

# MANLY COMMUNITY FORUM

A community led monthly newsletter for Manly residents

October 2024

## Little Manly Masterplan comes to fruition

In October 2024, almost 12 years after Manly Council's controversial acquisition of 40 Stuart Street, the demolition and return of this property to open space has finally been realized. The journey began on 11 October 2012, when the Council purchased the beachside house at Little Manly for \$4.225 million, following a long-running debate over the merit of the acquisition. The Council's decision was met with mixed reactions, but its vision to provide more public access to Little Manly Reserve has now come to fruition.

The demolition of the house at 40 Stuart Street marks a significant milestone for local residents, with 370 square meters being returned to the community as part of the Little Manly Beach Reserve. This effort aligns with the community's goal for Council to enhance public spaces and preserve the natural beauty of the area.

However, this transformation has not come without controversy and challenges. The purchase of 40 Stuart Street was heavily criticised at the time due to its financial implications. In 2013, it was revealed that the acquisition had placed a significant financial burden on ratepayers, with the Council needing to allocate half a million dollars annually for the next decade to cover the cost. To alleviate this strain, the Council explored the sale of nearby properties, 34 and 36 Stuart Street which were deemed to be attractive to the market. The Mayor at the time felt the need to manage the financial burden and maintain a balance between public access and heritage preservation. The proposal was defeated through community pressure and the properties remain in public ownership.

34 Stuart Street, a heritage-listed property known for its Federation Queen Anne style architecture, remains protected, and 36 Stuart Street which was purchased by the Council in 1998 was demolished in 2014 to extend the dinghy and boat storage area.

The history of the Stuart Street properties is deeply intertwined with the development of Little Manly Beach. From the creation of the public reserve in the 1940s to zoning changes in the 1980s and 2000s. The return of 40 Stuart Street to open space is the latest chapter in this evolving story, ensuring that future generations can enjoy the natural beauty of Little Manly Beach Reserve.

## AGENDA

- Council election results
- Council updates
- Darley Road Gateway update

## NEXT MEETING

**MONDAY 21 October 2024  
7PM MANLY YACHT CLUB**

editor: Cathy Griffin

[secretary@manlycommunityforum.com](mailto:secretary@manlycommunityforum.com)

## Little Manly Beach Masterplan cont...

As we reflect on this decades-long journey, the restoration of open space at Little Manly serves as a reminder of the importance of preserving public land for the benefit of the community. We thank those who persisted in ensuring the Council's commitment to this vision which has transformed an oft debated acquisition into a win for local residents and visitors alike.

We now await the outcome of the EOIs for the final piece of the Plan at 34 Stuart St.



**OUR NEXT MEETING IS ON MONDAY 21 OCT AT 7PM AT THE MANLY YACHT CLUB**

# The D/A is now available for submissions on the new Pub and Mircobrewery at Manly Wharf

A development application (DA2024/1249) has been submitted for a proposed pub and microbrewery at Manly Wharf.

This is a 'Nominated Integrated Development,' requiring approval from Heritage NSW and the public exhibition period for submissions is open from 4 October to 1 November 2024. Residents along East and West Esplanade, as well as nearby apartments, have been notified. Everyone else can check out details of the DA 2024/1249 on the Northern Beaches Council website. The Statement of Environment Effects outlines the plans.

The proposed changes to the Wharf involve converting the 1,429m<sup>2</sup> tenancy (formerly the Aldi retail space) into a pub and microbrewery, complete with dining areas, live performance spaces, and new public facilities.

Manly Wharf is a significant heritage site under the Heritage Act 1977 and the State Environmental Planning Policy (Biodiversity and Conservation). Its iconic architecture ties to Sydney's maritime history, and the alterations aim to respect and enhance the area's cultural significance.

According to the DA the key features of the development are;

- Conversion of the vacant retail space into a pub and microbrewery with dining facilities.
- Demolition of existing office spaces and toilets, followed by new interior fit-outs including bars, a kitchen, and new public toilets.
- Changed internal connections to the Manly Wharf Hotel for ease of access.
- the introduction of intermittent weekend markets, four times a year.
- **The public toilets will be relocated from the basement to the ground level for better accessibility.**
- Generally Improved Amenities for the Community.

All proposed building alterations are within the interior of Manly Wharf, except the reconfiguration of an existing external stair and a new main entry to the premises. There are no proposed changes to Manly Wharf's existing floor levels, nor its structure below water level.

This development also aims to enhance the wharf area with the addition of family-friendly facilities like an outdoor children's play area, improved kitchen services, and upgraded safety features around the wharf



## Operation details for the Wharf

- Operating hours will mirror those of the Manly Wharf Hotel: 7am to midnight, Monday to Wednesday and Sunday; and 7am to 1am, Thursday to Saturday.
- The pub will have a capacity of 700 patrons with 20 staff employed on-site.
- There will be no additional car parking, but access to public and active transport options remains the focus for both patrons and staff.
- To maintain the wharf's environmental and safety standards, comprehensive cleaning and security measures will be implemented, along with 24/7 security and a proactive approach to public amenity management. A 24 hour roster of cleaning services across all parts of Manly Wharf will be implemented under the new management.

### Your Say

Community members are encouraged to submit their thoughts or objections before the 1 November 2024 deadline. Objections must specify the grounds for concern. For more information or to submit feedback, visit the Council's website and search for DA2024/1249.

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# Revenue from commercial activities on Manly and Shelly Beaches

A quick look at the Fees and Charges pages on the NBC website reveals that Council gets substantial revenue from various commercial activities happening on Manly and Shelly Beaches. Outlined in the Fees and Charges pages the fees vary according to whether the activities are considered Minor, Medium or High Impact and also take into account seasonal fluctuation.

The Surf Schools, Diving companies, Snorkel tour groups, Surf safety and education groups, the Volley ball association, Exercise groups, and the Beach Equipment hire company each pay a significant fee. One organisation pays an annual fee of \$25,000, while another pays a monthly fee of \$6000 and yet others pay for a one off licence or permit fee of \$2,600.

There is also a separate fee structure for minor, medium and major events held on the beachfront ranging from \$1,000 to \$28,500.

Even the advertising on the Flags at the end of the Corso attracts a fee is \$2,200 for six weeks.

These fees add up to substantial revenue for the Council over the year.

Perhaps some of these funds could be put aside to improve and update the beachfront promenade and implement the landscape plan for Shelly (especially since the new amenities block had a big budget blowout).

Certainly most would agree the bins could be collected more frequently on busy sunny days, but the garden beds along South Steyne and elsewhere could use some TLC, the showers could be fixed, even some new showers could be installed, and the memorial plaques around the Norfolk Pine trees could be cleaned up and better maintained.

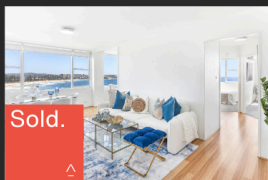
And the diving platforms and surrounding soft fall at Shelly could definitely do with replacement and upgrade since they were installed 20 years ago.



## Shabby divers platforms at Shelly



# THE AGENCY

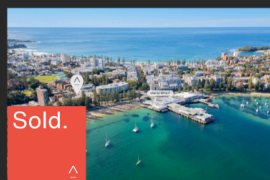


14/132-134 Bower Street, Manly

🏠 2 🚗 2 🚗 1

Placed within the exclusive and highly-sought after 'Trentham' security building with majestic harbour views from Manly Wharf to Sydney Heads and the Eastern Suburbs.

SOLD - \$5,500,000



3/3 Eustace Street, Manly

🏠 3 🚗 2

Retaining its inherent vintage ambience throughout a meticulous contemporary reimagining, this gorgeous Art Deco security apartment is peacefully sheltered away with the beach at Manly Cove.

SOLD - \$1,650,000



1/62 Osborne Road, Manly

🏠 3 🚗 1

Nestled at the end of a whisper-quiet harbourside cul-de-sac on Manly's exclusive Eastern Hill, this beautifully updated Art Deco garden apartment showcases enchanting views over the harbour.

Auction 21st September 2024

Jake has a wealth of knowledge and experience selling properties in the area. He has sold over 600 properties in the local area over the past 20 years. If you are looking for an agent with an exceptional track record, along with honesty and integrity, look no further than Jake Rowe.



**Jake Rowe**  
jakerowe@theagency.com.au  
0414 612 546

Experience sells

## Heritage Norfolk Pines

Manly's Norfolk Island Pine trees, first planted in 1877, have a rich history. The Beautification Committee, which included the first Mayor and several aldermen, advised by the Botanic Gardens proposed their formal planting along the beach front. Early challenges included trees failing due to being planted in their boxes, but once corrected, they thrived. During WWII, an order from the Army at Victoria Barracks to remove all the trees for military installations was halted by the local Mayor Alfred Miller, saving most of them. In the late 20th century, some were mistakenly replaced with Cook Pines, prompting a Management and Conservation Plan in 2009, seeing the surviving pines numbered after it was revealed they were being damaged by sewage surfactants on the wind. The pines are now heritage-listed, with efforts to maintain their health and historical significance, with many now replaced as they meet their demise.

Photo courtesy of Northern Beaches Council Library Local Studies. Date c1880 to c1890s

## Norfolk Pines



## Brickbats and Bouquets

- **Brickbat** to the group who sent out the unsigned mean-spirited email to their supporter e-list sledging the former Chair of the Manly Community Forum, Ray Mathieson.
- **Bouquet** to the Council team who have landscaped the new extension to the park at Little Manly beach. The grass is definitely greener there now and everyone is happy the benches have been reinstalled.
- **Brickbat** to Council for not maintaining and repairing the shower at South Steyne, instead taping it together with duct tape. One of the light poles is also being held together by duct tape.
- **Bouquet** to the newly elected Manly Ward Councillors, Bonnie Harvey, Greens, Candy Bingham, Good For Manly and Sarah Gratton, Your Northern Beaches Independent Team. We look forward to meeting you after the busy month of induction training, briefings and your first Council meeting.

## Taped shower



Winner of the Best Café Dining & Best Casual Dining of the Year in NSW for 2024 at the Restaurant and Catering NSW Awards!

LITTLE MANLY, LITTLE STRESS.

# RIPPLES

[rippleslittlemanly.com.au](http://rippleslittlemanly.com.au) • On the beach, Stuart Street Manly • [@rippleslittlemanly](https://www.facebook.com/rippleslittlemanly)



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