

# MANLY COMMUNITY FORUM

A community led monthly newsletter for Manly residents

June 2024



## Adaptive reuse of the Former Manly Hospital site almost good to go

The NSW Department of Planning has now made their Determination and approved the Northern Beaches Council Planning Proposal for the rezoning of the Former Manly Hospital site into a Health and Wellbeing precinct. Previously zoned for a hospital only, development of the site can now include:

- a Health and Wellbeing precinct facilitating the renewal of health care uses on the site and to provide additional uses such as group homes, seniors housing, community facilities, respite day care centre and education establishments, catering for a diverse community. (Note: Seniors housing is designed to meet the needs of seniors and people with disability and includes residential care facilities – sometimes also known as nursing homes or aged care homes where residents receive full-time care. It also includes Independent living units – apartments or villas for seniors and people with disability where residents can live independently or in hostels including single or shared residential accommodation staffed by support workers.)
- Protection and conservation of the site's ecological and heritage values.
- Amendment to the Manly Local Environmental Plan (LEP) 2013 and the State Environmental Planning Policy (SEPP) (Precincts – Eastern Harbour City) 2021 to facilitate these changes.

## AGENDA

- Council updates
- Former Manly Hospital
- Manly Life Saving Club update

## NEXT MEETING

MONDAY 17 June 2024

7PM MANLY YACHT CLUB

Chair: Cathy Griffin

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Prior to the final exhibition Property NSW (the State Government) is required to update the Concept Master Plan to include indicative built form modelling, demonstrating the maximum building heights and gross floor areas of the proposed development on site.

The Concept Master Plan is required to demonstrate the land use mix including, that no single land use exceeds 50% of the Gross Floor Area of the overall development.

The proposal ensures the preservation of significant bushland areas identified as endangered ecological communities in the adjoining National Park as well as adapting and reusing heritage items which enhances both built and environmental heritage.

The Department of Planning agreed that the proposal aligns with regional and district plans, as it supports infrastructure, liveability, productivity, and sustainability goals in the area by enhancing the utility of existing infrastructure, facilitating health and educational services.

The proposal underwent several rounds of submissions and revisions following feedback from the Department of Planning to get to this determination. Property NSW now has 12 months, with a completion date of 30 April 2025 to make the changes to the LEP and to update the Concept Master Plan.

Community consultation will continue to be a key part of the process to ensure the needs and concerns of residents are addressed.

**OUR NEXT MEETING IS ON MONDAY 17 JUNE AT 7PM AT MANLY YACHT CLUB**

# Manly Life Saving Club renewal

Seems that no one is pleased with the new proposal for the Manly Life Saving Club rebuild. After apparently 'listening' to the community after the last rounds of consultations on their **Your Say** page Council proceeded to brief architects who then had more targeted discussions with various interest groups. The result is another set of concept plans that have pleased nobody.

A group of locals have now set up a Facebook page **South Steyne Heritage Action Group**. The Surf Club feel under attack because they are blamed for what some view as a 'land grab' as the proposed new building continues to intrude into the public space, the morning swimmers are also not happy as there doesn't seem to be any improvement in the outdoor shower or personal items storage or other amenities, the residents in the immediate vicinity think that the inclusion of three 24/7 accessible toilets now positioned opposite the pedestrian crossing will attract unacceptable behaviour in clear view across the road. The café operator is concerned about losing their lease, with the proposal creating a new café with permanent seating and a retail space on what is now open space.

Not to mention the unknown concerns of where the Council lifeguards' equipment and office workplace will be located and if it is adequate for their needs.



What is puzzling is that there appears to have been no guidance from the Council about the footprint on which the new Manly Life Saving Club could be built. After listening to the community the first design was pared back with the additional building on the beach front abandoned, but the expectation remains for a bigger and better club and the footprint continues to extend into the public domain beyond the current building boundary. The community is rightly asking why it is ok to concede, at no cost, so much iconic public land to extend what is essentially a private Club's facilities. Whilst there are three components to the building, the Manly Life Saving Club, Council Lifeguard office and equipment storage, and public toilets, the increased area seems to be for the benefit of the Lifesaving Club. The current 'hole in the wall' café space is leased from the Manly Lifesaving Club providing it a revenue stream. Any new café and retail space extending into the public space would be leased from the Club. Does Manly need another cafe? The community ask is simple. Confine the redevelopment of the MLSC to its current footprint and keep the development to the nominated budget.



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# Memorials, Plaques and Public Artwork

Northern Beaches Council currently has three policies concerning Memorials and Plaques. Although yet to be 'harmonised' all three policies essentially have the same intent and processes.

Most recently, in 2019 Northern Beaches Council revoked the former Warringah Council Policy except for paragraph 2.5 which states 'Memorials and plaques may only be installed on public land or Council's assets with approval.' Going on to say... 'The cost of the plaque/memorial, bench seat and associated infrastructure and/or tree shall be borne by the applicant and in accordance with Council's adopted fees and charges if applicable. Applications for new memorials or plaques must be made in writing using the appropriate form. The applicant must meet all ongoing maintenance costs of the memorial/plaque including vandalism and theft, and if required the applicant must meet all replacement costs. The memorial/plaque will not be replaced at Council's expense.'

An application form is available online and the costs outlined in the Northern Beaches Fee and Charges schedule are:

- Installation of plaque on existing seat each \$742.00
- Installation of Olympic Plaque (Manly) each \$1,873.00
- Installation of plaque and seat each \$3,029.00
- Installation of plaque, seat & concrete slab each \$4,995.00

Residents and ratepayers can of course engage with a councillor and seek through a Notice of Motion to get Council to consider installations to celebrate individuals or events with something larger and more artistic than a plaque or bench.

Recently a newly formed local group, called the **Tommy Walker Community Group**, supported by a Manly Ward Councillor Notice of Motion, were successful in getting Council to resolve at a recent Council meeting that this community group could meet with Council staff and present a concept for a Public Artwork to recognise the contributions of Tommy Walker to the Manly surfing community. From 1911 Tommy would apparently wow crowds in Manly and Yamba alike, with his signature surfing move: surfing upside down while whistling the Tipperary. He was a true showman, larrikin, and embodied much of what Manly's surf culture continues to be today

As part of the resolution Council will seek community input on the concept of recognising Tommy Walker and his contribution to Manly by undertaking broad community engagement through a **Your Say** page. Following the completion of the consultation, the proposed Art work will then be further considered at a Council meeting.



## THE AGENCY



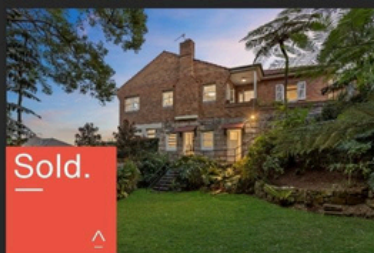
Sold.

4 Oyama Avenue, Manly



Grand harbourside trophy home with wondrous harbour views

Sold - Contact Agent



Sold.

38 West Street, Balgowlah



Beautiful character home spread across two blocks of land

Sold - Contact Agent

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## Darley Rd restorations

AUSGRID have worked out the cost of the restoration of Darley Road and its footpaths and now Council's restoration team and transport network team are in discussions about how best to go about the work.

Improvements and repairs to the footpath will begin first and repairs to the road will be delayed while confirmation is sought from Sydney Water and Council regarding further disruption to the road for sewage and stormwater works.

## Ivanhoe Park Kindy

Funding has been approved and the mouldy old Ivanhoe Park Kindy will be now be demolished and the area restored in accordance with the Ivanhoe Park Masterplan. Volunteers have been active in the area improving the Fragrant Garden next to the playground, so we can expect to see big changes by the end of the year.

- **Bouquet** to Council for the e-bike campaign along the beachfront and shared pathway along East Esplanade.
- **Brickbat** to Council for taking away more parking spots on the Eastern Hill. On the upside it makes it easier for the Hop Skip Jump bus to stop.
- **Bouquet** to Council for the installation of a bubbler at Little Manly Point Park near the new toilets which will open soon. (Can you believe there isn't one anywhere in the park already?)



## Brickbats and Bouquets

- **Brickbat** to the blokes who can't find their way to the public toilets and think its ok to urinate, often in groups, in the gardens of the apartments across the road from The Office on East Esplanade. Now you are on national TV and in the newspapers. Stop it! It is disgusting and illegal!
- **Brickbat** to Council for not listening to residents and supporting the continuation of the Alcohol Free Zones from 8am to 8pm and then not ensuring compliance.
- **Bouquet** to Council for the final completion of the new amenities block at Shelly. But it's a pity there is no railing for the steps



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