



## Agenda

### Planning and Strategy Committee

Notice is hereby given that a Planning and Strategy Committee of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

**Monday 10 April 2006**

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.

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[www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)*



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

**TO: Planning and Strategy Committee - 10 April 2006**

**REPORT: Mayoral Minute Report No. 6**

**SUBJECT: Manly Council Water Recycling Projects**

**FILE NO:**

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**Background:**

I wish to bring to the attention of my fellow Councillors the details of an exciting project that Council is carrying out in partnership with Sydney Water, which seeks to drought proof Manly by turning wastewater into a high quality water source for irrigation purposes.

Councillors will be aware that Sydney Water currently discharges up to 400 million litres of sewage per day into the ocean via the deep water outfall at North Head. They have recently installed a water recycling plant on site there capable of producing 1.5 million litres of usable water per day of which one million litres will be required within the facility.

For some months now, Manly Council has been in discussion with Sydney Water with a view to accessing the daily 'surplus' of 500,000L. This program seeks to divert this treated effluent inland for use in open spaces, industry and golf courses within the Manly area.

The water is of a very high quality and meets all irrigation guidelines, so it makes good sense to turn this waste water into a valuable resource.

The program is a win – win for community, industry and Council. By treating and re-using effluent that would otherwise be discharged into Manly's Waterways, we are reducing sewage pollution, avoiding unnecessary dependence on our precious drinking supplies and providing industry and community with unrestricted water supplies for the long term.

One of the end users of the treated effluent will be Manly Golf Club. For some time, the club has been investigating and reviewing many alternatives rather than the use of drinkable town water for its golf course and bowling green. The Club was a large user of town water (before restrictions) and has further committed to using less in the pursuit of an alternative source. This project with Manly Council and Sydney Water will effectively drought proof the course without drawing on precious supplies for our town water.

State and Federal government funding will be sought to construct the pipeline and this will see the water supplied at a greatly reduced costs.

The program will be monitored rigorously by PhD research collaboration with Cooperative Research Centre for Irrigation Futures and the University of Western Sydney. This will ensure no adverse impacts arise to the broader water cycle and the use of the recycled water will be managed sustainably now and into the future.

This initiative is particularly noteworthy as it represents a paradigm shift by Sydney Water. This utility had traditionally viewed sewage as a waste product which it has partially treated and discharged to sea. In recent years, with drought conditions, it has responded to community pressure to regard sewage as having a beneficial re-use; thus this project, which I believe is only the beginning of a much larger program, especially as the desalination plant has been deferred.

This is an exciting initiative that once again puts Manly at the forefront on environmental innovation. I commend the work of Council staff who have worked so hard to finalise the agreement and I congratulate all parties involved in the partnership.

**Mayoral Minute Report No. 6 (Cont'd)**

**RECOMMENDATION**

1. That Council note the progress made so far in the Water Recycling Partnership with Sydney Water and congratulate all staff involved.
2. That Council support the joint application by Manly Council and Sydney Water for grant monies to construct the necessary pipeline infrastructure.
3. That Council encourage further expansion of the program such that additional supplies of recycled water can be further distributed to other end users.

**ATTACHMENTS**

There are no attachments for this report.

PS100406MM\_2

\*\*\*\*\* End of Mayoral Minute Report No. 6 \*\*\*\*\*

**TO: Planning and Strategy Committee - 10 April 2006**

**REPORT: Mayoral Minute Report No. 7**

**SUBJECT: Integrated Management of North Head**

**FILE NO:**

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**Background:**

The recently reported withdrawal of Babcock & Brown as financial backers of the proposed Mawland Hotel development at the North Head Quarantine Station provides an outstanding opportunity to get a much better outcome for this important headland.

It is at least 6 years since former Mayor Sue Sacker and I withdrew from a leasing process for the Quarantine Station site. We had concerns then that neither the Mawland proposal nor the leasing process was right for this important part of Australia's heritage, which is also very much a part of Manly- albeit under the management of various State and Commonwealth agencies.

What is needed for North Head is integrated management that conserves the natural, built and cultural heritage values of the place as a whole. Successive councils throughout the past decade have actively supported that outcome.

My recent inquiries indicate that listing of the whole of North Head south and east of the stone walls is imminent. The nomination was submitted by the North Head Sanctuary Foundation and the National Trust of Australia (NSW branch) more than 18 months ago, and despite some delays it is my understanding that the heritage assessments have now been completed and that the Federal Minister Senator the Hon. Ian Campbell, is close to making a determination.

While the State Government's leasing negotiations for Quarantine Station have struggled on, consuming substantial resources over almost a decade, the Sydney Harbour Federation Trust backed by the Commonwealth has come onto the scene and is progressing a Management Plan for the future use of the former School of Artillery site as an educational sanctuary conserving its natural, built and cultural values.

However progress on securing integrated management of North Head, and even the Trust's plans, is being frustrated by unresolved Commonwealth-State tenure issues.

Consistent with this Council's ongoing support for integrated management of North Head as an ecological sanctuary, I believe we can play an important role in facilitating a dialogue between Commonwealth and State agencies responsible for different parcels of land on North Head.

**RECOMMENDATION**

Recognising the current window of opportunity to progress a North Head Sanctuary across different tenures on North Head, the Mayor, on behalf of Council:

1. liaise with the Sydney Harbour Federation Trust, the National Parks & Wildlife Service within DEC, other key agencies, and the North Head Sanctuary Foundation, with a view to securing a Memorandum of Understanding or Joint Statement of Intent as to the integrated management of North Head as an ecological sanctuary respecting and promoting its natural, built and cultural values, and
2. make representations, at the earliest opportunity, to Federal Minister Ian Campbell and to the NSW Premier, The Hon Morris Iemma, seeking their cooperation in resolving the tenure issues, particularly relating to the SHFT leasing, currently frustrating the co-operative management of North Head as an ecological sanctuary encompassing all sites south and east of the heritage stone walls.

**ATTACHMENTS**

There are no attachments for this report.

PS100406MM\_3

\*\*\*\*\* End of Mayoral Minute Report No. 7 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 10 April 2006  
**REPORT:** Corporate And Support Services Division Report No. 6  
**SUBJECT:** General Valuation - Base Date 1 July 2005  
**FILE NO:**

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## SUMMARY

Council has received from the Valuer General's Office, the General Valuation for Manly at base date 1 July 2005.

## REPORT

Council has now received the General Valuation for Manly at base date 1 July 2005 from the Valuer General. A spreadsheet listing total street land values for Manly showing the change in (\$) terms and percentage increase in the Valuations for Base Date 1 July 2002 and 1 July 2005 is circulated as a confidential attachment.

- Total land valuation within Manly has increased by approximately 49% from a base date 1 July 2002 which had total valuation as at most recent supplementary list of \$6,490,354,206 to the new valuations base date 1 July 2005 of \$9,356,710,881.
- Average valuation increases by suburb varied, from Clontarf and Seaforth the lowest (approx. 33%) with Fairlight having the highest average increase of approx. 64% (refer to table below).
- Individual streets within suburbs recorded less than average increase in valuation for the suburb, whilst other streets recorded higher than average increases in valuations. There are also instances of individual assessments within a street having higher than average increase. Notable increases were Rolfe Street (89%), Smith Street (88%), Denison Street (108%), Arthur Street (77%), Alan Avenue (4%), Wentworth Street (10%).
- The new valuations will be used for calculation of the 2006/2007 rate levy. Residents received notification of their new land values in January 2006, and have until 31 March 2006 to lodge an objection with the Valuer General's Department.
- Council levies an Ad valorem (rate in \$) on the land valuation with a minimum rate (currently \$570.45) While it is difficult to assess the impact of the change in land values on the projected rate for next year, if Council were to receive a zero permissible rate increase in 2006/2007, those properties whose valuations increased in line with the average (ie 49%) would pay similar rates to the current levy. Properties where valuations have increased at a rate greater than the average increase could expect to have their rates increased, whilst properties whose valuations have increased by less than the average could expect a marginal reduction in rates.
- Council's overall income from rates is subject to rate pegging therefore the total income from rates will only increase by the rate determined by the Minister for Local Government.
- This table also lists the changes from the 1 July 1999 to 1 July 2002 base date valuations, which indicate that the average increase in valuations between suburbs was more evenly distributed.
- The statutory contribution levied on Council by the NSW Fire Brigades is based on variations in land valuations which may impact on Council.

**Corporate And Support Services Division Report No. 6 (Cont'd)**Table 1:

Suburb	Valuation Base Date 1 July 1999	Valuation Base Date 1 July 2002	Valuation Base Date 1 July 2005	Average % Increase 1999-2002 (Approx.)	Average % Increase 2002-2005
BALGOWLAH	885,901,280	1,476,940,316	1,992,085,568	39%	41%
BALGOWLAH HEIGHTS	248,691,000	351,777,000	439,531,190	40%	25%
CLONTARF	3999,305,260	561,847,720	744,533,080	42%	31%
FAIRLIGHT	506,962,400	700,037,650	1,139,981,440	32%	64%
MANLY	1,292,263,836	2,052,765,730	3,276,078,803	38%	55%
MANLY VALE		503,500	698,300		38%
NORTH BALGOWLAH		60,200	83,700		39%
SEAFORTH	965,929,870	1,346,422,090	1,763,718,800	32%	33%
TOTAL	4,299,053,646	6,490,354,206	9,356,710,881	36%	49%

**RECOMMENDATION**

That the report be received and noted.

**ATTACHMENTS**

**AT- 1** Valuations Spreadsheet 5 Pages

PS100406CSD\_1

\*\*\*\*\* End of Corporate And Support Services Division Report No. 6 \*\*\*\*\*

**ATTACHMENT 1**

**Corporate and Support Services Division Report No. 6  
Valuation Spreadsheet  
Comparison of Land Values 1 July 2002 and 1 July 2005**

Comparison of Land Values 1 July 2002 and 1 July 2005							
No Valns. in Street	Street	Suburb	Valuation - Base Date 1/07/2002 (\$)	Valuation - Base Date 1/07/2005 (\$)	Change (\$)	Change (%)	
33	Adelaide	Street	BALGOWLAH	30,294,000	39,112,000	8,818,000	29
39	Angle	Street	BALGOWLAH	6,376,000	9,922,000	3,546,000	60
21	Audrey	Street	BALGOWLAH	10,408,000	12,005,000	1,597,000	15
180	Balgowlah	Road	BALGOWLAH	42,521,740	62,179,660	19,657,920	54
1	Lower Beach	Street	BALGOWLAH	184,000	255,000	71,000	38
59	Beatty	Street	BALGOWLAH	70,562,400	122,424,200	51,861,800	66
29	Bentley	Street	BALGOWLAH	5,736,000	9,115,000	3,379,000	62
122	Boyle	Street	BALGOWLAH	34,983,136	57,780,078	22,796,942	65
18	Brighton	Street	BALGOWLAH	6,055,000	9,061,000	3,006,000	49
78	Bungaloe	Avenue	BALGOWLAH	44,506,000	53,781,000	9,275,000	20
3	Burton	Street	BALGOWLAH	1,341,000	1,633,000	292,000	23
16	Clarence	Street	BALGOWLAH	7,746,000	8,939,000	1,193,000	15
230	Condamine	Street	BALGOWLAH	105,007,200	138,762,500	33,755,300	42
15	Coral	Street	BALGOWLAH	7,367,000	8,066,000	699,000	9
17	Cormack	Street	BALGOWLAH	5,894,000	10,456,000	4,562,000	77
45	Cross	Street	BALGOWLAH	6,600,000	10,330,000	3,730,000	58
38	Dudley	Street	BALGOWLAH	11,354,000	17,387,000	6,033,000	54
64	Ernest	Street	BALGOWLAH	35,173,600	42,493,200	7,319,600	20
30	Ethel	Street	BALGOWLAH	15,650,000	18,054,000	2,404,000	15
10	Farrar	Street	BALGOWLAH	6,044,000	7,304,000	1,260,000	20
36	Fisher	Street	BALGOWLAH	34,282,800	44,286,600	10,003,800	29
6	Geddes	Street	BALGOWLAH	6,609,200	8,508,800	1,899,600	30
13	Gertrude	Street	BALGOWLAH	8,214,000	9,933,000	1,719,000	20
10	Gourlay	Avenue	BALGOWLAH	6,425,000	7,405,000	980,000	15
127	Griffiths	Street	BALGOWLAH	32,443,000	53,687,700	21,244,700	64
15	Harbourview	Street	BALGOWLAH	10,559,800	13,706,600	3,146,800	29
5	Hayes	Street	BALGOWLAH	2,951,000	3,885,000	934,000	32
24	Hogan	Street	BALGOWLAH	11,918,000	14,395,000	2,477,000	20
59	Jackson	Street	BALGOWLAH	30,432,000	38,626,000	8,194,000	28
18	Jellicoe	Street	BALGOWLAH	18,130,000	23,280,000	5,150,000	28
23	Kareema	Street	BALGOWLAH	11,841,000	13,651,000	1,810,000	15
8	Kenneth	Road	BALGOWLAH	5,030,000	6,737,000	1,707,000	33
26	King	Avenue	BALGOWLAH	20,982,930	35,710,700	14,727,770	63
37	Kitchener	Street	BALGOWLAH	12,540,000	18,442,000	5,902,000	47
7	Learnmonth	Avenue	BALGOWLAH	2,979,000	5,280,000	2,301,000	77
54	Lewis	Street	BALGOWLAH	39,313,000	48,161,000	8,848,000	20
72	Lodge	Street	BALGOWLAH	20,094,000	30,292,000	10,198,000	53
32	Lombard	Street	BALGOWLAH	9,136,000	13,756,000	4,620,000	53
48	Lower Beach	Street	BALGOWLAH	18,691,000	22,830,000	4,139,000	30
43	Maretimo	Street	BALGOWLAH	17,877,000	21,244,000	3,367,000	26
12	Marjory Thomas	Place	BALGOWLAH	1,328,000	2,187,000	861,000	64
69	New	Street	BALGOWLAH	35,052,000	41,008,100	5,956,100	18
41	Nield	Avenue	BALGOWLAH	16,683,000	20,406,000	3,723,000	29
9	North Harbour	Street	BALGOWLAH	8,344,000	13,112,000	4,768,000	57
40	Orchard	Street	BALGOWLAH	7,612,000	12,156,000	4,544,000	62
14	Paris	Street	BALGOWLAH	5,328,000	7,919,000	2,591,000	48
25	Paton	Place	BALGOWLAH	1,133,132	1,496,332	363,200	31
16	Pickworth	Avenue	BALGOWLAH	4,585,000	6,890,000	2,305,000	52
37	Pitt	Street	BALGOWLAH	3,585,600	5,803,500	2,217,900	62
17	Plant	Street	BALGOWLAH	10,878,000	12,543,000	1,665,000	15
6	Quirk	Road	BALGOWLAH	3,407,000	4,551,000	1,144,000	35
46	Radio	Avenue	BALGOWLAH	27,541,000	33,302,000	5,761,000	20
138	Rickard	Street	BALGOWLAH	23,861,000	37,266,000	13,405,000	60
49	Roseberry	Street	BALGOWLAH	19,663,868	25,947,668	6,283,800	32
16	Russell	Street	BALGOWLAH	14,533,000	18,777,000	4,244,000	29
117	Seaview	Street	BALGOWLAH	51,191,330	61,809,280	10,617,950	25
418	Sydney	Road	BALGOWLAH	75,177,380	107,001,900	31,824,520	45
25	Tutus	Street	BALGOWLAH	25,179,000	32,880,000	7,701,000	30
29	Upper Beach	Street	BALGOWLAH	14,619,000	16,852,000	2,233,000	15
21	Valley	Road	BALGOWLAH	11,750,000	14,195,000	2,445,000	20
27	Violet	Street	BALGOWLAH	14,390,000	18,600,000	4,210,000	15
213	Wanganella	Street	BALGOWLAH	67,988,000	88,460,950	20,472,950	42
32	Waratah	Street	BALGOWLAH	11,424,000	20,264,000	8,840,000	77
224	West	Street	BALGOWLAH	81,086,200	105,125,800	24,039,600	43
8	Westlake	Place	BALGOWLAH	2,185,000	3,340,000	1,155,000	52

**ATTACHMENT 1**

**Corporate and Support Services Division Report No. 6  
Valuation Spreadsheet  
Comparison of Land Values 1 July 2002 and 1 July 2005**

<b>Comparison of Land Values 1 July 2002 and 1 July 2005</b>							
<b>No Valns. in Street</b>	<b>Street</b>	<b>Suburb</b>	<b>Valuation - Base Date 1/07/2002 (\$)</b>	<b>Valuation - Base Date 1/07/2005 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>	
88	White	Street	BALGOWLAH	28,891,000	40,444,000	11,553,000	48
14	Whittle	Avenue	BALGOWLAH	4,729,000	5,657,000	928,000	28
275	Woodland	Street	BALGOWLAH	130,546,000	163,214,000	32,668,000	30
16	Abbott	Street	BALGOWLAH	8,634,000	10,455,000	1,821,000	21
17	Adrian	Place	BALGOWLAH	12,187,000	15,819,000	3,632,000	29
26	Bareena	Drive	BALGOWLAH	20,268,000	26,357,000	6,099,000	30
14	Beaconview	Street	BALGOWLAH	7,831,000	9,458,000	1,627,000	20
110	Beatrice	Street	BALGOWLAH	85,838,000	101,162,000	15,524,000	18
3	Concise	Street	BALGOWLAH	1,764,000	2,130,000	366,000	20
88	Curban	Street	BALGOWLAH	50,019,000	66,309,000	16,290,000	32
35	Dobroyd	Road	BALGOWLAH	18,181,000	21,967,000	3,786,000	20
2	Elevation	Avenue	BALGOWLAH	1,313,000	1,709,000	396,000	30
2	Fisher	Street	BALGOWLAH	1,770,000	1,945,000	175,000	10
14	Glade	Street	BALGOWLAH	7,773,000	9,590,000	1,817,000	23
10	Glenside	Street	BALGOWLAH	4,883,800	5,874,200	1,010,600	20
49	Heathcliff	Crescent	BALGOWLAH	35,698,000	46,369,000	10,671,000	30
20	Mulgownie	Crescent	BALGOWLAH	14,363,400	16,938,030	2,574,630	17
14	Nolan	Place	BALGOWLAH	8,544,000	10,330,000	1,786,000	20
24	Scales	Parade	BALGOWLAH	14,282,000	17,247,960	2,985,960	21
35	Tabalum	Road	BALGOWLAH	26,533,000	34,467,000	7,934,000	30
27	Vista	Avenue	BALGOWLAH	17,503,000	22,301,000	4,798,000	27
21	Willawa	Street	BALGOWLAH	13,516,000	17,604,000	4,088,000	30
1	Vista	Avenue	BALGOWLAH	374,000	520,000	146,000	39
1	Bareena	Drive	BALGOWLAH	388,000	539,000	151,000	38
1	Dobroyd	Road	BALGOWLAH	364,000	440,000	76,000	20
1	Alder	Street	CLONTARF	806,000	1,050,000	244,000	30
26	Alienby	Street	CLONTARF	23,625,000	36,810,000	13,185,000	55
42	Alma	Street	CLONTARF	37,505,710	48,470,000	10,964,290	29
37	Amiens	Road	CLONTARF	38,758,900	50,042,700	11,283,800	29
20	Barrabooka	Street	CLONTARF	19,368,000	19,812,000	444,000	2
2	Sandy Bay	Road	CLONTARF	736,000	917,000	179,000	24
3	Beatrice	Street	CLONTARF	1,612,710	1,905,140	292,430	18
7	Castle Rock	Crescent	CLONTARF	7,284,000	9,400,000	2,116,000	29
97	Cutler	Road	CLONTARF	95,086,000	122,233,500	27,147,500	29
2	Fairbairn	Avenue	CLONTARF	2,360,000	3,040,000	680,000	28
80	Gordon	Street	CLONTARF	82,997,900	106,264,200	23,266,300	28
2	Graham	Street	CLONTARF	757,600	987,000	229,400	30
11	Heaton	Avenue	CLONTARF	8,639,000	11,176,000	2,537,000	29
3	Holmes	Avenue	CLONTARF	1,634,700	2,563,300	928,600	49
13	Kanangra	Crescent	CLONTARF	9,601,000	12,472,000	2,871,000	30
29	Linkmead	Avenue	CLONTARF	35,317,800	45,468,300	10,150,500	28
38	Monash	Crescent	CLONTARF	56,514,400	91,775,840	35,261,440	60
32	Moore	Street	CLONTARF	26,405,000	34,252,000	7,847,000	29
26	Ogilvy	Road	CLONTARF	22,142,000	28,669,000	6,527,000	29
84	Peronne	Avenue	CLONTARF	70,071,000	90,605,100	20,534,100	29
17	Sandy Bay	Road	CLONTARF	20,623,000	26,620,000	5,997,000	29
38	Arthur	Street	FAIRLIGHT	14,722,000	25,994,000	11,272,000	77
1	Ashley	Parade	FAIRLIGHT	368,000	572,000	204,000	55
29	Augusta	Road	FAIRLIGHT	9,020,000	15,918,000	6,898,000	74
47	Austin	Street	FAIRLIGHT	12,286,000	21,500,000	9,214,000	72
64	Balgowlah	Road	FAIRLIGHT	16,603,460	24,184,340	7,580,880	53
31	Baltic	Street	FAIRLIGHT	7,547,000	13,226,000	5,679,000	72
50	Bellavue	Street	FAIRLIGHT	13,716,000	24,166,000	10,450,000	74
13	Berry	Avenue	FAIRLIGHT	2,209,900	3,638,440	1,428,540	64
35	Bolingbroke	Parade	FAIRLIGHT	14,376,800	22,795,900	8,419,100	59
23	Brisbane	Street	FAIRLIGHT	7,145,000	12,618,000	5,473,000	75
12	Cecil	Street	FAIRLIGHT	4,356,000	7,722,000	3,366,000	77
11	Charles	Street	FAIRLIGHT	3,741,000	6,634,000	2,893,000	77
48	Clifford	Avenue	FAIRLIGHT	20,011,000	31,790,000	11,779,000	60
52	Cohen	Street	FAIRLIGHT	9,795,000	16,772,000	6,977,000	68
35	Crescent	Street	FAIRLIGHT	9,396,000	16,575,000	7,179,000	73
77	Daintrey	Street	FAIRLIGHT	18,414,000	32,105,000	13,691,000	70
28	Edwin	Street	FAIRLIGHT	8,052,000	14,193,000	6,141,000	73
235	Fairlight	Street	FAIRLIGHT	55,852,700	88,552,560	32,699,860	61
100	Fairlight	Crescent	FAIRLIGHT	35,619,983	56,189,692	20,569,709	61

**ATTACHMENT 1**

**Corporate and Support Services Division Report No. 6  
Valuation Spreadsheet  
Comparison of Land Values 1 July 2002 and 1 July 2005**

<b>Comparison of Land Values 1 July 2002 and 1 July 2005</b>							
No Valns. in Street	Street	Suburb	Valuation - Base Date 1/07/2002 (\$)	Valuation - Base Date 1/07/2005 (\$)	Change (\$)	Change (%)	
48	Francis	Street	FAIRLIGHT	17,265,000	30,580,000	13,315,000	76
104	Griffiths	Street	FAIRLIGHT	31,269,000	55,017,000	23,748,000	73
14	Harland	Street	FAIRLIGHT	1,794,000	3,048,000	1,254,000	66
52	Hill	Street	FAIRLIGHT	15,507,800	27,272,900	11,765,100	73
129	Hilltop	Crescent	FAIRLIGHT	26,128,000	41,834,000	15,706,000	62
48	Jamieson	Avenue	FAIRLIGHT	17,203,000	30,342,000	13,139,000	76
7	Krui	Street	FAIRLIGHT	3,859,000	5,979,000	2,120,000	54
51	La Perouse	Street	FAIRLIGHT	13,122,000	23,002,000	9,880,000	71
312	Lauderdale	Avenue	FAIRLIGHT	98,441,000	149,816,900	51,375,900	59
63	Margaret	Street	FAIRLIGHT	17,764,000	28,072,800	10,308,800	61
16	Melbourne	Street	FAIRLIGHT	5,978,000	10,555,000	4,577,000	76
18	Mossgiel	Street	FAIRLIGHT	3,991,000	6,676,000	2,685,000	66
23	Northcote	Avenue	FAIRLIGHT	6,792,000	10,613,000	3,821,000	57
48	Parkview	Road	FAIRLIGHT	16,286,000	26,000,000	9,714,000	60
47	Rosedale	Avenue	FAIRLIGHT	17,639,200	27,423,500	9,784,300	57
26	Suwarrow	Street	FAIRLIGHT	6,010,800	10,427,100	4,416,300	66
271	Sydney	Road	FAIRLIGHT	51,514,000	75,316,000	23,802,000	51
2	The Crescent		FAIRLIGHT	1,347,000	2,087,000	740,000	55
47	Thornton	Street	FAIRLIGHT	12,345,000	21,491,000	9,146,000	69
39	Upper Clifford	Avenue	FAIRLIGHT	17,729,000	27,656,000	9,927,000	57
50	Wattle	Avenue	FAIRLIGHT	13,778,000	24,239,000	10,461,000	72
25	William	Street	FAIRLIGHT	8,206,000	14,312,000	6,106,000	68
35	Willyama	Avenue	FAIRLIGHT	13,188,000	20,702,000	7,514,000	59
99	Woods	Parade	FAIRLIGHT	19,587,990	32,273,000	12,685,010	73
561	Addison	Road	MANLY	135,807,000	234,188,000	98,381,000	68
71	Alexander	Street	MANLY	28,509,000	54,149,000	25,640,000	89
181	Ashburner	Street	MANLY	31,516,440	49,642,800	18,126,360	58
43	Augusta	Road	MANLY	9,041,000	15,557,000	6,516,000	68
52	Balgowlah	Road	MANLY	10,717,000	16,168,000	5,451,000	56
1	Collins Beach	Road	MANLY	1,600,000	2,220,000	620,000	38
53	Belgrave	Street	MANLY	14,748,524	17,059,374	2,310,850	16
165	Birkley	Road	MANLY	48,078,000	75,176,000	27,098,000	61
63	Bonner	Avenue	MANLY	9,146,270	16,520,327	7,374,057	69
2	Bower	Lane	MANLY	1,741,000	3,230,000	1,489,000	69
243	Bower	Street	MANLY	157,221,800	285,276,800	138,055,000	84
25	Bruce	Avenue	MANLY	12,589,000	22,520,000	9,931,000	73
1	Bundoon	Lane	MANLY	510,000	811,000	301,000	59
25	Camera	Street	MANLY	5,490,000	9,190,552	3,700,552	65
12	Cameron	Avenue	MANLY	3,565,000	6,448,000	2,883,000	72
12	Carey	Street	MANLY	5,785,700	10,328,700	4,543,000	75
25	Carlton	Street	MANLY	6,753,000	11,774,000	5,021,000	71
325	Central	Avenue	MANLY	23,742,000	27,247,021	3,505,021	15
78	Cliff	Street	MANLY	27,528,000	48,446,000	20,920,000	76
25	College	Street	MANLY	10,896,000	18,510,000	7,614,000	68
54	Collingwood	Street	MANLY	19,924,000	37,553,000	17,629,000	86
4	Commonwealth	Parade	MANLY	1,030,000	1,690,000	660,000	64
61	Cove	Avenue	MANLY	28,448,750	49,947,030	21,498,280	71
6	Craig	Avenue	MANLY	4,470,180	7,952,880	3,482,700	70
380	Darley	Road	MANLY	151,286,400	229,298,800	78,010,400	46
26	Denison	Street	MANLY	6,859,000	13,473,000	6,614,000	108
1	Dungowan	Lane	MANLY	6,000	7,960	1,960	32
325	East	Esplanade	MANLY	62,878,780	85,536,380	22,657,600	35
115	Eurobin	Avenue	MANLY	38,550,000	70,017,000	31,467,000	79
95	Eustace	Street	MANLY	9,578,200	15,615,000	6,036,800	63
9	Fairlight	Street	MANLY	1,594,000	2,529,000	935,000	60
43	Fairy Bower	Road	MANLY	19,314,000	32,758,000	13,444,000	66
28	Francis	Street	MANLY	7,817,000	13,732,000	5,915,000	72
79	George	Street	MANLY	15,164,000	24,535,000	9,371,000	63
26	Gilbert	Street	MANLY	2,985,400	4,650,100	1,664,700	57
67	Golf	Parade	MANLY	21,796,000	41,386,000	19,570,000	87
46	Griffin	Street	MANLY	6,811,000	11,198,000	4,387,000	64
31	Herbert	Street	MANLY	11,653,000	20,671,000	9,018,000	77
58	High	Street	MANLY	18,901,000	33,021,000	14,120,000	74
21	Iluka	Avenue	MANLY	9,255,000	17,459,000	8,204,000	86
22	James	Street	MANLY	6,538,000	10,318,000	3,780,000	60

**ATTACHMENT 1**

**Corporate and Support Services Division Report No. 6  
Valuation Spreadsheet  
Comparison of Land Values 1 July 2002 and 1 July 2005**

<b>Comparison of Land Values 1 July 2002 and 1 July 2005</b>							
No Valns. in Street	Street		Suburb	Valuation - Base Date 1/07/2002 (\$)	Valuation - Base Date 1/07/2005 (\$)	Change (\$)	Change (%)
137	Kangaroo	Street	MANLY	36,668,200	58,785,400	22,117,200	63
50	Laurence	Street	MANLY	11,455,000	18,270,000	6,815,000	62
3	Lawson	Place	MANLY	1,201,000	1,909,000	708,000	58
131	Malvern	Avenue	MANLY	25,689,000	46,000,000	20,311,000	70
24	Marine	Parade	MANLY	6,256,000	10,241,000	3,985,000	63
1	Market	Place	MANLY	92,400	106,000	13,600	14
3	Market	Lane	MANLY	2,340,000	2,690,000	350,000	14
61	Marshall	Street	MANLY	15,732,000	26,019,000	10,287,000	64
501	North	Steyne	MANLY	125,707,730	196,982,523	71,274,793	59
29	North Head Milit	Area	MANLY	13,250,000	17,622,000	4,372,000	32
8	North Head Scer	Area	MANLY	5,077,000	6,737,000	1,660,000	32
55	Ocean	Road	MANLY	18,094,000	31,496,000	13,402,000	75
304	Osborne	Road	MANLY	62,900,000	106,715,000	43,815,000	66
38	Oyama	Avenue	MANLY	19,963,500	36,935,400	16,971,900	81
55	Pacific	Parade	MANLY	21,642,000	41,238,000	19,596,000	90
111	Pacific	Street	MANLY	16,818,000	29,070,000	12,252,000	67
76	Pine	Street	MANLY	16,748,800	30,991,300	14,242,500	77
365	Pittwater	Road	MANLY	82,173,000	121,054,000	38,881,000	45
99	Quinton	Quinton	Quinton	32,546,000	52,044,000	19,498,000	61
126	Raglan	Street	MANLY	24,828,000	36,664,000	11,836,000	38
35	Reddall	Street	MANLY	11,617,000	20,690,000	8,873,000	68
9	Rolle	Street	MANLY	2,735,000	5,186,000	2,451,000	89
12	Sheridan	Place	MANLY	2,168,000	3,640,000	1,472,000	65
1	Short	Street	MANLY	194,000	257,000	63,000	32
66	Smith	Street	MANLY	21,611,000	40,965,000	19,354,000	88
41	South	Steyne	MANLY	16,606,000	20,000,700	3,394,700	17
11	Steinton	Street	MANLY	4,388,000	7,516,000	3,148,000	72
158	Stuart	Street	MANLY	49,289,280	83,157,580	33,868,300	66
261	Sydney	Road	MANLY	37,743,500	49,206,000	11,462,500	33
119	The Corso		MANLY	134,316,000	147,962,500	13,646,500	9
236	The Crescent		MANLY	47,148,000	76,309,000	29,161,000	63
75	Tower	Street	MANLY	8,720,000	14,340,000	5,620,000	64
11	Upper Gilbert	Street	MANLY	3,376,000	5,483,000	2,107,000	61
154	Victoria	Parade	MANLY	25,299,400	40,347,000	15,047,600	57
263	Wentworth	Street	MANLY	36,903,000	41,111,000	4,208,000	10
309	West	Esplanade	MANLY	41,486,600	59,905,750	18,419,150	38
53	West	Promenade	MANLY	8,108,500	12,266,000	4,157,500	62
17	Wharves and Jetties		MANLY	1,731,210	2,365,470	634,260	37
112	Whistler	Street	MANLY	22,911,476	34,937,626	12,026,150	58
149	Wood	Street	MANLY	47,409,690	81,072,630	33,663,140	67
3	Addiscombe	Road	MANLY VALE	503,500	698,300	194,800	38
1	Boronia	Lane	NORTH BALGO	60,200	83,700	23,500	39
42	Abernethy	Street	SEAFORTH	34,385,700	46,134,300	11,748,600	30
19	Acacia	Road	SEAFORTH	10,378,000	12,086,000	1,708,000	16
12	Aden	Street	SEAFORTH	6,346,000	8,045,000	1,699,000	26
7	Ainslee	Place	SEAFORTH	3,137,000	4,316,000	1,179,000	37
42	Alan	Avenue	SEAFORTH	29,643,400	31,103,000	1,459,600	4
32	Alto	Avenue	SEAFORTH	12,184,000	16,749,000	4,565,000	37
10	Arabanoo	Street	SEAFORTH	4,081,000	5,611,000	1,530,000	37
2	Armstrong	Street	SEAFORTH	823,000	1,133,000	310,000	37
15	Avona	Crescent	SEAFORTH	12,304,000	12,885,000	581,000	4
45	Baranball	Avenue	SEAFORTH	16,365,000	22,501,000	6,136,000	37
61	Baringa	Avenue	SEAFORTH	21,446,290	29,491,160	8,044,870	37
41	Battle	Boulevard	SEAFORTH	32,203,000	44,171,000	11,968,000	30
38	Benelong	Street	SEAFORTH	10,429,000	17,053,000	6,624,000	71
28	Bligh	Crescent	SEAFORTH	22,003,900	30,627,600	8,623,700	40
7	Boronia	Lane	SEAFORTH	4,055,000	4,678,000	623,000	15
8	Brook	Road	SEAFORTH	3,230,000	4,591,000	1,361,000	41
18	Burnt	Street	SEAFORTH	1,299,000	1,777,000	478,000	25
7	Callicoma	Road	SEAFORTH	3,542,000	4,083,000	541,000	15
86	Castle	Circuit	SEAFORTH	64,151,000	74,109,000	9,958,000	15
6	Castle Circuit	Close	SEAFORTH	3,995,900	4,611,500	615,600	15
8	Clavering	Road	SEAFORTH	6,127,300	7,050,100	922,800	15
106	Clontarf	Street	SEAFORTH	41,846,000	57,500,000	15,654,000	37
28	Dalwood	Avenue	SEAFORTH	20,167,000	25,585,000	5,418,000	26

**ATTACHMENT 1**

**Corporate and Support Services Division Report No. 6  
Valuation Spreadsheet  
Comparison of Land Values 1 July 2002 and 1 July 2005**

<b>Comparison of Land Values 1 July 2002 and 1 July 2005</b>							
<b>No Valns. in Street</b>	<b>Street</b>	<b>Suburb</b>	<b>Valuation - Base Date 1/07/2002 (\$)</b>	<b>Valuation - Base Date 1/07/2005 (\$)</b>	<b>Change (\$)</b>	<b>Change (%)</b>	
13	David	Place	SEAFORTH	12,521,000	16,930,000	4,409,000	35
77	Edgecliffe	Esplanade	SEAFORTH	85,142,800	101,535,890	16,393,090	19
102	Ellery	Parade	SEAFORTH	60,834,000	77,024,000	16,190,000	26
36	Ethel	Street	SEAFORTH	11,575,000	16,850,600	5,275,600	69
112	Frenchs Forest	Road	SEAFORTH	38,092,400	52,225,700	14,133,300	37
59	Fromelles	Avenue	SEAFORTH	23,134,000	31,821,000	8,687,000	37
66	Grandview	Grove	SEAFORTH	39,002,200	49,429,500	10,427,300	26
58	Gurney	Crescent	SEAFORTH	43,542,300	55,036,530	11,494,230	26
13	Harvey	Street	SEAFORTH	8,695,000	10,012,000	1,317,000	15
7	Harwood	Place	SEAFORTH	3,148,000	4,332,000	1,184,000	37
60	Hope	Street	SEAFORTH	19,360,950	29,351,010	9,990,060	51
23	Jenner	Street	SEAFORTH	17,071,000	19,690,000	2,619,000	15
41	Judith	Street	SEAFORTH	15,471,000	21,271,000	5,800,000	37
10	Kamiri	Street	SEAFORTH	3,673,700	5,051,100	1,377,400	37
7	Karingal	Street	SEAFORTH	2,313,000	3,182,000	869,000	37
58	Kempbridge	Avenue	SEAFORTH	25,453,950	37,742,010	12,288,060	51
71	Kirkwood	Street	SEAFORTH	25,006,600	34,249,200	9,242,600	35
12	Koobilya	Street	SEAFORTH	4,703,000	6,465,000	1,762,000	37
12	Laura	Street	SEAFORTH	15,841,100	24,397,100	8,556,000	49
17	Lister	Avenue	SEAFORTH	6,481,000	8,915,000	2,434,000	37
67	Macmillan	Street	SEAFORTH	28,921,000	37,254,000	8,333,000	29
15	Magarra	Place	SEAFORTH	9,426,000	10,185,000	759,000	6
14	Manly	Road	SEAFORTH	6,495,000	7,633,000	1,137,000	20
38	Montauban	Avenue	SEAFORTH	11,797,000	16,152,000	4,355,000	33
4	Munoor	Street	SEAFORTH	2,028,000	2,509,000	481,000	23
13	Old Sydney	Road	SEAFORTH	8,368,000	8,798,000	410,000	4
25	Palmerston	Place	SEAFORTH	15,743,000	16,514,000	771,000	4
8	Panorama	Parade	SEAFORTH	5,152,000	6,528,000	1,376,000	26
108	Peacock	Street	SEAFORTH	51,987,000	65,923,000	13,936,000	26
18	Phillip	Avenue	SEAFORTH	6,933,000	9,532,000	2,599,000	37
69	Ponsonby	Parade	SEAFORTH	43,420,000	45,680,000	2,240,000	4
35	Prince Edward	Road	SEAFORTH	13,151,000	18,093,000	4,942,000	37
13	Princes	Promenade	SEAFORTH	9,001,000	9,593,000	592,000	6
16	Redman	Street	SEAFORTH	7,744,000	9,827,000	2,083,000	27
9	Reid	Street	SEAFORTH	4,621,000	5,858,000	1,237,000	26
8	Reserve	Street	SEAFORTH	2,993,000	4,118,000	1,125,000	37
27	Richmond	Road	SEAFORTH	25,893,000	35,131,000	9,238,000	35
20	Rignold	Street	SEAFORTH	17,315,400	19,933,900	2,618,500	18
23	Ross	Street	SEAFORTH	7,990,000	10,665,000	2,675,000	45
18	Salisbury	Square	SEAFORTH	12,205,100	12,808,600	603,500	4
8	Sandra	Place	SEAFORTH	4,582,000	5,283,000	701,000	15
11	Sangrado	Street	SEAFORTH	6,948,000	8,026,500	1,078,500	17
183	Seaforth	Crescent	SEAFORTH	154,106,000	235,602,900	81,496,900	51
99	Sydney	Road	SEAFORTH	20,498,100	29,091,300	8,593,200	67
62	Wakehurst	Parkway	SEAFORTH	20,808,000	28,520,300	7,712,300	37
29	Waterview	Street	SEAFORTH	11,830,000	16,275,000	4,445,000	37
22	Yatama	Street	SEAFORTH	11,241,000	16,803,000	5,562,000	39
<b>Total</b>				<b>13,565,115,149</b>	<b>19,528,094,913</b>	<b>5,969,621,825</b>	<b>49</b>

**TO:** Planning and Strategy Committee - 10 April 2006  
**REPORT:** Corporate Planning And Strategy Division Report No. 20  
**SUBJECT:** Woodburn, 128-130 Bower Street, Manly  
**FILE NO:**

## SUMMARY

This report addresses the request of the Fairy Bower Precinct Community Forum made on 7 November 2005 that the property Woodburn at 128-130 Bower Street be heritage listed.

## REPORT

### Background

Council on 13 March 2006 resolved as follows in Corporate Planning and Strategy Division Report No. 14: *Heritage Listing of 'Woodburn' 128-130 Bower Street, Manly*:

*"That Council refer the assessment of the property at 128 - 130 Bower Street, Manly to the comprehensive heritage review proposed for 2006-2008."*

Council staff have subsequently received several inquiries about this property as it is currently up for sale. The preferred approach for an assessment of heritage significance would be to refer it to the comprehensive heritage review however given the immediate interest, it was determined that an assessment should take place as a matter of priority.

In March 2006, an assessment of the property was carried out in order to make a recommendation on its heritage significance. Heritage significance is determined based upon guidelines set out by the New South Wales Heritage Office. The attached report outlines documentary and physical evidence used to evaluate Woodburn against the Heritage Office criteria.

### Conclusions

- Woodburn has some local significance for its architectural style and use as a holiday boarding house but this is not sufficient to warrant a heritage listing.

Community concern at the loss of Manly's older buildings is warranted for numerous reasons including loss of a range of accommodation options, the environmental implications of unnecessary demolitions and change of established neighbourhood character, however items must meet the NSW Heritage Office listing criteria for heritage listing to be approved by the Minister for Planning.

## RECOMMENDATION

That Council resolve:

That the property "Woodburn" located at 128 – 130 Bower Street Manly has some local heritage significance but does not strongly meet the Heritage Office criteria for listing an item of local heritage significance and should not be listed in Schedule 4 of the *Manly Local Environment Plan 1988* (LEP).

## ATTACHMENTS

<b>AT-1</b>	Planning & Strategy Branch Heritage Assessment of "Woodburn" 128-130 Bower Street, Manly	8 Pages
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\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 20 \*\*\*\*\*

## ATTACHMENT 1

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### Corporate Planning & Strategy Division Report No. 20 Planning & Strategy Branch Heritage Assessment of “Woodburn” 128-130 Bower Street, Manly

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#### INTRODUCTION:

This report was prepared by Manly Council Planning and Strategy Division and provides an assessment of the cultural heritage significance of Woodburn at 128-130 Bower Street, Manly.

The property was inspected in March 2006 by Council planning staff. The interiors of Woodburn were not inspected in the preparation of this report.

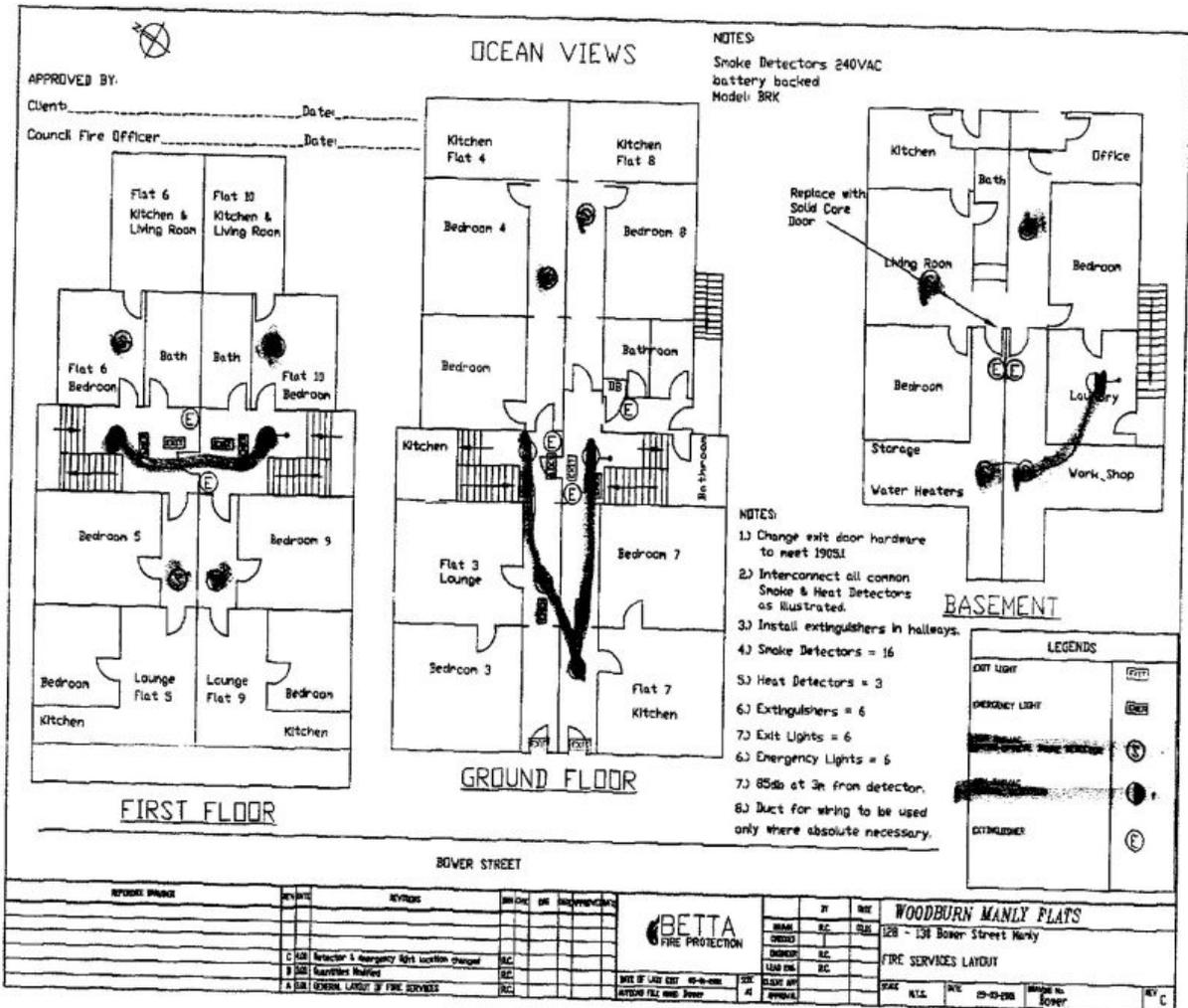
The methodology of this report follows the guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter)* and the New South Wales Heritage Office publication *Local Government Heritage Guidelines* (November 1996, amended July 2001).

#### PHYSICAL SURVEY

Woodburn is a two-storey (plus basement and roof space) Federation/Arts and Crafts building with several features typical of this style: a medium-pitched hipped roof, prominent eaves with exposed rafters, a gable with upper battening, bay windows, coloured glass windows and decorative stained glass overlights and door accents with art nouveau motifs, wooden shingles, plainly decorated timber posts, a base, and building materials of contrasting textures including brick, wood shingle and sandstone. It is built of brick and wooden shingle and likely was rendered at a later date. The sides remain unrendered brickwork. Other non-original features include the enclosure of the upper verandah with non-sympathetic panelling and aluminium windows. A rear addition appears to have been made sometime in the 1960s or 70s. A 1923 subdivision plan indicates that Woodburn was built as a pair of semis and it retains the original dual entranceways indicating this. The building is not in original condition.

**ATTACHMENT 1**

**Corporate Planning & Strategy Division Report No. 20  
Planning & Strategy Branch Heritage Assessment of "Woodburn" 128-130 Bower Street, Manly**



Source: BETTA Fire Services. Held in Manly Council Property Files for 128-130 Bower Street

Figure 1: Floor plan of 128-130 Bower Street.

**VIEW AND STREETSCAPE ANALYSIS**

Woodburn occupies a modest but highly desirable position in the streetscape on the southern end of the east side of Bower Street. It is not visible from Marine Parade but the house has sweeping panoramic views to the east over Fairy Bower and Cabbage Tree Bay. It has some streetscape profile when viewed from Cliff Street and can still be read as a matched set of two pairs of semis although its pair, Airdrie has been demolished and redeveloped as a modern building with a similar scale and some similar features to Woodburn (see Figure 4)<sup>1</sup>.

<sup>1</sup> According to the recollection of a community member, when Airdrie was rebuilt, the original façade was required to be incorporated into a new design however the façade collapsed during

## ATTACHMENT 1

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### Corporate Planning & Strategy Division Report No. 20 Planning & Strategy Branch Heritage Assessment of “Woodburn” 128-130 Bower Street, Manly

The streetscape on this portion of Bower Street (south of Cliff Street) is an eclectic mix of mainly medium to high density interwar and modern flats and modern housing. Woodburn can be considered as part of a grouping of Arts and Crafts and Arts and Crafts-influenced inter-war buildings on Bower Street that includes the listed 101 Bower Street (Bower Hall), 105 Bower Street (Waterhouse and Lake Architects) and a row of fine Arts and Crafts bungalow semis on the west side of Bower Street north of Cliff Street. Woodburn is likely an earlier and certainly a more modest example than these and is physically separated by Cliff Street and modern developments and flat buildings.



Figure 2: Woodburn and 134 Bower Street (formerly Airdrie)

## HISTORY

### Historical Development

128-130 Bower Street is situated on land originally granted to Richard Cheers in 1810 and appears as an allotment in the 1901 Fairy Bower Estate Subdivision. The original

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the excavation of the underground car park resulting in the current design and scale remaining similar to Woodburn.

## ATTACHMENT 1

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### **Corporate Planning & Strategy Division Report No. 20 Planning & Strategy Branch Heritage Assessment of “Woodburn” 128-130 Bower Street, Manly**

address was 10-12 Bower Street. The address was changed at a later unknown date some time between 1933 and 1963.

#### **Brief History of Woodburn**

The property at 128-130 Bower Street was built circa 1923 and first appears in the Sands Directory as owned by Mrs. Emma Stewart. Although it appears to have been built as a pair of semis alongside an apparently matching pair to the south known as “Airdrie” (now demolished), it may always have been used as a single boarding house. It remained registered to Mrs. Stewart until the final year of the Sands Directories in 1933.

Woodburn is currently owned by the Australasian Conference Association of the Seventh Day Adventist Church and has been since at least 1949. It was first officially registered with Council as a boarding house by the current owners in 1969 but appears to have been used as one from the time the Church acquired the property. An explanatory letter received from the Australasian Conference Association in 1971 notes that the property is used as holiday flats for Church employees and, if space is available, for church members.<sup>2</sup>

The Church website currently lists several Church-owned properties for holiday and Church group activities but Woodburn is not among them.<sup>3</sup> Community members have indicated that the property is often occupied by youth groups and families and although it has been called ‘low-income holiday housing’ by some community members, this use cannot be confirmed.

The property was advertised as for sale in 2005 for an asking price of \$5 million and has generated several inquiries of Council from interested buyers regarding permissible development of the property.

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<sup>2</sup> Council Property Records

<sup>3</sup> <http://adventist.org.au/services/accommodation>

ATTACHMENT 1

Corporate Planning & Strategy Division Report No. 20  
Planning & Strategy Branch Heritage Assessment of "Woodburn" 128-130 Bower  
Street, Manly

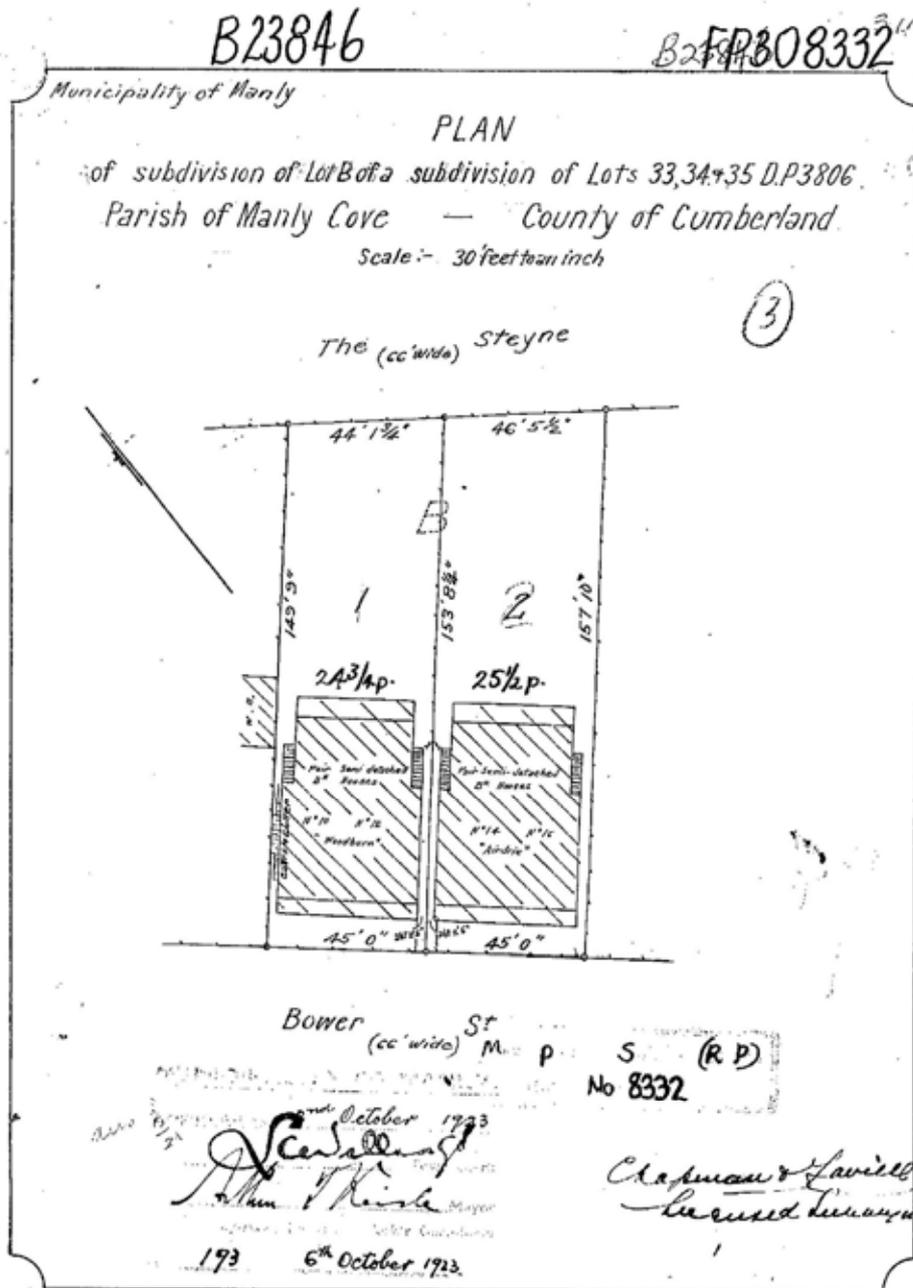


Figure 3: 1923 Subdivision Plan

## ATTACHMENT 1

### Corporate Planning & Strategy Division Report No. 20 Planning & Strategy Branch Heritage Assessment of “Woodburn” 128-130 Bower Street, Manly

#### Recent Image of Woodburn



Figure 4: February 2006

#### **Significance Assessment**

Presently Woodburn is not covered by any statutory or non-statutory heritage listings. This includes Manly Council Local Environment Plan Schedule 4 Listings, Conservation Areas or streetscapes, the State Heritage Inventory and the National Trust.

*The significance of Woodburn in light of the physical evidence and documentary research undertaken for this report is as follows:*

#### **History (NSW Heritage Office Criterion A):**

Woodburn is evidence of Manly's early development as a suburb. Its later use as a holiday house for Seventh Day Adventist Church workers reflect Manly's development as a tourist resort and destination for holidaymakers. It is further evidence of a time when holidaymaking was a relatively new pursuit and many companies, unions and social organisations provided holiday opportunities for their staff in short-stay boarding

## **ATTACHMENT 1**

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### **Corporate Planning & Strategy Division Report No. 20 Planning & Strategy Branch Heritage Assessment of “Woodburn” 128-130 Bower Street, Manly**

houses. It is not known whether it is a purpose-built boarding house or whether it was converted for use as one however it appears to have been used as a boarding house for most of its past and has been in continuous use by the Seventh Day Adventist Church as a holiday boarding house since at least 1969.

#### **Associated People/Organisations (NSW Heritage Office Criterion B)**

No information can be found that links any past resident of Woodburn with the significant historical development of Manly, New South Wales or Australia. The architect or builder of the property is unknown. It is likely that it was built by the same builder of the neighbouring pair of semis known as Airdrie.

Its current association with the Seventh Day Adventist Church dates from 1949 but the Church has not obviously played a significant role in the development of Manly.

#### **Aesthetic (NSW Heritage Office Criterion C)**

Woodburn has some aesthetic value as a relatively intact example of a pair of Federation Arts and Craft semis with original details.

#### **Community Esteem (NSW Heritage Office Criterion D)**

The potential redevelopment of the property has gained some public attention and led to the property being brought to the attention of the Council Heritage Planner resulting in this assessment. However a vote in the Fairy Bower Precinct at the meeting of 7 November 2005 on the requesting that the property be heritage listed is recorded as 7 in favour of listing, 6 opposed and 11 abstaining.<sup>4</sup> This appears to indicate that community sentiment is mixed.

#### **Research Potential/Archaeology (NSW Heritage Office Criterion E)**

Woodburn is not located within an identified archaeological zone and has minimal archaeological potential. The building has the potential to provide more information as the enclosed verandah may be obscuring some original façade fabric although this is unlikely.

#### **Rarity/Representativeness (NSW Heritage Office Criterion F)**

Woodburn is a representative example of the highly influential Arts and Crafts style of architecture and a rare example in Manly of a holiday boarding house that has been in use since at least the 1960s.

#### **Integrity/Intactness**

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<sup>4</sup> Minutes of the Fairy Bower Precinct Community Forum Meeting Held on Monday November 7, 2005

## ATTACHMENT 1

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### **Corporate Planning & Strategy Division Report No. 20 Planning & Strategy Branch Heritage Assessment of “Woodburn” 128-130 Bower Street, Manly**

Woodburn is of good quality brick construction and generally appears to be in good condition on the outside with intact wood detailing, shingles and joinery. The changes made by the enclosure of the upper verandah have had a significantly negative impact on the appearance of the house and are highly intrusive features which degrade both integrity and intactness. However, the enclosure appears to be constructed of panelling which could be removed. The original verandah pillars, timber frame and roofs remain.

The rendering of unpainted sandstone and brickwork is also intrusive and degrades the integrity of the building as the fundamental basis of the Arts and Crafts movement was to use materials in close to their natural form so that craftsmanship could be appreciated without embellishment or artifice. The dual doorways retain some original decorative glass with art nouveau motifs however other panels have been replaced with clear glass. The decorative glass door overlights remain intact.

The ground floor façade displays many intact features of the Arts and Crafts style and contributes highly to the overall integrity of the property.

#### **SUMMARY STATEMENT OF SIGNIFICANCE**

A summary of the above assessment is as follows:

Woodburn is a well constructed example of plain Federation Arts and Crafts architecture dating from around 1923. Some intrusive elements have been added in more recent decades which detract from its integrity.

Although it has some cultural heritage significance in its architectural style, there are better and more intact examples of Federation Arts and Crafts architecture in Manly. It also has some significance in its possibly continuous use as a boarding house or holiday boarding house dating from a time when these uses were a part of the development of Manly as a suburb and as a tourist destination.

#### **RECOMMENDATIONS**

On the basis of available physical and documentary evidence carried out for the purpose of this report, it is concluded that Woodburn may have some local significance for its Federation Arts and Crafts architecture and use as a boarding/holiday house. However, it is insufficient significance to be recommended for listing in Schedule 4 of the Manly Local Environment Plan 1988.

**TO: Planning and Strategy Committee - 10 April 2006**  
**REPORT: Corporate Planning And Strategy Division Report No. 21**  
**SUBJECT: North Head Sanctuary - Progress Report**  
**FILE NO:**

---

## SUMMARY

This report summarises progress since 2002 towards the establishment of a North Head Sanctuary, and advises Council on progress towards a Management Plan for the former School of Artillery. It proposes further action towards the Sanctuary and recommends that Council receive and note the report.

## REPORT

Manly Council is a founding member of the North Head Sanctuary Foundation. The Foundation was established in 2002; its mission, "to secure a publicly-owned sanctuary of national significance for the whole of North Head, that is managed predominantly as a protected environment for its natural attributes; that celebrates our Indigenous, immigration and military heritage; and that provides a place of learning, research and contemplation."

The former NSW Premier the Hon. R J Carr wrote to Council in August 2003 stating his support for the North Head Sanctuary.

The public land which could potentially be included in the sanctuary includes all the land east of the eastern boundary wall of St Patrick's Estate and included:

- Public roadways
- Sydney Harbour National Park
- Quarantine Station
- Sewage Treatment Works
- Manly Hospital
- Former School of Artillery site
- North Fort Museum
- Australian Institute of Police Management
- Shelly Beach Headland
- Bower Street Reserve
- Little Manly Point Reserve
- Unnamed reserve at the eastern end of Stuart Street Manly

There is a clear basis for the establishment of a Sanctuary on North Head, as all of the land referred to above is Crown Land which is under the control of the NSW State Government. The land which was dedicated to Council for Open Space by the Roman Catholic Church at Spring Cove is an exception. **Refer Attachment 1 – Public land at North Head.**

After Federation, responsibility for quarantine and defence passed to the new Federal government under the 1910 agreement between the NSW and Federal governments. The land on North Head was occupied by the Federal government for quarantine and defence purposes until 1984, when part of the Quarantine Station was returned to New South Wales.

Although the School of Artillery relocated from North Head in 1997 the land was not returned to New South Wales as required under the 1984 agreement between the NSW and Federal governments. The Sydney Harbour Federation Trust Act, 2001 (SHFT) provides for the preparation of a management plan for the site. This is now in the final stages of preparation by the Trust. The Act anticipates that the lands to which the Management Plan applies will be returned to New South Wales within 10 years.

**Corporate Planning And Strategy Division Report No. 21 (Cont'd)**

The North Fort Artillery Museum occupies part of the former School of Artillery site, however, the use of the land for the purposes of a museum, albeit an artillery museum, may be contrary to the terms of the 1984 agreement.

Manly Council also made a submission to the Sydney Harbour Federation Trust's North Head draft Management Plan and specifically sought clarification of the reference to the description of the former School of Artillery site as comprising two lots identified as Lot 101 in DP752038 (Barracks complex) and Lot 102 in DP752038 (North Fort complex). Council has been unable to confirm the registration of a sub-division as per the above description, and has received no response from the Trust.

However, the Trust draft Management Plan does recognise the significance of the resolution of title to the land if the Trust is to implement the recommendations of the management plan.

The Management Plan makes specific reference to the Army History Unit of the Department of Defence which manages the Royal Australian Artillery National Museum now operating on part of the former School of Artillery site. The function of the museum is the collection, preservation and exhibition of the history of artillery in Australia, including coastal artillery. The Plan states that the Department of Defence intends to continue to operate this museum on North Head. This raises the question "is the operation of a museum a defence purpose"?

The Australian Institute of Police Management (formerly the Australian Police College) occupies Crown land which was originally part of the Quarantine Station. Buildings were erected there in 1916 - 1920 for a hospital. The Australian Police College (now Australian Institute of Police Management) moved to the site in 1960.

Council (by letter dated 5<sup>th</sup> January 2006) has requested that the Australian Institute of Police Management clarify it's legal right to occupy the land. No reply has been received.

**CONCLUSION**

There is strong evidence to indicate that there is no legal barrier to the creation of a sanctuary on North Head, potentially including all of the Crown land and the land held by Manly Council.

It is essential for the land tenure issue to be clarified as soon as possible. Council officers have commenced this historic title search. However, resolution of the land title issue does not detract from the responsibility of the NSW government, and the Federal government agencies, namely the Department of Defence (School of Artillery site) and the Department of Finance (Australian Institute of Police Management site) from assisting Council to clarify the land tenure issue.

A further report will be submitted to the council on this issue, and will also address the planning and development issues across North Head.

**RECOMMENDATION**

That Council receive and note the report

**ATTACHMENTS**

**AT- 1** Map of Public Land at North Head 1 Page

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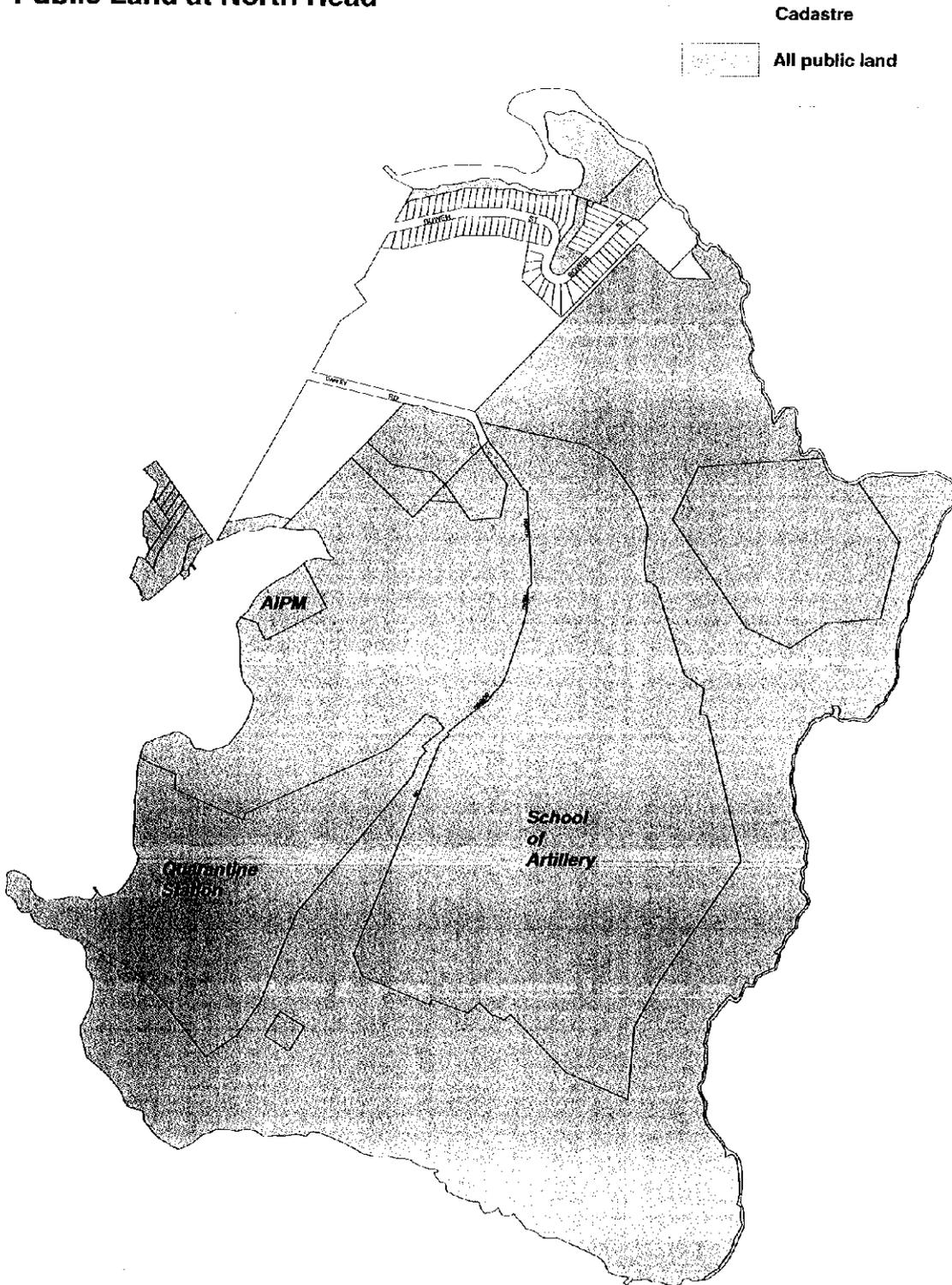
\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 21 \*\*\*\*\*

ATTACHMENT 1

Corporate Planning & Strategy Division Report No. 21

Map of Public Land at North Head

Public Land at North Head



**TO:** Planning and Strategy Committee - 10 April 2006  
**REPORT:** Corporate Planning And Strategy Division Report No. 22  
**SUBJECT:** Sydney Metropolitan Strategy  
**FILE NO:**

---

## SUMMARY

This report briefly discusses issues, with references to Manly as appropriate, arising from the current Metropolitan Strategy produced by the NSW Department of Planning, Infrastructure and Natural Resources (DIPNR). In the strategy the metropolitan area of Sydney has been arranged into ten sub-regions that seek to combine local government areas with similar issues and challenges when it comes to planning for growth and managing change. Manly has been included in the North East Sub - Region. It identifies issues relevant to Manly which need to be addressed and recommends that Council make a further submission to DIPNR seeking assurance that issues will be addressed in the Sub-Regional Plan.

## REPORT

### City of Cities

The new Metropolitan Strategy has been produced by the Department of Planning, Infrastructure and Natural Resources. It was published first on the web in December 2005, and subsequently a hard copy was provided on 28<sup>th</sup> February 2006. It constitutes a broad framework plan intended to accommodate and manage the growth and development of Metropolitan Sydney and its regional areas over the coming 25 years. Council's planning instruments should be consistent with this Strategy. The Strategy will also be used as a basis for the North East Sydney Sub-Regional Plan now being prepared by DIPNR.

The Strategy identifies five regional cities including the two harbour cities (Sydney City and North Sydney) at the heart of global Sydney, and the three river cities of Parramatta, Liverpool and Penrith, as centres of the regional areas of Sydney.

The Strategy also identifies three types of corridors concentrating jobs and activities including:

- Economic corridors ( the corridor from North Sydney to Macquarie Park, the City to Airport, Parramatta Road and the emerging orbital Motorway network, M7 and M5);
- Renewal Corridors, which are areas partly run down and have significant underutilized infrastructure such as the Parramatta to City Corridor;
- Enterprise corridors which are the strips of commercial or industrial activity along busy roads.

In accordance with the Strategy, the metropolitan area of Sydney has been arranged into ten sub-regions, combining local government areas which DIPNR considers have similar issues and challenges when it comes to planning for growth and managing change. Manly has been included in the North East Sub-Region. These sub-regions also relate to particular transport routes, natural features and patterns of employment and retail activity that are important factors in the way people move around and use their area.

The sub-regions cover over 10,000 square kilometres made up of 42 local government areas including two on the Central Coast. Sub-regional planning is proposed to formulate an intermediate step translating the Metropolitan Strategy into regional strategies for each grouping of local government areas before being replicated in detail at the local level. Local Councils are required to use these Sub-Regional Plans to develop strategies for towns, villages and neighbourhood centres.

**Corporate Planning And Strategy Division Report No. 22 (Cont'd)**

The Strategy identifies specialised centres containing concentrated business and research functions (hospitals, universities, airports and port facilities) that perform vital economic and employment roles.

The Strategy also identifies major shopping and business centres with full scale shopping malls, Council offices, taller office and residential buildings, community facilities and a minimum of 8,000 jobs.

**Population Growth**

The Metropolitan Strategy anticipates a population growth of 1.1 million people from a current population of 4.2 million to 5.3 million by the year 2031. This growth requires:

- 640,000 new homes (60 to 70% of them in Western Sydney)
- 500,000 new jobs to a total of 2.5 million jobs (with 200,000 Jobs in Western Sydney)
- 750 hectares of additional industrial lands (half of which are planned for Western Sydney)
- 6.8 million square metres of commercial floor space area
- 3.7 million square metres of retail area.

**The Metropolitan Strategy**

The Strategy, as promoted, aims to bring the State Government, local government, stakeholders and the community together to discuss, review and then make decisions on the future of Sydney's economy, environment and community liveability. A number of forums were held during its preparation.

The Strategy focuses on the identification of strategic centres and employment lands as the basis for infrastructure and transport planning and seeks to ensure management of existing land resources. It also aims to constrain the rezoning of employment lands to residential zonings.

In terms of transport, the Strategy builds on the existing Integrated Transport Strategy by:

- Encouraging sustainable travel;
- Concentrating activities near public transport so as to enable people to save time and trips by carrying out a number of activities in one location;
- Improving the existing transport system, especially between centres; and
- Connecting the regions and economic gateways within the Greater Metropolitan Region.

The Strategy also aims to plan for a housing mix close to jobs, transport and services. It sets parameters for future residential development in new release and existing urban areas.

Environmentally, the Strategy focuses upon:

- containing Sydney's urban footprint;
- protecting biodiversity;
- achieving sustainable use of water and energy;
- minimizing and recycling waste;
- retaining/protecting rural and resource lands; and
- enhancing accessibility to parks and bushland areas.

**Comment:**

The Strategy has the benefit of bringing together different plans and strategies and streamlining different development programs in order to accommodate the future growth of Metropolitan Sydney. Programs which have been integrated into the Strategy include:

- Metropolitan Water Plan (water use and management);
- Planning Reform (the reform of local and State planning systems);
- Managing Sydney Growth Centres (planning for the new growth centres); and
- the Western Sydney Parklands.

**Corporate Planning And Strategy Division Report No. 22 (Cont'd)**

As mentioned above, strategies such as the Integrated Transport Strategy have also been considered.

**Growth**

In terms of growth, the Strategy sets only one scenario that takes into account the current trends, with no consideration for factors that could impact on the implementation of the Strategy. Maximum and minimum statistical scenarios are indispensable in any approach, as rates of population growth are very volatile. Building on one scenario has proven to fail in housing strategies in previous Metropolitan plans (Cities of the 21<sup>st</sup> Century, 1995). Housing prices might reach record levels if population growth is higher than expected, with no consideration to the shortage of land allocated for housing.

The projected growth has not been tested against any sustainability indicators or subject to any triple bottom line reporting mechanisms. Fast tracking development to achieve the objective of urban renewal is not a sustainable solution for urban growth. New development must be supported by specific environmental mechanisms and standards while taking into account the cumulative impact on the environment and the community.

**Regions, Sub-regions & Corridors**

The 30-70% split of future growth between greenfield and established areas seems arbitrary with limited justification regarding the existing resource constraints. Although the Strategy aims to limit urban sprawl and restrict the urban footprint of Metropolitan Sydney, future growth should be accommodated in areas where the capacity of infrastructure permits, or subject to expansion of infrastructure to support future growth.

Furthermore, it is essential for the Strategy to recognise the local character and conditions of each community before pursuing large scale urban development. Each community has unique characteristics, natural resources, natural sensitivity, land use constraints, infrastructure capacity, heritage values and demography. Future development should enhance these qualities and not ignore or destroy them.

With regard to Manly, the stormwater system is currently at capacity resulting in flooding of varying degrees. Additional development and subsequent increases in impervious surfaces will result in the occurrence of increased flooding and property damage. The sewerage system is dilapidated and inadequate to accommodate increased volumes. An infrastructure audit for each council area is needed to assess the capacity of its infrastructure to accommodate proposed growth.

**Housing & Communities**

Although improving housing affordability is one of the objectives driving the Strategy, an affordable housing strategy is yet to be prepared. Practical solutions to address the local problems are needed. There is also a need to address the social impacts of urban renewal in established areas.

**Community Services**

The strategy has little regard to the level of community services and facilities required as a result of future growth and ageing population. Responsibility and funding should be shared between the State and local agencies as well as private developers. The provision of adequate resources is essential.

**Environmental Concerns**

There is a lack of recognition of the significant natural resources in the Sydney region. Little priority has been placed on protecting the region's valuable coastal assets, including its flora and fauna, and the biodiversity, which are of local, State and National significance.

**Tourism and Recreation**

The projected population growth fails to recognise the number of visitors Sydney receives every year. This group of users places a significant pressure on local government in terms of infrastructure required to accommodate the additional demands. Manly attracts between 4 and 6

**Corporate Planning And Strategy Division Report No. 22 (Cont'd)**

million visitors per year. This includes day visitors from all over the Sydney region who come to Manly for the environment, beach and facilities. However, the Strategy has failed to acknowledge this group of users and its impact on local communities such as Manly.

**Conclusion**

Many of the above concerns were raised in a previous Council submission on the Metropolitan Strategy produced by the NSW Department of Infrastructure, Planning and Natural Resources. However, little has been done to address Council's concerns regarding the local issues as outlined above. Given the significance of the Metropolitan Strategy for the Sub-Regional Plan and Council's own planning review it is appropriate that Council prepare a further submission to DIPNR.

A further report will be prepared for Council on the Sub-Regional Plan now being prepared by DIPNR.

**RECOMMENDATION**

1. That the report be received and noted;
2. That Council endorse the report as a basis for a further submission from Council to the NSW Department of Planning, Infrastructure and Natural Resources seeking assurance that these issues will be addressed in the Sub-Regional Plan.

**ATTACHMENTS**

There are no attachments for this report.

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\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 22 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 10 April 2006  
**REPORT:** Corporate Planning And Strategy Division Report No. 23  
**SUBJECT:** Items for Brief Mention  
**FILE NO:**

---

**1. Reports:-**

Council at its Ordinary Meeting of 21 November 2005 resolved (*interalia*):

*"6. Lobbying Federal Government to ratify the Kyoto Protocol by writing to the PM, Deputy PM, Federal Opposition leader, Minister for the Environment and Shadow Minister of the Environment urging them to ensure Australian signs the Kyoto Protocol and commits to significant reductions in greenhouse gases and a clean energy future."*

A response has been received from the Office of The Prime Minister, Canberra and can be viewed as **Attachment A** for the information of Councillors.

**2. Minutes of Meetings:-**

- (i) Sydney Water and Manly Council Partnership – Minutes of Meeting held on 12<sup>th</sup> January 2006.
- (ii) Manly Harbour Foreshores Management Committee - Minutes of Meeting held on 14 February 2006.
- (iii) Manly LEP and DCP Review Working Party - Minutes of Meeting held on 1<sup>st</sup> March 2006.
- (iv) Landscape Management and Urban Design Committee - Minutes of Meeting held on 8<sup>th</sup> March 2006.
- (v) Manly Sustainability Management Committee - Minutes of Meeting held on 14<sup>th</sup> March 2006.
- (vi) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006.
- (vii) Traffic Committee - Minutes of Meeting held on 27<sup>th</sup> March 2006.

**3. The following Minutes contain recommendations of a substantial nature requiring formal Council adoption as follows:-**

- (a) Landscape Management and Urban Design Committee - Minutes of Meeting held on 8<sup>th</sup> March 2006.

**Item 4.1 – The Corso Masterplan Review – Taylor Cullity Lethlean Revised Masterplan Review**

Recommendation:-

" That the Landscape Management and Urban Design Committee (LMUD) generally supports the elements of the Taylor Cullity Lethlean Scheme as presented, subject to the following points:-

**Corporate Planning And Strategy Division Report No. 23 (Cont'd)**

- (a) There is a need for the LMUD Committee to be assured that the pattern of the pavement can and will be effectively interpreted to achieve its objective when viewed from pedestrian level.
- (b) That the LMUD Committee recommends that planning be done now to ensure that the overall objective of rolling out a cohesive scheme within the Central Business District (CBD) is planned on a "whole of village basis" and having regard to budget.
- (c) That the LMUD Committee recommends a review on the need for the fire escape clock tower in Market Lane as part of the planned building works for a third level on the Library building.
- (d) That the LMUD Committee acknowledges the need and desire of the Manly Chamber of Commerce and property owners in the CBD to view and comment on the revised Taylor Cullity Lethlean scheme.
- (e) The LMUD Committee notes that the scheme will be subject to a Part 5 Assessment under the Environmental Planning and Assessment Act. Further, that the LMUD Committee is of the view that little purpose would be served in having a further public exhibition of the revised scheme in that it basically reflects the competition entry and the community would possibly:-
- (i) Question why the scheme is being exhibited again.
  - (ii) Embark on a new round of likes and dislikes which was the purpose of the original exhibition in October, 2005 and which was the basis of the refinement of the Taylor Cullity Lethlean scheme over the course of the last five months.
- (f) Further, that particular emphasis be given to a communication strategy which clearly informs the community and the CBD commercial sector and Precincts in relation to the scheme, the implementation programme; and that Council attempt a "no surprises" roll out of the scheme."

- (b) Manly Sustainability Management Committee - Minutes of Meeting held on 14<sup>th</sup> March 2006.

**Item 4.1 – Update MSS Title**

Recommendation:-

" The Committee note that maintaining continuity with the current Manly Sustainability Strategy was important, thus recommend to Council that the updated Manly Sustainability Strategy be entitled *Manly Sustainability Strategy*: for today and future generations"

- (c) Traffic Committee - Minutes of Meeting held on 27<sup>th</sup> March 2006.

**Item 17/06 – Victoria Parade & Wentworth Street, Manly- Cycle Lane**

Recommendation:-

1. That; Council approve the design provided at the meeting for the proposed cycleway link between Manly Cove and Manly Beach, Manly, consisting of a shared path for the section of Victoria Parade between East Esplanade and Darley Road, a bicycle path for the section between Darley Road and South Steyne, and on-street bicycle lanes on Darley Road and Wentworth Street for construction.

**Corporate Planning And Strategy Division Report No. 23 (Cont'd)**

2. Further that; Council advise The Corso Precinct Committee of the proposed cycleway and ask for comment.
3. Further that; Council advise the Manly Village Primary School of the proposed cycleway and ask for comment.
4. Further that; Council convert the existing front to kerb angle parking on both sides of Victoria Pde to rear to kerb as part of the project.
5. Further that; Council construct the approved cycleway link as detailed by the end of June 2006.
6. Further that; the estimated cost of \$60,000 to construct the approved cycle way be funded from the 2005/06 cycle way budget.

(d) Traffic Committee - Minutes of Meeting held on 27<sup>th</sup> March 2006.

**Item 18/06 – Day of Difference – March from North Steyne to Manly Oval, June 2006**

Recommendation:-

- That Council approve the street march in principle, subject to the following conditions.
  1. That Council approve a full closure of Raglan Street, Manly between North Steyne and Belgrave Street, Manly.
  2. That Council request the Manly Police to control march participants at the intersection of Raglan Street and Belgrave Street with the view to breaking up the march in to small sections to cross Belgrave Street using the pedestrian phase at the traffic signals.
  3. That Council note that; Belgrave Street must not be closed at any time during the march.
  4. That the applicant be advised that the march will be required to enter Manly Oval via either the turnstile gate off Raglan Street or via the western footpath off Belgrave St and the main gates at the intersection of with Sydney Road, Manly.

(e) Traffic Committee - Minutes of Meeting held on 27<sup>th</sup> March 2006.

**Item 20/06 – Balgowlah Road/Roseberry Street Balgowlah**

Recommendation:-

1. That, in light of the 4 options investigated by Councils Traffic Section and presented to the Committee; that Council install a roundabout at the intersection of Balgowlah Road and Roseberry Street.
2. Further that the centre island of the roundabout be designed to accommodate the turning path of a large vehicle.
3. Further that, Council's Design Engineer be requested to prepare a level design to enable the roundabout to be built as soon as possible.
4. Further that the estimated cost of \$20,000 to construct the roundabout be funded from Council's 2005/06 budget.

**Corporate Planning And Strategy Division Report No. 23 (Cont'd)**

5. Further that in light of the Mayoral Minute and subsequent resolution; that; Council notify the Manly West and Ivanhoe Park Precinct Committee's of the intention to implement the proposed roundabout at the intersection of Balgowlah Road and Roseberry Street.

- (f) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006

**Item 10 (iv) – Bandicoots**

Recommendation:-

In accordance with this Committee's minutes of 20<sup>th</sup> October 2005 (confirmed by Council) where the General Manager agreed to set up a community reference group to monitor threatened species d/as, the committee requests that the same procedure as set up for penguins be put in place for bandicoots.

- (g) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006

**Item 10 (v) – North Head Sewage Treatment Plant**

Recommendation:-

The community be encouraged to report all odours from the North Head Sewage Treatment Plants and Sewage Sludge trucks by publishing the telephone number in the Mayor's column.

- (h) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006

**Item 10 (vii) – North Harbour Aquatic Reserve**

Recommendation:-

Now that Fisheries have placed a ban on commercial hauling, the North Harbour Aquatic Reserve should be extended to include at least all of the Little Penguin Critical Habitat, ie Little Manly and Manly Cove. Manly Council has a policy to lobby for the expansion of this Reserve to include all of North Harbour.

- (i) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006

**Item 11 (a) – Recreational Boating**

Recommendation:-

The committee discussed the prevalence of boats anchoring on or within 50 metres of our harbour beaches, the repercussions of ever increasing boating activity, including safety of swimmers, sewage pollution from boats, smoke from barbecues on boats and noise.

Recommendation:

Due to the risks to swimmers and the environment from increasing boating activity at harbour beaches, Council should discuss controls for boats with NSW Maritime.

**Corporate Planning And Strategy Division Report No. 23 (Cont'd)**

- (j) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006

**Item 11 (b) – Commercial Boating**

Recommendation:-

The committee expressed concern about impacts on penguins by the large red jet boat which operates at high speed in the harbour.

This boat enters Spring Cove and then conducts “spin outs” to thrill the paying passengers. Other large ferries are also entering and turning in Spring Cove. Given that Spring Cove is a 4 knot zone and the presence of penguins (and Critical Habitat), as well as prolific paddling and canoeing activities, the whole of the area east of a line between Manly Point and Cannae Point should be a 4 knot zone and policed effectively by NSW Maritime.

- (k) Manly Community Environment Committee – Minutes of Meeting held on 16<sup>th</sup> March 2006

**Item 13 – Protection of Natural Rockscapes**

Recommendation:-

Council should include in its new DCP provision to protect the natural landscape, particularly rock faces to prevent further destruction and encourage the protection of natural areas.

**RECOMMENDATION**

1. That the information be received and noted.
2. That the recommendations of Minutes of Meetings, as listed in Item 2 above, being 2(i) to 2(vi), be adopted.
3. That in relation to all matters of a substantial nature listed in Item 3 above, being 3(a) to 3(k), be adopted as per the recommendation of the Committees.

**ATTACHMENTS**

**AT- 1** Response from Office of the Prime Minister 2 Pages

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\*\*\*\*\* End of Corporate Planning And Strategy Division Report No. 23 \*\*\*\*\*

## ATTACHMENT 1

### Corporate Planning & Strategy Division Report No. 23

#### Items For Brief Mention

#### Response From The Office of The Prime Minister

J145-KSV0



OFFICE OF THE PRIME MINISTER  
CANBERRA

Mr Henry Wong  
General Manager  
Manly Council  
PO Box 82  
MANLY NSW 1655

14 MAR 2006

Dear Mr Wong

I refer to your correspondence of 15 February 2006 to the Prime Minister regarding ratification of the Kyoto Protocol. The Prime Minister has asked me to reply on his behalf.

The Australian Government has chosen not to ratify the Kyoto Protocol because it does not represent an effective global solution to climate change. Without the commitment of all major emitters, the Protocol will deliver only about a one per cent reduction in the growth of global greenhouse emissions by 2012. Moreover, Australia only accounts for 1.3 per cent of global emissions. In this context, without a global response involving all major emitters, there is a real risk of activity and emissions moving offshore, leading to economic costs for Australia and no environmental benefit. This is a potentially important issue for energy generators such as Australia. For all these reasons, the Australian Government considers that ratification is not in the national interest.

Australia is playing its part in contributing to international efforts to reduce greenhouse gases. Since 1996, the government has committed \$1.8 billion to address climate change, and even though it has not ratified the Kyoto Protocol, the government's strategy has it on track to meet its target set under the Protocol. In fact, Australia is one of the few countries currently on track to meet their Kyoto targets. The Australian Government's approach to climate change is to foster the development of a range of low emission technologies that hold the potential to significantly reduce the greenhouse signature of the Australian economy over the longer term. The \$500 million Low Emission Technology Demonstration Fund (LETDF) and the \$75 million Solar Cities Trials are two of the programmes funded by the government to promote clean energy technologies for the future. The LETDF will leverage approximately \$1 billion in private sector contributions towards lowering Australia's greenhouse signature.

Australia has joined China, India, Japan, South Korea and the United States to form the Asia-Pacific Partnership on Clean Development and Climate. The Partnership brings together key developed and developing countries which account for 48 per cent of global emissions. The focus of this Partnership is on clean technology

## ATTACHMENT 1

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### Corporate Planning & Strategy Division Report No. 23 Items For Brief Mention Response From The Office of The Prime Minister

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development and deployment which will provide an effective and comprehensive approach to addressing climate change. The Partnership has been welcomed by many countries because they recognise the significance of a technology focused agreement in combating climate change.

The inaugural Ministerial meeting of the Partnership took place in Australia on 11 and 12 January 2006. At this meeting the government committed \$100 million to Partnership activities and agreed to play an active role in all of the eight taskforces established to progress Partnership work, including chairing the clean coal and aluminium taskforces and co-chairing the renewable energy taskforce. One significant feature of the Partnership is that it involves strong industry participation. This is essential if we are to successfully address climate change as it will largely be industry that invests in the new technology required. These taskforces are due to report to the Partnership in six months on how best to implement the Partnerships aim of accelerating development and deployment of clean technologies.

The Australian Government will also continue to work with the broader international community to develop a truly effective international solution to climate change that will be affordable and assist developing nations with growing their economies in an environmentally sustainable way.

Thank you for bringing your Council's views to the Prime Minister's attention.

Yours sincerely



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Senior Adviser