

MANLY COMMUNITY FORUM

A community led monthly newsletter for Manly residents

June 2026

Council votes for more consultation on the Manly Special Entertainment SEP)

Seven out of fourteen Councillors (one of the fifteen was absent) voted to send the Manly Special Entertainment Precinct (SEP) along with its problematic Sound Management Framework to Gateway (NSW Government), with the Mayor casting her vote as a tiebreaker. What does this mean? It involves complex technical details that necessitate a thorough understanding of noise measurement and compliance under the new NSW vibrancy reforms and amended noise legislation. The Northern Beaches Council has no skin in this game; you cannot lodge complaints with them now, just as you couldn't before. They lack the authority to intervene, as the SEP is entirely under the jurisdiction of NSW Liquor and Gaming.

Now, there is a question of fairness for Councillors from non-Manly Wards who supported this proposal: Every resident in the Northern Beaches LGA is still protected by the LA10 standard, compliance and complaints are managed by L&G NSW. If a resident in Dee Why, Brookvale, Mona Vale, or Narrabeen has a noise concern regarding their local pub or licensed venue, L&G NSW will evaluate compliance based on the LA10 framework. Where is the SEP proposal with a Sound Framework for these areas?

This can be verified on the NSW Government's official website: LA10 is the standard applied statewide, both now and in the future.

However, the proposal from Northern Beaches Council for Manly aims to replace this established standard with sound levels embedded in the NSW Government mandated SEP Sound Framework, which are significantly higher than what the current LA10 allows.

Councillors, please let us know how this can be deemed fair for the 8,000 residents in Manly who will now have weaker noise protections than all other residents across the Northern Beaches. The individuals most impacted by venue noise, residing in the area with the densest concentration of licensed establishments in the LGA, would be the only ones deprived of the protections afforded to everyone else.

Once the State Government has reviewed the Northern Beaches Council's submission and returned it, there will be another chance for Community Consultation before and as part of the Trial. This will reportedly be monitored by the Council and the Project Working Group to assess its success or failure.

The Manly Community Forum has engaged an acoustic specialist as promised. They are currently conducting tests in the area to establish a baseline for sound and will also evaluate the effectiveness of the Government Sound Framework. Updates and docs avail on the Gofundme site. #challenge-manlys-entertainment-precinct-noise-plan

AGENDA

- Local (Eastern Hill) updates
 - Bower side
 - Little Manly side
 - North Head
- Manly Special Entertainment Precinct (SEP)
- MLSC update

Everyone welcome

15 June 2026, 7pm Manly Yacht Club

editor: Cathy Griffin

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Out of Town councillors vote against a hard copy Manly Multi Use Permit

from the Minutes of the Council meeting 19 May 2026.

NOTICE OF MOTION NO 16/2026 - MULTI-USE PERMIT

That Council maintain the multi-use permit in the Manly area as part of the Manly Resident Parking Scheme, as a physical permit, not in digital format, as this is proving non-workable for residents. With an equal number of votes the Mayor used their casting vote against the **motion which was declared LOST.** And the reason they didnt support the Motion.....because the staff told them.....

Operating both a digital parking system and a physical permit system simultaneously would result in additional costs, increased customer service interactions and increased administrative complexity above operating just the digital permit solution.

The Digital Parking Program has already been approved as part of the operational budget over a three-year period, however these costs assume that the existing physical permit system is retired. At its meeting on 18 March 2025, Council considered Item 17.1 (Digital Parking Permit System) and resolved to enter into a three-year agreement with CellOPark for the provision of Council's digital parking platform. While the initial approved value was \$585,483, the subsequently executed contract was finalised at \$473,658, with options for two additional one-year extensions.

Discontinuing digital parking in one area could lead to similar requests from other areas regarding digital parking permits.

So the Councillors voted against the request. **If you are not happy send them an email and sign the petition**



OUR NEXT MEETING IS ON MONDAY 15 JUNE 26 AT 7PM AT MANLY YACHT CLUB

East Esplanade Norfolk Pine report

Council has advised that testing, with assistance from consultants associated with the Botanic Garden, of the ailing Norfolk Pines has now been completed. They have been able to rule out poisoning & believe the deterioration has been caused by a waterborne related disease. Soil testing of the broader area is still being undertaken to better understand the existing soil composition and its role in the ongoing health of the trees. Council will apply the appropriate soil conditioning to improve the health of the trees. The shorter Norfolk pine in deteriorating condition with dying branches will be trimmed and the surrounding soil improved to give it an opportunity to recover.

For Sale

Council is moving to sell the vacant former Baby Health Centre building at 1 Pittwater Road, Manly, as part of its promise to find \$10 million in savings tied to the Special Rate Variation. Built in 1955 Council will vote this month to place this single storey property that has been effectively vacant for at least 10 years on the market calling for Expressions of Interest. Proceeds of this sale would be quarantined in Council's Property Reserve for community infrastructure, environmental acquisitions or commercial projects. Councillors will consider the confidential reports containing information from the consultant HillPDA and local real estate agents on its value to sell or retain and lease.



Developments escalate in Manly

Developers have been targeting the residential area bounded by Wentworth Street, South Steyne, Ashburner Street and East Esplanade, assembling multiple sites for apartment redevelopment. The pattern emerging across recent proposals suggests that proximity to Manly Wharf and the planning uplift available under the Housing SEPP are reshaping this precinct.

Planning Controls and Incentives

This area is classified as a Low Mid-Rise Housing Inner Area under Chapter 6 of the State Environmental Planning Policy (Housing) 2021. In inner areas, the policy applies within 400 metres walking distance of a nominated town centre or station, and the broader low and mid-rise housing framework applies within 800 metres walking distance. The applicable non-discretionary standards for this inner area include a maximum building height of 22 metres and a maximum floor space ratio of 2.2:1.

Recent development applications indicate that proponents are also relying on affordable housing provisions to seek additional height above the base low and mid-rise controls. Under the Housing SEPP, in-fill affordable housing can attract bonus building height where the affordable housing requirements are met, including a requirement that the affordable housing be retained for at least 15 years.



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Manly NSW 2095



Escalating Developments continued

Affordable Housing Context

In this context, affordable housing is available as rent-controlled housing for 15-year period. Affordable rental housing is commonly offered at about 20% to 30% below market rent, and eligibility typically requires applicants to be aged 18 or over, living in New South Wales, and to be an Australian citizen or permanent resident. Applicants are also subject to income thresholds and other criteria.

Current Development Proposals in Manly

Two older-style unit blocks at **10 & 12 Victoria Parade** were recently sold in one line. The current proposal, described as residential development with in-fill affordable housing, would replace 34 rented units in a 3-storey building with a 9-storey building containing 23 dwellings, including 5 affordable housing units. This represents a net loss of 11 dwellings.

The proposal relies on the interaction between local and state planning controls. While the Manly LEP 2013 maximum permissible height is 11 metres, the Low Mid-Rise Housing provisions allow 22 metres, and the affordable housing bonus is being used to seek an additional 30% height uplift, taking the maximum proposed height to 28.6 metres. The application is being assessed by the NSW Government as State Significant Development proposal SSD-120606989 because the estimated development cost exceeds \$70 million.



On the upside, this area will see an increase in car parking capacity with approximately 171 new resident basement car parking spaces.

17, 19, 21 and 23 Ashburner Street

This site currently comprises three houses and one block of 20 units. DA 2026/0523 proposes replacing those buildings with an approximately 26-metre-high, 8-storey apartment block containing 37 apartments, including 9 affordable housing units. That would produce a net increase of 13 dwellings. Although the estimated development cost is said to be just over \$70 million, the application is noted as being determined by Northern Beaches Council.

18–20 Victoria Parade

An adjacent proposal at 18–20 Victoria Parade would replace a 4-storey, 9-unit block with a 6-storey development about 23.5 metres high containing 11 apartments. This would result in an increase of 2 apartments and does not include any affordable housing units.

22 Victoria Parade

At 22 Victoria Parade, the former Manly Lodge site has been the subject of two refused hotel proposals. An initial development application for a 5-storey hotel was refused, and a resubmitted application for a 4-storey hotel with 49 rooms, a café and a restaurant on the ground floor was also refused. The site is now awaiting further direction from the owners.

24A, 26, 26A and 28 Darley Road

On the corner of Darley Road and Victoria Parade, a shop-top housing development is expected to commence soon, with the exception of the corner building containing the Patagonia shop. The proposal includes redevelopment works and the construction of a second storey accommodating two apartments.

9–11 Victoria Parade

Further towards the harbour, a 6-storey mixed-use building is already under construction at 9–11 Victoria Parade. It will contain 12 apartments, together with commercial and retail uses at ground level and basement parking.

27 East Esplanade

At 27 East Esplanade, the proponents associated with the 10–12 Victoria Parade proposal are seeking to demolish an existing 3-storey, 12-unit building and replace it with an 8-storey apartment building containing 8 apartments, including 2 affordable housing units. This would amount to a net loss of 4 dwellings. The estimated development cost for this proposal is reported as \$11 million.

NSW Housing Targets The State Governments' Housing target for the Northern Beaches is 5,900 new dwellings. This is based on current approvals and the expected delivery of homes which can occur in the next 5 years based on the NSW Government's planning reforms.



18 Bower Street, Manly

Coming Soon



4/51c Kangaroo Street, Manly

Auction

THE AGENCY

Considering Selling?

Jake and his team have a proven track record of successfully selling properties across Manly and the lower Northern Beaches. From entry-level apartments to luxury homes, they handle sales across all price points.

If you're thinking about selling or would like a property appraisal, call Jake.



Jake Rowe

jakerowe@theagency.com.au

0414 612 546

Shop 1, 22 Darley Rd, Manly NSW 2095

Experience sells



Brickbats and Bouquets

- **Brickbat** to Sydney Water for continuing to mess up Darley Rd at the Ashburner St pedestrian crossing. The temporary heavy metal plate placed over the collapsed access hole is definitely not adding to the late night vibrancy of Manly as it bangs loudly as every vehicle drives over it.



- **Brickbat** to Manly Life Saving Club which has turned its iconic beachfront building into a billboard for tired, old advertising banners flapping about in the wind. The faded sponsor promotions hanging from its facade project neglect rather than community pride, making the club look more like a repository for old sponsorship deals than a respected community institution.
- **Bouquet** to Council for the new landscaping along Manly Ocean Beachfront.



- **Bouquet** to local Adopt a Beach clean up teams for continuing to pick up and document the litter being dropped around Manly and beyond. Surfrider is now using a tonne of valuable data (literally) to advocate for effective targeted litter prevention strategies with local government agencies and other stakeholders.



New lease for the Manly Ocean Beach restaurant (The Pantry)

Council voted to accept the tender submission received for RFT 2025/001917 – Lease and Fit Out of Manly Beach Restaurant at Manly Beach from Souq Falafel Pty Ltd (ABN 86 666 394 976) trading as The Beach House Manly for \$300,000 per annum (excluding GST), subject to annual CPI rent adjustments, and 10% of turnover above \$3,000,000 for an initial 10-year term with a 5-year option to extend the lease.



GOLDEN HOUR
DAILY 4-6PM
 House wines from \$12
 \$8 Sydney Beer Co. lager
 \$14 Aperol Spritz & \$16 Tommy's Margaritas.

RIPPLES
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