	Upstream Flooding				Appropriate and timely intervention to rain events
Emergency Services	Appropriate response to Emergencies	100%	100%	100%	Participation in Local Emergency Management Committee
Customer Satisfaction Index	Survey	Good	Good		
Depot Redevelopment	Completion of Depot	100%	100%	100%	
Plant Replacement	Optimum replacement of plant	Annual Schedule	Annual Schedule	Annual Schedule	Review according to Operational requirements

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Plant Maintenance	According to Service Schedules	100%	100%	100%	
Lagoon Opening	Upstream Flooding	100%	100%	100%	Appropriate timely intervention to rain events
Emergency Services	Appropriate response to Emergencies	100%	100%	100%	Participation in Local Emergency Management Committee

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Asset Management cont...

To achieve Objectives: means and resources	Current	Comments
Risk and Insurance		
Contractors, Civic Services	Variable	
Study to be completed in house		Special software to be purchased
Study to produce final report with funding options for 04/05 and beyond.		
Plant: Trucks, Backhoe, Minor Plant		
Risk and Insurance Officer		
Lagoon Openings	24 Hour Call out	1 x Dozer (stored at site)
Emergency Services	1	Contribute to LEMC
Depot Redevelopment		Contract + In house Resources, as required
Plant Replacement	1	
Plant Maintenance	4	In house resources

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	6,909,840	4,077,445	3,720,370	4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5
<i>Expenditure</i>	2,469,124	2,518,193	2,568,197	
<i>Capital</i>	3,043,250	1,648,371	1,681,285	

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Asset Management cont...

Activity Description

4.2 Property Management Program

Key Strategies		Target Date	Division	Progress 1st January to 31st March 2005
4.2.2 Licenses and Leases	Protect the interests of Council and obtain an appropriate return in the use of public land and community assets by individuals, companies and groups.	June 2005	General Manager's Unit & Corporate Services	Rentals reviewed upon renewal of leases, licences and agreements. Fees adjusted in Schedule of Fees & Charges each year
4.2.3 Parking	To continue to provide a safe and rational system of parking sufficient for the needs of residents and visitors, for areas of business and for community meeting areas.	June 2005	Corporate Planning & Strategy	Resident Parking Schemes have and are being introduced to give priority to residents. Parking Stations and Paid Parking is being managed aggressively to optimise safe convenient and rationale utilisation of this resource.
4.2.4 Property Land Management	To maintain all property which is under the care and control of Council and to provide information to key stakeholders in accordance with Life Cycle Asset Management Requirements.	June 2005	Corporate Services & Corporate Planning & Strategy	Council assets are being aggressively managed. Senior Citizens Centre, Depot, Seaforth Community Centre, Bantry Bay Oval refurbished.
4.2.5 Land Information and Ownership	To transfer hard copies of plans, maps and information (e.g. community and operational lands) to an electronic platform. Ensure improved effectiveness and efficiency in the management of land information and online search capacity.	June 2005	Corporate Planning & Strategy	Land Register is being revised. GIS is being utilised as effective resource.

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Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Proposed works completed by target date	% complete				
Development of maintenance strategy	Organise maintenance program	100% complete			
Develop a program for scheduled maintenance of facilities	Regular inspections of facilities	100% complete			
Customer Satisfaction survey	Index 1-10				
Leases & Licences Schedule completed Issued on time, Insurance current, Invoices raised L G Act, Roads Act, Retail Leases Act, regulations identified and documented linked to each master lease / licence	Schedule completed Expiry date met Document prepared & signed off				
Customer Satisfaction Survey	Index 1 -10				
Research & CS survey	Results analysed				

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To achieve Objectives: means and resources	Current	Comments
Contractors	Variable	
Staff	4	
Local Studies / strategies		
Leases & Licences officer, and consultant	1.5 0.10 Consulta nt	Staff, legal consultant

Asset Management cont...

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	3,756,190	3,603,400	3,675,460	4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5
<i>Expenditure</i>	3,031,822	3,039,027	3,099,079	
<i>Capital</i>	437,600	179,340	181,720	

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Asset Management cont...

Activity Description

4.3 Inventory, Modelling and Contracts Program

Key Strategies	Target Date	Division	Progress
4.3.1 Total Assets Management Systems (TAMS) To refine and maintain an integrated suite of systems to record acquisitions, maintenance, asset condition, depreciation etc to optimise utilization of Council's capital investment in infrastructure in satisfaction of community needs.	June 2005	Corporate Planning & Strategy	1st January to 31st March 2005 Councils land assets are being validated and re-valued. 50% complete. Council's property assets are being audited and assessed as per condition. 40% complete.

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Asset Management cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Monitor all contracts and set up a database including all details	% complete	100% complete			
Perform Asset Condition Assessment	% complete				
Produce Asset Management Plans	% complete	50% complete			
Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources	Current	Comments
Survey to be carried out in house		
Electronic document system		

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	38,480	24,680	25,160	4.3.1
<i>Expenditure</i>	431,073	439,720	448,520	
<i>Capital</i>	-	-	-	

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Asset Management cont...

Activity Description

4.4 Open Spaces Program

Key Strategies	Target Date	Division	Progress
4.4.1 Bushland & Diversity To conserve and regenerate bushland pursuant to SEPP19 and Council's Sustainability Plan and to ensure visual and recreation amenity.	June 2005	Corporate Planning & Strategy	1st January to 31st March 2005 A large proportion of Environment Levy is committed to Bushland Management & Regeneration and is in accord with SEPP 19 aims and objectives.
4.4.2 Parks & Reserves To protect, maintain and enhance a sustainable open space system to meet community needs for active and passive recreation while taking into account sustainability and stakeholders requirements.	June 2005	Corporate Planning & Strategy	Work on the Ocean Beach Promenade now finished. Master Plans, Little Manly, Forty Baskets, Seaforth Oval, Bantry Bay, all funded and progressing to plan.
4.4.3 Urban Amenity Maintain the attractiveness and heritage of civic gardens, plazas and streetscapes and shopping centres throughout the Manly area.	June 2005	Corporate Planning & Strategy	Committed to The Corso Upgrade funding incorporated into Draft Budget. Work on Seaforth and Fairlight neighbourhood centre - planned and funded.
4.4.4 Sports Fields & Ovals To provide maintenance and turf management practices on sports fields to take in to account the principles of Sustainability and Risk Management and meet the requirements of all user groups including special events.	June 2005	Corporate Planning & Strategy	Water Cycle Management - Ground water extraction has improved many grounds. All fields (especially Bantry Bay, Keirle, L. M. Graham, are better prepared and managed than previously.

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4.4.5	Cemetery To maintain and manage the Manly Cemetery grounds and columbarium in a manner appropriate to its historical and social purpose.	June 2005	Corporate Planning & Strategy	Cemetery Heritage Management Plan is 90% complete and will direct our improvements over the implementation phase.
4.4.6	Special Environmental Projects To protect, conserve and maintain the natural and built environment and reduce environmental degradation by the provision of Sustainable Management Systems (EMS).	June 2005	Corporate Planning & Strategy	Targeting the Depot with training and Standard Operating Procedures development guided by MEC staff. See also Sea Change Stage II and Bricks and Water, Starboard Right and Green programmes. Water quality in receiving waters is markedly improved.

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Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
	Increase Participation	Additional Group	Additional Group	Additional Group	
Successful implementation of environmental programs	Completion	100%	100%	100%	
Bushland Education campaign to raise awareness of Bushland Management	Production and distribution of Bushland Newsletter	Quarterly	Quarterly	Quarterly	
	Public Information day	Quarterly	Quarterly	Quarterly	
Decrease in % areas seriously and moderately weed infested.	Maintain bush regeneration program	Monthly	Monthly	Monthly	
Update of Flora and Fauna Database	Maintain biodiversity	Annual	Annual	Annual	
Maintain and manage trees in public areas	Completion of cyclic program	All precinct areas	All precinct areas	All precinct areas	
Compliance with Tree Preservation Order	Assessment of tree preservation applications	Ongoing	Ongoing	Ongoing	

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Replace, upgrade and maintain play equipment in reserves	Completion of Playground Improvement Program	100%	100%	100%	
Maintain passive recreation areas	Completion of cyclic mowing programs	Monthly	Monthly	Monthly	
Protect and care for Norfolk Island Pines	Completion of annual maintenance program	100%	100%	100%	
Provision of active recreation facilities	Provision of facilities in accordance with seasonal sporting periods	Summer and Winter sporting season	Summer & Winter sporting season	Summer & Winter sporting season	

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Asset Management cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Monitoring of Energy Australia Tree Trimming	Report	Monthly	Monthly	Monthly	
Customer Satisfaction Index 1-10	Survey				
Maintain Manly Cemetery grounds	Completion of cyclic mowing cycles	Monthly	Monthly	Monthly	
Successful implementation of environmental programs	Completion	100%	100%	100%	
Implement and maintain Flora & Fauna Database	Maintain Biodiversity	Implement database	Annual Review		
Parks and Bushland maintenance – Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources	Current	Comments
Contractors	Variable	
Volunteer Bushcare workers	Variable	
Coordinator, Parks & Bushland	1	
Park Horticulturists	21	
Bushland Regenerators	16	
Plant		

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Trucks	10	Incl. Open trucks and utilities
Minor Plant	10	Incl. Mowers, blowers, whipper snippers

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	805,100	657,980	671,100	4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.5, 4.4.6
<i>Expenditure</i>	1,803,548	1,762,929	1,797,960	
<i>Capital</i>	6,900	7,038	7,170	

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5. Environment

Activity Description

5.1 Environment Protection Program

Key Strategies	Target Date	Division	Progress
1st January to 31st March 2005			
5.1.1 Manly Sustainability Strategy and State of the Environment Reports To integrate the principles of ESD & TCM into every facet of Council and Community activity addressing the global agreement of Agenda 21, the LG Amendment (ESD) Act 1997 and to monitor the state of the Manly Environment and hence Manly's progress towards sustainability.	Completion 2004 • Update MSS • Update SoE Annually	Corporate Planning & Strategy	Three year review of MSS underway, commenced with MyManly project – highly successful. MSSMgt Group currently preparing timeline for review process, linking in with the Futures Forum work.
5.1.2 Beaches & Waterways To conserve and enhance the natural harbour, lagoons, creeks and ocean foreshore and receiving waters by promoting Environmentally Sustainable Development practices and Total Catchment principles.	June 2005	Corporate Planning & Strategy	Tenders for Manly Ocean Beach Front Coastal Management Plan and study received and being assessed. North Harbour CMP commencing development with Steering Committee to meet mid-April, 2005. Implementation underway for Little Manly and Forty Baskets CMPs.
5.1.3 Pollution Control Monitoring To arrest the degradation of Council's natural assets by minimising pollution of air, water and soil and rehabilitate the natural ecosystems in order to protect biodiversity and human health.	June 2005	Corporate Planning & Strategy	Strategic water quality monitoring in place with assistance of UWS students. Supporting programs in place adopting "treatment train" model e.g. Seachange II.

ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

5.1.4	Conservation of Natural Resources To have consideration for impacts on Council's natural assets through the conservation and efficient use of resources in Manly. To manage human impact of Council's assets by applying the principles of ESD and TCM.	June 2005	Corporate Planning & Strategy	Water Conservation and Energy Conservation (Greenhouse) programs continue, ensuring reduced use of natural resources and \$ savings.
5.1.5	Regulation To protect the environment and health and welfare of citizens through the regulation of various activities and meeting Council's statutory obligations.	June 2005	Environmental Services	
5.1.6	Education for Sustainability To implement the " <i>Education for Sustainability Strategy</i> " to empower and encourage the community to act in a way that contributes to sustainable futures.	June 2005	Corporate Planning & Strategy	Manly Environment Centre continues to oversee and implement Council's Education for Sustainability Strategy covering several key programs.

General Manager's Office Report No. 14**Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005****Environment cont...****Key Strategies****5.1.7 Manly Environment Centre**

A "Shopfront" sustainability/environmental centre providing a key education and research service to the community, Council and its staff, business and schools. It aims to provide innovative ways to encourage and environmentally aware and active community in pursuit of Council's Sustainability Plan objectives.

Target Date
June 2005

Division
Corporate
Planning &
Strategy

Progress 1st January to 31st March 2005

Education programs continue to be implemented guided by the Education for Sustainability Strategy. Cataloguing of the Resource Library has commenced to assist researchers to locate resources.

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005****Environment cont...**

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Successful implementation of environmental programs. Plans of Management / Management Plans guided by the Manly Sustainability Strategy	Completion of strategies identified within Management Plans, environmental programs	Various	Various	Various	Continuing.
Progressive implementation of Manly Sustainability Strategy. Progression of Manly towards sustainability.	Report to Council on progress. Customer satisfaction.	80%			Three year review currently underway.
Implementation of Environment Levy funded programs.	Annual Expenditure of yearly Environment Levy Budget.	100%	100%	100%	Continuing. Significant matching external grants been secured.

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General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Progressive preparation of Environmental Policy & Management Plans.	Plan prepared.	70%			Currently underway: - Three year review of the MSS - North Harbour CMP - Manly Ocean Beach CMP - Grey water policy
Review and improve water quality and quantity, monitoring of coastal, creeks and estuarine waters.	Monitoring of water quality and quantity. Community satisfaction.	80%			ongoing
Implement integrated education, compliance and at source control stormwater programs to arrest degradation of natural assets.	Water quality monitoring. Community participation program. Customer satisfaction.	70%			Build on successful "The Great Estate" and "Seachange" programs. Currently underway with Seachange II.

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005****Environment cont...**

Performance Targets	Measure	2004/05	2005/ 06	2006/07	Comments
Reduction of water consumption both in Council facilities and the Community through implementation of the Water Conservation Program.	Data from Sydney Water.	60%			Target of a 50% reduction by 2005 on 2000 data Program continuing.
Reduction of energy use and greenhouse gas emissions both in Council and the Community, including an increase in air quality through the Cities for Climate Protection Program and SEDA's Energy Smart Business Program.	Data from Energy suppliers.	70%			Target greenhouse gas reduction of 25% by 2010 based on 1996 data. 2001 data identified that Council had stabilised its own emissions. Action Plan for 2005/06 set.

ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Acceptance and implementation of ESD & TCM principles at the Council and Community level through implementation of Council's Education for Sustainability Strategy.	Implementation of strategy. Benchmark "who cares about the environment" survey.	45% various			"Who care about the environment survey" first undertaken in Manly LGA in 2002.
Manly Environment Centre continues to provide a key education and research service to Council and the community through providing greater access to the MEC's resources.	Benchmark "who care about the environment" survey. Customer satisfaction. MEC resources catalogued and accessible from web.	80% of resources catalogued			Cataloguing commenced .

Environment cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Statutory obligations met.	Customer and regulatory body acceptance				
Customer Satisfaction Survey	Index 1-10				

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005**

To achieve Objectives: means and resources	Current	Comments
Staff	6	EFT
Environment Levy funded staff	3.5	Temporary positions EFT
Contractors, Consultants	Variable	
Mobile & Desk Telephones		
Personal Computers etc.		

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	558,140	553,990	565,040	5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5, 5.1.6, 5.1.7
<i>Expenditure</i>	832,293	824,458	840,865	
<i>Capital</i>	10,950	11,019	11,085	

Activity Description

5.2 Built Environment Program

Key Strategies		Target Date	Division	Progress 1st January to 31st March 2005
5.2.1	Development & Building Control To consider applications and make recommendations to protect the environment based on ecologically sustainable development principles, provide for equitable resolution of land use conflicts create certainty and provide for safety and amenity while meeting statutory obligations.	June 2005	Environmental Services	
5.2.2	Heritage Conservation Preserve and protect heritage items of historic, scientific, cultural and social, architectural, natural or aesthetic significance.	June 2005	Planning & Strategy	Action has been taken to assess and list properties at 27 and 31 Victoria parade, Manly. Awaiting gazettal of listing of Bower Hall.

ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Environment cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Plans which provide for the physical, social and economic well being of the people of Manly while having regard to State Planning Direction.	Quality outcomes in terms of built form, ESD principles, equity, safety and amenity; customer satisfaction	70%			
Protect historic, scientific, cultural, social, architectural, natural and aesthetically significant items.	Sites / items documented, registered and protected	70%			
Customer Satisfaction Survey	Index 1 -10				

To achieve Objectives: means and resources	Current	Comments
Staff		

ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	945,285	964,200	983,335	5.2.1, 5.2.2
<i>Expenditure</i>	1,449,766	1,478,744	1,508,414	
<i>Capital</i>	-	-	-	

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

Environment cont...

Activity Description

5.3 Waste and Cleansing Program

Key Strategies

5.3.1 Waste

Minimise material entering the waste stream and manage waste. Work towards a zero waste target, consistent with sound sustainability practice.

Target Date
June 2005

Division
Environmental
Services

Following a period of public display, a Zero Waste Strategy was endorsed by Council in March 2005 and is in course of implementation.

Three new DA Consent Conditions were endorsed by Council in March 2005 for local business, relating to prohibitions on plastic bags, certain food and drink containers and a requirement to arrange separate waste and recycling collection services.

A review of all public litter and recycling bins has been undertaken, with a view to increasing the ratio of recycling bins and thereby minimising waste to landfill.

5.3.2 Waste Avoidance Program

Educate residents, schools, businesses, industry and visitors to avoid reduce, reuse and recycle to assist Council in its commitment to waste minimisation.

June 2005

Environmental
Services

The distribution of mobile garbage bins to all residents was completed in July 2004, and this included the distribution of material relating to waste reduction. This program is ongoing for new residences.

A set of session plans dealing with (inter alia) waste-related issues has been developed for local schools.

ATTACHMENT 1

General Manager's Office Report No. 14**Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005**

5.3.3 Recycling

To manage recyclable product on the basis of the reduce/reuse/recycle principle to maximise the diversion of material from the waste stream.

June 2005

Environmental Services

A Community Garden at the Manly Village School is serviced weekly and has featured on a TV promotion. A Waste Management Plan has been developed and introduced to deal with the disposal of waste/recyclable material by staff in the Town Hall, and this plan will be extended to all Council outposts.

A program has been introduced to address local dumping of household material, including liaising with Precincts about local problems and seeking the co-operation of strata managers.

A domestic white goods/metal recycling collection service was introduced in July 2004 and by the end of March 2005 had diverted 101 tonnes from landfill.

A permanent "mobile telephone" recycling collection point has been established in the Library in conjunction with the Clean Up Australia Day organisation.

A similar collection point has also been established for used printer cartridges. Domestic recycling will shortly include classes 3, 4 and 5 plastic.

Residents still using recycling crates are being canvassed as to changing to larger wheelie bins, to increase their recycling capacity.

ATTACHMENT 1

General Manager's Office Report No. 14**Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005**

5.3.4	Cleansing To maintain public places, parklands, reserves, beaches and waterways free of litter and waste material in accordance with the principles of Total Catchment and Ecologically Sustainable Development.	June 2005	Civic Services	New beach cleansing equipment assessed - for purchase introduction of new 660 litter bins in Corso Final negotiation for New Cleansing Enterprise Agreement
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ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Environment cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Reduction in material entering the waste stream.	Monitoring to reduce putrescible waste.				
Maximise diversion from the waste stream.	Monitoring to determine amount of recyclables				
Create waste avoidance ethic in the Manly community.	Monitoring to reduce putrescible waste.				
Encourage composting etc in the home environment.	Monitoring to reduce putrescible waste.				
Cleanliness of Facilities meeting standard	%				Includes "Check and Clean" service
Level of Street Cleaning	All Precincts – Street sweeping complete	Quarterly	Quarterly	Quarterly	Additional service provided following storm events.
Level of Beach Cleaning – Customer Satisfaction Survey	Index 1-10				Includes daily service (most areas)
Level of Public Conveniences Cleaning – Customer Satisfaction Survey	Index 1-10				Includes daily service

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005****Environment cont...**

To achieve Objectives: means and resources	Current	Comments
Coordinator	1	
Environmental Levy funded staff	3.5	Temporary positions EFT
Contractor, Consultants	Variable	
Mobiles, desk telephones, PC's		
Public Place Cleaning	24.6	Cleansing Team – Enterprise Agreement
Plant –		
Street Sweepers	5	Incl. Road Sweepers, Footpath Sweepers (ride on)
Beach Cleaner	1	Tractor and towed rake
Trucks	6	Incl. Open tippers, van and utilities

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	6,490,717	6,383,337	6,511,076	5.3.1, 5.3.2, 5.3.3, 5.3.4
<i>Expenditure</i>	7,771,149	7,902,210	8,053,855	
<i>Capital</i>	499,000	283,206	288,710	

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

6. Government

Activity Description

6.1 Council and Communities Support Program

Key Strategies		Target Date	Division	
6.1.1	Information Support Improve decision making through accurate, timely and accessible information.	June 2005	General Managers Unit	Councillors information package sent weekly, General Managers monthly report and Business papers distributed electronically & copy as required.
6.1.2	Council Chambers and Meeting Areas Facilities and Maintenance Provide and maintain support services and facilities for Council operations for the Town Hall so that Council's functions can be carried out.	June 2005	Human Services & Facilities	New kitchen completed, all operations being catered for where necessary
6.1.3	Executive Support Provide executive support to the Mayor and Councillors as required.	June 2005	General Managers Unit	Mayor's & Councillors office resourced. to support the role and responsibilities of position of elected representatives.
6.1.4	Council Support To provide for a General Election when required, under the Local Government Act 1993, and any necessary Extraordinary Election in between.	As election date is notified	Corporate Services	No Election Due

ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Local Development cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Knowledge Management System accessible to all staff	June 2003 50% staff have access and training in system.				
Council Chambers & meeting area					
Executive – To provide efficient & timely delivery of secretarial services and civic events	Through the satisfaction of Councillors and positive community feedback				
Customer Satisfaction Survey	Index 1-10				

To achieve Objectives: means and resources		Current	Comments	
Information Support		All staff	Staff will have access Knowledge Management system to provide accurate and timely responses to enquiries.	
Council Chambers and Meeting Area		2	Additional – engage catering operator	
Executive Support		8	Engage catering operator and Rangers	
Council Support for Elections		1	On notification of date of elections resources as required will be engaged in the tasks.	
Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
Income	-	-	-	6.1.1, 6.1.2, 6.1.3, 6.1.4
Expenditure	325,532	332,031	338,627	
Capital	-	-	-	

General Manager's Office Report No. 14
 Review of Management Plan - January 1st 2005 to March 31st 2005
 Management Plan Review for March 2005

Government cont...

Activity Description

6.2 Consultation Program Community

Key Strategies		Target Date	Division	Progress 1st January to 31st March 2005
6.2.1	Precinct Community Forums Provide and maintain strong communication links with residents to assist Council in formulating policies and programs to meet community needs.	June 2005	General Managers Unit	Precinct Forums continue to operate successfully. 11 Precincts operating.
6.2.2	Communications and Public Relations To enhance effective communication throughout the Manly community and support the positive image of Manly Council.	June 2005	General Managers Unit	Mayor Message provided in Local Community Newspaper on a weekly basis. Information is provided to residents via our website, which is regularly updated.
6.2.3	Public Information Provide the community with information concerning Council affairs to promote Manly Council as being open and accountable.	June 2005	General Managers Unit	Information is available on Council's website including general information and statutory reports.

ATTACHMENT 1

General Manager's Office Report No. 14

Review of Management Plan - January 1st 2005 to March 31st 2005

Management Plan Review for March 2005

Government cont...

Performance Targets	Measure	2004/05	2005/06	2006/07	Comments
Precinct Community Forums. Monthly distribution & follow up of information, meetings held, minutes received & actioned.	Issues raised, responses forwarded, appropriate action taken	Monthly	Monthly	Monthly	Many Precincts did not meet in January, by the end of February all operating Precincts were back to a Monthly meeting cycle. Invitations attended to Mayor & Councillors for visits to 2 Precincts. General Manager visited 2 Precincts in the period. Minutes and Agendas continue to be distributed throughout Council including to Councillors and to residents of each Precinct area.
Training of Precinct representatives and Council's staff.	Training Provided AGMs conducted	Bi-annually Annually	Bi-annually Annually	Bi-annually Annually	AGM's will be held in April & May 2005 and a training evening is scheduled for late May 2005.
Communications and Public Relations					Manly featured in many print and broadcast (local, metropolitan and other) media during reporting period, some of the coverage included the 'Meet Your Street' program. 21 media releases were distributed for the period.
Public Information					All other Statutory reporting completed as required and on-time. All public documents are available on Council's website and at its Customer Service Centre.
Customer Satisfaction survey	Index 1-10				

ATTACHMENT 1**General Manager's Office Report No. 14****Review of Management Plan - January 1st 2005 to March 31st 2005****Management Plan Review for March 2005**

To achieve Objectives: means and resources	Current	Comments
Precinct Community Forums	1	
Communications & Public Relations	1	
Public Information	1	

Financial Information	2004/05	2005/06	2006/07	Financial Plan Reference
<i>Income</i>	-	-	-	6.2.1, 6.2.2, 6.2.3
<i>Expenditure</i>	704,363	707,182	721,334	
<i>Capital</i>	-	-	-	

TO: Ordinary Meeting - 16 May 2005
REPORT: Corporate Services Division Report No. 8
SUBJECT: Schedule of Meetings 1 July -31 December 2005
FILE NO:

SUMMARY

A schedule of proposed dates for Council and Principal Committees meetings from 1 July 2005 to 31 December 2005 is submitted to Council for adoption.

REPORT

Council's current Code of Meeting Practice provides that meetings of Council and its Principal Committees be held on a four weekly cycle on a Monday evening commencing at 7.30pm. Where a public holiday falls on a Monday, meetings will either be held on the following Tuesday evening or the following Monday.

The following is the proposed Schedule of Meetings for the period 1 July 2005 to 31 December 2005.

Date	Day	Time	Meeting
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JULY 2005

4 th July 2005	Monday	7.30pm	Land Use Management Committee Meeting
11 th July 2005	Monday	7.30pm	Corporate Planning & Strategy Committee Meeting
18 th July 2005	Monday	7.30pm	Ordinary Meeting
25 th July 2005	Monday		No Meeting

AUGUST 2005

1 st August 2005	Monday	7.30pm	Land Use Management Committee Meeting
8 th August 2005	Monday	7.30pm	Corporate Planning & Strategy Committee Meeting
15 th August 2005	Monday	7.30pm	Ordinary Meeting
22 nd August 2005	Monday		No Meeting
29 th August 2005	Monday		No Meeting

Corporate Services Division Report No. 8 (Cont'd)

Date	Day	Time	Meeting
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SEPTEMBER 2005

5 th September 2005	Monday	7.30pm	Land Use Management Committee Meeting
12 th September 2005	Monday	7.30pm	Corporate Planning & Strategy Committee Meeting
19 th September 2005	Monday	7.30pm	Ordinary Meeting
26 th September 2005	Monday		No Meeting

OCTOBER 2005

3 rd October 2005	Monday		No Meeting – Labour Day
4 th October 2005	Tuesday	7.30pm	Land Use Management Committee Meeting
10 th October 2005	Monday	7.30pm	Corporate Planning & Strategy Committee Meeting
17 th October 2005	Monday	7.30pm	Ordinary Meeting
24 th October 2005	Monday		No Meeting
31 st October 2005	Monday		No Meeting

NOVEMBER 2005

7 th November 2005	Monday	7.30pm	Land Use Management Committee Meeting
14 th November 2005	Monday	7.30pm	Corporate Planning & Strategy Committee Meeting
21 st November 2005	Monday	7.30pm	Ordinary Meeting
28 th November 2005	Monday		No Meeting

Corporate Services Division Report No. 8 (Cont'd)

Date	Day	Time	Meeting
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DECEMBER 2005

5 th December 2005	Monday	7.30pm	Land Use Management Committee Meeting
12 th December 2005	Monday	7.30pm	Corporate Planning & Strategy Committee Meeting
19 th December 2005	Monday	7.30pm	Ordinary Meeting
26 th December 2005	Monday		No Meeting

RECOMMENDATION

That the schedule of Meetings for the period 1 July 2005 to 31 December 2005 as presented be adopted.

ATTACHMENTS

There are no attachments for this report.

OM160505CSD_1

***** End of Corporate Services Division Report No. 8 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Corporate Services Division Report No. 9
SUBJECT: Accounts Report on Council Investment as at 30 April 2005
FILE NO:

SUMMARY

Latest accounting statements for the period to 30 April, 2005.

1. Statement showing general fund bank account balance as at 30 April, 2005.
2. Cash investments as at 30 April 2005.

REPORT

1. Statement Showing General Fund Bank Account Balance as at 30 April 2005.

Limit of overdraft arranged with bank	\$400,000.00 Dr
Bank Balance as at 30 April, 2005	\$242,356.27 Cr

2. Details of Council Investments Pursuant to the Financial Regulation as at 30 April, 2005.

In accordance with clause 16 of the Local Government (Financial Management) Regulation 1999, a report setting out the details of money invested must be presented to Council on a monthly basis.

For the information of Councillors, the following cash investments were held by Council as at 30 April, 2005.

Invest Date	Maturity/ Call date	Institution	Term (Days)	Rate	Amount	Interest
11/10/01	02/08/05	WBC	1391	6.06	1,005,003.08	15,149.99(1)
15/07/02	15/07/07	HSBC	1826	6.43	1,000,000.00	16,083.25(2)
15/08/02	15/07/07	HSBC	1795	6.43	2,008,481.93	32,166.50(2)
30/07/02	12/12/06	Bendigo Bank	1596	7.82	510,200.00	9,779.12(3)
14/10/02	12/12/06	Bendigo Bank	1520	7.82	504,476.45	9,779.12(3)
08/08/02	08/08/07	Bank of Qld	1826	6.84	1,000,000.00	17,099.99(4)
02/09/02	28/09/06	Suncorp Metway	1487	6.75	1,005,210.00	33,750.00(5)
18/02/03	18/02/08	Macquarie Bank	1826	5.75	1,000,000.00	28,750.00(6)
02/04/04	02/04/09	Adelaide Bank	1826	6.81	500,000.00	8,514.63(7)
03/12/04	03/12/09	NM R'child & Son (Aust)	1826	6.78	700,000.00	11,870.77(8)
15/12/04	15/12/09	ACCU	1826	7.01	1,000,000.00	17,533.25(9)
21/05/04	21/05/07	CBA	1095	6.20	719,877.16	44,632.38(10)
12/04/05	11/07/05	Aust Central C/U	90	6.05	1,000,000.00	14,917.81
12/04/05	11/07/05	IMB	90	5.92	1,250,000.00	18,246.58
10/03/05	08/06/05	IMB	90	5.91	1,000,000.00	14,572.60
12/04/05	11/07/05	Bank West	90	5.80	2,000,000.00	28,602.74
26/04/05	26/07/05	Aust Central C/U	91	6.00	1,000,000.00	14,958.90
		IMB	@CALL	5.45	600,000.00	
		CBA	@CALL	5.45	<u>2,136,553.49</u>	
					19,939,802.11	

- 1) Interest to 02 May, 2005 only
- 2) Interest to 15 July, 2005 only
- 3) Interest to 12 June, 2005 only
- 4) Interest to 8 May, 2005 only
- 5) Interest to 28 March, 2005 only

Corporate Services Division Report No. 9 (Cont'd)

- 6) Interest to 18 August, 2005 only
- 7) Interest to 2 July, 2005 only
- 8) Interest to 3 June, 2005 only
- 9) Interest to 15 June, 2005 only
- 10) Interest to 21 May, 2005.

Except for (5), (6) and (10) interest is calculated at a floating rate, fixed for the duration of each subsequent quarter, based on the prevailing interest rates at the quarterly reset date(s).

Investment Performance	Council	Benchmark*	90 day BBSW**
Returns - April 2005 [%pa]:	6.23	6.00	5.75

* benchmark is 90day BBSW plus 0.25%pa

** 90 day BBSW is the average 90 day bank bill rate for the month.

Certification – Responsible Accounting Officer

The Chief Financial Officer hereby certifies that the investments listed above have been made in accordance with Section 625 of the Local Government Act 1993, clause 16 of the Local Government (Financial Management) Regulation 1999 and Council's Investment Policy.

RECOMMENDATION

1. That the statement of General Fund Bank Account balance as at 30 April, 2005 be received and noted.
2. That the certification by the Chief Financial Officer be noted.
3. That details of Council's cash investments as at 30 April, 2005 be received and noted.

ATTACHMENTS

There are no attachments for this report.

OM160505CSD_3

***** End of Corporate Services Division Report No. 9 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Corporate Services Division Report No. 10
SUBJECT: Financial Review for the Period Ending 31 March 2005
FILE NO:

SUMMARY

Council's Income and Expenditure for the quarter 1 January 2005 to 31 March 2005 has been reviewed, together with a projection of Council's Budget as at 30 June 2005, and a Statement of Variations which have occurred is submitted.

After adoption of the recommended adjustments the result for the quarter is a deficit of \$224,110 and a forecast deficit at 30 June 2005 of \$284,210.

REPORT

Council is required to prepare a budget review statement each quarter, in accordance with Clause 7 of the Local Government (Financial Management) Regulation 1999. This report is prepared in accordance with the clause for the period ended [31 March 2005](#).

The purpose of these reviews is to ensure that the impact of financial variation, which should only be of a minor nature, is reflected in the forecast of Council's global budgetary position to 30 June 2005, and the adopted Budget adjusted accordingly.

Discussion

The following is a summary of Council's adopted Budget for 2004/2005 and revised estimates of Income and Expenditure to 30 June 2005, following the adjustments included in this report.:

	Original Budget	Revised Budget at 31/12/2004	Revised Budget at 31/03/2005
Operating Income	-\$44,588,734	-\$44,017,600	-\$44,052,328
Capital Income	-\$12,011,056	-\$14,515,914	-\$14,663,808
Total Income	-\$56,599,790	-\$58,533,514	-\$58,716,136
Operating Expenditure	\$44,300,851	\$44,426,035	\$44,087,381
Capital Expenditure	\$12,298,939	\$14,167,579	\$14,912,965
Total Expenditure	\$56,599,790	\$58,593,614	\$59,000,346
Net Surplus / (Deficit)	\$0	(\$60,100)	(\$284,210)

Net Program adjustments for the quarter are summarized in the following table which outlines the aggregate changes to program areas in the Budget for the Quarter ended [31 March 2005](#).

Prog No.	Program	Variation
1.0	Corporate Services	-\$160,000
2.0	Planning & Strategy	\$6,000
4.0	Human Services & Facilities	\$83,000
5.0	Recreation & Culture	-\$30,000
6.0	Environmental Services	\$110,000
7.0	Public Order & Safety	\$0
8.0	Urban & Infrastructural Services	\$203,210
9.0	Environmental & Community Amenities	\$0

Corporate Services Division Report No. 10 (Cont'd)

10.0 General Purpose Revenues \$11,900

Net Budget Variation – Deficit**\$224,110**

Major items included in the variances (excluding minor internal transfers) are summarized below.
Note: Grants received for specific programs will have a matching expenditure:

Details	\$
Reduction in RTA Grant for Road Safety Officer	\$6,000
Reduction in Financial Assistance Grant due to adjustments to final grant allocation – general purposes	\$11,900
Reduction in Financial Assistance Grant due to adjustments to final grant allocation – roads component	\$3,210
Town Hall Kitchen, Office and Security upgrade (from budget reallocations)	\$83,000
Increase in income from leases and rentals	-\$60,000
Reduction in Income from Bus Shelter Agreement rollout	\$200,000
Increase in Legal Fees – Development Control	\$250,000
Legal Fees Recovered – Development Control	-\$140,000
Increase in maintenance costs for rock pools due to storm damage	\$30,000
Budget contingency	-\$160,000
Total Variation - Deficit	\$224,110

After adoption of the recommended adjustments the result for the quarter is a deficit of \$224,110 and a forecast deficit at 30 June 2005 of \$284,210.

Corporate Services Division Report No. 10 (Cont'd)

Statement as to position of Council Reserves

SCHEDULE OF CASH RESERVES (PROJECTIONS)				
RESERVE	Actual Balances 1/07/2004	Transfers to Reserve	Transfers from Reserve	Projected Balance 30/06/2005
EXTERNALLY RESTRICTED:				
S.94 CONTRIBUTIONS	1,019,716.95	285,000.00	502,800.00	801,916.95
SPECIFIC PURPOSE UNEXPENDED GRANTS	169,030.00			169,030.00
DOMESTIC WASTE MANAGEMENT RESERVE	1,219,325.00	250,000.00		1,469,325.00
TOTAL EXTERNALLY RESTRICTED	2,408,071.95	535,000.00	502,800.00	2,440,271.95
INTERNALLY RESTRICTED:				
ART GALLERY/MUSEUM EXTENSIONS RESERVE	4,909.00			4,909.00
DEPOT REDEVELOPMENT RESERVE	5,415,660.40		2,159,500.00	3,256,160.40
EMPLOYEE LEAVE ENTITLEMENTS	1,440,655.15	200,000.00		1,640,655.15
ENVIRONMENT LEVY RESERVE	431,493.71	1,000,000.00	1,431,493.71	0.00
INFRASTRUCTURE CAPITAL RESERVE	1,116,688.62		981,642.00	135,046.62
UNEXPENDED LOAN FUNDS	** 958,059.93	560,000.00	909,545.00	608,514.93
OCEANWORLD SPONSORSHIP	1,530.59		1,530.59	0.00
OFFICE EQUIPMENT REPLACEMENT RESERVE	1,842.13	67,229.00		69,071.13
PREMSURE LIABILITY RESERVE	275,000.00			275,000.00
ROSS STREET OCCASIONAL CARE CENTRE	0.00			0.00
SHELLY BEACH IMPROVEMENTS RESERVE	54,693.70		28,000.00	26,693.70
UNEXPENDED SPECIFIC PURPOSE CONTRIBUTIONS	33,820.45		17,049.00	16,771.45
UNEXPENDED FOOTPATH RESTORATION CONTRIBUTIONS	22,270.71			22,270.71
VEHICLE REPLACEMENT RESERVE	0.00	50,000.00	50,000.00	0.00
MANLY TOWN CENTRE IMPROVEMENTS	60,000.00			60,000.00
MANLY WHARF FORECOURT RESERVE (NEW)	50,000.00			50,000.00
CONT'N TO WORKS - PARK EMBELLISHMENT - FROMELLES AVE	200,000.00			200,000.00
BALGOWLAH AREA IMPROVEMENTS RESERVE	84,749.15	43,600.00	68,000.00	60,349.15
KANGAROO ROCK DAMAGES RESERVE	500,000.00		100,000.00	400,000.00
INCOMPLETE CAPITAL OR CONTRACTED WORKS	56,534.52		56,534.52	0.00
MANLY ART GALLERY - THEORDORE BATTEN RESERVE	719,877.00			719,877.00
PLANT REPLACEMENT RESERVE	59,144.33	550,000.00	435,000.00	174,144.33
CBD & OCEAN BEACH IMPROVEMENTS RESERVE	711,678.75	433,225.00	1,144,903.75	0.00
ROADS MAINTENANCE RESERVE	0.00	200,000.00		200,000.00
SECURITY / PERFORMANCE DEPOSITS & BONDS	4,432,431.45			4,432,431.45
TOTAL INTERNALLY RESTRICTED	16,631,039.59	3,104,054.00	7,383,198.57	12,351,895.02
TOTAL PROJECTED RESTRICTED FUNDS	19,039,111.54	3,639,054.00	7,885,998.57	14,792,166.97
Incomplete capital works carried forward			-1,970,000.00	-1,970,000.00
Less - Security / Performance Bonds (Trust Fund)	-4,432,431.45	0.00	0.00	-4,432,431.45
TOTAL PROJECTED RESTRICTED FUNDS	14,606,680.09	3,639,054.00	5,915,998.57	12,329,735.52

** Subject to taking up Loan Funds for 2004/2005

Corporate Services Division Report No. 10 (Cont'd)**Statutory Report**

In accordance with Clause 7(2) of the Local Government (Financial Management) Regulation 1999, Council's Chief Financial Officer hereby certifies that the Council's financial position is satisfactory having regard to the original estimates of income and expenditure.

RECOMMENDATION

That the 2004/2005 Adopted Budget be varied in terms of this Report.

ATTACHMENTS

AT-1 Financial Review for Period Ending 31 March 2005 1 page(s)

OM160505CSD_4

***** End of Corporate Services Division Report No. 10 *****

ATTACHMENT 1

Corporate Services Division Report No. 10 Financial Review for the Period Ending 31 March 2005 Financial Review for Period Ending 31 March 2005

Summary												
Description	Origins	2004/2005 Budget Variation						Full Year		Full Year		
		Control Approved	September Review	Control Approved	December Review	Control Approved	March Review	Control Approved	June Review	Budget Variation \$	% Budget Variation	
Income												
1 Corporate Governance	(1,757,500)	-	(30,700)	-	(185,000)	-	-	-	-	(1,967,200)	225,300	11.66%
2 Corporate Planning & Strategy	(522,228)	-	(19,854)	-	(14,498)	-	(74,875)	-	-	(531,050)	23,727	-4.73%
4 Human Services & Facilities	(2,587,257)	-	-	-	-	-	82,084	-	-	(2,505,173)	28,084	2.64%
5 Recreation & Culture	(1,994,288)	-	25,250	-	(12,762)	-	(32,500)	-	-	(2,009,400)	99,012	4.25%
6 Environmental Services	(2,052,200)	-	-	-	-	-	-	-	-	(2,052,200)	146,000	-7.82%
7 Public Order & Safety	(20,700)	-	(42,802)	-	-	-	-	-	-	(62,802)	42,802	-214.01%
8 Urban & Infrastructure Services	(5,594,200)	-	(5,000)	-	-	-	222,270	-	-	(5,366,930)	(227,270)	2.59%
9 Environmental & Community Amenities	(5,133,573)	-	-	-	-	-	(12,000)	-	-	(5,145,573)	12,000	0.23%
10 General Purpose Revenues	(23,237,533)	-	-	-	-	-	11,300	-	-	(23,225,533)	(11,300)	0.05%
11 Appropriations for Future Expenditure	0	-	-	-	-	-	-	-	-	0	-	0.00%
	(13,642,734)	-	(162,606)	-	(212,260)	-	(34,755)	-	-	(14,052,350)	409,616	2.94%
Capital Income												
1 Corporate Governance	(105,000)	-	-	-	-	-	-	-	-	(105,000)	-	0.00%
2 Corporate Planning & Strategy	(946,000)	-	(77,473)	-	-	-	(115,575)	-	-	(1,139,048)	553,063	53.11%
4 Human Services & Facilities	(280,000)	-	(30,058)	-	-	-	-	-	-	(310,058)	30,058	-11.34%
5 Recreation & Culture	(887,256)	-	(225,836)	-	(28,000)	-	(25,818)	-	-	(1,147,910)	260,654	-28.03%
6 Environmental Services	0	-	-	-	-	-	-	-	-	0	-	0.00%
7 Public Order & Safety	0	-	-	-	-	-	-	-	-	0	-	0.00%
8 Urban & Infrastructure Services	(2,382,000)	-	(5,000)	-	(756,740)	-	-	-	-	(3,143,740)	771,740	-12.03%
9 Environmental & Community Amenities	0	-	-	-	-	-	-	-	-	0	-	0.00%
10 General Purpose Revenues	(1,563,000)	-	-	-	-	-	-	-	-	(1,563,000)	-	0.00%
11 Appropriations for Future Expenditure	0	-	-	-	-	-	-	-	-	0	-	0.00%
	(12,937,256)	-	(143,372)	-	(816,740)	-	(147,393)	-	-	(14,043,661)	1,106,405	-7.94%
Expenditure												
1 Corporate Governance	11,557,218	-	(20,800)	-	-	-	(312,000)	-	-	11,224,418	332,800	2.88%
2 Corporate Planning & Strategy	4,079,842	-	59,272	-	14,498	-	(2,610)	-	-	4,140,712	(60,870)	-1.49%
4 Human Services & Facilities	4,409,554	-	-	-	20,000	-	(32,084)	-	-	4,397,470	20,084	0.45%
5 Recreation & Culture	5,453,119	-	(6,350)	-	12,762	-	55,500	-	-	5,515,031	(61,912)	-1.12%
6 Environmental Services	3,097,170	-	-	-	62,000	-	227,000	-	-	3,386,170	(289,000)	-8.52%
7 Public Order & Safety	(79,142)	-	42,802	-	6,800	-	-	-	-	(30,540)	38,602	-48.24%
8 Urban & Infrastructure Services	4,392,722	-	(3,000)	-	(8,000)	-	1,500	-	-	4,382,222	10,500	0.24%
9 Environmental & Community Amenities	5,257,224	-	-	-	-	-	12,000	-	-	5,269,224	(12,000)	-0.23%
10 General Purpose Revenues	0	-	-	-	-	-	-	-	-	0	-	0.00%
11 Appropriations for Future Expenditure	0	-	-	-	-	-	-	-	-	0	-	0.00%
	(3,750,857)	-	601,204	-	52,960	-	(338,667)	-	-	(3,185,253)	565,604	-17.37%
Capital Expenditure												
1 Corporate Governance	904,270	-	-	-	20,500	-	21,402	-	-	946,172	(41,902)	-4.52%
2 Corporate Planning & Strategy	10,000	-	-	-	-	-	215,575	-	-	225,575	(215,575)	-100.00%
4 Human Services & Facilities	575,200	-	86,863	-	30,000	-	30,000	-	-	722,063	(146,863)	-20.23%
5 Recreation & Culture	1,747,219	-	285,036	-	22,100	-	85,374	-	-	2,139,729	(392,510)	-22.50%
6 Environmental Services	0	-	-	-	-	-	-	-	-	0	-	0.00%
7 Public Order & Safety	0	-	-	-	-	-	-	-	-	0	-	0.00%
8 Urban & Infrastructure Services	7,578,220	-	(40,200)	-	872,749	-	142,000	-	-	8,549,249	(971,029)	-11.48%
9 Environmental & Community Amenities	520,400	-	-	-	55,000	-	-	-	-	575,400	(55,000)	-9.61%
10 General Purpose Revenues	0	-	-	-	-	-	-	-	-	0	-	0.00%
11 Appropriations for Future Expenditure	2,079,254	-	-	-	-	-	222,000	-	-	2,279,254	(200,000)	-8.80%
	12,640,120	-	500,204	-	1,016,348	-	745,306	-	-	14,902,018	(2,261,898)	-18.05%
Surplus/Deficit	704	-	(16,000)	-	(45,300)	-	(254,100)	-	-	(285,200)	284,210	-100.00%
Net Surplus/Deficit	704	-	(16,000)	-	(45,300)	-	(254,100)	-	-	(285,200)	284,210	-100.00%

TO: Ordinary Meeting - 16 May 2005
REPORT: Corporate Planning and Strategy Division Report No. 24
SUBJECT: North Steyne Traffic Management - Review of No Right Turn Restrictions
FILE NO:

SUMMARY

The right turn restrictions from North Steyne into Collingwood Street, Ceramic Lane and Pacific Street were endorsed by Council in June 2004, on a trial basis for one year. The Council resolution required that a further report outlining the performance of the traffic management be presented to Council after the trial. This report provides an update on the trial.

REPORT

Background

The AM peak, right turn restrictions from North Steyne into Collingwood Street, Ceramic Lane and Pacific Street was reported to Council in June 2004. The objective of the proposal was to prevent southbound traffic using Queenscliff Bridge and Collingwood Street to link to Pittwater Road. During the morning peak there is a high level of activity in Collingwood Street because of parents and buses taking school children to Stella Maris College.

To avoid impacts being transferred to Ceramic Lane and Pacific Street, the right turn restriction was extended to include these roads.

Review

The review of the trial proposed to obtain traffic counts to determine any impacts on the road network.

Soon after installation of the right turn restrictions, Council received some feedback from residents in North Steyne that were concerned with the additional traffic caused by the right turn restrictions. The concerns related to noise issues, vehicle speeds and pedestrian issues. This would indicate that the right turn restrictions were preventing access to Collingwood Street. Visual inspections of the routes and intersections did not indicate any significant adverse impacts caused by the right turn restrictions.

Towards the end of 2004 there were increased reports that the turn restrictions were being disobeyed. The Police conducted an enforcement 'blitz' in November 2004. There were 110 instances where infringement notices and warnings were issued over a 3 day period. This indicates that there are motorists that are not obeying the right turn restrictions.

It is recommended that the AM peak right turn restrictions from North Steyne into Collingwood Street, Ceramic Lane and Pacific Street be maintained on a permanent basis. As part of this recommendation, the Police be requested to continue the enforcement to change motorist behaviour. In addition, that Stella Maris College is requested to place a notice in their newsletter to inform parents.

RECOMMENDATION

1. That the AM Peak right turn restrictions from North Steyne into Collingwood Street, Ceramic Lane and Pacific Street be made permanent.
2. That the Police be requested to enforce the right turn restrictions to ensure that drivers obey the right turn restrictions.

Corporate Planning and Strategy Division Report No. 24 (Cont'd)

3. That Stella Maris College be requested to place a notice in their newsletter to encourage the co-operation of students and their parents.

ATTACHMENTS

There are no attachments for this report.

OM160505CPSD_1

***** End of Corporate Planning and Strategy Division Report No. 24 *****

TO: Ordinary Meeting - 16 May 2005
REPORT: Corporate Planning and Strategy Division Report No. 25
SUBJECT: Radisson Kestral South Steyne and Manly Pacific Hotel, North Steyne - Draft LEP Amendment Number 70 to Clarify Applicable Properties and to Address Potential for Conversion to Seniors Housing

FILE NO:

SUMMARY

This draft LEP Amendment has been publicly exhibited. One response only (making no objection) has been received. It is therefore now recommended that Council adopt the draft Plan and forward it to the Minister with a request that it be gazetted.

REPORT

1. This draft LEP amendment is to:
 - (i) clarify that the provisions in Clause 36 of the Manly LEP 1988 (inserted by Amendment No 57) restricting conversion of the Radisson Kestral Hotel to a residential flat building apply to both properties currently occupied by the Hotel (ie. the main building on South Steyne and an accommodation wing on Ashburner Street). The amendment was recommended by Council's solicitors. (Note that this provision also applies to the Manly Pacific Hotel in North Steyne); and
 - (ii) remove the operation of the new 'Seniors Housing' SEPP from the properties occupied by the Radisson Kestral and the Manly Pacific hotels. Otherwise, the SEPP has the potential to override Council's policy, as articulated in Clause 36 of the LEP and previously upheld by the Court, that tourist accommodation uses should be maintained on these properties.
2. The draft Amendment was placed on exhibition between 7th March and 11th April, 2005. In addition to the usual notice in the Manly daily, owners of surrounding properties, each Community Precinct Forum, and the owners and managers of the two subject hotel properties were notified by letter.
3. One submission only has been received: from the Seaforth Precinct Community Forum. This submission raised no objections.
4. No response was received from the owners and the managers for the two affected hotel properties by the close of the exhibition period. Given the particular implications for these two properties the owners and managers were contacted by telephone to confirm whether or not they were aware of the zoning amendment and their response. In all cases there was no objection. One could reasonably assume from this that there is now an intention, by the existing owners at least, to maintain the hotel uses on both properties. The zoning amendment would however ensure that Council's planning policy intent for these properties is flagged to future potential owners and operators.
5. Advice as to the draft Amendment was also forwarded to various State agencies prior to the issue of the Certificate under Section 65 of the Environmental Planning & Assessment Act, 1979 allowing the draft plan to be exhibited. No responses were received.
6. During the course of the exhibition the Department of Infrastructure, Planning & Natural Resources advised that it was the Department's preference that the wording of the amendment not remove the operation of the 'Seniors Housing' SEPP from the properties as this has broader policy implications in relation to the operation of SEPPs generally, but rather that the words prohibit the use of the existing buildings on the subject lands for the purpose

Corporate Planning and Strategy Division Report No. 25 (Cont'd)

of 'seniors housing'. This is consistent with the existing wording of Clause 36 related to the prohibition of residential flat buildings. No objection is raised to this change. The latest copy of the Amendment as accepted by Parliamentary Counsel is **attached**.

7. It is therefore recommended that Council proceed with the LEP Amendment and refer it to the Minister with a request that it be gazetted.

RECOMMENDATION

It is recommended Council adopt the draft Manly Local Environmental Plan 1988 Amendment No 70 as attached and forward it to the Department of Infrastructure Planning & Natural Resources with a request that it be reported to the Minister with a recommendation for gazettal.

ATTACHMENTS

AT-1 Draft Manly LEP Amendment 70 1 page(s)

OM160505CPSD_2

***** End of Corporate Planning and Strategy Division Report No. 25 *****

Manly Local Environmental Plan 1988 (Amendment No 70)

1. Name of plan

This plan is *Manly Local Environmental Plan 1988 (Amendment No. 70)*

2. Aims of plan

This plan aims to amend the *Manly Local Environmental Plan 1988* by:

- (a) to clarify that clause 36 of *Manly Local Environmental Plan 1988* also applies to land known as 45-49 Ashburner Street, Manly, and
- (b) to prohibit the conversion of the existing buildings on the land to which this plan applies to seniors housing within the meaning of *State Environmental Planning Policy (Seniors Living) 2004*.

3 Land to which this plan applies

This plan applies to land known as 9-13 South Steyne, 45-49 Ashburner Street and 58 North Steyne, Manly, as shown edged heavy black on the map marked "Manly Local Environmental Plan 1988 (Amendment No 57)" deposited in the office of Manly Council.

4 Relationship to other environmental planning instruments

The *Manly Local Environmental Plan 1988* is amended as set out in Schedule 1.

Schedule 1 Amendments

[1] Clause 36 Development at 9-13 South Steyne, 45-49 Ashburner Street and 58 North Steyne, Manly

Insert "and 45-49 Ashburner Street" after "9-13 South Steyne" in clause 36 (1)(a).

[2] Clause 36(2)

Insert "or seniors housing within the meaning of *State Environmental Planning Policy (Seniors Living) 2004*" after "residential flat building".

TO: Ordinary Meeting - 16 May 2005
REPORT: Corporate Planning and Strategy Division Report No. 26
SUBJECT: Victoria Parade, Manly - Numbers 29 and 31 - Application for Separate Interim Heritage Orders and Listing as Heritage Items in the Manly LEP 1988
FILE NO:

SUMMARY

When considering a Report to (i) seek Interim Heritage Orders for Nos. 29 and 31 Victoria Parade, and (ii) commence action to list these properties as individual Items of the Environmental Heritage under the Manly LEP 1988, Council on 20/12/04 deferred making a decision pending notification to the owners of the properties and to the Manly Heritage Committee. Advice from the Heritage Committee and the owner of No. 29 has now been received. There have been telephone discussions with the solicitor for the owner of No. 31. The original recommendation is maintained.

REPORT

1. Council on 20th December 2004 considered a Report (**Attachment 1**) on the heritage merit of Nos. 29 and 31 Victoria Parade, Manly. Based on separate reports prepared by independent heritage consultants for each property the Report recommended (in addition to other matters) that Council:
 - (i) prepare an amendment to the Manly LEP, 1988 to list each property as an Item of the Environmental Heritage; and
 - (ii) seek separate Interim Heritage Orders on each property to provide heritage protection until the LEP amendment is finalized.
2. Council did not adopt this recommendation. Instead it resolved:

“That the report be deferred pending the Heritage Committee and owners of the properties being notified of the proposed Heritage listing of these properties.”
3. The Manly Heritage Committee considered this matter on 2nd February 2005. The Minutes record that the Committee welcomed the opportunity to comment and made the following recommendation:

The Heritage Committee supports the listing of 29 and 31 Victoria Parade and the seeking of an Interim Heritage Order as per the recommendation of council staff.
4. Letters to the two property owners were sent on 25th January 2005. A written response in respect of number 29 was received on 20th April, 2005. No written response in respect to number 31 has been received.
5. No. 29 Victoria Parade is currently the subject of a Development Application in conjunction with No 27 (and jointly known as ‘Eversham’). This DA is currently at Appeal. Graham Brooks, from Graham Brooks & Associates, heritage consultants, had prepared an initial heritage appraisal of the two properties for the DA and has now submitted further comment on behalf of the owners in response to Council’s recent resolution. Mr Brook’s letter is **attached (Attachment 2)**.

This letter contends, on the basis of the earlier research, that:

- (i) “the building does not have sufficient heritage importance in Manly to warrant LEP listing” and
- (ii) listing of the building would also be unrealistic in terms of its ability to provide for contemporary needs given its historical configuration does not conform to current

Corporate Planning and Strategy Division Report No. 26 (Cont'd)

desired usage, and thus alterations to provide for contemporary needs would further erode the heritage significance of the building.

Mr Brooks includes a detailed argument in his letter in refuting the alternate heritage appraisal undertaken for Council.

6. In respect to No 31 Victoria Parade Council engaged a heritage appraisal (by Clive Lucas Stapleton & Partners) of the property following an inquiry about possible alterations and additions. This appraisal recommended heritage listing and also advised that additions in the form of extra floors with a similar footprint to the existing could be considered. In response to Council's resolution solicitors for the owner requested a meeting with the author of the heritage appraisal, Mr Abrahams. Mr Abrahams advised that he believed his report was clear in its advice and that it was not appropriate to become involved in potential negotiations. The solicitors were also advised by Council staff that the heritage comments related to only one matter that established the development potential of the site, with the DCP for the Residential Zone establishing other important criteria relating to FSR, dwelling density, building height, car parking and impact on adjacent properties.

The solicitors then advised they were seeking a further report from their heritage advisers prior to responding to Council. This response has yet to be received notwithstanding requests by Council staff to elicit it in order to meet various earlier Council meeting deadlines.

7. It has been considered appropriate to now report this matter back to Council notwithstanding that a written response from the owner of No 31 Victoria Parade has yet to be received. The Appeal hearing for No 29 Victoria Parade is imminent and it is important that there be a decision by Council on the matter of the draft heritage listing in time for this Appeal.
8. In this regard it is advised:
 - (i) the owners of both properties and the Manly Heritage Committee were advised of the proposed heritage listing and the proposed Interim Heritage Order as per Council's resolution
 - (ii) the Heritage Committee supports both proposals
 - (iii) the owner of No 29 Victoria Parade objects to the listing and the IHO on the basis that they are inconsistent with any practical conservation of the building. However, in response, it is noted that Council has itself obtained differing advice, ie. that the building does have heritage conservation merit.
 - (iv) no formal response has yet been received from the owner of No 31 Victoria Parade. The owner has earlier indicated a desire to add to the existing building. This is not precluded by the heritage appraisal prepared for Council (though may be precluded by other Council controls).
9. It is also noted that a decision to exhibit the draft LEP Amendment is not a final decision on the matter, simply a decision to allow the proposed heritage listing to be publicly exhibited and to seek IHOs. As such, the owners of the properties are still able to make their attitude to the proposed listing known to Council prior to Council making a final decision on the matter (ie. whether to continue with the LEP by seeking the Minister's approval to its gazettal).
10. For these reasons it is considered appropriate to report the matter again to Council now notwithstanding the lack of a written response from one of the owners. Also, for the reasons stated, it is considered appropriate to retain the original recommendation for an LEP Amendment and the seeking of IHOs.

Corporate Planning and Strategy Division Report No. 26 (Cont'd)**RECOMMENDATION**

That Council:

- A. request, through the NSW Heritage Office, that the Minister for Infrastructure, Planning & Natural Resources make separate Interim Heritage Orders to apply to the properties No. 29 and No. 31 Victoria Parade, Manly.
- B.
 - (i) resolve, pursuant to Section 54 of the Environmental Planning & Assessment Act, 1979, prepare a draft local environmental plan to amend the Manly LEP, 1988 to list No. 29 and No. 31 Victoria Parade as Items of the Environmental Heritage;
 - (ii) consult, as required by Section 62 of the Act, relevant Government agencies and other authorities; and
 - (iii) following the issue of a Certificate under Section 65 of the Act, exhibit the draft plan.
- C. undertake work in-house to review the heritage conservation merit of the other two Waterhouse & Lake buildings of this period identified in the Report by Clive Lucas Stapleton & Partners, and any other Waterhouse & Lake buildings in Manly, to determine whether they should be listed as items of the environmental heritage in the Manly LEP, 1988.

ATTACHMENTS

- | | | |
|-------------|---|------------|
| AT-1 | Council Report of 20th December 2004 - Attachment 1 | 24 page(s) |
| AT-2 | Letter from Graham Brooks and Associates - Attachment 2 | 4 page(s) |

OM160505CPSD_3

***** End of Corporate Planning and Strategy Division Report No. 26 *****

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 26

Victoria Parade, Manly - Numbers 29 and 31 - Application for Separate Interim Heritage Orders and Listing as Heritage Items in the Manly LEP 1988

Council Report of 20th December 2004 - Attachment 1

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Corporate Planning and Strategy Division Report No. 69
SUBJECT: Victoria Parade - Numbers 29 and 31, Manly - Application for Separate Interim Heritage Orders and Listing as Heritage Items in the Manly LEP 1988

Attachment 1

FILE NO:

SUMMARY

There are a number of properties in Victoria Parade which are now seen to have heritage conservation merit but which were not included in the original 1986 heritage study and thus the LEP. There is a current development application for Nos. 27-29 (currently at Appeal), and an inquiry about potential redevelopment of No 31 has recently been received. It is recommended Council (i) seek Interim Heritage Orders for Nos. 29 and 31, and (ii) commence action to list them as individual Items of the Environmental Heritage under the LEP.

REPORT

1. There are a number of heritage listings under the Manly LEP, 1988 in the area of Victoria Parade: Nos. 14 and 15 South Steyne (on opposite corners with Victoria Parade); Nos. 11 and 13 Victoria Parade; and the street-tree planting. The central part of Victoria Parade adjacent to Darley Road is also within the Town Centre Conservation Area (formerly called The Corso Conservation Area).
2. These current listings are based on the Manly Heritage Study conducted in 1986 and on a more recent review of The Corso Conservation Area. Reviews of the 1986 study have revealed that there are now certain development types which are not adequately covered in the current LEP because they were not given as much weight in 1986 as they would be given now due to changing community values and attitudes, or because the 1986 Study tended to nominate one good example only of a particular development type.

One of these development types is large early 20th century multiple-unit residential buildings, on 'the Flat' of Manly, such as those at No. 29 ('Carlton Hotel') and No. 31 ('Newstead').

3. No. 27 ('Eversham House') and No 29 ('Carlton Hotel') Victoria Parade, which operated together as a boarding house (known together as "Eversham" now closed), is the subject of an application for demolition and redevelopment as a residential flat building containing 26 units. Following Council's refusal of the application the matter is now at Appeal. The Statement of Issues for the Appeal includes consideration of the heritage conservation merit of the existing buildings. To this end Council has obtained advice from Mr Brian McDonald of HBO+EMTB Heritage Pty Ltd. In respect to the significance of the buildings. This Report states:

No 29 ... is representative of the early development of Manly in the late nineteenth century as a recreational and holiday destination, continuing into the twentieth century. The front section of the building has considerable architectural merit ... It is substantially intact although exhibiting an evolution of additional and internal changes. Most of the changes that can detract from understanding the building's significance can be reversed ... Further investigation of the locality will determine the extent to which other examples of this phase of Manly's history survive and how they compare with the 'Carlton' in aesthetic values and integrity as a gauge of its rarity.

No 27 ... has experienced much more change of an irreversible nature. Although it contains the remnants of the original 1886 construction the integrity of the original

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design intent is lost to the extent that it could not be recovered in any meaningful way. It would be appropriate to make an archival record of these features ...

The Report then concludes and recommends:

Take steps to provide statutory heritage protection of the Carlton (ie. No 29), which is justified by its significance under criteria a), c), e) and g) (ie. of the NSW Heritage Office) pending further investigations to determine its values with regard to criteria d) and f).

Eversham (ie No 27) does not warrant identification as a heritage item. However there is some research value in its residual original fabric and details to warrant archival recording in accordance with the guidelines of the NSW Heritage Office prior to any approval of further works, development or demolition.

Mr McDonald's report is **attached (Attachment 1)**.

4. No. 31 Victoria Parade ('Newstead') comprises an older-style 3 and part 4-storey residential flat building containing seven flats. It covers most of the site. Although the building has been strata-titled all units are currently in the same ownership (and are rented). Council has received a recent inquiry for potential internal alterations to the building and the addition of a new 2-level structure on the roof (replacing an existing single-level attic-style section of the building at the rear, making it four levels at this point). The owners of the property have submitted a 'heritage impact statement' in respect to the proposed alterations and additions. This statement is however critically limited in that it only addresses the likely impact on existing heritage listings in the street. It does not make a separate determination of the heritage merit of the building itself. (The Report does though note that No 29, adjacent, though not listed does possess heritage significance and is thus in this regard consistent with the advice of Mr McDonald, above). To fill this gap and provide more detailed advice for Council officers a report from Clive Lucas Stapleton & Partners was sought. In respect to the significance of the building. This Report states:

Built in 1919 for the prominent businessman Patrick Thomson Taylor, MLC, and his wife, Alice, Newstead is of high local cultural significance as a sophisticated and well-executed block of seven flats. Newstead is highly significant (possibly on a state level) as an example of the architecture of one of Sydney's most important 20th century architectural practices, Waterhouse & Lake. Newstead is a very good, representative example of Sydney's interwar period flat-building boom, in which Manly was a forerunner. A key building in the local streetscape, Newstead is of high local aesthetic significance.

The Report then concludes and recommends as follows:

On the basis of the physical and documentary investigation carried out for the purposes of this report, it is concluded that Newstead is of high local significance, and merits listing on Manly Council's schedule of heritage items.

Some scope for updating the building is apparent from external inspection. Options which immediately present themselves are:

- *Vertical additions of whole floors, repeating the same design as that established by lower floors (lift shaft could occupy back stairwell)*
- *Re-opening the balconies.*

The Report is **attached (attachment 2)**.

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5. The Clive Lucas Stapleton & Partners report also notes that the architectural practice of Waterhouse & Lake designed three other residential buildings in Manly (with the added note that further research may identify others):
 - Wentworth Flats, 20 Wentworth Street (1915) – now demolished
 - Beaumaris Flats, 30 Cliff Street
 - Grocott, 63-65 Bower Street
6. On the basis of the foregoing information and advice, it is therefore recommended Council undertake the following actions:
 - (i) seek separate Interim Heritage Orders from the NSW Heritage Office for No. 29 and No 31 Victoria Parade. Interim Heritage Orders require that, for a period of 12 months, any works to the property necessitate the consent of the Heritage Council (as well as Council). They will thus allow a possible amendment to the LEP (see (ii) below).
 - (ii) prepare an amendment to the Manly LEP, 1988 to list both No 29 and No 31 Victoria Parade as separate items of the environmental heritage under the Manly LEP, 1988.
 - (iii) review the heritage conservation merit of the other two Waterhouse & Lake buildings of this period identified in the Clive Lucas Stapleton & Partners Report, and any other Waterhouse & Lake buildings in Manly, to determine whether they should also be listed as items of the environmental heritage in the Manly LEP, 1988 (with this work to be undertaken in-house once a new heritage planner is appointed).

RECOMMENDATION

That Council:

- A. request, through the NSW Heritage Office, that the Minister for Infrastructure, Planning & Natural Resources make separate Interim Heritage Orders to apply to the properties No. 29 and No. 31 Victoria Parade, Manly.
- B.
 - (i) resolve, pursuant to Section 54 of the Environmental Planning & Assessment Act, 1979, prepare a draft local environmental plan to amend the Manly LEP, 1988 to list No. 29 and No. 31 Victoria Parade as Items of the Environmental Heritage;
 - (ii) consult, as required by Section 62 of the Act, relevant Government agencies and other authorities; and
 - (iii) following the issue of a Certificate under Section 65 of the Act, exhibit the draft plan.
- C. undertake work in-house to review the heritage conservation merit of the other two Waterhouse & Lake buildings of this period identified in the Report by Clive Lucas Stapleton & Partners, and any other Waterhouse & Lake buildings in Manly, to determine whether they should be listed as items of the environmental heritage in the Manly LEP, 1988.

ATTACHMENTS

AT-1 Preliminary Heritage Assessment - 27-29 Victoria Parade, Manly - 11 page(s)

ATTACHMENT 1

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Attachment 1
AT-2 Clive Lucas, Stapleton and Partners Heritage Assessment - 31 Victoria Parade, Manly - Attachment 2 8 page(s)

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***** End of Corporate Planning and Strategy Division Report No. 69 *****

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Attachment 1

**PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY**

HBO + EMTB Heritage Pty Ltd
9 December, 2004

HBO + EMTB Heritage Pty Ltd
9 December, 2004

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PRELIMINARY HERITAGE ASSESSMENT 27-29 VICTORIA PARADE, MANLY

1.0 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

This report was prepared for Manly Council to provide a preliminary opinion on the heritage significance of properties known as "Eversham House" at 27 Victoria Parade, Manly and "Carlton Hotel" at 29 Victoria Parade, Manly.

1.2 SCOPE OF THE ASSESSMENT AND LIMITATIONS

In the time available to make an assessment it has not been possible to undertake documentary research other than to read the historical outline contained in a heritage impact assessment by Graham Brooks and Associates Pty Ltd, May 2003 for Maldeco Pty Ltd in relation to a development application to redevelop both properties. The assessment is also based on an inspection of both properties and the locality on 3 December, 2004.

This information is sufficient to base an opinion on the heritage significance of the properties to indicate whether action to put in place statutory measures to protect their heritage values.

However, it is recommended that further investigations be pursued to provide more information on:

- The comparative significance of the properties as a record of the early development of Manly as a recreational and holiday venue for Sydney and visitors from further afield to gain a more definitive measure of their representativeness and/or rarity.
- The relative significance of the individual components of the buildings and sites as representing different phases of construction and change and different architectural styles.

2.0 EXECUTIVE SUMMARY

The examination of the presently available evidence undertaken for this preliminary assessment leads to the following conclusions:

- No 29 Victoria Parade "Carlton Hotel" is worthy of retention as a heritage item. It is representative of the early development of Manly in the late nineteenth century as a recreational and holiday destination, continuing into the twentieth century. The front section of the building has considerable architectural merit, in particular the verandas (presently infilled), brickwork and stone detailing, distinctive joinery details in the central entrance hall and the stair. It is substantially intact although exhibiting an evolution of additions and internal changes. Most of the changes that detract from understanding the buildings significance can be reversed and the removal of joinery detail from the Ground Floor Dining Room could be remedied by reconstruction. Further investigation of the locality will determine the extent to which other examples of this phase of Manly's history survive and how they compare with the "Carlton" in aesthetic values and integrity as a gauge of its rarity.
- No 27 Victoria Parade "Eversham" has experienced much more change of an irreversible nature. Although it contains the remnants of the original 1886 construction the integrity of the original design intent is lost to the extent that it could not be recovered in any meaningful way. It would be appropriate to make an archival record of these features before any further changes occur, in particular before demolition could be approved.

H&O + EMHS Heritage Pty Ltd
9 December, 2004

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PRELIMINARY HERITAGE ASSESSMENT
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3.0. EVALUATION OF HERITAGE SIGNIFICANCE

3.1 METHODOLOGY

This evaluation follows the criteria for assessment of cultural values to establish heritage significance published by the NSW Heritage Office in the NSW Heritage Manual 2000. As previously noted it is a preliminary assessment and may be subject to revision in the light of additional documentary research and survey of the locality to identify other examples of the early development phases of Manly. The assessment has also been made using the NSW Heritage Office guidelines for inclusion or exclusion in a heritage listing, which are applicable whether considering the significance of an item for the state or at local level.

3.2 EVERSHAM

3.2.1 CRITERION (A) EVOLUTIONAL SIGNIFICANCE

An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR an item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase	Provides evidence of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

Eversham retains remnants of the fabric and form of its earlier phases of construction demonstrating, although in diminished sense its associations as a boarding house and tourist venue from the late Victorian period. It is considered that the degree of alteration and loss of early fabric and detail is extensive and irreparable to the extent that its interpretive value is limited.

3.2.2 CRITERION (B) ASSOCIATION SIGNIFICANCE

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (state significance); OR an item has strong or special associations with the life or works of a persons, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is associated with a significant event, person, or group of persons.	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

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The evidence to date does not indicate any association with persons or events of historical importance.

3.2.3 CRITERION (C) AESTHETIC AND TECHNICAL SIGNIFICANCE

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (state significance); OR
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	Is not a major work by an important designer or artist
Is the inspiration for a creative or technical innovation or achievement	Has lost its design or technical integrity
Is aesthetically distinctive	Its positive visual or sensory appeal or landmark qualities have been more than temporarily degraded
Has landmark qualities	Has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

The building can no longer demonstrate the aesthetic values or architectural style of the 1880s Victorian period of its construction and to the extent that the characteristics of design, craftsmanship and technology of later phases of construction are evident, they are unremarkable.

3.2.4 CRITERION (D) SOCIAL SIGNIFICANCE

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR
An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (Local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its associations with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

Eversham has a long association with the tourist industry in Manly dating from the Victorian era. The physical changes that it has experienced obscure interpretation of this role and the meaning it might have to the local community or to visitors.

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3.2.5 CRITERION (E) ARCHAEOLOGICAL /RESEARCH POTENTIAL

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	Has little archaeological or research potential
Is an important benchmark or reference site or type	Only contains information that is readily available from other resources or archaeological sites
Provides evidence of past human cultures that is unavailable elsewhere	The knowledge gained would be irrelevant to research on science, human history or culture

The site and the structures standing upon it are unlikely to provide new information that would assist in increasing knowledge about the historic development of Manly, primarily due to the extensive loss of original and early fabric and building form.

3.2.5 CRITERION (F) COMPARATIVE CULTURAL HISTORY

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Shows unusually accurate evidence of a significant human activity	
Is the only example of its type	
Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

If surviving in a more intact form Evansham would have qualified as a rare surviving early example of Victorian development for the tourism and leisure trade. It has been altered so extensively that it cannot be considered under this criterion.

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3.2.6 CRITERION (G) COMPARATIVE PLACES

An item is important in demonstrating the principal characteristics of a class of NSW's:
Cultural or natural places; or
Cultural or natural environments (State significance); OR
An item is important in demonstrating the principal characteristics of a class of the area's:
Cultural or natural places; or
Cultural or natural environments (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Does not represent well the characteristics that make up a significant variation of a type
Is a significant variation to a class of items	
Is a part of a group which collectively illustrates a representative type	
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

Eversham no longer retains sufficient form or fabric of its 1880s origins and the later phase construction that may be more intact is so unremarkable that it does not now qualify as a representative example of its type.

3.2.8 EVALUATION OF SIGNIFICANCE

A broader assessment of the significance of Eversham is provided in the following schedule, which encapsulates the preceding evaluation of significance and introduces an assessment of the level of significance. In the NSW Heritage Manual methodology of assessment, an item may be significant for the State or at a local level.

Criterion	Level of Significance	Degree of significance
a)	Local	Low
b)	Local	Not applicable
c)	Local	Not applicable
d)	Local	Not applicable
e)	Local	Not applicable
f)	Local	Not applicable
g)	State	Not applicable

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3.3 THE CARLTON

3.3.1 CRITERION (A) EVOLUTIONAL SIGNIFICANCE

An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR an item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase	Provides evidence of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

The Carlton remains substantially intact to demonstrate its functions as holiday accommodation, and in more recent times as a boarding house, to record its historic association with the early twentieth century role of many as a recreational and tourist venue. The alterations that have been made are largely reversible and not so great that restoration/reconstruction and indeed a degree of sensitive adaptation would be preclude from maintaining an ongoing use that enables the historic role of the building to be interpreted.

3.3.2 CRITERION (B) ASSOCIATION SIGNIFICANCE

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (state significance); OR an item has strong or special associations with the life or works of a persons, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is associated with a significant event, person, or group of persons.	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

The evidence to date does not indicate any association with persons or events of historical importance

3.3.3 CRITERION (C) AESTHETIC AND TECHNICAL SIGNIFICANCE

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (state significance); OR
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

HBO + EMTB Heritage Pty Ltd
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Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	Is not a major work by an important designer or artist
Is the inspiration for a creative or technical innovation or achievement	Has lost its design or technical integrity
Is aesthetically distinctive	Its positive visual or sensory appeal or landmark qualities have been more than temporarily degraded
Has landmark qualities	Has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

The Carlton is relatively intact and retains sufficient architectural detail and early building fabric to be capable of restoration to present as a good example of the late Federation period Arts and Crafts style. The architectural features of its verandas are still evident in the framework valances and friezes and bay fronts. The main front wall's brick and stone detailing remains in place and the changes made to the front and at the top of the building could easily be removed to enable restoration of the original appearance.

Internally there is some very distinctive carved timber joinery to the door surrounds and friezes of the entry foyer and parts of south-east front rooms and the original timber stair serving all levels of the front section of the building is a fine example of early twentieth century craftsmanship. Original plaster ceilings are still to be seen in the front section and original door and window joinery of the phases of construction survive throughout. Where the room layout has been changed the changes are mostly in the form of studwork or Habel black partitions that could be easily removed.

3.3.4 CRITERION (D) SOCIAL SIGNIFICANCE

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR
An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (Local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its associations with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

The Carlton has a long association with the tourist industry in Manly dating from the late Federation period. The physical changes that it has experienced are not so great that they would prevent interpretation of this role. It is not at present known whether the Carlton is valued as a recreational venue or for its aesthetic values by the local community.

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3.3.5 CRITERION (E) ARCHAEOLOGICAL/RESEARCH POTENTIAL

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR
An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	Has little archaeological or research potential
Is an important benchmark or reference site or type	Only contains information that is readily available from other resources or archaeological sites
Provides evidence of past human cultures that is unavailable elsewhere	The knowledge gained would be irrelevant to research on science, human history or culture

Subject to further research of the locality, it may be found that the Carlton has the potential to demonstrate a building type of fundamental importance to understanding the historical development of Manly and to shed some light on the manners and customs associated with the early twentieth century holiday hotel.

3.3.6 CRITERION (F) COMPARATIVE CULTURAL HISTORY

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR
An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Shows unusually accurate evidence of a significant human activity	
Is the only example of its type	
Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

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The Carlton may be found on further investigation to one of the few surviving relatively intact examples of the early twentieth century holiday hotel in Manly with the ability to assist in interpreting the lifestyle and customs of the period. It may also be found after further investigation to be a rare and distinguished example at a three storey scale of the Federation period Arts and Crafts style of architecture.

3.3.7 CRITERION (G) COMPARATIVE PLACES

An item is important in demonstrating the principal characteristics of a class of NSW's:
Cultural or natural places; or
Cultural or natural environments (State significance); OR
An item is important in demonstrating the principal characteristics of a class of the area's:
Cultural or natural places; or
Cultural or natural environments (local significance).

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Does not represent well the characteristics that make up a significant variation of a type
Is a significant variation to a class of items	
Is a part of a group which collectively illustrates a representative type	
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

The Carlton retains the essential form and fabric of its phases of construction to be a good representative of its type, historic period and architectural style. Together with the Newslead Flats and the two corner buildings at South Steyne (which are identified as heritage items in the Council's Local Environmental Plan) there is a strong sense of place retained in a seaside precinct that records the character of early twentieth century Manly.

3.3.8 EVALUATION OF SIGNIFICANCE

A broader assessment of the significance of the Carlton is provided in the following schedule, which encapsulates the preceding evaluation of significance and introduces an

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Preliminary Heritage Assessment - 27-29 Victoria Parade, Manly - Attachment 1

PRELIMINARY HERITAGE ASSESSMENT 27-29 VICTORIA PARADE, MANLY

assessment of the level of significance. In the NSW Heritage Manual methodology of assessment, an item may be significant for the State or at a local level

Criterion	Level of significance	Degree of significance
a)	Local	High
b)	Local	Not applicable
c)	Local	Moderate
d)	Local	Not known - to be assessed
e)	Local	Moderate
f)	Local	Moderate
g)	Local	Moderate (contributing to a precinct)

3.4 CONCLUSIONS

Based on the foregoing preliminary assessment of significance the following course of action is recommended:

Take steps to provide statutory heritage protection of the Caillon, which is justified by its significance under criteria a), c), e) and g), pending further investigations to determine its values with regard to criteria d) and f).

Eversham does not warrant identification as a heritage item. However there is some research value in its residual original fabric and details to warrant archival recording in accordance with the guidelines of the NSW Heritage Office prior to any approval of further works, development or demolition.

Brian McDonald

Director
HBO + EMTB Heritage Pty Ltd

HBO + EMTB Heritage Pty Ltd
9 December, 2004

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Clive Lucas, Stapleton and Partners Heritage Assessment - 31 Victoria Parade, Manly - Attachment 2

Attachment 2

Clive Lucas, Stapleton & Partners Pty. Ltd.

ARCHITECTS AND HERITAGE CONSULTANTS

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ACN 002 394 189

Newstead

31 Victoria Parade, Manly

HERITAGE ASSESSMENT

Prepared for Manly Council

Issue: 3rd December 2004

Introduction

This report was prepared for Manly Council and gives an assessment of the cultural heritage significance of Newstead.

This report was prepared by Meg Quinlisk and Hector Abrahams of this office, and assisted by Alison Henning, also of this office. Hector Abrahams inspected the place on 18 November 2004. The authors gratefully acknowledge the assistance of Kathie Reith, who provided details from her research on Newstead as part of investigations of the firm Waterhouse & Lake for the 2004 Musman Art Gallery exhibition, *From Nutcote to Elwatan: the art and architecture of BJ Waterhouse*.

This methodology of this report follows the guidelines to the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, and the NSW Heritage Office and Planning NSW's publication, *Heritage Manual* (November 1996, as amended July 2001).

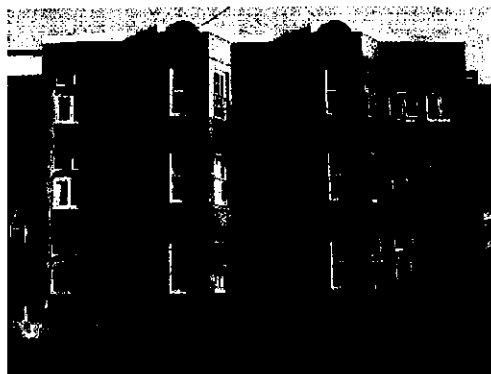


Figure 1: Newstead - south elevation.

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Description

Newstead at 31 Victoria Parade, Manly (SP 11799) is a large three storey block of flats built in 1919 with a fourth-floor to the rear (see Figure 1). The building presents a broad symmetrical facade to Victoria Parade, and is laid out in a plan order typical to the period with two flats per floor accessed by a central common stairway. A seventh flat is located in the fourth floor rear of the building.

The building is constructed dark face cavity brickwork in stretcher bond and English bond at the base. At the sill and head of each window, a string line of moulded brick projects a course. There are flat lintel arches to most windows and freestanding relief arches to the balcony windows, forming a neat brick screen to the balconies. There is a moulded brick parapet coping with semi-circular tops to two full-length projecting bays located on either side of the stair bay. The entrance is made by a proper porch of Sydney sandstone with segmented moulded arch and first floor window sill. 'Newstead Flats' is inscribed in inset bronze lettering above the main entrance (see Figure 2).

Original windows to the projecting bays and central stair bay are double-hung 6 on 6 box frame sashes, clear glazed, with horns. Windows infilling the balconies to either side of the central stair bay include sliding casement windows to the ground floor (c1920s), and awning hung casement windows to the first and second floors (c1950s). Fixed coloured glass to the square openings above the relieving arches are of uncertain date, possibly original.

The only interior able to be inspected was the stair, which is of painted concrete, with black and white matching terrazzo treads and integral Queensland maple balustrade. Walls of the stair hall are face brickwork, except the north-facing walls at ground, first and part of second-storey landings, which have later vertical western red cedar shiplap boards (125mm). The second floor stair hall is plasterboard with steel framed flush fire door. Doors into the individual flats are original high-waisted Queensland maple with a glazed 6-pane upper light. Interior walls of flats appear to be set plaster. All interior finishes in the stair hall are original to the building with the exception of the shiplap boards, tiles to the ground floor, and the second floor plasterboard and fire door, which date to c1977.

Architect

The design of the building is confidently attributed to the architecture firm of Waterhouse & Lake, who designed several dwellings and apartment blocks in Manly, and are recognised as one of the most important architectural practices in Sydney of the earlier 20th century, specialising in residential design. The firm, and in particular the work of its principal, Bertrand James (BJ) Waterhouse, did much to raise the standard of architectural design and practice in Sydney. The practice produced numerous houses noted for their intelligent planning and refinement of detail. Waterhouse is generally regarded as one of the most brilliant domestic architects to emerge in NSW in the decade before WWI, and remained one of the most prominent architects in Sydney for nearly fifty years.

B.J. Waterhouse was greatly involved with the architectural profession, becoming a Life Fellow of the Royal Australian Institute of Architects and President on the Board of Trustees of the National Art Gallery. Waterhouse formed a business partnership with J.W. Hamilton Lake in 1908 and produced homes of outstanding architectural quality. Following the death of Lake in 1924, Waterhouse retained the business name until his retirement in 1958.

As Waterhouse is generally not known for works other than houses, Newstead is a very important design in the oeuvre of his career. Designed relatively early in his career, Newstead is one of Waterhouse's first forays into the design of residential flat buildings. The building is a cleverly conceived work of architecture, remarkably understated but featuring a strong-asserted sandstone entrance porch. The intelligent planning necessitated by the very narrow site results in a deceptively simple plan form which enabled the inclusion of a seventh flat at the back.

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The design is an exercise in chaotic elemental classicism, and its origin draws upon the English mode, exemplified by Sir Edwin Lutyens' design for Nashdom (Taplow, Buckinghamshire) in 1905, with great success. For its time, the building is daringly flat-faced and almost completely undecorated, containing notions of abstraction which would come to define the worldwide modern movement of the following decades. The architectural influence of Newstead is in evidence in the local area at Abbotsleigh (corner of Victoria Parade and East Esplanade, designed 1925 by Buckle & Carfrae).

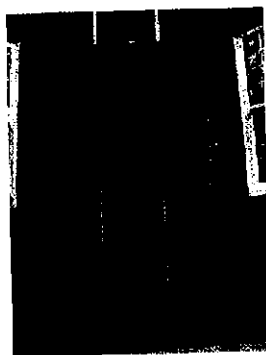


Figure 2: Detail of sandstone entry porch.

Brief History of Newstead¹

Newstead is situated on land originally granted to Gilbert Baker in 1810 and is Lot 13 Sec 5 of the Bassett Darley Estate. Prior to the construction of Newstead, the land formed the rear yard of the Italianate villa, which is extant at 15 South Steyne.

In September 1913, Alice Maude Taylor, wife of Patrick Thomson Taylor, businessman and politician of Mosman, purchased the lot, measuring 34 ¼ perches². Taylor migrated to Sydney around 1881 and soon became director and shareholder of the North Shore Steam Ferry Co., later Sydney Ferries Ltd. Over time he became chairman of a number of companies, including Sydney Ferries Ltd, North Shore Gas Co. Ltd and New South Wales Fresh Food and Ice Co. Ltd, as well as deputy-chairman of the Australian Gas Light Co., and director of the Newcastle and Hunter River Steamship Co., Norwich Union Fire Insurance Society Ltd and Toohay's Ltd. Taylor was one of the original aldermen on Mosman Council (1893-98) and Mayor in 1896. He was elected to the Legislative Council in 1917, and served until his death in 1922³.

The prominent early 20th century Sydney architectural firm, Waterhouse & Lake, were architects for numerous firms with which PT Taylor was a business associate, including Sydney Ferries, NSW Fresh Food & Ice Co., and the Newcastle & Hunter River Steamship Co.. The corresponding timeframe between Taylor's lodging a Building Application for residential flats on Victoria Parade on 23 September 1918 and the firm of Waterhouse & Lake advertising tenders for a block of flats in Victoria

¹ Assistance in the historical research for this report was provided by Kathie Reith.

² This and other references to property exchange are from Certificate of Title Vol 2480 Fol 174, unless otherwise noted.

³ Australian Dictionary of Biography Volume 12 1891-1939, Melbourne: Melbourne University Press, 1990.

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Parade is further indication that the firm were responsible for the design.⁴ Detailed study of the Manly work by Waterhouse & Lake reveal no other possible buildings which could have resulted from the September 1918 call for tenders.

Construction appears to have been delayed, as Waterhouse & Lake advertised additional in January 1919, and on 2 May 1919, they reported that a tender was accepted from builder R.A. Pickersgill.⁵ The block of flats was named after the birthplace of owner and builder Patrick T. Taylor who was born at Newstead, Scotland 1862.⁶

The first listing of Newstead Plats in the Sands Sydney Suburban Directory was in 1920, however individual occupants were not listed until 1921, when PT Taylor is one of the occupants listed. Taylor died the following year, in 1922. Long term residents of Newstead listed in the Sands Sydney Suburban Directory include Mrs A.B. Johnson (1921-1923), S.H. Shepherd (1922-1924), J.G.H. Shipway (1928-1930), Miss M. Synnott, masseuse (1924-1930) and Miss Polsford, masseuse (1924-1927). Numerous other residents occupied the flats more briefly.

At the death of Alice Maude Taylor (née Sayers) in 1941, the property passed to her son Patrick G. Taylor, a distinguished WWI veteran, accomplished aviator, and contemporary of Charles Kingsford Smith. PG Taylor completed the first Australia-United States of America flight in 1934 and the first flight across the Indian Ocean in 1939. He was chairman of the family firm PT Taylor Pty Ltd (founded in 1910), a director of Trans Oceanic Airways Pty Ltd, and author of eight books on aeronautics. Taylor was knighted in 1954 after serving in WWII. He later settled at Bayview, where he established the Lequat Valley Anglican Preparatory School.⁷

In May 1950, Ethel Birschof, of Manly, purchased the property and the following year sub-divided the land into 3 lots. Birschof sold Lots B and C, containing the house fronting South Steyne, while retaining Newstead, which was situated on Lot A. Upon Birschof's death in 1976, the flats were converted to strata plan.

Significance Assessment

Presently, Newstead is not covered by any statutory or non statutory heritage listings. This includes the Manly Council LEP Heritage Schedule, Conservation Areas, the State Heritage Inventory, and the National Trust of Australia.

The significance of Newstead in light of the documentary and physical research undertaken in preparing this report is as follows:

History

Constructed in 1919, Newstead is a forerunner in Manly's active period of flat building experienced between 1920 and 1939, and exemplifies this type of development as a regional trend. This type of housing was widespread in Sydney as the demand increased in post-WWI years for affordable but well-heeled housing where domestic help was unnecessary. These interwar period flat buildings were

⁴ On the same dates, Waterhouse & Lake also called for tenders for the conversion of two houses at South Steyne into flats, which could relate to the villas at 15 South Steyne. Certainly some of the rear service wing of the house on South Steyne was demolished to make way for Newstead. (Sources: 'Construction: weekly supplement to Building 1908-1920' indexed by Andrew Howell; and 'NSW Contract Reporter 1906-1942' indexed by Kathie Reith; Water Board plan PWD617.1544)

⁵ 'Construction: weekly supplement to Building 1908-1920' indexed by Andrew Howell; and 'NSW Contract Reporter 1906-1942' indexed by Kathie Reith.

⁶ Australian Dictionary of Biography Volume 12 1891-1939, Melbourne: Melbourne University Press, 1990.

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the main building type in Victoria Parade until recent decades, and are still a predominant aspect in reflecting the residential development of central Manly.

Associated People/Organisations

Newstead was owned and built by Alice Maude Taylor, wife of Patrick Thomson Taylor, prominent businessman, former mayor of Mosman, and Member of the Legislative Council. The property's association with the Taylor family continued when Newstead was inherited by Patrick Gordon Taylor, noted aviator.

Newstead is one of four residential flat buildings attributed to Waterhouse & Lake in Manly in the interwar period, which are:

- Wentworth Flats, 20 Wentworth Street (1915) - DEMOLISHED
- Beaumaris Flats, 30 CHIT Street (1918)
- Newstead, 31 Victoria Parade (1919)
- Grecoth, 63-65 Bower Street (1934) (residential building)⁸

Newstead is concluded to be the finest example of the group of identified extant residential flat buildings in Manly. As an outstanding, early, and rare type, Newstead is an exemplar of the work of BJ Waterhouse with some significance at a state level under this criterion. Ongoing research into documentary sources may identify additional residential flat buildings in Manly by the firm.

Aesthetic

Newstead is a stylishly finished, highly refined design by Waterhouse & Lake, one of Sydney's most prominent architecture firms of the early 20th century. Featuring a finely-wrought sandstone entry porch and detailed decorative brickwork, the building is a very smart apartment building designed to appeal to the professional class. The building has additional aesthetic significance as a distinctive work in the career of a major architect, whose output was very influential, although not large. Architecturally, and on the basis of external inspection only, it is among the best apartment blocks in Manly.

Streetscape

Newstead is a prominent building in one of Manly's finest early 20th century streetscapes (see Figure 3). Although only one pre-WWII building survives on the south side of the street between South Steyne and Darley Road (the Manly Lodge at 22 Victoria Parade), the north side of the same segment of Victoria Parade features a consistent suite of earlier 20th century buildings, of which Newstead is a key building in its form and dominance of the intersection at South Steyne.⁹

Current Community Esteem

Although the building is not currently listed, the esteem with which the local community hold the Victoria Parade streetscape is well documented by Heritage Committee requests to assess the streetscape in the past.

⁸ Cashman, Katrina, and Zony Edwards, eds., 2004, *From Natives to Khwatsan: The Art and Architecture of BJ Waterhouse (exhibition catalogue)*, Mosman: Mosman Art Gallery.

⁹ It is noted that a Development Application may be pending for the buildings adjacent to Newstead, at 27-29 Victoria Parade. Demolition or alteration of 27-29 Victoria Parade may have an impact on the heritage values of the streetscape; however, the significance of Newstead itself would not be diminished.

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Figure 3: Newstead viewed from south-west showing streetscape of the north side of Victoria Parade. Newstead is to the right of the image.

Research Potential/Archaeology

As Newstead is not situated within an identified archaeological zone, it is expected to have minimal research potential at this stage. The place does not contain information about 20th century building techniques that could not be researched elsewhere.

Integrity/Intactness

Although the interiors of the individual units were not inspected in the preparation of this report, it is believed that they are largely intact. Externally, the building retains a high degree of integrity and intactness.

Rarity/Representativeness

Newstead is a very good example of the architecture of the firm Waterhouse & Lake. As several flat buildings designed by the firm have been demolished, Newstead retains a degree of rarity in this regard.

As a representative example of interwar residential flat buildings in Manly, Newstead is of high significance because of its intactness, aesthetic value, and association with a prominent architectural firm. A comparative list of other extant flat buildings in Manly shows, given below, shows the lack of representative examples of the period and type.

Residential Flats Built in Manly 1918 - 1930			
Name	Address	Date	Whether listed as Heritage Item by Manly LEP and Statement of Significance ¹⁰
Mandalay (originally Tamai Flats)	2 Addison Rd	1914	Listed: "Large distinctive Federation Arts and Crafts style building in a landmark location."
Borembill	129 Bower St	1929-1930	Listed: "Landmark residential flat building"

¹⁰ Statements of Significance are quoted from the Manly Heritage Study Review and Database Listing, 1999 (Kemp/McArthur).

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			which terminates the vista at the southern end of Manly Ocean Beach. A prominent and finely detailed example of the Inter War Free Classical style on a large scale."
Hilder Lea / Montreux	7 Commonwealth Pde / 7 The Crescent	c1913	Listed: "The Hilder Lea is one of the earliest high rise apartment buildings built in Sydney (the Manly district). The building is a good example of the 'Chicagoesque' style architecture."
	217 Condamine St, Balgowlah	c1920s Inter War Art Deco	Listed: "The building represents a fine example of Inter War Art Deco style of flat. The flat is one of a group of flats: No's 217, 219, 221, 223, 225 Condamine Street."
	6, 8 West Promenade	c1920s	Listed: "Significance in terms of building mass and scale but major significance as a backdrop to Gilbert Park."
Kalos	49 Wood St	c1920s Inter War Georgian Revival	Listed: "Listed as a representative Inter War Georgian Revival style flat building."
	124-130 Addison Rd	c 1930	Not listed
Winchelea	30 Ashburner St	1922	Not listed
Valentia	33 Ashburner St	1918	Not listed
	41, 43 Ashburner St	c 1920	Not listed
Ocean House	77-78 Ocean St	1915	Not listed
Cordova	35 Pacific St	c 1930	Not listed
Kylemore	Pine St	1920s	Not listed
Dungowan	7 South Steyne	1919	Not listed
De Ville	11 Victoria Pde	c 1920s	Not listed
Winslow Flats	16 Victoria Parade	1920	Not listed
Strathmore Flats	18-20 Victoria Parade	c. 1921	Not listed
Abbeylea Flats	Cnr of Victoria Parade and East Esplanade	1925	Not listed
Canbrook	NE Corner of Wentworth St and South Steyne	1924?	Not listed
	93-94 West Esplanade	c. 1917	Not listed

It is clear from the statements of significance given for residential flat buildings listed on Manly's LEP that previous heritage studies have generally overlooked the smaller-scale interwar flat buildings as a type, with only one example, Kalos, identified as a representative type.

Newstead is a very fine representative example of the interwar free classical style which is of a standard of refinement similar to that of Hornsby; however, Newstead's planning is of the more typical 3-storey walk-up form of the early 1920s, at a time before lifts came into widespread use.

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Summary Statement of Significance

A summary of the above assessment is as follows:

Built in 1919 for the prominent businessman Patrick Thomson Taylor, MLC, and his wife, Alice, Newstead is of high local cultural significance as a sophisticated and well-executed block of seven flats. Newstead is highly significant (possibly on a state level) as an example of the architecture of one of Sydney's most important 20th century architectural practices, Waterhouse & Lake. Newstead is a very good, representative example of Sydney's interwar period flat-building boom, in which Manly was a forerunner. A key building in the local streetscape, Newstead is of high local aesthetic significance.

Recommendations

On the basis of the physical and documentary investigation carried out for the purposes of this report, it is concluded that Newstead is of high local significance, and merits listing on Manly Council's schedule of heritage items.

Some scope for updating the building is apparent from external inspection. Options which immediately present themselves are:

- Vertical additions of whole floors, repeating the same design as that established by lower floors (lift shaft could occupy back stairwell)
- Re-opening the balconies.

Hector Abrahams
Clive Lucas, Stapleton & Partners Pty. Ltd.
Architects and Heritage Consultants

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TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Corporate Planning and Strategy Division Report No. 70
SUBJECT: Manly Futures Forum 2005 - Progress Report
FILE NO:

SUMMARY

The Manly Futures Forum Steering Committee was established in May 2004 to work towards development of a clear strategic direction for the future of Manly. As part of this process it is proposed to embark on a comprehensive community engagement.

This will be based on a community survey and a visioning workshop.

This report summarises the key elements of the community engagement program.

REPORT

Background

The current community visioning initiative follows two previous visioning exercises.

In 1992, a 2 day seminar was conducted at Manly Council to discuss the future of Manly. The result was documented in "Meeting the challenges... future inspirations for your community".

In 1994, a one day futures forum was held at the School of Artillery and resulted in "Shaping Manly's Future... towards a new vision". The outcomes of both exercises provided Council with valuable information for the later development of policies and strategies.

In May 2004, Council established the Manly Futures Forum Steering Committee to develop a "clear strategic direction for the future of Manly". The Committee decided that a visioning exercise be undertaken to identify current community expectation.

Since August, the Manly Future Forum Committee has been meeting monthly to determine the objectives of the visioning exercise and the appropriate methodology for the community engagement program.

Community Engagement Program

The key components of the community engagement program are:

- A survey to be carried out within the Manly community;
- Following the survey, a visioning forum to be held with local community representatives to map out their vision of the future of Manly;
- A final report will be prepared that documents the outcomes of the above two exercises and expresses the Vision of Manly.

It was anticipated that the outcome of the community engagement program will be a series of Vision statements, articulated in the participants' language, that illustrate the future of Manly. The vision will inform Council's corporate plans as well as provide input for Strategies prepared by other agencies (eg. the Metro Strategy). It can also be used as the benchmark to measure the success of Council's policies and projects.

Step 1 - Community Survey

The main objective of the survey is to find out the values of residents about Manly as it is at present and Manly of tomorrow (short and longer term future).

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Letter from Graham Brooks and Associates - Attachment 2

Attachment 2



GRAHAM BROOKS
AND ASSOCIATES
ARCHITECTS
PLANNERS AND
HERITAGE
CONSULTANTS

29 Victoria Parade Manly Objection
18 April 2005

The General Manager
Manly Municipal Council
1 Belgrave Street
MANLY NSW 2095
Attn: Mr Greg Paine

Dear Sir

29 Victoria Parade, Manly Objection to Potential LEP Heritage Listing

This letter presents a formal Objection to a possible LEP heritage listing of the property known as the "Carlton Hotel" at 29 Victoria Parade, Manly. The Objection has been prepared by Graham Brooks and Associates, Heritage Consultants, on behalf Mr Gilgor Petrovski, represented by Licardy, Harris and Company, Lawyers.

It responds to the resolution of Council at its meeting on 20th December 2004, when it considered a report from the Officers on the potential heritage merit of a number of properties in Victoria Parade. At that meeting Council resolved:

That the report be deferred pending the (Manly Council) Heritage Committee and owners of the properties being notified of the proposed heritage listing of these properties.

In subsequent correspondence and telephone discussions Mr Paine has indicated that Council has given the owner, or his representatives, an opportunity to review the heritage assessment contained in the report that was presented to Council and to respond to a possible resolution by Council for heritage listing. We understand therefore that this Objection will be presented to Council to further their consideration of the matter.

On the basis of our earlier research and following a review of the heritage assessment report presented to Council at its December meeting, we firmly maintain our original opinion that the building does not have sufficient heritage importance in Manly to warrant LEP listing. Furthermore, if the building were to be listed, Council would be imposing a future for the building based entirely on its long redundant past history. This is a direction that is totally unsustainable and unrealistic within the contemporary life of Manly.

We also understand that on the basis of the report to Council, there is no current proposal to proceed with the heritage listing of the property at 27 Victoria Parade, known as "Eversham House".

Background Documentation

The heritage assessment that was presented to Council was prepared by Mr Brian McDonald of HBO+EMTB Heritage Pty Ltd. In his report Mr McDonald acknowledged that he had been unable to undertake any additional documentary research in the time allocated for the project, but that he had inspected the building and the locality. Mr McDonald's report was therefore based on the documentary information contained in the *Heritage Impact Assessment* report for 27-29 Victoria Parade, Manly, prepared by Graham Brooks and Associates, in May 2003.

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29 Victoria Parade, Manly
Objection to Potential LEP Heritage Listing

Review of Mr McDonald's Heritage Assessment

Given the time available to him, Mr McDonald concentrated his report on the preparation of an assessment of heritage significance, using the accepted NSW Heritage Office evaluation methodology. In so doing he reworked the significance assessment contained in the GBA *Heritage Impact Assessment* report. He concluded that 27 Victoria Parade had insufficient significance to warrant listing but that 29 Victoria Parade did have sufficient merit.

We believe that Mr McDonald's methodology for his assessment of significance and therefore his conclusions were flawed. In particular he ascribes far more historical significance (criterion (a)), to No. 29 than he does to No. 27. The reason for this attribution is based largely on his perception of the relative degree of surviving architectural integrity of the two properties. He believes that No. 27 has been altered to such a degree that it has lost its historical significance, while No. 29, in his opinion, has retained more of its integrity and is therefore of "high" historical significance. This is not a valid approach to the assessment of historical significance. The degree of surviving early integrity is totally irrelevant in this regard. In fact the two properties had a closely linked history being jointly owned for many decades and operated as a combined accommodation entity.

The NSW Heritage Office evaluation criterion for Historical or Evolutional Significance establishes the following test:

An item is important in the course or pattern of the local area's cultural or natural history.

The critical test here is "important". Is it important in relation to a significant activity or historical phase?

The historical research undertaken by Graham Brooks and Associates indicates that the original Eversham House (1886) and the original Carlton Hotel (1911) were both related to the progressive development of Manly as a beachside holiday centre. Subsequent changes and alterations to the fabric of the two buildings responded to contemporary accommodation standards or fire upgrade requirements. The eventual closure of the hotel operation in the two buildings and their conversion to boarding house style accommodation reflects changing demands for holiday accommodation and the challenges faced by Manly in the post war decades as travel to more distant holiday destinations became easier and more affordable.

The historical development of the two buildings is thus closely linked but of no particular historical importance to Manly. The buildings were just two of many erected in the late 19th and early 20th century in the central areas of Manly and along the beach-front. They have a broad association with this historical trend but demonstrate no particular importance to that historical process. For Mr McDonald to ascribe a "high" rating for the Carlton and a "low" rating for Eversham indicates that he has not been at all rigorous in his assessment of the significance of the subject buildings.

If Mr McDonald wanted to understand the role played by surviving integrity in the assessment of significance he should have done so under criterion (c).

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.

The May 2003 *Heritage Impact Assessment* made the following assessment under this criterion:

Neither building demonstrates a high or rare degree of aesthetic, technical or creative achievement, and many structures may be identified in the vicinity that possess similar architectural styles and greater integrity of fabric. The extensive changes made to both subject buildings has compromised their validity and thus excluded them from consideration in this category.

ATTACHMENT 2

Corporate Planning and Strategy Division Report No. 26

Victoria Parade, Manly - Numbers 29 and 31 - Application for Separate Interim Heritage Orders and Listing as Heritage Items in the Manly LEP 1988

Letter from Graham Brooks and Associates - Attachment 2

29 Victoria Parade, Manly
Objection to Potential LEP Heritage Listing

In his summary table of significance for the two buildings Mr McDonald makes the following comparison:

Criterion	Level of Significance	Degree of Significance Eversham House	Degree of Significance Carlton Hotel
a)	Local	Low	High
b)	Local	Not Applicable	Not Applicable
c)	Local	Not Applicable	Moderate
d)	Local	Not Applicable	Not Known – to be assessed
e)	Local	Not Applicable	Moderate
f)	Local	Not Applicable	Moderate
g)	Local *	Not Applicable	Moderate (contributing to a precinct)

Note that for Eversham House Mr McDonald nominated criterion (g) as of state level. The reason for this classification is not contained in his report.

On this basis, and remembering that the Heritage Listing criteria set standards such as "Important", "Strong" and "Special" for the assessed characteristics, the only reason advanced by Mr McDonald for the LEP heritage listing of No. 29 is its "high" historical significance. This judgement has been shown to be poorly founded as an assessment outcome.

On all other criteria Mr McDonald rates the two buildings as either "Moderate", "Not Known" or "Not Applicable". None of these outcomes would justify heritage listing. We do not believe that a comparative study of other buildings in Manly will generate a reappraisal of the level of significance noted under criteria (f) or (g).

We therefore return to the conclusions contained in the May 2003 *Heritage Impact Assessment* report, which contained the following commentary on the heritage significance of No. 27.

The Carlton is a representative example of a c1900 residential chambers. Albeit considerably altered, the façade retains planning and detailing which demonstrates basic architectural features of the period. The site has some historical significance for its social status at the time and its associations with the accelerated development of Manly in the Edwardian era. Public awareness of the building once centred on its former status as a high quality establishment, but its decline since the 1940s has meant few social associations remaining with the building. Aside from some aesthetic value placed on the façade, and for its historic pattern of subdivision, the building is not of significance to the Manly community.

We maintain the view that we thoroughly researched and developed during the preparation of the May 2003 *Heritage Impact Assessment* report. The buildings at No. 27 and 29 Victoria Parade do not qualify for heritage listing in the Manly LEP. Accordingly we reject the opinion of Mr McDonald, which he was required to formulate in a matter of days, that there is sufficient historical significance in No. 29, based on his judgement of its surviving aesthetic and architectural integrity.

Impact of Listing

Heritage listing in the Manly LEP will condemn the building to an uncertain future. It cannot provide a contemporary standard of holiday accommodation and now provides such a low level of residential accommodation facilities that it is no longer relevant in the local market place. The extent to which the building has been altered and upgraded over the years, both in the main public areas and the upper level accommodation is indicative of the minimum scope of any future upgrading. It would be more likely that a major internal reworking of the place would be necessary, reducing the number of rooms by combining adjoining rooms to create larger spaces with associated on-suite bathrooms.

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Accordingly if the building is to be upgraded to contemporary standards, there will need to be massive intervention into the fabric, as well as the spatial and functional layout. Any intervention of the extent that would be necessary to upgrade the building or to create modern holiday hotels rooms would normally be considered excessive for a heritage listed building.

Mr McDonald claims in his report that much of the lost or damaged architectural detailing could be recovered and the building returned to a semblance of its early imagery. This is highly unlikely to take place in its own right given the marginal nature of the current accommodation.

Mr McDonald also notes that the fundamental significance of the building is its historical importance as traditional holiday flats. If the building was LEP listed it would be reasonable to expect that its conservation should aim to recapture this primary aspect of its significance, an early 20th century building full of small un-serviced rooms designed for holiday makers. As discussed above, this would be impossible without massive intervention into the fabric of a form that would not be readily accepted by Council's heritage advisers.

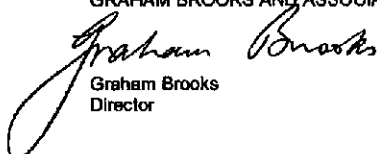
We maintain therefore that not only is LEP heritage listing unwarranted given the low level of importance of the building and the extent of change in the fabric, but that the objectives of heritage listing would be almost impossible to achieve without radically altering the very aspects of the building for which it may have been listed.

Recommendation

We strongly recommend that Council does not proceed with the LEP heritage listing for the property at 29 Victoria Parade, Manly.

Should there be any issues that you would like to discuss in more detail, please do not hesitate to contact the undersigned.

Yours faithfully
GRAHAM BROOKS AND ASSOCIATES PTY LTD



Graham Brooks
Director

TO: Ordinary Meeting - 16 May 2005
REPORT: Human Services and Facilities Unit Report No. 4
SUBJECT: Arts and Craft Market - Sydney Road/Market Lane Renewal of Operators Licence
FILE NO:

SUMMARY

The current Management Operators Licence with Blue Sky Events Pty Ltd for the operation of the Manly Arts And Craft Market expired 6 March 2005.

Blue Sky Events Pty Ltd has been given approval to operate under current conditions till June 2005 whilst the process seeking Expressions of Interest (EOI) has been completed.

This report assesses the Expressions of Interest received and recommends the approval of a new management operators licence to Blue Sky Events Pty Ltd for a further two (2) years as from 01 July 2005 with a one (1) year option.

REPORT

Background:

After an Expression of Interest process was conducted Blue Sky Events is recommended to be the management operator of the Manly Arts and Craft Market as from March 2001.

The Market operates in Sydney Road and Market Lane every weekend and Public Holidays from 9am – 5pm daily.

During this period Blue Sky Events have established the Manly Markets as a welcome experience in the Manly Calender of Events, well received both by the local community and visitors to Manly.

Under the current management agreement Council has received significant income derived annually from the licence fee structure.

Process followed:

Advertisements were placed in the Manly Daily and the Sydney Morning Herald Tuesday 15 March 2005 seeking Expressions of Interest for the management operators licence for the Manly Arts and Craft market for two years with an option of one year. Expressions of interest would be accepted up to 4pm Tuesday 05 April 2005.

As at 4pm Tuesday 06 April 2005 two Expressions of Interest (EOI) had been received from:

- Blue Sky Events Pty Ltd (current operator)
- Fifth Sea Event Communications (to be incorporated)

These two Expressions of Interest were reviewed by a specially convened panel of three (3) Council staff who based the evaluation comparison upon selected criteria detailed within the Expression of Interest documentation. The panel's recommendation was then reviewed by the Divisional Manager Human Services and Facilities who endorsed the panel's recommendation.

Human Services and Facilities Unit Report No. 4 (Cont'd)Blue Sky Events:

Market branded as "The Manly Arts and Craft market".

The submission from Blue Sky Events was professionally presented and provided considerable detail based upon current knowns from the last few years of operation and future planning expectations.

The current management performance by Blue Sky Events has been considered very satisfactory in meeting all conditions of the agreement, including a satisfactory income result.

Blue Sky Events has considerable experience in the operation of Markets.

Fifth Sea Event Communications: (to be incorporated)

Market branded as "The Manly Spirit Artisan market".

Whilst this organisation is involved in event management, it has had no experience in the presentation, management and delivery of Markets. As such no reference can be made to previous performance in managing a market and the agreed outcomes.

Conclusion:

Based upon details provided with the two (2) Expressions of Interest received by Council, it is recommended by the evaluation representatives that the management licence for the Manly Arts and Craft market for a further two years with an option of a further one (1) year be awarded to Blue Sky Events Pty Ltd based upon the following reasons:

- The substantial experience in the management of Markets.
- The proven record and considerable income source from the management of the Manly Arts and Craft market since year 2001.
- The income benefits for Council generated by the proposal.
- The professional and detailed proposal provided to Council.
- The acceptance of the market content and its location by the local community and visitors.
- That a clause be included in the agreement that Council reserves the right to restrict or relocate the Market to another location on a temporary basis without compensation, due to civil works or other unforeseeable interruptions to trade in the area.

RECOMMENDATION

1. That Council support the continuation of the Manly Arts and Craft Market, in Sydney Road and Market Lane, by a licensed management operator, subject to agreed conditions and guidelines.
2. That the Manly Art and Craft Market management operators licence be awarded to Blue Sky Events Pty Ltd for a period of two (2) years as from 01 July 2005 with an option for a further one (1) year.

ATTACHMENTS

AT-1 Expression of Interest Manly Arts and Craft Markets - *CONFIDENTIAL* 1 page(s)
ATTACHMENT - for the information of Councillors
OM160505HSFU_1

***** End of Human Services and Facilities Unit Report No. 4 ***** .