



MANLY COMMUNITY FORUM

A community-led monthly newsletter for Manly residents.

FEBRUARY 2021

Harmonising rates

Major Manly rate increases do not feel like harmony! Rate payers in the former Manly local government area can expect to see rates increase by more than 25% from next year. Amalgamation means the Northern Beaches Council (NBC) has to find a way to calculate and charge home and business owners' rates equally and fairly across the region. Council has had a few years to work this out, but now the NSW Government has said it must happen. Previously each Council calculated its rates using a different *ad valorem* (Latin for 'according to value') amount. For example, if a property was valued by the NSW Valuer General at \$100,000, it would attract a rate bill of $0.5 \times \$100,000 = \500 .

Currently the 17,704 Manly ratepayers' ad valorem is 0.122489 which raises \$24,726,790 in rates revenue. In comparison, Pittwater's 23,563 ratepayers' ad valorem is 0.159125 raising \$39,520,070 in rates, and Warringah's 54,395 ratepayers' ad valorem is 0.163768 totalling \$78,979,984. Business rates also vary dramatically between areas.

In addition to this amount, Council could also apply to increase its rates by a percentage increase. But the NSW Government has determined a 'rate peg' which ensures a maximum percentage amount by which a council may increase its rates for general income per year. This percentage increase varied across Councils as well adding further complexity to the rating differences.

Manly ratepayers have been paying the lowest rate per \$100,000 of land value, and therefore provide a lower revenue percentage to Council as a proportion of land value compared to northern neighbours. Whilst the land value of former Warringah residential ratepayers represents 50% of NBC's total residential land value, the former Warringah residents contribute 55% of rates income. The land values of former Manly residents represent 21% of total land value, however former residents only contribute 17% of residential

AGENDA

- Little Manly kiosk update — Jeremy Smith (Council) to attend
- Rate harmonisation — what it is & how it will affect Manly Ward
- East Esplanade — a BYO venue?
- Activate Manly — update on new plans
- Cabbage Tree Bay sewage issues
- Residential Parking Permits - update
- NSW road works — update on the tunnel
- Crossing at Addison Rd & Darley Rd — why it is not a good idea
- Toilets in Manly including Shelly Beach, Manly Wharf & East Esplanade — the good, the bad & the ugly
- Summer Parking Issues — Bower St & Collins Flat Beach

rates income.

NBC claims that most former Manly ratepayers have seen a significant reduction in their rates notice since amalgamation due to a large reduction in waste service charges, down from \$660 in 2017 to \$446 in 2021.

Manly ratepayers paid less overall rates and charges last financial year than prior to Council amalgamation. But those who are looking at an annual rate increase of over \$1,000 may not agree.

To calculate your rate increase, visit the website below:
<https://yoursay.northernbeaches.nsw.gov.au/rates-harmonisation/rates-harmonisation-calculator-tool>

NEXT MANLY COMMUNITY FORUM ZOOM MEETING IS MONDAY 15TH FEBRUARY 4:30 - 6PM.
TO TAKE PART PLEASE EMAIL [KANDYTAGG@GMAIL.COM](mailto:kandytagg@gmail.com)

East Esplanade a BYO Venue?

Is East Esplanade a BYO venue that needs to be managed? Despite the rain and COVID restrictions, Manly did not miss out on crowded beaches and parks this summer. Council announced a COVID-safe plan for our public spaces in November, but there was little evidence of this plan on the ground during those few hot days that saw traffic jams and large rowdy crowds around Manly.

Sadly Fairlight, Clontarf, Little Manly (including Collins Flat) and Shelly Beach residents suffered the most with the abhorrent behaviours of a few individuals who thought it ok to be loud and obnoxious as well as urinate, defecate and vomit wherever they saw fit, spoiling it for everyone else.

But East Esplanade residents have advised Council that they have had enough and want action to return the area to an alcohol-free area. Council has effectively created a BYO venue (known locally and internationally as 'The Office') by installing signs indicating that alcohol can be consumed between 8am and 8pm. But BYO venues have obligations under the Liquor Act 2007, and although Council has recently improved the amenity of the area with a new toilet block and landscaping, it has effectively abrogated its responsibility to adhere to conditions required to properly manage a BYO venue. Council has an obligation to ensure the safety of those visiting the area and manage the ongoing amenity of the area and its immediate surrounds for all residents. Council, not the police, is responsible for the management of this area, although police can be called should something unlawful or illegal occur. The police, however, are not the authority responsible for management of the site/venue - Council is, and to date has been ineffective in controlling the poor behaviour of the drinking public in the area. Council and the NSW Government require others to provide management plans for BYO venues including a booking process, requirements to monitor entry, capacity, responsible service of alcohol (RSA) and even a bond in the event of damage. Indeed extensive community consultation is required to obtain liquor licences. Council should enclose the area with barriers the length of the

East Esplanade continued...

roadside to prevent people from spilling onto the road, as well as provide entry and exit points staffed to ensure check-in. A payment and booking system should be implemented for groups with marquees. Unbooked marquees and tables should be banned. Large clear signage should be installed on the weekends to alert visitors to RSA requirements, where the public toilets are located, and entry and exit points should be clearly sign posted with conditions of entry. If Council is not prepared to implement a Management Plan for East Esplanade, then the community considers that it should revert to an alcohol-free area.

Save the Manly Ferries

The Parliamentary petition to Save the Manly Ferries has reached 20,000 signatures - only the second time this has been achieved by a State Government e-petition campaign. That means the petition will be presented to State Parliament and a debate on the future of the iconic Freshwater ferries is guaranteed.

Campaign leader Deputy Mayor Candy Bingham said she was delighted with the level of community and local business enthusiasm to keep all four of the big ferries, which includes support from local MP James Griffin and this Forum. But the campaign is by no means over. Cr Bingham said right now is the time for supporters to lobby relevant MPs for a long-term Manly Ferry plan. Visit www.goodformanly.com.au/ferries.html for details.

Activate Manly - More Outdoor Dining

The plan Council proposed to close off half of Darley Rd and the Corso to Whistler St has been scrapped. A new plan is now proposed involving some expansion of outdoor seating areas along the northern side of the Corso and allowing greater areas for outdoor dining on Darley Rd. We expect to see the details shortly.



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Bower Street Traffic

The 'No Parking' scheme implemented on weekends and public holidays on the northern side of Bower St for December and January appears to have been effective for improved traffic flow, but only when the signs were adhered to. Problems arose when drivers did not realise there were new parking restrictions applicable for summertime, and policing was very poor. Residents claim that the signage is still confusing with signs too far apart, hidden behind telegraph poles, and not facing the driver as they contemplate where to park.

Hopefully next summer will see some corflute signs or teardrop banner flags (such as those used by Council to advise of resident parking renewals) installed to advise of the changed parking conditions. There must be better enforcement by rangers with multiple visits each day. Rangers were observed on only two or three occasions this last December-January: once on request by a resident, and once when police were required. In addition, it is hoped that Council will budget for sensors to be installed in the Shelly Beach carpark linked to an electronic sign on College St to advise on available carparks in order to discourage motorists from travelling up Bower St unnecessarily.

Residents hope to meet with Council officers to ensure that the parking restrictions are more effective next summer.

Sewage Concerns

The community can do its bit by taking care of what goes into the sewer; wipes, oil and grease being major concerns. These cause 'fatbergs' which block the massive sewerage pipes which eventually explode in the most unexpected places, wherever there is a weakness in the system.

Recently there was a major blockage along Addison Rd. Cameras and removal devices identified the location of the blockage and Sydney Water was able to remove it but suggested that in future the offending properties would bear the cost of removal. Please don't flush wipes down the toilet.

Cabbage Tree Bay Aquatic Reserve

Council has been slow to re-activate the Friends of Cabbage Tree Bay after the COVID shut down, but residents and visitors have been vigilant, actively protecting the Reserve and lodging complaints. Divers have filmed the damage caused by anchors dragging in the seagrass meadows and reported this to the Department of Primary Industries Fisheries, along with people collecting creatures from the rock shelf at low tides. Community concern continues with regards to the stormwater and sewerage pipes along the Marine Pde walkway. Council and Sydney Water continue to be slow to respond to these concerns and to provide a plan to ensure that the Cabbage Tree Bay Aquatic Reserve is not subjected to a massive pollution event if the pipes fail. Council has promised a lot for the area but delivered on very little. We are still awaiting the outcome of the signage review, new toilets, and the landscaping at Shelly is now looking very shabby while the walkway itself is grubby. We will be asking for an update on when we can expect improvements to this much-loved iconic location.

Green Shoots on North Head



Green shoots and weeds are starting to appear on North Head thanks to all the rain since the fires. A bush care group supported by the National Parks and Wildlife Service has been working on the fire grounds opposite the Bella Vista café to clear the area of weeds. This is not only good for native flora and fauna, but also for the views across the harbour to the city. If you would like to spend a few hours (8am - 10am) on Thursday mornings helping restore the integrity of our beautiful bush then head north to the carpark on the headland and join the group. BYO gardening gloves, wear boots, long pants, a long-sleeve shirt and hat.

Property Management Services

We are a boutique independent agency with a purpose to provide exceptional personalised property management service.

We understand the care, attention & mindset required to meet the expectations of clients.

Our team have an extensive track record in looking after properties around Manly & the lower Northern Beaches.

Please contact Mitchell or Annabel for further assistance



Shop 1, 22 Darley Road, Manly 2095



Annabel Duddy 0458 668 777 | Mitchell Wilson 0499 990 481

Local Housing Strategy

As the Northern Beaches community grows and changes, residents will be able to find the right housing that meets their needs, lifestyles and budgets.

Northern Beaches Council

The NSW Government requires that all Councils prepare a local housing strategy to address the short-term housing targets identified by the State Government.

Council's local housing strategy outlines how and where housing will be delivered to meet the community's needs now and into the future. The strategy considers population growth trends and change, household size and mix and lifestyle issues including sustainability and building resilience, the provision and maintenance of green space, plus access and availability of public services such as schools, transport and health care.

It also looks at housing diversity including boarding houses, seniors housing, and social and affordable housing. New housing development will be focused in and near centres where people can easily access transportation, shops and services. Urban areas identified for development include those with a one-kilometre radius around Brookvale, Dee Why, Mona Vale and Narrabeen. The full Draft Northern Beaches Local Housing Strategy is available here <https://yoursay.northernbeaches.nsw.gov.au/local-housing-strategy>.

The Council has also included a snapshot of the strategy on its 'Have Your Say' website. Submissions regarding the Draft Northern Beaches Local Housing Strategy close Sunday 21st February 2021.

Local Housing Strategy continued...

You can make a submission by:

- going online and visiting the Council website <https://yoursay.northernbeaches.nsw.gov.au/local-housing-strategy>
- emailing Council: council@northernbeaches.nsw.gov.au
- writing to: Local Housing Strategy, Northern Beaches Council, PO Box 82 Manly, NSW 1655.

Brickbats & Bouquets

Bouquets to NBC for doing such a great job of cleaning our parks and beach reserves after late night weekends and Australia Day celebrations.

Brickbats to Manly Wharf Management (TMG) for permitting the distribution of tiny samples of sunscreen on the Wharf which then found their way onto the beach and into the water.

Bouquets to NBC for allowing boat and caravan owners a 12-month period of grace to use the current Residential Parking Permit.

Brickbats to the BBQ hire boats which have been crowding the waters in Little Manly Cove and creating dangerous situations for swimmers.

Bouquets to NBC for its Street Tree Management and intention to replace the dead tree at 56-58 Addison Road. We can't wait to see the replacement.

Brickbats to Manly Library for not restarting the Children's readings even though it was promised months ago.



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