



Agenda

Ordinary Meeting of Manly Council

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

Monday 20 December 2004

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

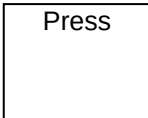
Clr Dr Judy Lambert

Clr Simon Cant

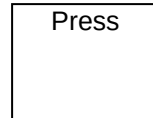
Clr David Murphy

Clr Pat Daley

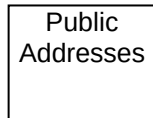
Press



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 of Manly Council - 20 December 2004
REPORT: Notice of Rescission No. 11
SUBJECT: Notice of Rescission LUM Report 87, 17 Adelaide Street, Balgowlah Heights
FILE NO:

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

"That the Council's decision of 6 December 2004 being Land Use Management Committee Item 87 in respect of DA 340/04, for 17 Adelaide Street, Balgowlah Heights be and is hereby rescinded."

The resolution passed on 6 December 2004 was in the terms of:

That Development Application 340/04 for alterations and additions to an existing dwelling house at 17 Adelaide Street, Balgowlah Heights be approved as per drawing No. 2 submitted to Council 6 December 2004 with the following additional conditions:

1. Deletion of the eastern dormer.
2. A further condition be included to delete the western dormer.
3. The front window on the northern elevation on the first floor be designed as a highlight window similar in design to the windows below.

Alternate Motion:

That DA340/04, for 17 Adelaide Street, Balgowlah Heights, with the amendments agreed upon at the site inspection on Monday, December 6, 2004 be consented to.

ATTACHMENTS

There are no attachments for this report.

OM201204NR_1

***** End of Notice of Rescission No. 11 *****

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Notice of Motion No. 54
SUBJECT: "Keeping the Scene Clean" this Summer
FILE NO:

Councillor Norek will move:

That the General Manager be requested to:

1. Carry out Litter blitzes for specific weekends during the summer.
(I.e. 3-5 pm on Saturday and Sunday afternoons.)
2. Investigate special cleaning equipment for the removal of gum from our pavements. (as per attached letter.)
3. Publicise Council's zero tolerance to litter and "No Free" policy through the following promotional avenues:
 - a. Manly Ferry/Jet Cat announcements.
 - b. Life guard loud speaker incorporated into safety messages.
 - c. Manly Daily Mayoral Message.
 - d. Web site promotion.
 - e. Sandwich boards in high volume traffic areas promoting "Keeping the scene Clean."
 - f. Visitor Information Centre.
4. Regulate Alcohol Free zone for Manly and Shelly beach on Christmas day.
5. Provide a cleaning schedule of all toilets in the Manly LGA.
6. Place signage in the Corso and Beachfront to discourage people from feeding pigeons.
7. Investigate the amount of rubbish that ends up on the beach from CBD Businesses and in particular fast foods outlets. Liaise with the Manly Chamber of commerce to look into solutions to make business more accountable to this problem. For example charge an additional levy on those fast-food outlets that are the main perpetrator of rubbish collected on the beach and Corso.

Background

A recent article in the Sydney Morning Herald, titled "Councils cash in on Litterbug Intolerance", said "Litterbugs see themselves as anti-establishment crusaders, but their social protest has boosted local council coffers with \$1.6 Million in fines collected in the last financial year."

A social profile of litterbugs commissioned by the EPA found people have become less tolerant of litter and was more likely to DOB in offenders; a trend that has lead to cleaner streets and waterways and also increased council revenue. Willoughby City Council was the most vigilant, handing out 875 litter infringement notices last financial year according to a breakdown of fines by the EPA.

The manager of Willoughby compliance unit, Mark Taylor, "Council officers and rangers regularly patrolled littering hot spots such as the local mall. We see this as similar to a drink driving campaign, he said. If we can get the public thinking about litter like they think about drink driving we would have a much cleaner natural environment."

The Mayor of South Sydney continued to say "he received more complaints about littering than fines. Unless there is a monetary penalty some people won't get the message". Further in the article it claims, "Research done by the EPA found that more than 80% of NSW residents were in favour of fines but not for environment reasons. The main reason people think littering a problem is that it reveals the nature of people that share their community, the research concluded."

As per last weeks announcement by the media that backpackers would be welcome in Manly on

Notice of Motion No. 54 (Cont'd)

Christmas day. Manly Council must ensure that backpackers are always welcome in Manly, but littering will not be tolerated or using the beach as giant party venue for rubbish to be left on Christmas Day will be met by stringent penalties.

A concerned ratepayer, concerned about the amenity of the Corso and Beach, sent me the following letter:

Dear Mark,

During a recent trip to the UK I was in Paignton, a seaside resort in the South of England. While walking along the main street I observed some council employees with a machine removing chewing gum from the pavement, it was a very simple process which consisted of pointing a small nozzle on the gum and via a chemical process it sucked the gum off the pavement and into the machine, very simple and quick.

I have noted that the Corso and new seafront area is badly defaced with gum and suggest that Council should investigate the purchase of such a unit as our pavements are a disgrace with black gum spots everywhere. The company we used were Gum Fighters UK they hire the machines, they are part of 3G Cleaning UK, Norcutt House, Norcutt Road, Twickenham, Middlesex, ENGLAND, TW2 6SR
Web www.3gcleaning.com

It would appear that they hire the unit but I am sure it would be possible to import such a unit. Please give me your thoughts on this as I have a passion to clean up our footpaths and I am sure our Government will not ban chewing gum

Regards
John

In conclusion, bring Singapore's Policy to Manly.

Manly deserves the same level of cleanliness as the Singaporean Government has been able to achieve.

Manly Council spends millions of dollars per year clearing litter from Manly Beaches and surrounding areas. Council spends a substantial amount of this money cleaning chewing gum from the Corso pavement. Council spends more millions cleaning our local parks and reserves each year. Council should be freed from this horrendous expenditure and the ratepayers' money be made available for the important purposes of maintenance and upgrading our Council infrastructure and even to reducing our rates.

If Singapore can get all the chewing gum off its pavements, if Singapore can have almost no litter at all across the island nation, then Manly can learn a much needed lesson from our northern neighbour.

Manly Beach is an asset worth \$\$\$\$thousands of dollars to our properties. It's in all our best interests to look after our asset for future generations to come.

ATTACHMENTS

There are no attachments for this report.

OM201204NM_1

***** End of Notice of Motion No. 54 *****

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Notice of Motion No. 55
SUBJECT: Tactile Sculpture Relief Map
FILE NO:

Councillor Aird will move:

That Manly Council's Public Art Committee, in consultation with the Access Committee explore the commissioning of a tactile sculpture relief map depicting Manly's coastline and harbour environs, to assist visually impaired persons, and others, to appreciate the character of Manly.

ATTACHMENTS

There are no attachments for this report.

OM201204NM_2

***** End of Notice of Motion No. 55 *****

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Notice of Motion No. 56
SUBJECT: Drainage Pipes along the Ocean Beach
FILE NO:

Councillor Aird will move:

That the General Manager, in conjunction with Sydney Water, undertake a technical review of the operations of drainage pipes that currently discharge into the Ocean Beach, and examine alternative options that are 1. more environmentally sustainable, and 2. address any safety issues.

ATTACHMENTS

There are no attachments for this report.

OM201204NM_3

***** End of Notice of Motion No. 56 *****

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Item For Brief Mention No. 9
SUBJECT: Items for Brief Mention
FILE NO:

1. Reports:

- A. Candidates contesting elections and parties registered in the Local Government Register of political parties endorsing candidates at an election are required to lodge a Declaration of Political Contributions received and Electoral Expenditure Incurred. The Election Funding Authority has provided copies of the Declarations lodged by candidates in connection with the ordinary election of the Mayor and Councillors held on 27 March, 2004. The Declarations are public documents under Section 12(1) of the Local Government Act, 1993. Declarations from three groups were submitted to the Ordinary Meeting of 20 September 2004, a further submission has now been received and is tabled.
- B. Independent Commission Against Corruption (ICAC) document on "Managing Conflicts of Interest in the Public Sector: Guidelines and Toolkit" which are expected to become industry standards throughout Australia. Copies are available on ICAC website www.icac.nsw.gov.au or in hardcopy by completing and faxing the attached order form (Available from Manager Administration) to the ICAC (02) 9264 5364.

2. Minutes Of Meetings:

1. COMMUNITY SAFETY COMMITTEE MINUTES OF MEETING HELD ON 18 NOVEMBER 2004
2. MANLY YOUTH COUNCIL MINUTES OF MEETING HELD ON 16 NOVEMBER 2004
3. THE MANLY SISTER CITIES COMMITTEE MINUTES OF MEETING HELD ON 10 NOVEMBER 2004
4. MANLY VISITOR AND COMMUNITY BOARD COMMITTEE MINUTES OF MEETING HELD ON 11 NOVEMBER 2004

RECOMMENDATION

1. That the items listed in the above Reports be **adopted**.
2. That the recommendations of **Minutes of Meetings, as listed in item 2, being 1-4**, as listed above, be **adopted**.

ATTACHMENTS

There are no attachments for this report.

OM201204IBM_1

***** End of Item For Brief Mention No. 9 *****

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: General Manager's Office Report No. 45
SUBJECT: Smoke Free Zones
FILE NO:

SUMMARY

This report provides an update to Councillors on the implementation of Smoke Free Zones following Council's resolutions of 17 May 2004, 23 August 2004 and 18 October 2004.

REPORT

The Manly Smoke Free Working Party was formed in July 2004 with the aim of preparing for the General Manager, by no later than December 2004, a smoking ban implementation strategy, which included an education campaign, a signage and infringement policy.

Membership of the Working Party comprised of Councillor Peter Macdonald, Mayor, as Chair, Councillor Barbara Aird, the Presidents of the three (3) Surf Life Saving Clubs, two (2) representatives from the Cancer Council NSW, Council's Beach Services Co-ordinator and Manager of Customer Service and Special Projects.

Legal advice was obtained to confirm that under the Local Government Act 1993 (NSW) and the Local Government (General) Regulation 1999, Council has the power to erect notices in "public places" within the local government area of Manly to prohibit smoking.

During September signage utilising the international symbol for no smoking was placed at entrances to all beach areas, at children's playgrounds on Council land and at Council's playfields and sporting grounds. Manly Swim Centre became a smoke free zone and the Jazz Festival held on the long weekend in October was Council's first smoke free event.

Expressions of Interest were called in September 2004 for the development of an awareness campaign and SHOROC joined Council in this process. The Red Partnership was selected by the Working Party as the professional agency to develop a creative strategy to educate residents, visitors and tourists of the northern beaches area about smoke free zones.

The campaign they devised with input from the Working Party, addresses both the health and environmental issues associated with smoking and focuses on the benefits of having smoke free zones in creating cleaner, healthier and happier spaces for people to live and visit. The campaign is aimed at engaging community support for the smoking bans, rather than adopting a heavy handed enforcement type approach as it is envisaged compliance will be largely self-regulated.

The Smoke Free Zones campaign involving Manly, Mosman and Warringah Councils was launched on 1 December 2004. The campaign involves a new Smoke Free Zones logo and two slogans in signage on buses and in ferries, a new website www.smokefreecouncils.com.au, banners, flyers to residents and local businesses.

The awareness campaign will continue in order to educate new residents and visitors to Manly of the bans. Proposed strategies include further signage using the Smoke Free Zone logo, information for residents via citizenship and neighbourhood renewal programs and the incorporation of the logo wherever possible in Council projects and publications.

In August Council contacted a large number of Councils inviting them to join us in promoting a joint Smoke Free campaign, as many had resolved to ban smoking in public space areas in their Councils. Many Councils contacted us to receive updates on the development of our campaign and are watching us with interest. Council will again be approaching all NSW Councils to update them

General Manager's Office Report No. 45 (Cont'd)

on our Smoke Free Zones campaign material, which is suitable for use in all local government areas.

Council has also been invited to make a submission to the Cancer Institute NSW for funding assistance for the development of our Smoke Free Zones campaign as a tobacco reduction and education campaign.

RECOMMENDATION

That the report be received and noted.

ATTACHMENTS

AT-1 Smoke Free Zones Logo 1 page(s)

OM201204GMO_1

***** End of General Manager's Office Report No. 45 *****

General Manager's Office Report No. 45

Smoke Free Zones

Smoke Free Zones Logo



TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: General Manager's Office Report No. 46
SUBJECT: Section 94 Contributions Plan
FILE NO:

SUMMARY

It has been acknowledged by Council that the method used in determining the quantum of contributions to be levied from developers and the approach used for the funding of infrastructure listed in the 1999 Plan had failed to recognize the enormous cost and the value of insitu infrastructure already provided by the investments of successive generations over the past 125 years. As a result of that failure, the 1999 Plan was inherently adverse to the existing population who under the financing structure of the 1999 Plan have been bearing the majority proportion of the capital costs required to realize the programs in listed in its Schedule of Works.

This report provides an update on the Status of the s94 Plan review and discusses the likely level of contributions required of developers under the revised plan.

REPORT

Approach Adopted for the review

Inter-generational Principles

The application of the Intergeneration equity principles must in my view be a fundamental consideration in the preparation of any s94 plan.

This approach is founded on the principle of fairness and equity in the way infrastructure is provided and how infrastructure is subsequently distributed and allocated. The use of this approach necessitates that every generation must not burden another – neither in terms of resource allocation nor in terms of resource consumption. This means that each generation must not only pay its own way, but it must also fully replace the value of any infrastructure they consume that was provided to them by previous generations so that it does not in turn burden the next with the cost of their replacement.

Adequate replacement of infrastructure consumed by each generation does not necessarily mean the replacement of consumed resources with identical assets, but what it does mean is that equivalent resources and assets must be invested in infrastructure to replace ones that have been consumed, and such replacement must be in a form that appropriately meets the social and environmental needs of the present and future generations.

This approach would only be equitable if replacement assets are financed from equity capital and not from debt. Otherwise, all we would be doing is consuming what was given to us by previous generations and burdening future ones for the benefit of the present.

Translating these fundamentals in determining what reasonable quanta are that each population generating development ought to contribute in any established community such as Manly, the review process asked the following questions:

- What is the per capita value of the existing infrastructure that is owned by the present population?
- Would the proposed development occur if that infrastructure was not in existence?

General Manager's Office Report No. 46 (Cont'd)

- What infrastructure would the proposed development consume and how will this consumed asset be valued and charged by the Council?
- Are there externalities and how are they internalized into the cost of the project?

Externality Issues

This is both a moral as much as it is an economic question.

In terms of the former, one can analyse this by its sub-sets; which include but not limited to issues related to: environmental considerations, social equity, intergenerational equity, and social justice.

In terms of the latter, this is inextricably linked to the moral question. That is, when externalities are not internalised by a development, then, that development could only occur at the expense of the community in which it is built. More over, every externality that is not internalised will directly benefit the developer resulting in further diminishing of the utility value of the infrastructure to the community.

Population and Economic Equity

When a new population is introduced into a community, the per capita value of its infrastructure is proportionally diluted by the percentage increase that is involved. In the absence of economic transfer between the groups, such a dilution would be at the sole cost of the existing population.

To address this imbalance, the equitable approach used in the review of the 1999 Plan imposes a cost on the incoming population for the purpose of compensating the existing population for the assets that the incoming population will consume. Using this approach, the maximum quantum of such a compensation would be a function of the per capita value held by the existing population in its insitu infrastructure.

From a consumption point of view; any development that does not adequately compensate the community for the externalities it creates or for its consumption of infrastructure that is provided by previous generations, the development will not only accelerate the consumption of infrastructure and therefore its utility by the existing population, it will also create an additional cost burden on the existing population for new or additional infrastructure that needs to be provided to support the additional population.

In this context, and put simply, if a reasonable contribution is not imposed on population generating development, then the existing population will not only have to pay for the pleasure of having additional people in their community who would demand and compete for the same infrastructure, they will also have to give up or lose access to infrastructure they have already paid for in addition to having to pay for any additional infrastructure that is required to support a larger population.

The Approach

The drafting principles to be used for the revised Plan are:

1. The Plan will recognise the investments already made by the existing population in relation to insitu infrastructure
2. In recognising 1 above, the existing population will be removed from the burden of infrastructure provision contained in the Schedule of Works.

General Manager's Office Report No. 46 (Cont'd)

3. The quantum on per capita contribution under the s94 plan for incoming population will be set at a level up to the investment value each member of the existing population has in the gross asset value of the Council.
4. The burden for the provision of new or embellishment of exiting infrastructure will be fully funded by the contribution received under the plan.

The Revised Plan (Plan)

The Plan is for a planning period of 25 years. It is anticipated that the Plan will be reviewed at every 5 years.

The Plan will take into account the projections for population growth, demographics, and the development potential of the LGA.

The planning model which the Plan is based on assumes the continuation of the present planning controls, including development densities, the location of business, commercial and neighbourhood centres as well as Manly continuing to be an attractive destination for visitors and tourists.

The annual average estimates used in the Plan in respect these factors are as follows:

Population Increase:	331 residents per annum
Increase in Non-resident Workers:	124 per annum
Increase in visitations:	550,000 per annum

Also, as a matter of policy, the plan entrenches the equitable principles and will therefore begin by recognising the value of the existing infrastructure. This will then be used for determining the quantum required from population generating developments as developer contributions under section 94 of the EP&A Act.

In this regard, the 2004 audited estimates for insitu community assets invested by past generations of residents and held by Council on the behalf of the community is \$2.181 Billion, which is reflected as follows:

Community Assets	Value as at 2004 (\$ mil)
Community Facilities	27.16
Structures	23.49
Open space and Recreation Facilities	121.95
Roads and Paths	56.27
Drainage	15.08
Other Infrastructure	31.62
Community Land	1,885.85
Car Parking Stations	19.58
Total Assets	2,181.00

Using the above numbers and population estimates of 2001, the value of the infrastructure assets held by each Manly resident is estimated to be in the order of \$51K. This figure also forms the theoretical upper bound limit for determining developer contributions under the Plan.

The Proposed Plan - Schedule of Works

The Plan proposes to implement a \$125.52 mil works and embellishments program over a 25 year period (subject to changes) but the planning emphasis of the Plan is on the first 15 years.

General Manager's Office Report No. 46 (Cont'd)

The preliminary summary of the schedule is as follows – a copy of the breakdown is attached:

Asset Category	Cost (\$mil)
1 Transport and Parking	7.95
2 Shopping Centres – Beautification	11.60
3 Streetscape and Landscape improvements	12.85
4 Environmental Programs	12.40
5 Recreation and Culture	46.72
6 Community Facilities	8.15
7 Safety and Coastal Hazards	25.85
Total	125.52

Based on the projections used of this report and the cost estimates provided in the Schedule of Works, this report anticipates that the contribution rates under the proposed Plan for population generating developments to be in the order of \$40k for detached dwellings and \$28k for a 2-bedroom semi-detached, townhouse, flat, or apartment.

For Commercial development, the developer contribution rates anticipated a contribution rate of \$23k per 100 sqm of new retail area and \$23k per additional room in tourist accommodation developments (irrespective of type).

For car parking, the Plan anticipated \$27k per car space not otherwise provided on CBD site, and \$20k per deficient space for other shopping centres. It is also proposed that the car parking code be amended to require commercial developments to provide as a minimum 1 car parking space per 40sqm of retail floor area and 1 space per 4 chairs for dining establishments.

RECOMMENDATION

That the report be received and noted.

ATTACHMENTS

AT-1 s94 Plan - Proposed Schedule 3 page(s)

OM201204GMO_2

***** End of General Manager's Office Report No. 46 *****

General Manager's Office Report No. 46
Section 94 Contributions Plan
s94 Plan - Proposed Schedule

s94 Plan - Proposed Schedule of Works for the Period between 2005 to 2030

Location	Description	Cost	Sub Total
1 Traffic and Parking			
Manly CBD Parking	Refurbish Whistler Parking Station	4,000,000	
Little Manly	Traffic Management and calming	250,000	
Fair Bower	Traffic Management and calming	100,000	
Corso	Traffic Management and calming	150,000	
Balgowlah Heights	Traffic Management and calming	350,000	
Balgowlah	Traffic Management and calming	400,000	
Ivanhoe Park	Traffic Management and calming	450,000	
Seaforth	Traffic Management and calming	400,000	
Seaforth North	Traffic Management and calming	350,000	
Fairlight	Traffic Management and calming	350,000	
Clontarf/North Harbour	Traffic Management and calming	400,000	
Ocean Beach	Traffic Management and calming	150,000	
Manly CBD	Traffic Management and calming	600,000	7,950,000
2 Shopping Centres			
Manly- Corso	Shopping Centre Upgrade	7,000,000	
Manly CBD	Shopping Centre Upgrade	1,000,000	
Balgowlah/Balgowlah Heights	Shopping Centre Upgrade	1,500,000	
Seaforth	Shopping Centre Upgrade	1,500,000	
Fairlight	Shopping Centre Upgrade	600,000	11,600,000
3 Streetscape and Landscape			
Pittwater Road	Beautification	2,500,000	
Condamine and BBOD	Gateway Treatment	300,000	
Manly Road	Gateway Treatment	500,000	
Sydney Road - Manly Road to Belgrave	Beautification	3,500,000	
Queenscliff	Neighbour centre	150,000	
Seaforth North	Neighbour centre	150,000	
Balgowlah - Woodland and Condamine	Neighbour centre	350,000	
Balgowlah - Roseberry	Neighbour centre	500,000	
Balgowlah Heights	Neighbour centre	150,000	
North Steyne	Beautification	3,000,000	
South Steyne	Beautification	1,000,000	

General Manager's Office Report No. 46
 Section 94 Contributions Plan
 s94 Plan - Proposed Schedule

2

s94 Plan - Proposed Schedule of Works for the Period between 2005 to 2030

	Location	Description	Cost	Sub Total
	Seaforth and Seaforth North	Footpaths	750,000	12,850,000
4 Environmental				
	Various	Gross Pollutant Traps - Point Sources	2,500,000	
	Manly Lagoon	Environmental Management	5,000,000	
	Various	Wetland and Bio-reactors	750,000	
	N/A - Special Project	Gray Water Reticulation - Ivanhoe Park	350,000	
	Addiscombe Road	Rehabilitation of former Industrial Sites	1,800,000	
	Manly Environment Centre	Permanent Home and Learning Centre	2,000,000	12,400,000
5 Recreation & Cultural				
	Keirle Park and LM Graham Reserve	Embellishments - and Plans of Management	1,600,000	
	Tania Park	Embellishments - and Plans of Management	350,000	
	Seaforth Oval	Embellishments - and Plans of Management	1,500,000	
	Bantry Bay Reserve	Embellishments - and Plans of Management	350,000	
	Scenic Walkway	Embellishments - and Plans of Management	1,200,000	
	Ocean Beach - Queendriff	Embellishments - and Plans of Management	1,500,000	
	Lagoon Park	Embellishments	500,000	
	Regional Cycle Pathways	Cycle facilities	500,000	
	Fairlight	Baths and Pools Embellishment	250,000	
	Fairy Bower	Baths and Pools Embellishment	250,000	
	Ocean Beaches	Surf Pavilions	6,000,000	
	Othe Beaches	Netted Pools and Baths	2,000,000	
	Clontarf Reserve	Embellishments	500,000	
	Sandy Bay Reserve	Embellishments	90,000	
	North Harbour	Embellishments	350,000	
	Shelly Beach	Embellishments	350,000	
	Various	Aboriginal Heritage conservation and management	850,000	
	Fairlight; Manly; Fair Bower	Harbour and Foreshore Accesses Improvements	800,000	
	Aquatic Reserves	Conservation Plan	75,000	
	Little Manly	Open space Requisitions	12,000,000	
	Balgowah - Manly Swim Centre	Indoor Aquatic Leisure Centre	15,000,000	
	Various	Playgrounds	900,000	46,715,000

3

Location	Description	Cost	Sub Total
6 Community Facilities			
Balgowlah	Childcare/Children Centre	1,500,000	
Manly/Balgowlah	Homework/Learning Centre	900,000	
Various	Amenities replacement Program	900,000	
Seaforth	Community Centre - Embellishment	350,000	
Manly	Kapogaroo Street Community Centre - Embellishment	500,000	
Balgowlah	Senior Citizen Centre	1,000,000	
Manly	Town Hall - Refurbishment	3,000,000	8,150,000
7 Safety			
Manly CBD	Security Improvement	850,000	
Coastal Zones	Coastal Hazards Management (seawalls and Hazards)	25,000,000	25,850,000
	Total		125,515,000

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Corporate Services Division Report No. 26
SUBJECT: Report on Council Investment as at 30 November, 2004
FILE NO: A2/12

SUMMARY

Latest accounting statements for the period to 30 November, 2004.

1. Statement showing general fund bank account balance as at 30 November, 2004.
2. Cash investments as at 30 November, 2004.

REPORT

1. Statement Showing General Fund Bank Account Balance as at 30 November, 2004.

Limit of overdraft arranged with bank	\$400,000.00 Dr
Bank Balance as at 30 November, 2004	\$540,993.19 Cr

2. Details of Council Investments Pursuant to the Financial Regulation as at 30 November, 2004.

For the information of Councillors, the following cash investments were held by Council as at 30 November, 2004

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	6.12	1,000,000.00	15,291.75 ⁽²⁾
15/08/02	15/07/07	HSBC	1795	6.12	2,008,481.93	30,583.50 ⁽²⁾
30/07/02	12/12/06	Bendigo Bank	1596	7.42	510,200.00	9,275.00 ⁽³⁾
14/10/02	12/12/06	Bendigo Bank	1520	7.42	504,476.45	9,275.00 ⁽³⁾
08/08/02	08/08/07	Bank of Qld	1826	6.75	1,000,000.00	16,874.99 ⁽⁴⁾
02/09/02	28/09/06	Suncorp Metway	1487	6.75	1,005,210.00	33,750.00 ⁽⁵⁾
23/01/04	23/01/05	Heritage Bld Soc	365	5.69	1,000,000.00	14,229.25 ⁽⁶⁾
12/09/02	31/03/05	Adelaide Bank	931	6.83	506,635.00	8,537.50 ⁽⁷⁾
18/02/03	18/02/08	Macquarie Bank	1826	5.75	1,000,000.00	28,750.00 ⁽⁸⁾
02/04/04	02/04/09	Adelaide Bank	1826	6.37	500,000.00	7,937.49 ⁽⁹⁾
21/05/04	21/05/07	CBA	1095	6.20	719,877.16	44,632.38 ⁽¹⁰⁾
12/10/04	10/01/05	Adelaide Bank	90	5.49	1,000,000.00	13,536.99
12/10/04	10/01/05	Aust Central C/U	90	5.71	1,000,000.00	14,079.45
26/10/04	24/01/05	Aust Central C/U	90	5.72	1,000,000.00	14,104.11
12/10/04	10/01/05	IMB	90	5.56	1,250,000.00	17,136.99
26/10/04	24/10/05	IMB	90	5.56	1,000,000.00	13,709.59
13/10/04	10/01/05	Bank West	89	5.46	2,000,000.00	26,626.85
		IMB	@CALL	5.20	600,000.00	
		CBA	@CALL	5.20	4,025,740.57	
					22,635,624.19	

Interest to 02 February, 2005 only

- (1) Interest to 15 January, 2005 only
- (2) Interest to 12 December, 2004 only
- (3) Interest to 8 February, 2005 only
- (4) Interest to 28 March, 2005 only
- (5) Interest to 23 October, 2004 only
- (6) Interest to 31 December, 2004 only
- (7) Interest to 18 February, 2005 only

Corporate Services Division Report No. 26 (Cont'd)

- (8) Interest to 2 January, 2005 only
(9) Interest to 21 May, 2005 only

Except for (5), (8) 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 - November 2004 [%pa]:	5.85	5.68	5.43

* benchmark is 90day BBSW plus 0.25%pa

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

The Chief Financial Officer has certified that the above investments have been made in accordance with the requirements of the Local Government Act 1993 and Regulations and in accordance with Council's policies.

RECOMMENDATION

1. That the statement of General Fund Bank Account balance as at 30 November, 2004 be received and noted.
2. That details of Council's cash investments as at 30 November, 2004 be received and noted.

ATTACHMENTS

There are no attachments for this report.

OM201204CSD_1

***** End of Corporate Services Division Report No. 26 *****

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
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

Corporate Planning and Strategy Division Report No. 69 (Cont'd)

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)**.

Corporate Planning and Strategy Division Report No. 69 (Cont'd)

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)

Corporate Planning and Strategy Division Report No. 69 (Cont'd)

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 *****

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 69

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

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

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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ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 69

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

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

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 Meldeep 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.

HBO + EMTB Heritage Pty Ltd
9 December, 2004

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ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 69

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

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

PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY

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 irreversible 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

HBO + EMTB Heritage Pty Ltd
9 December, 2004

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ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 69

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

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PRELIMINARY HERITAGE ASSESSMENT 27-29 VICTORIA PARADE, MANLY

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

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PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY

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 Eversham 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.

ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 69 Victoria Parade - Numbers 29 and 31, Manly - Application for Separate Interim Heritage Orders and Listing as Heritage Items in the Manly LEP 1988 Preliminary Heritage Assessment - 27-29 Victoria Parade, Manly - Attachment 1

PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY

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 demonstration 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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PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY

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).

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PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY

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 fretwork 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 studwork or Hebel block 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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PRELIMINARY HERITAGE ASSESSMENT
27-29 VICTORIA PARADE, MANLY

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

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

PRELIMINARY HERITAGE ASSESSMENT 27-29 VICTORIA PARADE, MANLY

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 demonstration 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 Newstead 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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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 Carlton, 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

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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

155 Brougham Street, Kings Cross, Sydney, 2011, Australia
Telephone: 61 (02) 9357 4811 Facsimile: 61 (02) 9357 4603 Email: mailbox@clsparchitects.com
ACN 002 584 189

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 Mosman 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 façade 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 chaste 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 Abbyleix (corner of Victoria Parade and East Esplanade, designed 1925 by Buckle & Carfrae).

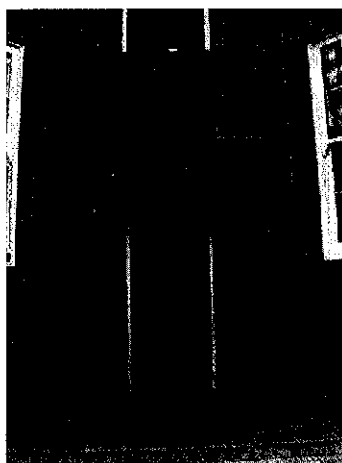


Figure 2: Detail of sandstone entry porch.

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 Toohey'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. Pickersgill⁵. 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 Flats 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 Loquat Valley Anglican Preparatory School.⁷

In May 1950, Ethel Birschel, of Manly, purchased the property and the following year sub-divided the land into 3 lots. Birschel sold Lots B and C, containing the house fronting South Steyne, while retaining Newstead, which was situated on Lot A. Upon Birschel'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-keeled 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 villa 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.

⁷ 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 Cliff Street (1918)
- Newstead, 31 Victoria Parade (1919)
- Grocott, 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 Steyne⁹.

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 Zeny Edwards, eds., 2004, *From Nutcote to Elwatan: 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 1910 – 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."
Borambil	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
Winchelsea	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
Abbeyleix Flats	Cnr of Victoria Parade and East Esplanade	1925	Not listed
Carisbrook	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 Borambil; 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

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).

Corporate Planning and Strategy Division Report No. 70 (Cont'd)

The survey is in an early draft form. The sub-group has been formed to finalise the survey. The first draft is **attached** (Refer attachment). It should be noted that this draft is subject to further review (particularly as to arriving at a format that can give meaningful qualitative and quantitative results).

Step 2 - Visioning Workshop

The Visioning Workshop will be as interactive as possible with participants. The intention is to inspire participants to think about the future without confining their thoughts on the existing legislative, resource and administrative constraints. The anticipated outcomes of the forum are:

- A clear understanding of the community's Vision for Manly.
- A list of themes that reflects what the community wants Manly to be in the long term.
- Establishing goals, objectives and priorities.
- Leading to Action Plans

Step 3 -Manly Futures Forum 2005 – Final Report

The final report will summarise the outcomes of both the survey and the workshop and provide recommendations on the way forward. The final report will also draw together the results of other community consultation programs, eg. My Manly, Sustainability Strategy and Social Plan and synthesise the community's perceptions regarding Manly's future.

Administration

The main driver of the project is the Manly Futures Forum Steering Committee. A project manager will be engaged by Council to facilitate the Visioning Workshop and prepare the final report. The role of the project manager is:

- To assist in developing the draft community survey as prepared by the MFF Committee.
- To review and analyse the results of the community survey.
- To design the methodology of the Visioning Workshop and get sign off from the Committee.
- To facilitate the Visioning Workshop.
- To incorporate outcomes from other community consultation projects and synthesise the community's perceptions of Manly's future.
- To prepare a written final report and other material as needed on the results of the community survey and the visioning workshop.
- To report findings to the MFF Committee on a regular basis.
- To present report to the MFF Committee, Council and the community, if required.

Timeframe

It is expected that the community survey will be launched in February, 2005 and the Visioning Workshop will be carried out in March, 2005, with the final report due in April/May, 2005.

RECOMMENDATION

That Council endorse the process for the Manly Future Visioning Program 2005.

ATTACHMENTS

AT-1 Manly's Future Survey 6 page(s)

OM201204CPSD_2

***** End of Corporate Planning and Strategy Division Report No. 71 *****

Corporate Planning and Strategy Division Report No. 70
 Manly Futures Forum 2005 - Progress Report
 Manly's Future Survey



MANLY'S FUTURE SURVEY

Have your say in Manly's Future

A decade ago Manly Council and the community developed a document called Vision 2000. The document has been used as the guiding framework for all subsequent management strategies. It is now time to determine if the community still recognises the same priorities for future management and to renew or amend that vision.

We wish to hear your views about what you want for the area in the short and long term. This survey is part of the community consultation program that seeks to identify community values and priorities. It will be followed by a Visioning Workshop that seeks to generate further discussion on the community vision of Manly's Future.

By spending 5 minutes in filling in this survey, we have started building a better future for Manly.

1. MANLY TODAY

What are our current values??

- 1a. On a scale of 1 to 5 with 1 indicating "strongly agree" and 5 indicating "strongly disagree", in your opinion, please indicate how well each statement reflects your perception of Manly as it is now.

Then on a scale of 1 to 3 with 1 indicating "positive" and 3 indicating "negative", please rate whether you feel that the statement reflects a positive or a negative aspect of Manly.

	Statement	Rating																
o	Manly is a culturally diverse area with entertainment, restaurants and art facilities	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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o	Manly is a place that offers good employment opportunities	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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o	People in Manly are environmentally conscience in their daily activities – by recycling, conserving water and energy, and reducing car usage.	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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o	Manly is a major tourism spot in Sydney.	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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o	Manly is a compact and well serviced urban living environment where all daily needs are within walking distance.	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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o	Manly is an area that protects its heritage values.	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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o	Manly contains vibrant neighbourhoods where people socialise and meet other people and people feel a sense of belonging to their community	<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> <table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td></td><td></td><td></td></tr></table>	1	2	3	4	5						1	2	3			
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ATTACHMENT 1

Corporate Planning and Strategy Division Report No. 70 Manly Futures Forum 2005 - Progress Report Manly's Future Survey

- Manly has a safe and healthy living environment where crime rate is low, houses are affordable and community facilities are available to all age groups.

1	2	3	4	5

1	2	3

- Manly is an area with natural bushland and waterways valued by the community.

1	2	3	4	5

1	2	3

- Others (please specify)

1	2	3	4	5

1	2	3

1b. What are the 3 aspects you most value about living or working in Manly now?

1c. What are the 3 things you most dislike about Manly now?

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Manly's Future Survey

2. MANLY TOMORROW**What needs to be changed, What needs to be maintained??**

- 2a. For a better Manly of Tomorrow, what are the aspects that should be maintained and what are the aspects where you want to see some changes? (Please tick as many as you think fit)

	Maintain	Change
The character of the built environment.		
The range of housing choice, including size, type of dwelling, number of bedrooms, costs and locations.		
The effect of tourism in local residents,		
The diversity of employment and investment opportunities.		
The quantity and quality of shops, restaurants and bars.		
The quantity and quality of open space and recreational facilities, eg. parks, sport venues, sporting fields, swimming pools, and bicycle tracks.		

ATTACHMENT 1

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The number of cultural venues – including cafes, cinemas, museums and amphitheatres.		
The quality of our waterways, bushland, air, vegetation and beaches.		
The opportunities to recycle, conserve water and energy and reduce car usage.		
The Aboriginal, Natural Resource and Architectural heritage.		
Traffic conditions, including safety, amount of cars, parking spaces.		
The efficiency and safety of public transport.		

2b. Now for each aspect which you indicated that changes are required, please state in the above table the key changes you would like to see happen in Manly.

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3. DEMOGRAPHIC

3a. How old are you?

- | | |
|----------------------------------|----------------------------------|
| ☐ 18 - 24 | ☐ 25 - 34 |
| ☐ 35 - 44 | ☐ 45 - 54 |
| ☐ 55 - 65 | ☐ 65 + |
| ☐ Refuse | |

3b. Are you

- | | |
|-------------------------------|---------------------------------|
| ☐ Male | ☐ Female |
|-------------------------------|---------------------------------|

3c. Which precinct do you belong to?

- | | |
|---------------------------------------|--|
| ☐ Fairlight | ☐ Seaforth |
| ☐ Fairy Bower | ☐ The Corso |
| ☐ Ivanhoe Park | ☐ Clontarf |
| ☐ Little Manly | ☐ North Harbour |
| ☐ Balgowlah | ☐ Balgowlah Heights |
| ☐ Ocean Beach | ☐ Seaforth North |
| ☐ Not sure | |

3d. How would you describe your household? (tick one only)

- | | |
|--|--|
| ☐ Young single person living alone | ☐ Family mainly school children |
| ☐ Peer group flatting together | ☐ Family mainly adult children |
| ☐ Young couple with no children | ☐ Older couple / single person |
| ☐ Family mainly pre-school children | ☐ Refuse / Other |

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3e. Are you currently

- | | |
|---|--|
| ☐ In full-time employment | ☐ In part-time employment |
| ☐ Home duties / voluntary work | ☐ Full time student |
| ☐ Unemployed | ☐ Retired |
| ☐ Refuse | |

3f. Which of the following best describe the dwelling in which you live in?

- | | |
|--|----------------------------------|
| ☐ Own home outright | ☐ Renting |
| ☐ Currently have a mortgage | ☐ Refuse |

3g. What is your postcode? _____

Thank you ...

for taking the time to finish this survey.

Please return the completed survey to one of the following drop-off points in the area:

Manly Council Chambers 1 Belgrave Street, Manly NSW 2095
Manly Library Market Place, Manly NSW 2095
Manly Community Centre 12 Wentworth Street, Manly NSW 2095
Manly Youth Council Kangaroo Street, Manly NSW 2095

Alternatively you can complete this survey on-line: www.manly.nsw.gov.au or simply mail the filled out survey to the address below.

Manly Council
PO Box 82
Manly NSW 1655

TO: Ordinary Meeting of Manly Council - 20 December 2004
REPORT: Human Services and Facilities Unit Report No. 8
SUBJECT: Re-establishment of the Alcohol Free Zone
FILE NO:

SUMMARY

This report details a proposal to re-establish and extend the existing alcohol free zone to include the public roads of Ashburner Street, North Steyne, Steinton Street and Pittwater Road

REPORT

On 8th December 2001 an Alcohol Free Zone (AFZ) was re-established in Manly, the original AFZ was established in September 1996. The AFZ of 8th December 2001, expired on the 7th December 2004. The previous zone bounded the public roads of Wentworth Street, parts of North and South Steyne, part of Raglan Street, Belgrave Street and part of East Esplanade.(see attachment "A")

Impact of AFZ

The AFZ has a positive impact on limiting alcohol related crime in the CBD particularly during times when there are large crowds visiting Manly for reasons other than an organised event for example Christmas Day and New Years Eve. Most importantly it gives Police the power to act on street drinking before problems occur. The zone is an important component of the Crime Prevention Plan in terms of addressing anti-social behaviour and alcohol related violence in the CBD. The success of the AFZ continues to be dependent on the management of the area by Police and the use of their discretionary powers in limiting street drinking.

The AFZ does not apply to those areas where a Liquor License and/or a Council Licence applies. It does not relate to licensed premises that are within the zone. It relates to the roads paths and footpaths. Under S632 of the Local Government Act 1993 Council can also act to prohibit alcohol consumption in parks and reserves. As such and to ensure the ability to control the consumption of alcohol on public reserves Council is requested to resolve to erect signs that prohibit the consumption of alcohol on the Ocean Beach Promenade down to the high water mark from South Steyne to Queenscliff and also on East and West Esplanade reserves.

Extension of the AFZ

Following consultation with the Manly Safety Committee which includes Police and Precinct representatives it was agreed that the AFZ should be extended to cover more of the Manly "flat" area. Council is now requested to adopt the newly extended AFZ for a further three year period. This agreement will take effect 7 days after the public have been formally notified and once affected roads have adequate signage. The placement of the signage will be done in consultation with Police. The process will be as follows.

1. Notify the public via local newspaper notice planned for inclusion 22nd December 04
2. Upgrade current signage and roll out new signage

Signage

As noted the implementation of the AFZ will include the placement and upgrading of appropriate signage. Ministerial Guidelines state;

- that an AFZ operates only so long as signs are erected at the outer limits of the zone,
- that signs are erected at the sites of specific trouble spots and at suitable intervals within the zone.

Human Services and Facilities Unit Report No. 8 (Cont'd)

The signage must be conspicuous and state that the drinking of alcohol is prohibited in the zones and specifying the period of operation of the zone.

Consultation Process

The consultation process has been completed in accordance with the Local Government Act 1993 and included the publishing of a notice of the proposed AFZ in the local newspaper inviting representations or objections within 14 days. This notice appeared in the Manly Daily on Saturday 6th November 2004 and formed part of the Manly Council News. A map reflecting the proposed extended area was also placed on Council's website.

- No representations were received.

The Police actively support the proposed AFZ as do the Manly Liquor Licensing Accord which includes representatives of all main hotels and clubs. Therefore the following recommendations are proposed:-

RECOMMENDATION**A.**

1. That Council resolve to adopt the re-establishment and recommended extension of the Alcohol Free Zone in the Manly CBD on public roads, parts of public roads and public car parks bounded by North Steyne and South Steyne, Ashburner Street, East Esplanade, Belgrave Street, Pittwater Road and Steinton Street for a period of three years to take effect 7 days after the public notification planned for the 22nd December 2004 - i.e.. 28th December 2004 – 28th December 2007.
2. That the Alcohol Free Zone not apply to any premises that are the subject of an outdoor eating area approval issued by Council within the hours specified by an approved license where such license permits the consumption of alcohol.
3. That Council place appropriate signs as required by Ministerial Guidelines and in consultation with Police.
4. That Council actively promote awareness of the Alcohol Free Zone.

B.

That Council under S632 of the Local Government Act 1993 resolve to erect necessary signage prohibiting the consumption of alcohol on the Ocean Beachfront and Promenade down to the high water mark from South Steyne to Queenscliff and East and West Esplanade Reserves.

ATTACHMENTS

AT-1 Alcohol Free Zones in Manly CBD 1 page(s)

OM201204HSFU_1

***** End of Human Services and Facilities Unit Report No. 13 *****

ATTACHMENT 1

Human Services and Facilities Unit Report No. 8 Re-establishment of the Alcohol Free Zone Alcohol Free Zones in Manly CBD

