ATTACHMENT BOOKLET

NORTHERN BEACHES COUNCIL MEETING

TUESDAY 19 MAY 2026

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Delivery Program 2025 - 2029 and Operational Plan 2025-2026

Quarterly Report

March 2026

northern beaches council

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We acknowledge the Traditional Custodians of these lands and show respect to Elders, past present and emerging.

Our purpose: Partnering with the community to protect, improve and create our future

About this report

This report details Council's progress in implementing the Delivery Program and Operational Plan 2025/26 for the quarter ending March 2026.

Northern Beaches Council adopted the Delivery Program 2025 - 2029 including the Operational Plan and Budget 2025/26 on 17 June 2025. The combined document includes an outline of what Council intends to do during its term of office to progress the Northern Beaches Community Strategic Plan 2040 including:

- Services, projects and capital works that will be undertaken during 2025-2029.
    - Operational projects are initiatives designed to improve services
    - Capital works projects are priority works based on community needs and adopted plans
- Projects funded by the rates special variation
- Performance measures that are reported either quarterly or annually

The Delivery Program and Operational Plan is structured around 7 outcomes of the Community Strategic Plan addressing environmental, social, economic, and civic leadership priorities - known as the Quadruple Bottom Line (QBL). The QBL guides Council's strategic planning and decision making by balancing the needs of these priorities to achieve balanced goals and long-term community wellbeing.

Each outcome includes specific goals which are supported by 16 key services (Diagram 2). One service may contribute to several outcomes.

The contribution that each outcome and service makes to the QBL throughout this report is indicated by the icons shown in Diagram 1. Each may support multiple QBL priorities; however, they have been aligned to the most relevant or primary priority. The diagram also provides a general overview of areas covered under each QBL priority.



Diagram 1: QBL priorities

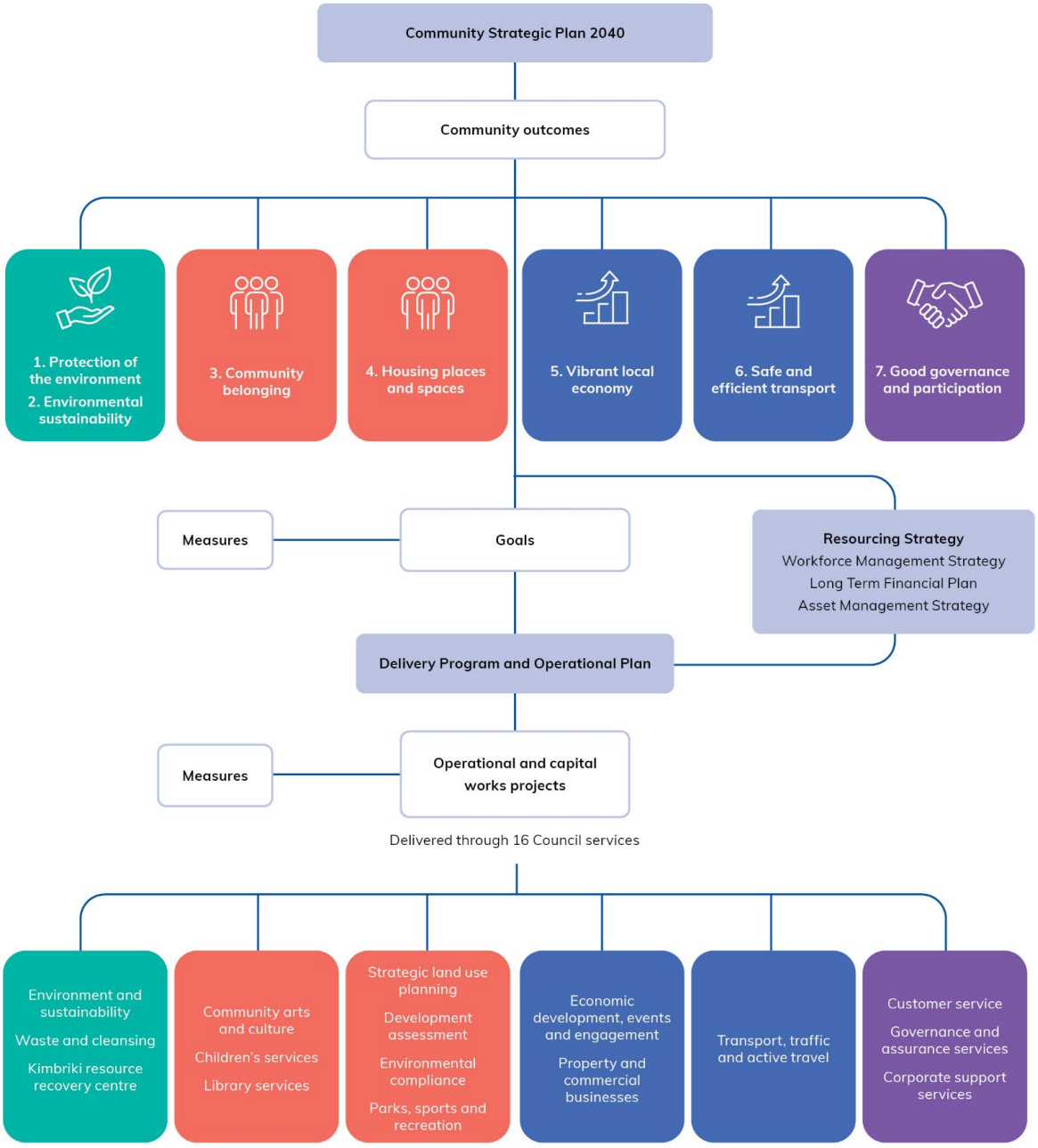


Diagram 2: This diagram illustrates the relationship between the Community Strategic Plan, the Delivery Program and the Operational Plan. It shows how the community's long-term outcomes are progressed through the delivery of services and initiatives across these plans.

How to read

This report shows:

- Overall performance at a glance
- Exception reporting detailing completed projects and those behind schedule, and performance measures not meeting their target
- Performance by QBL and service including key achievements, challenges and performance measures.

Reports for the September and March quarters are presented in a condensed format, while the December quarter and Annual Report provide detailed updates on the progress of operational and capital projects, including those funded through the Special Rate variation.

Progress in the March quarter is reported against projects and measures using the key:

Operational and capital projects		
Icon	**Status**	**Description**
✓	Complete	Project has been completed
!	Behind schedule	Delayed progress with remedial action required
×	Not proceeding	Project is not proceeding this financial year
SV	Special variation	Projects funded by the special rate variation
Performance measures		
	Achieved	Achieved or exceeded target
	Approaching	Result is within 5% target
	Behind	Result is more than 5% off target

Comments are included for performance measures that are below or approaching target thresholds; no comments are provided for measures that meet targets.

Performance at a glance

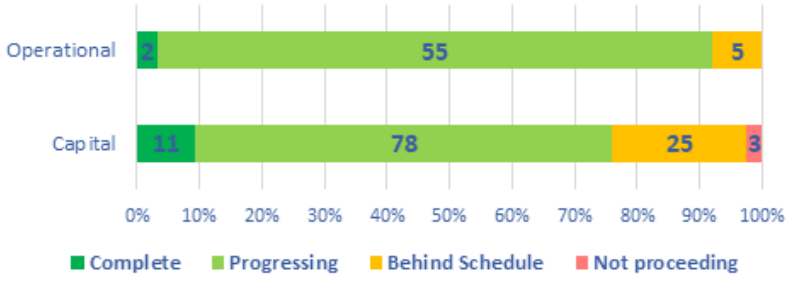
SERVICE IMPROVEMENTS

- **Manly Library 24/7** launched as a permanent service
- **New eNewspaper** trial launched for free, instant access to a range of newspapers for members
- **Digital parking permits** successfully implemented in Manly
- **331 tonnes of food waste collected** in phase 1 trial at Dee Why and Cromer
- **Free disposal** of fire extinguishers and gas bottles now available at Kimbriki
- **New** fully engineered and lined **landfill cell** completed at Kimbriki
- **New** online management of winter **pre-season sport bookings**
- **Foreshore restoration works completed** at Lagoon Street Reserve, Narrabeen, Currawong Beach and Little Manly Point
- **Mona Vale and Whale Beach Rockpools** access improvements completed
- **3700m² heavy patch repairs** across 10 roads targeting reoccurring potholes
- **3 new footpaths** completed in Elanora Heights, Terrey Hills and North Balgowlah
- **Sports field drainage** and **playing surface improvement works** completed at St Matthews Farm, Bambara and Boondah Reserves
- **Long Reef boardwalk and bridge** replaced
- **Stairs** connecting Newport Beach to Bilgola **renewed**
- **New 30m raised deck** completed on the **Manly Dam mountain bike trail**
- **3 playgrounds** at Freshwater Beach, Casuarina Reserve, Forestville and Michele Reserve, Cromer **renewed and upgraded**
- **New outdoor fitness equipment** installed at James Meehan Reserve, Dee Why
- **New lifeguard huts** at Mona Vale and Whale Beach completed

PROGRESS SUMMARY
Delivery Program 2025 -2029 and Operational Plan 2025/26

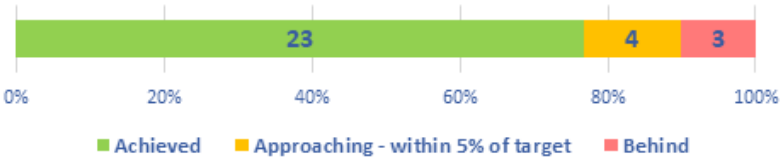
OPERATIONAL AND CAPITAL PROJECTS

62 Operational projects and 117 capital projects



PERFORMANCE MEASURES

30 Performance measures



PRODUCTIVITY SAVINGS PLAN

$2.4m actual

$1,486k Service rationalisation
$112k Workforce management
$217k Fleet optimisation
$200k Energy efficiencies
$398k Other efficiencies

Figures are year to date (2025/26) and include $330k in one off capital savings

Exception report

The Exception Report provides an overview of operational and capital projects **completed** during the reporting period, including those supported by the special rate variation. It identifies projects that are **behind schedule**, providing reasons for delays and detailing the actions underway to bring them back on track. The report also notes any projects that are **not proceeding**. Additionally, it includes performance measures that are either below target or nearing target thresholds.

Operational and capital projects completed

No operational or capital projects were completed in the September quarter; eight were completed in the December quarter and five in the March quarter (listed below), bringing the total to thirteen projects.

Service: Library services		
Capital project	**Progress**	**Comment**
Mona Vale Library – Upgrades and New Works *EM Property, Buildings and Beach Services*	✓	Construction for the new book return room is now complete, delivering upgrades to the returns chute and improvements to back-of-house operations.
Service: Transport, traffic and active travel		
Operational Plan project	**Progress**	**Comment**
Enhanced maintenance of footpaths and linkways *EM Transport and Civil Infrastructure*	✓	This project has been completed with works undertaken across 5 locations at Bayview, Fairlight, Manly and Balgowlah to repair handrails on footpaths and linkways.
Service: Parks, sports and recreation		
Capital project	**Progress**	**Comment**
Manly Dam Mountain Bike Trail Upgrade *EM Parks and Open Space*	✓	Upgrades including re-alignment to Trig Track, and improvements to the 19th hole earth ramp and bush regeneration have been completed.
Frank Gray Sports Amenities *EM Property, Buildings and Beach Services*	✓	The new facility at Frank Gray is now open for use. A baby change table and additional storage is being added to the accessible amenity in 2026.
Pittwater Rugby Park Sports Amenities *EM Property, Buildings and Beach Services*	✓	New female-friendly sports change facilities at Pittwater Rugby Park, Warriewood have been completed. The project was funded by NSW Office of Sport under the Female Friendly Community Sport Facilities and Lighting Upgrades Grant Program with co-contributions from Council.

Key

✓ Complete

SV Funded by Special Variation to Rates

Operational and capital projects behind schedule

Service: Environment and sustainability		
Operational Plan project	**Progress**	**Comment**
Investigate and implement viable options to reduce minor flooding on Wakehurst Parkway *EM Environment and Resilience*	!	Site 1A (outside Oxford Falls Grammar on Wakehurst Parkway) has progressed to the construction phase and will be carried out as part of the TfNSW's broader improvement works. Site 1B (Oxford Falls Road West) is advancing and is covered in the Capital Works section of this report. At Sites 2 (The Bends) and 3 (Academy of Sport), Council is progressing initial concept designs along with environmental surveys and is working with TfNSW to try to resolve complex and interconnected issues. Difficulties at these constrained sites include a high-pressure gas main, TfNSW requirements for the road and shoulder, land tenure issues, environmental approvals, infrastructure specifications and impacts on traffic during construction. The project timeline is being updated to reflect these impacts.
Capital project	**Progress**	**Comment**
Water saving and reuse initiatives *EM Environment and Resilience*	!	Works have commenced to reinstate rainwater harvesting at Manly Art Gallery and Museum and the adjacent West Esplanade public amenities. This system will reduce potable water used for urinal and toilets flushing. A request for quote is currently being prepared to purchase data loggers that enable online monitoring of high-water-use sites. This supports early leak detection and improved water-efficiency management given Council is no longer able to access Sydney Water's discontinued subsidised online water-monitoring program. The alternative water harvesting at David Thomas Reserve and at Avalon Golf Course have been delayed to 2026/27 due to resourcing constraints.
Manly Aquatic Centre heat pump *EM Capital Projects*	!	The tender for the heat pump project has been released to market. Stakeholder meetings have been undertaken to drive progress and ensure coordination of maintenance rectification works for the existing pool heating systems and planned improvements at LM Graham Reserve, and to continue to engage with sporting user groups to achieve the best possible outcome. Competing priorities diverted resources early in the project. This included replacing exiting boilers to ensure the Centre remains operational.
Collaroy-Narrabeen Coastal Protection Works *EM Environment and Resilience*	!	Works have been completed at Ramsay and Stuart Streets, Collaroy. Works at Wetherill Street, Narrabeen and Frazer Street and Frazer Reserve are progressing. Ongoing easterly swells have caused beach erosion, resulting in restricted access to the work area. Site constraints have also resulted in redesign of the beach access stairs at Wetherill Street. This has led to delays in the scheduled works.

Oxford Falls Road West Flood Mitigation *EM Environment and Resilience*	!	During this period the concept design was further refined, and quotes for detailed design of bridge and approaches progressed. The detailed design is now underway. This project experienced delays due to complex site conditions including traffic requirements, different land holdings and the need to relocate/protect telecommunication, gas and sewer infrastructure.
Service: Community, arts and culture		
Operational Plan project	**Progress**	**Comment**
Develop Disability Inclusion Action Plan 2027 - 2031 *EM Community, Arts and Culture*	!	The draft Disability Inclusion Action Plan has been developed and will be reported to Council for public exhibition in May 2026. The project has been delayed due to changes in Council's meeting processes.
Capital project	**Progress**	**Comment**
Warriewood Valley Community Centre *EM Capital Projects*	!	The Warriewood Community Centre has been substantially completed with only minor works remaining and officially opened on 23 March 2026. The multi-purpose centre was constructed from sustainable materials on the site of the old Nelson Heather centre. It comprises 5 halls, 2 meeting rooms and a 'community' foyer (with a kitchenette and booth seating).
Service: Strategic land use planning		
Operational Plan project	**Progress**	**Comment**
Prepare Northern Beaches Local Environmental Plan, Development Control Plan and associated studies *EM Strategic and Place Planning*	!	The Northern Beaches Local Environmental Plan (LEP) Planning Proposal was submitted to the Department of Planning in June 2024. A Gateway determination was received in October 2025. A review of the conditions of Gateway determination has commenced. It is anticipated that a response to the Gateway and updated Planning Proposal will be submitted to the Department in late March 2026 for further consideration and final approval for public exhibition. It is intended to exhibit a draft DCP together with the LEP Planning Proposal in mid-2026 following sign-off by the Department of Planning on the draft LEP. This project is delayed as Council waited 16 months for receipt of the Gateway approval, which contained several detailed conditions to be addressed before the draft LEP could be exhibited.
Service: Transport, traffic and active travel		
Operational Plan project	**Progress**	**Comment**
Enhanced maintenance of wharves *EM Property, Buildings and Beach Services*	!	Council is continuing to plan and prioritise maintenance works across local wharves. While some works have been delayed due to contractor availability, planning and design is progressing, along with additional preparatory work to support future upgrades. This includes inspections and environmental assessments to ensure works can proceed efficiently once contractors are available. A pest inspection program (termites) was initiated last quarter to help

		protect the long-term condition of wharf structures, and design work is well underway for repairs to the stairs at Elvina South Wharf and Tennis Court Wharf, with construction expected to commence before the end of the financial year.
Capital project	**Progress**	**Comment**
Multi storey car parks renewal works *EM Property, Building and Beach Services*	!	This Program provides funds to carry out remedial works on Council's car parks with the focus on Whistler Street, Manly, Peninsula Car Park, Manly and Bungan Lane Car Park, Mona Vale while also planning for future works. Procurement is underway to replace the roller shutter and fire sprinkler system at the Peninsula Car Park and a consultant has been appointed to determine a scope of works for Whistler Street Car Park remediation. Resource constraints in the first half of the financial year resulted in car park renewal works being scoped and scheduled for completion in the second half. A new staff member was appointed, and the team is working to ensure delivery of the full program within the financial year.
Dee Why Beach secure bike storage *EM Capital Projects*	!	A new bike cage will be constructed at Dee Why Beach, attached to the eastern wall of the amenities block near the SLSC. The storage will complement nearby bike facilities including the repair stand and separated cycleway on The Strand, Dee Why Beach. This project is progressing with expected construction early in 2026/27. Staffing constraints early in the financial year delayed this project. This project is now being staged over two financial years.
Warriewood Valley – Traffic and Transport Infrastructure *EM Transport and Civil Infrastructure*	!	The draft tender, procurement plan and risk analysis is complete, and the tender is expected to be released to market in April 2026. The discovery of asbestos and contractor issues have delayed the program.
Traffic facility delivery – Accelerated *EM Transport and Civil Infrastructure*	!	Detailed designs and community engagement materials are being prepared for Commonwealth Parade, Manly at West Esplanade (raised pedestrian crossing) and Fairlight Street, Manly at West Esplanade (raised threshold device). Staffing constraints early in the financial year delayed this project.
Connecting Communities – cycleways program *EM Capital Projects*	!	Works are now progressing on the Newport to The Serpentine project following delays due to unexpected ground conditions and redesign to screw piles as a result. Screw piles will also speed up construction and mitigate the delay. Completion is expected in early 2026/27.
Connecting Communities – footpaths program *EM Capital Projects*	!	Works are now progressing on the Newport to The Serpentine project following delays due to unexpected ground conditions and redesign to screw piles as a result. Screw piles will also speed up construction and mitigate the delay. Completion is expected in early 2026/27.
Service: Parks, sports and recreation		
Capital project	**Progress**	**Comment**

Seaforth Bike Park *EM Parks and Open Space*	!	The concept plan for the bike park has been amended following feedback from the design group. Procurement for the design and construction of the bike park has commenced. The project has been delayed due to the need to request additional budget following revised costings.
Recreational Trails Renewal Program *EM Parks and Open Space*	!	Renewal of the stairs along the Newport–Bilgola walk has been completed, drainage has been installed on the Newport foreshore path, 240 metres of the Duffys Forest Bridle Trail has been renewed, and the Fisher Bay Bridge, Manly design is progressing. The program is behind due to delays in the contractor commencing Coastwalk renewal works at Newport.
Surf Life Saving Club minor renewal works *EM Property, Building and Beach Services*	!	Works at Warriewood SLSC were completed in January 2026, and repair works to external surfaces at North Steyne SLSC are currently underway. Additional works scheduled to commence this year include roofing upgrades at Dee Why Surf Life Saving Club, to be delivered using grant funding secured by the club. The program is behind due to delays in finalising and releasing the North Narrabeen SLSC tender. This tender is expected to be finalised in early April, with construction anticipated to commence in May 2026.
Grandstands renewal *EM Property, Building and Beach Services*	!	This budget provides for renewal works to the grandstands at Manly Oval, Brookvale Oval, Cromer Park and Pittwater Rugby Park. Urgent concrete remediation at Brookvale Oval has been completed, with design, procurement and installation of a new Brookvale Oval Grandstand awning planned within the next 12 months. At Pittwater Rugby Park, painting of the structural steelwork has been procured and will be delivered in stages, with low-level works commencing in April and high-level works programmed for the next winter sports off-season. Staffing constraints early in the financial year delayed this project.
Clontarf masterplan implementation *EM Parks and Open Space*	!	The design documentation (with a refinement in scope to accommodate Sydney Water's Northern Suburbs Ocean Outfall Sewer (NSOOS) project) and Review of Environmental Factors are complete. Progress was delayed due to amendments to design due to this refinement for utilities. It is anticipated an approach to market for construction will commence in June 2026.
Frenchs Forest Precinct Park upgrades *EM Parks and Open Space*	!	Community engagement on the revised concept plan for the upgrade of Akora Reserve at Frenchs Forest closed in December 2025. Outcomes from the engagement have been reported and development of the design commenced. It is expected that construction will commence in Winter 2026 and continue until Summer 2026.The project has been delayed due to additional consultation on potential active transport connections.
Jamieson Park Sailing and Recreation Facility *EM Property, Building and Beach Services*	!	Work has focused on progressing planning and detailed design for the replacement water sports facility and public amenities at Jamieson Park, leading to lodgement of a Development Application (DA). DA lodgement is currently behind schedule, with several consultant reports still outstanding. The DA is expected to be lodged now in April 2026.Subject to approvals, the tendering for construction work will go ahead next financial year.

Economic development, events and engagement		
Capital project	**Progress**	**Comment**
Manly Place Plan implementation *EM Parks and Open Space*	!	Works to upgrade the streetscape in Manly, including pavement and lighting renewals will be carried out in April. An approach to market will be prepared for an architect to develop a design for the upgrade and will be released in mid-2026. The project has been delayed to allow for further discussions with key stakeholders.
Property and commercial businesses		
Capital project	**Progress**	**Comment**
Building Code of Australia compliance works (BCA) *EM Property, Building and Beach Services*	!	Safety roof access systems are being installed at several locations with this program 90% complete. Remedial works is also taking place at Bungan Car Park in Mona Vale to address compliance issues with the stairs. The delay in the project is due to staffing constraints early in the financial year. The project is expected to be fully delivered.
Cromer Depot Improvement Plan Works *EM Property, Building and Beach Services*	!	This program is progressing and includes improvements and renewals at Cromer Depot, including a building assessment of structural columns for the main warehouse building and remedial works and replacement of a deteriorated truck washbay awning. Competing priorities diverting resources in the first half of the financial year resulted in delays to the program, however, these have been resolved and are now well underway.
Boondah Reserve amenities upgrade *EM Property, Building and Beach Services*	!	The sports amenities at Boondah Road are nearing design completion and will soon be released to the market for tender with construction proposed to commence post winter sports. Identification of asbestos onsite last year resulted in design changes which delayed the project.
Manly Aquatic Centre renewal works *EM Property, Building and Beach Services*	!	The program is delivering upgrades and renewals to the Manly Aquatic Centre. Consultancy reports are currently being commissioned to assess the remaining service life of the 25 m and 50 m outdoor pools, along with associated geotechnical investigations. Planning for future years works has commenced to install electric heat pumps. This will decrease running costs and help Council's transition out of gas and into more sustainable options. Competing priorities diverted resources early in the project. This included replacing exiting boilers to ensure the Centre remains operational.
West Esplanade, Manly accessible amenity *EM Property, Building and Beach Services*	!	This project will deliver design works for a new, compliant accessible toilet at West Esplanade, Manly, replacing the existing non-compliant facility, which is too small to accommodate some modern-day wheelchairs. In response to the community consultation process, which identified that the initial location was deemed unsuitable, the project team has identified a new site for the proposed amenities at West Esplanade, Manly. A revised design is currently being finalised, and subject to stakeholder approval, construction is expected to commence in mid to late 2026.
Freshwater Beach amenities	!	A new public amenities building is proposed between the new playground and the Freshwater Surf Life Saving Club. Detailed design and pre-tender cost estimates

EM Capital Projects		have been completed, and the tender for a works contractor is currently under evaluation. Subject to the necessary approvals and confirmation of budget allocation, construction is anticipated to commence in mid-2026 and continue into the 2026/27 financial year. Staffing constraints early in the financial year delayed this project.
Service: Corporate support services		
Operational Plan project	**Progress**	**Comment**
Undertake a service review of events *EM Community Engagement and Communications*	!	The events service review has been scoped and will commence in the next quarter. Initiation of the review was delayed as staff worked on other priority projects

Key

! Behind schedule SV Funded by Special Variation to Rates

Operational and capital projects not proceeding

Service: Community, arts and culture		
Capital project	**Progress**	**Comment**
Glen Street Theatre - Renewal Works SV *EM Property, Building and Beach Services*	×	This program includes the delivery of the auditorium refurbishment at Glen Street Theatre, including seating replacement, new house lighting and carpet, and a new paint finish. The refurbishment has been deferred to 2026/27 to coordinate roofing works following the recent identification of multiple roof leaks.
Service: Property and commercial business		
Capital project	**Progress**	**Comment**
Terrey Hills Emergency Services Headquarters *EM Property, Building and Beach Services*	×	Council was initially progressing this project with funding provided by the NSW Rural Fire Service (RFS). However, these funds are no longer available, and as such, the project will not proceed this financial year.
Service: Environment and sustainability		
Capital project	**Progress**	**Comment**
North Harbour stormwater catchment study and detailed design *EM Environment and Resilience*	×	This program is on hold due to planned Sydney Water works that will impact overland flow.

Key

× Not proceeding SV Funded by Special Variation to Rates

Performance measures behind or nearing target

Service	Performance measure	Target	Result (March 26)	Comments
Kimbriki Resource Recovery Centre	Total waste from all sources diverted from landfill on-site	83%	79%	Excavated Natural Material (ENM) sales are down due to lack of suitable construction projects. There was a significant increase in vegetation stockpiles due to heavy volumes received during the summer peak.
	Reduction in volume of waste sent to landfill from the mixed waste section on site	12%	8%	The Landfill Resource Recovery Facility is still in development. Manual recovery from the transfer station tipping area was scaled back in summer due to employee safety concerns from increased customer traffic.
Children's services	No. hours children attending family day care (hours)	4,500	3,926	The lower hours are indicative of families using less hours of care over holiday periods and slightly lower enrolments.
Development assessment	Average time to determine development applications (including DAs determined by a local planning panel) (average days)	< 86	95	New housing reforms are contributing to a higher volume of complex applications which is delaying determination timeframes. Assessment processes are being reviewed with the aim to reduce determination times.
Property and commercial businesses	Availability of Council buildings for use by the community (not currently programmed for maintenance)	100%	99.6%	Jamieson Park and Avalon Golf Caretakers Cottage remain unavailable.
Corporate support services	Correspondence replied to within 10 working days	90%	88.8%	Correspondence response rates were just outside the target due to staff leave over the Christmas period effecting response times.
	Capital projects on schedule	80%	76.1%	Technical issues associated with the delivery of the projects (including discovery of asbestos and design changes) as well as vacant capital project officer positions due to natural attrition primarily led to this measure approaching the target. These issues, particularly vacancies impacted the delivery schedule of project in the first quarter of the financial year. Some of these projects are expected to be delivered this financial year.

Key		Approaching - is within 5% of target		Behind - is more than 5% off target

Performance by service

The following sections highlight Council's achievements in delivering both operational and capital projects, along with performance results for each service area as outlined in the **Operational Plan 2025/26**. We also reflect on the challenges encountered throughout the period. Results are reported against environmental, social, economic, and civic leadership priorities (QBL), showing how we are tracking toward long-term community goals.

Environmental

Services ▪ Environment and sustainability ▪ Waste and cleansing ▪ Kimbriki resource recovery centre

Community Strategic Plan 2040

These services contribute to the progress of the following community priorities and outcomes in the Northern Beaches Community Strategic Plan 2040:

Protection of the environment Our community aspires to enhance and protect the natural and built environment from the risks and impacts of global and local pressures.

Environmental sustainability Our community aspires to be leaders in managing our resources sustainably and for the long term to ensure that development is balanced with our lifestyle and environment.

Key achievements

- Phase 1 of the Food Waste Collection pilot was completed. Residents in selected streets in Cromer and Dee Why place food waste in the green lidded bin instead of the red bin. 331 tonnes of food and garden waste was collected during the pilot with the experience of these residents informing planning for the future service.
- The residents of Mackerel Beach received an out of schedule clean-up of flood damaged items following flooding and landslip damage in January.
- Subsidised free disposal of fire extinguishers and gas bottles is now available at Kimbriki. The service reduces the risk of harm to collection staff from incorrect disposal of these items in household bins, or bulky goods collections.
- A new fully engineered and lined Western Boundary landfill cell was completed at the Kimbriki Resource Recovery Centre.
- EPA grant funding supported the rollout of targeted litter prevention programs, including the installation of cigarette butt bins and fishing tackle bins at key locations, attracting widespread community approval and support.
- Grant funding of $100,000 over 3 years for bush regeneration works at Warriewood and Nareen Wetlands and $295,976 for a 5-year weed program was received from the Department of Climate Change, Energy, the Environment and Water and the Department of Primary Industries.
- Three key feral animal control initiatives were progressed: the release of Rabbit Haemorrhagic Disease Virus (RHDV or Calicivirus) at 44 reserves under the Department of Primary Industries and Local Land Services regional calicivirus program; the establishment of a fox trapping program at Allenby Park to support the reintroduction of native bush rats as part of Sydney University's Urban Rewilding Project assisting to restore ecological function to urban reserves; and completion of an independent assessment of Council's vertebrate pest control shooting program, enabling recommencement within three months.
- A snake biodiversity webinar on Northern Beaches species attracted around 110 attendees and received overwhelmingly positive feedback.
- New and revised community educational resources are now available on Council's website including 3 new threatened species brochures, updates to feeding of wildlife flyers and to the flora and fauna information.
- Foreshore restoration works have been completed at Lagoon Street Reserve, Narrabeen and Currawong Beach with jute matting installed for stabilisation and planting of native tubestock and at Little Manly Point where erosion controls and planting were installed to assist stabilisation and increase species diversity.
- 1,595 plants, including 110 canopy trees were planted at various bushland reserves across the Northern Beaches.
- Fencing was installed at Plateau Park, Bilgola, to prevent unauthorised bike track creation within bushland areas, protecting the endangered Duffys Forest Ecological Community, which provides important wildlife habitat and connectivity.

- Council partnered with Taronga Zoo to supply bamboo from Wingala Reserve, North Curl Curl, for Red Panda feed, with plans to expand the program to other reserves such as Bilgola Headland to repurpose bushland regeneration waste for zoo fauna.
- The Open Coast and Lagoons Coastal Management Program (CMP) has finalised the Stage 1 Scoping Study and is available on Council's website. The project has now progressed to Stage 2 where Council will work with the community to explore the risks, vulnerabilities and opportunities of coastal management and undertake detailed technical studies to fill any knowledge gaps identified in the scoping study.
- Grants totalling $473,000 have been secured under the Coast and Estuary Program for a hazard assessment and preparation of a State of the Estuary Report.
- The Draft CMP for Hawkesbury-Nepean River System (including Pittwater) has been approved by all 6 partnership Councils and will be placed on public exhibition through Council's website.
- Council's Incident Management and field teams were activated in response to multiple major storms causing flooding and landslides, including the January event that triggered a Natural Disaster Declaration for the Northern Beaches LGA.
- Comprehensive community engagement on the draft Middle Harbour Flood Study resulted in 76 submissions, now under review.

Challenges

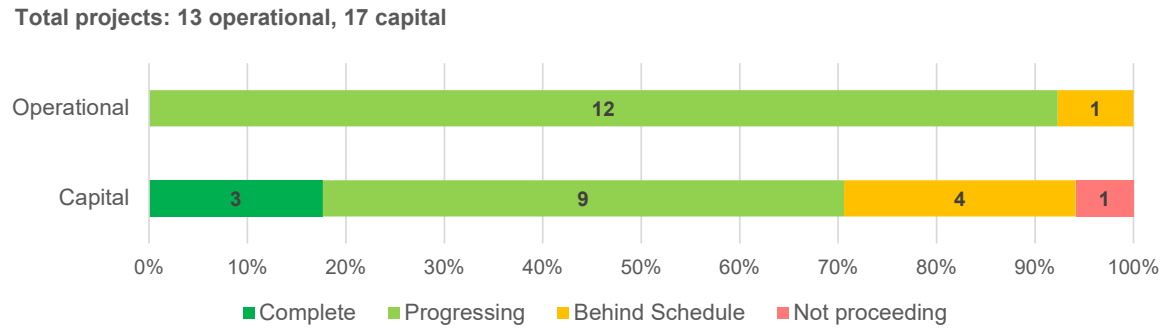
- Unfavourable weather conditions prevented fire agencies from undertaking 28 scheduled prescribed burns on Council land. These sites are being readied for when weather conditions are favourable.
- Funding from the NSW RFS for bushfire mitigation activities was $289,000 lower in 2025/26 than last year creating a significant resource shortfall.
- New occurrences of highly invasive priority weeds (e.g. Kudzu, Sticky Nightshade, Giant Devil's Fig and Ludwigia) have been identified and will require ongoing vigilance, funding and responsive management to protect important habitats such as wetlands and bushland.
- Immunity to RHDV/Calicivirus (Rabbit Haemorrhagic Disease Virus) within the Australian wild rabbit population is now at 50% or greater, making the effectiveness of local release programs unclear.
- A series of significant weather events during January and March required resources to be re-directed toward response and recovery activities and impacted delivery of planned works and programs. They also increased erosion at sandy beaches across the LGA and closed Marine Parade, Manly in March.

Environment and sustainability

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets or completed can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
No. sustainability education events	40	74	-
Volunteer bush regeneration (hours)	1,575 (Q3)	1,582	-
Contractor bush regeneration (hours)	14,970	15,522	-
No. invasive pest animals controlled to protect native flora and fauna	125	200	Estimated result only, based on RHDV release at 40 reserves for wild rabbit control March 2026. Results are mixed with some observed population declines and deceased rabbits recorded. The likely existing immunity within the rabbit population is recognised.

Workload measures	Result (Mar 26)
Gross pollutants removed from stormwater networks (tonnes)	246
No. DA referrals for assessment of environmental controls	215

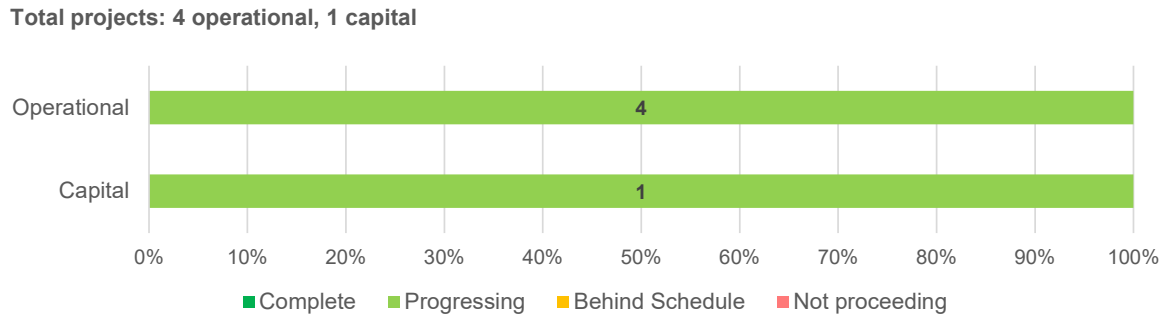
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Waste and cleansing

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Reports of missed residential bin services	<0.5%	0.14%	-

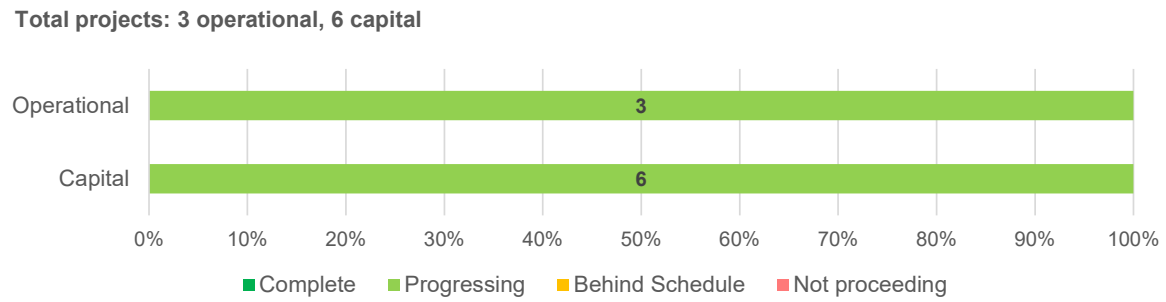
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Kimbriki Resource Recovery Centre

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Total waste from all sources diverted from landfill on-site	83%	79%	Excavated Natural Material (ENM) sales are down due to lack of suitable construction projects. There was a significant increase in vegetation stockpiles due to heavy volumes received during the summer peak.
Reduction in volume of waste sent to landfill from the mixed waste section on site	12%	8%	The Landfill Resource Recovery Facility is still in development. Manual recovery from the transfer station tipping area was scaled back in summer due to employee safety concerns from increased customer traffic.

Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Social

Services

▪ Community, arts and culture ▪ Children's services ▪ Library services ▪ Strategic land use planning ▪ Development assessment ▪ Environmental compliance ▪ Parks, sports and recreation

Community Strategic Plan 2040

These services contribute to the progress of the following community priorities and outcomes in the Northern Beaches Community Strategic Plan 2040:

Community and belonging Our community aspires to be resilient, ensuring that people feel safe, supported, included, and have diverse opportunities for a rich cultural and social life

Housing, places and spaces Our community aspires to have well designed, sustainable and resilient places and spaces, to enhance the local character in order to meet their housing, employment and recreational needs

Key achievements

- Council continues to meet the State Government's seven-day lodgement target, with current performance at six days.
- The new Warriewood Community Centre was officially opened by Mayor Sue Heins in March and is already generating interest for hiring by the local community.
- Manly Library 24/7 was launched as a permanent service, following a successful trial in 2025, with a formal launch and opening on 10 March 2026.
- A new digital eNewspaper trial was launched. Northern Beaches Library members now have free, instant access to a wide range of newspapers through the BorrowBox app for a 12-month trial.
- Council provided detailed submissions to the NSW Government on the proposed new Sydney Plan (replacing the Greater Sydney Region Plan), that will guide planning and growth in the Sydney region over the next 20 years.
- Council lodged a submission to the NSW Government on the proposed Climate Change and Natural Hazards State Environmental Planning Policy (SEPP), which will inform the assessment of new development applications statewide.
- Following faster assessment timeframes, the State Government has offered Council $2 million in funding to deliver a community project focused on enhanced walking and cycling facilities, road and traffic upgrades, open space improvements, or social infrastructure to support new homes.
- The transition to digital parking permits was successfully implemented for the initial Manly schemes, with both staff and residents adapting smoothly to the change.
- To date in the 2025/26 season there has been no detection of viruses such as Ross River Fever or Barmah Forest Fever throughout the Northern Beaches. Council's annual mosquito surveillance program involves weekly monitoring which commenced in November 2025 and will run until May 2026 at locations along Narrabeen Lagoon and Warriewood Wetlands.
- A methodology jointly developed with the North Sydney Public Health unit to inspect water-cooling towers has resulted in a high level of compliance and quick responses to issues.15 cooling water systems were inspected over summer with the focus on water quality sampling and verification against water treatment benchmarks.
- A new school-based package to teach children how to interact with dogs safely in the community was launched. "Paws for Safety" has been delivered at Elanora Heights Public School and Wheeler Heights Public School with bookings available for all public schools across the Northern Beaches LGA in the coming months.
- Belrose Children's Centre educators attended the "Waste & Sustainability in Early Childhood Centres" professional development day at Kimbriki Eco House and Garden. This hands-on session contributes to educator professional development and strengthens our commitment to creating environmentally responsible and sustainable early childhood environments.
- Children at North Harbour Pre-school created a class mascot, a Little Manly Penguin named Waddle, which is building strong connections between children, families and the local "Friends of Manly Penguins" volunteers. Waddle supports learning about animals, caring for the environment and sharing experiences between home and pre-school, helping children feel a strong sense of belonging.

- Council hosted a pilot Council tour for 22 culturally diverse community members during Harmony Week in March, with feedback showing increased confidence and understanding in engaging with Council, supporting the approach as a capacity-building initiative aligned with the Multicultural Inclusion Plan.
- Glen Street Theatre staged 36 events to over 9,300 patrons, and the Manly Art Gallery and Museum and the creative spaces presented 10 exhibitions and 16 public programs to 9,655 audience members. Customer satisfaction remains high at an overall rating of more than 4.6 out of 5 across all venues.
- Council worked closely with Surf Life Saving Clubs to provide access for Nippers and other programs at Manly Dam due to beaches closures in response to shark activity.
- Attendances increased by 17% at the Waringah Aquatic Centre and 9% at Manly Andrew Boy Charlton (MABC) in January compared to the same time last year, largely due to beach closures.
- Record enrolments were achieved in MABC's Learn to Swim and Squad programs, with 1,768 students enrolled in Learn to Swim and 365 in Squads.
- Upgrades and repairs were completed in the spa, sauna and steam room area at MABC, improving the quality and experience of these facilities for members and visitors.
- 752 new mature trees were planted in public spaces across the Northern Beaches as part of our ongoing commitment to increasing canopy cover and greening our streets, villages and parks. This included planting projects funded by the Special Variation at Avalon Surf Club, John Fisher Park, Palomar Park, Swane Reserve, Frenches Forest footpath tree planting program and at the roundabout on Pittwater Road in Manly.
- More than 800 reserves across the LGA are receiving an extra cut, between late January and early April when grass is growth is strongest, taking the program to 11 cuts per year.
- Improvements to the management of winter pre-season sport enabled 43 sporting groups to make 109 bookings online, eliminating the need for paper forms.
- Council's sports fields were converted from summer to winter configuration which involves installing 210 goal posts and 66 netball goal posts, dismantling 22 baseball nets, covering 15 cricket pitches and line marking over 130 fields for soccer, rugby league/union, AFL, touch football, hockey, gridiron, frisbee, netball, tag football, softball and baseball.
- Community consultation was undertaken on proposed lighting of Frank Gray and Mike Pawley Ovals at John Fisher Park in Curl Curl, where over 800 submissions were received.
- St Matthews Farm, Bambara and Boondah Reserves had sports field drainage and playing surface improvement works undertaken which will promote healthier turf, greater playing surface stability and increased usability.
- The Draft Governor Phillip Park Plan of Management was submitted to the NSW Government for review and endorsement to publicly exhibit.
- Dune works were completed at Avalon, Long Reef and Curl Curl including planting, weed management, and fencing repairs contributing to dune stabilisation, and beach resilience.
- Fencing and bollards at Collaroy Plateau Park, Lagoon Park and Avalon Beach was replaced with sandstone blocks improving visual amenity and reducing maintenance.
- Mona Vale and Whale Beach Rockpools received new concrete stairs and reconstruction work with the latter also getting a new catwalk and kerb.
- Long Reef boardwalk and bridge was replaced including a slight realignment to protect it from future storm surges.
- The stairs connecting Newport Beach to Bilgola have been renewed, increasing safety on this section of the Coast Walk.
- A new 30m raised deck was completed on the Manly Dam mountain bike trail improving accessibility for riders of varying abilities
- Three playgrounds at Freshwater Beach, Casuarina Reserve, Forestville and Michele Reserve, Cromer were renewed and upgraded.
- New outdoor fitness equipment was installed at James Meehan Reserve, Dee Why improving social and health outcomes for the community.

Challenges

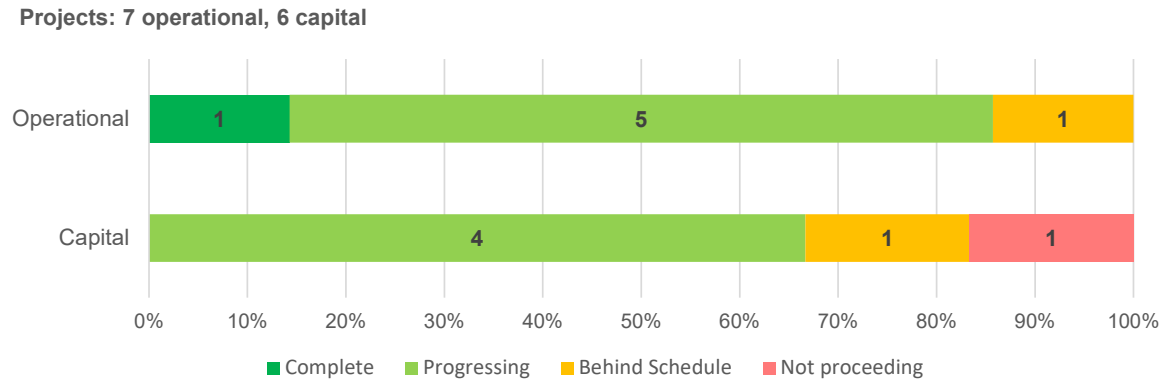
- New landmark reforms, including streamlined approval processes for minor modifications to development applications that do not have environmental impacts, alongside the implementation of a new 14-day determination period have been introduced by the State Government present some challenges for Council in meeting accelerated assessment timeframes.
- Delays in certification and approvals for the new Warriewood Community Centre prevented hirers from commencing in Term 1, impacting anticipated income.
- Ticket sales continue to be challenging across the visual and performing arts sectors with financial pressure on households affecting discretionary spending.
- Ongoing beach closures due to shark activity, pollution or dangerous conditions resulted in numerous cancellations and a reluctance to book or attend water-based activities offered by commercial operators, who have permits with Council.
- Storms and inconsistent weather patterns have increased the volume of responsible tree work requests resulting in slower processing times.
- Big swells, storms, and low sand volumes across our beaches are impacting beach sand replenishment work.

Community, arts and culture

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

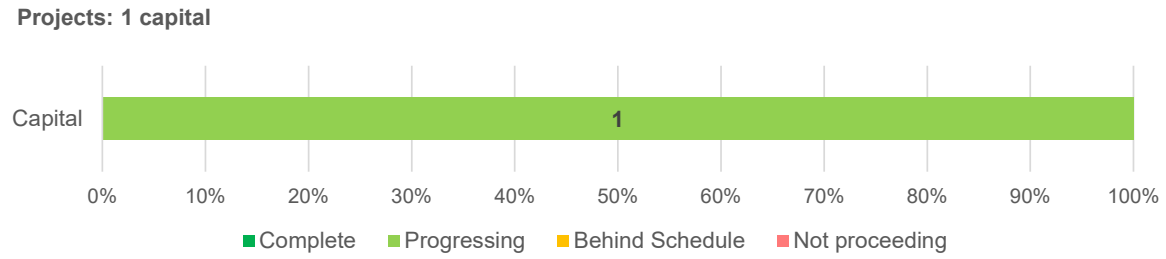
Performance measures for this service are reported annually in Council's Annual Report.

Children's services

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
No. children attending long day care programs	700	723	-
No. hours children attending family day care (hours)	4,500	3,926	The lower hours are indicative of families using less hours of care over holiday periods and slightly lower enrolments.
No. children attending preschool programs	180	291	-

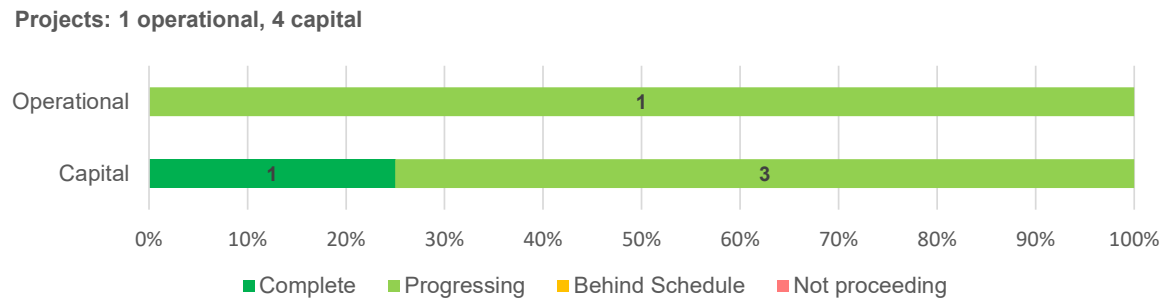
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Library services

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
No. library programs and activities	500	684	-
No. of physical visits to libraries	200,000	251,029	-
No. Home Library Service customers	450	545	-

Workload measures	Result (Mar 26)
No. events, programs and exhibitions that celebrate and reflect our commitment to diverse and inclusive programming	32

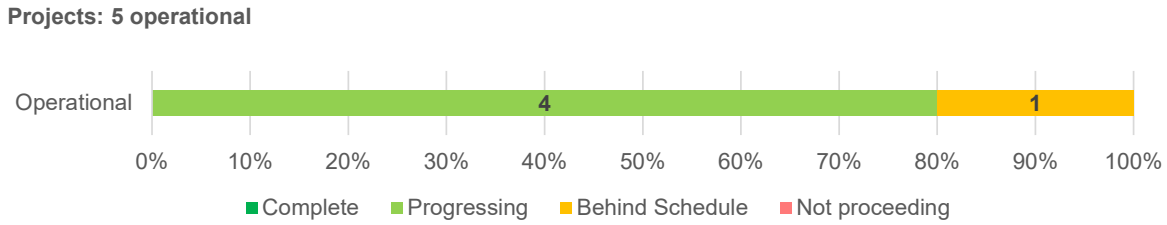
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Strategic land use planning

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational project progress



Performance measures

Performance measures for this service are reported annually in Council's Annual Report.

Development assessment

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress

This service is not supported by operational or capital projects in the Delivery Program and Operational Plan.

Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Average time to lodge development applications (days)	< 7	6	-
Average time to prepare assessment reports for a regionally significant development application and refer to the Sydney North Planning Panel (days)	< 250	N/A	The Sydney North Planning Panel has been suspended.
Average time to determine development applications (including DAs determined by a local planning panel) (average days)	< 86	95	New housing reforms are contributing to a higher volume of complex applications which is delaying determination timeframes. Assessment processes are being reviewed with the aim to reduce determination times.

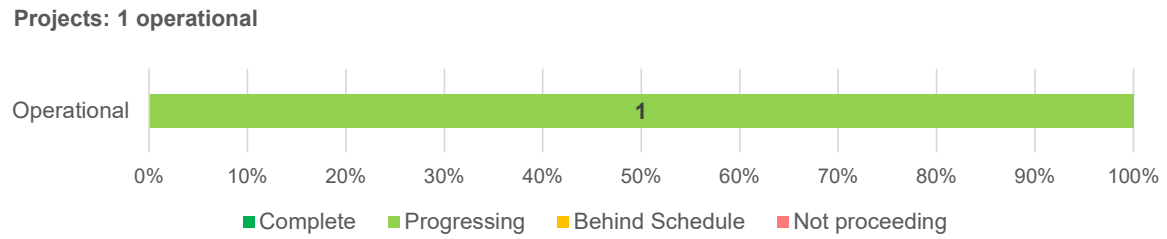
Results key: ■ Achieved ■ Approaching - within 5% of target ■ Behind - more than 5% off target

Environmental compliance

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Respond to critical and high-risk public safety and environmental concerns within 24 hours	100%	100%	-

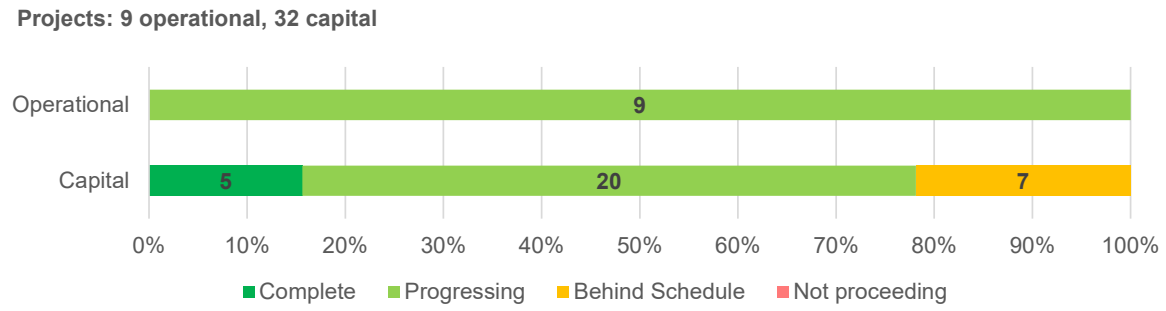
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Parks, sport and recreation

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Rockpools cleaned weekly during summer season and every two weeks outside of summer	95%	100%	-
Sportsfields mowed weekly in summer playing season and monthly in winter	95%	100%	-
Total visitation to swim centres	312,000	348,378	-

Workload measures	Result (Mar 26)
Number of preventative actions by professional lifeguards on patrolled beaches	230,983

Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Economic

Services

▪ Economic development, events and engagement ▪ Transport, traffic and active travel ▪ Property and commercial businesses

Community Strategic Plan 2040

These services contribute to the progress of the following community priorities and outcomes in the Northern Beaches Community Strategic Plan 2040:

Vibrant local economy Our community aspires to create a thriving and vibrant local economy where traditional and new industries are supported and local career, training and education opportunities are expanded

Safe and efficient transport Our community aspires to be connected within and beyond the northern Beaches through seamless transport options

Key achievements

- Manly Beach was ranked in the top 10 of Tripadvisor's Travelers Choice Awards: Best of the Beaches, placing 9th globally (up from 15th in 2025).
- The Sun Run 7km and 10km events attracted a record 10,137 participants, and was supported by a record number of partners, including local businesses True Protein, Muscle Republic, Harbord Diggers, The Athlete's Foot and Harris Farm Markets.
- Visits to the Manly Visitor Information Centre increased by 5% year on year in January, alongside a 13% rise in visitor spending.
- The new lifeguard huts at Mona Vale and Whale Beach are now installed, offering improved welfare facilities for lifeguards while enhancing observation and safety benefits for the community.
- Adopted the Events Strategy 2026 – 2035 strengthening focus on social connection, safety and wellbeing, environmental sustainability and delivering economic and tourism benefits.
- 3,700m^2 of heavy patch pavement repairs was completed across 10 local roads to target recurring pothole issues.
- Road shoulder repairs to Oxford Road near Wakehurst Parkway were completed to improve the unsealed road surface that had deep rutting and washouts from recent wet weather.
- Road sealing works were completed across several Scotland Island roads, including Robertson, Thompson, Florence Terrace and Richard Roads, significantly improving access and amenity for the offshore community.
- Major rehabilitation repairs were completed on three streets throughout he LGA as part of Council's road renewal program.
- Footpaths have been upgraded in dozens of locations throughout the LGA and include works such as full slab replacement, widening, handrail replacements and trip hazard removals through slab grinding programs.
- Three new footpaths have been completed in Cooleena Road, Elanora Heights; Terrigal Road, Terrey Hills and Bangaroo Street, North Balgowlah.
- Six tidal pools received monthly inspections and maintenance through Council's specialist marine contractor, including underwater inspections of netting and piles and minor repairs. In addition, the net was replaced at Little Manly Tidal Pool, extensive pile cleaning at Paradise Beach to remove hazardous marine growth was completed, and pile tops were painted at Manly Cove to protect timber and improve visual amenity.
- Work has commenced on repairs to the Bayview Wharf Groyne and the reconstruction of the Mackerel Beach Wharf.
- Council crews responded to a large landslip on McCarrs Creek Road, Church Point in December. Temporary stabilisation works involved placement of approximately 200 tonnes of material to provide short term support of the roadway allowing one-way controlled traffic flow.
- Retaining wall and embankment works were completed or progressed across multiple locations, including sandstone retaining wall construction at 15A Thompson Street, Scotland Island; vegetation control and removal at 14 Karloo Parade, Newport and 91 Cutler Road, Clontarf as part of the maintenance program; construction of a new wall at 3 Hillslope Road, Newport to address embankment instability; and

commencement of repairs to the heritage sandstone wall at 23 Battle Boulevarde, Seaforth to stabilise the embankment. Rock scaling and vegetation removal works were completed opposite 296 Hudson Parade, Clareville following rock falls during a storm in January.

- Remediation works of the existing bus shelter in Jacksons Road, Warriewood adjacent to the Community Centre was completed.
- Delivered road safety education programs including drink driving messaging, caravan safety, road safety for seniors, general car maintenance and the popular supervisors of learner drivers program.
- Hosted practical bike workshops for all ages to increase rider confidence and help younger e-bike riders understand basic bike riding courtesy such as sharing paths.
- 23,700 passengers travelled on The Hop Skip Jump bus service between January and March with 75% of travel on weekdays and 25% on weekends.
- The Go Local to Grow Local campaign spotlighted Seaforth, Forestville and Collaroy/Long Reef, celebrating 24 local businesses across these centres. The campaign achieved strong reach and engagement, connecting with 90,526 accounts, generating 125,774 video views and 1,590 engagements, with campaign videos continuing to be shared across Council's social media channels to maintain momentum and support local business.
- 41 businesses were supported through Council's Let's Chat – Business Concierge Program. Services in Forestville, Dee Why and Narrabeen demonstrated increased demand and the importance of offering both virtual and in-person support options.
- Successfully delivered the Manly Health and Wellness Day in February which offered fitness classes and stalls attracting hundreds of participants.
- Held the Locals Love Collaroy Plateau placemaking event in March which successfully connected 2 schools, 13 local businesses and 100 members of the community.

Challenges

- Proposals for bike sharing schemes have been presented to Council for implementation in key town centres. Council is working closely with Transport for NSW and bike share operators to minimise potential risks and impacts of the rollout.
- Visitor spending decline in February was higher than average with a 38% month to month decline. The additional downturn was attributed to the shark attacks and sightings that occurred after mid-January. This issue is also credited as the reason some aquatic tour operators experienced a drop in consumer demand. Council met with Destination NSW in March to develop strategies and tactics to promote and support the affected businesses.

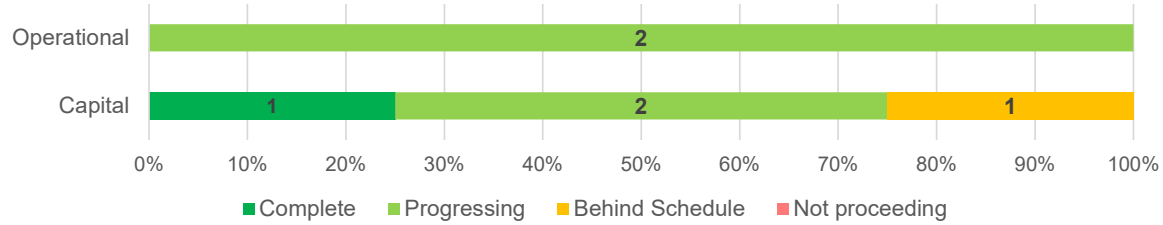
Economic development, events and engagement

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational project progress

Projects: 2 operational, 4 capital



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
High level projects have a completed Community Engagement Plan and Report (levels 1-3)	100%	100%	-
Decisions on all Council project engagements are communicated to the community within 30 days	85%	100%	-

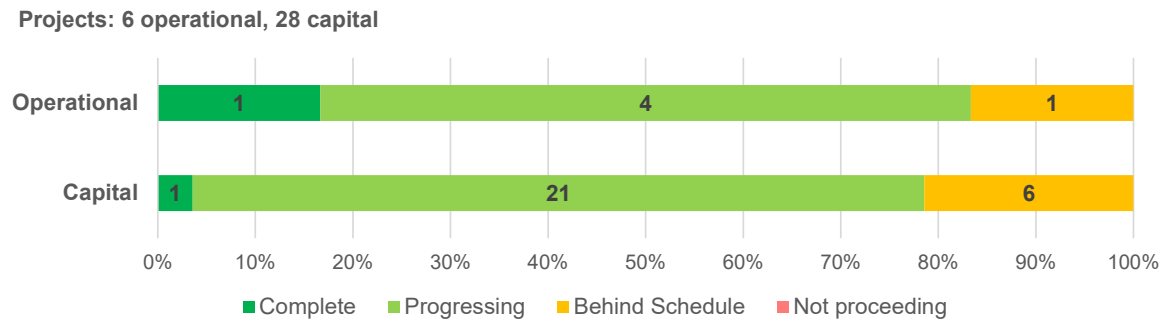
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Transport, traffic and active travel

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Number of community road safety events/sessions held	13	13	-

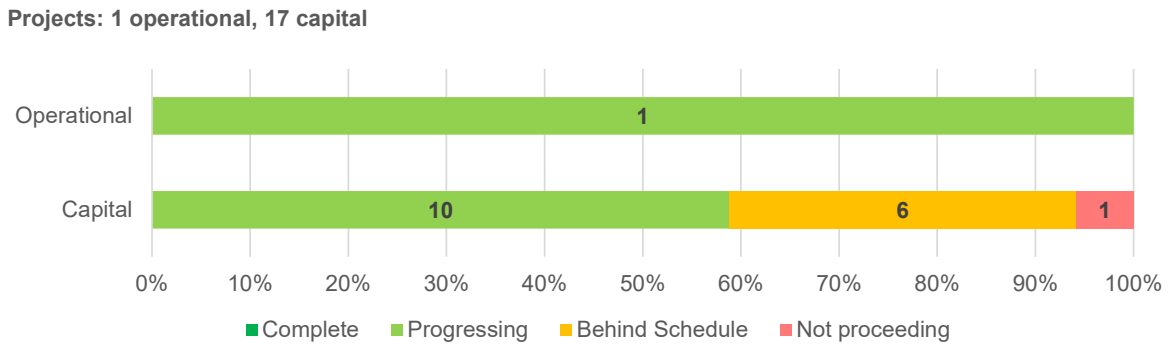
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Property and commercial business

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule, not proceeding or not meeting targets can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Availability of Council buildings: % available for use by the community (not programmed for maintenance/upgrade)	100%	99.6%	Jamieson Park and Avalon Golf Caretakers Cottage remain unavailable.

Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Civic leadership



Services ▪ Customer service ▪ Governance and assurance services ▪ Corporate support services

Community Strategic Plan 2040 These services contribute to the progress of the following community priorities and outcomes in the Northern Beaches Community Strategic Plan 2040:

Good governance and participation Our community aspires to have a trusted, respected and responsive Council that drives better outcomes through genuine engagement and collaboration

Key achievements

- Adopted the revamped Customer Experience Strategy 2030. The focus of this strategy is boosting digital access, cutting down on red tape and making sure community feedback shapes what happens at Council.
- Adopted a new Model Code of Meeting Practice, following recent mandatory rule updates by the NSW Government. The new rules aim to ensure meetings are focused on quality decision making and conducted in a democratic, dignified and orderly way.
- A Councillor's strategic weekend was held in March 2026 to focus on priorities for the next 12 months and to discuss future opportunities and issues.
- A 50% improvement in purchase order compliance was achieved through the introduction of a new compliance checking process to review purchase orders and supporting quotations.
- A number of security enhancements and tools were implemented across Council information technology systems to reduce cyber risk including a risk assessment tool aligning with mandatory security requirements, an improved security platform for mobile phones, and a determination to govern the vulnerability management process.
- The network and core infrastructure upgrade program was completed across 33 locations over 4 phases, delivering a reliable and resilient service for Council offices, childcare centres and community facilities.
- Migrated, archived, and securely decommissioned all Council data from on-premises file servers, enhancing security, reducing data-loss risk, and enabling the retirement of seven legacy servers.
- The Annual NSW State Records audit was completed, demonstrating improvement on the previous audit despite legislative changes, resourcing constraints and concurrent system changeovers. Key gains were achieved in the management of physical archived records, records of State significance, and the transition to a more strategic records management and governance framework.
- Launched an employee Mentoring Toolkit to support building strong, productive relationships that foster professional development and personal growth.
- Council secured over $1.65 million across 9 projects. 3 grants under the Coastal, Estuary and Environmental Program for 3 environmental projects totalling $573,333, a further $295,976 under the NSW Weeds Action Program, $40,000 from Cricket Australia and Cricket NSW to upgrade the Manly Oval Pavilion changerooms and we have entered into tripartite agreements totalling $688,461 with Dee Why SLSC and North Narrabeen SLSC and the Office of Sport to deliver upgrades to these clubs.

Challenges

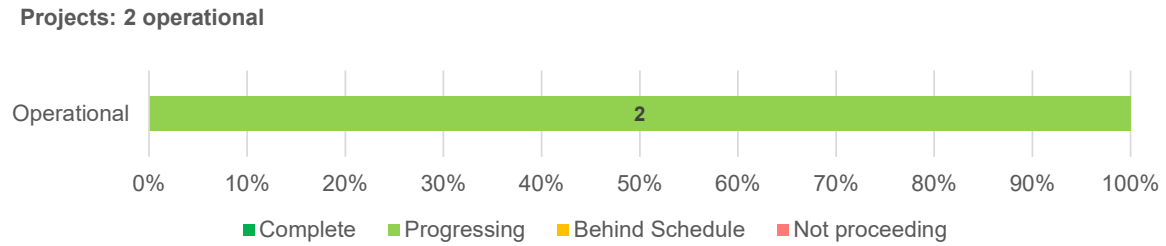
- The ongoing fuel crisis has driven substantial cost increases, which has impacted project budgets, and leading to contract variations due to fuel surcharges. This is a significant concern for Council operations and contractors.

Customer service

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Customer requests conducted online	40%	47.88%	-
Calls answered within 30 seconds	80%	84%	-

Workload measures	Result (Mar 26)
No. calls to Customer Service 1300 434 434	29,439
No. enquiries received at counters and by mail, email and online requests	23,025

Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Governance and assurance services

Performance summary

The charts below show Council's performance in progressing what we said we would under this service.

Operational and capital project progress

This service is not supported by operational or capital projects in the Delivery Program and Operational Plan.

Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Council meeting minutes finalised and published within 3 working days of meetings	100%	100%	-

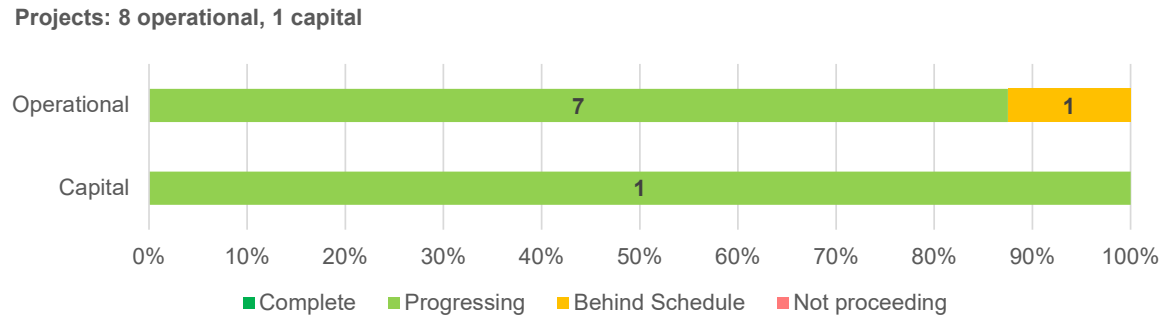
Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Corporate support services

Performance summary

The charts below show Council's performance in progressing what we said we would under this service. Further details regarding projects or performance measures that are behind schedule or not meeting targets can be found in the Exception Report on page 8.

Operational and capital project progress



Performance measures

Performance measure	Target	Result (Mar 26)	Comments
Correspondence replied to within 10 working days	90%	88.8%	Correspondence response rates were just outside the target due to staff leave over the Christmas period effecting response times.
Operational projects on schedule	80%	91.9%	-
Capital projects on schedule	80%	76.1%	Technical issues associated with the delivery of the projects (including discovery of asbestos and design changes) as well as vacant capital project officer positions due to natural attrition primarily led to this measure approaching the target. These issues, particularly vacancies impacted the delivery schedule of project in the first quarter of the financial year. Some of these projects are expected to be delivered this financial year.
Quarterly, Annual and Statutory Reports submitted to Council on time	100%	100%	-

Workload measures	Result (Mar 26)
No. service review actions implemented	1

Results key: Achieved Approaching - within 5% of target Behind - more than 5% off target

Have your say

Northern Beaches Council's commitment to effective community consultation and engagement recognises the important connection between elected representatives, staff and the community and the benefits derived by using these to make better decisions.

How to get involved

1. Visit Council's website to:
   - access Your Say to provide your feedback on projects, policies and strategies on public exhibition
   - stay up to date with how Council is progressing against the Northern Beaches Community Strategic Plan 2040, Delivery Program 2025-2029 and Operational Plan 2025/26 by reading performance reports
   - stay up to date with Council meetings and minutes
   - subscribe to e-newsletters, updates and announcements
   - contact your local ward Councillor
2. Attend a Council meeting
3. Stay connected through social media – Facebook, X, Instagram, YouTube and LinkedIn.
4. Visit us at our Manly, Dee Why or Mona Vale customer service centres

   Email council@northernbeaches.nsw.gov.au

   Phone 1300 434 434

Quarterly budget review statement
March 2026

2026/235709

northern beaches council

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Responsible Accounting Officer's budget review statement

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2021:

It is my opinion that the Quarterly Budget Review Statement for Northern Beaches Council for the quarter ended 31 December 2025 indicates that Council's projected financial position will be satisfactory at year end (30 June 2026), having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

Caroline Foley
Chief Financial Officer (Responsible Accounting Officer), Northern Beaches Council
20 Apr 2026

Changes to reporting – new requirements

HOW TO READ YOUR QUARTERLY FINANCIAL OVERVIEW

QBRS FINANCIAL OVERVIEW

(Name) Council

Budget review for the quarter ended - XX XXXXXXX 20XX

DESCRIPTION		Previous Year Actual 20xx/xx $000's	Current Year Original Budget 20xx/xx $000's	Approved Changes Review Q1 $000's	Approved Changes Review Q2 $000's	Approved Changes Review Q3 $000's	Revised Budget $000's	Recommended changes for council resolution $000's	Projected Year End (PYE) Result 20xx/xx $000's	VARIANCE ORIGINAL budget v PYE 20xx/xx $000's	ACTUAL YTD 20xx/xx $000's
Net Operating Result before grants and contributions provided for capital purposes	General Fund	0	0	0	0	0	0	0	0	0	0
	Water Fund	0	0	0	0	0	0	0	0	0	0
	Sewer Fund	0	0	1	0	0	2	3	4	5	6
	Consolidated	0	0	0	0	0	0	0	0	0	0
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	Consolidated	0	0	0	0	0	0	0	0	0	0
Borrowings	Total borrowings									0	
Liquidity	External restrictions	0	0	0	0	0	0	0	7	0	0
	Internal Allocations	0	0	0	0	0	0	0	0	0	0
	Unallocated	0	0	0	0	0	0	0	0	0	0
	Total Cash and Cash Equivalents	0	0	0	0	0	0	0	0	0	0
Capital	Capital Funding	0	0	0	0	0	0	0	8	0	0
	Capital Expenditure	0	0	0	0	0	0	0	0	0	0
	Net Capital	0	0	0	0	0	0	0	0	0	0

1. Approved changes – Review – Q1
These are the changes for Q1 that were approved by a previous council resolution. The original budget amount plus the approved changes determine the revised budget in this QBRS.

2. Revised budget
This figure is the original budget plus prior quarter approved changes.

3. Recommended changes for council resolution
Any change to the budget must be approved by council. By resolving to accept this QBRS, Councillors are approving the recommended changes.

4. Projected year end result
This figure is the revised forecast position of the fund at financial year end. The projected year end result is the original budget plus the approved and recommended budget changes.

The Consolidated Fund is the combination of the General, Water and Sewer funds. Some councils do not provide water or sewer to their communities.

5. Variance
This column shows the variance between the original adopted budget and the revised projected year result. Councillors should be aware of the reasons behind the variance.

6. Actual YTD
Actual year to date is the result from 1st July up until the end of the quarter being reported.

7. Internal allocations and unallocated reserves
Internal allocations and unallocated reserves demonstrate the level of liquidity of Council. Specifically, the Council's ability to cover short term liabilities such as employee entitlements.

8. Capital
The capital overview should inform council as to whether the capital works program is on track to deliver programs outlined in the IP&R documentation.

The funds are reported separately to ensure council, and the community have a clear picture of how the respective infrastructure and service delivery streams are performing – independent of councils broader (consolidated) account.

This statement is prepared in accordance with the Office of Local Government's 'Quarterly Budget Review Statement Guidelines for Local Government' which supports standardised reporting of each council's financial performance to councillors and communities.

For more information please visit: https://www.olg.nsw.gov.au/quarterly-budget-review-statement-guidelines/

northern beaches council

QBRS FINANCIAL OVERVIEW

Northern Beaches Council

Budget review for the quarter ended 31-Mar-2026

DESCRIPTION		Previous Year Actual 2024/25 $'000	Current Year Original Budget 2025/26 $'000	Approved Changes Review Q 1 $'000	Approved Changes Review Q 2 $'000	Approved Changes Review Q 3 $'000	Revised Budget $'000	Recommended changes for council resolution $'000	Projected Year End (PYE) Result 2025/26 $'000	VARIANCE ORIGINAL budget v PYE 2025/26 $'000	ACTUAL YTD 2025/26 $'000
Net Operating Result before grants and contributions provided for capital purposes	General Fund	17,162	2,143	3,816	2,603	-	8,561	524	9,086	6,942	103,501
	Consolidated	**17,162**	**2,143**	**3,816**	**2,603**	**-**	**8,561**	**524**	**9,086**	**6,942**	**103,501**
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial assets	**Consolidated**	**114,964**	**87,956**	**4,451**	**6,156**		**98,563**	**430**	**98,993**	**11,037**	**164,079**
Borrowings	**Total borrowings**	17,448	14,999	-	-	-	14,999	-	14,999	-	16,173
Liquidity	External restrictions	63,627	56,340	1,351	8,478	-	66,170	2,554	68,724	12,384	75,219
	Internal allocations	122,097	113,505	(17,555)	3,647	-	99,597	1,625	101,222	(12,283)	114,556
	Unallocated	44,751	32,039	13,519	1,674	-	47,232	543	47,775	15,736	68,842
	Total Cash, Cash Equivalents and Investments	**230,476**	**201,885**	**(2,685)**	**13,799**	**-**	**212,999**	**4,722**	**217,721**	**15,836**	**258,617**
Capital	Capital funding	98,264	104,998	6,583	(7,392)	-	104,189	(4,720)	99,470	(5,528)	57,494
	Capital expenditure	98,264	104,998	6,583	(7,392)	-	104,189	(4,720)	99,470	(5,528)	57,494
	Net Capital	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

		Opening Balance As at 1 July 2025 $'000	Total Cash Contributions Received As at this Q $'000	Total Interest Earned As at this Q $'000	Total Expended As at this Q $'000	Total Internal Borrowings (to)/from As at this Q $'000	Held as Restricted Asset As at this Q $'000	Cumulative balance of internal borrowings (to)/from As at this Q $'000
Developer Contribution	Total Developer Contributions	43,944	8,413	1,614	(3,669)	-	50,303	-

Northern Beaches Council

Income and operating expenses budget review statement

For the period 1 July 2025 to 31 March 2026

		Annual Budget 2025/26								
	PREVIOUS YEAR	CURRENT YEAR	Approved Changes			REVISED	RECOMMENDED CHANGES	PROJECTED YEAR END	VARIANCE	ACTUAL YTD
	Actual	Original Budget	Review	Review	Review	Budget	for Council resolution	Result	Original Budget v Projected	Result
	2024/25 $'000	2025/26 $'000	Q1 $'000	Q2 $'000	Q3 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000
Income from continuing operations										
Rates and annual charges	259,801	285,258	123	(26)	-	285,355	-	285,355	97	285,618
User charges and fees	104,477	104,424	(311)	915	-	105,028	(2,316)	102,713	(1,711)	79,993
Other revenues	25,014	21,313	674	50	-	22,037	606	22,643	1,330	18,301
Grants and contributions - Operating purposes	24,526	20,679	1,508	242	-	22,429	989	23,418	2,739	13,869
Grants and contributions - Capital purposes	44,330	31,218	767	2,624	-	34,609	(117)	34,493	3,274	20,987
Investment fees and revenues	11,739	8,231	1,179	999	-	10,410	1,007	11,416	3,186	9,143
Other income	7,664	7,069	(285)	(6)	-	6,778	168	6,947	(122)	5,524
Net gain on disposal of assets	-	503	-	(19)	-	484	522	1,006	503	1,524
Total Income from continuing operations	**477,551**	**478,694**	**3,656**	**4,780**	**-**	**487,131**	**859**	**487,990**	**9,295**	**434,958**
Expenses from continuing operations										
Employee benefits and oncosts	(166,906)	(178,274)	(60)	506	-	(177,828)	2,143	(175,685)	2,589	(124,664)
Materials and services	(172,186)	(187,083)	797	560	-	(185,727)	(2,651)	(188,378)	(1,295)	(127,367)
Borrowing costs	(2,565)	(3,037)	(48)	87	-	(2,998)	-	(2,998)	39	(2,255)
Other expenses	(20,398)	(22,344)	106	223	-	(22,015)	79	(21,936)	408	(16,592)
Net loss on disposal of assets	(532)	-	-	-	-	-	-	-	-	-
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**(362,587)**	**(390,739)**	**795**	**1,376**	**-**	**(388,568)**	**(429)**	**(388,997)**	**1,742**	**(270,879)**

Northern Beaches Council

Income and operating expenses budget review statement

For the period 1 July 2025 to 31 March 2026

	PREVIOUS YEAR	CURRENT YEAR	Annual Budget 2025/26							
			Approved Changes			REVISED	RECOMMENDED CHANGES	PROJECTED YEAR END	VARIANCE	ACTUAL YTD
	Actual	Original Budget	Review	Review	Review	Budget	for Council resolution	Result	Original Budget v Projected	Result
	2024/25 $'000	2025/26 $'000	Q1 $'000	Q2 $'000	Q3 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non financial assets	**114,964**	**87,956**	**4,451**	**6,156**	**-**	**98,563**	**430**	**98,993**	**11,037**	**164,079**
Depreciation and amortisation	(53,472)	(54,594)	131	(929)	-	(55,392)	(23)	(55,414)	(820)	(39,591)
Operating result from continuing operations	**61,492**	**33,362**	**4,582**	**5,227**	**-**	**43,171**	**407**	**43,578**	**10,217**	**124,488**
Net Operating Result before grants and contributions provided for capital purposes	**17,162**	**2,143**	**3,816**	**2,603**	**-**	**8,561**	**524**	**9,086**	**6,942**	**103,501**

Notes
Original Budget +/- approved budget changes in previous quarters = REVISED Budget
Revised Budget +/- recommended changes this quarter = PROJECTED year end results

Northern Beaches Council

Recommended material changes to the Revised Budget

Income and operating expenses 2025/26 – March 2026 Review

Variation Fav / (Unfav) $'000	Variation Fav / (Unfav) %	Details
(2,316)	(2.2%)	**User charges and fees** Decreases in: ● Kimbriki Environmental Enterprise income $0.5m ● Parking income $0.5m ● Planning and building regulatory income $0.4m ● Glen Street Theatre ticket sales $0.4m ● Child care $0.3m
1,007	9.7%	**Investment fees and revenues** Higher portfolio balance and increased returns on investments.
606	2.8%	**Other revenues** Increase in parking fine revenue $0.5m
989	4.4%	**Grants and contributions - Operating purposes** Increase in workers retention payment for early learning
(117)	(0.3%)	**Grants and contributions - Capital purposes** ● Reduced grant income to align with rephased capital expenditure program ($0.7m) - *please refer to the 'Capital Expenditure - recommended changes to the budget' schedule for further information on grants for capital projects.* ● Increased development contributions income $0.6m, to align with higher than anticipated YTD receipts
168	2.5%	**Other income** Increased rental income for Council leased properties.
522	107.9%	**Gain/(Loss) on disposal of assets**
859		**TOTAL INCOME VARIATIONS**

Northern Beaches Council

Recommended material changes to the Revised Budget

Income and operating expenses 2025/26 – March 2026 Review

Variation Fav / (Unfav) $'000	Variation Fav / (Unfav) %	Details
2,143	1.2%	**Employee benefits and oncosts** Decreased employee costs primarily in environment and resilience, environment compliance, transport and civil, and property services offset by increases in early learning.
(2,651)	(1.4%)	**Materials and services** Increase in: ● Fine processing fees - $0.4m ● Animal management - $0.4m ● IT and communications - $0.3m ● Roadwork - $0.3m ● Agency personnel - $0.3m ● Utilities - $0.3m ● Sportsfield maintenance & operations - $0.2m
(23)	(0.0%)	**Depreciation and amortisation** Minor adjustment to Kimbriki's depreciation.
79	0.4%	**Other expenses** Revised estimate of EPA Waste Levy payable by Kimbriki.
(452)		**TOTAL OPERATING EXPENDITURE VARIATIONS**
407		**TOTAL RECOMMENDED CHANGES TO INCOME AND OPERATING EXPENSES**

Northern Beaches Council

Capital Budget Review Statement

For the period 1 July 2025 to 31 March 2026

		Annual Budget 2025/26								
	Previous Year	Current Year Original	Approved Changes			REVISED	RECOMMENDED CHANGES	PROJECTED YEAR END	VARIANCE	ACTUAL YTD
	Actual	Budget	Review	Review	Review	Budget	for Council resolution	Result	Original Budget v Projected	Result
	2024/25 $'000	2025/26 $'000	Q1 $'000	Q2 $'000	Q3 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000	2025/26 $'000
Capital Funding										
Rates & other untied funding	30,037	40,797	1,073	22	-	41,892	(483)	41,409	612	22,027
Capital grants & contributions	31,737	23,993	767	(521)	-	24,239	(669)	23,570	(423)	7,377
Reserves - External restrictions	19,502	17,045	(221)	(5,005)	-	11,819	(1,780)	10,039	(7,006)	4,482
Reserves - Internally allocated	4,590	16,276	968	(1,706)	-	15,538	843	16,381	105	13,704
New loans	9,935	515	-	-	-	515	-	515	-	515
Proceeds from sale of assets	1,886	2,292	-	-	-	2,292	-	2,292	-	2,312
Other - Carry over from previous years' rates & other untied funding	577	4,080	3,996	(182)	-	7,894	(2,631)	5,264	1,184	7,078
Total Capital Funding	**98,264**	**104,998**	**6,583**	**(7,392)**	**-**	**104,189**	**(4,720)**	**99,470**	**(5,528)**	**57,494**
Capital Expenditure										
WIP*	43,531	-	-	-	-	-		-	-	
New assets	26,989	43,692	(128)	(3,868)	-	39,696	(3,025)	36,672	(7,020)	22,816
Asset renewal	27,744	61,306	6,711	(3,524)	-	64,493	(1,695)	62,798	1,492	34,678
Other	-	-	-	-	-	-		-	-	
Total Capital Expenditure	**98,264**	**104,998**	**6,583**	**(7,392)**	**-**	**104,189**	**(4,720)**	**99,470**	**(5,528)**	**57,494**
Net Capital Funding - Surplus /(Deficit)	-	-	-	-	-	-	-	-	-	

Notes

Original Budget +/- approved budget changes in previous quarters = REVISED Budget

Revised Budget +/- recommended changes this quarter = PROJECTED year results

WIP - Work in progress - Council budgets and manages the program under renewal and new categories throughout the financial year. A portion of new projects comprise renewal components which will be categorised accordingly at year end.

Northern Beaches Council

Capital Expenditure - recommended changes to the budget

March 2026

Job	Job Description	Recommended changes + INCR/(DECR)	Reason for Change	SOURCE OF FUNDS				
				Developer Contri	Externally restricted	Internally restricted	Grants and contri	Dep'n / Working Capital
		$'000		$'000	$'000	$'000	$'000	$'000
Budget funding reallocation between projects / funding sources								
7010 1006	Rockpool renewal program	(65)	Saving transferred from Rockpool Program to fund expected additional expenditure in New Traffic Facilities.					(65)
8005 1002	New traffic facilities	65						65
7010 1003	Foreshores renewal program	(50)	Saving transferred from Foreshores Program to fund expected additional expenditure in Sportsfield Renewal Program.					(50)
7010 1001	Sportsfield renewal program	50						50
7010 1002	Reserves renewal program	(5)	Saving transferred from Reserves Renewal Program to fund expected additional expenditure in Dinghy Storage Program.					(5)
7010 1012	Dinghy storage	5						5
7010 1003	Foreshores renewal program	(21)	Saving transferred from Foreshore Renewal Program to fund expected aditional expenditure in Recreational Trail Renewal program.					(21)
7010 1004	Recreational trails renewal program	21						21
7015 1002	Planned stormwater renewal works	(457)	Saving transferred from Planned Stormwater Renewal Works to fund expected expenditure in Reactive Stormwater Renewal Works and Headwall Burringbar Street North Balgowlah renewal.					(457)
7015 1003	Reactive stormwater renewal works	400						400
7015 1014	Headwall Burringbar Street North Balgowlah renewal	57						57

Northern Beaches Council

Capital Expenditure - recommended changes to the budget

March 2026

Job	Job Description	Recommended changes + INCR/(DECR)	Reason for Change	SOURCE OF FUNDS				
				Developer Contri	Externally restricted	Internally restricted	Grants and contri	Dep'n / Working Capital
		$'000		$'000	$'000	$'000	$'000	$'000
7015 1012	Tristram Road Beacon Hill pipe augmentation	(104)	Funding transferred for additional heavy patching roadworks.			(104)		
8015 1013	Flood mitigation infrastructure program	(53)				(53)		
7005 1006	Road renewal program	158				158		
7005 1008	Wharves works program	(55)	Funding transferred for Pickering Point tidal pool works.					(55)
7005 1015	Tidal pools refurbishment	55						55
7020 1001	Public amenities works program	(37)	Funding transferred for roof replacement works.					(37)
7020 1061	Surf Life Saving Club minor renewal works	37						37
7020 1008	Community buildings works program	(100)	Funding transferred for Dee Why Library toilets upgrade.					(100)
7020 1060	Library buildings works program	100						100
7020 1043	Pittwater Golf Driving Range, Warriewood renewal works	(11)	Funding transferred for Sydney Lakeside Holiday Park remediation works.					(11)
7020 1042	Sydney Lakeside Holiday Park, North Narrabeen renewal works	11						11
8035 1014	Connecting Communities - cycleways program	(350)	Reallocation of funding to match delivery of works under Connecting Communities program.			(350)		
8035 1013	Connecting Communities - footpaths programs	350				350		
Total budget funding reallocation between projects/ funding sources		-		-	-	-	-	-

Northern Beaches Council

Capital Expenditure - recommended changes to the budget

March 2026

Job	Job Description	Recommended changes + INCR/(DECR)	Reason for Change	SOURCE OF FUNDS				
				Developer Contri	Externally restricted	Internally restricted	Grants and contri	Dep'n / Working Capital
		$'000		$'000	$'000	$'000	$'000	$'000
Increase in capital works budget								
7010 1001	Sportsfield renewal program	60	Capital contributions from Belrose Rugby League & MWFA.				60	
7005 1013	Major plant renewal	260	Additional funding required to match actual purchase price.			260		
7005 1014	Light fleet renewal	530	Additional funding required for fleet acquisitions rolled over from previous year.			530		
7020 1035	Mona Vale Cemetery works program	32	Additional funding required for car park sealing.			32		
Total increase in capital works budget		**882**		**-**	**-**	**822**	**60**	**-**
Decrease in capital works budget								
7001 1003	IT infrastructure and devices replacements	(445)	Revised replacement program requirements for the remainder of the financial year.					(445)
7005 1010	Parking station and meters infrastructure	(40)	Capital budget not required as new parking solution being operational expenses in nature.			(40)		
8015 1003	Planned stormwater new works	(150)	Reduced budget due to project scope changes.		(150)			
Total decrease in capital works budget		**(635)**		**-**	**(150)**	**(40)**	**-**	**(445)**

Northern Beaches Council

Capital Expenditure - recommended changes to the budget

March 2026

Job	Job Description	Recommended changes + INCR/(DECR)	Reason for Change	SOURCE OF FUNDS: Developer Contri	Externally restricted	Internally restricted	Grants and contri	Dep'n / Working Capital
		$'000		$'000	$'000	$'000	$'000	$'000
Brought forward from future years								
8004 1008	Coast walk - art trail	61	Multi-year project progressed ahead of schedule.			61		
7005 1007	Bridge renewal works	80	Funding required for Stuart Somerville Bridge works.			80		
8010 1048	Ivanhoe Park masterplan implementation	50	Project progressed ahead of schedule in phase 2 of pathworks at Ivanhoe Park western end.	50				
8020 1029	Jamieson Park Sailing and Recreation Facility	160	Project progessed ahead of schedule with DA related consultants.			160		
8020 1034	Manly Life Saving Club	65	Project progressed ahead of schedule with DA related temp height poles.					65
Total brought forward from future years		**416**		**50**	**-**	**301**	**-**	**65**
Rollover to future years								
8002 1006	Library local priority grant purchases	(80)	On-going program rephased to next financial year.				(80)	
8005 1005	Warriewood Valley - traffic and transport infrastructure	(580)	Project rescheduled due to revised procurement timeframes.	(580)				
8005 1008	Church Point - new infrastructure	(200)	Rephase funding to match revised forecast expenditure.	(200)				
8005 1025	Safer schools infrastructure	(400)	Project rescheduled due to revised design timeframes.				(400)	

Northern Beaches Council

Capital Expenditure - recommended changes to the budget

March 2026

Job	Job Description	Recommended changes + INCR/(DECR)	Reason for Change	SOURCE OF FUNDS				
				Developer Contri	Externally restricted	Internally restricted	Grants and contri	Dep'n / Working Capital
		$'000		$'000	$'000	$'000	$'000	$'000
8005 1028	The Strand Dee Why Beach upgrade	(140)	Rephase funding to match revised forecast expenditure.	(10)			(130)	
8010 1009	Foreshores - new and upgrades	(20)	Expenditure reforecast due to change in project scope.				(20)	
8010 1012	Sports club capital assistance program	(14)	Rephase for Manly Yacht Club works expected to complete early 2026/27.					(14)
8010 1014	Warriewood Valley - public space and recreation	(50)	Rephase funding to match revised forecast expenditure for sportsfield improvements.	(50)				
8010 1032	Clontarf masterplan implementation	(270)	Rephase funding to match expected contractors forecast work program.	(270)				
8010 1039	Frenchs Forest precinct park upgrades	(74)	Rephase funding to match expected project expenditure pattern.				(74)	
8010 1066	Governor Phillip Reserve masterplan implementation	(25)	Rephase funding to match expected project expenditure pattern.	(25)				
8010 1074	Manly Place Plan implementation	(177)	Project rephased pending finalisation of procurement & supply of building materials for the Darley Street works.		(177)			
7020 1032	Glen Street Theatre renewal works	(176)	Internal renewal works deferred pending major roof works.					(176)
7020 1044	Multi storey car park renewal works	(59)	Whistler Street car park construction to commence in next financial year.					(59)
7020 1064	Boondah Reserve amenities upgrade	(150)	Project rephased to match updated construction timeline.				(25)	(125)

Northern Beaches Council

Capital Expenditure - recommended changes to the budget

March 2026

Job	Job Description	Recommended changes + INCR/(DECR)	Reason for Change	SOURCE OF FUNDS				
				Developer Contri	Externally restricted	Internally restricted	Grants and contri	Dep'n / Working Capital
		$'000		$'000	$'000	$'000	$'000	$'000
7020 1067	Grandstands renewal	(135)	Brookvale Oval works deferred until off season from October.			(135)		
8020 1018	West Esplanade, Manly accessible amenity	(168)	Project rephased to match updated construction timeline.	(168)				
8020 1022	Freshwater Beach amenities	(150)	Project rephased to match updated construction timeline.	(150)				
8035 1009	Warriewood Valley Community Centre	(300)	Rephase funding to match revised forecast expenditure.					(300)
7015 1002	Planned stormwater renewal works	(1,083)	Project rephased to match updated construction timeline.					(1,083)
7015 1008	Water saving and re-use initiatives	(20)	Alternate water harvesting at David Thomas and Avalon Golf Club rephased.					(20)
7015 1010	South Collaroy foreshore renewal	(400)	Project rephased to match updated construction timeline.			(385)		(15)
7015 1011	Cooyong Bridge Road Terrey Hills culvert upgrade	(38)	Project rephased to match updated construction timeline.					(38)
7015 1016	Manly Aquatic Centre heat pump	(25)	Project rephased to match updated procurement timeline.			(25)		
8015 1002	Collaroy-Narrabeen coastal protection works	(600)	Project rephased to match updated timelines for Frazer sites works.					(600)
8015 1009	North Harbour stormwater catchment study and detailed design	(50)	Project rephased to match updated construction timeline.		(50)			
Total rollover to future years		**(5,602)**		**(1,403)**	**(377)**	**(284)**	**(729)**	**(2,809)**
TOTAL VARIATIONS		**(4,720)**		**(1,403)**	**(377)**	**538**	**(669)**	**(2,809)**

Approved budget	104,189
Revised budget	**99,470**

Northern Beaches Council

Cash and investments

For the period 1 July 2025 to 31 March 2026

	PREVIOUS YEAR	Annual Budget 2025/26								
		CURRENT YEAR ORIGINAL	Approved changes			REVISED	Recommended	PROJECTED YEAR END	VARIANCE	ACTUAL YTD
	Balance 30 June 2025	Budget Balance 30 June 2026	Review Q1	Review Q2	Review Q3	Budget Balance 30 June 2026	changes for Council resolution	Forecast Balance 30 June 2026	Original Budget v Projected 30 June 2026	Balance 31 Mar 2026
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Total cash and investments	**230,476**	**201,885**	**(2,685)**	**13,799**	**-**	**212,999**	**4,722**	**217,721**	**15,836**	**258,617**
represented by:										
Externally restricted										
Development contributions	43,944	36,128	406	8,196	-	44,730	1,955	46,684	10,556	50,303
Unexpended grants - not tied to liability	895	584	(584)	-	-	-	-	-	(584)	645
Domestic waste management	17,170	18,633	1,409	82	-	20,124	223	20,347	1,714	21,907
Stormwater management	502	34	121	200	-	355	200	554	520	1,153
Special rates	1,116	961	-	-	-	961	177	1,138	177	1,211
Total externally restricted	**63,627**	**56,340**	**1,351**	**8,478**	**-**	**66,170**	**2,554**	**68,724**	**12,384**	**75,219**
Internally restricted										
Deposits, retentions and bonds	25,783	25,783	-	-	-	25,783	-	25,783	-	25,783
Employee leave entitlements	7,899	7,899	-	-	-	7,899	-	7,899	-	7,899
Kimbriki landfill remediation	20,747	23,301	74	150	-	23,525	-	23,525	224	22,678
Manly Environmental Levy	1,152	1,122	-	-	-	1,122	25	1,147	25	1,152
Merger Savings Fund	807	73	341	372	-	786	(61)	725	652	791
Mona Vale Cemetery	6,155	5,760	373	-	-	6,133	(32)	6,101	342	6,405
Plant and fleet replacement	7,922	7,062	(2,240)	1,356	-	6,177	(750)	5,427	(1,635)	7,906
Unexpended grants - tied to liability	13,745	5,718	(415)	252	-	5,555	154	5,708	(10)	8,603
Stronger Communities Fund (I/R)	5,156	4,491	(120)	20	-	4,391	-	4,391	(100)	5,082
Meals on Wheels	192	192	-	-	-	192	(159)	34	(159)	-
Tennis Liaison Trust Fund	45	45	(45)	-	-	(0)	-	-	(45)	-
Manly Art Gallery	747	772	-	-	-	772	-	772	-	766

		Annual Budget 2025/26								
	PREVIOUS YEAR	CURRENT YEAR ORIGINAL	Approved changes			REVISED	Recommended	PROJECTED YEAR END	VARIANCE	ACTUAL YTD
	Balance 30 June 2025	Budget Balance 30 June 2026	Review Q1	Review Q2	Review Q3	Budget Balance 30 June 2026	changes for Council resolution	Forecast Balance 30 June 2026	Original Budget v Projected 30 June 2026	Balance 31 Mar 2026
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property Improvement Reserve	58	22	-	-	-	22	-	22	-	51
Unexpended Loan	515	-	-	-	-	-	-	-	-	-
Resilience Fund	2,534	2,534	556	-	-	3,090	(158)	2,932	398	2,770
Carry Over Works	28,350	28,350	(16,116)	1,520	-	13,754	2,631	16,385	(11,965)	21,714
Special Variation	-	90	-	-	-	90	(25)	65	(25)	2,880
Special Variation - former Pittwater Council	202	202	(202)	-	-	-	-	-	(202)	30
Information and digital technology	-	-	239	-	-	239	-	239	239	-
Other internally restricted	89	89	-	(22)	-	67	-	67	(22)	45
Total internally restricted	**122,097**	**113,505**	**(17,555)**	**3,647**	**-**	**99,597**	**1,625**	**101,222**	**(12,283)**	**114,556**
Total restricted cash and investments	**185,724**	**169,845**	**(16,203)**	**12,125**	**-**	**165,766**	**4,179**	**169,946**	**101**	**189,775**
Total unrestricted cash and investments	**44,751**	**32,039**	**13,519**	**1,674**	**-**	**47,232**	**543**	**47,775**	**15,736**	**68,842**
Kimbriki cash - unrestricted	9,453	8,352	647	(23)		8,976	(513)	8,462	111	7,982
Council cash - unrestricted	35,299	23,688	12,871	1,697	-	38,256	1,056	39,313	15,625	60,860

External Restrictions - must be used for a specific purpose and are not to be used for general operations. The funds are bound by legislation or third party agreement that restricts their use.
Internal Allocations - Council have allocated by resolution or policy to identified programs of work and any forward plans identified by Council. These allocations are at the discretion of Council.

Northern Beaches Council

Developer contributions summary

Budget review for the quarter ended 31 March 2026

Purpose	Opening Balance	Developer contributions received			Interest Earned	Interest Earned	Interest Earned	Amounts Expended	Amounts Expended	Amounts Expended	Internal Borrowings to/(from)	Internal Borrowings to/(from)	Internal Borrowings to/(from)	Held as Restricted Asset	Cumulative balance of internal borrowings (to)/from
		Cash	Cash	Cash											
	As at 1 July 2025	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	Q1	Q2	Q3	As at this Q	As at this Q
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Drainage	9,160	-	-	-	105	100	98	-	-	-	-	-	-	**9,463**	**-**
Roads	(3,848)	-	374	-	(44)	(42)	(40)	(52)	(154)	(40)	-	-	-	**(3,847)**	**-**
Traffic facilities	-		-	-		-	-			-				**-**	
Parking	-		-	-		-	-			-				**-**	
Open space	3,227	-	125	-	37	35	35	(11)	(76)	(71)	-	-	-	**3,301**	**-**
Community facilities	4,924	-	-	-	57	53	51	(1)	(146)	(1)	-	-	-	**4,937**	**-**
Other	4,478	57	414	552	38	61	35	(7)	(7)	(7)	14	(139)	5	**5,494**	**(2,648)**
Total S7.11 Under plans	**17,940**	**57**	**912**	**552**	**192**	**207**	**180**	**(71)**	**(383)**	**(119)**	**14**	**(139)**	**5**	**19,347**	**(2,648)**
S7.11 Not under plans	72	-	-	-	-	-	-	-	-	-	-	-	-	**72**	**-**
S7.12 Levies	25,211	2,801	2,379	1,713	337	333	338	(1,024)	(1,118)	(953)	(14)	139	(5)	**30,135**	**2,648**
S7.4 Planning agreements	794	-	-	-	9	9	9	-	-	-	-	-	-	**820**	**-**
S64 Contributions			-	-			-			-				**-**	
Other (less land)	(72)	-	-	-	-	-	-	-	-	-	-	-	-	**(72)**	**-**
Total Developer Contributions	**43,944**	**2,858**	**3,291**	**2,264**	**538**	**549**	**527**	**(1,095)**	**(1,501)**	**(1,072)**	**-**	**-**	**-**	**50,303**	**-**

Notes

All developer contributions received are to be disclosed, and distinguished as cash or non cash. Recognition occures when council gains control over the asset (cash or non cash).

Councils have obligations to provide facilities from contribution revenue levied on developers under the provisions of s7.4, s7.11 and s7.12 of the *Environmental Planning and Assessment Act 1979*.

Developer contributions may only be expended for the purpose for which the contributions were required, however council may apply contributions according to the priorities established in work schedules for the contribution plan.

'*Amounts Expended*' only includes monetary expenditure. The result should be a positive and not negative result.

March 2026 Quarterly Report - Stronger Communities Fund

PURPOSE

To provide a quarterly progress report to Council on the outcomes delivered and expenditure of funds from the $36.1 million Stronger Communities Fund, as required by the conditions of the funding agreement until funds are spent.

EXECUTIVE SUMMARY

The Stronger Communities Fund (SCF) was established by the NSW Government to provide new councils with funding to kick-start the delivery of improved infrastructure and services to the community. Northern Beaches Council received $36.1 million from the SCF for the following programs:

- Community Grants Program - $1 million
- Connecting Communities Program - $14 million
- Tied Grant Program - $21.1 million

A summary of the program of work and expenditure of the SCF to 31 March 2026 is below:

Program	SCF Funds	Status
Community Grants Program (SCF)	**$ 1,025,599***	Acquittal
Connecting Communities		
• Cycleways	$3,249,433	Acquittal
• Pathways	$5,885,774	Ongoing
• Inclusive play	$3,170,138	Acquittal
• Active Play	$2,000,000	Acquittal
Sub Total	**$14,305,345***	
Tied Grants		
• Pasadena	$76,374	Acquittal
• Wakehurst Parkway	$1,731,976	Ongoing
• Mona Vale – Performing Arts Centre	$2,500,000	Acquittal
• Mona Vale SLSC	$4,422,500	Acquittal
• Long Reef SLSC	$ 3,349,626	Acquittal
• Currawong Beach Heritage refurbishment	$3,081,327	Acquittal
• Nth Pittwater Foreshore improvements	$1,920,000	Acquittal
• Scotland Island Wastewater Feasibility Study	$303,263	Acquittal
• Nth Pittwater permanent Netball Courts	$550,000	Acquittal
• Newport SLSC	$100,275	Acquittal
• Barrenjoey Performance Space	$1,050,000	Acquittal
Sub Total	**$19,085,341***	
Total expenditure	**$34,416,285***	

** The additional expenditure is interest earned on the grant funds*

Projects with a status of 'acquittal' have been acquitted with the Office of Local Government and will no longer be reported as part of the SCF program in accordance with the conditions of the funding agreement. The progress of projects with a status of 'ongoing' are detailed below.

Connecting Communities Program - $14 Million from SCF

The Connecting Communities Program is a multi-year program of works partially funded by SCF. The project still ongoing under this program is:

Sub-programs	Status
Connecting Northern Beaches – Coast Walk	Ongoing 7.3 kms delivered since the program commenced. Construction is well underway for the Newport to The Serpentine shared path. Due to unexpected ground conditions the works are behind schedule, however, are expected to be completed by late June / early July 2026. It is expected that the project will expend the entirety of the remaining Connecting Northern Beaches SCF funding.

Tied Grant Program $21.1 Million

The Tied Grants Program commenced in October 2017 with the NSW Government allocating $21.1 million for 11 specified projects. The remaining project to be delivered under this program is:

Project	Status
Wakehurst Parkway flood mitigation	Ongoing This project concentrates on providing flooding improvements at Oxford Falls Road West to reduce the frequency of flooding impacts along Wakehurst Parkway. During this quarter, the detailed design of the bridge, abutments, retaining walls and associated pavement and civil works commenced. Ongoing discussion has been taking place with Sydney Water to address their requirements for working adjacent to Water and sewer utilities. Approvals were obtained for working adjacent to Optus and Ausgrid.



Disability Inclusion Action Plan

2026 - 2030

northern beaches council


We acknowledge the Traditional Custodians of these lands
and show respect to Elders, past, present and emerging.

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Document information
First year of plan - 2026/27
Draft presented: May 2026 - 26DIAP0315
Adopted: TBD

Message from the Mayor

A more inclusive Northern Beaches for everyone



The Northern Beaches is known for its strong sense of community and connection to place. It is a place where people value independence, belonging and the ability to participate in everyday life alongside others.

When we spoke with people with disability, carers and their supporters, they described inclusion in very practical, everyday terms. Inclusion means being able to:

- move around safely
- go to the beach or pool
- enter shops and restaurants
- use toilets and parking without having to problem-solve
- ensure children can play sport, catch a bus, ride a bike and visit local shops independently
- be treated with respect and dignity
- access clear and reliable information about what is available.

When these things line up, people feel they belong. When access breaks down, information is missing or attitudes are negative, that sense of belonging becomes fragile. Inclusion is not only about physical access, but also about attitudes, systems and the way we treat one another.

Thank you to the many community members who have contributed to the development of this action plan. By working together with people with disability, service providers and the wider community, we can continue to make the Northern Beaches a place where everyone can participate in everyday life, feel welcome, and belong.



Sue Heins
Mayor, Northern Beaches Council


WINNER
NEUROEDGE

Language used in this plan
In this document we use person-first language for example, 'people with disability'. This focuses on the person rather than their disability.

We acknowledge that many people prefer identity-first language, for example 'disabled people'. It is also important to acknowledge that some people may identify with a community with a shared identity.

Similarly, Aboriginal and Torres Strait Islander peoples and multicultural communities may have a very different understanding of disability. In many languages, there is no word for disability in the way it's broadly understood in English.

We recognise and respect these individual and community preferences and will use them when applicable.

Alternative formats
We have written and formatted this plan so it can be accessed by assistive technology users. This plan is also available in Easy Read.

Disability inclusion on the Northern Beaches

The Disability Inclusion Action Plan 2026–2030 (DIAP) sets out a practical approach to improving disability inclusion in planning, services and decision-making across the Northern Beaches.

The DIAP turns strategic commitments into clear actions that support fair access, participation and inclusion for people with disability.

It shows how local actions align with NSW Government laws and policies, including the *Disability Inclusion Act 2014* and the *NSW Disability Inclusion Plan*. This supports a more consistent and whole-of-organisation approach to disability inclusion.

In partnership with the community, Council has made significant progress over the last 8 years driven by the DIAP 2017-2021 and DIAP 2022-2026. Accessibility improvements include:

- better access to information
- event planning that has access and inclusion at its core
- increased physical access to buildings, places and spaces
- active travel improvements
- parks and playgrounds that enable participation for all
- programs and education campaigns that build community knowledge and awareness.

The actions focus on areas in which Council can make the greatest difference. They are informed by evidence, community engagement and lived experience, and aim to strengthen inclusive practice, improve accountability and build Council capability while responding to local needs.

The actions are clear and measurable to enable monitoring, evaluation and reporting that demonstrates real change for people with disability and their carers.

Action plan on a page

Disability Inclusion Plan 2026-2030

Supporting a more inclusive Northern Beaches for everyone.

Focus areas	1. Developing positive community attitudes and upholding rights of people with disability	2: Creating liveable and safer communities	3: Supporting access to meaningful employment and independence	4: Improving access to mainstream services through better systems and processes
Aims	Strengthening protections preventing abuse and ensuring people with disability feel safe, respected and supported when accessing services and public spaces	Improving access to places, information, services and transport so people with disability can participate fully in community, cultural and civic life	Expanding opportunities for economic participation, employment, skills development and independence	Embedding disability inclusion into policies, planning, service design and decision-making, supported by governance, data, accountability and workforce capability
Outcome measures	Proportion of people with disability who report they can access services and supports when needed	Proportion of people with disability who report being able to participate in community life without access barriers	Percentage of Northern Beaches Council employees who identify as a person with disability	Number of Council information resources available in Easy Read

Better Together 2040 outcomes

Safe Places

Safe People

Equity and Inclusion

Resilient and adaptive social sector

Celebrating First Nations People

Value of all

Sense of Belonging

Supportive Networks

Accessible Services, programs + facilities

Strong volunteering culture

Case for change

Disability inclusion remains uneven
Despite generally positive attitudes, people with disability still face barriers to everyday life. More than half of people with disability report avoiding community situations because of others' attitudes or behaviours. Discrimination remains an issue as around 10 percent of people with disability report experiences of disability discrimination each year and carers often experience poorer wellbeing[1].

National evidence shows while there are ongoing challenges with access to buildings and transport, digital inclusion and secure employment, 74 percent of people with disability reported no barriers to entering buildings or facilities without assistance in 2022, an improvement from 72 percent in 2015[2]. This trend suggests that when accessibility standards, planning controls and universal design principles are applied consistently, barriers can be reduced and participation increased.

Public transport and employment are critical enablers of social and economic participation, with national data indicating that:

- One in seven people with disability aged five years and over cannot use any available form of public transport.[3]
- Employment gaps between people with and without disability remains significant.[4]
- There are signs of progress with ABS data showing that income from wages among people with disability increased between 2018 and 2022,[5] indicating that when barriers are addressed and opportunities created, employment outcomes can improve.

Negative experiences have direct impacts on wellbeing, confidence and sense of belonging, and can discourage engagement with community spaces, services, and opportunities.

Disability is increasing and not always visible
An ageing population, increasing rates of dementia and the high number of people with non-visible disability mean inclusion needs to be part of everyday planning and services, not treated as a specialist issue.

Systemic change is needed
System design and service accessibility remain ongoing challenges with digital access a persistent inclusion issue, NSW legislation and policy require organisations to improve the way systems and services work for people with disability. This DIAP responds by focusing on practical, evidence-informed actions that embed disability inclusion into core business and service delivery.

[1]Disability Gateway 2024, Community Attitudes To People With Disability
[2]Australian Institute of Health and Welfare. People With Disability In Australia: summary.
[3]Australian Institute of Health and Welfare. People With Disability In Australia: summary.
[4]Centre for Research Excellence in Disability and Health. Employment and Mental Health: summary.
[5]Australian Bureau of Statistics. Disability, Ageing and Carers, Australia: summary findings, latest release.

Our theory of change

If council:

- Promotes positive community attitudes and inclusive behaviours
- Improves accessibility of physical, digital, and social environments
- Supports inclusive employment practices and pathways
- Embeds disability inclusion into systems, policies and service design

↓

and if

People with disability are activley involved in shaping decisions, services, and solutions

↓

then

Barriers across attitudes, environments, employment and systems are reduced in a coordinated way.

↓

this leads to

- More respectful everyday interactions
- Easier access to places, transport, services and information
- Increased access to employment and career opportunities
- More consistent, accessible, and responsive services

↓

enabling

People with disability to participate more fully in community, economic and civic life

↓

resulting in

- (For individuals)Improved wellbeing, independence, confidence and social connection
- (For the community) Stronger social cohesion and belonging as well as a stronger community capacity to respond to change

Involvment of people with disability

This DIAP is informed by community engagement carried out from **19 September to 26 October 2025**, data analysis and a review of current practice focused on engaging directly with people with disability and carers about their experiences of inclusion, access and participation.

Engagement included:

- an online **Your Say** survey with **66 responses**
- one-to-one interviews with people with disability and carers
- a workshop with service providers
- community-led discussions
- activities at the **Better Together Forum**
- online, email, and phone submissions.

In Council's engagement with people with disability

42%
said they **always** or **mostly** feel included

58%
said they **sometimes** or **do not** feel included

People with disability are not a single group, and different types of disability create different barriers and support needs. Engagement and survey participants included people of different ages and disability types including:

- **intellectual disability** - where learning, decision-making and life transitions can require additional support
- **sensory disability** - including blindness, deafness and sensory processing differences, which can affect communication and participation in everyday environments
- **psychosocial disability** - arising from mental health conditions that significantly impact daily life, often compounded by stigma and service barriers
- **physical disability** - where mobility, transport, building access and self-care are key challenges.

These differences mean that inclusion cannot rely on one-size-fits-all solutions. Policy, services and engagement approaches must be flexible and responsive to a wide range of experiences.

Feedback was analysed across the different engagement methods and while not everyone was able to take part, the same issues were raised consistently, increasing the confidence in the findings.

Action Plan

This section sets out how each focus area will be delivered through clear and practical actions.

Each focus area outlines what is being addressed and the actions.

Together, the actions support delivery of the DIAP and embed disability inclusion into everyday business.

Actions are grouped as:

- **Continuing actions** are existing commitments or initiatives that remain important and will continue
- **New actions** respond to engagement findings and emerging issues
- **Linked actions** taken from other adopted strategies and plans.



Focus Area 1

Developing positive community attitudes and upholding the rights of people with disability



Aim

Strengthening protections, preventing abuse and ensuring people with disability feel safe, respected and supported when accessing services and public spaces.

What makes this important

Public attitudes and behaviours can be among the most significant barriers to full access and inclusion for people with disability. They can impact a person's ability to exercise their rights and their access to opportunities to participate in everyday life.

Many disabilities are not visible, which can lead to misunderstanding, judgment and exclusion in everyday interactions. People with disability often avoid community settings due to fear of discrimination or past negative experiences, directly affecting their sense of safety, belonging and wellbeing.

Outcome measures

Outcome type	Measure	Trend	2026 Baseline
Strategic Outcome Measures	**I feel like I belong in my neighbourhood** - difference between the experiences of people with disability and the broader community	Reducing gap over time	**8 percentage point gap** (73% broader community, 65% people with disability)
	An opportunity for all – difference between the experiences of people with disability and the broader community	Reducing gap over time	**0.5 point gap** (6.5 broader community, 6.0 people with disability)
	A strong sense of community – difference between the experiences of people with disability and the broader community	Reducing gap over time	**0.1 point gap** (7.2 broader community, 7.1 people with disability)
DIAP Outcome Measures	Proportion of people with disability who report they can **access services and supports when needed**	Increasing	**57% agree or strongly agree**

Community insights:

- Stigma, assumptions and low awareness still shape many community attitudes toward disability, particularly for those with invisible disabilities.
- Positive interactions are grounded in kindness and inclusion.
- More visibility of disability, better community education and meaningful involvement of people with lived experience in shaping decisions.

Continuing actions:

- Distribute the monthly business newsletter and feature inclusive business practices.
- Continue publication of The Wave disability newsletter.
- Deliver the annual Disability Inclusion Award for local businesses.
- Promote positive, respectful and accurate representations of people with disability across Council communications, campaigns, and imagery.
- Actively discourage ableist language, stereotypes, and assumptions through inclusive language guidance and public communication standards.
- Include information relevant to people with disability in mainstream communications.
- Include images of people living with disability in Council's regular marketing and communication materials.
- Implement and maintain the Inclusion Policy and Working Together Agreements between families and educators to support inclusion of children with disability in our early learning centres.
- Use the Accessible Event Guidelines to build the capacity of event organisers to deliver inclusive and accessible events on Council land.
- Promote inclusive business practices by profiling positive local business examples, including current and past award recipients, and amplifying lived experience perspectives across Council communication channels.

New actions - Focus area 1

#	Action	Timeframe	Success measure	Responsibility
1.01	Deliver community education to improve understanding of invisible disability and disability access rights	Years 1,2,3,4	Number of community education items delivered	Community Development
1.02	Deliver communications to improve understanding of assistance animals and legal obligations in food businesses	Years 1,2,3,4	Number of related stories in Council newsletters	Environmental Health
1.03	Provide staff training to ensure Council officers can correctly recognise assistance animals and respond appropriately and consistently when engaging with businesses and the community	Years 1,2	Staff training completed and webpages updated	Environmental Health
1.04	Introduce lived experience storytelling in the Annual Report to showcase how new infrastructure has improved community access and participation	Year 1	Lived experience accessibility story included in the Annual Report	Corporate Strategy
1.05	Investigate approaches to developing a visual asset library and supporting guidance to promote inclusive and respectful representation of priority populations across Council communications	Years 1,2	Recommendation developed on approaches to a visual asset library and supporting guidance	Graphic Design & Production
1.06	Investigate membership of the Hidden Disabilities Sunflower Program and training options for Council front-of-house teams	Year 2	Investigation completed for the Hidden Disabilities Sunflower program	Library Services
1.07	Promote the 'just ask us' approach to support accessibility and inclusion for Council events and activities	Years 1,2,3,4	'Just ask us' access support information included in Council event communications	Communications
1.08	Deliver writing workshops and training to support staff to produce accessible and inclusive documents	Years 1,2,3,4	Writing workshops and staff training delivered on accessible document writing	Communications

Linked actions from other Council strategies and plans

Action	Strategy/Plan
Increase a targeted range of program, events and exhibitions that reflect our commitment to inclusive and diverse programming	Library Strategic Plan
Support third party event delivery through capacity building, guidelines and toolkits, including accessibility	Event Strategy


Welcome to
Warriewood
Community Centre
A space for every occasion
Available to hire 7 days a week.
HERO

Focus Area 2

Creating liveable and safer communities



Aim

Improving access to places, information, services and transport so people with disability can participate fully in community, cultural and civic life.

What makes this important

A truly liveable community needs to be accessible, safe and inclusive for everyone, including people with disability. NSW government agencies and local councils will work to remove or reduce barriers in infrastructure, housing, education, transport, health and local facilities so that people with disability can access key services and supports and fully engage safely in their communities.

Physical barriers limit independence and reduce opportunities to participate in everyday community life, including social, cultural, and economic activities. Public transport and the built environment are particularly critical, as many people with disability rely on accessible infrastructure to move around their community and access essential services.

Outcome measures

Outcome type	Measure	Trend	2026 Baseline
Strategic Outcome Measures	**Feeling safe in the local area** – difference between the experiences of people with disability and the broader community	Reducing gap over time	**0.1 point gap** (7.9 broader community, 7.8 people with disability)
	Knowing where to go for help or services when needed – difference between the experiences of people with disability and the broader community	Reducing gap over time	**7 percentage point gap** (64% broader community, 57% people with disability)
	Access appropriate health services when needed – difference between the experiences of people with disability and the broader community	Reducing gap over time	**0.2 point gap** (6.8 broader community, 6.6 people with disability)
DIAP Outcome Measures	Proportion of people with disability who report being **able to participate in community life without access barriers**	Increasing	**50% agree or strongly agree**

Community insights:

- Everyday spaces are still hard to navigate due to barriers in parking, footpaths, public facilities and recreation areas.
- Better pathways, kerbs, ramps, accessible parking and toilets and more consistent design standards would make a meaningful difference to independence and day-to-day wellbeing.
- Current activities do not meet the diverse needs of the community, with a heavy focus on outdoor or physical options.
- More arts, craft, social and indoor programs could be delivered in accessible venues.
- There is a need for activities that cater to a broader range of interests and abilities.

Continuing actions:

- Deliver capital upgrades that incorporate accessibility improvements to required or best-practice standards.
- Improve consultation and engagement with people with disability during the design and delivery of capital projects to better understand access requirements for users of infrastructure.
- Provide accessible and inclusive spaces and facilities, including hearing support, quiet spaces and sensory-friendly amenities.
- Deliver footpath renewals, new footpath programs, bus stop upgrades and lighting improvements.
- Promote community initiatives through newsletters and the community directory and provide small grants support for inclusion and accessibility for priority populations.
- Deliver a range of inclusive and diverse library events, programs and exhibitions that support participation and community connection and cohesion.
- Include accessibility information in library program and event communications.
- Work with businesses and the broader community to identify barriers to access in town and village centres.
- Enforce disability parking requirements across the local government area.
- Build staff knowledge of inclusive practices e.g. program staff with access and inclusion qualifications.
- Advocate and plan for housing to meet the needs of our community through Council's Local Housing Strategy.
- Identify and promote volunteering roles for people with disability.

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New actions - Focus area 2

#	Action	Timeframe	Success measure	Responsibility
2.01	Curate inclusive and responsive library collections that reflect community needs and expectations and support lifelong learning and social connection	Years 1,2,3,4	Number of targeted initiatives to improve diversity in collections	Library Services
2.02	Increase community awareness of disability parking requirements and offences through road safety education activities.	Year 1	Disability parking offence information delivered in road safety education activities.	Strategic Transport
2.03	Increase ranger patrol presence at Shelly Beach and Little Manly to improve compliance with permit requirements.	Years 1,2,3,4	Number of proactive ranger patrols undertaken at Shelly Beach and Little Manly	Rangers
2.04	Review existing car parks to assess the provision and proportion of accessible parking spaces and their alignment with Australian Standards	Year 3	Accessibility audit completed for Council car parks	Transport & Civil Infrastructure Assets
2.05	Advertise and promote accessible facilities and hoist access to the Manly Andrew 'Boy' Charlton (MABC) outdoor 25m and 50m pools	Year 1	Outdoor pool communication materials updated to promote accessible facilities and hoist access	Sports & Recreation
2.06	Build staff capability through dementia-informed training and partnerships with specialist service providers to support customers with dementia at aquatic facilities	Year 1	Staff training delivered and service provider connections established	Sports & Recreation
2.07	Investigate grant opportunities to increase accessible programming options at MABC	Years 1,2,3,4	Funding applications submitted to support inclusive programming	Sports & Recreation
2.08	Explore including an accessible adult change amenity at MABC as part of any future major works to the site.	Years 1,2,3,4	Assessment completed for accessible adult change amenities at MABC	Building Assets - Planning, Design & Delivery
2.09	Identify, prioritise, and implement feasible accessibility improvements as part of the rockpool renewal program	Years 1,2,3,4	Accessibility improvements implemented at rockpools	Park Assets - Planning, Design & Delivery
2.10	Identify priority beach locations for accessible access and review existing provisions, including beach matting and wheelchair access	Years 2,3	Completed review and recommendations for delivery	Park Assets - Planning, Design & Delivery
2.11	Identify priority areas for accessibility improvements through the Reserve Renewal and Recreational Trail Renewal Programs where feasible	Years 2,3	Completed review and recommendations for delivery	Park Assets - Planning, Design & Delivery

#	Action	Timeframe	Success measure	Responsibility
2.12	Investigate the Accessible Australia grant to expand portable beach access equipment, guided by the review of current access provisions, suitable new locations, staff capacity and environmental priorities.	Years 2,3	Written recommendation explaining final decisions	Beach Services
2.13	Conduct an accessibility audit across the wharf network to identify access barriers and opportunities for improvement	Years 2,3	Accessibility audit completed for the wharf network	Transport & Civil Infrastructure Assets
2.14	Conduct a lighting audit across the wharf network to establish consistent standards and develop a network-wide lighting strategy and specification	Years 2,3	Lighting audit completed and network-wide lighting strategy and specification developed	Transport & Civil Infrastructure Assets
2.15	Identify opportunities for improvement at priority accessible sites to assess inclusive signage, wayfinding and sensory aids	Year 3	Priority accessible sites reviewed for inclusive signage, wayfinding and sensory aids, with improvement opportunities identified	Park Assets - Planning, Design & Delivery
2.16	Review and update public website information and images for public reserves and trails	Years 3,4	Public reserve website information and images reviewed and updated	Parks Operations
2.17	Deliver accessible and ambulant public amenities through approved capital works projects, addressing non-compliance and improving access where renewal or replacement is underway	Years 1,2,3,4	Accessible and ambulant public amenities delivered through approved capital works projects	Building Assets - Planning, Design & Delivery
2.18	Work with people with disability during planning or auditing of evacuation centres to identify accessibility issues and collaborate with emergency management agencies to prioritise improvements	Years 1,2,3,4	Number of evacuation centre accessibility audits completed with input from people with disability	Resilience & Natural Hazards
2.19	Embed the needs of people with disability into emergency evacuation planning and preparedness, including promotion of the P-CEP program in partnership with P-CEP facilitators	Years 1,2,3,4	Inclusion of disability considerations in annual Local Emergency Management Committee evacuation planning discussions	Resilience & Natural Hazards
2.20	Integrate research and consideration of accessibility and disability inclusion into Place Plans	Years 1,2,3,4	Accessibility and disability inclusion considerations documented within Place Plans	Strategic Planning

Linked actions from other Council strategies and plans

Action	Strategy/Plan
Strengthen transport options to support safe and efficient travel to and from events	Event Strategy
Develop and implement a flexible and responsive collection purchasing model which reflects community needs and expectations	Library Strategic Plan
Undertake a diversity audit of collections to benchmark and drive targeted collection development	Library Strategic Plan
Develop and implement an Access and Inclusion Plan	Library Strategic Plan
Implement designs that meet the needs of the community, now and in the future, i.e. designs that meet changes in demographics (e.g. multi-purpose buildings and open spaces, inclusive and accessibility designs)	Asset Management Plan
Support the actions of the Disability Inclusion Action Plan that considers improvements to the accessibility of Council's open space and outdoor recreation facilities including at beaches, ocean and inner waterways (including provision of suitable wheelchairs in agreed locations), rock pools and lagoons such as but not limited to: investigate how Council could create quiet or safe spaces for people with sensory needs in public spaces, identify more locations to improve access to the natural environment improve access to walking track and recreational fishing locations and more playgrounds designed for all abilities.	Open Space Strategy
Advocate for improved transport accessibility and diversity within and out of the Northern Beaches area	Resilience Strategy
Continue to work with priority populations, vulnerable communities and facilities (aged care, childcare and schools) to ensure they have plans in place to respond effectively to shock events	Resilience Strategy
Work with the emergency service organisations and supporting agencies to continue to improve emergency planning and response arrangements to reduce impacts on our community	Resilience Strategy



Focus Area 3

Supporting access to meaningful employment and independence



Aim

Expanding opportunities for economic participation, employment, skills development and independence.

What makes this important

Employment rates across all sectors are significantly lower for people with disability than for those without disability. Meaningful employment is vital to support people with disability to attain economic security, social interaction and mental health and increase opportunities to support individual choice and control. There are financial benefits for both individuals and for the economy by enabling people to have productive and fulfilling employment.

Barriers exist at multiple stages of employment, including recruitment processes, workplace design, access to reasonable adjustments and opportunities for training and career progression.

Outcome measures

Outcome type	Measure	Trend	2026 Baseline
Strategic Outcome Measures	**Good job prospects** – difference between the experiences of people with disability and the broader community	Reducing gap over time	**0.1 point gap** (5.3 broader community, 5.2 people with disability)
DIAP Outcome Measures	Percentage of Northern Beaches Council **employees who identify as a person with disability**	Increasing	**1.2%**

Community insights:

- Finding employment remains challenging, with barriers linked to assumptions, outdated recruitment practices and limited workplace flexibility.
- Workplaces should understand neurodiversity, offer adaptable roles and provide real pathways into jobs.
- Supporting and educating local employers would help open more inclusive opportunities.

Continuing actions:

- Maintain digital systems that are compatible with screen readers.
- Support staff capability through ongoing disability inclusion and unconscious bias training.
- Promote inclusive recruitment practices, including alternative interview formats and communication supports.
- Partner with group training organisation to deliver traineeships and apprenticeships.
- Provide reasonable workplace adjustments to ensure there are inclusive workplaces.
- Identify and build relationships with local Disability Employment Service (DES) providers to support people with disability.
- Raise awareness about accessibility adaptations and inclusive hiring and employment practices with the business community through our regular communication pathways.
- Provide employment transition opportunities for people with disability.

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New actions - Focus area 3

#	Action	Timeframe	Success measure	Responsibility
3.01	Provide tailored volunteering and student work placement opportunities for people with disability	Years 1,2,3,4	Number of tailored volunteering or student placement opportunities supported for people with disability	Library Services
3.02	Review and apply the Web Content Accessibility Guidelines (WCAG) and EN 301 549 Accessibility requirements for ICT products and services, to guide the design and delivery of Council's learning and development activities	Years 1,2,3,4	Inclusive training principles applied	Human Resources
3.03	Create a separate disability employment section on Council's careers pages	Years 1,2,3,4	Page created and accessed	Human Resources
3.04	Open employment opportunities for distribution to Inclusive Employment Australia providers via the NDRC employer engagement vacancy service to access the broader talent pool that candidates with disability represent	Year 1	Increase in applications and appointed candidates	Human Resources
3.05	Improve job advertisements: • Add an inclusion statement in the body of job advertisement • Update the job advertisements to include email address and / or contact number / person to allow candidates to: - discuss support or accessibility requirements - discuss alternative methods for lodging an application - ask questions around inherent requirements of the role	Years 1,2,3,4	Job advertisements updated	Human Resources
3.05	Investigate and implement a reasonable adjustment guideline and / or FAQ document using the information and templates found in the JobAccess Employer Toolkit.	Years 2,3,4	Guideline and / or FAQ implemented	Human Resources

Linked actions from other Council strategies and plans

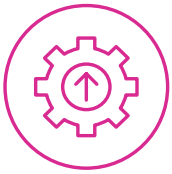
Action	Strategy/Plan
Review and refine employment policies to strengthen the delivery of accessible and integrated services for families	Children's Services Strategy



Photograph by Karen Watson, featuring Studio A. Artwork: Guy Fredericks and Chloe Watfern, Bleeding Hearts & Morning Glory, Manly Art Gallery & Museum, 2024. Social media: @studio_a, @studioasydney, @chloewatfern

Focus Area 4

Improving access to mainstream services through better systems and processes



Aim

Embedding disability inclusion into policies, planning, service design and decision-making, supported by governance, data, accountability and workforce capability.

What makes this important

A common issue for people with disability is the difficulty in navigating systems and processes to access the services and supports they need. It is important that steps are taken to ensure people with disability have equal access to information and services.

Complex procedures, inaccessible communication and digital systems that do not meet diverse needs can create repeated barriers for people with disability, reducing independence, participation and trust in services.

Outcome measures

Outcome type	Measure	Trend	2026 Baseline
Strategic Outcome Measures	**Wellbeing index** – difference between people with disability and broader community.	Reducing gap over time	**1.7 point gap** (7.7 broader community, 6.0 people with disability)
	Financial circumstances index - difference between people with disability and broader community.	Reducing gap over time	**1.5 point gap** (6.6 broader community, 5.1 people with disability)
	Liveability index - difference between people with disability and broader community.	Reducing gap over time	**4.5 point gap** (65.8 broader community, 61.3 people with disability)
DIAP Outcome Measures	Number of Council information resources available in Easy Read	Increasing	**16 Documents**

Community insights:

- Finding reliable, accessible and practical information is still challenging.
- Details about services and activities are often unclear, difficult to locate or not provided in formats that suit different needs.
- Easy Read content, varied communication channels and regularly updated accessibility information would make a significant difference.

Continuing actions:

- Promote and support the use of Easy Read materials and one-page fact sheets in communications and consultation where appropriate.
- Use diverse and inclusive imagery in corporate documents and highlight infrastructure that improves accessibility.
- Ensure Council websites and digital platforms meet WCAG 2.1 AA requirements for captions, media controls and readability.
- Use plain English and clear written communication to support text-based access.
- Ensure all public-facing videos, including social media and web content, include accurate captions.
- Monitor and respond to complaints, compliments and feedback related to discrimination, disrespect or exclusion to inform continuous improvement.
- Identify and distribute relevant information about events and opportunities supporting disability inclusion through Council communication channels (including The Wave newsletter).
- Provide referral services to connect people with disability and their carers to service providers and community groups to increase community participation.
- Raise awareness of accessibility at Council run events.

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New actions - Focus area 4

#	Action	Timeframe	Success measure	Responsibility
4.01	Investigate the development of a capital project Accessibility Guideline for all capital projects	Year 2	Recommendation developed for an Accessibility Guideline for capital projects	Strategic Asset Management
4.02	Incorporate access and inclusion principles in Asset Management Plans	Years 1,2,3	Access and inclusion principles documented within Asset Management Plans	Strategic Asset Management
4.03	Integrate universal accessibility principles into transport planning, analysis and decision-making as part of the Integrated Transport Strategy	Years 1,2	Universal accessibility principles reflected in the Transport Strategy	Strategic Transport
4.04	Review and update the Procurement Manual, processes and templates to expand accessibility and inclusive practice requirements	Years 1,2	Procurement Manual and templates updated	Procurement
4.05	Review Customer Service processes and platforms to identify accessibility barriers and opportunities for improvement and establish an accessible customer service feedback pathway	Years 2,3	Customer Service accessibility review completed	Customer Service
4.06	Review and update existing Customer Service forms to enable accessible reporting of accessibility-related issues and barriers	Year 4	Customer Service forms updated or developed to support reporting of accessibility issues	Customer Service
4.07	Review the accessibility of information and communication platforms within library services	Year 1	Review of library services information and communications completed	Library Services
4.08	Update the web editor user guide to ensure event listings include clear, consistent, and relevant accessibility information, including (but not limited to) details such as parking, surfaces, hearing support, quiet spaces, alcohol free environments, and estimated attendance numbers	Year 1	Web editor user guide updated	Communications
4.09	Review and improve Council grant programs to increase accessibility and participation for people with disability and disability organisations, including accessible and Easy Read grant guidelines	Year 1	Grant guidelines reviewed and updated to include accessible and Easy Read formats	Corporate Strategy
4.10	Review and update community centre information to improve access and inclusion	Years 2,3, 4	Number of community centre information updated	Community Centres

#	Action	Timeframe	Success measure	Responsibility
4.11	Define the physical accessibility features available within community centres, review current offerings and plan for future improvements across the network	Years 1,2,3,4	Accessibility features identified in community centres	Community Centres
4.12	Review and update the Access Your Area map on Council website to ensure information remains current	Years 1,2,3,4	Access Your Area map reviewed and updated	Community Development
4.13	Develop a community consultation toolkit to support the effective implementation of the Community Engagement Strategy and inclusive engagement practice	Year 1	Community consultation toolkit developed	Community Development
4.14	Develop a process to capture and measure input from people with disability, their families and carers to identify more accessible ways to participate in Council initiatives	Year 1	Process documented and implemented	Community Development

Linked actions from other Council strategies and plans

Action	Strategy/Plan
Increase accessibility at events	Event Strategy
Roll out the Engaging with Priority Populations toolkit to staff through internal Community Engagement training.	Community Engagement Strategy
Review and re-design services, branch layouts and workforce approaches to remove or reduce actual and perceived barriers to access	Library Strategic Plan

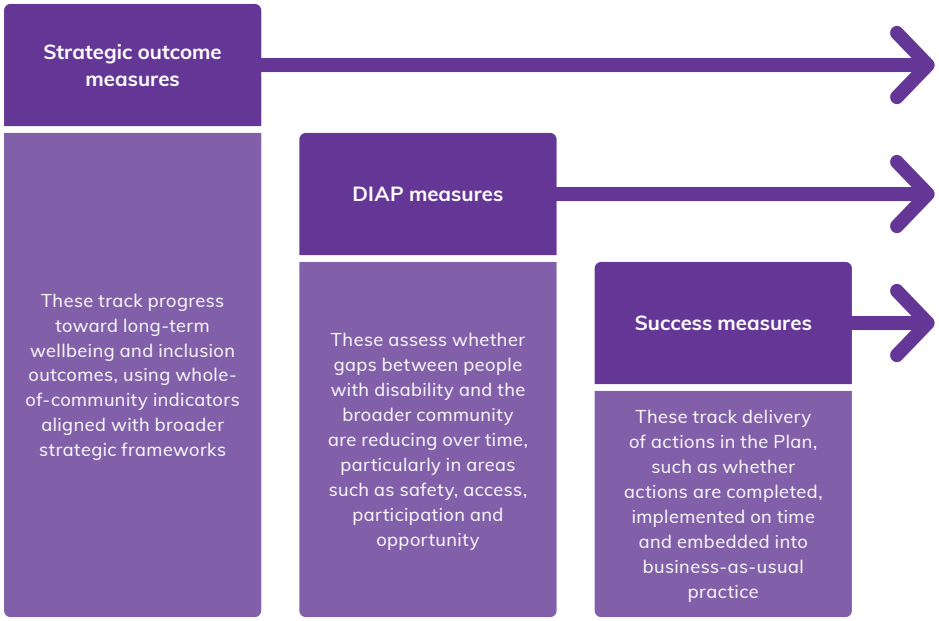
Implementation, monitoring and evaluation

Disability inclusion remains uneven
Delivering the DIAP is a shared responsibility. Actions will be delivered across the 4 years, with timeframes reviewed annually.

Experience-based measures using existing community wellbeing indicators are prioritised to reflect lived inclusion for measuring progress across three connected levels identified in the action plan:

Results are analysed for comparison between people with and without disability to identify experience gaps and track change over time.

Progress is reported annually through Council's Annual Report, with a full evaluation at the end of the DIAP period.



Managing new and emerging issues
New issues or priorities identified during the life of the DIAP will be addressed through the operational plan, budget planning and approval processes.

This approach allows the DIAP to remain responsive to emerging risks, community feedback and policy changes, while maintaining clear accountability and oversight.



Photo credit: Glenn Street Library. Image © Mitchell Library, State Library of New South Wales. Courtesy of Louise Hawson.

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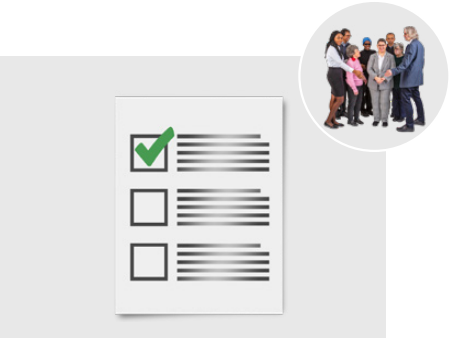
Draft Disability Inclusion Action Plan 2026 to 2030

Easy Read





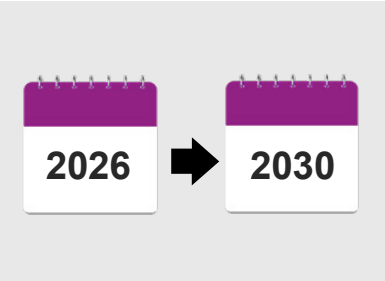
This info is about the **draft** of the **Disability Inclusion Action Plan** from the Northern Beaches Council.



The plan says what Council will do for people with disability.



Draft means the plan is not finished yet and we might still make changes.



The plan will go for 4 years from 2026 to 2030.

Why we need the plan







Lots of people with disability come to the Northern Beaches to

- Live
- Work
- Visit.



Council wrote this plan to make life better for people with disability.



We also want to make things easier for their families, carers and support workers.





We want to make sure people with disability can

- Do the things they want

- Get to the places they need to go.



We want everyone to be part of the community.

How we made the plan



We talked to 139 different people to make this plan.



We talked to

- People with disability
- Carers and support workers
- Friends and family of people with disability
- Disability service providers
- People from the community.



We asked them what can be better for people with disability on the Northern Beaches.



We wanted to know what the biggest issues are for people with disability.

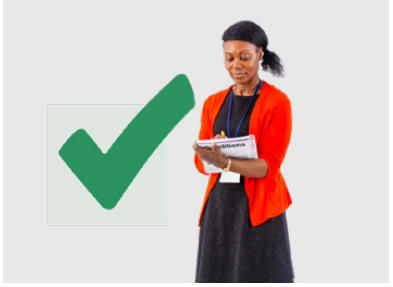


We used this information to write this plan.



We will work on these 4 things

1. Change the way people think about people with disability
2. Make our community a better place to live
3. More jobs for people with disability
4. Accessible information and services.



This info says what we will do about each of them.

1. Change the way people think about people with disability



We want to change the way people think about people with disability.

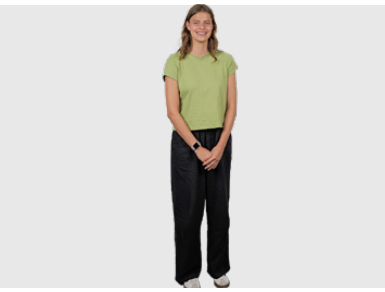


Some people might think

- It is too hard to include people with disability
- People with disability can not do many things because of their disability.



We want the community to understand disability better.



That also means disabilities that we can not see like intellectual disability.



When people understand disability better it will help more people with disability be part of things.

This is what we want to do



We want to train Council staff to support people with disability better.



We want our staff to be able to support people with all kind of disabilities.



This means

- People with disabilities you can see

- People with disabilities you can not see.



We want people with disability to share their stories with the community.



Their stories will help the community learn more about disability.



We want to make sure more events include all people.



We want to hear more from people with disability what the community can do better.







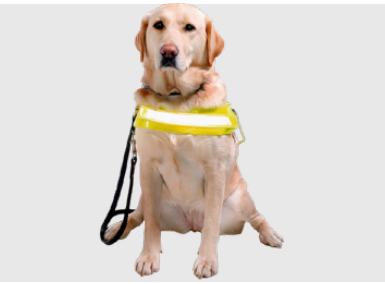
Council looks after many different projects.

This could be things like

- Buildings
- Beaches
- Roads and footpaths.



We want to make sure people with disability can be part of all the projects.



We want to teach businesses about **assistance animals**.



Assistance animals are trained dogs or other animals that support people with disability to do everyday things.



We will give awards to businesses in the area that do things to make life better for people.



We will find ways to have lots of photos that show people with disability in the community.

2. Make our community a better place to live



We want the Northern Beaches to be a great and safe place to live for people.



People said we need to make it easier for people with disability to get around.



We need to make sure people can join in any event they want to.



People also need to be able to get to the hospital or other services.

This is what we want to do



We will talk to people with disability about

- What makes things hard

- What would make these things better.



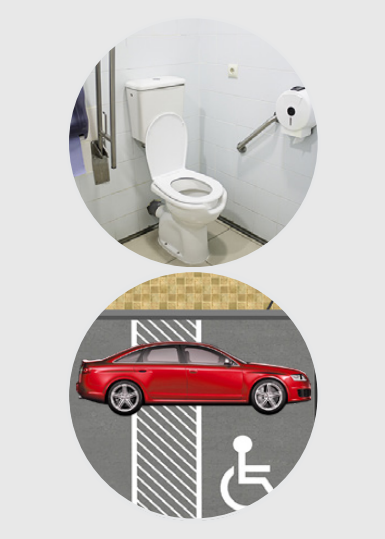
We will build better footpaths.



We will make sure parks and public places are easy to get to and move around.



We will make it easier to go to beaches and rock pools.



We will build more

- Accessible toilets

- Accessible car parks.



We will work with people with disability to make **emergency evacuation plans**.



Emergency evacuation plans are plans for what to do when bad things happen like fires.



We will make it easy for people to get to new fun places in the area.

3. More jobs for people with disability



We want more people with disability to have jobs.







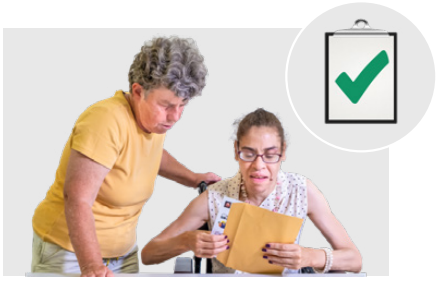
When people have a job it helps them

- Make money and be independent
- Make plans for the future
- Make choices in their lives.

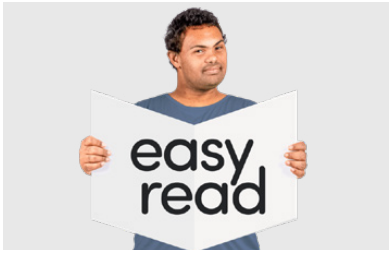


We want the community to see how great it is to work with people with disability.

This is what we want to do



We want Council to have more jobs that people with disability can do.



We will write information about jobs in a way everyone can understand like Easy Read.



We will make sure that job interviews are accessible for everyone.



We will hire the best person for the job no matter if they have a disability or not.



We will keep working together with disability job support services in the area.

4. Accessible information and services



It is important to have information in a way that everyone can understand.

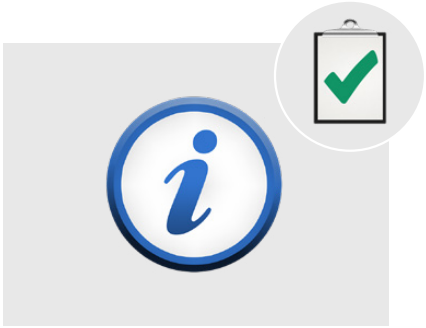


This helps people find services and supports.



Services must be easy to use so that people can get the support they need.

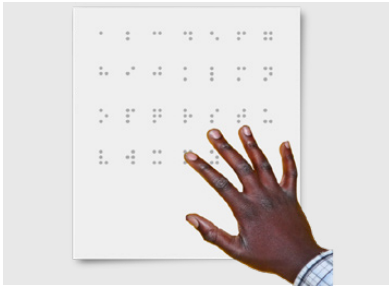
This is what we want to do



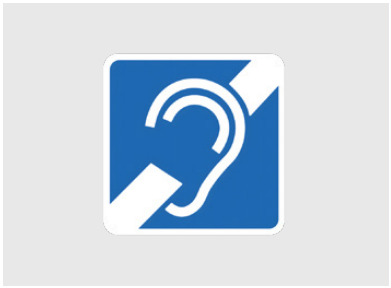
We will have our information in different ways so that lots of people can use it.



This might be having information in Easy Read or other languages.



We have information in Braille in our buildings to support blind people to get around.



We also have hearing loops to support people who have trouble hearing.



We will make sure information online is easy to find.



We will support our staff to write and give information in a clear way.

Making sure the plan works



We will keep talking to the community about the plan.



We want to hear what you think is going well.



We will put into our **Annual Report** how we are going with the plan.



The **Annual Report** talks about all the things we did in the last year.



When the plan ends after 4 years we will look at how things went.



We will talk to the community to see

- What we did well
- What still needs to change.



We will use all of that information to write a new plan in 2030.

Contact



You can contact us if you want to know more about the plan.

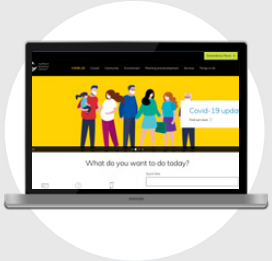


You can

- Phone us on **1300 434 434**



- Send an email to **council@northernbeaches.nsw.gov.au**



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Disability Inclusion Action Plan

End of Plan Progress Snapshot 2022-2026

This report provides a high-level summary of progress made under the Disability Inclusion Action Plan 2022-2026 (DIAP) highlighting key achievements, lessons learned and how this work informs the next DIAP.

Detailed action-level reporting is held separately. This informs annual governance and reporting processes across the life of the plan.

The DIAP was developed in line with the NSW Disability Inclusion Act 2014 and the NSW Disability Inclusion Plan (NSW DIP). It focused on embedding disability inclusion across Council services, systems and decision-making across four focus areas.

- **Focus Area 1:** Positive community attitudes and behaviours
- **Focus Area 2:** Creating liveable and safer communities
- **Focus Area 3:** Supporting access to meaningful employment
- **Focus Area 4:** Improving access to mainstream services through better systems and process.

Disability inclusion requires sustained effort over time. Many actions in this plan were intentionally designed to be ongoing to support long-term change rather than short-term completion.

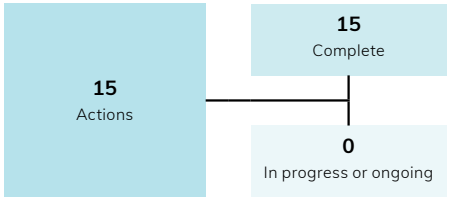
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Actions

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Council Teams

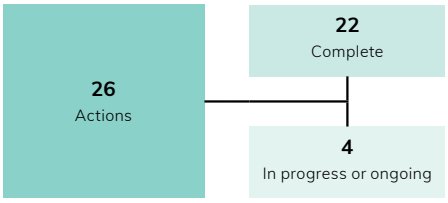
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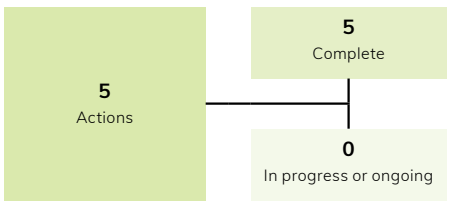
Focus Area 1
Positive community attitudes and behaviours



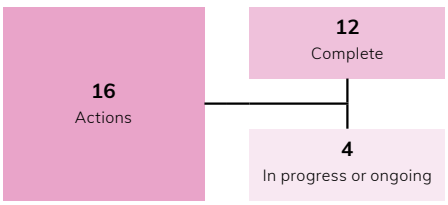
Focus Area 2
Creating liveable communities



Focus Area 3
Supporting access to meaningful employment



Focus Area 4
Improving access to mainstream services through better systems and processes

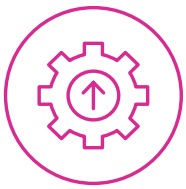


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Key Achievements

Focus area	What we did	Next, we will...
1. **Positive community attitudes and behaviours** 	• Promoted positive attitudes and increased community awareness of disability through Disability Services Expos, annual Disability Inclusion Awards and targeted awareness activities. • Amplified lived experience through inclusive storytelling and representation using interviews, social media and campaign content featuring people with disability. • Strengthened engagement with people with disability and the disability sector using the disability newsletter and mainstream Council communication channels. • Celebrated inclusion and accessibility through partnerships and events including coordinated activities for International Day of People with Disability. • Embedded inclusion into grants, events and communications systems including prioritising disability inclusion in grant funding and implementing Accessible Event Guidelines. • Built organisational capability to support inclusive attitudes embedding disability awareness training into staff induction.	• Focus on embedding inclusive attitudes and behaviours into everyday Council practice. • This includes strengthening lived experience representation, supporting staff capability, deepening partnerships with the disability sector and improving how inclusion is measured through experience-based indicators.
2. **Creating liveable communities** 	• Strengthened inclusive consultation in capital works by embedding engagement with people with disability into community engagement plans. • Improved pedestrian access and movement by delivering and upgrading footpaths, kerb ramps and pram ramps across the network. • Improved accessibility of transport infrastructure, delivering ongoing upgrades to a range of assets. • Expanded access to public amenities and Council buildings delivering new and upgraded accessible toilets, adult change facilities, hoists, MLAK access and improved building access. • Increased access to open space, natural environments and recreation, by improving pathways, boardwalks, playgrounds, rockpools, walking tracks and park infrastructure. • Embedded accessibility into planning, place-making and service systems, including place plans, universal design planning controls, town centre management, volunteering role audits and library and community facility planning.	• Build on progress made to improve the accessibility of public spaces, infrastructure and services by strengthening consistency, early intervention and engagement, and whole-of-system integration. • The focus will shift from individual upgrades toward embedding accessibility into planning, design and delivery as standard practice.

Focus area	What we did	Next, we will...
3. Supporting access to meaningful employment 	• Established relationships with Disability Employment Service (DES) providers, identifying and promoting local providers through Council channels. • Raised awareness of inclusive employment practices within the business community, by sponsoring the Disability Inclusion Award as part of the Northern Beaches Local Business Awards • Strengthened Council's inclusive recruitment capability and embedding inclusive recruitment and selection training into regular staff development programs. • Progressed Council's commitment as an inclusive employer, achieving Veteran Friendly Organisation status and progressing discussions and certification pathways related to disability-inclusive recruitment practices. • Increased internal awareness of pathways to employment for people with disability and supporting teams to explore partnerships.	• Build on existing foundations to strengthen Council's role as an inclusive employer and supporter of meaningful employment opportunities for people with disability. • The focus will shift from individual initiatives toward more understanding and improving organisation-wide practice.
4. Improving access to mainstream services through better systems and processes 	• Strengthened systems for accessible information and referral, developing and maintaining practical tools such as the People with Disability Quick Reference Guide. • Improved staff capability in inclusive communication, compiling and sharing inclusive language guidance and disability awareness training resources. • Provided organisation-wide guidance on accessible communications, supporting teams to design inclusive written, digital and visual content. • Maintained accessible and inclusive digital channels, achieving and sustaining WCAG 2.0 and 2.1 AA compliance for Council's website. • Embedded accessibility into Council events and engagement, developing and implementing the Accessible Event Guidelines, increasing awareness and use of accessible features at events and incorporating accessibility questions into post-event evaluation. • Built emergency preparedness capability for people with disability, securing funding and delivering Person Centre Emergency Preparedness (PCEP) training.	• Focus on strengthening consistency, accountability and integration of disability inclusion across Council systems and processes. • The emphasis will be on embedding accessible practice as standard business practice.

Attachment 1 – Draft Northern Beaches Development Control Plan

The Northern Beaches Development Control Plan and associated maps are listed below as hyperlinks as the files are too large to upload in the Council agenda papers. Click on each link to view the document.

Written document:

Draft Northern Beaches DCP - Cover page and contents - March 2026

Draft Northern Beaches DCP - Part 1 Introduction and administration - March 2026

Draft Northern Beaches DCP - Part 2 Local character statements - March 2026

Draft Northern Beaches DCP - Part 3 Development controls - March 2026

Draft Northern Beaches DCP - Part 4 General controls - March 2026

Draft Northern Beaches DCP - Part 5 Site-specific controls - March 2026

Draft Northern Beaches DCP - Appendix - March 2026

Draft Northern Beaches DCP - Dictionary - March 2026

Mapbooks:

Draft Northern Beaches DCP - Mapbook - Biodiversity Corridors - March 2026

Draft Northern Beaches DCP - Mapbook - Catchment Groups - March 2026

Draft Northern Beaches DCP - Mapbook - Core Habitat - March 2026

Draft Northern Beaches DCP - Mapbook - Development In or Near Waterways - March 2026

Draft Northern Beaches DCP - Mapbook - Estuarine Inundation - March 2026

Draft Northern Beaches DCP - Mapbook - Front Building Setbacks - March 2026

Draft Northern Beaches DCP - Mapbook - Heritage Conservation Area Significance - March 2026

Draft Northern Beaches DCP - Mapbook - Landscaped Area - March 2026

Draft Northern Beaches DCP - Mapbook - Localities - March 2026

Draft Northern Beaches DCP - Mapbook - Native Vegetation - March 2026

Draft Northern Beaches DCP - Mapbook - Pittwater Estuarine Erosion - March 2026

Draft Northern Beaches DCP - Mapbook - Pittwater Mooring Areas - March 2026

Draft Northern Beaches DCP - Mapbook - Rear Building Setbacks - March 2026

Draft Northern Beaches DCP - Mapbook - Shop Top Housing Commercial Density - March 2026

Draft Northern Beaches DCP - Mapbook - Side Building Envelope - March 2026

Draft Northern Beaches DCP - Mapbook - Side Building Setbacks - March 2026

Draft Northern Beaches DCP - Mapbook - Site Specific Controls - March 2026

Draft Northern Beaches DCP - Mapbook - Threatened Species and Ecological Communities - March 2026

Attachment 2: Key controls in draft Northern Beaches DCP

Character

- **Local character statements are to be introduced across the LGA** with 37 localities identified based on natural and built characteristics. Each statement outlines the localities' existing and desired future character—including built form, streetscape, landscape and heritage—and must be considered when assessing development applications. These are new considerations for Manly and Warringah DCP areas. The character statements for the Pittwater DCP and WLEP2000 areas are largely retained with minimal boundary or content changes.

Housing

- Existing controls for **attached dwellings, multi dwelling housing, multi dwelling housing (terraces), and residential flat buildings,** introduced into existing DCPs in August 2025 in response to the NSW Government's Low- and Mid-Rise Housing Reforms have been updated to provide more detailed guidance for some aspects of development e.g. setbacks for different development layouts.
- **New controls for boarding houses, co-living housing and seniors housing** are to be introduced to support and clarify requirements in SEPP (Housing) 2021. Minimum setbacks and amenity requirements are included to improve outcomes for occupants and neighbouring properties.
- **New controls for housing diversity mix and family friendly apartments** are introduced to meet demographic needs on the Northern Beaches, including for families with children.
- Controls for **universal, accessible and adaptable design** have been standardised across the LGA, requiring new residential apartments to meet the Silver Level of the Liveable Housing Design Guidelines consistent with the National Construction Code 2022, and for 25% of dwellings to be adaptable, aligning with existing Manly DCP. Dementia-friendly design requirements are introduced for residential care developments, and universal design principles are extended to attached and multi-dwelling housing.
- **A new LGA-wide control for excavation and landfill** sets a numeric limit for excavation and fill to be contained within the building footprint and limited at 1 metre above or below natural ground level, except on steeper sites or for swimming pools. On sloping land, development is to minimise excavation and fill by stepping buildings with the natural landform, consistent with Pittwater DCP. Basement parking for dwelling houses and dual occupancies is only permitted

where site slope makes it necessary and for other development types where it will not compromise deep soil or landscaping requirements.

Centres and other employment areas

- An existing Pittwater DCP control requiring **a minimum 25% commercial/retail floorspace for shop-top housing** has been refined and extended to apply to larger centres in the current Warringah and Pittwater DCP area. Centres in Seaforth, Balgowlah and Manly will be subject to a similar control in the new LEP carried over from the existing Manly LEP.
- **A new active street frontages control is to be introduced** to apply in local and neighbourhood centres across the LGA, supporting a corresponding LEP control. Although new, this control reflects objectives in existing DCPs. It sets out requirements to provide active, engaging and vibrant streets through retail activity and other non-residential ground floor uses.
- **New controls for commercial and industrial development adjoining residential zoned land and/or laneways** are to be introduced, informed by the Northern Beaches Urban Design Study. The controls aim to ensure that buildings do not visually dominate adjacent residential neighbourhoods and laneways, setting out additional setback requirements and design criteria.

Non-urban / rural areas

- **New controls for maximum site coverage on land in a rural zone (RU2 and RU4) and minimum landscaped area for a conservation zone (C3)** are to be introduced, to better align with LEP zone objectives. Building site coverage limits range from 10% to 30% depending on site area, and up to 50% for agricultural structures. Landscaped area requirements ranging from 70% to 90% are proposed in the C3 zone based on site area. These controls broadly align with existing controls in Pittwater DCP but are an increase in the minimum requirement for the Warringah DCP and Warringah 2000 LEP area, based on analysis of land permeability data i.e. current actual site cover.
- **New controls are to be introduced for land-uses specific to rural / non-urban areas,** that is, for rural, agricultural and landscape industries, animal boarding or training establishments, and rural tourism development and accommodation (agritourism). The controls aim to ensure development is consistent with rural character and does not adversely impact neighbouring lands.

Waterways

- Controls for waterways have been **standardised and apply more broadly to all waterways and land near a waterway** across the LGA – including Cowan Creek; Dee Why, Curl Curl, Manly and Narrabeen lagoons; North and Middle harbours; and the Pacific Ocean – to consider the visual impact of development on waterways.
- Controls in Pittwater DCP, such as for **jetties, pontoons, moorings and the like**, are carried over and updated to align with State agency guidelines and best-practice, and address matters from the Pittwater Waterway Strategy including dry boat storage, reducing moorings and supporting sustainable marina design.

Natural Environment

- **A new control establishes minimum tree planting and deep soil requirements** for all residential, commercial and industrial areas across the LGA, consistent with the NSW Government's *Greener Neighbourhoods Guide*. While Manly and Pittwater DCPs apply similar residential tree planting rates, this new control represents a significant uplift for Warringah DCP residential areas and for all commercial and industrial areas across the LGA which do not have any tree-planting rates. Deep soil requirements are new across the entire LGA.
- **Minimum landscaped area requirements for residential and conservation zones** have been carried over from existing DCPs with the same or similar minimum requirements retained for most land, reflecting differences in local character. The control is mapped, and consistency in terminology, definitions and the method of measuring landscaped area applied.
- **Tree and vegetation management controls will remain largely unchanged**, other than removing an exemption that currently allows trees within 2 metres of an existing approved building (excluding decks, pergolas, sheds, patios or the like) to be removed without a permit. Under the draft DCP, such trees would require a tree permit application for removal unless they meet other exemption criteria e.g. exempt species. This change responds to community feedback received during consultation for Council's new Tree Management Policy.
- **A new biodiversity control harmonises and extends existing DCP biodiversity provisions** across the entire LGA to support a new LEP control. It identifies four mapped categories—native vegetation, biodiversity corridors, core habitat, and threatened species/ecological communities—based on recent technical studies. Development must be designed and located to avoid or minimise impacts on these areas, including impacts to habitat connectivity and life cycle. The control carries over a Pittwater DCP requirement for a minimum proportion of locally native landscaping and ensures compliance with the NSW Biodiversity Offsets Scheme where relevant.

- **New LGA-wide controls for aquatic ecology and waterways, wetlands and riparian land** are to apply, supporting a new LEP control. The controls aim to provide for the management of areas containing or adjoining freshwater, estuarine and marine aquatic environments, consistent with the principles of ecologically sustainable development. Development will be limited in Category 1 and 2 riparian corridors, wetlands and their buffer areas, including preventing any modification of waterways or wetlands, such as relocation, straightening, piping or channelisation. The control will result in the retirement of the Warringah Protection of Waterway and Riparian Land Policy.

Hazards and Risk

- **A new estuarine inundation control will apply LGA-wide**, extending existing Pittwater DCP controls to North and Middle Harbour, and to Cowan Creek based on the North and Middle Harbour, and Cowan Creek Estuarine Planning Level Studies. It sets requirements for the siting, design, and construction of new development to reduce coastal environmental impacts and to minimise risks to life and property from estuarine inundation and wave action. The control is supported by a DCP Estuarine Inundation Map.
- **Flood controls have been revised to align with the NSW Flood Risk Management Manual (2023) and Council's Climate Change Policy**. Climate change impacts will now be included in Flood Planning Levels (FPLs) for all development with a longer-term design life, similar to the existing Pittwater DCP. The existing High, Medium and Low Flood Risk Precincts will be replaced with Flood Categories 1, 2 and 3. Council's Flood Hazard Map will be updated. The deferred lands (Oxford Falls Valley and Belrose North) will be subject to more detailed controls to improve flood-risk management outcomes, consistent with the remainder of the LGA. Flood controls for the Warriewood Land Release Area have also been clarified in Chapter 5C.
- **A new geotechnical planning (landslip) control** to apply across the LGA will require all development to comply with the new Geotechnical Planning Guideline for the Northern Beaches. This guideline, based on the Geotechnical Review and Planning Controls study exhibited in 2022, supports the new LEP clause that designates all land with a geotechnical planning class (G1 to G7) based on its geology, topography, position and slope.

Stormwater management

- **A new sustainable stormwater management and water sensitive urban design (WSUD) control** will apply LGA wide, setting out requirements based on four catchment groups (CG1 to CG4). The control requires compliance with a new Sustainable Stormwater Management and Water Sensitive Urban Design Technical Guideline and has stricter pollution reduction criteria for development in high-quality catchments than current DCPs.

- **New LGA-wide controls for onsite stormwater management and public drainage systems and easements** will also apply. The controls harmonise three detention system regions into one, simplifying rules for landowners whilst ensuring development maintains the integrity of public drainage systems. The controls require compliance with Council's Water Management for Development Policy (revised).

Sustainable development

- **A new LGA-wide urban heat control** has been prepared to complement a corresponding new control in the draft LEP, requiring all buildings to minimise urban heat through measures such as lighter-coloured roofs, green roofs, appropriate paving selection, climate-responsive site layout, and—particularly for larger developments—enhanced shade coverage and façade treatments.
- **A new LGA-wide all electric, renewable-ready and resilient buildings control** will be introduced to complement BASIX and the Sustainable Building SEPP by requiring all new residential dwellings to be designed to avoid fossil-fuel reliance, provide roof space for solar PV, and consider battery storage and efficient appliances. The control supports Council's net-zero targets, promotes renewable energy use, reduces exposure to combustion pollutants, and improves long-term energy resilience and affordability.
- **A sustainable transport control** will extend and harmonise requirements across current DCPs to ensure consistency across the LGA. This will require all new developments to provide green travel plans, EV charging infrastructure, car share spaces, bicycle parking, and end-of-trip facilities, rather than limiting these measures to designated centres.

Heritage

- **A new, comprehensive suite of heritage controls will be introduced** to apply LGA-wide and guide development affecting heritage items, heritage conservation areas, and surrounding land. The controls have been informed by an independent heritage study and a review of best-practice used by other councils across NSW, addressing architectural style, building facades, landscape setting and related matters. This expands upon controls in the existing Pittwater and Manly DCPs, and represents change from the existing Warringah DCP area which has no DCP heritage controls.
- The heritage chapter will also introduce **a new classification system for all buildings within three Heritage Conservation Areas** - Manly Town Centre, Pittwater Road, and Florida Road, providing more certainty about the importance of specific buildings to the integrity of the conservation area. The **item of potential heritage significance** control in the Manly and Pittwater DCPs is expanded across the LGA, meaning that properties not currently heritage-listed

may still require specialist assessment to demonstrate compatibility with heritage requirements.

- Controls for **Aboriginal heritage** are included and will apply LGA-wide, based on the existing Pittwater DCP control and current DA assessment practice to consider impacts on potential or known Aboriginal objects or places of Aboriginal significance.

Other

- **Parking rates have been harmonised across the LGA** for consistency, with updated rates for strategic centres in line with Transport for NSW's Guide to Transport Impact Assessment (2024). The draft DCP also introduces maximum parking rates in strategic and local centres (rather than minimums), increases accessible and motorcycle parking requirements, and adds new guidance on mechanical/tandem parking, car-share spaces and EV charging.
- **New controls will apply LGA-wide to consider the social and economic impact** of certain higher impact developments - such as large scale residential and commercial developments, places of public worship, pubs and registered clubs - to ensure that their impacts are properly considered.

Several other controls applying in one or more of the existing DCPs have been refined and extended to apply LGA-wide, including for **public art, land consolidation and avoiding isolated sites, service stations, food and drink premises,** and **sex services premises and restricted premises**.



Newport Masterplan Review Report

northern beaches council

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1. Purpose of this Report

This report summarises the community engagement process undertaken to review the Newport Village Commercial Centre Masterplan (the Masterplan), with a specific focus on Robertson Road. The process was initiated following a Council resolution in April 2024 and involved the formation of a Working Group representing key stakeholders including landowners, local businesses, community organisations, and Council staff.

The report provides a review of the Masterplan, documenting its achievements, constraints, and opportunities, while also reflecting community priorities, concerns, and areas of alignment. It is structured to cover:

- The historical planning context
- The engagement process and guiding principles
- Key community priorities and concerns
- Consultation outcomes
- Areas of alignment with the Masterplan
- Opportunities for improvement
- Recommendations for future planning and activation of Newport village.

2. Notice of Motion - April 2024

At its meeting on 30 April 2024, Northern Beaches Council resolved the following:

That Council:

1. Form a working group dedicated to addressing the matters concerning Robertson Road, Newport with the objective of facilitating constructive discussions and progressing solutions. The working group shall be composed of representatives from Council, relevant government agencies, local community organisations, and other key stakeholders.
2. Review the Newport Masterplan, with a specific focus on Robertson Road, and invite key stakeholders associated with ‘Save Robertson Road’ and the Newport community to actively participate in the review process to adequately address the needs and concerns of all stakeholders involved.

The Council resolution formally initiated the current engagement process and the formation of the Robertson Road Newport Working Group.

3. Strategic and Historical Context

3.1 Origins of the Newport Masterplan

The Newport Village Commercial Centre Masterplan (the Masterplan) was adopted by the former Pittwater Council in November 2007. It established a vision and development framework for Newport’s commercial centre and is implemented through *Pittwater Local Environmental Plan 2014* (Pittwater LEP 2014) and Pittwater 21 Development Control Plan (DCP 2014).

Its development involved:

- Surveys distributed to landowners, agencies, and the local community,
- A community workshop held at Newport Public School on 8 March 2007 (60 attendees),
- Two focus group workshops with self-nominated residents,
- 29 survey responses informing design principles and draft concepts.



The structure and layout of the Masterplan is outlined in Figure 1. Central to the Masterplan structure is a community vision for the future of Newport. The vision is supported by a number of principles, masterplan initiatives and development controls.

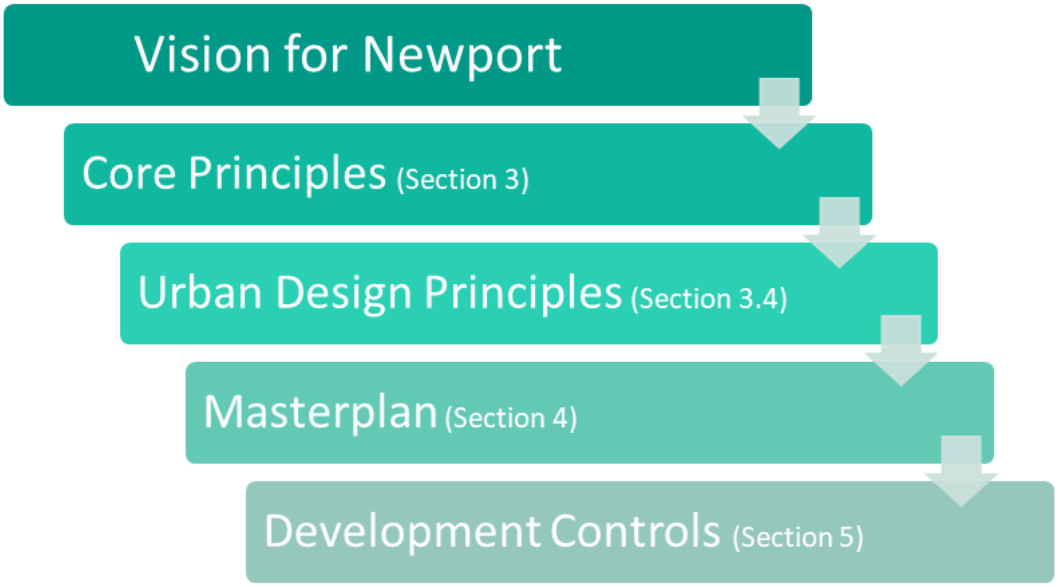


Figure 1 - Newport Village Commercial Centre Masterplan structure

At the heart of the Masterplan is a vision to revitalise Newport Village while respecting and enhancing its unique identity.

A Vision for Newport

Newport Village will be the heart of the community — a place that is relaxed, welcoming, and unmistakably coastal. It will be:

- *A place for connecting with community – with a pace that's relaxed and welcoming*
- *A place to stop, linger and enjoy – where you know you're by the sea*
- *A place with everything: home, work, shopping, art and culture, recreation, relaxation – lively during the day, safe and comfortable at night.*
- *A place for walking and talking, sitting and chatting.*
- *A place for sandy feet – and fine dining!*



Figure 2 – Newport vision

The vision is underpinned by four key principles:

- **Economic**: Strengthen and diversify the commercial centre by building on the village's existing strengths, improving visibility from the beachfront to support tourism, and ensuring sufficient parking to serve both locals and visitors.
- **Social and Cultural**: Create a vibrant, inclusive and welcoming village 'hub' through safer, more active streets and public spaces; improved pedestrian connections; better access to community facilities and public transport; and a design approach that fosters interaction and celebrates Newport's community, history and place.
- **Environmental**: Strengthen the connection between the village and the beach, improve public amenity through green infrastructure and shaded spaces, and position Newport as a leader in sustainable urban design.
- **Character**: Enhance the relaxed coastal charm of Newport by designing at a human scale, respecting the natural topography and climate, and preserving key views to the ocean and surrounding hills. Varied building forms and setbacks further reinforce the village feel.

In addition, the Masterplan incorporates a comprehensive set of urban design principles for both the public and private realms, leveraging opportunities to enrich Newport villages distinctive character, spatial structure, and overall urban form.

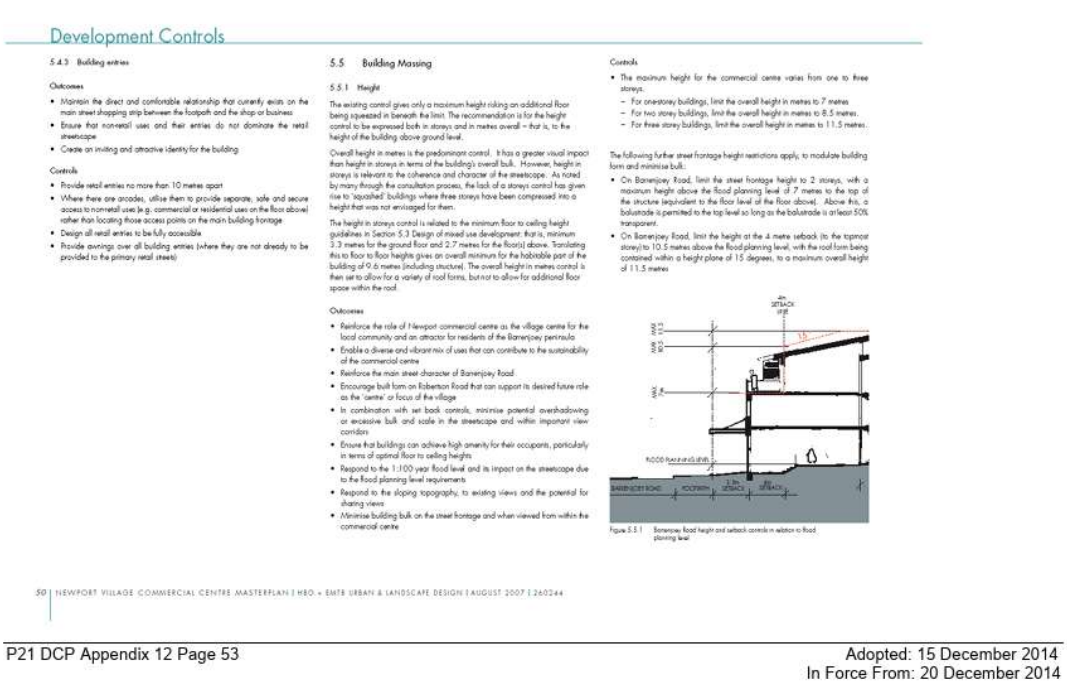
Section 4 of the Masterplan outlines targeted urban design strategies and actions that address the public domain, reinforce landscape character, and guide desired built form outcomes.

A suite of public domain strategies is presented in Section 4.7 of the Masterplan aimed at enhancing the usability, amenity, and design quality of Newport's public spaces. These strategies seek to foster well-utilised streets, arcades, plazas, and park areas that contribute to a vibrant and cohesive village atmosphere. Key actions include redesigning Robertson Road to allow for

temporary closure to vehicular traffic during special events, thereby activating the entire street and adjacent public plaza for pedestrian use. Additionally, Barrenjoey Road treatment incorporated distinctive design elements such as flagpole clusters, feature sandstone installations, signature plantings of Norfolk Island Pines, and a consistent pavement treatment to reinforce its identity and improve the public realm experience.

Section 4.9 of the Masterplan outlines a built form strategy that establishes an appropriate scale and height for Newport Village, aligned with its desired future character. This strategy supports the public domain objectives of the Masterplan and promotes the delivery of high-amenity buildings that contribute positively to the village's urban fabric. It places strong emphasis on ensuring new development responds sensitively to its context, reinforcing Newport's identity as a vibrant and thriving commercial centre.

To manage visual impact and maintain a human-scale streetscape, the Masterplan prescribes a maximum building height of 3 storeys, with a 2-storey street wall height to minimise appearance and perceived bulk and scale. This section has been incorporated into Pittwater 21 Development Control Plan (Pittwater 21 DCP), specifically within Section A4.10 – Newport Locality which outlines the desired future character of the Newport commercial area and Section D10.2 Newport Commercial Centre, which affirms that development is to be in accordance with the approved Masterplan for the Newport Commercial Centre as outlined in Appendix 12.



Development Controls

5.4.3 Building entries

Outcomes

- Maintain the direct and comfortable relationship that currently exists on the main street shopping strip between the footpath and the shop or business
- Ensure that non-retail uses and their entries do not dominate the retail streetscape
- Create an inviting and attractive identity for the building

Controls

- Provide retail entries no more than 10 metres apart
- Where there are arcades, utilise them to provide separate, safe and secure access to non-retail uses (e.g. commercial or residential uses on the floor above) rather than locating those access points on the main building frontage
- Design all retail entries to be fully accessible
- Provide awnings over all building entries (where they are not already to be provided to the primary retail streets)

5.5 Building Massing

5.5.1 Height

The existing control gives only a maximum height ruling an additional floor being squeezed in beneath the limit. The recommendation is for the height control to be expressed both in storeys and in metres overall – that is, to the height of the building above ground level.

Overall height in metres is the predominant control. It has a greater visual impact than height in storeys in terms of the building's overall bulk. However, height in storeys is relevant to the coherence and character of the streetscape. As noted by many through the consultation process, the lack of a storeys control has given rise to 'squashed' buildings where three storeys have been compressed into a height that was not envisaged for them.

The height in storeys control is related to the minimum floor to ceiling height guidelines in Section 5.3 Design of mixed use development: that is, minimum 3.3 metres for the ground floor and 2.7 metres for the floor(s) above. Translating this to floor to floor heights gives an overall minimum for the habitable part of the building of 9.6 metres (including structure). The overall height in metres control is then set to allow for a variety of roof forms, but not to allow for additional floor space within the roof.

Outcomes

- Reinforce the role of Newport commercial centre as the village centre for the local community and an attractor for residents of the Barrenjoey peninsula
- Enable a diverse and vibrant mix of uses that can contribute to the sustainability of the commercial centre
- Reinforce the main street character of Barrenjoey Road
- Encourage built form on Robertson Road that can support its desired future role as the 'centre' or focus of the village
- In combination with set back controls, minimise potential overshadowing or excessive bulk and scale in the streetscape and within important view corridors
- Ensure that buildings can achieve high amenity for their occupants, particularly in terms of optimal floor to ceiling heights
- Respond to the 1:100 year flood level and its impact on the streetscape due to the flood planning level requirements
- Respond to the sloping topography, to existing views and the potential for sharing views
- Minimise building bulk on the street frontage and when viewed from within the commercial centre

Controls

- The maximum height for the commercial centre varies from one to three storeys.
  - For one-storey buildings, limit the overall height in metres to 7 metres
  - For two storey buildings, limit the overall height in metres to 8.5 metres
  - For three storey buildings, limit the overall height in metres to 11.5 metres.

The following further street frontage height restrictions apply, to modulate building form and minimise bulk:

- On Barrenjoey Road, limit the street frontage height to 2 storeys, with a maximum height above the flood planning level of 7 metres to the top of the structure (equivalent to the floor level of the floor above). Above this, a balustrade is permitted to the top level so long as the balustrade is at least 50% transparent.
- On Barrenjoey Road, limit the height at the 4 metre setback (to the topmost storey) to 10.5 metres above the flood planning level, with the roof form being contained within a height plane of 15 degrees, to a maximum overall height of 11.5 metres

Figure 5.5.1 Barrenjoey Road height and setback controls in relation to flood planning level

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Adopted: 15 December 2014
In Force From: 20 December 2014

Figure 3 – extract from Pittwater 21 DCP Appendix 12

3.2 Masterplan Achievements and Actions Delivered to Date

Since the adoption of the Masterplan, significant capital investment and public domain improvements have been delivered in Newport in line with the recommendations of the Masterplan. These initiatives have guided the development of Newport Village, in line with the vision to create a vibrant, safe, and inclusive village that meets community needs and aspirations.

The Masterplan has facilitated several tangible improvements, particularly within the public domain, including:

- Created and revitalised vibrant community spaces, such as Robertson Road, based on local input,
- The reduction of the Barrenjoey Road speed limit from 60 km/h to 50 km/h,
- Improved pedestrian networks to enhance safety and accessibility, through new well positioned signalised crossings and pedestrian refuge on Barrenjoey Road,
- Upgraded streets to prioritise walkability and create safer, more connected neighbourhoods, via widen footpaths and introduce additional pathways connecting the Newport village to beachfront areas,
- Introduced green infrastructure, including increased tree canopy and vegetation planting such as Norfolk Island Pine along Barrenjoey Road and extensive planting along Robertson Road and Foamcrest and Bramley Avenues,
- Supported mixed-use development, encouraging a combination of residential and commercial uses to create a more vibrant, diverse, and flexible village centre,
- Supported underground parking by encouraging basement car parks for new development, reducing on-street parking demand and improving streetscape safety and amenity,
- Maintained strong community engagement to ensure the plan reflects local needs and priorities, through activations such as the Newport Village Assessment & Activation Plan 2019.



Before and After – Barrenjoey Road planting





Before and After – Robertson Road



Robertson Road designed for flexibility, allowing temporary closure to vehicles for special events



Extension of southern footpath and outdoor dining infrastructure on Robertson Road

3.3 Strategic Context: Newport and Housing Growth

Newport village is a small local centre located in the north of the Northern Beaches Local Government Area (LGA) serving the needs of the local community. The centre has limited public transport options and is not located on the B-Line service.

The Pittwater 21 DCP establishes the future desired character for the Newport commercial area, as detailed in section A4.10. It envisions a low-scale built environment, where building heights remain below the tree canopy and development supports a diverse mix of retail, commercial and community uses.

The Pittwater 21 DCP reinforces Barrenjoey Road and Robertson Road as the primary retail streets, encouraging their continued role as the commercial heart of the centre. Additional shop-top housing is anticipated to enhance activity throughout the day and into evenings and weekends, while also broadening the local customer base for surrounding businesses.

The Greater Sydney Region Plan, A Metropolis of Three Cities 2018, North District Plan 2018 and the draft Sydney Plan (2025) do not consider or identify Newport for residential or employment growth. Furthermore, Council's Northern Beaches Local Strategic Planning Statement (March 2020) (LSPS) and Local Housing Strategy (2021) did not allocate specific actions or identify the village for additional residential growth through the Centre Investigation Areas approach.

The Centres Investigation Areas are within 800 metres of identified centres along the existing B-Line which will be investigated for future housing and includes Brookvale, Dee Why, Mona Vale and Manly Vale. In addition, the Local Housing Strategy identified Newport as a 'low -rise housing diversity area' which supports housing diversity in the form of dual occupancies, seniors housing and boarding houses within 400m of the village.

In February 2025, the NSW Government released stage 2 of the Low Mid Rise Housing Reforms (housing reforms), 9 centres across the Northern Beaches were identified for housing growth.

Newport is not one of the nominated centres.

4 Engagement Approach

4.1 Establishment of Working Group

The Working Group was established to represent the views of the Newport community, users of the Newport centre and to provide a forum for targeted open discussions between Council staff, local landholders, businesses, the community and interested groups on the Newport Masterplan and specific issues relating to Robertson Road, including alternative controls for future development.

Terms of Reference (ToR) were prepared for the Working Group, setting out the working arrangements, project aims, Working Group purpose, chairperson, membership, attendance and deliverable requirements, and Council values.

In accordance with the ToR, the Working Group comprised 17 members, consisting of community representatives from Save Robertson Road, Newport Resident Association and Newport Beach Chamber of Commerce, nine (9) landowners, two (2) business operators and three (3) Pittwater Ward Councillors.

The membership structure was developed to ensure a broad cross-section of stakeholders and perspectives with deep knowledge of Newport.

4.2 Working Group Meetings

The Terms of Reference established a maximum of 3 meetings over a 6-month period; the meetings were scheduled and held on the following dates:

- 16 December 2024,
- 24 March 2025,
- 18 June 2025

4.2.1 Meeting 1 – 16 December 2024

Purpose of meeting: Set the scope, purpose and outcome of the Working Group, and identify key issues and aspirations.

15 Participants - Representatives from Council's Strategic and Place Planning, Place & Economic Development teams, Pittwater Ward Councillors, community groups including the Newport Residents Association and Save Robertson Road, as well as local landowners and the Newport Beach Chamber of Commerce.

Meeting number 1 focused on setting the purpose and scope of the group and initiating discussions on the Newport Masterplan. Two workshop activities helped gather community insights:

- **Activity 1:** Open group discussions to identify current issues and aspirations.
- **Activity 2:** A ranking activity, where each participant was given a set number of votes (dot voting process) to identify the issues and aspirations for Newport village, they felt were most important. This helped highlight shared priorities across the group and inform focus areas for the planning process.

Key priorities identified for the town centre included:

- Retaining existing mature trees and enhancing green space.
- Creating a central gathering place or focal point for the community.
- Improving pedestrian safety and walkability through slower traffic speeds, wider footpaths, and better crossings.
- Encouraging investment and a more diverse retail mix.
- Exploring land swaps and site amalgamation to support coordinated development.
- Increasing residential density within commercial areas, while maintaining local character.

- Strengthening collaboration between Council and private landowners.

While Robertson Road was a key focus of discussions, participants stressed the need for a broader, centre-wide approach to the working groups deliberations, particularly to address high vacancy rates throughout the town centre and lack of activity along Barrenjoey Road.

There was recognition of both the challenges and opportunities facing Newport. While some concerns were raised about ageing infrastructure and reduced vibrancy since the Masterplan was adopted, the working group expressed a clear desire to reposition Newport as a welcoming, connected, and attractive destination. Council staff addressed key questions about land ownership, the pipeline of future infrastructure investment for the area and planning processes to facilitate the town centres renewal.

Council staff also committed to sharing additional data and information gathered on Newport since 2019 including the Newport Village Assessment & Activation Plan 2019 and Place Score Newport Impact Tracker report 2023, to support future discussions. The Newport Village Assessment & Activation Plan 2019 was developed in response to Action 17.3 of Council's Local Strategic Planning Statement, which called for the creation and implementation of activation plans for Seaforth, Newport and Forestville aimed at fostering partnerships with local businesses and the community.

Place Score is a measurement platform designed to assess the experience of a place by gathering community feedback through targeted surveys. It comprises two key components:

- Care Factor Surveys, which identify the community's priorities and values.
- Place Experience (PX) Assessments (face to face surveys), which evaluate how well the local area performs against those priorities.

The Place Score data enables Council to gain a deeper understanding of Newport Village from the community's perspective, highlighting which elements of the village centre are most valued and how effectively they are performing. By combining insights from both survey types, Council can clearly identify and respond to community priorities.

The Place Score Newport Impact Tracker Report 2023 compares the original 2018 Place Score Assessment data for Newport Village with newly collected data for the locality. This comparison allows Council to evaluate whether recent infrastructure investments and activations have successfully enhanced the community's experience of the area.

No.	Action	Time	Partner
17.1	Prepare LEP local character study, local housing strategy, scenic and cultural landscapes study, urban design framework and guidelines for public spaces; develop LEP and DCP controls that respond to these studies; review built form and landscape controls to ensure good design; implement design excellence provisions; improve design criteria for the public domain; and incorporate local character statements for key areas	I S	
17.2	Implement place planning, starting with Avalon, Manly and Mona Vale, that applies a place-based approach to planning for local character and responds to the findings of the LEP studies; and develop a rolling program of place plans for areas undergoing change	S M	
17.3	Prepare and implement activation plans to establish partnerships with businesses and the community, starting with Seaforth, Newport and Forestville	O	Local businesses
17.4	Establish a design excellence review panel	S	

Figure 4 – Action 17 Northern Beaches Local Strategic Planning Statement

4.2.2 Meeting 2– 24 March 2025

Purpose: Overview of Masterplan controls & analysis of identified issues.

20 Participants - The meeting was attended by Pittwater Ward Councillors, community representatives, local property owners and major landholders including Woolworths and Australia Post. Council staff from the Property, Strategic and Place Planning, Place & Economic Development teams were present.

A recap of the key priorities identified in Meeting 1 was provided. A detailed overview of the Masterplan was delivered, highlighting areas where Council has delivered Masterplan outcomes, particularly in relation to public domain works, as well as areas where further progress was needed. The outcomes achieved by the Masterplan are outlined below and in the Workshop PowerPoint presentation provided in Section 6.4 and Appendix 4.

It was acknowledged that the Masterplan had facilitated significant infrastructure upgrades, such as improved landscaping, paving and outdoor seating within the Newport village centre. However, some of the aspirations of the Working Group remain unmet or fall outside the current scope of the Newport Masterplan and the planning framework. These include:

- Improving the villages retail mix (e.g. fewer tobacco stores, more dining and fresh food options),
- Increasing the level of private redevelopment and site amalgamation,
- Enhancing vibrancy beyond Robertson Road,
- Addressing vacancies.

Some of these issues, such as business types or vacant shops, are not directly addressed through planning controls. These issues may be addressed through alternative initiatives delivered via place making activations and actions and collaboration between landholders, businesses and the community.

There was strong interest in increasing community events and street activations within the village. Council confirmed Newport's participation in Transport for NSW's *Plug & Play* program, which will simplify the process for temporary road closures and support initiatives like night markets and fresh food events along Robertson Road.

The Working Group also raised interest in exploring redevelopment opportunities on Council-owned land, including the Foamcrest Avenue car park. Council staff explained that while the Newport Masterplan supports this, any redevelopment would depend on land classification, feasibility, and broader commercial negotiations.

Overall, the Working Group agreed that the Newport Masterplan continues to provide a valuable planning framework. However, it cannot address or drive change on several issues raised by the group, including retail mix and vacancies. Advancing these issues will depend on exploring innovative solutions and fostering stronger collaboration among landholders, businesses, the community and council.

4.2.3 Meeting 3 – 18 June 2025

Purpose: Review of Masterplan and to address needs of Newport through alternative approaches.

18 Participants - The meeting included Pittwater Ward Councillors, community groups, landowners, and representatives from the Save Robertson Road, Newport Resident Association and Newport Beach Chamber of Commerce. Council staff from Strategic and Place Planning, Place & Economic Development, Transport teams were also present.

The third and final Working Group meeting focused on reviewing what had been delivered by the Newport Masterplan, what remained outstanding, and whether alternative approaches were needed to address Newport's evolving needs.

Council's presentation included:

- A recap of issues raised in previous meetings and a summary of infrastructure works delivered under the Masterplan,
- Newport demographic data and local spending patterns,
- Council programs supporting activation, such as *Go Local to Grow Local*, *Let's Chat Business*, and NSW's *Plug and Play* initiative,
- Transport considerations, including future opportunities and current constraints.

Key issues discussed included:

- **Retail activation and vibrancy**: Working group participants noted there is a need for a more curated retail mix and stronger identity. Support was shown for extended outdoor dining, events, and night-time uses.
- **Development feasibility**: Landowners expressed concerns that current planning controls (e.g. height limits and car parking requirements) make redevelopment difficult. Suggestions included allowing 3–4 storeys and increasing floor space ratios in the village. Consensus was not reached on this issue and it remained a contested issue for the Working Group with not all participants agreeing with increasing building heights.
- **Public transport and connectivity**: Concerns were raised about local bus services, B-Line extension to Newport, and future ferry options.
- **Design identity**: There was support for strengthening Newport's coastal identity through shopfront guidelines, public art, and urban design features that reflect its seaside character.
- **Council land and partnerships**: There was continued interest in exploring the redevelopment potential of Council's Foamcrest Avenue car park. Council staff clarified that while the site is currently fit for its purpose, as a car park, it remains open to considering viable commercial partnerships for future use or redevelopment.

The Working Group acknowledged that while many Newport Masterplan elements remain relevant, some areas, such as building heights, parking requirements, and development feasibility, require further review. On this basis, Council staff encouraged landowners to collaborate and approach Council with proposals.

A Mentimeter workshop activity was undertaken including two questions relating to the Newport vision and initiatives that should be prioritised.

The menitmetre activity concluded that the Masterplan vision is still largely supported and continues to represent the aspirations for the future of Newport, particularly themes of "everything in one place" and "know you're by the sea".

Towards the end of the workshop, a survey was conducted to identify initiatives to activate Newport village. The initiatives outlined in the survey were captured from previous community engagement work undertaken as part of the Newport Village Assessment & Activation Plan (2019) and Place Score survey. The survey included the following recommendations:

- Improve public transport access to Newport,
- Outdoor dining extensions,
- Night-time activity, and
- Fresh food markets.

Findings of this survey have been analysed and detailed in Section 5 of this report.

4.2.4 Meeting Outcomes

The Working Group meetings provided a valuable forum to review the Masterplan, considering what has been achieved to date and what remains outstanding. The group examined whether the Masterplan's vision continues to reflect the community's aspirations for Newport and discussed whether adjustments may be required to better support those aspirations.

Through structured and interactive discussions, stakeholders were able to share perspectives on achievements, barriers to redevelopment, and opportunities for improvement. The process also highlighted several aspirations that sit outside Council's statutory planning role, this information has provided Council staff important insights into stakeholder priorities and future expectations for the village.

5 Summary of other Consultation

5.1 Surveys

Community feedback was gathered through a standard survey which was distributed via multiple approaches, including the Working Group meeting number 3, face-to-face meetings with business

operators in Newport, and an online survey. The online survey was distributed via email to all the businesses in Newport. The survey comprised five questions, shown in Appendix 2.

Question 1 presented four initiatives for respondents to choose from. The initiatives selected for inclusion in the survey were based on recommendations and insights captured from previous community engagement activities undertaken as part of the Newport Village Assessment & Activation Plan (2019) and Place Score survey (2023).

These initiatives represent the priorities identified in the survey and are listed in order of preference, with the first being the most highly ranked. Question 2 explores who should be involved if the incentive were to be developed further. Question 3 seeks advice on what participants could contribute over the next three months should the initiative progress. Question 4 asks whether there is support to establish a community working group, and Question 5 provides an opportunity for participants to share any additional ideas or suggestions to help foster activation and progress in Newport.

A total of 26 responses were received across all approaches. Given the different survey approaches undertaken, the survey results are summarised separately in three sections, being Working Group Meeting number 3, face-to-face meetings with business operators and online. The survey results are detailed in Appendix 3.

5.2 Additional Stakeholder Meeting

Additional stakeholder meetings were conducted with Working Group members in late February and early March 2026 to provide an open forum for discussing the outcomes of Council's review of the Newport Masterplan. These sessions covered key insights from previous Working Group meetings, survey findings, and the proposed path forward.

A total of five stakeholder meetings were held over two days. Each session included a presentation that summarised the Working Group discussions and presented additional analysis of survey data collected following those meetings.

Two options were discussed with the stakeholders for their feedback. These options were informed by a comprehensive review of the information gathered throughout the assessment process and are discussed in Section 8.

6 Key Findings

6.1 Surveys Summary

The following table provides a consolidated summary of responses gathered through the 3 survey distribution approaches, being Working Group meeting number 3, face-to-face consultation with business operators, and an online survey. It captures community preferences, key stakeholders, opportunities for community involvement, and additional suggestions related to the future development of Newport.

Surveys Summary – 26 total responses	
Questions	**Response**
Initiatives to be Explored by the Community	*In order of ranking.* 1. Night-time Activity 2. Improve Public Transport Access to Newport 3. Outdoor Dining Extensions 4. Fresh Food Markets

Key Stakeholders Identified for Initiative Development	Council, Transport for NSW, Chamber of Commerce, community, local businesses, & landowners.
Opportunities for Community Contribution	Community advocacy, participation in events, approaching stakeholders, & joining community working group.
Support for Establishing a Community Working Group	Most respondents would support the establishment of a community working group. The purpose of the community working group is to provide a forum for the community to work collaboratively to respond to emerging needs and opportunities.
Additional Ideas and Suggestions from Respondents	• Extend B1 bus service to Newport • Support for local businesses to reduce vacancies • Daytime activation – markets, events, live music, art walks, & outdoor dining. • Variable bus timetable and reduce length of bus stop outside the pharmacy to provide additional parking spaces. • Improving pedestrian safety and walkability through slower traffic speeds, wider footpaths, and better crossings
Other Comments and Considerations	• Newport Beach entry signage • Temporary treatment of vacant shops.

Figure 5: Survey summary results

6.2 Assessment of the Masterplan Vision

The Working Group reviewed the Masterplan's vision and principles during Meeting 3. A mentimeter exercise confirmed that the vision continues to broadly reflect the communities' aspirations for Newport. The strongest support was for the ideas of having "everything in the one place" and "knowing you're by the sea" as defining characteristics of the village.

Vision Elements
Participants reaffirmed the importance of:

- Newport as a relaxed coastal village, with a clear sense of place connected to the ocean.
- A centre that is both a destination and a local hub, providing "everything in the one place."
- Strengthening Newport's identity as a place to gather, socialise, and enjoy food, retail, and events.
- Enhancing design and public spaces to reflect its seaside setting (e.g. through furniture, art, natural ventilation and sea breezes).

Key Principles
The Working Group confirmed that the four guiding principles of the Masterplan remain valid, while also recognising emerging needs and aspirations:

- **Economic vitality** – The principle of strengthening and diversifying the centre remains a priority. Public domain upgrades and improved visibility along key streets have supported activation, while the group emphasised the need to continue improving the retail mix and supporting feasible redevelopment.
- **Social and cultural life** – Creating a vibrant village hub is still strongly supported. Safer crossings, widened footpaths, landscaping, and outdoor dining on Robertson Road have already strengthened the centre, with further opportunities identified in events, markets, and night-time activity.
- **Environmental sustainability** – Sustainability remains central, with new landscaping, tree planting, shaded areas, and water-sensitive design improving amenity. While

flooding continues to be a constraint, the group suggested it could be reframed as an opportunity for naturalisation and connection with Country, rather than only a limitation.

- **Village character** – Enhancing Newport's coastal village charm continues to guide decisions. Street upgrades, tree planting, and improvements to Robertson Road have reinforced this identity. Debate continues, however, over future scale—some stakeholders advocate 3–4 storeys for economic feasibility, while others caution against overdevelopment and overshadowing.

6.3 Newport Development Assessment Analysis

The working group considered an overview of the Newport Masterplan, its key principles, vision, and recommended work program, and how these have been implemented through planning controls such as Pittwater DCP and Pittwater LEP.

Stakeholder feedback reflected a range of perspectives. Some participants expressed a desire for more development activity and questioned whether planning controls may be limiting growth due to feasibility issues. While other participants highlighted the need to safeguard local character, amenity, and public spaces from potential overshadowing and overdevelopment. No consensus was reached regarding increased development and building heights within the village and these matters remain a contested issue for the Working Group.

To better understand these perspectives, Council staff conducted a review of major development activity within the Newport village, specifically shop top housing proposals, since 2015. This review identified that there were 4 Pre -Lodgement Meetings held with only 1 proceeding to a formal development application, 2 Development Applications lodged (1 withdrawn during the development assessment process), 1 Development Application approved, and 0 Construction Certificates issued.

Application Type Lodged (2015-2025)	**Number**
Pre Lodgement Meetings	4
Development Applications	2
Development Applications approved	1
Construction Certificate issued	0

Figure 6: Development Application data

While constraints such as flooding, lot fragmentation, and challenges with site amalgamation exist, the existing planning controls for Newport in Pittwater DCP actively encourage site amalgamation and coordinated development. This is especially relevant in areas like Robertson Road, where access, parking, and amenity considerations require careful management.

Issues relating to urban development feasibility are complex and extend beyond simply height and floor space ratio considerations. On this basis, any assessment of feasibility requires an urban development feasibility study (feasibility study) to extensively review all built form controls within the LEP and DCP. The feasibility study would need to be undertaken by an independent consultant with specialist expertise in land use economics. The Notice of Motion was not supported with a budget allocation therefore the feasibility study has not been commissioned as part of the project.

The Newport Masterplan provides a strategic framework, promoting collaboration among landowners and guiding sustainable growth. The NSW planning system also offers well-established and flexible pathways for landowners and developers to pursue development outcomes that diverge from the Masterplan or current planning controls. Through pathways such as the planning proposal (LEP amendment) process, landowners and developers can pursue site-

specific changes, ensuring that the planning framework remains adaptive to diverse development aspirations. In addition, *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) provides additional floor space ratio bonus, of up to 30%, if the minimum affordable housing component of 10% is met.

While the Masterplan and existing planning controls offer a clear strategic vision for Newport village, the NSW planning framework, particularly through the Housing SEPP, provide flexibility and introduce additional provisions. These provisions take precedence over Council planning instruments, including the Local Environmental Plan (LEP) and Development Control Plan (DCP).

The provisions and bonuses ultimately allow developers to increase building heights above the current maximum building height set under the applicable LEP. In the case of Newport this would permit an additional storey to be added to a development proposal if specified conditions are met. This would take building heights generally from 3 storeys to 4 storeys.

6.4 Overall Masterplan Review – Constraints and Opportunities

Constraints identified by the Working Group and review process
The Working Group and subsequent analysis have highlighted a range of factors that may be potentially impacting on the development, investment, and overall vibrancy of Newport, these include:

- Existing height and floor space ratio restrictions are widely regarded by landowners as commercially unviable,
- Basement parking as required under Pittwater DCP (D10.2) significantly increases development costs,
- Flood-prone areas and associated design controls reduce feasibility on certain sites,
- Small, fragmented lots and varied landownership patterns hinder site consolidation and larger-scale redevelopment,
- High vacancy rates reduce activity, making Newport less vibrant and limiting investment confidence.

Working Group Observations and Divergent Views

- Some members advocated for 3–4 storeys above shopfronts with underground parking, while others raised concerns about overshadowing, impacts on public space amenity, and maintaining Newport's village character.
- Some members expressed concern that multiple construction projects on Robertson Road over the years have caused disruption and highlighted the need for more coordinated redevelopment.

current building height under Pittwater LEP 2014 is11.5m = 3 storeys

Opportunities to be Explored
There are a range of opportunities to achieve the Masterplan's vision and address community issues that fall outside the framework of the Masterplan, these include:

- Expand community and cultural activations, including markets, performances, and art walks,
- Improvements in public transport,
- Promote outdoor dining and vibrancy, active shopfronts to reduce vacancies and boost local business activity.

Matters Outside Council's Statutory Planning Framework
The Working Group also raised aspirations that lie outside the scope of Council's statutory planning role, including:

- Diversifying the retail offer (e.g., fewer tobacco stores, more food, dining, and specialty options),
- Encouraging private landowners to collaborate regarding site consolidation and redevelopment,
- Reducing shop vacancies through rental relief or incentives.

7 Engagement Insights and Implications

The review of Newport Masterplan has confirmed that its core principles: enhancing public spaces, preserving local character, improving walkability, and supporting a vibrant village centre, remain aligned with the values and aspirations of the Newport community. Engagement with the Working Group has confirmed that these principles continue to provide a strong foundation for guiding the future of Newport.

The review also identified ongoing challenges, including high commercial rents and vacancies, limited redevelopment, and unmet expectations around transport. While the Masterplan has delivered several positive outcomes, additional effort is required to fully realise its vision for a thriving and resilient village centre.

Several community aspirations, such as diversifying the retail mix, reducing vacancies and high rents, and encouraging landowner collaboration, lie outside Council's statutory planning powers but remain important considerations for broader community advocacy and initiatives.

Information presented during the Working Group and stakeholder meetings reaffirmed the strategic context and role Newport village plays within the broader Northern Beaches Local Government Area. Newport is not a centre identified for residential growth outside the existing planning controls in the Pittwater LEP 2014 and Pittwater 21 DCP. Furthermore, it is not a centre nominated for increased housing growth via State led housing policies, such as the Low Mid Rise Housing Policy. Therefore, there is limited strategic justification to undertake a comprehensive review of the Newport Masterplan within the short to medium term.

8 Next Steps and Forward Pathway

Newport village is a local centre that serves the needs of the Newport community. Council's strategic planning work, such as LSPS (2020) and Local Housing Strategy (2021) have not identified the village for residential growth outside the existing planning controls as outlined in Pittwater LEP 2014 and Pittwater 21 DCP.

The review of Newport Masterplan has reaffirmed that the Masterplan vision, guiding and urban design principles remain relevant and align with the communities' aspirations for the village. The Working Group confirmed that the Newport Masterplan remains a useful planning framework, however there are issues raised by the Working Group that fall outside the scope of the Masterplan, such as retail mix and shop vacancies.

Further progress on these matters requires alternative and innovative solutions and collaboration between landholders, businesses, the community and council. Other priorities identified during the surveys and broader engagement can be addressed through the targeted initiatives as outlined in Section 8.3

Based on this assessment, two strategic pathways are proposed:

8.1 Option 1 – Retain Newport Masterplan

Under Option 1, the Newport Masterplan would remain Council's overarching strategic framework to guide future planning of the village centre. While the Working Group identified a range of issues and concerns that fall outside the scope of the Newport Masterplan, these can be constructively

addressed by Council and other stakeholders through a series of targeted place-based initiatives would continue to be undertaken to strengthen vibrancy, connectivity and resilience.

Key Actions under Option 1:

- Maintain the Masterplan as the overarching planning framework to guide local planning and place-based initiatives.
- Implement the targeted place-based initiatives in collaboration with the community and stakeholders set out at Section 8.3.
- Support the establishment of a community-led working group to respond to emerging needs, with Council staff participation as appropriate.

A comprehensive review of the masterplan would be undertaken in the event of a change in the strategic context for Newport. This could include, for example:

- a decision by the NSW Government to provide enhanced rapid bus services and improved service frequency, through the extension of B-Line services to Newport; or
- the nomination by either the NSW Government or Council for Newport to be subject to increased housing growth, such as through the Low and Mid Rise Housing Reforms.

8.2 Option 2 – Commission an economic feasibility and retail study to inform a future Council decision whether to undertake a comprehensive review of Newport Masterplan

The analysis would identify the minimum building heights, density controls and retail mix required to enable development in the Newport town centre, with the findings reported to Council for its decision whether to then proceed with a comprehensive review of Newport Masterplan.

The estimated cost to commission an economic feasibility and retail study could be met from Council's operational budget. The study would likely recommend changes to Newport's existing building heights, floor space controls and land use mix to ensure Council's planning controls are economically deliverable by landowners and aligned with retail demand.

The outcome of a comprehensive review of Newport Masterplan would likely recommend changes to Newport village centre's planning controls in Pittwater LEP and Pittwater DCP to support market led redevelopment in Newport village. Ensuring that any changes to Newport's building height and floor space controls, while still maintaining the centre's highly valued village character would be a key consideration of the project.

It is noted that any increase in building heights within Newport Village was a contentious issue amongst stakeholders, and would be generally inconsistent with community feedback.

The report to Council with the outcomes of the economic feasibility and retail study would include a detailed project scope, project cost estimate and community engagement strategy to undertake a comprehensive review of the Newport Masterplan. This work is estimated to cost in the order of $250,000 to $400,000 and require a commitment of 1.5 full time Council officers over 1 to 2 years, consistent with the resourcing to prepare place plans in other town centres (the preparation of an economic and feasibility study would cost between $30,000 to $50,000)

In the event Council resolved to progress a comprehensive review of the Newport Masterplan in the short term, this would require reprioritisation of other place planning projects and be subject to budget allocation.

Having regard to the above matters, Option 1 is considered the preferred approach

8.3 Council Actions to Support Delivery of Newport Masterplan

Whether Option 1 or Option 2 is progressed, a suite of targeted place-based initiatives will be advanced to strengthen Newport's vibrancy, connectivity, and resilience over the short to medium term.

Opportunity	Council approach
Improve public transport and connectivity to Newport Village	Advocate for and partner with Transport for NSW to deliver the priority actions identified in the Move – Northern Beaches Transport Strategy 2038, including enhanced rapid bus services, improved service frequency, and better integration with walking and cycling networks. Council will also identify and implement local infrastructure upgrades—such as improved bus stop amenities, pedestrian access, and wayfinding—to support public transport use and connectivity to the village centre.
Improve pedestrian safety and walkability	Continue to deliver and expand public domain improvements identified in the Newport Masterplan, including footpath widening, upgraded pedestrian crossings, and streetscape enhancements. Building on completed works and the reduction of the Barrenjoey Road speed limit from 60 km/h to 50 km/h, Council will investigate and implement additional traffic calming and safety measures through the Safer Neighbourhoods Programme (2026–2029), to further reduce vehicle speeds and enhance pedestrian amenity within the village centre.
Support daytime and early evening activation	Partner with local businesses and community groups to deliver a diverse program of events and activities—such as markets, live music, outdoor cinema and art initiatives, that encourage the community to shop locally and activate the area. Council will continue to support activation through initiatives such as Plug and Play, providing free access to equipment and infrastructure for performers and event organisers, making it easier for local creatives to activate public spaces. Council can also guide the community to develop and promote a diverse events calendar for Newport village.
Support outdoor dining and local business activation	Promote and facilitate outdoor dining opportunities in line with Council's Outdoor Dining and Footpath Merchandise Policy, including providing clear guidance and streamlined support through the application process. Council will support businesses to apply for extensions to outdoor dining areas, subject to consent from neighbouring businesses.

Figure 7. Targeted Actions

9 Council's Strategic Planning Programme

Existing projects underway or programmed by Council's Strategic & Place Planning team include:

- Northern Beaches draft Local Environmental Plan
- Northern Beaches draft Development Control Plan
- Implementation of Brookvale Structure Plan

- Mona Vale Place Plan
- Manly Special Entertainment Precinct
- Proposed new Affordable Housing framework for LMR town centres
- Proposed new development contributions framework for LMR town centres
- Implementation of Modern Heritage Architecture Study
- Input to NSW Government's Housing Reforms and state significant nominated projects.
- Manly Vale Place Plan - from FY 2027/28
- Forestville Place Plan - from FY 2031/32

The programme includes strategic work associated with the 9 Low Mid Rise Housing reform centres, including the preparation of place plans for Manly Vale and Forestville, which Council resolved to undertake at its October 2025 Council meeting.

If Council resolved to progress a comprehensive review of Newport Masterplan in the short term, this would require reprioritisation of other project commitments, and be subject to funding allocation.

10 Conclusion

The review has confirmed that the Newport Masterplan remains the appropriate framework to guide incremental improvements, public domain upgrades, and local activations within the village centre. It continues to broadly align with community aspirations and provides a sound basis for delivering targeted, place-based outcomes.

Stakeholder engagement identified a range of broader issues affecting the vibrancy of the village centre, including high retail rents and vacancies, limited diversity of retail businesses, and the need for improved public transport services. There was also strong emphasis on the need for greater collaboration between landowners to co-ordinate redevelopment, particularly on Robertson Road. While important, these matters sit largely outside the scope of the Masterplan and Council's statutory land use planning framework. Addressing these challenges will require coordinated, non-statutory responses, including advocacy, partnerships, and collaboration between Council, landowners, businesses, and the community.

Newport Village performs an important role as a local centre and is not identified for housing or employment growth under the Newport Masterplan or any other Council or State Government strategic plan. While Option 2 - commissioning an economic feasibility and retail study, would provide useful evidence on building heights, density controls and retail mix, any findings would likely recommend changes to planning controls that are inconsistent with community feedback, particularly regarding building height increases. A subsequent comprehensive Masterplan review would also require significant resourcing, estimated at $250,000 to $400,000 and 1.5 full time Council officers over one to two years, necessitating reprioritisation of other place planning projects at a time when Council's resources are focused on the nine centres nominated under the NSW Government's Low and Mid Rise Housing Reforms.

On this basis, Option 1 - retaining the Newport Masterplan and delivering targeted place-based initiatives is the preferred and recommended approach. A comprehensive review, informed by an economic feasibility and retail study, remains an appropriate future pathway should the strategic context change, such as through the extension of B-Line services to Newport or nomination of the centre for increased housing growth.

APPENDIX 1

PWG3 Mentimeter Exercise:

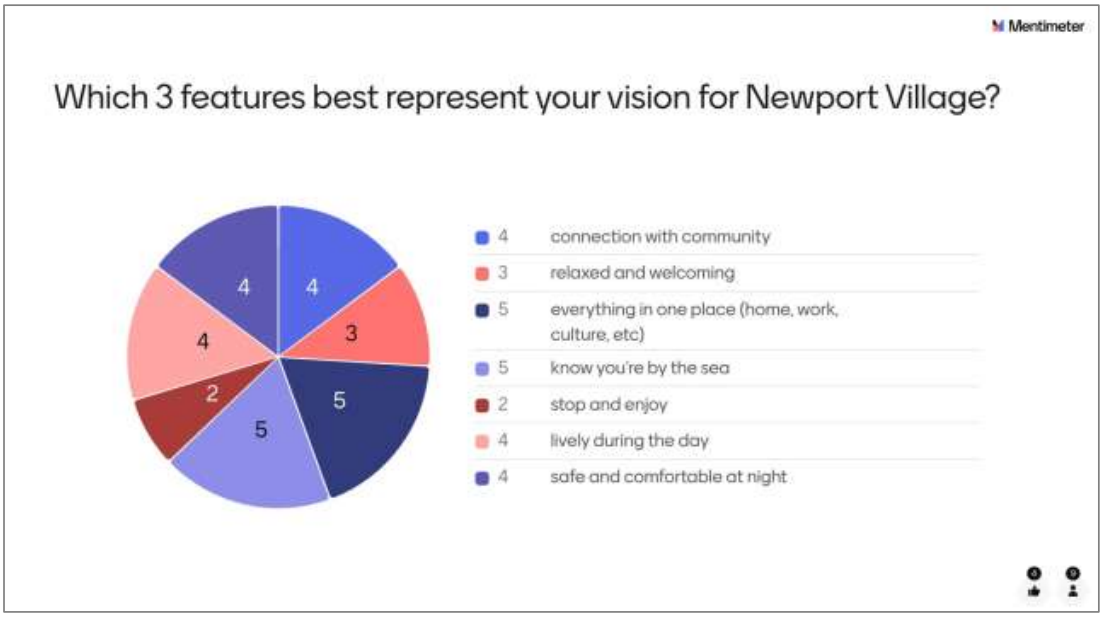


Figure 1. *Number of selections for the top 3 features that respondents felt best represented their vision for Newport Village.*

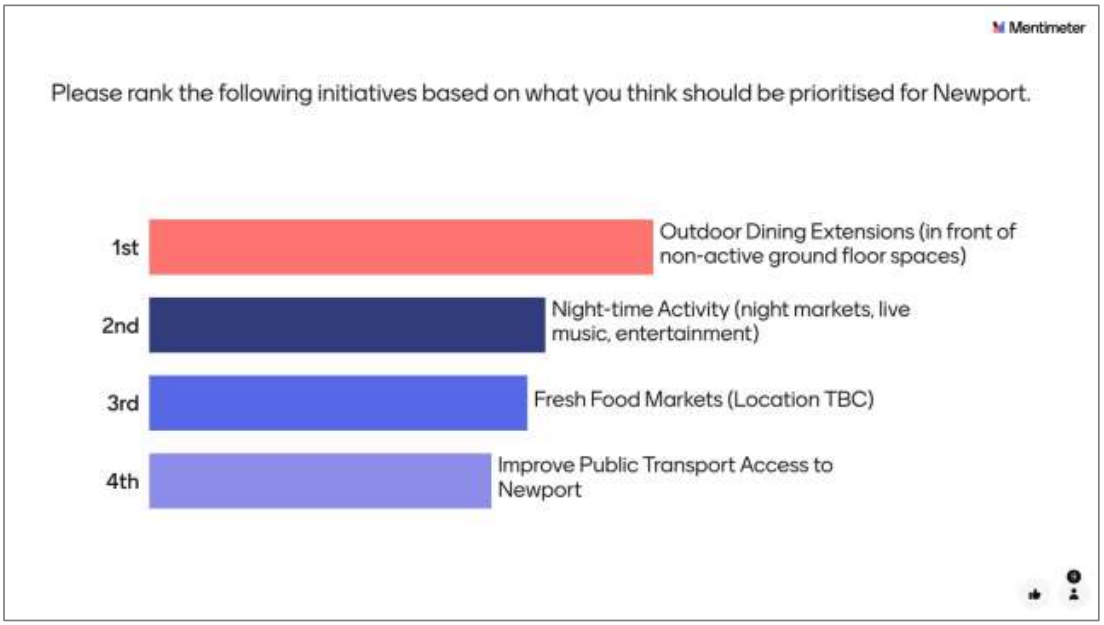
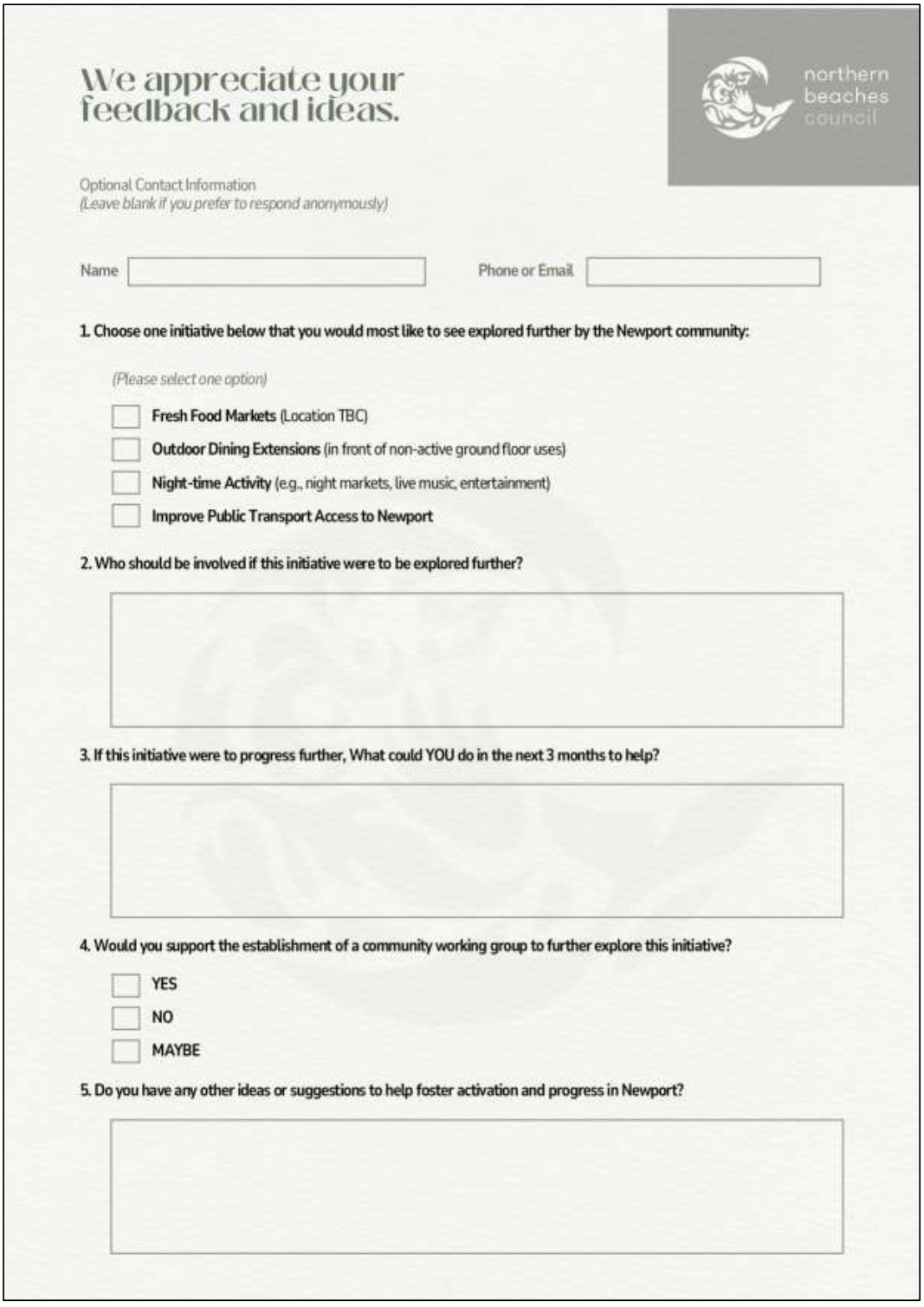


Figure 2. *Ranking of initiatives based on what people think should be prioritised for Newport.*

APPENDIX 2

PWG3 meeting survey and Face-to-Face Survey:



We appreciate your feedback and ideas.

northern beaches council

Optional Contact Information
(Leave blank if you prefer to respond anonymously)

Name _____ Phone or Email _____

1. Choose one initiative below that you would most like to see explored further by the Newport community:

(Please select one option)

- ☐ **Fresh Food Markets** (Location TBC)
- ☐ **Outdoor Dining Extensions** (in front of non-active ground floor uses)
- ☐ **Night-time Activity** (e.g., night markets, live music, entertainment)
- ☐ **Improve Public Transport Access to Newport**

2. Who should be involved if this initiative were to be explored further?

3. If this initiative were to progress further, What could YOU do in the next 3 months to help?

4. Would you support the establishment of a community working group to further explore this initiative?

- ☐ YES
- ☐ NO
- ☐ MAYBE

5. Do you have any other ideas or suggestions to help foster activation and progress in Newport?

APPENDIX 3

Survey Results

Working Group Meeting 3 Survey

A total of 10 responses were collected through the Working Group meetings. Participants included Pittwater Ward Councillors, community groups, landowners, and representatives from the Anglican Church and the Newport Beach Chamber of Commerce. These responses are summarised below.

Question 1: *Choose one initiative below that you would most like to see explored further by the Newport community:*

Responses: Responders answered this question through various methods, including selecting one option and ranking options in order of priority. The options have been ranked below in popularity to reflect the responses from the applicants.

1. *Night-time Activity*
2. *Improve Public Transport Access to Newport*
3. *Outdoor Dining Extensions*
4. *Fresh Food Markets*

Some respondents wrote additional options adjacent to the text, including:

- *"More Development."*
- *"Deliver updated vision for Newport."*

Question 2: *Who should be involved if this initiative were to be explored further?*

Responses: To explore these initiatives further, respondents felt that Council, Transport for NSW, business owners, landowners, and residents should be involved.

Question 3: *If this initiative were to progress further, what could YOU do in the next 3 months to help?*

Responses: Many respondents felt that they can help these initiatives best through communication with stakeholders, artists, residents, visitors and members of the Newport community.

Question 4: *Would you support the establishment of a community working group to further explore this initiative?*

Responses: Most respondents would support the establishment of a community working group.

Question 5: *Do you have any other ideas or suggestions to help foster activation and progress in Newport?*

Responses:

- **More Development** – Increase density, develop shop-top housing, increase affordable housing supply, and effective amalgamations.
- **Businesses** – Businesses need support from Council and the community to prevent closures and vacancies through longer leases and refurbishments**.**
- **Community Engagement** – Continue ongoing community engagement to allow for stakeholders to communicate their needs.
- **Planning Controls – DCP amendments** – Reevaluate Newport Masterplan and amend controls regarding carparking, building height, Floor Space Ratio, and controls that influence visual appearance such as colour scheme, landscaping and building materials.

- **Town Square** – Create a town square or plaza on Robertson Road or Foamcrest Street with fine grain retail that suit the needs of the community whilst maintaining a village and coastal atmosphere.
- **Bert Payne Park** – Continue coastal art project that is currently on hold.

Face-to-face Survey

Seven responses were collected through face-to-face surveys conducted by Council staff on-site in Newport. This engagement focused on local businesses who did not attend the Working Group meetings. These responses are summarised below.

Question 1: ***Choose one initiative below that you would most like to see explored further by the Newport community:***

Responses: Responders answered this question through various methods, including selecting one option and ranking options in order of priority. The options have been ranked below in general popularity to reflect the responses from the applicants.

1. *Improve Public Transport Access to Newport*
2. *Outdoor Dining Extensions*
3. *Night-time Activity*
4. *Fresh Food Markets*

One respondent wrote an additional option below to the text, as follows:

- *"Easier Parking."*

Question 2: ***Who should be involved if this initiative were to be explored further?***

Responses: To explore these initiatives further, respondents felt that the community, Council, Transport for NSW, the Chamber of Commerce should be involved.

Question 3: ***If this initiative were to progress further, what could YOU do in the next 3 months to help?***

Responses: Many respondents felt that they can help these initiatives best through community advocacy, word-of-mouth promotion, participation in events and joining the community working group.

Question 4: ***Would you support the establishment of a community working group to further explore this initiative?***

Responses: Most respondents would support the establishment of a community working group.

Question 5: ***Do you have any other ideas or suggestions to help foster activation and progress in Newport?***

Responses:

- **Businesses** – Reduce vacancies, prevent tobacco stores from opening, and improve the visual appearance of shopfronts through art in windows of vacant shops, street furniture, potted plants, and pavement cleaning.
- **Daytime Activation** – Enhance daytime activation in Newport through activities, such as an art walk, Pittwater RSL markets, car boot sale and second-hand markets.
- **Variable Time Bus Zones** – Create variable time bus zones, particularly on weekends and outside peak hours, to reduce length of bus zone and allow for increase carparking capacity in front of the pharmacy and other shops

Online Survey

A total of nine responses were received through an online survey distributed to local businesses. This method was used to broaden participation and gather additional feedback. These responses are summarised below.

Question 1: ***Choose one initiative below that you would most like to see explored further by the Newport community:***

- *Night-time Activity*
- *Improve Public Transport Access to Newport*
- *Outdoor Dining Extensions*
- *Fresh Food Markets*

Responses: Responses were generally evenly distributed. Night-time Activity received the majority with three votes, and the remaining options each received two votes.

Question 2: ***Who should be involved if this initiative were to be explored further?***

Responses: To explore these initiatives further, respondents felt that Council, the Chamber of Commerce and local businesses, shop owners, musicians and entertainers should be involved.

Question 3: ***If this initiative were to progress further, what could YOU do in the next 3 months to help?***

Responses: Many respondents felt that they can help these initiatives best through building awareness, participation in discussions, assisting in organisation, and utilising social media and shopfront posters to promote a B-Line extension to Newport.

Question 4: ***Would you support the establishment of a community working group to further explore this initiative?***

Responses: Most respondents would support the establishment of a community working group.

Question 5: ***Do you have any other ideas or suggestions to help foster activation and progress in Newport?***

Responses:

- **Businesses:** Create incentives for small businesses to reduce vacancies and create fine grain retail which meets the needs of the community, such as a local butcher and fresh produce grocer, to restore Newport's village atmosphere.
- **Activation:** Assemble a team to organise events to enhance activation and attract visitors to Newport, such as markets, street chalk drawing competitions, live music, outdoor cinema events, car shows, ice-skating, and dog meetups.
- **Placemaking:** Create a sense a place through a 'Newport Beach' sign to view on arrival into Newport, art in the windows of vacant shops on Barrenjoey Road, street art, landscaping, and illumination of trees on Barrenjoey Road.

General Comments Outside the Five Key Questions:

- Host food/clothing markets on Robertson Road instead of the beach to stimulate surrounding businesses, as the beach area already benefits from substantial foot traffic.
- Activate the Robertson Road through live music, strip lighting, and organising an occasional pedestrian-only evening by closing on side of the road for pedestrianisation and outdoor dining to attract visitors.
- Support is needed for small businesses as rent is currently too high which is leading to closures and vacancies.

APPENDIX 4

- PWG Meeting 1 notes and presentation – Trim 2025/105625 (notes)/ 2024/906438
- PWG Meeting 2 notes and presentation – Trim 2025/268049 (notes) / 2025/268016 (presentation)
- PWG Meeting 3 notes and presentation – Trim 2025/490608

Robertson Road, Newport Working Group

Terms of Reference

1. INTRODUCTION

These Terms of Reference (ToR) set out the working arrangements for the Robertson Road, Newport Working Group (WG) and provide details regarding the project aims, WG purpose, chairperson, membership, attendance and deliverable requirements and Council values.

2. BACKGROUND

The Newport Village Commercial Centre Masterplan (Newport Masterplan) was adopted by the former Pittwater Council and the relevant development controls were included in the Pittwater Local Environmental Plan and Pittwater 21 Development Control Plan in 2007. The preparation of the Newport Masterplan incorporated extensive community and stakeholder engagement via surveys, and stakeholder and focus group workshops.

In March 2021, a Mayoral Minute was passed requiring a meeting to be held between landowners in the Newport commercial centre and other key community groups and stakeholders. The meeting was held online on 28 July 2021 with 49 participants attending and presentations from Council, Save Robertson Road Community Group and Newport Residents Association. A short report was prepared summarising the key points and themes raised during the meeting. A copy of the report is provided as an attachment.

On 30 April 2024, Council resolved the following:

'*That Council:*

1. *Form a working group dedicated to addressing the matters concerning Robertson Road, Newport with the objective of facilitating constructive discussions and progressing solutions. The working group shall be composed of representatives from Council, relevant government agencies, local community organisations, and other key stakeholders.*

2. *Review the Newport Masterplan, with a specific focus on Robertson Road, and invite key stakeholders associated with 'Save Robertson Road' and the Newport community, to actively participate in the review process to adequately address the needs and concerns of all stakeholders involved.'*

3. PURPOSE OF THE WORKING GROUP

The WG aims to represent the views of the Newport community and users of the Newport centre.

The WG provides a forum for targeted open discussions between Council, local landholders, businesses, the community and interested groups on the Newport Masterplan and specific issues relating to Robertson Road, Newport, including alternative controls on future

development.

The WG is to:

- Provide a safe and equitable forum where members have equal opportunity to contribute and be involved in discussions with the Project Team on relevant issues
- Be a means of identifying innovative ideas that can enhance the Newport centre

The WG is to recognise:

- The lead role of Council
- The probity requirements associated with the process
- Its role is to inform Council
- It is not a decision-making body, acting on behalf of Council.

The outcomes of the WG meeting will help inform Council decisions in relation to the Newport centre and the Newport Masterplan. The outcomes of the WG meetings will be outlined and presented in the Newport Masterplan Review Report (the Report). The Report will present the WG's vision, any issues, and recommendations regarding changes to the Newport Masterplan for future consideration.

The WG will be disbanded following the preparation of the Newport Masterplan Review Report.

4. CHAIRPERSON

The meeting will be chaired by a member of staff being the Manager, Strategic and Place Planning and/or their nominated delegate.

5. MEMBERSHIP COMPOSITION

Membership is based on the following composition criteria:

- 1 x representative from the Save Robertson Road Community Group (SRRCG)
- 1 x representative from the Newport Residents Association (NRA)
- 1 x representative from the Newport Beach Chamber of Commerce (NBCoC)
- 2 x Robertson Road property owner or representative
- 2 x Robertson Road business operator or representative (Robertson Road)
- 3 x Pittwater Ward Councillors

Membership of the WG is confirmed by invitation to nominate and direct appointment.

Based on the above criteria the WG will comprise ten (10) members, consisting of a maximum of three (3) community representatives, two (2) landowners and two (2) business operators and three (3) Councillors.

Councillors are excluded from voting on any matters arising from the WG to ensure that potential conflicts of interest and role of Councillors in any future decisions related to planning matters and council land are managed appropriately.

Council staff are not members of the WG, but will perform the role of Chair and others may brief the WG as subject matter experts.

6. ELIGIBILITY

No more than one representative will be selected from any group. People representing one of the groups listed above must have a letter of endorsement from the group nominating them as the delegated representative.

Membership of the WG will be for the duration of the preparation of the Newport Masterplan Review Report.

7. MEETINGS

The appointed WG members will participate for a maximum of three (3) meetings over a six (6) month period, from November 2024 to May 2025.

The meetings will be held outside business hours, between 6.00pm – 8.00pm with meeting times being limited to a maximum of two hours.

At the close of each meeting, the proposed next meeting date will be tabled subject to availability.

Approximately 2 weeks notice of the scheduled meeting date and time will be provided via e-mail. An RSVP will be required within 1 week of receiving the meeting invite.

Each meeting will follow the following draft agenda:

a) Introduction or update.

b) Workshop activity.

c) Outline next steps.

Meeting schedules and agendas will be made available to all members in advance of each meeting.

8. MEETING LOCATION

Meetings will be ordinarily be held at the Newport Community Centre.

9. ATTENDANCE REQUIREMENTS

- All members are expected to attend the meetings, or otherwise tender their apologies to the Chairperson
- If members are unable to attend - members may delegate their position to another member of their organisation, or for landowners, their chosen representative with the approval of the Chairperson
- No member should be absent for more than two (2) consecutive meetings without first seeking, and being granted leave by the Chairperson. Without being granted such leave in these circumstances, the person’s membership will be re-evaluated
- Any non-attendance (with the exception of the above-mentioned exemptions) will result in removal from the WG
- Members can withdraw from the WG at any time. Should a vacancy occur, a new representative may be invited
- Meetings will not be open to observers

10. COUNCIL VALUES

All members of the WG are required to observe the adopted Model Code of Conduct and any other policy or requirement applicable to the proper functioning of the committee including the Norther Beaches Council Values outlined below:

- Trust Because being open brings out our best
- Integrity Because we are proud of doing what we say
- Teamwork Because working together delivers
- Service Because we care as custodians for the community
- Respect Because valuing everyone is how we make a difference
- Leadership Because everyone has a leading role

Members shall act in a professional, respectful and responsible manner at all times.

Members shall not use WG membership for political purposes nor communicate with the media implying to represent Northern Beaches Council in any way.

A breach of the Council Values and/or Terms of Reference will lead to members being removed from the WG.

11. CONFLICT OF INTEREST

Council recognises that community representatives join such groups because of special interests they may have, and Council welcomes their expertise. Nevertheless, it is important that Council understands the basis of advice it receives from the WG, so members will be required to declare who they are representing.

Disclosures of Conflicts of Interest, particularly pecuniary interests need to be made by members of the WG and recorded in the meeting minutes in accordance with section 442 (What is a pecuniary interest?), and 443 (Who has a pecuniary interest?), of the Local Government Act 1993.

12. CONFIDENTIALITY AND PRIVACY

Members may have contact with confidential or personal information retained by Council. Council staff will advise members when something is confidential. If so, members are required to maintain the security of any confidential or personal information and not access, use or remove any information, unless the member is authorised to do so.

Model Code of Conduct

(insert document)

Summary

(insert document 2021/602634)

Newport Village Assessment & Activation Plan

Engagement Report

WORKING DRAFT

03 July 2019

Report prepared by People, Place and Partnership Pty Ltd for Northern Beaches Council



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PEOPLE PLACE & PARTNERSHIP

Project: Newport Village Assessment & Activation Plan Client: Northern Beaches Council

Revision	Status	Date	By	Checked
A	Draft	03 July 2019	MS, JL, EC, JK	JK

DISCLAIMER

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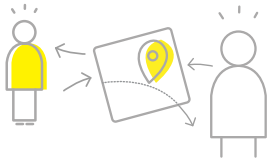
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PLACE *PLANNING* · STRATEGIC *FACILITATION* · COMMUNITY *ENGAGEMENT* · PLACE *ACTIVATION* · PLACE *TRAINING* · PLACE *MANAGEMENT*

We are passionate about connecting people to place and place to people to create long lasting change.



Site Context

Introduction

Northern Beaches Council has engaged People Place and Partnership to undertake a place assessment and activation plan for Newport Shopping Precinct, in which a survey was conducted to better understand the precinct uses and opportunities for future activation.

Newport Shopping Precinct

Newport is located in the Northern Beaches Local Government Area (LGA) in close vicinity of the suburbs of Avalon, Pittwater and Mona Vale. It features a shopping precinct along the main Barrenjoey Road, located near Newport Beach that serves its residents with services and retailers.

Barrenjoey Road and Robertson Road

The Newport Shopping Precinct comprises:

- A wide range of restaurants and cafes, that make up for the majority of the centre's offering
- Services such as hair salons a and real estate agencies
- Specialty retailers including clothing and home decor

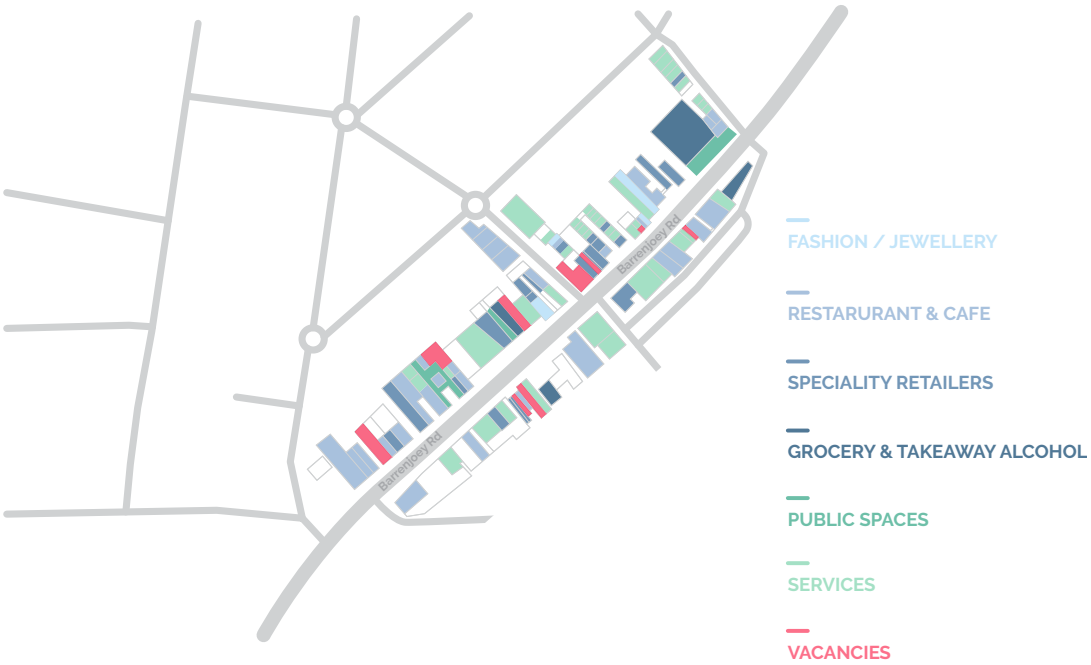


Figure 1 - Newport Centre

Engagement Approach

Stage 1

Business Surveys

Purpose:	To identify and explore key issues relating to the Newport shopping strip from a business perspective; to understand the customer profile of centre users; to explore improvement opportunities in Newport shopping precinct
Survey Approach:	Paper based slip in which respondents are asked what are they optimistic and concerned about and what ideas they have to improvement Newport centre; respondents were also asked to map out Newport costumer profile



Figure 2 - Business Survey Slip

Business Workshop 1

Purpose:	To identify and explore key issues relating to the Newport shopping strip; to understand the customer base and habits of centre users as well as the unique character of the centre; to identify current and future opportunities for place activation and improvements to the centre and encourage businesses to take ownership of the centre's performance.
Engagement Activities:	Engagement activities were designed to be brief in nature and to maximise the information gained from participants. Activities were run in a world cafe style arrangement. **Workshop Activities:** • Activity A: Business Issues • Activity B: Future Ideas • Activity C: Place Flags

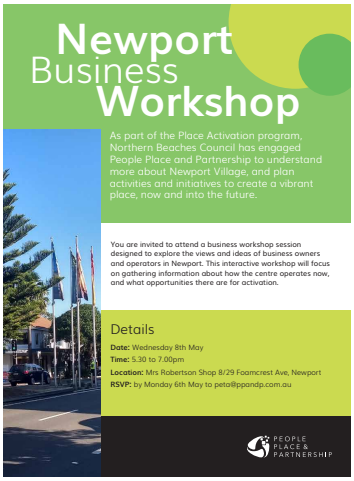


Figure 3 - Business Workshop Invitation Letter

Engagement Approach

Stage 2

Community Workshop

Purpose:	To identify and explore key issues and opportunities relating to Newport's centre from a community perspective; to understand the customer profile of centre users; to explore improvement opportunities and place activation ideas in Newport
Engagement Activities:	Dynamic activities in world cafe style that allowed participants to express their own ideas and issues, as well as explore potential activations for the centre, as identified in Newport Village Place Assessment **Workshop Activities:** • Activity A: See & Do • Activity B: Future Character • Activity C: Flagging Activity • Activity D: Place Ideas • Activity E: Visitor Profile • Activity F: Visitation Drivers



Figure 4 - Community Workshop Flyer

Business Workshop 2

Purpose:	To identify and explore key issues relating to the Newport shopping strip; to identify and locate opportunities for place activation and encourage businesses to take ownership of the centre's performance
Engagement Activities:	Engagement activities were brief and highly interactive. The purpose of the activities was to build on the feedback gained from Phase 1engagement with key businesses and Place Assessment findings. **Workshop Activities:** • Activity A: See & Do • Activity B: Place Ideas • Activity C: Visitation Drivers



Figure 5 - Business Workshop Flyer

Stage 1 Engagement

Key Findings

Business Surveys: Optimistic & Concerned

A business survey was conducted by People, Place and Partnership in Newport Shopping Precinct on the 12th April 2019, in which 35 businesses were surveyed to better understand Newport from a business perspective.

The majority of businesses were willing to take part in the survey and most participants had strong opinions about the centre and what could be improved, reflecting their willingness to provide feedback on the experience of operating a business in Newport Village.

Although some concerns were consistent across most businesses - the decreasing rent affordability, the negative impacts of vacant shops, parking issues and desire for diversified entertainment options - a variety of perceptions and ideas about Newport were provided. Recent residential growth and access to transport had contrasting reactions from some businesses - while some were optimistic about development in the area and wish the centre had improved public transport for visitors to access it, other respondents are concerned that would mean losing Newport's local village atmosphere.

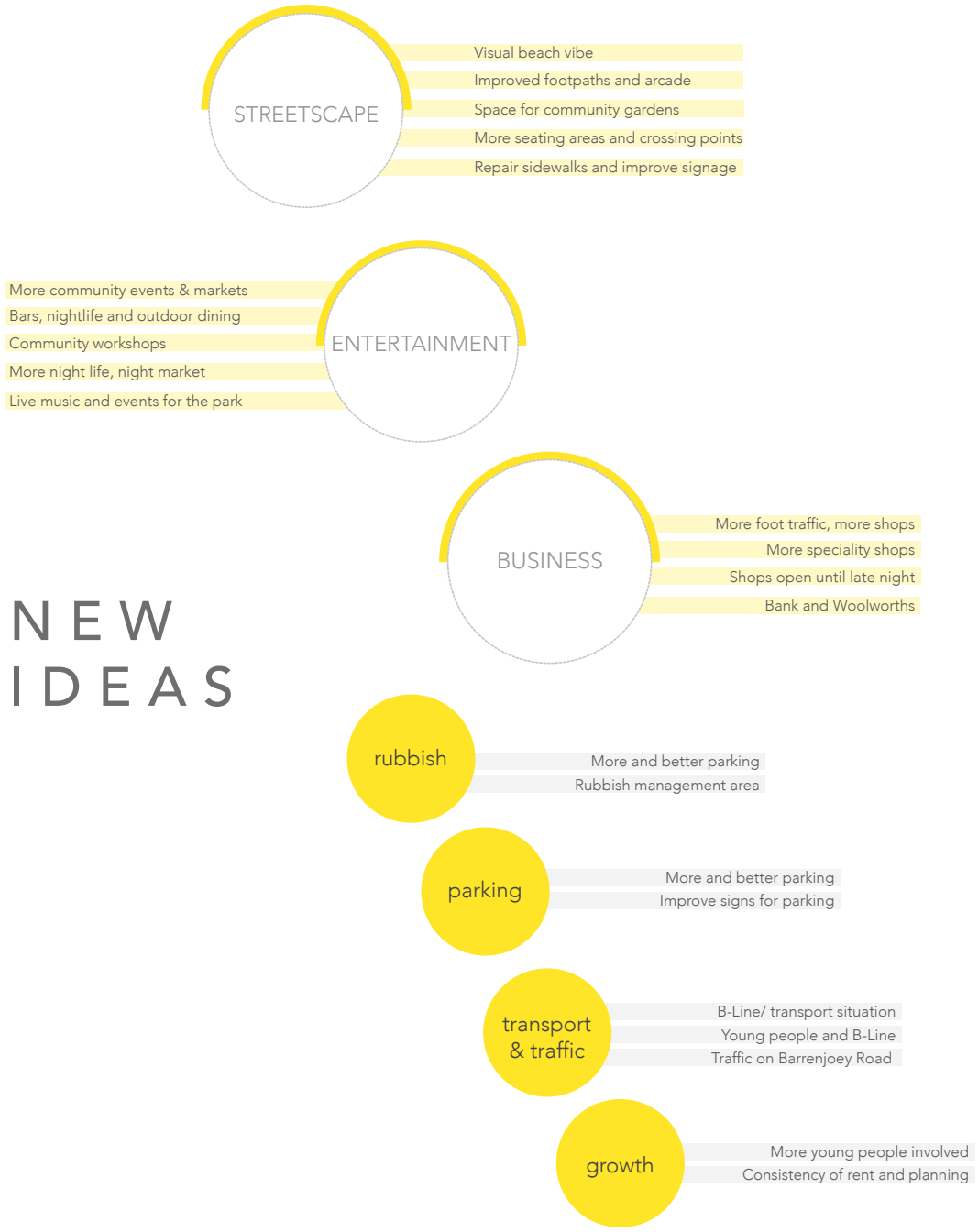
The following graphics highlight what businesses are most optimistic and concerned about the future of Newport Village.



Business Surveys: New Ideas

Business were asked for ideas that could improve the centre and many provided feedback to enhance Newport centre for both visitors and locals, whether they were big ideas or areas to build on and further develop the centre.

Many businesses stated the need for entertainment opportunities that would enable community gatherings and increase the amount of public space for recreation - respondents felt the need, not only for nightlife and community events, but also for a physical space for centre users, such as a village square, entertainment area or community gardens.

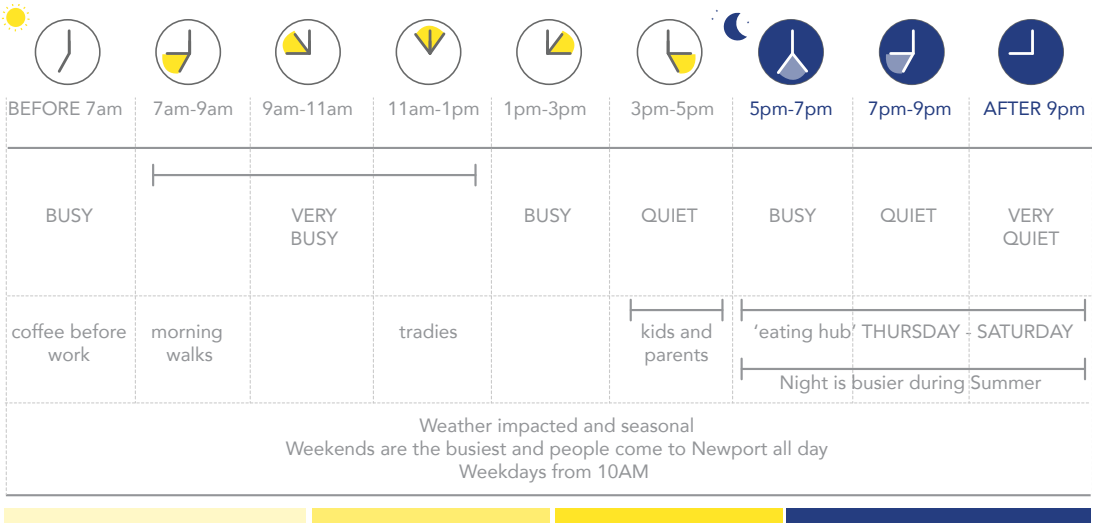


Business Surveys: Customer Profile

Survey respondents were asked to explore their visitor and customer profile by identifying the busiest time in Newport throughout the day, where they come from and what type of people are attracted to Newport. The graphics below outline what most respondents consider to be the busiest time periods in Newport as well as the costumer profile origins and types.

VISITOR AND CUSTOMER PROFILE

At what time do people usually come to Newport?



Are they Usually:



Respondents stated that most customers were from Newport and neighbouring suburbs such as Avalon, Bilgola and Palm Beach. The types of individuals attracted to Newport centre are mostly families, retires, professionals, tradies and stay at home mums. Some respondents felt that there is a good mix of all these types in their customer profile.

Where do they usually come from?

Business Workshop

A business workshops was held at the Mrs Robertson bar on Tuesday 8th May 2018, aimed at exploring the views and ideas of business owners and operators in Newport. The workshop was hosted by Northern Beaches Council and led by independent consultants People Place & Partnership. The session attracted a range of key business operators.

Nikki Griffith, Manager Place and Economic Development at Northern Beaches Council, along with Jo Kelly from People Place & Partnership introduced the project and the context under which the assessment and activation plan is being developed. Each attendee introduced themselves and were asked to state why they were participating in the session, before taking place in a series of interactive activities.

ACTIVITY A
Business Issues

Participants were asked to identify the key issues that they were faced with as business operators in Newport.

Business Operations

- Tenancy mix was seen as an issue for some as there is an abundance of services in the centre
- Some people felt that more diverse businesses or a stronger business community was needed
- High rents were seen an issue which sometimes leads to business closure

Parking Issues

- Parking management and availability were raised as key issues, especially
- Lack of parking signage was also proposed as a key issue

Entertainment and Activity

- Some people felt that the lack of entertainment attractions like live music or markets was an issue
- Many people felt that more foot traffic would help the centre

Public Domain

- Managing, tidying and improving the public domain, including lighting, signage and infrastructure were raised as key opportunities

Access

- Some people felt that the lack of B-line access was a barrier

KEY SOLUTIONS

A number of participants raised solutions to issues, as identified below:

- A deeper understanding of issues and audits for businesses and public areas was proposed
- Effective planning and collaborative discussions were also seen as solutions to issues

ACTIVITY B
Future Ideas

Participants were asked specific questions about the future and outcomes for Newport Village.

What are your bright ideas for Newport?

- Some ‘bright ideas’ related to better management of parking, rental management and signage
- Others included activations and events such as light shows, social media promotion, late night trade, seasonal events for Christmas or winter and food festivals

What are your longer term solutions?

- Filling vacant shops was a key goal for the future
- Night time shopping and dining was also raised
- Better public transport access was a key idea for some participants
- Turning Newport into a ‘destination’ was also proposed

What do you not want to see?

- Many people were concerned about seeing an increase in vacant shops, Newport becoming a ‘ghost town’ and rent increases
- People were also concerned about unattractive developments or renovations

Where do visitors come from and when is Newport busiest?

- Many visitors are local or come from surrounding suburbs like Avalon, Palm Beach or Mona Vale
- A number of visitors also come from the Eastern Suburbs, the Inner West, Greater Sydney and overseas
- Newport tends to be busiest on the weekends and especially in the morning

ACTIVITY C

Place Flags

Participants were asked to identify on a centre map their responses to the following questions:

What should be changed and why?
Where is your favourite place and why?
Where you want to have activity and why?

Key Findings

Changes Needed

- Participants felt that area south west of Robertson Road should feature better parking signage and upgrades
- They also felt that more public sculptures and atmosphere would improve the area
- Supporting businesses and filling vacant shops were also suggestions

Favourite Places

- For some people, business on Robertson Road and in the internal arcade have good atmosphere
- For most, the beach front and kids play area were the best place to enjoy and relax

Activity Needed

- More activity was proposed around the Robertson Road arcade including markets and seating
- Increased foot traffic was proposed between Caltex and the beach front
- Beach related activities were also proposed including cages and families activities



Stage 2 Engagement

Key Findings

Community Workshop

A community workshop was held at Newport Community Centre on Wednesday 26th June 2019 to inform the community about key findings of Newport Village Place Assessment as well as explore the community ideas and priorities for Newport. The workshop was hosted by Northern Beaches Council and led by independent consultants People Place & Partnership. 27 community members attended the workshop.









Business Workshop

A business workshop was held at Mrs Robinson Bar on Monday 1st July 2019, hosted by Northern Beaches Council and led by independent consultants People Place & Partnership with 12 business representatives in attendance. This Stage 2 Business workshop informed business participants about the key findings of the Place Assessment undertaken in the centre, and further explored ideas and priorities for Newport Village.





See & Do

Participants at both the Community and Business Workshops were asked what they would like to 'see' and 'do' in Newport. Outlined below are the most consistent themes and ideas raised by participants of both the Community and Business Workshops. Most participants prioritise special events and community activities that cater for the different age groups and interests of Newport's community.

SEE HERE

Community

Community space
Theatre
Organised activities for the community

Streetscape Beautification

Improved ambiance of the centre's streets
Convert carpark into community space
Public art
Beautify buildings and streetscape

Infrastructure

Improved public domain
Community space
Identity statement on arrival to Newport
Improved parking

Entertainment

Produce market
Music events

DO HERE

Entertainment

Gathering space for different age groups
Community theatre
Arts events
Organic markets
Sweet festivals
Live music

Beach & Outdoors

Leverage natural assets of Newport
Improve usage of Porter's Reserve

Business

Improved business mix
Late night shopping
Specialised shops

Entertainment

Organic markets
Sweet festivals
Live music

Community

Gathering spaces
Community gardens

Local Character

Participants at the Çommunity Workshop chose from a set of different dessert cards which best represented Newport's personality and local character. The key themes that were raised are outlined below.



Diverse

Different inviting experiences

Disconnection

Bitsy



Unique

Not mass produced

Unique boutiques

New ideas



Freshness

Connection to Newport Beach

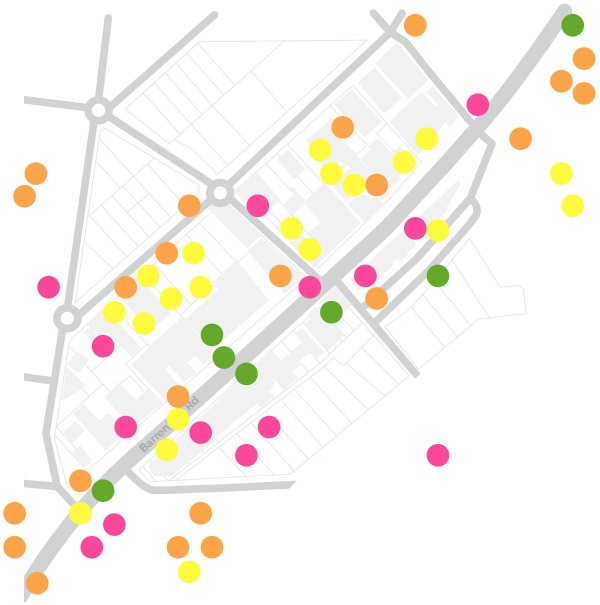
Importance of Summer to Newport centre

Natural landscape

Flagging Activity

Participants at the Community Workshop were asked to identify on a centre map the following:

- **Great ideas for Newport**
- **Areas for improvement**
- **Areas that should stay the same**
- **Areas that Council should know about**



Great Ideas

- Signage and more art and performance events at the Newport Community Centre
- Recreational activities such as netball courts and an improved ocean pool at the north end of the beach
- Cafe or restaurant on the beach
- A community gathering space on Robertson Road

Needs to Improve

- Improvements to carpark
- Building on the laneways and esplanades
- Improving streetscape through lighting, flowers and outdoor dining for cafes
- 'Piazza' style gathering space
- Local events and markets
- Entertainment at the Newport Bowling Club

Should Stay the Same

- Better signage especially at bus stops
- Improved streetscape
- Beach to remain as is

Council Should Know About

- Improving dead spots along Barrenjoey Road
- Increasing foot traffic and business intersection with pedestrians
- Short term parking needs for trades people before 9am
- More entertainment and youth activities needed

Place Ideas

Participants were given a paddle with 'I could see that here' on one side and 'Not for us' on the other, then shown hypothetical activations that could happen in the centre and asked to reflect on the suitability of each for Newport. Following this, participants chose three of those ideas in small groups and identified where and how their preferred ideas could happen. The most popular ideas for both the Community and Business Workshops are highlighted below, with a map detailing the most common solutions.

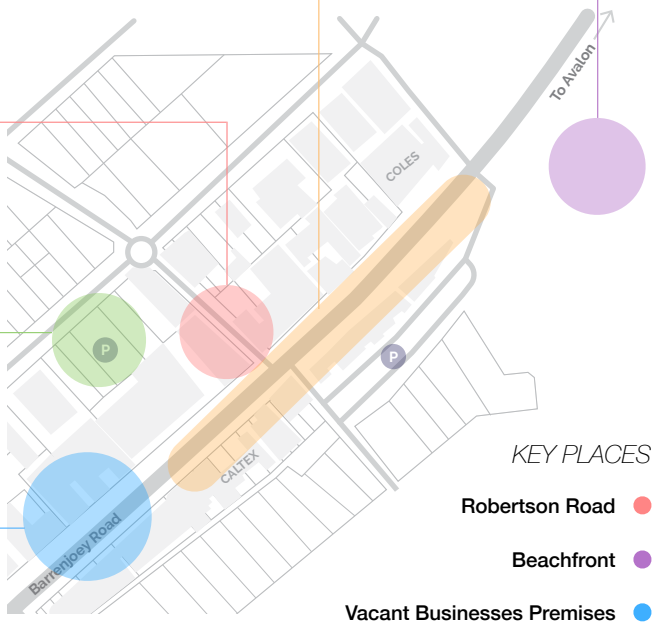
Barrenjoey Road
- Promenade linking beach and centre
- Art installations
- Welcome to Newport sign

Beachfront
- Day to night activations
- Seasonal activations
- Cafe in the Surf Club

Robertson Road
- Creative events and festivals
- Markets
- Paved road and pedestrian area

Foamcrest Avenue Carpark
- Gathering space
- 'Piazza' style seating area

Vacant Business Premises
- Pop-up art galleries
- Creative experiences



KEY PLACES

Robertson Road

Beachfront

Vacant Businesses Premises

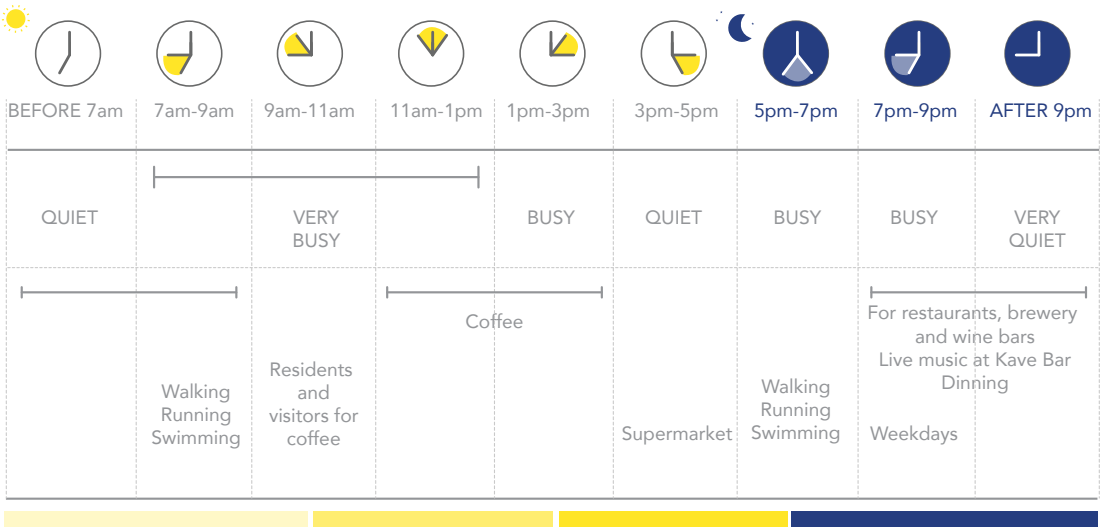
Foamcrest Avenue Carpark

Barrenjoey Road

Visitor Profile

Participants at the Community Workshop were asked to provide a profile of people who visit Newport by identifying what time people come to Newport and how long they spend in the centre, as well as where they come from and which demographic groups they fall under.

At what time do people usually come to Newport?



Participants reflected that visitors usually stay in the centre up to an hour when running errands such as grocery shopping, having medical appointments or meeting friends for coffee. Longer stays at Newport are usually for eating out, enjoying the beach or the nightlife.

Participants consider the beach and pool to be one of the most popular places in Newport, where visitors walk and run or spend time at the Surf Club on weekends after 5pm. Coles was designated for all shopping needs and, on the opposite end of the precinct, the entertainment and eating out venues that attract most visitors are the Bowling Club, Lucky and 4 Pines.

Are they usually:



Where do they usually come from?

When asked what type of people come to Newport, participants feel the centre attracts mostly locals, as well as visitors from neighbouring suburbs such as Clareville, Avalon, Palm Beach and Mona Vale. Visitors from outside the area come mostly on weekends and public holidays. Younger generations visit the centre for its sports facilities or to go the beach.

Visitation Drivers

Participants at the Community and Business workshops were presented with the visitation drivers identified in the Place Assessment and asked to discuss opportunities, challenges and ideas for each of these concepts.

ONE STOP SHOP



Opportunities

- Room for improvement of the existing business mix
- Large choice of restaurants and cafes
- Night time vibe
- Notice board
- Variety of business mix can be improved

Challenges

- Businesses closing down
- Streetscape needs beautification
- Lack of retail variety
- Quality checks
- Businesses have to pay for licenses

Key Ideas

- Activities that cater for a younger generation
- 'Barefoot welcome' to encourage beachgoers to browse the centre
- Give banking opportunities
- Visual identity statement
- Produce market
- Specialty shops, (food co-op, artisan bakeries, deli, fruit shop)
- Improved access to parking

COMMUNAL SPACES

Opportunities

- Appealing to multiple generations
- Beach
- Football/cricket field

Challenges

- Red tape
- Budget
- Moveable space
- Community centre

Key Ideas

- Markets
- Gathering space
- Amphitheatre at Burt Payne Reserve
- Robertson Road partially pedestrian
- Community gardens
- Natural gathering space
- Leverage the football field
- Boardwalk seating to the beach

EXPERIENCING SUNSET

Challenges

- Transitional businesses on Newport centre
- Early closing times of most stores

Key Ideas

- More activities at the Bowling club on festive days
- Twilight shopping on Thursday nights

VILLAGE FEEL



Opportunities

- Arcades and laneway links
- Connection between beach and Newport centre

Challenges

- Main Road divides Newport
- Cater for the different age groups

Key Ideas

- Improve streetscape, especially lighting, footpaths and greenery
- Reduce vacancies throughout the centre
- Markets

Visitation Drivers

Participants at the Community and Business workshops were presented with the visitation drivers identified in the Place Assessment and asked to discuss opportunities, challenges and ideas for each of these concepts.

LOCAL ENTERTAINMENT



Opportunities

- Space for performance spaces
- Leverage outdoor venues

Challenges

- Noise complaints
- Poor lighting

Key Ideas

- Ongoing music festival from September to April
- Blues Festival
- Busking

ENTICING IDENTITY



Opportunities

- Flat area
- Rich history of Newport
- Highly visible from Barrenjoey Road
- Beach
- Valuable range of community services

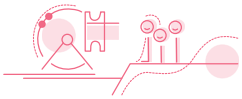
Challenges

- Facilities are under-utilised

Key Ideas

- Promenade to Newport Beach
- Network of laneways
- Creation of cultural and gathering space for the community
- Visual identity statement

INNOVATIVE EVENTS



Opportunities

- Events run by the community and businesses
- Themed events
- Outdoor areas

Challenges

- Possible need for road closure
- Loud music in residential areas

Key Ideas

- Folk Music Festival
- Outdoor theatre and art events

PLACESCORE™

BEFORE AND AFTER INVESTMENT 2023

COMBINED REPORT

BARRENJOEY ROAD NEWPORT

NORTHERN BEACHES COUNCIL

V3.0 18 SEPTEMBER 2023



northern beaches council

INTRODUCTION

This report combines the Impact Tracker for the period between 2018 and 2023, and the Impact Maximiser with new recommendations for future investments. The collected data helps us to understand community and customer perceptions, prioritise the investments to be made in the area, and can be used for reporting, stakeholder feedback or grant acquittals.

THE METHODOLOGY

Place Score's proprietary and university peer-reviewed methodology provides rigorous, comparable and trackable place data for evidence-based decision making and impact measurement.

COMMUNITY VALUES (CF)

Over 70,000 people across Australia have shared what they value using Place Score's CF surveys.

Participants are presented with 50 universal Place Attributes and are asked to select the 15 attributes which are most important to them in their ideal town centre or suburb. The aggregate results represent the values of the community.

PLACE EXPERIENCE (PX)

The place experience of over 200 streets across Australia has been rated using Place Score's PX Assessments.

Participants rate the performance of the same 50 Place Attributes between 'Perfect' and 'Fail'. These translate to a score between 0 and 10 for each attribute. A Place Attribute rated 7/10 or above is considered to be performing well, while scores under 6 are negatively affecting place experience.

Combining all the responses for all the attributes results in a PX Score for a place between 0 and 100. As of June 2023, the average national Street PX Score is 67/100.

A glossary of Place Score and place measurement terminology can be found at the back of this report.

ABOUT THE STUDIES

Studies were conducted in Barrenjoey Road (between Robertson Road and Coles Parade) during two different time periods.

2018 ASSESSMENT

On Friday, 11 May 2018, Place Score collected 168 CF and 53 PX data through face-to-face and online surveys.

2023 ASSESSMENT

On Saturday, 10 June 2023, Place Score collected 61 PX data through face-to-face survey and QR signage.



2018 and 2023 assessments were conducted at Barrenjoey Road (between Robertson Road and Coles Parade)

ABOUT THIS REPORT

This report includes three sections:

- Impact Maximiser: This section utilises CF data from 2018 and PX data from 2023. This sets the baseline for guiding community investment directions
- Impact Tracker: This section compares PX data from 2018 and 2023, and measures the impact of the investments made by the Council during this time period
- Location Results: This section provided a detailed analysis of the collected data, defining liveability performance, community values, and priorities. It also includes a comparison with similar streets and the national benchmark



Photo taken by Place Score during the 2023 survey

HOW TO READ THIS REPORT

This page explains how to read your results and get the most out of your data. Understand how community values and place experience work together to help you deliver evidence-based recommendations for your mainstreet.

MAXIMISING YOUR IMPACT

Place Score collects two types of data: CF and PX. Use these independently or together to understand your mainstreet from your community's perspective.

Community Values (CF) allows you to understand what is most important to your community and customers. CF (expressed as percentages) enables you to determine which decisions will benefit most of your mainstreet's customers. It can also be used as evidence to support your investments.

Place Experience (PX) helps you understand what is working well, or not so well, in your mainstreet. Place Attribute scores (out of 10) indicate where you should focus your investment. Your overall PX Score (out of 100) also enables you to compare your street with other mainstreets across the country.

Taken together, CF and PX reveal the **Priorities** of your mainstreet. Place Score categorises Priorities as follows:

NURTURE
Place Attributes that are valued and performing highly. These are the biggest contributors towards place experience, and should be nurtured and protected.

PRIORITISE
Place Attributes that are valued highly but performing poorly. Investing in these will benefit the community the most.

MANAGE
Place Attributes that are not quite an emergency, but not performing as well as they could.

MEASURING YOUR SUCCESS

Place Score provides you with measurable tools throughout this report to check whether your investments are aligned with uplifting the place experience of your mainstreet.

OVERALL PERFORMANCE

An increase in the overall PX Score would indicate an improvement in the place experience provided by your mainstreet.

TARGETED PLACE ATTRIBUTES

Our recommendations detail which attributes of your mainstreet are the most likely to be positively affected by taking up the recommendation. An improvement in the Place Attribute score of an attribute targeted by a recommendation would indicate success.

STRENGTHS AND PRIORITIES

Maintaining your mainstreet's strengths whilst reducing the number of priorities is another good measure of success.

NET PROMOTER SCORE



An increase in your mainstreet's NPS would indicate that more people are likely to recommend it to others as a space to enjoy and spend time in.

MODAL CHOICES

If the aim of your project is to change the modal habits of the street's users, a change in the modal choices of future survey respondents can also be viewed as a measure of success.

EXECUTIVE SUMMARY

This page presents high-level insights captured by Place Score. It includes 2018 community values, top and bottom attribute scores from 2023, and mainstreet priorities based on combined data from both time periods.

YOUR 2018 COMMUNITY VALUES

Barrenjoey Road community's ideal town centre is well maintened and integrated with nature. This community values a green atmosphere that is also visually engaging.

The bottom table shows that diversity of places - from economics to open spaces - and private investments, are among the least valued attributes by this community.

MOST VALUED ATTRIBUTES %

#1	**Elements of the natural environment** (views, vegetation, topography, water etc.)	75%
#2	**Vegetation and natural elements** (street trees, planting, water etc.)	66%
#3	**Overall look and visual character of the area**	65%

LEAST VALUED ATTRIBUTES %

=#48	**Diversity of price points** ($ to $$$)	4%
=#48	**Evidence of recent private investment** (new buildings, painting etc.)	4%
=#48	**Free and comfortable group seating**	4%

YOUR 2023 PLACE ATTRIBUTE SCORES

In Barrenjoey Road, attributes that contribute to well cared spaces are performing well, there is a high sense of safety and good amount of public space.

On the contrary, attributes that are related to place uniqueness, social and cultural aspects are performing poorly, with less focus on public art, local history and heritage.

BEST PERFORMING ATTRIBUTES / 10

Sense of safety (for all ages, genders, day/night etc.)	8.2
Amount of public space (footpaths and public spaces)	8.1
Overall look and visual character of the area	8.1

WORST PERFORMING ATTRIBUTES / 10

Public art, community art, water or light feature	5
Unusual or unique buildings or public space design	5.3
Local history, heritage buildings or features	5.4

YOUR STRENGTHS AND PRIORITIES

The priorities are determined by aggregating the community values and current performance of the street. The community currently enjoy the overall look of the street, they feel safe and can easily walk around. Although there are no high priorities, opportunities for improvement can be made by expanding local groceries offer and regular maintenance of public space.

CF	NURTURE
1	**Elements of the natural** environment (views, vegetation, topography, water etc.)
2	**Vegetation and natural** elements (street trees, planting, water etc.)
4	**Cleanliness of public s**pace
3	**Overall look and visual** character of the area
5	**Outdoor restaurant, caf**e and/or bar seating
6	**General condition of ve**getation, street trees and other planting
8a	**Businesses that reflect** the local community and values
7	**Sense of safety** (for all ages, genders, day/night etc.)
10	**Interaction with locals**/ other people in the area (smiles, customer service etc.)
12	**Ease of walking around** (including crossing the street, moving between destinations)
CF	**MANAGE**
8b	**Grocery and fresh food businesses**
11	**Maintenance of public spaces and street furniture**

IMPACT MAXIMISER



ENHANCING YOUR MAIN STREET SUCCESS

Thriving mainstreets aim to increase visitation, extend stays, and boost the spending of customers. To accomplish this goal, it is important not only to analyse available data but also to gain a comprehensive understanding of the current community and unique place offer.

ABOUT THE COMMUNITY

Newport is located between two town centres; Mona Vale and Avalon. The former boasts larger infrastructure with a wide array of services and shops, while the latter is a beachside centre with a distinct brand.

The population in Newport is predominantly mature individuals, followed by young families and the elderly. Locals are generally on high incomes and occupy professional white-collar positions. It is estimated that 2,136 people work from home, and youth represents 12% of the population.[1]

Barrenjoey Road (btw Robertson Road and Coles Parade) features a variety of businesses including independent clothing stores, home decor retailers, cafes and restaurants, self-care establishments, and a local art gallery. The mix of businesses along the road offers an opportunity for collaboration with the Council to enhance the socioeconomic outcomes for Newport.

This community has a strong preference for outdoor dining, experiences and businesses that are well-maintained and in harmony with the local area's character.

THE PROBLEMS WE WANT TO SOLVE

While generally performing well, there are still opportunities to enhance the success of Barrenjoey Road through improving the place experience of key customer groups, such as youth, visitors, locals, and professionals.

The performance of the following metrics also present room for improvement:

- Things to do: *Evidence of public events happening here* (#5, PX6.5 2018 / PX5.8 2023)
- Sense of welcome: *Grocery and fresh food businesses* (#5, PX6.7 2018 / PX6.6 2023)
- Uniqueness: *Public art, community art, water or light feature* (#20, PX 5.0), *Landmarks, special features or meeting places* (#20, PX8.1 2018/ PX6.8 2023), *Unusual or unique businesses/shops* (#32, PX5.6 2018/ PX5.3 2023)
- NPS, duration of stay, money spent

ABOUT OUR RECOMMENDATIONS

The proposed community directions and recommendations have been developed using all available data sources and consultation with Council regarding future funding and resources. They aim to enhance what the community loves now, and supplement it with what might be missing from the mainstreet.

SCALE: TARGETED RECOMMENDATIONS

- Targeted recommendations hone in on exactly what your community is looking for in the mainstreet. Taking up these recommendations will improve the place experience.

TYPE: SOFT INFRASTRUCTURE

- These recommendations are policy or community-oriented. They require you to work with other stakeholders to bring about positive change.

PRACTICAL RECOMMENDATIONS

Our recommendations aim to have long-lasting positive impacts. Each recommendation has therefore taken account of the following:

- APPROPRIATE
  Interventions have to be appropriate for the environment in which they are set and reflect the values of the users of the space.
- ACHIEVABLE
  Recommendations should aim to use existing or accessible resources and consider what can realistically be achieved by Council and different stakeholders.
- SUSTAINABLE
  Projects should build on local capacity, have the potential to become self-sustaining and for their responsibility to be shared between Council, businesses and the local community.
- EFFICIENT
  While aiming to achieve the final result, interventions have to be efficient with respect to time, cost and human resources.

Note:
1 Source: 2016 ABS census

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COMMUNITY DIRECTIONS

The strategic directions and recommendations for Barrenjoey Road are derived from two key sources of community input: the community's values and their experiences on their mainstreet. These are intended to provide guidance for planning and investments in the area over the next five years and are aimed at focusing future investments by all stakeholders.

A PLACE FOR LOCALS; SHOP AND STAY

Engage local businesses and empty shops to reflect customer values and changing needs by offering unique products and experiences where locals are encouraged to meet, learn, walk and spend.

PLACE RECOMMENDATIONS

- **Newport history:** create an opportunity to showcase Newport's history into an interesting pedestrian experience.
- **Shop windows:** work with businesses to enhance the shop windows appearance. Partner with them for a SWaT initiative.
- **Organic produce:** investigate how to address residents' demand for premium organic fresh produce. Introducing a fresh offer/ordering service in the neighbourhood could enhance the overall place experience, and lead to a boost in business revenue.

DATA RATIONALE

- *Local history, heritage buildings or features* and *Unusual or unique businesses/shops* are scoring lower than PX5.4
- *Grocery and fresh food businesses* and *Businesses that reflect the local community and values* are the #8 community values
- There are no shops in the suburb offering premium fresh produce. The nearest shops of this kind are located in Mona Vale and Avalon. Currently, delivery collectives are the only options for those who care about quality and freshness

BUILD AN INSTAGRAM IDENTITY

Youth, visitors, and the fashionable all love a photo opportunity. Creating a one of a kind selfie trail, and strengthen the suburb hashtag can help Newport stand out compared to its local competitors.

PLACE RECOMMENDATIONS

- **Selfie spot trail:** an eye-catching selfie trail is a 'photo opp' and a reason to visit. It adds character, promotes youth celebration, attract tourists, and can also be tied into the evening economy. Consider inviting a photographer to shoot landmarks and any other distinctive features that make the suburb special.
- **Raise awareness of the existing hashtag:** look for ways to increase business awareness of digital content and leverage the #2106 hashtag to strengthen Newport's online presence - provide businesses with informative decals for shop windows.

DATA RATIONALE

- Targeting the local youth to stay and spend more would also attract other visitors
- Most people who responded to this survey stayed less than 1 hour on the street
- 84% of respondents spent less than $75
- The NPS decreased by 11% since 2018
- *Public art, community art, water or light feature* is among the worst performing attributes (PX5.0)

AFTER-HOURS ECONOMY

After a long day away at work, what better way to relax than having something to eat and drink locally? Or maybe take the family on an evening walk with your neighbours? This direction aims to provide local options that build community and customer loyalty.

PLACE RECOMMENDATIONS

- **Discover Newport's culinary delights:** investigate ways to encourage restaurants and bars to create exclusive menus and drinks that evoke the suburb's uniqueness. E.g.: A progressive dinner trail also linked to the selfie and history trails.
- **Evening activities:** identify after-hours activities that already exist in the suburb and promote them in the wider community. E.g.: Fitness, hiking/walks, photography, stargazing, drawing/reading, takeways, etc.

DATA RATIONALE

- Men rated PX 6% lower than five year ago
- *Outdoor restaurant, cafe and/or bar seating* is the #5 community value and performing at PX7.2 2023
- *Evidence of public events happening here* is the #5 community value, and saw a decrease of 0.7pts since 2018 (PX6.5 2018, PX5.8 2023)
- *Evidence of community activity (community gardening, art, fundraising etc.)* saw a decrease of 0.4pts since 2018 (PX6.5 2018, PX6.1 2023)

IMPACT TRACKER

2018-2023



IMPACT ASSESSMENT 2018-2023

This section of the report provides comparative community data to help you determine the impact of the investments made in your mainstreet. The key changes and learnings from both assessments are listed here.

2018 ASSESSMENT

YOUR JULY 2018 DATA



Score of the initial PX Assessment

Place Score's initial Street PX Assessment allowed us to identify the best and worst performing attributes. Investing in these poorly performing attributes was expected to maximise the impact of investments. These five attributes were selected:

- *Unusual or unique buildings or public space design*
- *Public art, community art, water or light feature*
- *Local history, heritage buildings or features*
- *Evidence of recent public investment (new planting, paving, street furniture etc.)*
- *General condition of buildings*

The overall PX Score in 2018 was 70/100.

ABOUT YOUR 2023 INVESTMENT

WHAT'S CHANGED?



The Council funded the installation of large pot plants, a painted mural, a community library, and street signages

Between July 2018 and June 2023, Northern Beaches Council funded multiple investments to make Barrenjoey Road a more inviting environment for the community.

- **Pot plants** - large pot plants with lush plants were installed on either side of the pedestrian strip crossing on Barrenjoey Rd, near Robertson Road.
- **Mural** - a mural was painted on the wall inside Robertson Road as part of the Newport Spring Celebration.
- **Community Library** - a community street library was installed inside Robertson Road, under the existing shelter structure.
- **Street Signage** - Foamcrest Avenue carpark received new linemarking and directional signages indicating parking areas were installed.

WHAT DID WE LEARN?



Score of the subsequent PX Assessment

Most of the investments were focused on improving the quality of space on Barrenjoey Road for daily users. The scores of attributes associated with the greenery and parking increased. On the other hand, the search for uniqueness and evidence of community activities remained relatively stable. Specifically:

- *Quality of public space (footpaths and public spaces)* increased by +5% (PX 7.1 2018 / PX 7.5 2023)
- *General condition of vegetation, street trees and other planting* increased by +2% (PX 7.1 2018 / PX 7.3 2023)
- *Public art, community art, water or light feature* decreased by -8% (PX 5.8 2018 / PX 5.0 2023)
- *Evidence of community activity (community gardening, art, fundraising etc.)* decreased by -4% (PX 6.5 2018 / PX 6.1 2023)

MEASURING CHANGE

JUL 2018 | JUN 2023

Northern Beaches Council's investment in Barrenjoey Road has had an impact on the attributes selected after the initial assessment. The secondary impact is a more comfortable street environment that encourages people to stay longer.

MOST IMPROVED ATTRIBUTES

This table compares the performance of Place Attributes that have seen the biggest change in score since the first assessment. The grey attributes were directly targeted by the intermediate investment. The white attributes have no relation to the investments made.

Attributes	Place Attribute Scores	
Car accessibility and parking	6.9 7.5	+6%
Amount of public space (footpaths and public spaces)	7.6 8.1	+5%
General condition of buildings	6.1 6.6	+5%
Cleanliness of public space	6.9 7.4	+5%
Quality of public space (footpaths and public spaces)	7.1 7.5	+4%
General condition of businesses and shopfronts	6.1 6.5	+4%
Things to do in the evening (shopping, dining, entertainment etc.)	6.2 6.6	+4%
Physical safety (paths, cars, lighting etc.)	7.3 7.7	+4%
Walking, cycling or public transport options	7.5 8	+3%
Walking paths that connect to other places	7.5 7	+2%
Buildings and shop fronts	6.5 8	+3%
Sense of safety (for all ages, genders, day/night etc.)	8 8.2	+2%
Free and comfortable group seating	6.7 9	+2%
General condition of vegetation, street trees and other planting	7.1 3	+2%
Street furniture (including benches, bins, lights etc.)	7.1	+1%

PLACESCORE ©2023

MEASURING CHANGE BY DEMOGRAPHIC

JUL 2018 | JUN 2023

This page summarises some of the greatest changes in performance for three user groups. These groups were selected based on their sample size and the positive difference in performance between the two assessments. For each user group, we list the three Place Attributes which have improved the most, and the current top and bottom performing Place Attributes.

MOST IMPACTED USERS	TOP THREE IMPROVEMENTS SINCE 2018	BEST AND WORST PERFORMING IN 2023
WOMEN have seen an increase in place experience **+2% SINCE 2018**	Things to do in the evening (shopping, dining, entertainment etc.) (+18%) 7.1 / 5.3 General condition of buildings (+17%) 7.3 / 5.6 General condition of businesses and shopfronts (+15%) 7.2 / 5.8	Sense of safety (for all ages, genders, day/night etc.) 8.2 / 7.7 Public art, community art, water or light feature 4.9 / 5.4
MEN have seen a decrease in place experience **-6% SINCE 2018**	Quality of public space (footpaths and public spaces) (+1%) 7.7 / 7.6 Cleanliness of public space (+1%) 7.3 / 7.2 Buildings and shop fronts (0%) 6.7 / 6.7	Welcoming to all people 8.4 / 8.6 Public art, community art, water or light feature 5.1 / 6.2
45-64 YEAR have seen no difference in place experience **0% SINCE 2018**	General condition of buildings (+13%) 6.9 / 5.6 Street furniture (including benches, bins, lights etc.) (+10%) 7.5 / 6.5 General condition of businesses and shopfronts (+10%) 6.7 / 5.8	Elements of the natural environment (views, vegetation, topography, water) 8.3 / 8.8 Evidence of recent private investment (new buildings, painting etc.) 5.3 / 5.8

IMPACT TRACKING FOR BARRENJOEY ROAD

JUL 2018 | JUN 2023

BTW ROBERTSON ROAD AND COLES PARADE

ASSESSING YOUR INVESTMENT



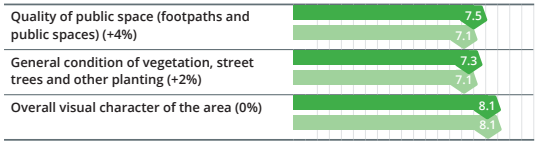
Large pot plants installed on either side of Barrenjoey Road

POT PLANTS INSTALLED

Some large pot plants with lush plants have been installed on both sides of the pedestrian strip crossing on Barrenjoey Road, near Robertson Road. They provide additional greenery and make a visual impact on pedestrian crossing.

This investment addresses the targeted attributes *Quality of public space, General condition of vegetation, street trees and other planting, Vegetation and natural elements, Point of difference from other similar streets or places, Overall look and visual character of the area,* and *Evidence of recent public investment (new planting, paving, street furniture etc.)*

These Place Attribute scores increased or remained stable in response to this investment:





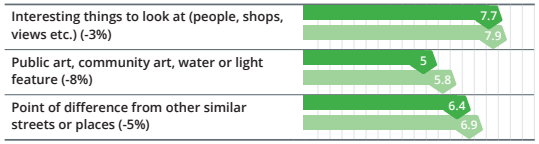
Mural painted on Robertsons Road

WALL MURAL STREET ART

A mural was painted on the wall inside Robertson Road as part of the Newport Spring Celebration. Evidence of public art tends to help enhance the character and appearance of the place.

This investment addresses the targeted attributes *Interesting things to look at (people, shops, views etc.), Public art, community art, water or light feature, One of a kind, quirky or unique features, Point of difference from other similar streets or places, Overall look and visual character of the area,* and *Evidence of recent public investment (new planting, paving, street furniture etc.*

However, all of the targeted Place Attributes scores remained relatively stable. Below are the most relevant for this investment:





Barrenjoey Road, 2023

IMPACT TRACKING FOR BARRENJOEY ROAD

JUL 2018 | JUN 2023

BTW ROBERTSON ROAD AND COLES PARADE

ASSESSING YOUR INVESTMENT



Community library installed under existing shade structure on Robertson Rd



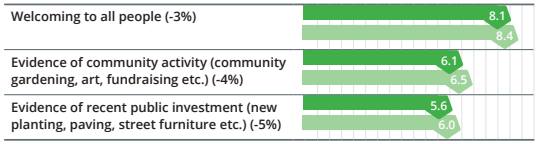
Foamcrest Avenue carpark linemarked and directional signage installed

COMMUNITY LIBRARY

A community street library has been installed on the corner of Robertson Road, where an existing passive area takes place. This usually facilitates the community to strengthen bonds through book exchange.

This investment addresses the targeted attributes *Evidence of community activity (community gardening, art, fundraising etc.), Welcoming to all people,* and *Point of difference from other similar streets or places.*

However, all of the targeted Place Attributes scores remained relatively stable. Below are the most relevant for this investment:

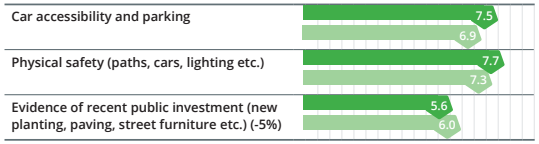


DIRECTIONAL SIGNAGE AND LINEMARKING

Foamcrest Avenue carpark received new linemarking and directional signages indicating parking areas were installed.

This investment addresses the attributes *Car accessibility and parking, Physical safety (paths, cars, lighting etc.),* and *Evidence of recent public investment (new planting, paving, street furniture etc.).*

These Place Attribute scores increased or remained stable in response to this investment:





Barrenjoey Road, 2023

LOCATION RESULTS

BACKGROUND DATA



ABOUT YOUR 2018 RESPONDENTS

(BARRENJOEY ROAD, BTW ROBERTSON ROAD AND COLES PARADE)

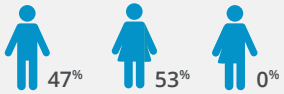
2018 CARE FACTOR | **n=167[1]**

WHO DID THIS ASSESSMENT?

RESPONDENT DEMOGRAPHICS

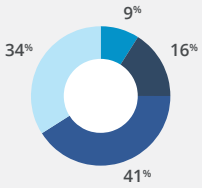
This section summarises who completed a Care Factor survey. We aimed to collect a representative sample of the users of your mainstreet. Data was not collected from people aged under 15.

GENDER



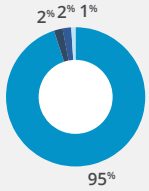
AGE

- 15-24
- 25-44
- 45-64
- 65+



ASSOCIATION

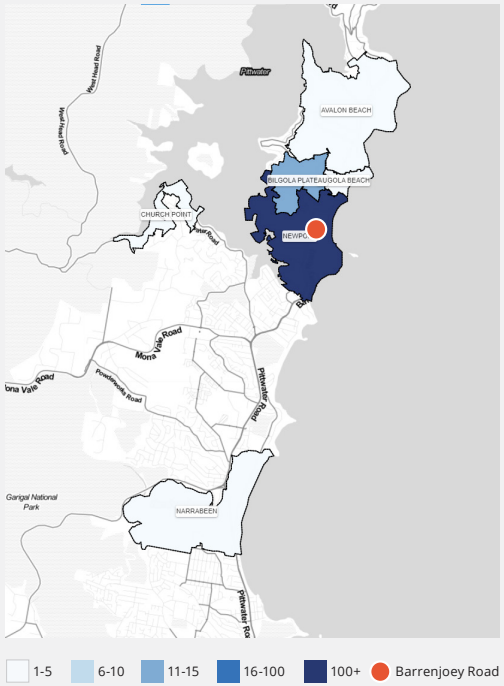
- Local residents
- Visitors[2]
- Workers
- Students



WHERE DID THEY COME FROM?

RESPONDENT CATCHMENT

This map illustrates the number of respondents by their suburb of residence. Outlying suburbs may lie beyond the boundaries shown here.



HOW DO THEY GET HERE?

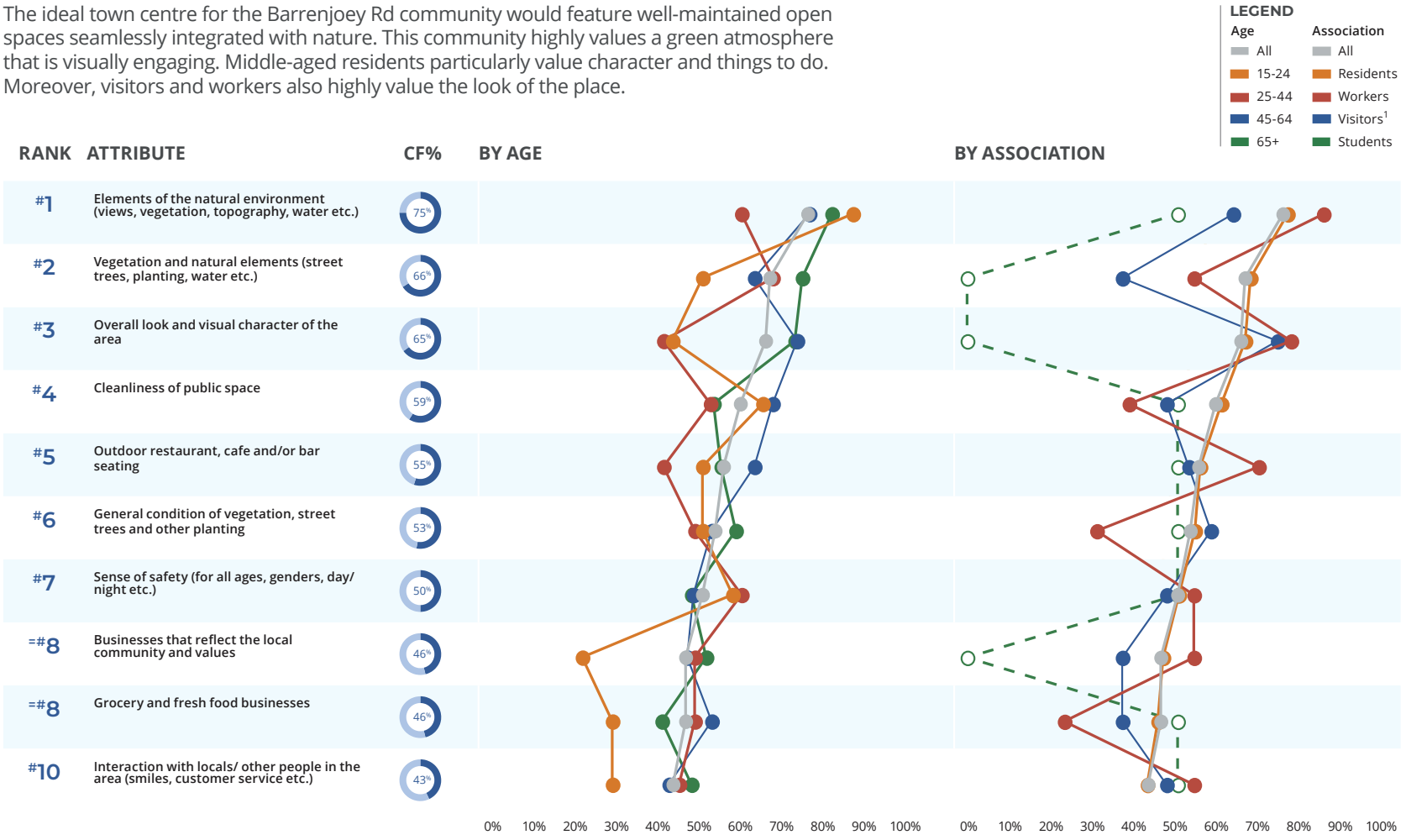
MODE OF TRAVEL

Place Score did not collect data regarding mode of travel in 2018.

Notes:
1 These respondents lived in Northern Beaches and were either residents of Newport or worked in, studied in or visited Newport
2 For the purposes of this chart, each respondent is ascribed their primary association only

COMMUNITY TOP 10 VALUES

The ideal town centre for the Barrenjoey Rd community would feature well-maintained open spaces seamlessly integrated with nature. This community highly values a green atmosphere that is visually engaging. Middle-aged residents particularly value character and things to do. Moreover, visitors and workers also highly value the look of the place.



Note:
1 For the purposes of these columns, respondents who associated themselves with Newport as visitors might have had additional associations.

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ABOUT YOUR 2023 RESPONDENTS

JUN 2023

(BARRENJOEY ROAD, BTW ROBERTSON ROAD AND COLES PARADE)

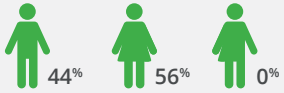
2023 PX ASSESSMENT | n=61

WHO DID THIS ASSESSMENT?

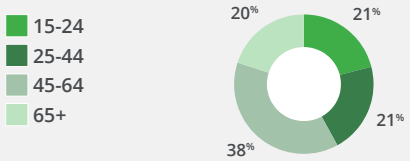
RESPONDENT DEMOGRAPHICS

This section summarises who completed a Street PX Assessment. We aimed to collect a representative sample of the users of your mainstreet.

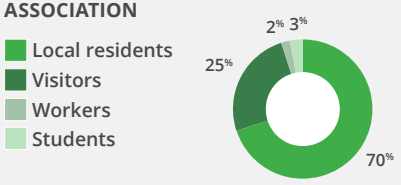
GENDER



AGE



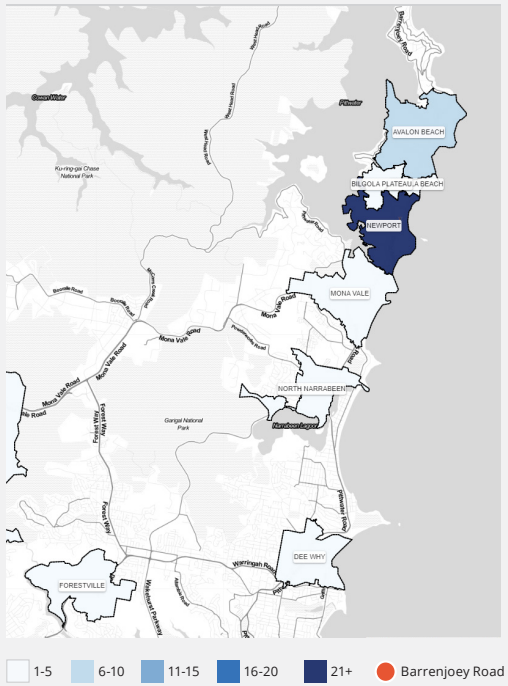
ASSOCIATION



WHERE DID THEY COME FROM?

RESPONDENT CATCHMENT

This map illustrates the suburbs of residence of most of the survey respondents. Outlying suburbs may lie beyond the boundaries shown here.



HOW DID THEY TRAVEL, STAY AND SPEND?

This section provides a summary of how respondents travelled to your place, how long they stayed there for and how much money they spent there in Jun 2023. Respondents could select more than one mode of transport.

MODE OF TRAVEL

Car	51%
Walking	48%
Bus	5%
Cycling	2%

TIME SPENT

0-30 min	36%
30 min - 1hr	34%
1-2 hrs	10%
2+ hrs	20%

MONEY SPENT

$0-25	33%
$25-75	51%
$75-200	11%
$200+	5%

BARRENJOEY ROAD, NEWPORT

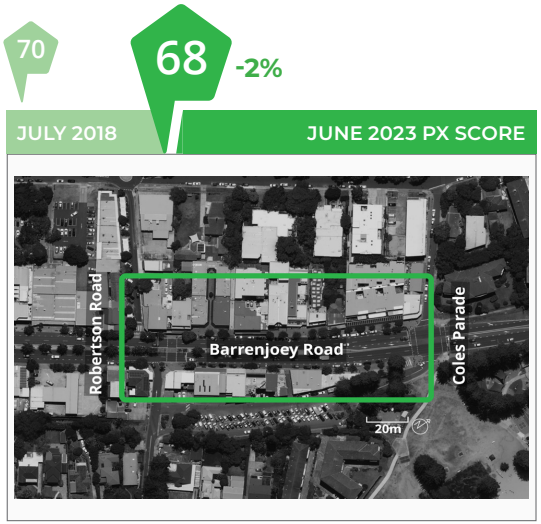
JUL 2018 | JUN 2023

BTW ROBERTSON ROAD AND COLES PARADE

Barrenjoey Road, between Robertson Road and Coles Parade, is a four-lane road with a divider that splits traffic. On-street parking is available on either side of the road. A variety of shops, including cafes, newsagents, salons, and other businesses, are accessible. Public amenities, such as outdoor furniture, bins, and bike racks, are present along the entire road. Street foliage, in the form of trees, verge gardens and raised plant boxes, can be seen throughout the area along the divider and footpaths.

KEY FINDINGS

- The most significant Place Attribute increases are for 'Car accessibility and parking' (6.9 to 7.5, +6%), and 'Amount of public space' (7.6 to 8.1, +6%)
- The most significant Place Attribute decreases are for 'One of a kind, quirky or unique features' (7 to 5.5, -15%), Landmarks, special features or meeting places (8.1 to 6.8, -14%), and 'Unique mix or diversity of people in the area' (7.1 to 5.8, -13%)
- The highest score Attribute for 25-44 year olds is *Amount of public space (footpaths and public spaces)* PX 8.7
- *Public art, community art, water or light feature* scores the lowest among all age groups except 35-44 year olds
- Your NPS changed from 43 to 11; a decrease of 32



NPS (NET PROMOTER SCORE)

NPS is a standard tool for measuring respondent loyalty to a brand or entity.

+43
JULY 2018

+11
JUNE 2023

-32
DECREASE

How likely is your community to recommend this place?

1 = Not at all likely, 10 = Extremely likely

38%	36%	26%
PROMOTERS	PASSIVES	DETRACTORS
43% MEN 57% WOMEN 0% OTHER	41% MEN 59% WOMEN 0% OTHER	50% MEN 50% WOMEN 0% OTHER

WHAT ARE PROMOTERS RATING HIGHLY?

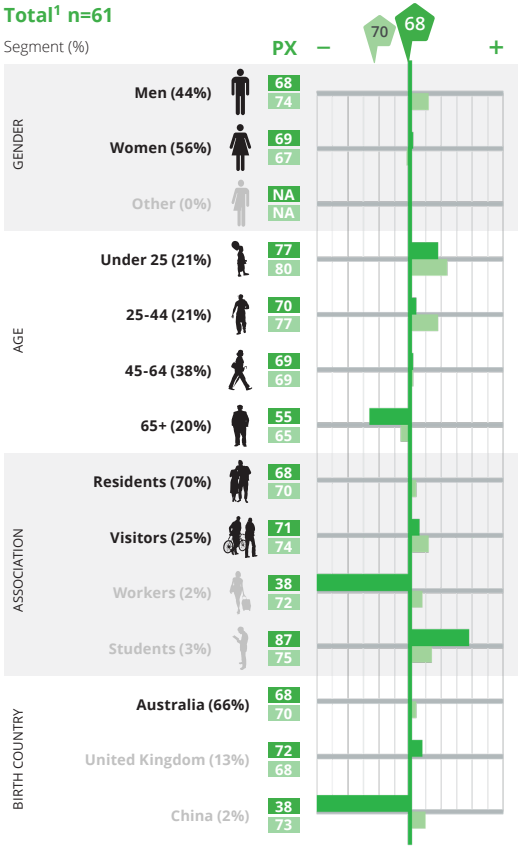
Interaction with locals/ other people in the area (smiles, customer service etc.)

WHAT ARE DETRACTORS RATING POORLY?

Unusual or unique buildings or public space design

HOW DO DIFFERENT USERS RATE YOUR PLACE?

Groups within your community perceive place differently from one another. This chart compares the PX Scores for different demographic segments between July 2018 and June 2023.



Notes: [1]Groups with <10 respondents are represented in grey to indicate a small dataset and results are indicative only.

PLACESCORE

BARRENJOEY ROAD, NEWPORT

JUL 2018 | JUN 2023

BTW ROBERTSON ROAD AND COLES PARADE

Your PX Score includes the assessment of 50 Place Attributes categorised under five Place Dimensions. Each Place Attribute has an individual score between 0 and 10, and each Place Dimension a score between 0 and 20. The three top and bottom attributes from July 2018 are compared with the scores from June 2023.

WHAT'S A GOOD SCORE?

7 or more	Performing well
6 to 7	Room for improvement
Under 6	Negatively impacting place experience

THE FIVE PLACE DIMENSIONS		TOP PERFORMING ATTRIBUTES / 10		BOTTOM PERFORMING ATTRIBUTES / 10	
LOOK & FUNCTION The physical characteristics of the area - how it looks and works, its buildings, public space and vegetation	15 /20 15 /20	Overall look and visual character of the area	8.1 8.1	Buildings and shop fronts	6.8 6.5
		Ease of walking around	8 7.9	Shelter/awnings	6.6 6.8
		Vegetation and natural elements	7.7 7.8	Quality of public space	7.5 7.1
SENSE OF WELCOME Whether the place is inviting to a range of people regardless of age, income, gender, ethnicity or interests	14 /20 14 /20	Welcoming to all people	8.1 8.4	Amenities and facilities	6 6.3
		Sense of safety	8.2 8	Service businesses	6.2 6.3
		Businesses that reflect the local community and values	7.4 7.8	Diversity of price points	6.2 6.5
THINGS TO DO Activities, events and the invitation to spend time in the place that might lead to a smile, a nod or even a new friend	14 /20 14 /20	Interesting things to look at	7.7 7.9	Things to do in the evening	6.6 6.2
		Free and comfortable places to sit alone	7.2 7.9	Evidence of community activity	6.1 6.5
		Outdoor restaurant, cafe and/or bar seating	7.2 7.8	Evidence of public events happening here	5.8 6.5
UNIQUENESS Things that make the area interesting, special or unique - these could be physical, social, cultural or economic aspects of the place	12 /20 14 /20	Elements of the natural environment	8 8.4	Unusual or unique buildings or public space design	5.3 5.6
		Landmarks, special features or meeting places	6.8 8.1	Public art, community art, water or light feature	5 5.8
		A cluster of similar businesses	6.3 7.4	Local history, heritage buildings or features	5.4 5.8
CARE How well the area is managed, maintained and whether improvements are being made - it considers care, pride and both personal and financial investment	13 /20 13 /20	Interaction with locals/ other people in the area	7.9 8.3	Evidence of recent public investment	5.6 6
		Shop window dressing	6.8 7.5	General condition of buildings	6.6 6.1
		General condition of vegetation, street trees and other planting	7.3 7.1	General condition of businesses and shopfronts	6.5 6.1

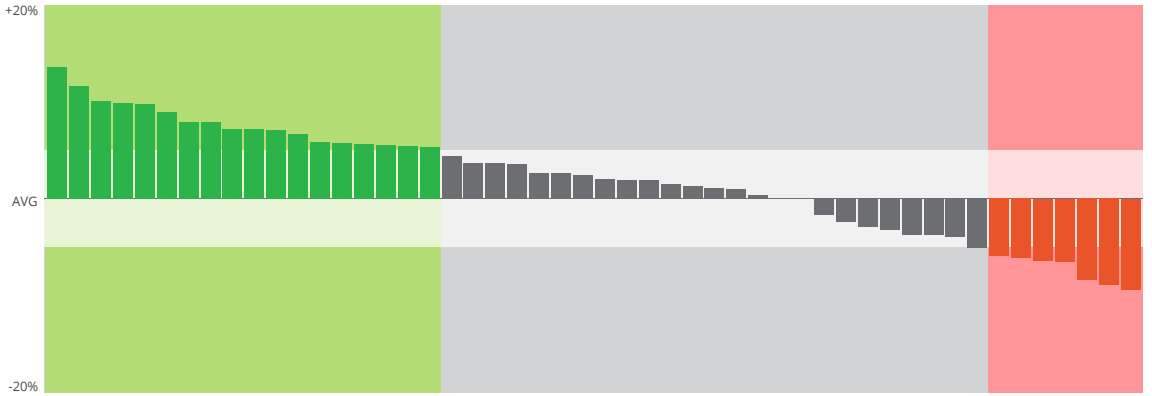
HOW DOES BARRENJOEY ROAD COMPARE?

Barrenjoey Road (btw Robertson Road and Coles Parade) is performing slightly above the National Benchmark average. The diversity of public spaces, greenery, parking offer and the general appearance of the street perform better compared to the national benchmark. Understanding your strengths and weaknesses compared to the National Benchmark can help you plan to build on your competitive advantage or improve areas that are underperforming.

PX SCORE COMPARISONS

- 77 Cronulla Plaza, Cronulla
- 68 Northern Beaches LGA
- 68 Barrenjoey Road (btw Robertson Road and Coles Parade)
- 67 National
- 66 Old Barrenjoey Road, Avalon Beach (btw Avalon Parade and the Avalon Recreation Centre)
- 58 Hunter Street, Newcastle (btw Brown St and Wolfe St)
- 47 Cowell Street, Gladesville (btw Victoria Road and Flagstaff St)

YOUR BEST AND WORST PERFORMING PLACE ATTRIBUTES



These five Place Attributes are performing above the National Benchmark in Newport.

BEST 5 ATTRIBUTES VS NATIONAL BENCHMARK	
Elements of the natural environment (views, vegetation, topography, water etc.)	+14%
Car accessibility and parking	+12%
Spaces suitable for specific activities (play, entertainment, exercise etc.)	+10%
Overall look and visual character of the area	+10%
Vegetation and natural elements (street trees, planting, water etc.)	+10%

These five Place Attributes are performing below the National Benchmark in Newport.

WORST 5 ATTRIBUTES VS NATIONAL BENCHMARK	
Service businesses (post offices, libraries, banks etc.)	-9%
Unique mix or diversity of people in the area	-9%
Local history, heritage buildings or features	-8%
Unusual or unique buildings or public space design	-6%
Diversity of price points ($ to $$$)	-6%

2023 PRIORITIES FOR BARRENJOEY ROAD

By understanding what the local community values and how it rates your mainstreet, we can preserve what is working well and recommend areas for impactful investment.

LEGEND
- Nurture (CF ≥ 40%, PX ≥ 7)
- Prioritise (CF ≥ 40%, PX < 6)
- Manage (CF ≥ 40%, 6 ≤ PX < 7)
- Monitor (CF < 40%, PX ≥ 7)
- Maintain (CF < 40%, PX < 7)

YOUR STRENGTHS AND PRIORITIES

These tables and graph illustrate your town centre's strengths and priorities.

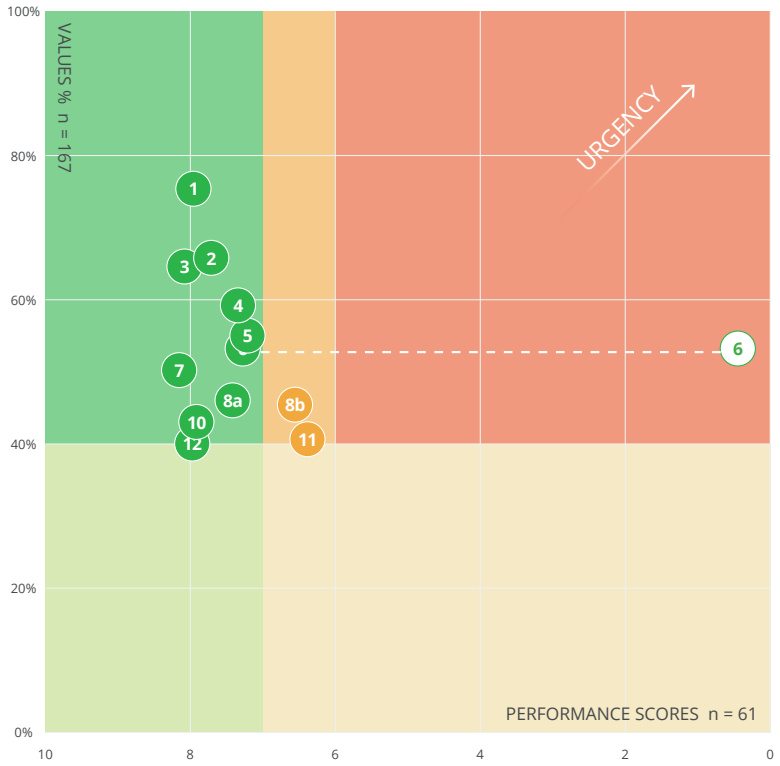
NURTURE
These attributes are the strongest contributors to local liveability because a significant proportion of your community values them and rated them positively. Consider how to strengthen these attributes, and protect them from potential threats

PRIORITISE
Increase the performance of these attributes to deliver the biggest benefit to your community. They identify the aspects of your mainstreet that are important to most people, but are currently underperforming

MANAGE
Not quite an emergency but not performing as well as they could. Increase investment in these attributes to make them great contributors to local liveability, or maintain the current level of investment to prevent future problems.

CF	NURTURE
1	**Elements of the natural** environment (views, vegetation, topography, water etc.)
2	**Vegetation and natural** elements (street trees, planting, water etc.)
4	**Cleanliness of public** space
3	**Overall look and visual** character of the area
5	**Outdoor restaurant, cafe** and/or bar seating
6	**General condition of ve**getation, street trees and other planting
8a	**Businesses that reflect** the local community and values
7	**Sense of safety** (for all ages, genders, day/ night etc.)
10	**Interaction with locals**/ other people in the area (smiles, customer service etc.)
12	**Ease of walking around** (including crossing the street, moving between destinations)

CF	MANAGE
8b	**Grocery and fresh food businesses**
11	**Maintenance of public spaces and street furniture**



ABOUT PLACE SCORE

Place Score is a groundbreaking place data company providing diagnostic, engagement, planning, benchmarking and tracking insights direct from local communities. Our purpose is to make places better for people by providing the evidence-base that helps us understand local values and current place experience in order to build a clear case for planning and investment.

HUMAN-CENTRIC PLACE DATA

Place Score's proprietary tools and reports use data collected directly from the users of your places.

There is no web scraping or social media - just the next innovation in community engagement that turns opinions into an evidence-base for decision making and performance tracking.

We facilitate community surveys and place assessments to deliver independent and rigorous results that decision makers can trust to guide investment decisions and track changes over time.

Some of the benefits of using Place Score data are to:

- **Inform multiple strategies - community, transport, land use, and more**
- **Focus future engagement planning, and community panels**
- **Support grant applications, and grant acquittal**
- **Fulfil mandatory reporting requirements**
- **Provide independent measures of success**

To learn more about how place data can help inform your projects, reduce stakeholder conflict and align your organisation please visit our website or give us a call.

placescore.org

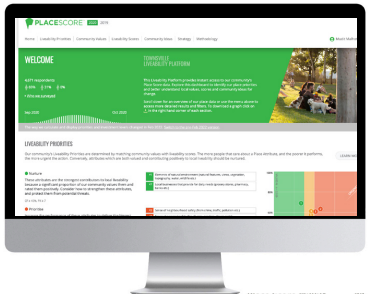
+61 2 8065 7401

OUR PRODUCTS

LIVEABLE NEIGHBOURHOODS

Place Score's nationally consistent Liveability tools engage your community to deliver rigorous, independent and repeatable data via a fully interactive, online Liveability Platform. Products and services include:

- LGA Liveability Census
- Online Liveability Platform
- Strategic plan review and reporting metrics



SUCCESSFUL MAINSTREETS

Mainstreets depend on their customers to not only survive but to thrive. Place Score gets to know your customers so you can prioritise investment that attracts more people and encourages them to stay longer and spend more. Products and services include:

- PX Assessment (before and after)
- Impact Maximiser (including placemaking recommendations)
- Impact Tracker (linked investment impact metrics)



LOVEABLE PARKS

The Park Score tool assesses the amenity and experience offered by your open space, and can track change over time before and after improvements are made. Products and services include:

- Park Score (before and after)
- Community vision and directions workshop



GLOSSARY

Place measurement and place data are relatively new to the urban planning industry. This glossary aims to share some common terms as well as those developed specifically by Place Score to define our proprietary methodology and deliverables.

ASSOCIATION

The relationship of a respondent to your place. Typically 'Resident', 'Visitor', 'Worker', and 'Student'. Respondents may select more than one association.

CARE FACTOR (CF)

Place Score's CF data gives you a measure of value. It tells you what is most valuable to your community.

Respondents are asked, "Which Place Attributes are most important to you in your ideal neighbourhood or street environment?" under each Place Dimension. Respondents select their three most important attributes from each of the Place Dimensions.

Once all responses have been collected, CF is expressed as a percentage indicating the proportion of respondents who selected that Place Attribute.

CONFIDENCE LEVEL

The statistical accuracy of a particular result is expressed as a percentage with a margin of error. For example, a confidence level of 90% ±2% means that if we were to repeat the assessment, 90% of the results would fall between -2% and +2% of the stated result.

IDENTITY

Female, male, non-binary or other gender identity. We report these as 'Female', 'Male' and 'Other'. Respondents are allowed to select only one of the options.

LIVEABILITY

An assessment of what a place is like to live in.

n

The sample size. The number of valid responses in a data collection exercise. Place Score considers only 100% complete surveys as valid responses.

Larger sample sizes yield higher levels of confidence.

NET PROMOTER SCORE (NPS)

Net Promoter Score is an internationally recognised tool for measuring respondent loyalty to a brand or entity.

Respondents are asked, “How likely is it that you would recommend this place to a friend or colleague?” on a scale of 0 to 10, where 0 is 'Not at all likely' and 10 is 'Extremely Likely'.

The NPS is a number between -100 and +100. It is obtained by subtracting the percentage of 'Detractors' (rating 0 to 6 out of 10) from the percentage of 'Promoters' (rating 9 or 10 out of 10).

PLACE ATTACHMENT

The respondents are asked to select one of the following — 'Strongly agree', 'Agree', 'Neutral', 'Disagree', 'Strongly disagree' — for the statement “I care about this place and its future". This helps determine whether people feel connected to the place, and are they more or less likely to invest in its future.

PLACE ATTRIBUTE

Place Score's Place Attributes are the result of an extensive investigation of community, academic and commercial research to identify the 50 factors that are universally valued by Australians.

A Place Attribute can be social, economic, cultural or physical. We use 50 attributes in neighbourhood and street environments, and 25 in park environments. Place Attributes are grouped into five Place Dimensions.

PLACE ATTRIBUTE SCORE

Each of the 50 Place Attributes is assigned a score between 0 and 10 reflecting the mean of the ratings from all respondents for that attribute in that place.

PLACE DIMENSION

Place Attributes are categorised into five Place Dimensions. Each Place Dimension covers ten related Place Attributes.

The five Place Dimensions are 'Look and Function', 'Sense of Welcome', 'Things to Do', 'Uniqueness', and 'Care'.

A Place Dimension score is a whole number between 0 and 20 representing the sum of its constituent Place Attribute scores.

PLACE EXPERIENCE (PX) SCORE

Place Score's PX Score gives a mainstreet or a neighbourhood its place rating. The whole number between 0 and 100 is nationally consistent and enables you to track place experience over time and to compare one place with another.

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Manly SEP - Proposed external sound limits

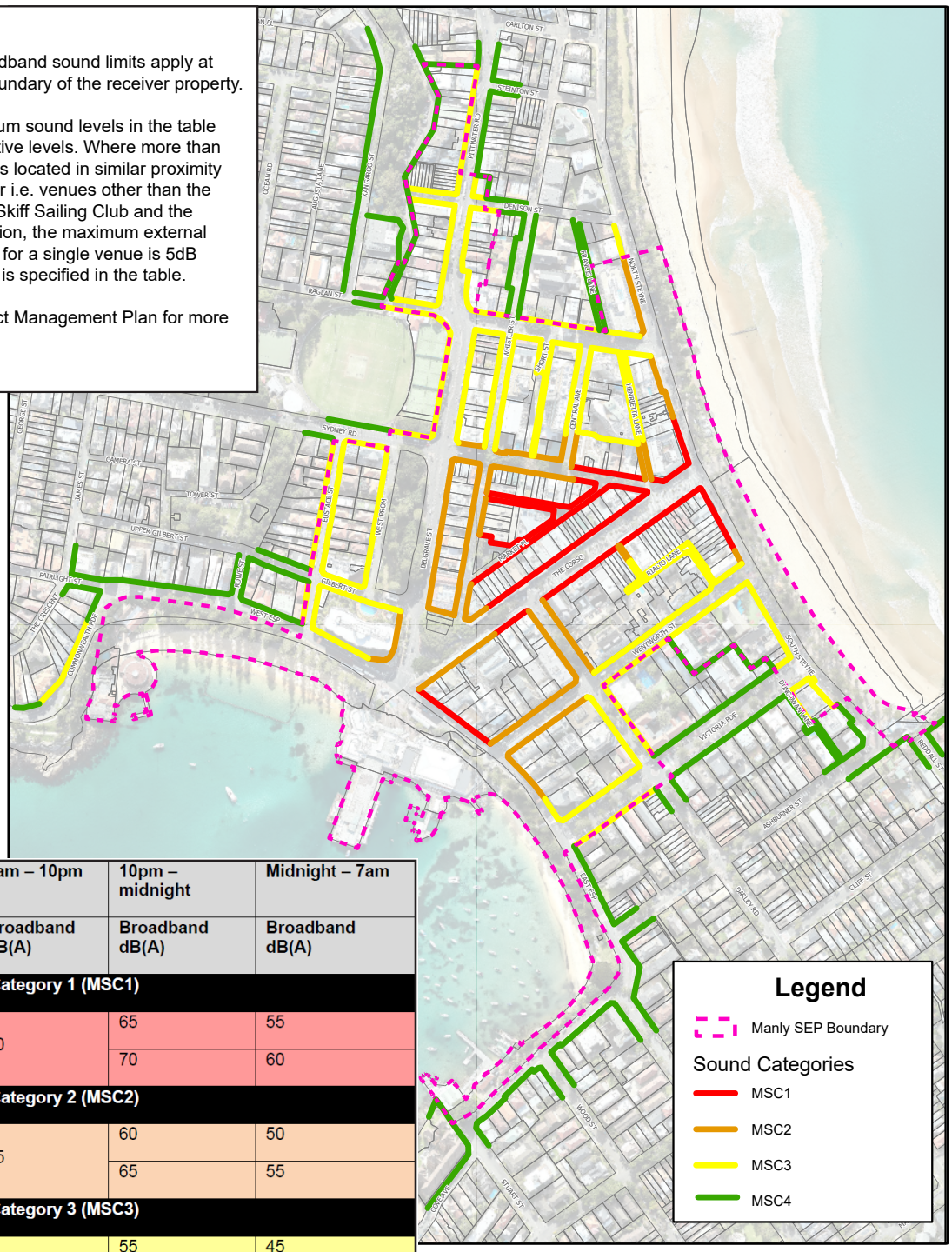
Extracted from the draft Manly SEP Precinct Management Plan

Notes

These broadband sound limits apply at the front boundary of the receiver property.

The maximum sound levels in the table are cumulative levels. Where more than one venue is located in similar proximity to a receiver i.e. venues other than the Manly 16ft Skiff Sailing Club and the Manly Pavilion, the maximum external sound level for a single venue is 5dB below what is specified in the table.

See Precinct Management Plan for more details.



Day of the week	7am – 10pm	10pm – midnight	Midnight – 7am
	Broadband dB(A)	Broadband dB(A)	Broadband dB(A)
Manly Sound Category 1 (MSC1)			
Weekday*	70	65	55
Weekend		70	60
Manly Sound Category 2 (MSC2)			
Weekday	65	60	50
Weekend		65	55
Manly Sound Category 3 (MSC3)			
Weekday	60	55	45
Weekend		60	50
Manly Sound Category 4 (MSC4)			
Weekday	55	50	45
Weekend		55	

*'Weekday' means 7am Sunday to 7am Thursday, 'weekend' means 7am Friday to 7am Sunday.

ATTACHMENT 2: KEY THEMES FROM PRELIMINARY NOTIFICATION PERIOD

Common themes	Council response
Sound management framework	
The proposed sound limits would permit venues to operate at significantly higher noise levels than are currently allowed	Most premises are no longer subject to decibel-based sound limits, as these conditions have been switched off in development consents and liquor licences. Establishing a Manly SEP means Council establishes sound limits across the SEP area that need to be adhered to.
The proposed sound limits are too high	The proposed entertainment sound limits were recommended by qualified acoustic experts and informed by the NSW Government's *SEP Acoustic Toolkit: Optional Sound Guidance and Templates for Councils* and an extensive review of current development consent and liquor licence conditions, national and international literature review and acoustic measurements across the precinct. The proposed sound limits aim to be reasonable and achievable, and to balance the need to support vibrancy and residential amenity. Four sound categories of sound levels have been established for different areas throughout the precinct. Higher sound limits are restricted to The Corso, Manly Wharf and the beachfront which are areas that have a long-established role as key entertainment destinations, and where Council wants to support higher levels of activation e.g. outdoor dining along The Corso. Lower sound limits are applied to areas near established residential areas and where the level of activation is expected to be low. The sound criteria in Table 2 of the PMP represent cumulative entertainment sound levels. Individual venues are subject to sound limits 5dB below the applicable cumulative level, unless the venue is isolated in which case the venue is subject to the full cumulative level. The SEP trial will test whether these limits are appropriate, and Council may revise them if they result in unreasonable impacts on residents or venues.
Venues should be required to attenuate sound at the source	Many conditions related to noise and amenity cease to have effect as a result of the NSW Vibrancy Reforms. Under the SEP, venues will be required to operate within the proposed sound criteria. This may result in venues choosing incorporate sound mitigation measures including turning music levels down, requiring patrons to move inside after 10pm, installing sound insultation and reorienting speakers.

Common themes	Council response
	The PMP also includes requirements for venues to prepare a management plan that outlines operational processes and practices to manage entertainment sound emissions (see Section 3.5.1 Acoustic requirements for venues in the PMP).
The proposed sound limits will not allow homes to meet the World Health Organisation's recommended 30dB(A) guideline for sleep	The WHO guidelines for community noise from 2011 recommends less than 30dB(A) inside bedrooms at night. In mixed-use centres such as Manly, the background noise from sources like traffic, buildings, weather conditions and pedestrian activity make achieving 30dB(A) difficult even without entertainment sound. To reduce impacts during sensitive periods, the PMP applies lower sound limits between 10pm and 7am, and between Sundays to Thursdays.
Noise from patrons leaving venues negatively affect residents	The PMP sound limits apply to all 'entertainment sound' as defined under Section 202A of the *Local Government Act 1993* including noise generated by patrons entering or existing premises. Council will work with key stakeholders to develop strategies to manage the impacts patron dispersal.
Manly's topography will exacerbate noise impacts e.g. sound travelling across water, up cliffs, via sea breezes	The proposed sound limits account for all conditions impacting sound transmission by requiring the measurement of the sound limits to be taken at the boundary of the receiver property.
Trading hours negatively impacting residential amenity	
Proposed trading hours will negatively affect residential amenity, health and sleep	The proposed trading hours are designed to support a broader mix of venues, including smaller unlicensed businesses by making it easier for them to operate later into the night. They also support outdoor dining, reflecting feedback previously provided by the community. Whilst some venues may be able to trade later, they must adhere to lower sound limits between 10pm and 7am, and on weeknights. To further reduce impacts on residential amenity, Council has adjusted the proposed trading hours as follows: • The definition of weekends has changed from Thursday, Friday and Saturday, to Friday and Saturday only.

Common themes	Council response
	• The outdoor trading hours have been limited to 6am to 10pm on weeknights and 6am to 11pm on weekends, instead of 6am-11pm every night of the week. The SEP framework allows Council the trading hours to be reviewed and amended during the trial if impacts are found to be unreasonable.
Only pubs and licensed venues will benefit from the proposed trading hours	An objective of the Manly SEP is to deliver diverse night-time experiences outside of traditional business hours and peak periods, and one of the success indicators identified in the PMP's Monitoring and Evaluation Plan is increased diversity of businesses and increased diversity in visitor and patron demographics. Licensed venues in Manly already trade very late and do not need the trading hours under the PMP. Smaller business e.g. small bars, retail and restaurants are benefitting from the trading hour uplift without requiring an application to be lodged and assessed by Council (reduce red-tape and removes regulatory costs).
Insufficient time given for community consultation	
21 days is not sufficient to review the proposal and provide feedback	The planning proposal was exhibited for 21 days, exceeding the minimum 14-day requirement under Council's Community Participation Plan (Plan Making and Development Assessment). If the proposal is progressed with Gateway approval, both the planning proposal and DCP amendment will be exhibited for a minimum of 28 days. There will also be opportunities for community and stakeholder feedback during the monitoring of the SEP trial.
Cost/funding	
Council should fund sound attenuation for existing dwellings	Sound management in mixed-used precincts is a shared responsibility between venues and surrounding development which reflects contemporary best practice approach in urbanised mixed-use settings. Council is not proposing funding for sound attenuation as part of the SEP trial. Any additional attenuation is the responsibility of property owners. Council will notify stakeholders of any external funding opportunities when they arise.

Common themes	Council response
	New development including alterations and additions, will be required to incorporate appropriate acoustic measures in its design and build.
Anti-social behaviour and safety	
The SEP will result in increased anti-social behaviour and crime	Council will work with stakeholders to monitor safety impacts during the SEP trial, as outlined in the PMP's Monitoring and Evaluation Plan. Council aims to improve passive surveillance and perceptions of safety across the precinct through increase evening activity and attracting more diverse visitors. Lighting, wayfinding, signage and other improvements to public facilities, and collaborative security measures between venues will be investigated ahead of the SEP trial in consultation with stakeholders and relevant government agencies. In response to feedback from the PWG and actions in the Manly Place Plan, Council has applied for a grant under the Safer Cities: Her Way program to improve safety within the SEP area with lighting improvements.
The PMP lacks community security measures and the propose removes security requirements in the DCP	Council is working with key stakeholders and government agencies to mitigate potential community safety impacts, and to identify areas for improved collaboration and coordination to address safety in Manly at night. To address some concerns raised during the preliminary notification period, the draft DCP amendment now includes the requirement to enter into arrangements with Council for the provision of late-night security for licensed premises with a capacity of more than 120 patrons. There may be further opportunity to strengthen security and safety provisions in the DCP upon further consultation with L&GNSW and Police. Additionally, Council is exploring the opportunity for Purple Flag accreditation, which is an international program recognising safe and vibrant night-time precincts.
Complaints handling	
Past noise complaint processes have been ineffective	The SEP introduces clear, measurable sound thresholds, improving transparency and consistency in managing entertainment sound complaints.

Common themes	Council response
	In non-SEP areas, noise complaint assessment is more subjective, as entertainment sound conditions have been removed from development consents and liquor licences.
Supporting local businesses and diversity	
Vibrancy and the need to support local businesses and the live performance and cultural sector is important There is a need to support businesses beyond extended trading hours, and sound regulation e.g. generating footfall through event/cultural programming and precinct wide activations	A number of Manly's larger venues already hold approvals that allow them to trade outside the PMP's proposed trading hour windows. The SEP is designed to complement these existing arrangements by making it easier for live performances to occur and enabling a broader range of businesses to trade later into the evening. It does this by removing regulatory and financial barriers, particularly for small and unlicensed businesses that are more sensitive to costs and regulatory uncertainty. Additionally, the Manly Place Plan includes an action to develop a program of events to support local business and encourage additional, family-friendly late afternoon and night-time activities.
Residential amenity and local character	
The SEP would impact Manly's laidback, residential character and prioritise commercial interests over residential amenity	Manly is an established urban mixed-use centre with a long history as a night-time precinct, cultural hub, and important local, regional and international visitor destination, as well as being a welcoming home to residents. The establishment of a SEP in Manly would set up a regulatory environment for venues to meet their full economic and creative potential, and signal to the community that the Northern Beaches is a place where culture and creativity can thrive, in harmony with residential uses. Council's endorsed Manly Place Plan includes the following community vision for Manly - *Manly is a thriving and welcoming coastal town centre, uniquely positioned between a world-class beach and harbour, with a vibrant local economy, attractive and functional public spaces and rich Aboriginal and European Heritage. A place of stunning natural beauty to live, work, play and holiday!*
Residential areas should be excluded from the SEP	The SEP area is predominantly zoned E1 Local Centre under the Manly Local Environmental Plan 2013, and already allows a range of commercial and community uses and residential accommodation. While some sites present as residential in

Common themes	Council response
	form, the E1 zoning reflects an established mixed-use precinct.
Infrastructure and services	
Public transport services and parking are inadequate at night	Manly is a major transport hub with capacity for increased activity. Council will work with Transport for NSW to monitor demand during the SEP trial, and continue to advocate for more services if found to be required. The preparation of a Movement and Place Study is identified as an action in the adopted Manly Place Plan and will address transport, parking and servicing needs for Manly centre.
Amenities and services are inadequate at night i.e. public toilets, cleansing and there is a need to improve the public realm (safety, cleanliness, overall amenity, visibility)	Council will assess demand for amenities, waste management and cleansing in preparation for the SEP trial and will continue monitoring demand during the trial period.
Other SEPs	
Council should refuse the SEP consistent with the approach taken by Byron Bay Shire Council	Byron Bay Shire Council resolved to submit their planning proposal for a Gateway determination. The DPHI rejected the submitted planning proposal as the sound limits in the PMP are significantly below those recommended by their acoustic consultants and Council was asked to submit a Planning Proposal consistent with their acoustic consultant's recommendations. The Council resolved not to submit an updated Planning Proposal to effect progress of a SEP. Their alternate planning proposal is to permit certain temporary events in the Byron Bay Rail Corridor trading from 6am to 10pm as development permitted without consent. The Manly SEP presents an opportunity to work with the community and businesses to establish reasonable sound limits that protect residential amenity and support live music and entertainment, and to diversify offerings in Manly after-dark and in the early morning.
The proposed sound limits are higher than those for the Enmore Road SEP.	Before midnight, the levels set out for Enmore Road and Manly are mostly aligned with some variation (at most 3dB). After midnight, the Manly SEP levels are more stringent than

Common themes	Council response
	Enmore Road to protect residential amenity and impacts on sleep. The SEP framework was designed to allow Councils to set sound limits that are suitable for their own areas and ensures a place-based approach to noise planning.

6.0 NON PUBLIC MEETING ITEMS

6.1 PEX2026/0001 - MANLY SPECIAL ENTERTAINMENT PRECINCT TRIAL - AMENDMENTS TO MANLY LOCAL ENVIRONMENTAL PLAN 2013

The proposal seeks to establish a Special Entertainment Precinct (SEP) in the Manly town centre.

Resolved:

The Northern Beaches Local Planning Panel:

A. Notes the Council Officer's report, draft Planning Proposal and supporting documents.

B. Recommends Council **progress** the draft Planning Proposal set out in the Council Report to establish a Special Entertainment Precinct (SEP) in Manly Town Centre, and submit the Planning Proposal to the NSW Department of Planning, Housing & Infrastructure for a Gateway determination.

REASONS FOR RECOMMENDATION

The Panel generally agrees with the Council Officer's report and the strategic merit of the Proposal.

Vote: 4/0

This is the final page of the Minutes comprising 5 pages
numbered 1 to 5 of the Northern Beaches Local Planning Panel meeting
held on Wednesday 1 April 2026.

northern beaches council

PLANNING PROPOSAL

Manly Special Entertainment Precinct

Amendments to Manly Local Environmental Plan 2013

Council Report
May 2026

Council reference: PEX2026/0001

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Attachment A: Draft Manly DCP 2013 Amendment .....

Attachment B: Draft Precinct Management Plan .....

Attachment C: Acoustic Study .....

Attachment D: Community and Stakeholder Engagement Report: Early Consultation .....

Attachment E: Summaries of the Precinct Working Group meetings .....

Background

Introduction

Northern Beaches Council seeks to establish a Special Entertainment Precinct (SEP) in the Manly town centre. SEPs are established under section 202C of the *Local Government Act 1993* and are areas mapped in a local environmental plan in which entertainment sound and trading hours are regulated in accordance with a Precinct Management Plan (PMP) prepared by councils.

The SEP framework was introduced as part of the NSW Government's Vibrancy Reforms which seek to support the night-time economy and streamline noise, liquor licensing and planning regulation.

The purpose of SEPs is to future proof and foster diverse, safe and vibrant night-time precincts by cutting red tape and providing incentives for venues that want to trade later or host live entertainment, and setting expectations for what levels of sound are reasonable.

On 4 July 2025, the Minister for Music and the Night-time Economy announced that Council was successful in securing funding from the SEP Kickstart Grant Program to establish a SEP in Manly.

To establish the SEP, amendments to the *Manly Local Environmental Plan 2013* (MLEP2013) are required. As the proposed SEP area contains a number of sites that are outside of the Northern Beaches LGA (see Figure 1), an amendment to *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021* is also required.

This planning proposal outlines the intent, justification and impacts of the proposed amendments and has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Housing and Infrastructure's (DPHI's) *Local Environmental Plan Making Guideline*.

Once established, an 18-month trial of the SEP will be conducted to allow Council, businesses and the community to assess and evaluate the benefits and impacts of the SEP. Towards the end of the trial, Council will seek feedback from the public and resolve whether to make the SEP permanent or to revoke it.

Location

The Manly town centre is an ideal location for a SEP given its unique local character and culture, accessibility, visitor infrastructure and history as an iconic destination and established late-night precinct.

The boundary of the SEP area includes the commercial core and areas fronting Sydney Harbour and Manly Beach (see Figure 1), with a mix of medium-high density residential accommodation, recreation areas, visitor accommodation, hospitality, retail, offices and community uses.



Figure 1. Boundary of the proposed Manly Special Entertainment Precinct

Planning context

Manly Local Environmental Plan (MLEP2013)

The site is predominantly zoned E1 Local Centre under MLEP2013. The remainder of the SEP area is zoned RE1 Public Recreation, SP2 Infrastructure, SP3 Tourist, RE2 Private Recreation and R3 Medium Density Residential (see Figure 2).



Figure 2. Zoning map

Manly Development Control Plan (MDCP2013)

The MDCP2013 contains various site-specific controls applicable to development in the Manly town centre including:

- general character and urban design guidance in the Manly Town Centre Heritage Conservation Area (Part 5.1) and Pittwater Road Conservation Area (Part 5.2)
- controls for urban design, backpacker accommodation, trading hours, security and sound guidance for late-night venues in the Manly Town Centre and surrounds (Part 5.2.5).

A draft DCP amendment to support the proposed MLEP2013 amendment and draft PMP is exhibited as part of this planning proposal and found in Attachment A. The proposed amendments require new development (including alterations and additions) in the Manly SEP area to address requirements in the PMP and to remove the existing Clause 4.2.5.6 Late Night Venues applying to land in the Manly town centre.

Precinct Management Plan

Section 202 of the *Local Government Act 1993* requires the preparation of a PMP before a SEP is established. The PMP is the key policy document where trading hours and the regulation of sound from venues with entertainment activity are set out by Council.

The PMP must outline the maximum trading hours for premises in the SEP, a sound management framework for entertainment activity and the process for managing complaints in relation to licensed premises in the SEP.

The draft Manly SEP PMP is found in Attachment B of this planning proposal.

Trading hours

The maximum trading hours for the Manly SEP area are outlined in Section 2 of the PMP. It is proposed that all premises in the SEP area can trade within the hours specified in Table 1 below with no additional approval from Council.

The aim of these proposed hours is to:

- reduce costs and regulatory burdens for businesses that want to trade longer by eliminating the need to lodge an application with Council to modify their existing development consent or outdoor dining approval
- provide businesses with more flexibility by allowing them to trade within the hours outlined in the PMP for any period of time e.g. for one night, the summer, or an event
- encourage more types of businesses to open outside of traditional business hours by allowing both licensed and unlicensed premises to open later at night

Table 1: Maximum trading hours

Day of the week	Maximum trading hours (indoor areas)	Maximum trading hours (outdoor* areas)
Sunday to Thursday	5am – midnight	6am – 10pm
Friday to Saturday	5am – 2am the next day	6am – 11pm

*Outdoor areas include:

- private outdoor areas of premises including but not limited to courtyards, balconies and rooftops.
- public outdoor areas which are the subject of an approval from Council under the *Roads Act 1993* to operate on a public road i.e. footpath, and under *the Local Government Act 1993* to operate on community land e.g. an outdoor dining approval.
- public outdoor areas which are the subject of a lease arrangement or approval from the NSW Government.

Businesses will not require additional development approval from Council to trade longer than the hours outlined in their development consent, complying development certificate or liquor licence. Venues that already have consent from Council to trade outside of the hours outlined in the PMP, can continue to do so.

Licensed premises that want to trade later than what their existing liquor licence allows will still need to obtain approval from Liquor and Gaming NSW (L&GNSW), however under the *Liquor Act 2007*, venues may be eligible for liquor trading extensions if they regularly host live music or other arts and cultural events. Any liquor trading extension must be within the hours listed in the PMP or within the hours outlined in the venue's development consent conditions.

Sound management framework

The PMP's sound management framework (Section 3 in the PMP) was informed by an acoustic study (see Attachment C) prepared by an acoustic consultant (Arup) and the Office of the 24-Hour Economy Commissioner's *NSW Special Entertainment Precinct Acoustic Toolkit: Optional Sound Guidance and Templates for Councils.* Arup were engaged by Council to develop sound criteria and controls that reflect Manly's desired future character and levels of vibrancy.

The study is informed by an extensive review of current development consent and liquor licence conditions, national and international literature reviews and acoustic measurements across the SEP area.

The key components of the sound management framework for the Manly SEP include fixed external and internal sound criteria for emitters, and sound attenuation requirements for new development in the SEP.

The sound controls in the PMP override offensive noise provisions for licensed premises under the *Protection of the Environment Operations Act 1997*, and any existing liquor licence, development consent or complying development certificate conditions applicable to premises relating to entertainment sound, to the extent that they are inconsistent with the PMP.

The sound management framework does not apply to sound from the public realm, including pedestrians, road traffic, events and busking. Entertainment sound from events in the public realm will continue to be managed through existing event approval processes including any required sound management plans.

Complaints processes

In NSW, depending on the source and type, sound is managed by several regulators including L&GNSW, Council and NSW Police.

Section 4 of the PMP clearly sets out the responsibilities for each regulator and provides a single, consolidated reference for members of the community to refer to when they would like to make a sound complaint.

Additional advice is provided regarding where to direct general feedback on the SEP and complaints regarding trading hours, and reports of crime and anti-social behaviour.

Part 1 – Objectives or Intended Outcomes

The planning proposal seeks to facilitate the establishment of a SEP in the Manly town centre as mapped in Figure 4. The strategic objectives for the Manly SEP are:

- Objective 1: Attract investment from businesses that will meet the needs and wants of locals, workers and visitors.
- Objective 2: Protect existing creative spaces and create opportunities for live music, performance and entertainment.
- Objective 3: Protect residents from unreasonable impacts of vibrancy.
- Objective 4: Provide venues and residents with certainty and consistency when it comes to sound management and compliance.
- Objective 5: Activate and improve safety and accessibility in venues and public spaces.
- Objective 6: Build capacity for businesses, the community and Council to deliver more exciting, unique and diverse night-time experiences outside of traditional business hours and peak periods.
- Objective 7: Encourage communication and collaboration between all stakeholders.

Part 2 – Explanation of Provisions

The intended outcomes of the proposal will be achieved by inserting a new additional local provision that implements the SEP framework for the SEP area as mapped in Figure 4.

Manly Local Environmental Plan 2013 (MLEP2013)

Insert a new additional local provision, as Clause 6.23 of the MLEP2013 with the following suggested wording:

6.23 Special entertainment precinct

(1) This clause applies to land identified as "Manly Special Entertainment Precinct" on the Special Entertainment Precinct Map.

(2) For the Local Government Act 1993, section 202C(1)(a), a Special Entertainment Precinct is established on the land to which this clause applies.

Insert a new LEP map, "Special Entertainment Precinct Map" to correspond with the new local provision

Delete the following existing MLEP2013 clause 6.21, to prevent any inconsistencies with the new proposed Clause 6.23 Special entertainment precinct:

6.21 Noise impacts—licensed premises

(1) The objective of this clause is to ensure that development applications for licensed premises consider any noise impact on residential accommodation in the vicinity.

(2) Before granting development consent for development involving the use of land as licensed premises under the Liquor Act 2007, the consent authority must consider the impact of any noise nuisance likely to be generated by the proposed development on residential accommodation in the vicinity of the proposed development.

State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021

As land within the proposed Manly SEP area lies outside of the Northern Beaches local government area, an amendment to SEPP (Precincts – Eastern Harbour City) 2021 is also required to facilitate the establishment of the Manly SEP.

The NSW Special Entertainment Precinct Guidelines states that the Minister for Planning and Public Spaces may designate a SEP, 'where the relevant council has endorsed the establishment of a SEP on land where the Minister is the consent authority and the council's LEP does not apply'. The drafting of the proposed SEPP amendment will be determined by DPHI.

Part 3 – Justification

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

Yes, the Northern Beaches Local Strategic Planning Statement (*Towards 2040)*, includes the following actions:

- Action 30.2: Review late-night venue controls in Manly DCP and prepare new location-specific LEP and DCP controls that address late-night venues; the shift towards smaller venues; live music; change agent noise controls; safety; flexible trading hours; and barriers to night-time temporary uses, arts, cultural and creative uses.

- Action 30.3: Prepare place plans, precinct plans and activation plans that support social, practical and functional activities in the evening and night-time, including Manly place plan to respond to alcohol-related violence, anti-social behaviour and tension between competing land uses.

The planning proposal gives effect to the above actions and enables Council to implement place-based sound controls and trading hours that support live entertainment, performance and arts and cultural uses whilst addressing impacts on residential amenity.

The planning proposal also responds to a resolution from Council at the 18 February 2025 meeting:

> *That Council:*
>
> 1. *Endorse the lodgement of an application seeking funding from the Special Entertainment Precinct Kickstart Grant Program to commission an acoustic study and facilitate activities towards the establishment of a Special Entertainment Precinct (SEP) trial for the Manly commercial centre.*
>
> 2. *Endorse the establishment of a SEP in the Manly commercial centre as illustrated in Figure 1 of this report, as a requirement of seeking the above grant funding.*
>
> 3. *Note that if Council's grant application is successful:*
>
>   a) *a planning proposal is required to be submitted to the Department of Planning, Housing and Infrastructure to establish the SEP trial by 31 December 2025 which would be the subject of a separate report and Council resolution*
>
>   b) *a working group be established involving a diverse group of representatives from the entertainment and live music industry, local businesses, local residents and community groups, NSW Police, Liquor & Gaming NSW and other key stakeholders to inform the preparation and implementation of the SEP trial.*
>
>   c) *at the end of the 18-month trial period, Council can resolve whether to make the SEP permanent or revoke the SEP.*

2. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, SEPs must be established in accordance with section 202 of the *Local Government Act 1993* and the Office of the 24-Hour Economy Commissioner's *SEP Guidelines* which require an amendment to the MLEP2013 as described in Part 2 of this planning proposal.

Council could introduce new place-based sound and trading hour controls in the MDCP2013 without establishing a SEP in Manly, however the SEP framework is a much more effective mechanism for

reducing regulatory burdens for businesses and coordinating change in the night-time economy in collaboration with key stakeholders.

Several features of SEPs are unique to the framework including:

- incentives under the *Liquor Act 2007* for licensed premises that regularly hold live music and entertainment including liquor trading extensions and reductions of liquor licence fees.
- a higher threshold for noise complaints, as L&GNSW can only uphold a sound complaint if the disturbance exceeds the sound limits in the PMP and is 'unreasonable'.
- a standard notation on planning certificates to notify prospective property buyers that they are moving into a vibrant area.
- a clear and consistent sound management framework that overrides existing sound provisions and conditions.
- clear and consistent trading hours for all businesses (both licensed and unlicensed) that remove the need for a business to seek approval from Council to modify their existing hours.
- support from government agencies to deliver a safe, well-planned night-time precinct.

Section B – Relationship to Strategic Planning Framework

3. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes, the proposal is consistent with the following relevant strategic documents and policies:

Greater Sydney Region Plan – A Metropolis of Three Cities

- Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation
- Objective 12: Great places that bring people together
- Objective 18: Harbour CBD is stronger and more competitive
- Objective 22: Investment and business activity in centres

North District Plan

- Planning Priority N4: Fostering healthy, creative, culturally rich and socially connected communities
    - Action 15: Prioritise: Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including:
        a. arts enterprises and facilities, and creative industries
        b. interim and temporary uses
        c. appropriate development of the night-time economy.
- Planning Priority N6: Creating and renewing great places and local centres, and respecting the District's heritage
    - Action 25: Prioritise:
        b. infrastructure investments particularly those focused on access to the transport network, which enhance walkability within 2 kilometres of metropolitan or strategic centres or 10 minutes walking distance of a local centre
        c. Infrastructure investments, particularly those focused on access to the transport network, which enhance cycling connectivity within 5 kilometres of strategic centres or 10 kilometres of the Harbour CBD.
- Planning Priority N10: Growing investment, business opportunities and jobs in strategic centres
    - Action 36: Provide access to jobs, goods and services by:
        a. attracting significant investment and business activity in strategic centres providing jobs growth
        b. diversifying the range of activities in all centres
        c. creating vibrant, safe places and quality public realm
        k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts
    - Actions: Strengthen Manly through approaches that:
        b. further develop Manly as a cultural, tourist, retail and entertainment precinct
        d. encourage diversified commercial activity to improve economic resilience

Draft Sydney Plan

- Priority (Liveable): Building vibrant communities that support quality of life. Success means more public spaces, better urban design, and stronger social cohesion.
    - Diverse and changing communities
    - Access to open space, infrastructure and services
    - Vibrant communities
- Response 6: Create a more vibrant Sydney
    - 6.3 Establish special entertainment precincts where appropriate to accommodate critical community, arts, cultural and retail uses as part of Council-led precinct planning

4. Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes, the proposal is consistent with priorities, pillars and key action in following relevant strategic documents and policies:

Northern Beaches Local Strategic Planning Statement – Towards 2040

- Priority 26: Manly as Sydney's premier seaside destination

  Principles
    - Balance competing land uses in Manly to serve the needs of workers, residents and visitors.
    - Protect and enhance Manly's character, identity and social significance.
    - Diversify the night-time economy and minimise conflicts with residential uses.

  Actions
    - Action 26.1: Prepare a place plan for Manly and develop LEP and DCP controls to respond to LEP studies, thematic history study, West Esplanade heritage activation plan, destination management plan and night-time economy to balance competing uses

- Priority 30: A diverse night-time economy

  Principles
    - Broaden the range of night-time activities and locations.
    - Minimise land use conflict and prevent more sensitive uses such as residential from sterilising night-time opportunities in centres.
    - Improve late-night public transport to places with night-time activities.
    - Increase trading hours for low-impact night-time activities that contribute to a diverse range of night-time activities in appropriate locations.
    - Foster a diverse live music culture.

  Actions
    - Action 30.2: Review late-night venue controls in Manly DCP and prepare new location-specific LEP and DCP controls that address late-night venues; the shift towards smaller venues; live music; change agent noise controls; safety; flexible trading hours; and barriers to night-time temporary uses, arts, cultural and creative uses.
    - Action 30.3: Prepare place plans, precinct plans and activation plans that support social, practical and functional activities in the evening and night-time, including Manly place plan to respond to alcohol-related violence, anti-social behaviour and tension between competing land uses.

Northern Beaches Community Strategic Plan 2040

- Goal 7: Our community has access to a diverse range of culture activities and events:
    - Support innovative ideas and build the capacity of local cultural and creative communities
    - Expand cultural events and creative opportunities, to enable social interaction and cohesion, and stimulate wellbeing
    - Encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each stage of their lives

- Goal 11: Out local centres are vibrant and healthy, catering for diverse economic and social needs
    - Create welcoming villages and neighbourhood centres that are vibrant, accessible and support our quality of life
    - Develop urban design controls that support the health and wellbeing of our community, particularly seniors and people with a disability
    - Collaborate with the community in the design of vibrant open spaces and neighbourhoods

- Goal 13: Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth
    - Ensure that employment lands are retained and cater for a diverse range of businesses and industry
    - Improve access for businesses to information, incentive programs and enterprise support
    - Support business and professional networks to respond to changing business conditions

- Goal 15: Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities
    - Enhance and extend opportunities for sustainable visitor economy throughout the area
    - Recognise and support the unique role of our local and strategic centres, in keeping with local character
    - Encourage residents to shop local and support their local centres
    - Facilitate active, safe and welcoming centres for residents and visitors during the day and into the evening

- Goal 17: Our community can safely and efficiently travel within and beyond the Northern Beaches
    - Advocate for increased frequency and reliability of public transport services

- Goal 21: Our community is engaged in decision making processes
    - Enable our diverse community to engage with us on issues that are important or of interest to them
    - Provide open, accessible and diverse engagement opportunities for our whole community
    - Ensure adaptive engagement approaches while looking for opportunities to innovate
    - Ensure our community is informed across all stages of engagement

Northern Beaches Manly Place Plan – My Place: Manly

- Principle 1: Active and Vibrant Community Spaces - Create adaptable, friendly and unique public spaces that foster interaction, expression, and healthy lifestyles.
    - Action 8: Review ongoing NSW Vibrancy Reforms for relevance to Manly
- Principle 4: Thriving and creative local economy – Provide a vibrant local economy which facilitates a diversity of experiences through the day and night, to make Manly an enviable place to live, work and play in.
    - Action 3: Adopt the 'agent of change' approach in the implementation of the Manly 24-Hour Night-Time Economy Strategy to improve certainty for businesses, residents, owners and creatives
    - Action 4: Investigate and undertake a trial of late-night trading for low impact land uses such as health and wellness, retail and food and drink (without liquor licence)
    - Action 5. Investigate undertaking another trial of late-night trading hours for additional uses at specific locations e.g. licensed venues
    - Action 6: Develop noise planning controls which may include noise planning levels and acoustic requirements for new development.
- Principle 5: Inclusive community and connection to culture: Recognise Manly's significant built and landscape cultural heritage, acknowledging and supporting a cohesive and creative community.
    - Action 8: Develop greater awareness of the 'agent of change' approach so that stakeholders are aware that the person developing their property is responsible for incorporating noise measures in the design and construction of their development.
- Principle 6: Connected and accessible for all: Connect the community to Manly and its iconic beach, bush and harbour, with a focus on sustainable modes of travel which improves movement for all
    - Action 3: Continue to collaborate with Transport for NSW to optimise public transport routes and improve amenity and frequency of services.

Northern Beaches Economic Development Strategic – Business on the Beaches

- Action to 'Investigate opportunities to increase and diversify the night-time economy, in appropriate locations, including incentives for greater business participation'.

Northern Beaches Arts and Creative Strategy – Connected Through Connectivity 2029 – Action Plan 2023-2026

- Action 1.1.10: Increase understanding of the night-time economy and the role of arts and creativity to grow place vibrancy.

5. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Yes, the proposal is consistent with the *NSW 24-Hour Economy Strategy* including the following pillars and actions:

- Pillar 1: An Enabling Regulatory Framework

    1.1 Straightforward, balanced entertainment sound management
    1.2 Creating and supporting vibrant, coordinated precincts
    1.3 Making the most of outdoor spaces
    1.4 Supporting hospitality businesses to open, diversify and grow
    1.5 Planning frameworks supporting creativity and connection

- Pillar 2: Vibrant Precincts and Places

  2.1 Diverse and vibrant precincts
  2.2 Precinct Development Programs

6. Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Yes, the Planning Proposal is consistent with applicable SEPPs as shown in Table 2 including:

- *SEPP (Biodiversity and Conservation) 2021* – The proposal would have limited impact on the natural environment and is consistent with the SEPP.
- *SEPP (Housing) 2021* – The proposal includes a sound management framework which would ensure that future residential uses in the Manly centre are attenuated for entertainment sound. The proposal would have minimal impacts on housing delivery and is consistent with the SEPP.
- *SEPP (Precincts – Eastern Harbour City) 2021* - The proposal seeks to apply to land that is in this SEPP, namely Manly Cove to establish the Manly SEP on this land (see Figure 1). The NSW Special Entertainment Precinct Guidelines states that the Minister for Planning and Public Spaces may designate a SEP, 'where the relevant council has endorsed the establishment of a SEP on land where the Minister is the consent authority and the council's LEP does not apply'.
- *SEPP (Resilience and Hazards) 2021* – Part of the proposed precinct is located within the coastal zone as identified under the *Coastal Management Act 2016*. The proposal would have minimal impact on coastal protection and is consistent with the SEPP.

Table 2: Compliance with SEPPs

SEPPs	Applicable	Consistent
SEPP (Biodiversity and Conservation) 2021	Yes	Yes
SEPP (Exempt and Complying Development Codes) 2008	No	N/A
SEPP (Housing) 2021	Yes	Yes
SEPP (Industry and Employment) 2021	No	N/A
SEPP (Planning Systems) 2021	No	N/A
SEPP (Precincts – Central River City) 2021	No	N/A
SEPP (Precincts – Eastern Harbour City) 2021	Yes	Yes
SEPP (Precincts –Regional) 2021	No	N/A
SEPP (Precincts – Western Parkland City) 2021	No	N/A
SEPP (Primary Production) 2021	No	N/A
SEPP (Resilience and Hazards) 2021	Yes	Yes
SEPP (Resources and Energy) 2021	No	N/A
SEPP (Sustainable Buildings) 2022	No	N/A
SEPP (Transport and Infrastructure) 2021	No	N/A

7. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 directions) or key government priority?

The Planning Proposal is consistent with applicable Ministerial Directions as shown in Table 3 including:

- Direction 1.1: Implementation of Regional Plans – The proposal is consistent with the Greater Sydney Region Plan as outlined in Section B.3.
- Direction 1.3: Approval and Referral Requirements – The proposal does not include provisions that require concurrence, consultation or referral of a Minister or public authority, nor identify the development as designated development.

- Direction 3.1: Conservation Zones – The proposal does not impact on environmentally sensitive areas, conservation zones or land otherwise identified for environment conservation/protection purposes in a LEP.

- Direction 3.2: Heritage Conservation –The proposal is consistent with the heritage character and significance of the Manly Heritage Conservation Area and would otherwise have minimal impact on Aboriginal, local and state heritage items in Manly and is consistent with this Direction.

- Direction 3.5: Recreation Vehicle Areas – The proposal does not relate to land to be developed for the purpose of a recreation vehicle area.

- Direction 3.7: Public Bushland – The proposal is unlikely to impact on the preservation of bushland and biodiversity and is consistent with this Direction.

- Direction 3.9: Sydney Harbour Foreshores and Waterways Area – Some land in the SEP area along the foreshore of Sydney Harbour is found within the Foreshores and Waterways Area as defined in the Biodiversity and Conservation SEPP. The proposal would not impact the use of Sydney Harbour as a public good and is consistent with the principles identified in this Direction.

- Direction 4.1: Flooding – The SEP includes flood prone land however the proposal is unlikely to impact flood planning.

- Direction 4.2: Coastal Management – The subject site has been identified as being within the coastal zone under the *Coastal Management Act 2016*.

  The proposal does propose any rezoning and is consistent with the objects of the *Coastal Management Act 2016*, the *NSW Coastal Management Manual and associated Toolkit*, section 3.2 of the *NSW Coastal Design Guidelines 2023* and any relevant Coastal Management Programs.

- Direction 4.4: Remediation of Contaminated Land – The proposal does not seek any change of use of land nor rezoning on known contaminated land.

- Direction 5.1: Integrating Land Use and Transport - The proposal would support investment and activities suitable for a strategic centre well-serviced by transport connections and would enable Council to work with the community and Transport for NSW (TfNSW) to improve the transport network and services. The proposal is consistent with the objective of this Direction.

- Direction 5.2: Reserving Land for Public Purposes – The proposal does not involve the creation, alteration or reduction of land reserved for public purposes.

- Direction 6.1: Residential Zones –The proposal includes a sound management framework which would contribute to the good design and amenity of the residential development within and immediately surrounding the SEP area.

- Direction 6.2: Caravan Parks and Manufactured Home Estates – This proposal does not relate to caravan parks and/or manufactured home estates.

- Direction 7.1: Employment Zones – The SEP area is mostly comprised of E1 Local Centre zoned land under MLEP2013. The proposal would contribute to employment growth, protect employment uses and the viability of the Manly commercial centre, and give effect to the objectives of this Direction.

Table 3: Compliance with Ministerial Directions (s9.1 directions)

Directions		Applicable	Consistent
Focus area 1	**Planning Systems**		
1.1	Implementation of Regional Plans	Yes	Yes
1.2	Development of Aboriginal Land Council land	No	N/A
1.3	Approval and Referral Requirements	Yes	Yes
1.4	Site Specific Provisions	No	N/A
1.4A	Exclusion of Development Standards from Variation	No	N/A
Focus area 1	**Planning Systems – Place-based** Directions 1.5 – 1.22 are not applicable to the site.		
Focus area 2	**Design and Place** This Focus Area was blank when the Directions were made		
Focus area 3	**Biodiversity and Conservation**		
3.1	Conservation Zones	Yes	Yes
3.2	Heritage Conservation	Yes	Yes
3.3	Sydney Drinking Water Catchments	No	N/A
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	N/A
3.5	Recreation Vehicle Areas	Yes	Yes
3.6	Strategic Conservation Planning	No	N/A
3.7	Public Bushland	Yes	Yes
3.8	Willandra Lakes Region	No	N/A
3.9	Sydney Harbour Foreshores and Waterways Area	Yes	Yes
3.10	Water Catchment Protection	No	N/A
Focus area 4	**Resilience and Hazards**		
4.1	Flooding	Yes	Yes
4.2	Coastal Management	Yes	Yes
4.3	Planning for Bushfire Protection	No	N/A
4.4	Remediation of Contaminated Land	Yes	Yes
4.5	Acid Sulfate Soils	Yes	Yes
4.6	Mine Subsidence and Unstable Land	No	N/A
Focus area 5	**Transport and Infrastructure**		
5.1	Integrating Land Use and Transport	Yes	Yes
5.2	Reserving Land for Public Purposes	Yes	Yes
5.3	Development Near Regulated Airports and Defence Airfields	No	N/A
5.4	Shooting Ranges	No	N/A
5.5	High Pressure Dangerous Goods Pipelines	No	N/A
Focus area 6	**Housing**		
6.1	Residential Zones	Yes	Yes
6.2	Caravan Parks and Manufactured Home Estates	No	N/A
Focus area 7	**Industry and Employment**		
7.1	Employment Zones	Yes	Yes
7.2	Reduction in non-hosted short-term rental accommodation period	No	N/A
7.3	Commercial and Retail Development along the Pacific Highway, North Coast	No	N/A
Focus area 8	**Resources and Energy** Direction 8.1 is not applicable to the site.		
Focus area 9	**Primary Production** Directions 9.1 – 9.4 are not applicable to the site.		

Section C – Environmental, Social and Economic Impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The SEP area does not contain, nor is likely to impact critical habitat or threatened species populations, or ecological communities, or their habitats

9. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The SEP aims to support businesses whilst minimising negative impacts of vibrancy on the community.

Noise

Sound attenuation development controls for new receiver and emitter development will reduce impacts of increased entertainment activity over time, and the proposed sound limits require venues to operate at reasonable sound levels upon adoption of the proposed amendments.

Traffic and transport

The proposal is not expected to significantly impact traffic and transport networks in Manly.

Manly is well-serviced and well-connected by public transport, including several late night and 24-hour services with increased frequency on weekends.

During the SEP trial, Council will work with TfNSW to monitor and respond to any change in demand and patronage.

Additionally, as part of the implementation of the Manly Place Plan, Council will prepare a comprehensive Movement and Place Study to gain a holistic understanding of current and future requirements for public transport, active transport, private vehicles, parking, deliveries, services, waste collection and cleansing operations.

10. Has the Planning Proposal adequately addressed any social and economic effects?

Yes, the proposal would have positive social and economic impacts as detailed under the headings below.

Economic

Manly is the gateway to the Northern Beaches and is a centre that generates $664 million in local spending annually with $122 million (49.6%) spent by visitors from outside the area, and $46 million of transactions taking place between 6pm to 6am.

Over the past 12 months, $238 million was spent on dining and entertainment, representing 40% of total spending in Manly.

Retail, commercial, community and hospitality land uses are collectively grouped in the ‘population serving sector’ and will be the largest employment sector for Manly by 2036.

The proposal seeks to support Manly’s 24-hour economy by:

- enhancing vibrancy and increasing entertainment offerings and activities to boost Manly’s profile as a local, regional and international destination and increase visitor spending
- setting up a regulatory environment for businesses within the population serving sector to operate with certainty in terms of compliance

- supporting businesses to meet their full economic potential, including enabling them to capitalise on increased footfall and increasing their trading windows
- enabling positive economic flow-on effects to the day-time economy from increased night-time activity
- diversifying the night-time economy by making it easier for non-licensed venues to trade later and host live entertainment and performance
- facilitating access to incentives for licensed venues in SEPs under the *Liquor Act 2007* including an 80% reduction in liquor licence fees and additional liquor trading hours

Social wellbeing

The Manly SEP aims to improve the social wellbeing of the community by improving safety, increasing the diversity of patrons and activities, and building collaborative networks between stakeholders. Potential benefits include:

- increasing passive surveillance and perceptions of safety at night
- offering a diverse range of leisure activities to a wider range of people
- reducing isolation by increasing opportunities for social connection and improving Manly's sense of community and long-term mental health
- providing more activities and services to night-shift workers
- increasing opportunities for local storytelling, creativity, expression and enriching Manly's culture
- facilitating flow-on effects from the increased economic health of local businesses
- offering the community local night-time options instead of travelling outside of the LGA

Community safety

Council will work with venues, the Northern Sydney Local Health District, the Northern Beaches Local Area Command, the Northern Beaches Liquor Accord and the Northern Beaches Community Safety Advisory Committee to identify and address key community safety issues.

During the monitoring and evaluation of the SEP trial, community safety will be a key metric, and Council will monitor the number of alcohol-related incident callouts, the number of alcohol-related ambulance callouts and survey data regarding perceptions of safety. The draft PMP includes a Monitoring and Evaluation Plan which outlines the proposed data sources and collection frequency.

There are several options for addressing severe community safety impacts during the SEP trial. This includes changes to the controls in this PMP, venue exclusion and in exceptional circumstances the SEP may be suspended or revoked.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

Yes, the proposal is unlikely to require a significant increase in public infrastructure. Manly is a well-serviced urban precinct and transport hub and has the capacity for increased vibrancy and activity.

Council will work with businesses, the community and relevant stakeholder groups to identify what additional infrastructure and services are required during the SEP trial including:

- any required changes to the existing public transport network, including routes, frequencies and times.
- Council-managed services e.g. public amenities, waste management

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Council has notified and met with the following government agencies to discuss the Manly SEP:

- NSW Police including the Northern Beaches Local Area Command
- Liquor and Gaming NSW
- Northern Sydney Local Health District
- Department of Planning, Housing and Infrastructure
- Office of the 24-Hour Economy Commissioner
- Transport for NSW

No objections to the Manly SEP were raised, however Council will continue to work with the agencies to address their respective matters before and during the SEP trial.

Part 4 – Maps



Figure 4. Manly Special Entertainment Precinct Boundary

Part 5 – Community Consultation

The establishment of the SEP and draft PMP has been informed by extensive stakeholder consultation described under the headings below.

Early engagement on the precinct boundaries

As a requirement of the SEP Kickstart Grant Program, Council sought feedback from the community on the precinct boundaries between 13 March – 11 April 2025.

The draft SEP area that was exhibited is shown in Figure 5 below. The draft Manly SEP area has since been expanded for this planning proposal (see Figure 4) to incorporate the public realm, more areas suitable for entertainment uses and vibrancy, and to capture the entirety of the E1 Local Centre zone under the MLEP2013.



Figure 5. SEP area exhibited during the early consultation period

Approximately 64% of respondents provided feedback on the proposed boundaries, the majority of whom either supported the boundaries and/or SEP or had no concerns regarding the boundaries. Other key themes from the feedback received include:

- Reasons for supporting SEP:
    - Liveliness and vibrancy
    - European atmosphere
    - More variety of offerings
    - Support local economy, live music and creative industries
    - Family-friendly offerings

- SEP concerns:
    - Sound controls/impacts
    - Anti-social behaviour/ safety/alcohol consumption
    - Trading hours
    - Funding
    - Foreshore noise

- Events/activities/businesses wanted in Manly after-dark
    - Restaurants/cafes/takeaway
    - Family-friendly dining/activities/ events/spaces
    - Retail
    - Live music/performance/theatre/comedy
    - Buskers/street performers
    - Outdoor dining/licensed areas
    - Pubs/bars
    - Markets
    - Hair/beauty
    - Cinema/outdoor movies

A report summarising the feedback from this early engagement period is found in Attachment D.

Precinct Working Group (PWG)

At the Council meeting on 18 February 2025, Council resolved to establish a working group *'involving a diverse group of representatives from the entertainment and live music industry, local businesses, local residents and community groups, NSW Police, Liquor & Gaming NSW and other key stakeholders to inform the preparation and implementation of the SEP trial'*.

The purpose of the PWG is to meet regularly to provide input into the establishment, monitoring and evaluation of the 18-month trial of the Manly SEP.

In August 2025, a PWG was formed comprising the following members:

- 8 local residents
- 6 local business owners/operators
- 4 members of the live music/performing arts/entertainment industry
- 1 representative from the Manly Business Chamber
- 1 representative from the Manly Community Forum
- 1 representative from Liquor and Gaming NSW
- 1 representative from the Northern Beaches Local Area Command
- 1 representative from Transport for NSW
- 1 representative from the Northern Sydney Local Health District

4 PWG meetings were held in 2025 which focused on providing input into the draft PMP:

- PWG Meeting 1: Introduction and aspirations for Manly's 24-hour economy
- PWG Meeting 2: Levels of vibrancy and discussion with acoustic consultants
- PWG Meeting 3: Trading hours and evaluation and monitoring measures
- PWG Meeting 4: Community safety audit

The fifth PWG meeting was held in March 2025 and included discussions about the exhibited draft sound criteria with acoustic consultants and feedback received during the preliminary notification period.

Key outcomes from the meetings which have informed the Manly SEP and draft PMP include:

- identification of additional areas to include in the SEP to capture existing and future areas for entertainment activity and vibrancy
- identification of areas for improvement in terms of community safety
- identification of potential impacts and benefits of proposed trading hours
- identification of potential impacts and benefits of the proposed sound management framework
- identification of additional Council initiatives required to support the SEP
- review of draft sound categories mapping.

Summaries of the PWG meetings are found in Attachment E.

Notification letter to residents and businesses

On 2 December 2025, Council sent a letter to tenants and owners of properties identified in the additional areas for inclusion in the Manly SEP boundary.

The letter notified them that their property was being considered for inclusion in the Manly SEP boundary and invited them to provide feedback and contact Council if they had any questions.

Council received two responses to the letter. One noted their concerns regarding impacts from noise and extended trading hours, and the other sought clarification on trading hours and entertainment uses and noted concerns about potential anti-social behaviour.

Preliminary notification period

A draft planning proposal and supporting documents were placed on preliminary notification from 17 February – 1 March 2026 for a period of 17 days. Council's Community Participation Plan specifies that the minimum period for the preliminary non-statutory notification is 14 days.

A total of 325 submissions were received. The key concerns from submissions are:

- impacts of sound limits and increased night-time noise on amenity, health and sleep
- enforcement and monitoring resourcing
- inadequate public transport, services and facilities
- impacts of late trading hours on amenity, health and sleep
- impacts of late trading hours of outdoor areas
- funding for sound attenuation of existing residents and venues
- potential increase in anti-social behaviour and alcohol-related violence
- funding to support the SEP trial
- preferred treatment of licensed venues and businesses over residents
- encroachment of the SEP area into residential areas
- lack of time to provide feedback
- public safety and security provision

Submissions supportive of the SEP provided the following sentiments:

- Manly is too quiet and shuts down too early
- The SEP will support local businesses
- The SEP will support live music and performance industry, culture, and the arts
- Manly will feel safer with more people around at night
- The SEP will create more things to do at night in Manly
- Manly's atmosphere and ambience needs to be improved
- The SEP would set clear expectations for sound emissions

Key changes made in response to feedback received during the preliminary notification period included:

- change to the definition of weekends from Thursdays – Saturdays, to Fridays and Saturdays in the PMP to reduce the application of higher sound limits and therefore impact on residential amenity.
- limiting outdoor trading hours in the PMP to 10pm on weeknights and 11pm on weekends, instead of 11pm everyday as exhibited. This change addresses community concerns regarding the impact of extended trading hours on residential amenity.

Future consultation activities

Upon receipt of the Gateway determination, the planning proposal and supporting documents will be placed on statutory public exhibition for 28 days unless otherwise specified in the Gateway determination conditions.

Council will also continue to meet with the PWG and undertake targeted engagement with relevant stakeholders.

Part 6 – Project Timeline

Project milestone	Indicative date*
Preliminary notification period	February 2026
Consideration of submissions from preliminary notification and changes to draft PMP	March 2026
Council meeting for resolution to lodge planning proposal to NSW Government for a Gateway determination	May 2026
Receive Gateway determination from NSW Government	June 2026
Statutory public exhibition period	June – July 2026
Consideration of submissions (statutory public exhibition) and finalisation of draft PMP	July 2026
Council meeting for resolution to adopt the PMP and finalise amendment to MLEP2013 and MDCP2013	August 2026
Submission of planning proposal to NSW Government for finalisation	August 2026
Gazettal of LEP amendment	September 2026
Commencement of SEP trial	September 2026

* These timeframes are subject to the timing of receiving a Gateway determination from DPHI.

Attachment A: Draft Manly DCP 2013 Amendment

Draft amendment to Manly Development Control Plan 2013
Manly Special Entertainment Precinct

Explanatory note:

These proposed amendments to the Manly Development Control Plan 2013 (MDCP 2013) accompany the planning proposal to amend the Manly Local Environmental Plan 2013 to establish a Special Entertainment Precinct in the Manly strategic centre.

The proposed amendments are shown in **RED** and relate to the following sections in the MDCP 2013:

- 3.4.2 Privacy and Security
- 4.2.5 Manly Town Centre and Surrounds
- 4.2.5.6 Late Night Venues
- Dictionary

3.4.2 Privacy and Security

Note: Consideration of privacy are typically balanced with other considerations such as views and solar access. The degree of privacy impact is influenced by factors including the use of the spaces where overlooking occurs, the times and frequency theses spaces are being used, expectations of occupants for privacy and their ability to control overlooking with screening devices.

Relevant DCP objectives to satisfy in relation to this part include the following:

Objective 1) To minimise loss of privacy to adjacent and nearby development by:
- appropriate design for privacy (both acoustical and visual) including screening between closely spaced buildings;
- mitigating direct viewing between windows and/or outdoor living areas of adjacent buildings.

Objective 2) To increase privacy without compromising access to light and air. To balance outlook and views from habitable rooms and private open space.

Objective 3) To encourage awareness of neighbourhood security.

See also paragraph 4.1.5.3 *Principal Private Open Space.*

See also paragraph 4.2.5.6 Manly Special Entertainment Precinct for acoustic requirements for development of land in the Manly Special Entertainment Precinct

See also Amcord Design Element 5.5 for acceptable solutions in meeting the objectives of this plan where this plan is otherwise silent. Amcord solutions are not to be adopted where they result in any non-compliance with this plan or in the case of Residential Flat Buildings are inconsistent with guidance in relation to visual privacy set out in Part 3F of the Apartment Design Guide.

3.4.2.1 Window Design and Orientation

a) Use narrow, translucent or obscured glass windows to maximise privacy where necessary.

b) When building close to boundaries, windows must be off-set from those in the adjacent building to restrict direct viewing and to mitigate impacts on privacy.

3.4.2.2 Balconies and Terraces

a) Architectural or landscape screens must be provided to balconies and terraces to limit overlooking nearby properties. Architectural screens must be fixed in position and suitably angled to protect visual privacy.

b) Recessed design of balconies and terraces can also be used to limit overlooking and maintain privacy.

3.4.2.3 Acoustical Privacy (Noise Nuisance)

See also Noise Guide for Local Government prepared by NSW Department of Environment, Climate Change and Water in 2010.

a) Consideration must be given to the protection of acoustical privacy in the design and management of development.

b) Proposed development and activities likely to generate Noise including certain outdoor living areas like communal areas in Boarding Houses, outdoor open space, driveways, plant

equipment including pool pumps and the like should be located in a manner which considers the acoustical privacy of neighbours including neighbouring bedrooms and living areas.

c) Council may require a report to be prepared by a Noise Consultant that would assess likely Noise and vibration impacts and may include Noise and vibration mitigation strategies and measures. See particular requirements for Noise control reports for licenced premises below at paragraph g) below

Licensed Premises

The following clauses do not apply to licensed premises within the Manly Special Entertainment Precinct , see Clause 4.2.5.6 Manly Special Entertainment Precinct ~~4.2.5.6.c Late Night Venues in Manly Town Centre and Surrounds.~~

~~d) LEP clause 6.21 provides for consideration of Noise impacts from licensed premises being either new premises and places; or alterations and additions to existing premises. While 'licensed premises' are not defined in the LEP or DCP, the definition adopted from the Liquor Act refers to any premises (or places) that are licenced under the Liquor Act 2007. In this regard any DA where a licence is required for the sale of liquor must consider this clause.~~

~~e) The types of development that may be licenced include Restaurants, Cafes, Clubs, Hotels, Pubs, Entertainment Venues, and Community Facilities and the like. The types of licences may be granted and held under the Liquor Act 2007 for such premises include hotel licences, club licences, small bar licences, on-premises licences and others. In relation to Licensed Premises the Liquor Act 2007 provides and regulates the liquor license approvals process administered by the Office of Liquor, Gaming and Racing. With particular reference to potential Noise impacts from Licenced Premises, the the Standard Noise Criteria is applied by the Office of Liquor Gaming and Racing.~~

f) In relation to the assessment process applicants are encouraged to lodge the DA and liquor license application simultaneously. While the Office of Liquor, Gaming and Racing will not issue an approval for a liquor license untill development consent has been granted by Council, effective consideration of matters such as Noise impacts may be better resolved when dealt with concurrently.

g) Noise Control reports are to be submitted with DAs for licensed premises for the management of patron Noise (including patrons exiting the premises) and other offensive Noise (including amplified music and plant and equipment Noise emissions) emitted over the life of the development. The Noise Control report is to demonstrate to the satisfaction of Council that the activities carried out and related to the operation of the premises will meet the following requirements:

   i) The La10* Noise level emitted from the licensed premises must not exceed the background of Noise level in any Octave Band Centre Frequency (31.5Hz to 8kHz inclusive) by more than 5dB between 7am and 12 midnight at the boundary of any affected residence.

   ii) The La 10* Noise level emitted from the licensed premises must not exceed the background Noise level in any Octave Band Centre Frequency (31.5Hz to 8kHz inclusive) between 12 midnight and 7am at the boundary of any affected residence.

iii) The Noise level from the licensed premises must not be audible within any habitable room in any residential premises between the hours of 12 midnight and 7am or as otherwise required under conditions of development consent.

iv) Balconies, verandahs, any roof top areas and any external access thereto must be closed to patrons between the hours of 10pm to 8am daily to minimise Noise nuisance.

***Note:** For the purposes of condition, the La10 can be taken as the average maximum deflection of Noise emission from licensed premises.

See also paragraph 3.9.3 *Noise from Mechanical Plant.*

Notes: Development proposals including changes of use may lead to new or exacerbated Noise impacts. For example a new residential development may be located close to existing noisy activities or a new or intensified noisy activity may be proposed close to existing residential areas. Common noisy activities include commercial premises, main roads and some entertainment facilities.

3.10 Safety and Security

Relevant DCP objectives to be net in relation to these paragraphs include the following:

Objective 1) To ensure all development are safe and secure for all residents, occupants and visitors of various ages and abilities.

Objective 2) To ensure that the design process for all development integrate principles of 'Safety in Design' to eliminate or minimise risk to safety and security.

Objective 3) To contribute to the safety and security of the public domain.

See also Council's Administrative Guidelines - Context and Site Analysis for considerations which influence design.

See also Council's Administrative Guidelines for construction site management including safety.

See also Schedule 4 - Parts A1 & A2 - Approval Requirements for Removal of Trees for considerations of when a tree is a risk to human life or property.

See also paragraph 3.6.3.8 for Fire Safety in relation to legislation for Accessibility.

See also paragraph 4.1.9 Swimming Pools and Spas referencing the Swimming Pool Act 1992

See also paragraph 4.4.6 Child Care Centres require additional considerations of safety.

See also paragraph 5.4.3 Flood Control Lots primarily concerns the management of flood risks.

See also paragraphs 4.1.4.2.f and 4.2.3.d providing for splayed setbacks at street corners for safety.

~~See also paragraphs 4.2.5.6 regards Late Night Venues promotes Manly Town Centre entertainment precinct as a safe night place.~~

See also paragraph 4.2.5.6 Manly Special Entertainment Precinct for security provisions outside licenced premises for development of land in the Manly Special Entertainment Precinct

See also the Work Health Safety Act 2011 (NSW) which at Section 22 (WHS Act) sets out the Duty of Designers to ensure that designed plant substance or structure is without risk to Health & Safety of persons who use, construct and maintain the 'product'/ development. See also the associated NSW Codes of Practice for ensuring the Safe Design of Structures (2012) and the Draft Code of Practice for Safe Design, Manufacture, Import and Supply of Plant (2011).

Note: Safety in Design refers to the integration of design principles and control measures early in the design process to eliminate or, if this is not reasonable or practicable, minimise risks to health and safety throughout the life of the structure being designed and assessed. Safety in Design is part of a wider set of design objectives, including practicability, aesthetics, cost and functionality.

3.10.1 Safety

The principle of 'safety in design', is to be considered for all development in relation to the design and assessment of DAs to ensure developments are safe and secure for residents, all other occupants and visitors.

a) Vehicular Access is to be designed and located to achieve safety by:

i) locating car park entry and access on secondary streets or lands where available;

ii) minimising the number and width of vehicle access points;

iii) providing clear sight lines at pedestrian and vehicular crossings; and

iv) separating pedestrian and vehicular access. This separation is to be distinguishable and design solutions in this regard may include changes in surface materials, level changes and use of landscaping for separation.

3.10.2 Security (Casual Surveillance)

In order to promote safety and security, all development is to be designed to maximise opportunities for passive surveillance of public and communal areas by:

a) orientating some rooms to the street;

b) providing sight lines to the street frontage from the window(s) of at least one habitable room unobscured by trees or any other object;

c) ensuring the design of fences, walls and landscaping minimise opportunities for concealment and encourage social interaction; and

d) preferring double glazing on windows in areas of high street noise rather than the high fences or walls as a sound attenuation measure.

4.2.5 Manly Town Centre and Surrounds

Note: These paragraphs provide guidelines in relation to the Manly Town Centre (LEP Zone B2 Local Centre) as well as other land in the vicinity (including LEP Zones R3 Medium Density & SP3 Tourist) and also deal particularly with Backpackers' Accommodation and the Manly Special Entertainment Precinct ~~Late Night Venues.~~

See also paragraph 3.1 *Streetscape and Townscapes*.

See also LEP clause 6.13 *Design Excellence* in determining the exceptions to the nil setback guidelines in this paragraph.

See also Part 5 *Special Areas* in relation to the heritage significance of Manly Town Centre and The Corso.

See also Development Control Policy for Manly Cove 1996 except where this Policy is inconsistent with this DCP, LEP clause 6.33 *Special entertainment precinct* prevails.

See also LEP clause 6.13 *Design Excellence* in determining the exceptions to the nil setback guidelines in this paragraph.

See also LEP clause 6.33 *Special entertainment precinct*.

Relevant DCP objectives to be met in relation to these paragraphs include:

Objective 1) To consolidate, promote and strengthen both retail activity in the Manly Town Centre as well as townscape in accordance with the townscape requirements of this plan.

4.2.5.6 Manly Special Entertainment Precinct

Note: This part of the DCP should be read in conjunction with the following:

- Manly SEP Precinct Management Plan (PMP)
- Clause 6.33 and the Special Entertainment Precinct Map in Manly Local Environmental Plan 2013

Definitions

Sensitive receivers: Includes the following land uses that may be affected by entertainment sound: residential accommodation, educational facilities (including early childhood and childcare facilities), place of public workshop, health services facility, tourist and visitor accommodation (including hostels), commercial premises (excluding retail premises but including offices as part of industrial premises).

Venue: The premises from where entertainment activity takes place. This includes but is not limited to entertainment facilities, restaurants, cafes, small bars, pubs, artisan food and drink premises, creative industries, function centres, community facilities and registered clubs.

Land to which this control applies

Land within the Manly Special Entertainment Precinct (SEP) as defined in MLEP2013.

Objectives

Objective 1) To shape Manly town centre as a vibrant, safe, and diverse night-time precinct

Objective 2) To ensure that venues and sensitive receivers are designed to mitigate impacts of entertainment sound

Objective 3) To ensure that residents are not exposed to unreasonable impacts of vibrancy

Objective 4) To future proof commercial buildings and mixed-use buildings so that they can accommodate entertainment uses

Requirements

Trading hours

R1 The maximum trading hours must not exceed those outlined in *Section 2 Trading hours* in the *Manly SEP PMP*.

Entertainment sound management

R2 Development applications for new and modified venues must address the provisions in *Section 3.5.1 Acoustic Requirements for venues* in the *Manly SEP PMP*.

R3 Development applications for new and modified development that is a sensitive receiver must address the provisions in *Section 3.5.2 Acoustic requirements for sensitive receivers* in the *Manly SEP PMP.*

Note:

- Sensitive receiver applications include external and internal alterations to sensitive receivers including alterations and additions to residential accommodation, and operational changes to non-residential sensitive receivers.
- Where noise attenuation measures impact the provision of natural ventilation, alternative ventilation must be provided to ensure the proposal complies with the National Construction Code.
- Does not apply to an application seeking changes that do not impact upon sound levels.

R4 Development applications for new buildings that contain commercial uses must address the provisions in *Section 3.5.3 Acoustic requirements for base buildings with potential entertainment uses* in the *Manly SEP PMP*.

Community safety

R5 Licensed premises with a patron capacity of more than 120, must employ security staff to manage the security of the premises and the adjacent public areas after 10pm.

~~**4.2.5.6 Late Night Venues**~~

~~This paragraph regulates the activities and design of late night venues in the "Manly Town Centre Entertainment Precinct".~~

~~For the purposes of this paragraph the "Manly Town Centre Entertainment Precinct" is defined as land which includes the following:~~

- ~~Land in LEP Zone B2 Local Centres that is within the Manly Town Centre (excluding land zoned B2 elsewhere in the LEP i.e. Seaforth and Balgowlah);~~
- ~~Land within the Scope and Study Area of the Council's Manly After Midnight Policy (former Manly Council Policy Reference M61) being 'Manly Central Business District';~~
- ~~Licensed Liquor Premises that are a signatory to the Manly Liquor Accord;~~
- ~~Land identified in a current Manly Alcohol Free Zone or Manly Alcohol Restricted Zone; and~~
- ~~Manly Wharf Precinct.~~

~~See also requirements for social impact assessment under Council's Administrative Guidelines.~~

~~See also the former Manly Council's 'Manly After Midnight' Policy (Policy Reference M61) with respect to the conduct of activities in the Manly Central Business District after midnight and the need, in the public interest to regulate those activities.~~

~~Relevant DCP objectives to be met in relation to these paragraphs include:~~

~~Objective 1) To achieve for Manly's entertainment precinct as a place of excellence in which all people can use and enjoy Manly's highly valued natural amenity qualities as a place:~~

- ~~for leisure and entertainment;~~
- ~~in which late night venues can safely entertain and provide for the enjoyment of social and recreational pursuits;~~

~~without disturbing the peace of the community in terms of safety and security.~~

~~Objective 2) To regulate the activities and design of late night venues to minimize late night disturbances to the public and promote Manly as a safe place for all the community late at night such that:~~

- ~~the applicant demonstrate (see lodgement requirements at Council's Administrative Guidelines) that the premises will not detract from the safety and security of the Entertainment Precinct and as a place which is acceptable for families; and~~
- ~~obligations of any current Accord are addressed in minimizing anti-social behaviour and adverse effects of excessive alcohol consumption.~~

~~Intensity of Development~~

~~a) In order to provide diversity, it is proposed to limit the number of patrons which attend late-night licensed venues within the Entertainment Precinct. Within the Entertainment Precinct the total number of patrons capable of being accommodated within Late Night Venues must not exceed 8000 persons. Exceptions to this will only be granted where Council is satisfied that the existing levels of adverse impact will not be added to nor detract from opportunities to provide a diverse range of alternative entertainment activities.~~

~~Hours of Operating (maximum)~~

~~a) The maximum hours for hotels, nightclubs, restaurants & food outlets are as follows:~~

~~i) Hotels & Nightclubs: from 5am up to 2am (next day) and with a restricted entry policy for Nightclubs after 12.30am; and~~

~~ii) Restaurants & Food Outlets: from 5am up to 1am (next day).~~

~~Noise Control~~

~~b) Requirement of this plan in relation to licenced premises at paragraph 3.4.2.4 d – g apply to licensed Late Night Venues under this paragraph.~~

~~Security~~

~~c) Proprietors of Late Night Venues must enter into arrangements with Council for the provision of late night security of the premises and the adjacent public areas.~~

~~d) Access to Public spaces~~

~~Frontages to public spaces must be designed to minimise conflict between customers within the establishments and public using the public spaces.~~

~~Decks, Balconies & Roof Top Area~~

~~e) Balconies, verandahs, any roof top areas and any external access thereto must be closed to patrons between the hours of 10pm to 8am daily.~~

~~Liquor Accord~~

~~f) Proprietors of the licensed premises must be a financial member of any applicable Liquor Accord and conform to the obligations of that Accord in minimizing anti-social behaviour and adverse effects of excessive alcohol consumption.~~

~~Design~~

~~g) Applications must demonstrate how the design and operation of licensed venues take into account best practice outlined in the document titled "Alcohol & Licensed Premises: Best Practice in Policing" S Doherty and A Roche 2003.~~

Dictionary

sensitive receivers

Includes the following land uses that may be affected by entertainment sound: residential accommodation, educational facilities (including early childhood and childcare facilities), place of public workshop, health services facility, tourist and visitor accommodation (including hostels), commercial premises (excluding retail premises but including offices as part of industrial premises).

venue
The premises from where entertainment activity takes place. This includes but is not limited to entertainment facilities, restaurants, cafes, small bars, pubs, artisan food and drink premises, creative industries, function centres, community facilities and registered clubs.

~~**late-night venues**~~
~~includes but is not limited to hotels, clubs, nightclubs, restaurants and premises which have a liquor license, fast food outlets and take away food shops that propose to trade after 10pm.~~

Attachment B: Draft Precinct Management Plan

northern beaches council

Manly Special Entertainment Precinct

Draft Precinct Management Plan



Felon's Brewing Co. Manly – Rise Manly 2025

Council report
May 2026

Draft Precinct Management Plan
Manly Special Entertainment Precinct

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Draft Precinct Management Plan
Manly Special Entertainment Precinct

1 About the SEP

1.1 Introduction

A Special Entertainment Precinct (SEP) is an area mapped in a local environmental plan where entertainment sound and trading hours are regulated in accordance with a Precinct Management Plan (PMP) prepared by councils.

The purpose of the SEP framework is to protect and support the live performance and entertainment industry, provide operational certainty for venues, and set expectations for the type of venues and activities in the precinct whilst ensuring that residents and businesses are not exposed to unreasonable levels of noise from entertainment activity.

The Manly town centre has a rich history as an iconic beach and harbourside visitor destination, a welcoming home for residents, and a vibrant night-time precinct with lively hospitality and live music venues.

The SEP provides a framework for Council, local businesses and the community to work together to ensure that Manly's night-time economy continues to thrive and contribute positively to Manly's unique character, culture and liveability.

Establishing a SEP in Manly implements and builds on existing Council policies and strategies supporting the Manly night-time economy including the Manly Place Plan, Destination Management Plan, Local Strategic Planning Statement, Economic Development Strategy, and Arts and Creativity Strategy.

1.2 Location

The Manly SEP is located in the Manly centre and includes the commercial core, and the areas fronting the harbour and beach.

The boundary of the precinct is shown on the Special Entertainment Precinct Map under the *Manly Local Environmental Plan 2013* and in Attachment A of this Plan.

The Manly SEP does not include certain premises, as set out at Section 1.5 of this PMP.

1.3 SEP objectives

The following objectives reflect community aspirations for Manly's night-time economy and will guide how the success of the SEP will be measured:

- Objective 1: Attract investment from businesses that will meet the needs and wants of locals, workers and visitors.
- Objective 2: Protect existing creative spaces and create opportunities for live music, performance and entertainment.
- Objective 3: Protect residents from unreasonable impacts of vibrancy.
- Objective 4: Provide venues and residents with certainty and consistency when it comes to sound management and compliance.
- Objective 5: Activate and improve safety and accessibility in venues and public spaces.
- Objective 6: Build capacity for businesses, the community and Council to deliver more exciting, unique and diverse night-time experiences outside of traditional business hours and peak periods.
- Objective 7: Encourage communication and collaboration between all stakeholders.

1.4 Community engagement

This PMP has been informed by extensive stakeholder engagement including early public consultation on the precinct boundary, discussions with relevant government agencies and meetings with the Manly Special Entertainment Precinct Working Group (PWG).

The PWG was created by Council to support the establishment and ongoing operation and monitoring of the Manly SEP and is made up of a diverse range of stakeholders including representatives from government agencies, local residents, businesses owners, community groups and the live music and performance industry.

1.5 Application of this Plan

Pursuant to Clause 6.23 of the *Manly Local Environmental Plan 2013,* businesses in the Manly SEP must operate in accordance with this PMP.

This PMP sets out the maximum trading hours (see Section 2), entertainment sound management framework (see Section 3), and the complaints processes (see Section 4) for the Manly SEP.

Exclusions

The SEP does not include and the PMP does not apply to any of the following:

- premises used for the purposes of a brothel or other sex services
- premises used for adult entertainment of a sexual nature
- premises that, due to the nature of the business conducted on the premises, restrict access to patrons or customers who are 18 years of age or older e.g. sex shops and adult bookstores.

1.6 Monitoring and evaluation

The monitoring and evaluation of the impacts and success of the SEP will guide continual improvement and enable the SEP to meet the objectives for the precinct.

An 18-month operational trial of the SEP will commence once this PMP is adopted by Council and comes into effect upon the amendment of the *Manly Local Environmental Plan 2013*. The purpose of the trial is to allow Council, businesses and the community to assess and evaluate the benefits and impacts of the SEP.

During the SEP trial, Council will work with the PWG to undertake regular monitoring of impacts and outcomes including venue compliance, visitor demographics, safety incidents, patronage numbers, resident satisfaction, spend, public transport usage, job creation and uptake of extended trading hours.

In the final 6 months of the SEP trial, Council will seek feedback from the public and work with relevant stakeholders to evaluate the operation and impacts of the trial and resolve whether to make the SEP permanent.

If the SEP is made permanent, Council will continue regular monitoring and evaluation to ensure that the precinct continues to align with strategic objectives, and community expectations and feedback.

A detailed Monitoring and Evaluation Plan is found in Attachment B of this Plan.

1.7 SEP amendments, exclusion, suspension and revocation

To address impacts and concerns related to the operation of the SEP, there are several options for mitigation and recourse available during the SEP trial and if the SEP is made permanent.

In accordance with the Office of the 24-Hour Economy Commissioner's *SEP Guidelines* changes to the controls in this PMP can be made, specific venues may be excluded from the SEP, and in exceptional circumstances, the SEP may be suspended or revoked.

Amendments to an outdoor dining approval or licence

If there are a significant number of substantiated concerns related to mismanagement or non-compliance with this PMP related to an outdoor dining approval or licence, Council has the discretion to revoke or impose restrictions on that approval, notwithstanding the trading hour controls in this PMP.

Amendments to the PMP

Changes to this PMP, including the sound management framework and maximum trading hours can be made to address negative impacts of the SEP when necessary. This would require a resolution from Council and consultation with relevant stakeholders.

Excluding a venue

A venue can be excluded from the SEP if it is subject to ongoing and substantiated non-compliances with this PMP, or if there is a significant number of concerns related to mismanagement and anti-social behaviour attributed to the venue's operation.

To exclude a venue from the SEP, Council must resolve to remove the venue from the SEP boundary and then request to expedite an amendment to the *Manly Local Environmental Plan 2013* under section 3.22 of the *Environmental Planning & Assessment Act 1979*.

Suspending a SEP

Suspending a SEP means placing its operation on hold until issues have been addressed.

The SEP may be suspended if there is substantiated evidence that suspension is the only option after unsuccessful attempts to resolve the following issues within a reasonable timeframe:

- the quiet and good order of the precinct is being unreasonably disturbed because of the cumulative impact of businesses operations i.e. non-compliances with the PMP.
- sustained patterns over a significant period of time of high levels of anti-social behaviour and violence are leading to impacts to public safety and amenity.

To suspend the SEP, Council must resolve to temporarily repeal the PMP. Another Council resolution will be required to decide whether to reinstate the PMP, or to revoke it.

Revoking a SEP

Revoking a SEP means ceasing its operation permanently.

The SEP may be revoked if there is substantiated evidence to support the following:

- Where Council changes the strategic direction of the precinct
- Where high levels of anti-social behaviour and/or violence are occurring in the SEP on an ongoing basis that are impacting public safety and amenity

- Where revocation is the only option to address significant and/or sustained cumulative impacts of businesses operations i.e. non-compliances with the PMP.
- The continuation of the SEP is not in the public interest

To revoke the SEP, Council must resolve to revoke the SEP. Council must then make a request to the Secretary of the Department of Planning, Housing and Infrastructure to expedite an amendment to the *Manly Local Environmental Plan 2013* under section 3.22 of the *Environmental Planning & Assessment Act 1979* to remove the SEP.

2 Trading hours

This section outlines the trading hours for premises within the precinct.

All lawful premises within the Manly SEP boundary can trade within the hours specified in Table 1 below.

'Trading hours' is defined as the hours where a premises is open for the purposes of buying, selling or supplying goods and services to customers, clients and members of the public on the premises.

Table 1: Maximum trading hours

Day of the week	Maximum trading hours (indoor areas)	Maximum trading hours (outdoor areas*)
Sunday to Thursday	5am – midnight	6am – 10pm
Friday to Saturday	5am – 2am the next day	6am – 11pm

*Outdoor areas include:

- private outdoor areas of premises including but not limited to courtyards, balconies and rooftops.
- public outdoor areas which are the subject of an outdoor dining approval or licence from Council under the *Roads Act 1993* to operate on a public road i.e. footpath, under the *Local Government Act 1993* to operate on community land or under the *Crown Land Management Act 2016* to operate on Crown land.

2.1 Relationship to existing legislation, consents and approvals

The maximum trading hours outlined in Table 1 of this PMP:

- override the hours outlined in development consents and complying development certificates to the extent of the inconsistency. In the case that the trading hours in a condition of development consent exceeds the hours outlined in this PMP, the business can continue to trade in accordance with the trading hours set out in the development consent.
- allows premises to trade within the hours outlined in this PMP without an application to modify a development consent. The PMP will apply in the absence of any development consent condition related to trading hours.
- do not preclude a venue from seeking development consent from Council to trade outside of the hours outlined in this PMP. However, the *Manly Development Control Plan 2013* requires proposed developments to not exceed the maximum trading hours in this PMP.
- override the hours outlined in any outdoor dining approval or licence. No approval is required to modify the hours in an outdoor dining approval or licence if a business is trading within the hours outlined in this PMP.
- do not override the hours outlined in any condition of a premises' liquor licence. Further approval is required from Liquor and Gaming NSW (L&GNSW) to trade outside of the liquor licence conditions.

Under the *Liquor Act 2007*, venues may be eligible for liquor trading extensions if they regularly host live music or other arts and cultural events.

Any liquor trading extension must be within the hours listed in Table 1 of this PMP or within the hours outlined in the venue's development consent conditions.

Visit the L&GNSW website for information on eligibility criteria and how to access liquor trading extensions.

3 Sound management framework

This section outlines the standards for sound from entertainment activity for both licensed and unlicensed premises in the precinct, and sound attenuation development controls for new development.

3.1 Definitions

See Section 5 Glossary of this PMP.

3.2 Approach to sound management

Sound from live bands, restaurants, bars, entertainment and the public's enjoyment of those activities is an essential part of Manly's identity. Given the nature of these uses there is an expectation that there will be some impacts on nearby uses.

The sound management framework for the Manly SEP takes a balanced approach to managing sound where the responsibility of mitigating and managing noise impacts in a vibrant night-time precinct is shared between emitters and receivers.

The key components of the sound management framework for the Manly SEP include fixed external and internal sound criteria for emitters, and sound attenuation requirements for new development in the precinct.

The framework was informed by an acoustic study and the Office of the 24-Hour Economy Commissioner's *NSW Special Entertainment Precinct Acoustic Toolkit: Optional Sound Guidance and Templates for Councils.*

The purpose of the acoustic study was to develop sound criteria and controls that reflect Manly's desired future character and levels of vibrancy, and was informed by an extensive review of current development consent and liquor licence conditions, national and international literature review and acoustic measurements across the precinct.

External sound categories

External sound criteria have been used to define acceptable maximum sound levels measured at the frontage of sensitive receiver lot boundaries.

Four categories (Manly Sound Categories or MSCs) of external sound criteria have been defined for the precinct and its immediate surroundings, and are mapped in Attachment C:

- MSC1: Areas of highest activation
- MSC2: Lower levels of activation
- MSC3: Transitionary zone
- MSC4: Areas generally at the boundary of the SEP

Each MSC represents varying levels of desired activation or vibrancy in the precinct and therefore have different prescribed external sound criteria outlined in Section 3.4 (a) of this PMP.

The external sound criteria also differ within MSCs based on the day of the week and time of the day to reflect higher levels of acceptable sound levels on weekends and before midnight.

Internal sound criteria

Internal sound criteria have been used to address sound transfer to adjoining sensitive receivers via shared partitions such as walls between buildings and floors/ceilings within the same buildings.

Internal sound criteria also apply to the design and construction of new sensitive receiver development within and surrounding the SEP.

The PMP prescribes acceptable maximum sound levels to be measured inside sensitive receivers.

The internal sound criteria vary depending on the type of use of the sound receiver, the day of the week and the time of the day.

3.3 Relationship to existing legislation, consents and approvals

The sound controls in this PMP override offensive noise provisions and any existing liquor licence, development consent or complying development certificate conditions applicable to a premises relating to entertainment sound, to the extent that they are inconsistent with this PMP.

This framework does not apply to:

- sound from the public realm, including pedestrians, road traffic, events and busking. Entertainment sound from events in the public realm will continue to be managed through existing event approval processes including any required sound management plans.
- vibration or impact sound from activities such as gymnasiums. Other criteria will be applied in accordance with Council policies or existing conditions.

3.4 Maximum sound levels

All premises conducting entertainment activity within the SEP must operate in accordance with the following:

a) Entertainment sound levels from indoor and outdoor areas of venues (excluding the public realm) must not exceed the levels in Table 2 specified for the relevant Manly Sound Category (MSC) by reference to the External Sound Categories map in Attachment C of this PMP.

   The maximum sound levels in Table 2 are cumulative levels. Where more than one venue is located in similar proximity to a receiver, the maximum external sound level for a single venue shall be 5dB below what is specified in Table 2.

   The MSC applies as follows:

   i) The MSC applies at the boundary of the receiver property (taking into account any minimum building setbacks), 1.5m above the floor level of all floors up to the maximum height of the existing buildings.

   ii) The MSC shall be assessed as ‘free-field’ noise levels, as defined in the Environmental Protection Authority’s (EPA) *Approved Methods for Measurement and Analysis of Environmental Noise in NSW*.

   iii) The MSCs do not apply at the boundary of other entertainment or retail premises.

   iv) Where a premises has multiple uses, the MSC applies only at the floor levels of the sensitive uses e.g. for a 2 storey shop top housing building, the MSC applies only at the first floor where the housing is located.

   v) Where a section of a sensitive receiver boundary does not have a mapped MSC.e.g. an apartment facing an internal courtyard, the loudest MSC that is mapped around the lot boundary of the receiver applies (see Figure 1).

   vi) For compliance/complaint monitoring, where access to the boundary location is not practicable e.g. at upper floors, measurements shall be undertaken at the nearest most potentially affected external receiver location e.g. on a balcony or out of an open window.

Draft Precinct Management Plan
Manly Special Entertainment Precinct

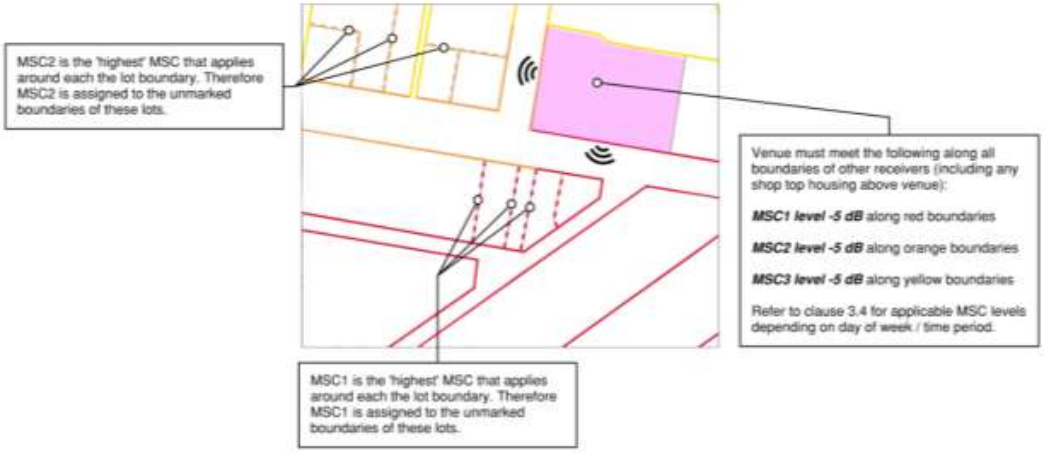


Figure 1. External sound category application

Table 2: External sound category levels, $L_{eq,15minute}$

Day of the week	7am – 10pm				10pm – midnight				Midnight – 7am			
	Broadband dB(A)	(Hz) dB			Broadband dB(A)	(Hz) dB			Broadband dB(A)	(Hz) dB		
		31.5	63	125		31.5	63	125		31.5	63	125
Manly Sound Category 1 (MSC1)												
Weekday*	70	74	73	71	65	69	68	66	55	59	58	56
Weekend					70	74	73	71	60	64	63	61
Manly Sound Category 2 (MSC2)												
Weekday	65	69	68	66	60	64	63	61	50	54	53	51
Weekend					65	69	68	66	55	59	58	56
Manly Sound Category 3 (MSC3)												
Weekday	60	64	63	61	55	59	58	56	45	54	50	46
Weekend					60	64	63	61	50	54	53	51
Manly Sound Category 4 (MSC4)												
Weekday	55	59	58	56	50	54	53	51	45	54	50	46
Weekend					55	59	58	56				

*'Weekday' means 7am Sunday to 7am Thursday, 'weekend' means 7am Friday to 7am Sunday.

b) Entertainment sound levels from a venue with an adjoining sensitive receiver that may be affected by sound transfer via a common partition, must not exceed the levels specified in Table 3 minus 5 dB at the most potentially affected location, no less than 1m from the common partition, and with all windows and doors closed.

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Manly Special Entertainment Precinct

Table 3: Internal sound levels for sensitive receivers, $L_{eq,15minute}$

Sensitive Receiver	Period	Broadband dB(A)	Octave band centre frequency (Hz), dBZ		
			31.5	63	125
Residential accommodation (excluding hotels and hostels) – habitable rooms excluding bedrooms	7am to 10pm	35	59	52	46
	10pm to 7am	35	59	52	46
Residential accommodation (excluding hotels and hostels) – bedrooms	7am to 10pm	35	59	52	46
	10pm to 7am	30	54	47	41
Educational facilities including early childhood and childcare facilities	7am – 6pm	35	59	52	46
Place of public worship	When in use	38	62	55	49
Health services facility	7am to 10pm	40	64	57	44
	10pm to 7am (wards only)	35	59	52	51
Tourist and visitor accommodation (including hostels)	7am to 10pm (bedrooms)	38	62	55	49
	10pm to 7am (bedrooms)	35	57	50	44
Commercial premises (excluding retail premises, but including offices as part of industrial premises)	7am to 6pm on weekdays	43	64	57	51

c) Sound levels from building services and other similar non-entertainment sources must not exceed the levels outlined in Table 4. Corrections for annoying noise characteristics per Fact Sheet C of the *NSW Noise Policy for Industry* (NPfI) shall be applied. Adjustments shall not be made in accordance with the principles of Section 2.4.1 of the NPfI (high traffic noise environments). The criteria in Table 4 apply at the reasonably most-affected point on or within the property boundary, not closer than 3m to a reflective surface and at a height of between 1.2m–1.5m above ground/floor level.

Table 4: Sound levels for building services/industrial/non-entertainment activity

MSC	**Time period, $dBL_{Aeq,15minute}$ [1, 2]**			
	Day	**Evening**	**Shoulder**	**Night**
MSC1, MSC2, MSC3	58	48	45	43
MSC4	53	48	45	43

Note:

- *Day: the period from 7 am to 6 pm Monday to Saturday; or 8 am to 6 pm on Sundays and Public Holidays.*
- *Evening: the period from 6 pm to 10 pm.*
- *Shoulder: the period from 10 pm to midnight.*
- *Night: the remaining period*

d) All venues must prepare a management plan that outlines the operational processes and practices employed to manage sound emissions. This should include matters such as:

i) venue operational hours and patron capacities of each area of the venue

ii) location of nearby sensitive receiver locations

iii) applicable sound criteria, including external MSCs and any internal criteria for adjoining development

iv) locations where entertainment may be provided and whether in-house or additional sound systems are used

v) methods by which entertainment sound levels are managed or monitored (i.e. limiters or monitoring devices)

vi) operational measures such as the closing of windows / doors and the times when this should occur

vii) complaints management process.

3.5 Development controls

Objectives

1. To facilitate a balanced approach to entertainment sound management where both emitters and receivers are responsible for mitigating noise impacts.
2. To ensure that venues and sensitive receivers are designed to mitigate impacts of entertainment sound.
3. To ensure that residents are not exposed to unreasonable impacts of vibrancy.
4. To future proof commercial buildings so that they can accommodate entertainment uses.

3.5.1 Acoustic requirements for venues

The controls in this section apply to development applications and applications to modify development consents for venues in the SEP, including mixed-use development that contain venues.

a) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant is required for all new venues. The purpose of the Noise Impact Assessment is to outline the required noise attenuation measures to achieve the sound criteria in Section 3.4 of this PMP.

b) All new venues must prepare a management plan that outlines the operational processes and practices employed to manage entertainment sound emissions. This should include matters such as:

    i) venue operational hours and patron capacities of each area of the venue

    ii) location of nearby sensitive receiver locations

    iii) applicable sound criteria, including external MSCs and any internal criteria for adjoining development

    iv) locations where entertainment may be provided and whether in-house or additional sound systems are used

    v) methods by which entertainment sound levels are managed or monitored (i.e. limiters or monitoring devices)

    vi) operational measures such as the closing of windows / doors and the times when this should occur

    vii) complaints management process

3.5.2 Acoustic requirements for sensitive receivers

The controls in this section apply to development applications and applications to modify development consents for sensitive receivers, including mixed-use development that contain sensitive receivers within the SEP.

a) A Noise Impact Assessment prepared by a suitably qualified acoustic consultant is required where MSC 1, 2 and 3 applies to a building façade. It must:

    i) for residential accommodation:

        i. outline how the building design incorporates the required noise attenuation measures to achieve requirements for residential accommodation in Table 3.

ii. the design must be based on the weekday external sound categories. The adoption of any criteria from an alternative MSC e.g. for facades that may be acoustically shielded must be stated and justified.

iii. if the development shares a common partition with a venue, the assessment must quantify emissions from the sound-emitting premise for the purpose of assessment and include consideration of vibration and structure-borne noise.

iv. propose alternative ventilation that complies with the National Construction Code where proposed noise attenuation measures impact the provision of passive natural ventilation.

v. address entertainment sound from existing venues.

vi. outline the required noise attenuation measures to achieve requirements for sound levels for building services/industrial/non-entertainment activity in Section 3.4.c.

ii) for educational facilities (including early childhood and childcare facilities), places of public worship, health services facility, tourist and visitor accommodation (including hostels), commercial premises (excluding retail premises but including offices as part of industrial premises):

i. the noise amenity from existing and potential future entertainment venues should be considered in the design

ii. outline the required noise attenuation measures to achieve requirements for sound levels for building services/industrial/non-entertainment activity in Section 3.4.c.

Note: Noise impact from other sources, such as roads shall be assessed separately in accordance with relevant Standards and policies.

3.5.3 Acoustic requirements for new buildings with potential entertainment uses

a) A Noise Impact Assessment accompanying a development application for any new building with commercial uses in the precinct shall:

i) address how the building has been designed to accommodate future entertainment uses

ii) outline the type of entertainment use that could be accommodated, having regard to impact on existing and potential future sensitive receivers

iii) outline the noise and vibration attenuation measures incorporated into the new building, for indoor and outdoor spaces

iv) outline the space proofing and/or other provisions for additional mitigation that could be incorporated by the fit out of entertainment uses.

4 Complaints processes

4.1 Noise

Living in a vibrant area close to restaurants and entertainment, there is an expectation that there will be more impact from noise than in quieter areas. However, residents and other sensitive receivers should not be subjected to excessive and unreasonable levels of noise from entertainment activity.

In NSW, depending on the source and type, noise is managed by several regulators including L&GNSW, Council and NSW Police.

This section of the plan outlines the complaints process for noise in the Manly SEP area.

What to do if you want to make a noise complaint

Most noise conflicts can be resolved by having a discussion with the source of the noise first. Often venues will address the issue with neighbours on the spot.

If your complaint is urgent, contact the source of the noise first and if possible, make contacting L&GNSW, NSW Police or Council a last resort.

A list of venues and their contact details are listed on the Manly Special Entertainment Precinct website.

If you cannot resolve the issue privately, contact the appropriate regulator.

Description of noise	Regulator and complaints process
• Entertainment sound from licensed venues.	L&GNSW Complaints regarding entertainment sound from licensed venues are managed in accordance with the *Liquor Act 2007.* L&GNSW's website has online guidance for solving noise problems with venues and what type of assistance or enforcement action L&GNSW can undertake. If you have tried to resolve the issue directly with the venue where appropriate, or you do not feel comfortable approaching the venue, you can call L&GNSW on 1300 024 720 or make an online complaint. You will be asked to provide: • your name • the name of the licensed venue • the nature of the incident including date, time, frequency and duration • the name of the venue operator or staff member if you spoke to them about the incident • any evidence or supporting material (video or audio files) There are two types of L&GNSW complaints, and you can use the online forms linked below to make the complaint: • Noise complaint: general concerns about the level of noise emanating from a licensed venue and may be resolved in a timely and informal manner, through education, support and remedial engagement in the first instance.

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Description of noise	Regulator and complaints process
	• Statutory disturbance complaint: formal complaint under section 79B of the *Liquor Act 2007*. In a SEP, a statutory disturbance complaint will only be upheld if there is enough evidence to establish that the venue failed to follow the sound criteria set out in the PMP, and the disturbance to the neighbourhood was 'unreasonable'. For example, this may include acoustic testing which indicates that the levels of sound from a venue is exceeding the limits set by council.
• Entertainment sound from unlicensed premises • Non-entertainment sound from licensed venues e.g. equipment, servicing, construction, waste disposal and collection or mechanical ventilation • Residential noise	Council Complaints regarding entertainment sound from unlicensed premises in the SEP will be managed by Council in accordance with the sound controls in this PMP. Council also regulates 'offensive noise' (see Glossary) from a fixed source on residential or commercial property under the *Protection of the Environment Operations Act 1997.* Consider the following questions as a guide when lodging a complaint with Council: • Is the noise loud in an absolute sense? Is it loud relative to other noise in the area? • Does the noise include characteristics that make it particularly irritating? • Does the noise occur at times when people expect to enjoy peace and quiet? • Is the noise atypical for the area? • Does the noise occur often? • Are a number of people affected by the noise? If the majority of the answers to the above questions are yes, then contact Council on 1300 434 434 or fill in Council's online Report an Issue form and include the time, date and duration of the noise, the type and sound of the noise, the likely noise source and your contact details. For more information about what noise Council regulations, visit Council's Noise information page.
• Urgent complaints outside of business hours • Noisy motor vehicles in public places	Police NSW Police will refer complaints regarding noise from entertainment activity from licensed venues to L&GNSW for consideration. NSW Police have powers under the *Liquor Act 2007* to issue improvement notices to licensed premises in certain situations that require an immediate response. For example, this may include situations where sound being emitted from the licensed premises is exceeding the sound standards set out in this PMP. If urgent, complainants are strongly encouraged to contact the business in the first instance, otherwise call Police on (02) 9976 8099.

Description of noise	Regulator and complaints process
• Other types of noise e.g. industrial, maritime, state road traffic,	See other contacts for noise pollution on the NSW Environment Protection Authority's website.

4.2 Trading hours

If you would like to make a complaint about a licensed premise trading outside of their liquor licence conditions, contact L&GNSW by calling 1300 024 720 or fill out their online complaints form.

If you would like to make a complaint about a business trading outside of the maximum trading hours outlined in this PMP, contact Council on 1300 434 434 or fill out Council's online Report an Issue form.

If urgent, complainants are encouraged to contact the business in the first instance, otherwise call Police on (02) 9976 8099.

4.3 Crime and anti-social behaviour

Call Triple Zero (000) or TTY (106) if:

- someone is seriously injured
- someone is in need of urgent medical help
- there are threats to property or life
- if you have witnessed a serious crime or accident.

If not urgent, call Police on (02) 9976 8099.

4.4 General feedback on SEP

Contact Council via council@northernbeaches.nsw.gov.au or 1300 434 434 if you have any general feedback on the Manly SEP.

5 Glossary of terms

Entertainment activity	Has the same meaning as in Section 202A of the *Local Government Act 1993*. An activity or performance carried out for the purposes of entertaining members of the public, including live or recorded music, karaoke, trivia, bingo and comedy. It includes private functions in licensed premises, for example, a wedding, party or ticketed event, and also the provision of food and drinks services in licensed premises, whether accompanied by another entertainment activity or not. It also includes activities associated with the aforementioned activities, for example, set up and pack down, rehearsals and sound checks, the entry or exit of persons from premises, and other activities by patrons or staff on the premises, for example, staff announcements and sound caused by patrons.
Entertainment sound	Sound from 'entertainment activity' as defined in Section 202A of the *Local Government Act 1993* and in this Glossary.
Manly Sound Category (MSC)	A category with distinct external sound criteria defined in Section 3 Sound Management Framework and mapped in Attachment 3 of this PMP.
Offensive Noise	Has the same meaning as in the *Protection of the Environment Operations Act 1997* as amended.
Precinct Management Plan	A plan prepared by Council that outlines: • the trading hours for premises in the SEP • the regulation of sound from entertainment activity from premises in the special entertainment precinct • that the process for managing complaints in relation to licensed premises in the proposed special entertainment precinct is the process set out in the *Liquor Act 2007*, Part 5, Division 3.
Premises	Has the same meaning as in the *Local Government Act 1993* and means any of the following: • a building of any description or any part of it and the appurtenances to it, • land, whether built on or not, • a shed or other structure, • a tent, • a swimming pool, • a ship or vessel of any description (including a houseboat), • a van.

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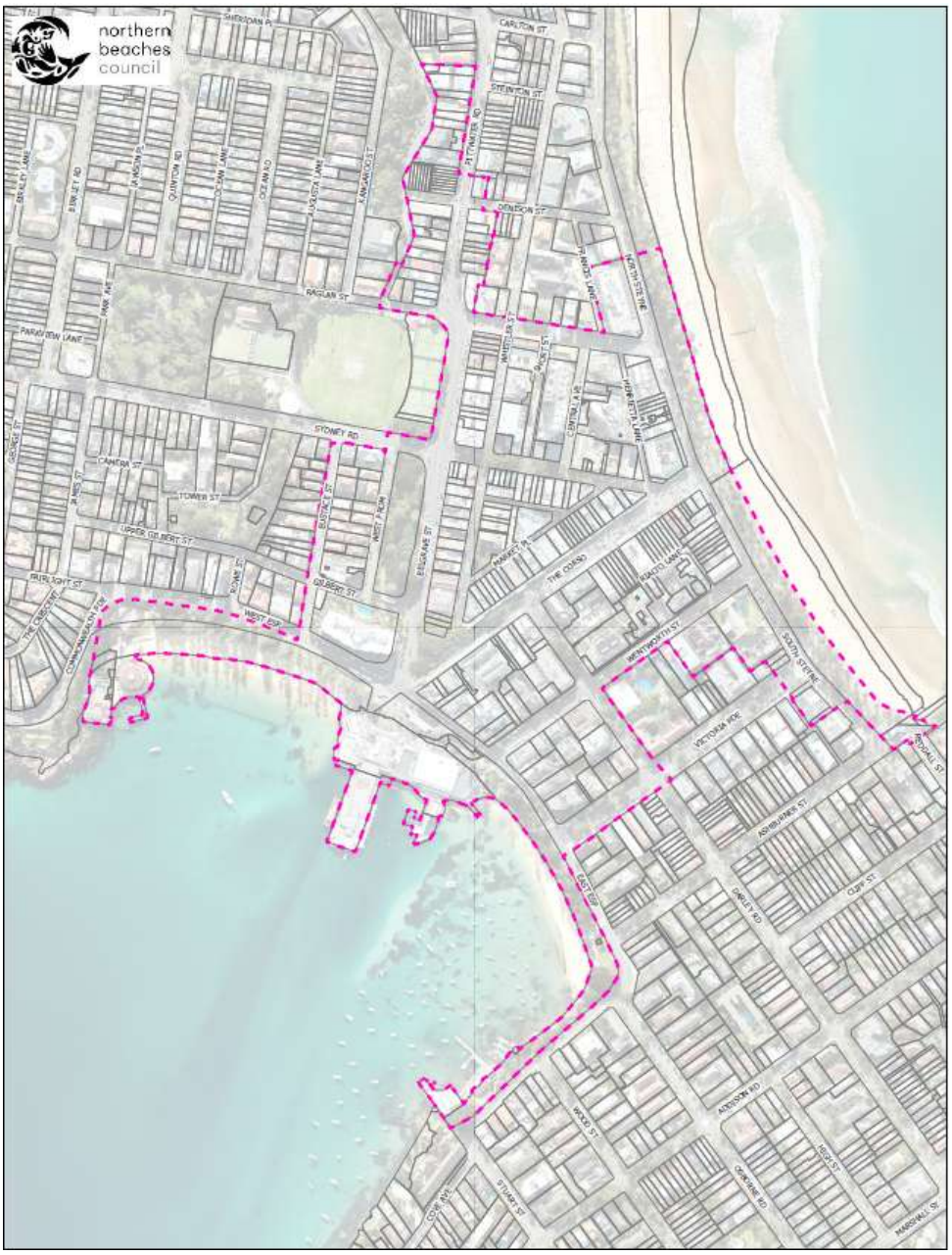
Special Entertainment Precinct (SEP)	Has the same meaning as in Section 202B of the *Local Government Act 1993.* A SEP is an area in which— • sound from entertainment activity from premises in the area is regulated in accordance with a precinct management plan, and • requirements about sound attenuation included in a precinct management plan apply to certain types of development in the area, and • listed live music and performance venues are authorised to trade for an additional 1 hour under the *Liquor Act 2007*, section 130L. It excludes: • premises used for the purposes of a brothel or other sex services • premises used for adult entertainment of a sexual nature, • premises that, due to the nature of the business conducted on the premises, restrict access to patrons or customers who are 18 years of age or older. For example, sex shops and adult bookstores.
Trading hours	The hours where a premises is open for the purposes of buying, selling or supplying goods and services to customers, clients and members of the public on the premises.
Receivers	Land uses that may be affected by entertainment sound. They include but are not limited to 'sensitive receivers'.
Sensitive receivers	Land uses that may be affected by entertainment sound and identified in Table 3. They include: • residential accommodation (excluding hotels and hostels) – habitable rooms excluding bedrooms • residential accommodation (excluding hotels and hostels) – bedrooms • educational facilities including early childhood and childcare facilities • place of public worship • health services facility • tourist and visitor accommodation (including hostels) • commercial premises (excluding retail premises, but including offices as part of industrial premises).

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Venue	The premises from where entertainment activity takes place. This includes but is not limited to entertainment facilities, restaurants, cafes, small bars, pubs, artisan food and drink premises, creative industries, function centres, community facilities and registered clubs.

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Attachment A: Manly SEP Boundary Map



Attachment B: Manly SEP Monitoring and Evaluation Plan

Monitoring data collection methods

Data collection method	Review/frequency	Responsibility/source
Tenancy/vacancy audit	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent.	Council
Live performance/event audit	Baseline survey at beginning of the trial, half yearly during trial and yearly once SEP is permanent.	Council
Community safety audit	Half-yearly from Summer 2025/2026 (baseline), during trial and once SEP is permanent.	Council and PWG
Business survey	Baseline survey at beginning of the trial, half yearly during trial and yearly once SEP is permanent.	Council
Live music/arts and culture industry survey	Half-yearly from Summer 2025/2026 (baseline), during trial and once SEP is permanent.	Council
Community survey	Baseline survey at beginning of the trial, half yearly during trial and yearly once SEP is permanent.	Council
Register of complaints to L&GNSW, Council and Police	Collect complaints data quarterly from Summer 2025/2026 (baseline, during trial and once SEP is permanent).	L&GNSW, Council and Police
Acoustic surveys	Quarterly acoustic measurements at receiver property boundaries across the precinct.	Council
Australian Business Register data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
Liquor & Gaming NSW data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
Google Business Place Ingenium data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
Australian Bureau of Statistics data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council

Spendmapp data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
Complaints registers	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
Opal trips data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
NSW Bureau of Crime Statistics and Research data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council
Ambulance NSW data	Quarterly from Summer 2025/2026 (baseline), during trial and once SEP is permanent	Council

Monitoring plan

Success indicator	**Data source**
SEP Objective 1: Attract investment from businesses that will meet the needs and wants of locals, workers and visitors.	
New businesses open as a result of extended hours and increased offerings	• Tenancy/vacancy audit • Business survey • Australian Business Register data
Increased diversity of businesses	• Tenancy/vacancy audit • Business survey • Australian Business Register data • Liquor & Gaming NSW data
Businesses take up extended trading hours	• Business survey • Google Business Place Ingenium data
New jobs are created as a result of extended hours and increased offerings	• Business survey • Australian Bureau of Statistics data
Increased revenue generated from offerings and extended trade	• Business survey
Increased night-time spend	• Spendmapp data
Increased diversity in visitor and patron demographics	• Business survey
Increased number of visitors and patrons	• Business survey

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Success indicator	Data source
Businesses feel value from the operation of the SEP and its incentives	• Business survey
SEP Objective 2: Protect existing creative spaces and create opportunities for live music, performance and entertainment.	
More live music or other arts and cultural events	• Live performance/event audit
More creative spaces	• Tenancy/vacancy audit
Positive sentiment from the live music and performance industry on the SEP and its incentives	• Live music/arts and culture industry survey
Uptake of incentives for live music venues in SEPs under the *Liquor Act 2007*	• Liquor & Gaming NSW data
SEP Objective 3: Protect residents from unreasonable impacts of vibrancy.	
Residents are satisfied with sound emissions	• Community survey • Complaints registers • Acoustic surveys
Residents' perception of safety is positive	• Community survey
SEP Objective 4: Provide venues and residents with certainty and consistency when it comes to sound management and compliance.	
Venues are complying with sound thresholds in the PMP	• Business survey • Community survey • Complaints registers • Acoustic surveys
Venues are complying with the maximum trading hours in the PMP	• Business survey • Community survey • Complaints registers
Proper complaints processes are followed by complainants e.g. forwarded to appropriate regulator	• Business survey • Community survey • Complaints registers
Businesses feel thresholds in the PMP are reasonable and clearly communicated	• Business survey
Complainants feel that the complaints process is clearly communicated	• Business survey • Community survey • Complaints registers

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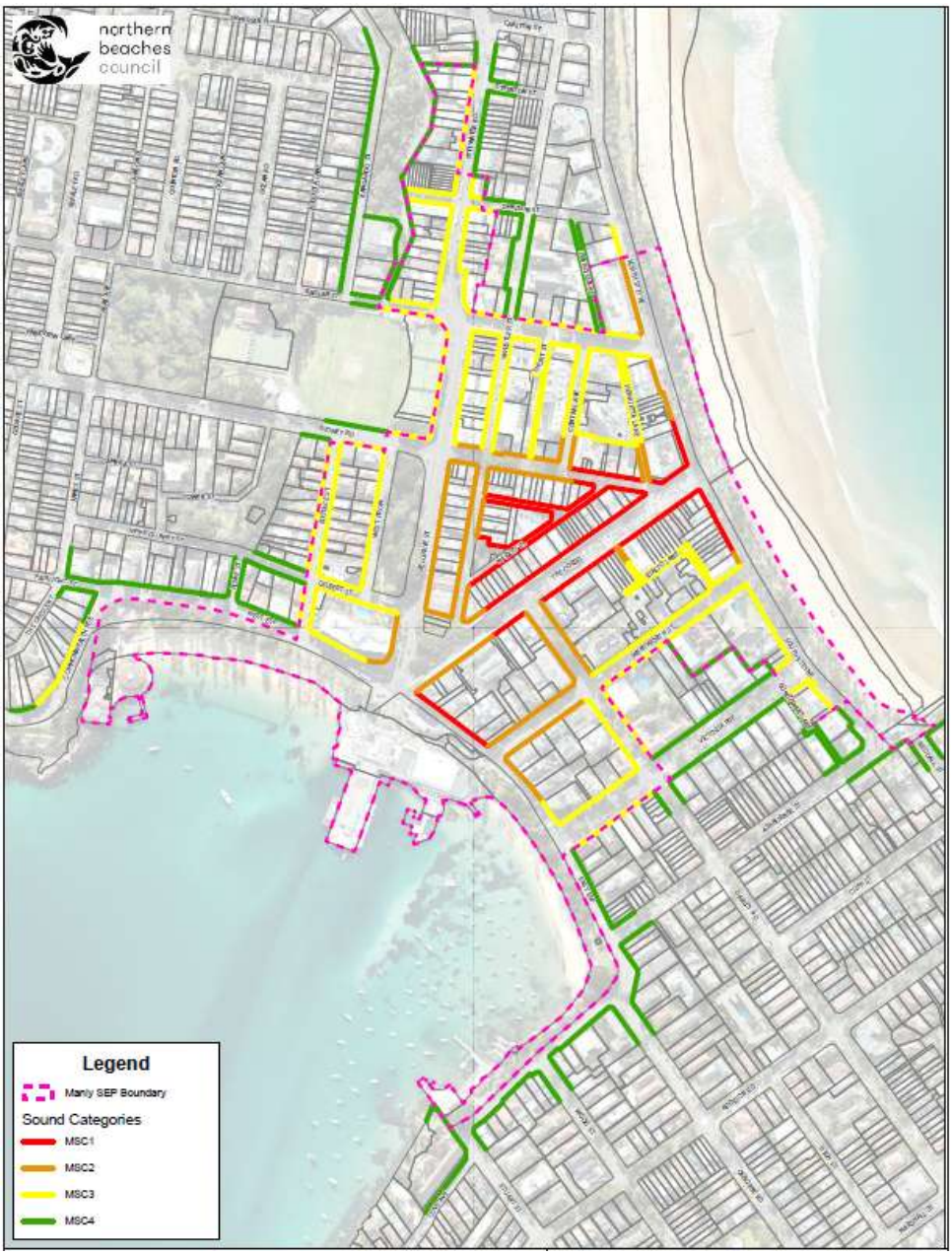
Success indicator	Data source
SEP Objective 5: Activate and improve safety and accessibility in venues and public spaces.	
Increased public transport patronage	• Opal trips data
Visitors and patrons are satisfied with accessibility levels into and out of the precinct	• Business survey • Community survey
Appropriate and proportionate number of alcohol-related incident callouts to the SEP including to premises and public places	• NSW Bureau of Crime Statistics and Research data
Appropriate and proportionate number of alcohol-related ambulance callouts to premises and public places	• Ambulance NSW data
Positive self-reported perceptions of safety	• Business survey • Community survey • Complaints registers • Community safety audit
SEP Objective 6: Build capacity for businesses, the community and Council to deliver more exciting, unique and diverse night-time experiences outside of traditional business hours and peak periods.	
Positive business sentiment/increased morale	• Business survey • Live music/arts and culture industry survey
Self-reported value of investment attraction and collaborations	• Business survey • Live music/arts and culture industry survey
SEP Objective 7: Encourage communication and collaboration between all stakeholders.	
Self-reported sentiment of SEP framework including complaints process	• Business survey • Community survey • Complaints registers • Live music/arts and culture industry survey

Monitoring and Evaluation outputs

Output	Description	Review/frequency
Trial monitoring reports	Snapshot of monitoring data and measurements.	Quarterly during trial
Trial evaluation progress reports	Findings of monitoring data and continuous improvement actions.	Half-yearly during trial

Evaluation outcomes reports	Summary of trial monitoring data against baseline measurements, trial findings and continuous improvement actions.	Half-yearly
Ongoing monitoring reports	Snapshot of monitoring data and measurements.	Half-yearly once SEP is made permanent
Ongoing evaluation reports	Findings of monitoring data and continuous improvement actions.	Yearly once SEP is made permanent

Attachment C: External Sound Categories Map



Attachment C: Acoustic Study

ARUP

Northern Beaches Council

Manly Special Entertainment Precinct

Sound management plan and justification

Reference: 309595-AC03_v2

v2 | 2 December 2025



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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 309595

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1. Introduction

This report has been prepared to support the development the Manly Special Entertainment Precinct (SEP) Precinct Management Plan (PMP) and outlines recommended requirements. It is assumed that this report is for internal use by Northern Beaches Council rather than public exhibition.

The advice contained herein aims to provide a comprehensive Sound Management Plan (SMP) for the Manly SEP, aligning with the NSW Special Entertainment Precinct Guidelines and Acoustic Toolkit. It includes strategic policy considerations, development standards, application requirements, and compliance procedures. The framework is tailored to Manly's unique coastal character, heritage, and community aspirations.

The development of the SEP SMP has been informed by the data sources outlined in Appendix B.

1.1 Structure of report

The structure of this report has been aligned to the considerations outlined in the SEP Acoustic Toolkit, being:

- Section 2: Strategic policy
- Section 3: Development standards
- Section 4: Development application requirements
- Section 5: Compliance and complaints management
- Appendix A: Glossary
- Appendix B: Background information
- Appendix C: Noise survey details
- Appendix D: Draft Sound Management Plan
- Appendix E: Sound Category Maps

Further information will be included in the final justification report.

2. Strategic policy

Table 1 outlines the approach to the key strategic policy considerations outlined in the SEP Acoustic Toolkit.

Table 1: Strategic policy considerations

Subheading	Purpose / Considerations	Approach for Manly SEP
3.1 Size and scale of the SEP	Define core and buffer areas; consider single vs multi-venue precincts.	The SEP is to comprise the area indicated by the red dashed line in Figure 1. Following consultation and site surveys, the initial study area was extended by NBC. The SEP area largely covers the extent of the E1 – Local Centre zoning. The SEP boundary also includes public areas along South Steyne, East Esplanade and West Esplanade in recognition of the activities that occur in these areas despite not necessarily being regulated by the proposed entertainment sound criteria. It was also discussed whether Ivanhoe Park and the Manly Bowling Club should be included. These are currently excluded from the SEP.
3.2 Different types of uses and activity	Identify desired land uses (e.g. bars, restaurants, outdoor events); protect existing uses.	The SMP has considered a wide range of entertainment sound generating development, not limited to restaurants and bars. The SMP does not address outdoor events, buskers and the like. These may be addressed via another planning policy or pathway. The sound criteria currently focuses on typical premises but includes sound from outdoor areas directly associated with venues.
3.3 Varying acoustic levels at different days and times	Align sound criteria with time-of-day and day-of-week variations.	Sound criteria are based on the standard three periods outlined in the Acoustic Toolkit: • 7 am to 10 pm • 10 pm to midnight • Midnight to 7 am Amendment of the 7 am commencement of the typical day period to an earlier time was discussed in recognition of early morning uses in Manly. However, as the criteria does not preclude early morning uses, just more stringent criteria, the standard time periods have been maintained for the SEP trial. Different criteria have been set for early week to late week/weekend, similar to Inner West Council SEPs. Lower criteria have been applied for some Sound Categories earlier in the week.
3.4 Policy approach and development patterns	Consider redevelopment potential, zoning, and built form controls.	Areas of significant redevelopment, particularly involving change of zoning, have not been identified. Beyond the sound criteria requirements, built-form controls must be considered for any new mixed-use development, to that any mixed-use development can accommodate some form of entertainment use.

Subheading	Purpose / Considerations	Approach for Manly SEP
3.5 Sound/noise sources	Identify all relevant sound sources (e.g. music, patrons, mechanical); integrate policies.	The primary criteria apply to entertainment sound, as defined in the SEP guidelines. This would include music and patrons from internal and external areas of licensed and unlicensed premises. The guidelines do not specifically address issues such as structure-borne noise from impact sources, such as in gyms. These aspects should be assessed by NBC against other criteria. Should NBC require development of assessment criteria, reference could be made to the AAAC guideline [1, 2]. Reference to existing policies could be made in the SEP guideline to ensure clarity of requirements for applicants. Fixed criteria for building services noise, such as air-conditioning, has been applied. The criteria are informed by the NSW *Noise Policy for Industry* [3] amenity criteria. This is to maximise the benefit of adopting fixed criteria for entertainment sound, and avoid use of the intrusiveness criteria that requires measurement of the background sound level. It is acknowledged that the SEP framework does not override existing non-entertainment sound criteria in consents and therefore the criteria would be applicable only to new developments. It could also be adopted when evaluating complaints in the absence of any other criteria in consents.
3.6 Assessable sound-emitting venues	Apply criteria to sound sources (not just venue types); include atypical emitters.	For consistency, criteria are recommended to be applied to entertainment sound from internal and external areas of licensed and unlicensed premises, irrespective of the type of venue.
3.7 Outdoor events	Define criteria for short-term events; use risk-based approach; include frequency/duration limits.	The regulation of outdoor events is excluded from the SMP. It is however recommended that the PMP acknowledge that outdoor events may occur in and around the Manly SEP and could result in sound levels higher than indicated in the SMP.
3.8 Public realm	Address unmanaged sound (e.g. patrons leaving venues); consider busking policies.	The cumulative external sound levels include some allowance for potential noise from the public realm, but not specific uses such as busking. Hours of operation could be the primary means by which sound in the public realm can be managed. Controls relating to hours of operation are to be determined by NBC. Specific policy for busking or similar activities is subject to further consultation with NBC. This is currently excluded from the SEP SMP. It is however recommended that the PMP acknowledge that outdoor events may occur in and around the Manly SEP and could result in sound levels higher than indicated in the SMP.
3.9 Receiver types	Define sensitive receivers (e.g. residential, schools); apply emission and intrusion criteria.	Sound criteria have considered a range of potentially sensitive receivers, not limited to residential premises, such as hotels, offices, libraries and community facilities. Where practicable, the criteria have sought to adapt to the likely hours of operation of sensitive uses other than residential and hotels. It is noted that the Study area has a high diversity of uses. There are limited areas without existing residential uses or where residential uses are not permissible.
3.10 Existing and future receivers	Future-proof criteria for new receivers; consider zoning and height controls.	Criteria and controls have been informed by existing zoning controls including potential entertainment and sensitive receiver locations.
3.11 Receiver development controls	Encourage acoustic design (e.g. glazing, ventilation); apply mitigation where needed.	Criteria and controls are included for the new or modified sensitive development. The recommended criteria are potentially lower than that currently experienced by sensitive development near existing entertainment uses. Retrofitting of mitigation measures to existing sensitive development is not proposed.

Subheading	Purpose / Considerations	Approach for Manly SEP
3.12 Sound-emitting venue development controls	Define attenuation requirements; consider fit-out vs shell design; assess compatibility.	Criteria are outlined for sound emitting development which informs attenuation and management requirements. In addition, criteria for mixed-use development and base-building development applications are included, to ensure entertainment uses can be accommodated.



Figure 1: Study area map © NBC

3. Development standards

3.1 Overview

Table 2 outlines the current approach to the development standard considerations, as outlined in the SEP Acoustic Toolkit.

Table 2: Development standards

Subheading	Purpose / Considerations	Approach for Manly SEP
4.1 Sound criteria models	Choose between polluter-pays, agent-of-change, or balanced approach (recommended).	The criteria are based on the balanced approach. Elements of the agent-of-change principles are adopted for new entertainment venues adjoining sensitive development or new sensitive development immediately adjoining an existing entertainment venue.
4.2 Objective vs subjective criteria	Prioritise measurable (objective) criteria; avoid reliance on subjective terms like 'inaudibility'.	The criteria have prioritised measurable criteria.
4.3 Fixed vs relative criteria	Prefer fixed criteria for certainty and future-proofing; avoid background creep.	The criteria have adopted fixed criteria rather than criteria that is relative to the existing background noise level.
4.4 Technical sound criteria parameters	Define descriptors (L_{eq}, L_{max}), measurement periods, frequency weightings, and penalties.	The technical criteria and parameters and consistent with the SEP Acoustic Toolkit, adopting: • $L_{eq(15\text{-}minute)}$ rather than the L_{10} noise descriptor historically used by L&GNSW • Uses broadband dB(A) and three octave band criteria for low frequency 'bass' components (31.5 Hz, 63 Hz and 125 Hz). • No additional penalties or corrections are applied to the entertainment sound criteria. **NOTE:** The inclusion of the 31.5 Hz band, as currently adopted in the L&GNSW criteria and recommended in the SEP Acoustic Toolkit, can present challenges for acoustic assessments. Laboratory test data typically does not include ratings at this octave band frequency. At low frequencies, predicting the acoustic behaviour of small rooms, like those in residential premises, can be difficult. Nonetheless, noise intrusion at these frequencies can lead to disturbances, though the risk is lower than other frequencies. Therefore, while we consider the inclusion of criteria is appropriate, the approach to design and certification must acknowledge these limitations.
4.5 Sound levels	Establish external and internal criteria; define sound categories (MSCs 1-4); include insulation requirements.	External criteria are presented in Table 3 and in Figures in Appendix E. The following summarises the process for derivation: • Four Manly Sound Categories (MSC) have been defined varying by 5 dB increments. • The MSCs represent the cumulative entertainment sound levels. • The criterion for individual venues is proposed to be 5 dB below the MSC unless there are no other venues nearby (e.g. near Manly Pavillion). • The highest category was limited to areas with minimal existing residential development and where high levels of existing activation were identified (e.g. the Corso) • The lowest category generally applies around the boundary of the SEP. • MSCs are informed by historic background noise levels and measurement surveys undertaken by Arup (see Appendix C). • Current L&GNSW L_{10} criteria were roughly determined as equivalent to a broadband $L_{eq,15minute}$ level of Rating Background Level (RBL) + 0 dB, being applicable to a single venue.

Subheading	Purpose / Considerations	Approach for Manly SEP
		• A nominal + 5 dB allowance for potential cumulative impacts was adopted. • Equivalence to current criteria guided but did not strictly limit the application of sound categories. • The criteria prioritise highest activation between 7am and 10pm, with progress lowering at 10pm and midnight. The after-midnight criteria are less onerous than the current 'inaudibility' by approximately 5 to 10 dB. • Higher criteria has been set for the 10pm-7am period Thursday evening to Sunday morning, in recognition of varying levels of activation and tolerance at different times of the week. • The criteria apply only up to the height of the existing developments. If a future building extends significantly higher, the criteria will not apply to façade levels above the existing building heights. Internal criteria for sensitive uses are presented in Table 4. These are consistent with the SEP Acoustic Toolkit. The following is noted: • Design requirements for sensitive premises are proposed to be based on the early week sound criteria (i.e. Sun 7am to Thu 7am). This is based on the assumption that the community would be more tolerant to increased noise on weekends. This approach also enables a reduction in the building sound insulation requirements for new developments. • The sound insulation requirements have been considered mandatory only for residential uses. The criteria are proposed to be non-mandatory guidance for other sensitive developments, applied at the discretion of applicants/developers.

3.2 Sound level criteria

3.2.1 Entertainment sound

Table 3: Manly Sound Categories – cumulative external entertainment sound levels, $L_{eq,15minute}$

Manly Sound Category	Days of the week	7am to 10pm				10pm to midnight				Midnight to 7am			
		Broadband dB(A)	Octave band (Hz) dB			Broadband dB(A)	Octave band (Hz) dB			Broadband dB(A)	Octave band (Hz) dB		
			31.5	63	125		31.5	63	125		31.5	63	125
MSC1	Sun 7am to Thu 7am	70	74	73	71	65	69	68	66	55	59	58	56
	Thu 7am to Sun 7am					70	74	73	71	60	64	63	61
MSC2	Sun 7am to Thu 7am	65	69	68	66	60	64	63	61	50	54	53	51
	Thu 7am to Sun 7am					65	69	68	66	55	59	58	56
MSC3	Sun 7am to Thu 7am	60	64	63	61	55	59	58	56	45	54	50	46
	Thu 7am to Sun 7am					60	64	63	61	50	54	53	51
MSC4	Sun 7am to Thu 7am	55	59	58	56	50	54	53	51	45	54	50	46
	Thu 7am to Sun 7am					55	59	58	56				

Notes:

1. The Sound Categories set the cumulative noise limit at the façade. The criteria consider that the contribution of an individual venue should be in the order of 5 dB lower than the cumulative targets, unless there are no other venues nearby.

Table 4: Cumulative internal sound criteria for sensitive development, $L_{eq,15minute}$

Receiver definition	Period	Broadband $dBL_{Aeq,15min}$	Octave band centre frequency (Hz), dBZ^2		
			31.5	63	125
Residential accommodation (excluding hotels and hostels) – habitable rooms excluding bedrooms	7 am to 10 pm	35	59	52	46
	10 pm to 7 am	35	59	52	46
Residential accommodation (excluding hotels and hostels) – bedrooms	7 am to 10 pm	35	59	52	46
	10 pm to 7 am	30	54	47	41
Educational facilities including early childhood and childcare facilities	7 am to 6 pm (when in use)	35	59	52	46
Place of public worship	When in use (when in use)	38	62	55	49
Health services facility	7 am to 10 pm	40	64	57	51
	10 pm to 7 am (wards only)	35	59	52	46
Tourist and visitor accommodation (including hostels)	7 am to 10 pm (bedrooms)	38	62	55	49
	10 pm to 7 am (bedrooms)	33	57	50	44
Commercial premises (excluding retail premises, but including offices as part of industrial premises)	7 am to 6 pm (proposed limited time period)	40	64	57	51

Notes:

- Internal criteria apply to entertainment sound only.
- Habitable room is defined as a room used for normal domestic activities, and—
  - includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but
  - excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
- Time of use for receiver development to be based on hours of use for the existing development.

3.2.2 Building services / industrial noise

Fixed criteria are proposed for noise emission from building services equipment and similar commercial plant and non-entertainment noise, as outlined in Table 5. The criteria have been informed by the NSW *Noise Policy for Industry* (NPfI) [3]. In assessing noise emission against the criteria, corrections for annoying noise characteristics per Fact Sheet C of the NPfI shall be applied. The criteria apply to all sensitive developments within the SEP.

Table 5: Building services / industrial noise criteria

MSC	Time period, $dBL_{Aeq,15minute}$ [1, 2]			
	Day	Evening	Shoulder	Night
MSC1, MSC2, MSC3	58	48	45	43
MSC4	53	48	45	43

Notes:

1. The NPfI defines day, evening and night-time periods as:
   - Day: the period from 7 am to 6 pm Monday to Saturday; or 8 am to 6 pm on Sundays and Public Holidays.
   - Evening: the period from 6 pm to 10 pm.
   - Shoulder: the period from 10 pm to midnight.
   - Night: the remaining period
2. Criteria are generally based on the 'suburban' amenity criteria defined in Table 2.2 of the NPfI, converted to the $dBL_{Aeq,15minute}$ equivalent level, with the exception of the day criteria for MSC4, which is 5 dB lower than the amenity criteria for suburban residential receivers.

3.3 Sensitive development sound attenuation

Based on the MSCs in Table 3 and internal sound levels in Table 4, Table 6 presents indicative building sound insulation requirements for new residential accommodation, which are expected to achieve compliance with the early week sound criteria. Performance is indicative only and details would need to be confirmed on a case-by-case basis, taking account of the proposed development, room sizes, interior finishes, size and proportion of glazing, ability to seal operable elements and overall façade construction (not limited to the glazing). The building sound insulation requirements are influenced substantially by the low frequency sound levels, particularly at higher overall sound levels.

The information in Table 6 can also be used to inform the potential impact on existing noise sensitive development. While the construction details of existing buildings are not known, it is not expected that existing development would include substantial double-glazing, such as that outlined for MSC1 and maybe marginally below those for MSC2. However, basing MSCs solely on the current construction of existing development would unduly constrain entertainment uses, noting that existing entertainment sound levels may be at or near the proposed MSCs in some areas of the SEP.

Table 6: Indicative building sound insulation requirements for residential accommodation

Receiver definition	Internal broadband criteria, dB(A)	Time period	Broadband external sound level, dBL_{Aeq}	Indicative façade glazing requirements to achieve internal sound levels per Table 4[1]
Residential accommodation (excluding hotels and hostels) – **living room**	35	7 am to 10 pm (worst-case period)	70 (MSC1)	12.38 mm laminated glass / 200 mm air gap / 10.38 mm laminated glass
			65 (MSC2)	12.5 mm acoustic laminated glass
			60 (MSC3)	10.38 mm laminated glass
			55 (MSC4)	6 mm float glass
Residential accommodation (excluding hotels and hostels) – **bedroom**	30	10 pm to midnight (worst-case period)	65 (MSC1)	12.38 mm laminated glass / 200 mm air gap / 8.38 mm laminated glass
			60 (MSC2)	12.76 mm laminated glass
			55 (MSC3)	8.38 mm laminated glass
			50 (MSC4)	6 mm float glass

Notes:

1. The overall performance is indicative only and details would need to be confirmed on a case-by-case basis, taking account of the proposed development, room size, finishes and overall façade construction, not limited to the glazing. All systems would require operable sections to include high performance acoustic seals. Basis for indicative requirements assumes glazing is approximately 60% of the floor area for bedrooms and 35% for the living room. This, along with variation in assumptions regarding room finishes and furnishing, contribute to variations between bedrooms and other habitable rooms for the same criteria and external sound level.

3.4 Venue design

Detailed guidance regarding sound insulation of entertainment venues is outside the scope of this document. However, venues should consider suitable sound control measures during the design stage to maximise operational flexibility. Possible sound control measures include:

- Operational controls (e.g., managing music levels, closing operable façade elements such as windows, doors, and retractable roofs, or restricting the use of outdoor areas during night-time periods)
- Design controls (e.g., incorporating acoustic absorptive finishes or increasing the sound insulation performance of glazing and lightweight roofs)

4. Development requirements

Development applications / complying development certificate (CDC) applications for entertainment premises within the SEP should include acoustic assessments aligned with the precinct's sound criteria. NBC will need to confirm how CDC applications will be evaluated to ensure that SEP requirements are considered.

While not within the current scope, it is recommended that NBC develop a set of development application requirements and standard conditions, noting that a case-by-case application on a risk-based approach is encouraged. Key considerations are outlined in Table 7.

Table 7: Key considerations for development requirements

Consideration	Discussion
Prescriptive vs. performance-based controls	While venues should consider specific design and operational sound control measures during design, it is recommended that consents avoid specifying prescriptive requirements. The choice of measures to meet the SEP sound criteria should remain at the discretion of the venue operator, unless venues are found to be in breach through the established complaints management procedure.
Existing policy considerations	It is recommended that the interactions between the PMP and plans and policies be clearly described other plans and policies include but are not limited to: • Manly Development Control Plan (DCP) • Standard noise conditions for non-entertainment noise • Existing development consents • Liquor licences • Protection of the Environments Operations Act 1997 Sound controls for Manly SEP could be duplicated in the Manly DCP, or alternatively the DCP could direct people to the PMP.
Entertainment venues within mixed-use developments	Consideration should be given as to whether the development controls for mixed-use developments should be revised to demonstrate that the development can accommodate entertainment uses without unduly affecting the amenity of residential floors.
Structureborne noise / vibration within mixed-use developments	The SMP does not specifically address vibration transmission from an entertainment / commercial use to a residential use. This might occur due to unsuitable mounting of loudspeakers, or due to typical gym activities such as dropping weights, jumping or running, however structure-borne noise is typically a greater concern. The controls note the need to consider vibration and structure-borne noise in the design, however intermittent and impulsive noise, such as associated with gyms is not specifically addressed. Alternative criteria may be required.

5. Compliance and complaints management

While not part of the scope of this report, the following outlines a brief overview of compliance and complaints management considerations.

Compliance procedures involve collaboration between NBC, Liquor & Gaming NSW (L&GNSW), and NSW Police. Clear roles and response protocols are established to manage complaints and ensure ongoing compliance.

Given the broad range of uses and activities that could occur without consent, education for businesses is encouraged to communicate their ongoing responsibilities to mitigate and manage sound impacts.

As L&GNSW will be responsible for regulatory action for entertainment sound of licensed venues there is a need to consult during the development of the SEP Plan and through implementation. As NBC are responsible for the overarching strategic intent and for the regulation of entertainment sound from unlicenced venues, NBCs involvement in any specific regulatory action may be critical to ensure appropriate responses are taken to potential breaches of the policy.

Key considerations for compliance and complaints management are outlined in Table 8.

Table 8: Key considerations for compliance and complaints management

Consideration	Discussion
Steps to take before lodging a complaint	Guidance should be provided in relation to the steps to be taken prior to lodging a complaint. The guidance should be developed in consultation with L&GNSW, and be consistent for licenced and unlicensed venues.
Who to contact	Clear guidance should be provided on where feedback or complaints should be directed (e.g. to council, police, or L&GNSW) depending on the time of day and the nature or severity of the issue.
Council procedures for complaint handling	It is recommended that NBC develop and publish a complaints-handling workflow to provide clarity and transparency for complainants. It is recommended that the PMP outline the mediation procedure, requirements for substantiating a complaint, and possible punitive actions which may be implemented should the venue be found to be in breach of the criteria.

References

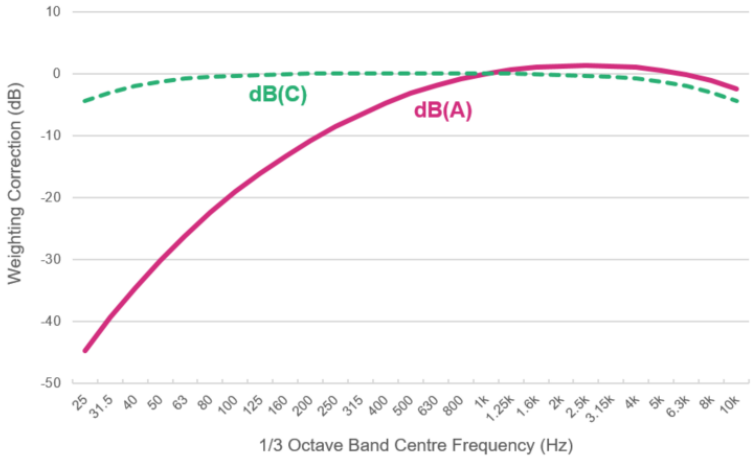
[1] Associaton of Australasian Acoustical Consultants, “Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities_v1,” AAAC, 2022.

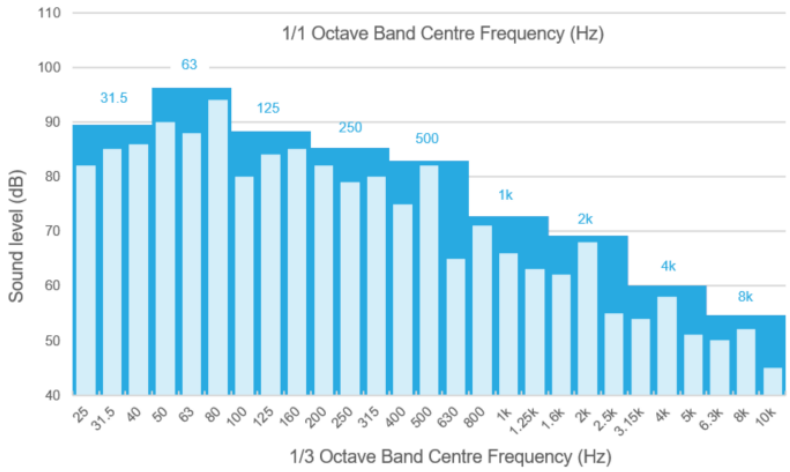
[2] Associaton of Australasian Acoustical Consultants, “Guideline for Gymnasium and Exercise Facility Assessment Explanatory Notes_v2,” AAAC, 2023.

[3] NSW Environment Protection Authority, “NSW Noise Policy for Industry,” NSW EPA, Sydney, 2017.

Appendix A

Glossary

Term	Definition
Ambient noise level	The ambient noise level is the overall noise level measured at a location from multiple noise sources. When assessing noise from a particular development, the ambient noise level is defined as the remaining noise level in the absence of the specific noise source being investigated. For example, if a fan located on a building is being investigated, the ambient noise level is the noise level from all other sources without the fan operating, such as traffic, birds, people talking and other noise from other buildings.
Background noise level	The background noise level is the noise level that is generally present at a location at all or most times. Although the background noise may change over the course of a day, over shorter periods (for example, 15 minutes) the background noise is almost constant. Examples of background noise sources include steady traffic (for example, motorways or arterial roads), constant mechanical or electrical plant and some natural noise sources such as wind, foliage, water and insects. Assessment Background Level (ABL): A single-number figure used to characterise the background noise levels from a single day of a noise survey. ABL is derived from the measured noise levels for the day, evening or night period of a single day of background measurements. The ABL is calculated to be the tenth percentile of the background LA90 noise levels – that is, the measured background noise is above the ABL 90% of the time. Rating Background Level (RBL / min$L_{A90,1hour}$): A single-number figure used to characterise the background noise levels from a complete noise survey. The RBL for a day, evening or night period for the overall survey is calculated from the individual assessment background levels (ABL) for each day of the measurement period and is numerically equal to the median (middle value) of the ABL values for the days in the noise survey.
dB weighting curves	The frequency of a sound affects its perceived loudness and human hearing is less sensitive at low and very high frequencies. When seeking to represent the summation of sound pressure levels across the frequency range of human hearing into a single number, weighting is typically applied. Most commonly, A-weighting, denoted as dB(A), is used for environmental noise assessment. This is often supplemented by the linear or C-weighting curves, where there is the potential for excess low-frequency sound at higher sound pressure levels. 
dB(A)	dB(A) denotes a single-number sound pressure level that includes a frequency weighting (‘A-weighting’) to reflect the subjective loudness of the sound level. The frequency of a sound affects its perceived loudness. Human hearing is less sensitive at low and very high frequencies, and so the A-weighting is used to account for this effect. An A-weighted decibel level is written as dB(A).
Decibel (dB)	The logarithmic scale used to measure sound and vibration. Human hearing is not linear and involves hearing over a large range of sound pressures, which would be challenging to present on a linear scale. A logarithmic scale allows all sound levels to be expressed based on how loud they are relative to a reference sound (typically 20 µPa, which is the approximate human threshold of hearing). For sound in other media (for example, underwater noise) a different reference level (1 µPa) is used instead. An increase of approximately 10 dB corresponds to a subjective doubling of the loudness of a noise. The minimum increase or decrease in noise level that can be noticed is typically 2 to 3 dB.

Term	Definition
Emitter (or sound-emitting venue)	Existing or future developments that generate entertainment sounds, such as music and patron activities.
Frequency	Frequency is the number of cycles per second of a sound or vibration wave. In musical terms, frequency is described as 'pitch'. Sounds towards the lower end of the human hearing frequency range are perceived as 'bass' or 'low-pitched' and sounds with a higher frequency are perceived as 'treble' or 'high pitched'. The unit of frequency is the hertz (Hz), which is identical to cycles per second. A thousand Hz is denoted as kHz. Human hearing ranges from approximately 20 Hz to 20 kHz. While single weighted sound pressure levels simplify the assessment and evaluation of sound levels, frequency analysis is often undertaken. 'Octave bands', either 1/1 or 1/3 octave bands are most commonly used and are referred to by the nominal centre frequency of the band (for example, 31.5 Hz), while being the summation of all frequencies between a defined lower and upper frequency. 
$L_{10(period)}$	The sound level exceeded for 10% of the measurement period, or alternatively, the sound levels would be lower for 90% of the time. The L_{10} is often defined as the 'average maximum' sound levels.
$L_{90(period)}$	The sound level exceeded for 90% of the measurement period. The L_{90} is often defined as the 'average minimum' or 'background' noise level for a period of measurement. For example, 45 $dBL_{A90,15min}$ indicates that the sound level is higher than 45 dB(A) for 90% of the 15-minute measurement period.
$L_{eq(period)}$	The equivalent ('eq') continuous sound level, used to describe the level of a time-varying sound or vibration measurement. The L_{eq} is often defined as the 'average' level, and mathematically, is the energy-average level over a measurement period – that is, the level of a constant sound that contains the same sound energy as the measured sound.
L_{max}	The L_{Max} is the 'absolute maximum' level of a sound or vibration recorded over the measurement period. As the Lmax is often caused by an instantaneous event, it can vary significantly between measurements.
Receiver (or: sensitive receiver)	Existing or future developments that may be affected by entertainment sound, such as residential accommodation, educational and health services facilities, and places of public worship.
Structure-borne noise	The transmission of noise energy as vibration of building elements. The energy may then be re-radiated as airborne noise. Structure-borne noise is controlled by structural discontinuities, for example expansion joints and floating floors.

Term	Definition
Vibration	Waves in a solid material are called ‘vibration’, as opposed to similar waves in air, which are called ‘sound’ or ‘noise’. If vibration levels are high enough, they can be felt; usually vibration levels must be much higher to cause structural damage. A vibrating structure (for example, a wall) can cause airborne noise to be radiated, even if the vibration itself is too low to be felt. Structure-borne vibration limits are sometimes set to control the noise level in a space. Vibration levels can be described using measurements of displacement, velocity and acceleration. Velocity and acceleration are commonly used for structure-borne noise and human comfort. Vibration is described using either metric units (such as mm, mm/s and mm/s^2) or else using a decibel scale.

Appendix B

Background information

Document type	Document name
Acoustic Reports and Consents	14-22 Wentworth St & 19-21 South Steyne (Royal Far West) - DA2022 1000 - Acoustic Report - Addendum Letter.PDF
	14-22 Wentworth St & 19-21 South Steyne (Royal Far West) - DA2022 1000 - Notice of Determination.PDF
	14-22 Wentworth St & 19-21 South Steyne (Royal Far West) - Mod2024 0475 - Acoustic Report.PDF
	14-22 Wentworth St & 19-21 South Steyne (Royal Far West) - Mod2024 0475 - Notice of Determination.PDF
	14-22 Wentworth St & 19-21 South Steyne (Royal Far West) - Mod2024 0475 - SNPP Determination and Statement of Reasons.PDF
	14-22 Wentworth St & 19-21 South Steyne - (Royal Far West) - DA2022 1000 - SNPP Determination and Statement of Reasons.PDF
	14-22 Wentworth St & 19-21 South Steyne (Royal Far West) - DA2022 1000 - Acoustic Report.PDF
	22 Victoria Parade Manly (Hotel) - DA20191475 - DA REFUSED - Acoustic Assessment.PDF
	3 63-67 The Corso - DA2019 1398 - Acoustic Report.PDF
	3 63-67 The Corso - DA2019 1398 - Notice of Determination.PDF
	34-35 South Steyne (Residential) - DA2022 1164 - Acoustic Report.pdf
	34-35 South Steyne (Residential) - DA2022 1164 - Notice of Determination.PDF
	34-35 South Steyne (Residential) - DA2022 1164 - Plan - Acoustic Screening.PDF
	Acoustic Report - 14 South Steyne - DA2021 0318.PDF
	Acoustic Report - 75 The Corso (Hotel Steyne) - DA2023 1750.PDF
	Belgrave Cartel - 4 Belgrave Street - DA0317 2011 - S96(1A) - Part 3 - Notice of Determination.PDF
	Cibaria - 58 North Steyne - DA 2024 0827 - Acoustic Report.PDF
	Cibaria - 58 North Steyne - DA2024 0827 - Notice of Determination.PDF
	Donny's Bar - 29 Sydney Rd - DA0232 2010 - Notice of Determination.PDF
	DA190 2012 - 53-57 Pittwater Rd - Acoustic Report.PDF
	DA190 2012 - 53-57 Pittwater Rd - Notice of Determination.PDF
	DA2019 0421 - 46-58 Pittwater Rd - Pocket Pizza - Acoustic Impact Report.PDF
	DA2019 0421 - 46-58 Pittwater Rd - Pocket Pizza - Notice of Determination.PDF
	Donny's Bar - 29 Sydney Rd - Mod2023 0082 - Acoustic Report.PDF
	Donny's Bar - 29 Sydney Rd - Mod2023 0082 - Notice of Determination.PDF
	Donny's Bar - 29 Sydney Rd - Mod2023 0082 - Stamped Plans.PDF
	Felon's Brewery - Manly Wharf - DA2024 1249 - Acoustic Report.PDF
	Felon's Brewery - Manly Wharf - DA2024 1249 - Notice of Determination.PDF
	Henry G's - 11 The Corso - 2019 1535 - Acoustic Report.PDF
	Henry G's - 11 The Corso - Mod2022 0575 - Notice of Determination.PDF
	In Situ - 1 9-15 Central Ave - DA0684 1999 - S96(1A) - Acoustic Report.pdf
	In Situ - 1 9-15 Central Ave - DA0684 1999 - S96(1A) - Notice of Determination.PDF
	In Situ - 1 9-15 Central Ave - DA2023 0368 - Acoustic Report.PDF
	In Situ - 1 9-15 Central Ave - DA2023 0368 - Notice of Determination.PDF
	In Situ - 1 9-15 Central Ave - DA2023 0368 - Stamped Plans.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA 196 2008 - S96 - Acoustic Assessment.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA 196 2008 - S96 - Notice of Determination.PDF

Document type	Document name
	Ivanhoe Hotel - 19-26 The Corso - DA2019 0211 - Acoustic Report.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2019 0211 - Full Set Stamped Plans.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2019 0211 - Notice of Determination.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2019 0574 - Acoustic Report.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2019 0574 - Full Set Stamped Plans.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2019 0574 - Notice of Determination.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2022 1526 - Acoustic Report.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2022 1526 - Notice of Determination.PDF
	Ivanhoe Hotel - 19-26 The Corso - DA2022 1526 - Stamped Plans.PDF
	Ivanhoe Hotel - 19-26 The Corso - Mod2019 0558 - Acoustic Report.PDF
	Ivanhoe Hotel - 19-26 The Corso - Mod2019 0558 - Notice of Determination.PDF
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	LEC Consent - 75 The Corso (Hotel Steyne) - DA2023 1750.PDF
	Manly Bowling Club - Noise Assessment Report - March 2009.PDF
	Manly Pacific Hotel - 58 North Steyne - DA0245 2013 - Acoustic Report.PDF
	Market Lane Live - Mod2025 0001 - Acoustic Report.PDF
	Manly Surf Club Report_-_Noise_Impact_Assessment.PDF
	Notice of Determination - 14 South Steyne - DA2021 0318.PDF
	Notice_of_Determination - 75 The Corso (Hotel Steyne) - DA2024 0984.PDF
	Pilates Studio - 31 The Corso - DA2025 0184 - Acoustic Report.PDF
	Pilates Studio - 31 The Corso - DA2025 0184 - Stamped Plans.PDF
	Report_-_Acoustic - 75 The Corso (Hotel Steyne) - DA2024 0984.PDF
	Report - Noise and Vibration Impact Assessment - 35-43 Belgrave St (Shop Top Housing under construction).PDF
	Skiff Club Acoustic Report - February 2023.pdf
	Skiff Club Acoustic Report - Secondary Report - April 2023.pdf
	The Cumberland - DA2018 1047 - 1R 17-19 Central Avenue - Acoustic Report.PDF
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	The Emporium - 6 The Corso - DA2019 0997 - Acoustic Report.PDF
	The Emporium - 6 The Corso - DA2019 0997 - Notice of Determination.PDF
	The Emporium - 6 The Corso - DA2019 0997 - Stamped Plans.PDF
	The Steyne - 42 North Steyne Manly - DA2021 2257 - Acoustic Report.PDF
	The Steyne - 42 North Steyne Manly - DA2021 2257 - LEC202232828 - Notice of Determination.PDF
	The Steyne - 42 North Steyne Manly - DA2021 2257 - Stamped Plans.PDF
Audits	Licensed Venues Audit - Manly SEP - 16 June 2025.xlsx
Community Engagement Reports	Community and Stakeholder Engagement Report -Manly SEP - Early Consultation.pdf
	Community Engagement Report - My Place Manly.pdf
	Lonergan Research Final Report - Community Strategic Plan 2040 - January 2025.PDF
Council Meeting 18 February 2025 - Agenda and Minutes	Item 12.4 - Manly Special Entertainment Precinct - 18 February Council Meeting Agenda.PDF
	Northern Beaches Council Meeting Minutes - 18 February 2025 - Item 12.4 Manly SEP.PDF

Document type	Document name
Council Studies	Northern Beaches Live Music Census Snapshot 2024.PDF
	Northern Beaches Live Music Report 2025.PDF
Liquor Licenses	4 Pines Brewing Company Restaurant.pdf
	Alice's Dumpling Bar.pdf
	AllLicences.txt
	AllLiquorLicences.pdf
	Ashiana Indian Restaurant.pdf
	Banco.pdf
	Beaches Pizzeria.pdf
	Belgrave Cartel.pdf
	Betty's Burgers.pdf
	Blue Water Cafe.pdf
	Bonsai Izakaya by 4 Pines.pdf
	Bottega.pdf
	Chat Thai.pdf
	Chica Bonita.pdf
	Cumberland.pdf
	De Vita.pdf
	Dear Deer Dumpling.pdf
	Donny's.pdf
	El Camino Cantina.pdf
	Felon's Manly.pdf
	Fika.pdf
	Fins and Ribs.pdf
	Fratelli Fresh.pdf
	Fusion Point.pdf
	Garfish.pdf
	Guzman y Gomez.pdf
	Hemingway's.pdf
	Henry G's.pdf
	Hotel Steyne.pdf
	Hugos Manly.pdf
	In Situ.pdf
	Ivanhoe hotel.pdf
	Japanese Restaurant Miraville.pdf
	JB and Sons Manly.pdf
	Jerry's Pizza Pasta.pdf
	Jipang.pdf
	Kushi 2095.pdf
	Manly 16ft Skiff Sailing Club.pdf
	Manly Beach Shack.pdf

Document type	Document name
	Manly Fishmongers.pdf
	Manly Grill.pdf
	Manly Pacific.pdf
	Manly Yacht Club.pdf
	Market Lane Cafe.pdf
	Mex and Co.pdf
	Moo Gourmet Burgers.pdf
	New Brighton Hotel.pdf
	Nikkita.pdf
	Norma's Deli.pdf
	Patploy Thai.pdf
	Phuket Charm.pdf
	Queen Chow Manly.pdf
	Rice and Nori.pdf
	Sake.pdf
	Salumerie.pdf
	Shore Beach Club Manly.pdf
	Sketch.pdf
	The Hold.pdf
	The Manly Club on Gilbert Park.pdf
	The Old Manly Boat Shed.pdf
	The Pantry Manly.pdf
	Tijuana's Manly.pdf
	VenuesWithLA10Conditions.xlsx
	Vietnam Why Not.pdf
	Vini's Cafe.pdf
	Wahlburgers.pdf
	Water Vista.pdf
	Whistler Street Pizza.pdf
	Wockbar Asian Street Noodles.pdf
	Yes Chicken.pdf
	Yok Thai Restaurant.pdf
Mapping	Commercial Tenancies Map - 17 July 2025 - Manly SEP.pdf
	Land Use Map - 17 July 2025 - Manly SEP.pdf
	Proposed Manly SEP Boundaries.PDF
	Manly SEP Boundary - early consultation and draft amendment.pdf
Noise complaints (Council)	25 July 2025 - Noise compliance data - Manly.xlsx
O24HEC SEP Documents	Special Entertainment Precinct Acoustic Toolkit.PDF
	Special Entertainment Precinct Guidelines.PDF
	Special Entertainment Precinct Handbook - Recommended Best Practice.PDF
	NSW_Police_Referral_Response DA2021_2257.pdf

Document type	Document name
Police Referral Response	NSW_Police_Referral_Response DA2023_1750.pdf
Strategic Planning Documents	Manly Night Time Economy Strategy.pdf
	My Place Manly - September 2024.pdf
	Strategic Alignment with the Night-Time Economy - SEP Kickstart Grant Program - EOI.PDF
Precinct Working Group reports	Cobalt Engagement reports # 1, #2 & #3.

Appendix C

Noise survey details

C.1 Overview

Arup undertook attended noise measurements within and around the proposed SEP. For both sets of measurements, two Arup engineers worked together to capture a comprehensive and up-to-date acoustic snapshot of the proposed SEP.

C.2 Measurement dates and times

Arup undertook attended noise measurements on:

- Friday, 5 September, 8 pm – midnight
- Saturday, 12 September, 6 pm – 10 pm (weekend of Manly Jazz Festival)

C.3 Measurement locations

Measurement locations are shown on the map on the following page. Each measurement location has been assigned a unique numerical value.

C.4 Measurement data

The data obtained at each measurement location is provided in the accompanying spreadsheet (*309595-ACS01_v1_Manly SEP Night Surveys.xlsx).* The spreadsheet also provides a description and observations for each measurement.

Appendix D

Draft Sound Criteria clauses for PMP and DCP

The following draft text is for input into the Manly Special Entertainment Precinct Management Plan (SEP Plan) and Development Control Plan. Drafting for a DCP may need to differ from the SEP (e.g. structured by objectives and controls). However, we understand that NBC intend to cross-reference the SEP PMP in the DCP rather than duplicate requirements.

Some of the information below may also aid in describing the basis and objectives of the sound criteria. NBC are advised that further description may be required to communicate the changes with the community.

Information in square brackets [ ] is for information or direction.

Sound criteria

Overview

This section outlines fixed sound criteria for activity coming from indoor and outdoor areas of commercial premises within the SEP and new sensitive development constructed within and surrounding the SEP. [*Note that Inner West Councils SEP excluded various requirements for sensitive development, however we believe this causes potential for misalignment between the SEP Plan and DCP*]

The approach to sound management within and surrounding the Precinct has been informed by the following key factors:

1. Acknowledgement of the existing ambient sound levels, activation, vibrancy and positive contribution entertainment venues provide to the community
2. Acknowledgement of the intended future uses of the SEP and set sound criteria that are consistent with enabling those uses
3. The need to balance this activation with the reasonable amenity expectations of co-located and nearby sensitive receivers, such as residential premises
4. To provide greater consistency and certainty for businesses, community, and compliance officers regarding allowable sound emissions and amenity expectations
5. Provide opportunity for managed growth of entertainment venues within the SEP, and minimising potential cumulative impact

This Plan replaces existing development consent and liquor license noise criteria with one overarching approach.

To provide greater consistency and certainty across the SEP, fixed sound level criteria have been defined, rather than sound criteria relative to the background level. The fixed sound levels vary by time of day, day of the week and geographic location to reflect the desired balance of activation and amenity across the SEP. Derivation of this approach has been informed by extensive review of current conditions, licenses, national and international literature review, acoustic measurements across the precinct and community expectations.

The fixed sound criteria apply to indoor and outdoor areas of commercial premises/venues. The criteria exclude noise from the public realm, including pedestrians, road traffic, events and busking etc. Entertainment sound from events or activity in the public realm, such as busking, is to be managed via alterative management and regulatory processes. Entertainment sound from these activities may however be a feature within the SEP.

Key principles of the technical criteria

The primary components of the technical criteria that apply with the SEP are:

- External Sound Categories (Manly SCs > MSCs) defined across the SEPs and areas immediately surrounding the SEP.
- Fixed internal noise criteria for sensitive receivers that immediately adjoin or have a common wall/floor/ceiling with an entertainment venue
- Fixed internal noise criteria for new sensitive development within and immediately surrounding the SEP

External sound categories

The Manly Sound Categories (MSCs) have been informed by the desired character, existing sound levels and desired levels of vibrancy across the SEPs.

Four MSCs have been defined, generally assigned to:

1. MSC1: Areas of highest activation
2. MSC2: Lower levels of activation
3. MSC3: Transitionary zone
4. MSC4: Areas generally at the boundary of the SEP

Maps of the Sound Categories are presented in [*To be prepared by NBC. Refer to Appendix E for draft.*]

Internal sound criteria

The Sound Categories apply outside sensitive receivers. Internal criteria are required to address situations where sound transfer is via a shared partition such as a wall of an adjoining building or floor/ceiling within the same building. In this situation, compliance with the external Sound Category level may not appropriately address potential impact on sensitive receivers.

The internal sound criteria also apply to new sensitive receiver development proposed within or surrounding the SEP. New or substantially redeveloped sensitive receivers, shall be designed to achieve the internal criteria based on the external Sound Categories and any existing entertainment venues directly adjoining the development. Mandatory requirements are outlined for residential uses. Consideration is recommended for other potentially noise-sensitive uses.

The derivation of internal criteria has been based on various global standards, criteria and literature.

Technical parameters

The following summarises key technical parameters and principles taken into account in the process of deriving the criteria:

Component	Discussion
Fixed vs relative to background criteria	Fixed criteria have been adopted. Relative criteria, such as ‘background + 5 dB’, are a fundamental component of NSW policy, however does not future proof or factor a changing environment.
Measurement descriptor	The L_{eq} sound measurement parameter has been adopted. Current conditions of consent vary between use of the L_{eq} and L_{10} noise parameter. L_{10}, being the sound level that is exceeded for 10% of the time, is currently adopted by L&GNSW. However, L_{eq}, being the average exposure level, is considered a good representation of on-going noise exposure over the course of an activity and is most widely correlated with the subjective effect of noise. L_{eq} has been broadly adopted in NSW policy for assessment of most environmental sound, including road and rail traffic, construction, industrial premises, and more recently, large scale entertainment events held at Sydney Football Stadium, Western Sydney Stadium and the Sydney Opera House.
Measurement time period	A 15-minute period has been adopted for consistency with other NSW noise policy. The logarithmic averaging nature of the L_{eq} parameter means that isolated loud events (e.g. entry doors opening, patrons leaving and gathering temporarily, etc) will influence the L_{eq} however will depend on their cumulative duration. While a shorter measurement period, e.g. 5 mins vs. 15 mins, could more readily evaluate the influence of these short-term events, setting an assessment period that is inconsistent with existing NSW policy was not considered to provide an overall benefit.
Broadband / Octave band criteria	Broadband dB(A) criteria are proposed to be supplemented by criteria in octave bands 31.5 Hz–125 Hz. The octave bands relate to low frequency ‘bass’ content. The low-frequency criteria have been defined for two primary purposes: • For the assessment of low frequency ‘bass’ content of music, as the broadband ‘dB(A)’ criteria does not appropriately respond to a person’s level of annoyance, and • To enable the assessment and design of sound insulation for receiver buildings, as it is the low-frequency content that more often determines the sound insulation construction requirements of a building.

<table>
<tr><th>Component</th><th>Discussion</th></tr>
<tr><td></td><td>It is noted that the L&GNSW criteria include an octave band requirement for low and high frequencies (31.5 Hz to 8 kHz), however none of the reviewed literature suggested a need for high frequency octave band criteria.
It is noted that research related to low-frequency noise often considers more detailed 1/3 octave band frequencies, however 1/1 octave bands have been utilised to reduce complexity of design, assessment, and compliance.
In the application of criteria for new receiver development, much of the research factors masking effects of background noise, which can reduce the audibility and annoyance of low-frequency sound. However, in the case of encroaching development, future internal background levels cannot be readily predicted.</td></tr>
<tr><td>Time of day / days of the week</td><td>Criteria, particularly fixed criteria, often vary by time of day. There is limited consistency across existing policy, for example:
• L&GNSW use 7am to midnight, and midnight to 7am
• NPfI have and day, evening and night periods, generally being 7am to 6pm, 6pm to 10pm, and 10pm to 7am respectively, and
• EPA road and rail criteria adopt 7am to 10pm and 10pm to 7am.
Where existing criteria are relative to the background level criteria will also vary accordingly. Fixed criteria often seek follow a similar approach that different criteria will be set for each period.
With consideration to operating hours of entertainment venues and the community’s sensitivity to entertainment noise, it is recommended to utilise a period representing the day and evening together, with two-night periods. These periods address the need for varying entertainment noise profiles, with a focus on providing adequate resolution during the night to allow changing noise environments in different areas of the precinct and across different days of the week.
Further, different targets have been set for different days of the week in recognition of varying levels of activation and tolerance at different times of the week. Period definitions are presented below:
<table>
<tr><th>Days</th><th>Period 1
‘Day/Evening’</th><th>Period 2
‘Early night’</th><th>Period 3
‘Late night’</th></tr>
<tr><td>Sunday 7am to Thursday 7am</td><td rowspan="2">7 am to 10 pm</td><td rowspan="2">10 pm to midnight</td><td rowspan="2">Midnight to 7 am</td></tr>
<tr><td>Thursday 7am to Sunday 7am</td></tr>
</table>
</td></tr>
</table>

Sound requirements for Venues

The criteria in this section apply to commercial premises within the SEP.

1. Entertainment activity sound from indoor and outdoor areas of venues (excluding the public realm) within the SEP must not exceed the Venue Sound Criteria, being equivalent to the Manly Sound Category levels (MSCs) specified in [*Refer to Table 3*] by reference to [*refer to Maps in Appendix E*].
    a. The MSC apply at the identified frontages at the lot boundary, 1.5 metres above the floor level of all floors up to the maximum height of the existing buildings:
        i. At building facades not facing a defined MSC, such as side facades of a building, the highest MSC apply.
        ii. At building facades of existing and potential future sensitive receivers and excluding facades of other entertainment uses or retail property. [*Note that this aims to exclude application at the facades of other entertainment venues*]
    b. The MSCs are cumulative levels. Where multiple venues are located in similar proximity to sensitive receivers, the MSC for a single venue shall be 5 dB below the MSCs in [*Refer to Table 3*].

    [*TABLE to be inserted in final*]
2. Entertainment sound from venues with an adjoining sensitive receiver, that may be affected by sound transfer via the common partition shall be evaluated against the Receiver Internal Sound Criteria specified in [*refer to Table 4*] minus 5 dB, at the most-potentially affected location (no less than 1 metre) from the common partition.

3. The entertainment sound criteria do not specifically address vibration and structure-borne noise from impulsive sounds, such as associated with gymnasiums. Council will direct applicants to alternative criteria for these activities. [*For NBC to update as relevant. References are provided in the main report regarding potential criteria for gymnasiums*].

4. Noise emission from building services and other similar non-entertainment sources shall comply with the criteria outlined in [*Table 5*]. Corrections for annoying noise characteristics per Fact Sheet C of the *NSW Noise Policy for Industry* (NPfI) shall be applied. Adjustments shall not be made in accordance with the principles of Section 2.4.1 of the NPfI (high traffic noise environments).

   [*Table 5 to be inserted in final. Exclude note 2 from table.*]

   [*the following text is intended to outline requirements regarding noise management and general considerations for the design and planning of venues*]

5. In addition to the sound criteria requirements outlined above, entertainment venues are requested to prepare a management plan that outlines the operational processes and practices employed to manage sound emissions. This should include matters such as:

   – Venue operational hours and patron capacities of each area of the venue
   – Location of nearby sensitive receiver locations
   – The applicable sound criteria, including external MSCs and any internal criteria for adjoining development
   – Locations where entertainment may be provided and whether in-house or additional sound systems are used.
   – The methods by which entertainment sound levels are managed or monitored (i.e. limiters or monitoring devices).
   – Operational measures such as the closing of windows / doors and the times when this should occur.
   – Complaints management process.

Sound requirements for new receiver developments

1. For new receiver development, the building design shall demonstrate that internal entertainment sound levels can be achieved based on the external Sound Category Levels, as follows:

   a. Mandatory requirements apply to residential accommodation (excluding hostels).
   b. Recommended internal criteria are provided for guidance during design of educational facilities including early childhood and child-care facilities (CCF), places of public worship, health services facilities, tourist and temporary accommodation and commercial uses (excluding retail).
   c. Cumulative internal noise levels to be equal to levels in [*refer to Table 4*].
   d. External sound ingress shall be based on the Sound Categories in [*Table 3*].
   e. For building facades not facing a defined MSC, such as side facades of a building, the highest MSC shall be applied. Adoption of an alternative MSC category, such as for facades that may be acoustically shielded, shall be justified in the Noise Impact Assessment.
   f. Sound from an adjoining venue, via a common partition shall be equal to the levels in [*refer to Table 4*] minus 5 dB. The Noise Impact Assessment must also quantify emissions from the venue for the purpose of assessment and include consideration of vibration and structure-borne noise.
   g. Where noise attenuation measures impact the provision of passive natural ventilation, alternative ventilation complying with the National Construction Code must be provided.

2. Noise impact from other sources, such as road and rail must be assessed separately in accordance with relevant Standards and policies.

3. Noise emission from building services and other similar non-entertainment sources shall comply with the criteria outlined in [*Table 5*]. Corrections for annoying noise characteristics per Fact Sheet C of the *NSW Noise Policy for Industry* (NPfI) shall be applied. Adjustments shall not be made in accordance with the principles of Section 2.4.1 of the NPfI (high traffic noise environments).

   [*Table 5 to be inserted in final. Exclude note 2 from table.*]

4. A Noise Impact Assessment prepared by suitably qualified acoustic consultant may be required when submitting a development application for new development where MSC 1, 2 and 3 applies to a building façade. The purpose of the Noise Impact Assessment is to outline the required noise attenuation measures to achieve the internal criteria.

5. The Noise Impact Assessment must include consideration of Entertainment Noise from existing venues prior to commencement of this management plan.

Sound requirements for base buildings with potential entertainment uses

[*Objective is to future-proof commercial tenancies in new mixed-use developments to allow for entertainment uses*.]

1. New base building development within the SEP where entertainment uses are permissible, should be designed to accommodate entertainment uses. To demonstrate compliance with this requirement, a Noise Impact Assessment shall be prepared for the development and include an outline of:

   a. the type of entertainment use that could be accommodated, having regard to impact on existing and potential future sensitive receivers

   b. the noise and vibration attenuation measures incorporated into the base building, for indoor and outdoor spaces, and

   c. space proofing and/or other provisions for additional mitigation that could be incorporated by the fitout of entertainment uses.

Appendix E

Sound Category maps

Attachment D: Community and Stakeholder Engagement Report: Early Consultation

northern beaches council

Community and Stakeholder Engagement Report

Manly Special Entertainment Precinct – Early Consultation

Consultation period: Thursday 13 March – Friday 11 April 2025

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1. Summary

Northern Beaches Council undertook early consultation with the community, local businesses, relevant government agencies and stakeholders between 13 March to 11 April 2025 to seek feedback on the proposed Special Entertainment Precinct (SEP) trial in the Manly commercial centre and its boundaries.

Early engagement with the community and relevant stakeholders on the boundary of the precinct was a requirement of Council's application for grant funding from the NSW Government's SEP Kickstart Grant Program.

Written feedback via email and post were sought, as well as two online surveys -one for the community and one for businesses. The online survey for community members asked respondents whether they had any feedback on the proposed boundaries, and what types of events, activities and businesses they wanted to see in Manly after-dark, as well as providing an opportunity to respond with any general feedback on the project.

A separate online survey targeted at business owners sought feedback on the boundaries and their appetite for later trading hours and hosting live music and performances.

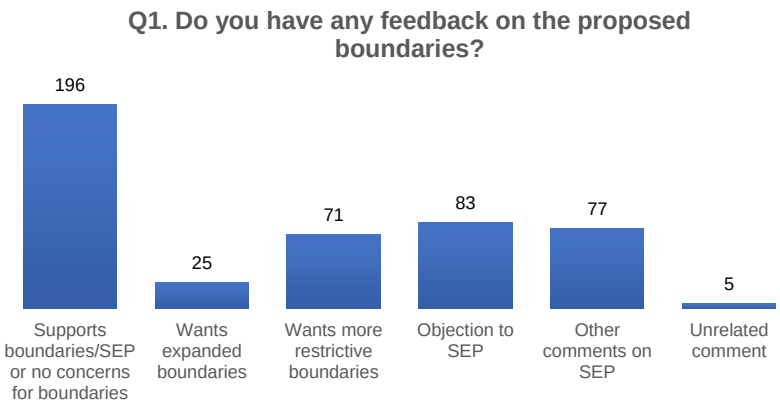
The feedback from the community indicated there was general support for the proposed SEP, precinct boundaries and a more diverse range of activities after-dark. Notwithstanding this, many respondents raised concerns about the impact of late trading hours, funding and resourcing, and the potential increase in anti-social behaviour and impacts on sound amenity.

Around 78%* of respondents identified at least one event, activity or business that they would like to see in Manly after-dark, including family-friendly dining, retail, live music/performance, restaurants, buskers/street performers, pubs/bars, outdoor dining, markets and family-friendly activities/events.

Approximately 64%* of respondents provided feedback on the proposed boundaries, the majority (around 67%* of these) either supported the boundaries and/or SEP or had no concerns regarding the boundaries. Around 5% of total respondents requested expanded boundaries and about 16% felt that the proposed precinct area should be smaller.

Most of the respondents noted the boundaries should be restricted and suggested that some residential areas and buildings should be excluded from the Manly SEP. Respondents who felt that the boundaries should be expanded, noted that the SEP should include more businesses along Pittwater Rd and South Steyne, and Ivanhoe Park and Manly Oval.

1.1. Key outcomes

Total unique responses[1]	461	
How responses were received	Comment form Written responses (email/letter) Community survey Business survey	Completions: 429 Number received: 35 Completions: 3 Completions: 2
Online questions	The following questions were asked via the online community survey: • *Do you have any feedback on the proposed boundaries?* • *What events or activities would you like to see after dark? e.g. busking, street performers, family-friendly dining* • *What kind of businesses would you like to see open later at night? e.g. bookstores, hair salons, cafes, retail stores, pharmacies*	
Responses	 Total responses = 429	

[1] Some respondents completed multiple surveys and/or made written response via email/post.
* All feedback was analysed using comment sentiment and was not quantitative.

Feedback themes[2]	**Reasons for supporting SEP** • Liveliness and vibrancy • European atmosphere • More variety of offerings • Support local economy, live music and creative industries • Family-friendly offerings	**SEP concerns** • Sound controls/impacts • Anti-social behaviour/ safety/alcohol consumption • Trading hours • Funding • Foreshore noise
	Events/activities/businesses wanted in Manly after-dark • Restaurants/cafes/takeaway • Family-friendly dining/activities/ events/spaces • Retail • Live music/performance/ theatre/comedy • Buskers/street performers • Outdoor dining/licensed areas • Pubs/bars • Markets • Hair/beauty • Cinema/outdoor movies	

1.2. How we engaged

Your Say project page	Visitors: 2408	Visits: 3073	Average time onsite: 2mins 31secs
Print media and collateral	Resident notification letters:		Distribution: 6,470
	Letter drop at business premises:		Distribution: 200
	Site signs used: Manly and Dee Why Customer Service Centres, Manly, Mona Vale and Dee Why Libraries		Number: 5
	Postcard availability: Manly and Dee Why Customer Service Centres and Libraries, Manly Visitor Information Centre, Manly and Dee Why Libraries, and the youth songwriting competition (Northern Composure Unplugged) events at Manly and Mona Vale libraries.		Number: 250
	Council (weekly) e-News newsletter		Distribution: 3 editions (57,258 subscribers)

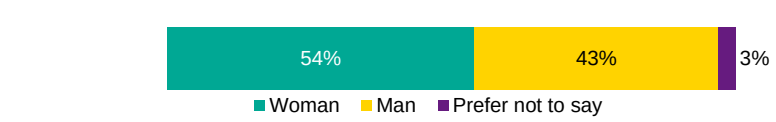
[2] Based on analysis of responses in community survey questions Q1, Q2 and Q3, and written responses. See Appendix A for verbatim responses.

 Electronic direct mail (EDM)	Manly Main Street (fortnightly) newsletter	Distribution: 2 editions (534 subscribers)
	Keep A Look Out For (KALOF) – Youth (monthly) newsletter	Distribution: 1 edition (1682 subscribers)
	The Drift Library (monthly) newsletter	Distribution: 1 edition (85,000 subscribers)
	Manly Art Gallery & Museum (monthly) newsletter	Distribution: 1 edition (4,500 subscribers)
	The Wave Disability (monthly) newsletter	Distribution: 1 edition (1,400 subscribers)
	Creative News Arts & Culture (monthly) newsletter	Distribution: 1 edition (2,934 subscribers)
	Community Engagement (fortnightly) newsletter	Distribution: 2 editions (22,451 subscribers)
 Stakeholder Meetings	Manly Community Forum	Attendance: approx. 40
	Police/Council Operational Meeting	Attendance: approx. 20
	Northern Beaches Community Safety Advisory Committee	Attendance: approx. 30
	Northern Beaches Liquor Accord	Attendance: approx. 20
	Manly Business Chamber	Attendance: approx. 20
	Northern Beaches Live & Local Community Working Group	Attendance: approx. 20
 Stakeholder notification letters/emails	Liquor & Gaming NSW	Number: 1
	Transport for NSW	Number: 1
	Northern Beaches Police Area Command	Number: 1
	Department of Planning, Housing and Infrastructure	Number: 1
	Northern Sydney Local Health District	Number: 1
	Greater Manly Residents Group	Number: 1
	Clontarf Community Forum	Number: 1
	Fairlight Village 2094 Group	Number: 1
	North Harbour Community Group	Number: 1

	Save Little Manly Beach Foreshore	Number: 1
	Friends of Ivanhoe Park Botanic Garden	Number: 1

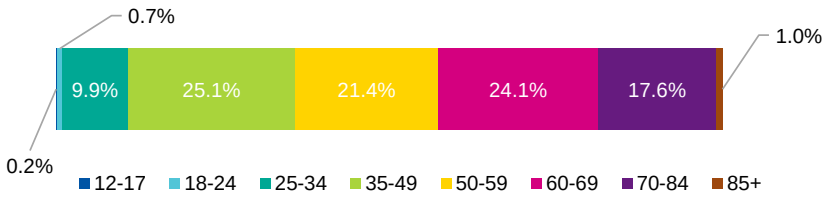
1.3. Who responded[3]

Gender



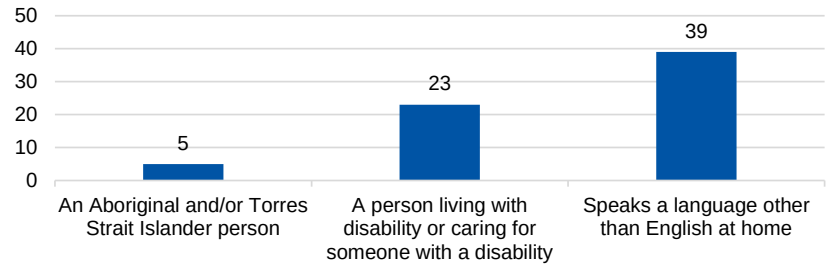
Total responses = 423

Age groups



Total responses = 415

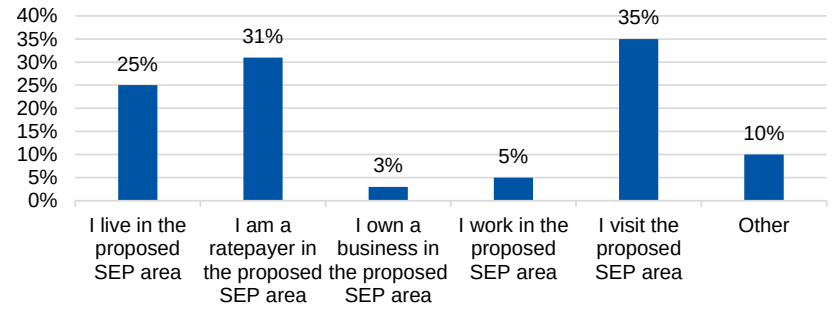
Priority populations[4]



Total responses = 67

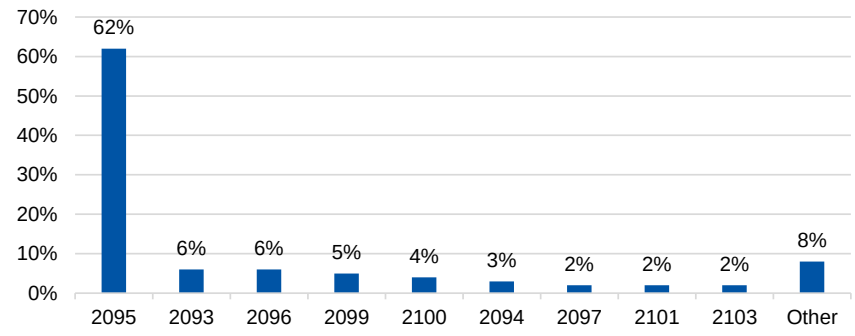
[3] Demographic data was gathered by request only. The data represented only includes those respondents who provided this detail.
[4] Respondents could select more than one option.

Connection to Northern Beaches[5]



Total responses = 617

Postcodes[6]



Total responses = 386

[5] Respondents could select more than one option.
[6] Those with 5 or less responses are represented in the column 'other'.

2. Background

At its meeting of 18 February 2025, Northern Beaches Council resolved to endorse the lodgement of an application to seek funding from the State Government's SEP Kickstart Grant Program and to endorse the establishment of a SEP in the Manly commercial centre as illustrated in Figure 1 below.



Figure 1. Proposed Manly SEP boundaries

A Manly SEP would strategically align with and implement a number of actions and priorities in the Manly Place Plan (*My Place: Manly*) adopted in September 2024, including undertaking an acoustic assessment to guide the development of noise planning controls, and six-month trials of late-night trading hours.

The establishment of the Manly SEP trial is also consistent with other Council-endorsed policies including the Community Strategic Plan 2040 (adopted in 2022), Northern Beaches Local Strategic Planning Statement (Towards 2040), Economic Development Strategic (*Business on the Beaches*), Arts and Creativity Strategy (*Connected Through Creativity*), and Destination Management Plan (*Destination Northern Beaches*).

Council has undertaken early engagement with the community and key stakeholders as a requirement of the SEP Kickstart Grant application.

The feedback obtained during the early consultation period will be used to inform the preparation of specific documents for the Manly SEP, namely:

- the precinct management plan
- the planning proposal to amend the Local Environmental Plan
- and if required, make changes to the precinct boundaries endorsed by Council at the meeting on 18 February 2025 (see Figure 1).

Future consultation will include:

- the establishment of a Precinct Working Group, as identified in Council's resolution to *"note that if Council's grant application is successful, a working group be established involving a diverse group of representatives from the entertainment and live music industry, local businesses, local residents and community groups, NSW Police, Liquor & Gaming NSW and other key stakeholders to inform the preparation and implementation of the SEP trial"*
- continued discussions and operational meetings with relevant government agencies and stakeholders
- public exhibition of the draft Precinct Management Plan, SEP planning proposal and any required Development Control Plan (DCP) amendment.

3. Engagement objectives

Community and stakeholder engagement aimed to:

- build community and stakeholder awareness of participation activities to provide feedback on the proposed precinct boundary
- provide accessible information to enable meaningful participation and understanding of the project's background
- identify community and stakeholder concerns, opportunities, local knowledge and values with regards to the SEP
- seek out and facilitate the involvement of those affected by or interested in the project by sharing details with residents, local businesses and the broader entertainment industry
- communicate to community and stakeholders how their input was incorporated into the planning and decision-making process by sharing the outcomes from community consultation and the grant application and next steps
- engage with a diverse range of stakeholders including priority populations.

4. Engagement approach

This early consultation period for the Manly SEP was conducted between Thursday 13 March and Friday 11 April 2025. During this time, feedback was sought from:

- the community via written comments (postal and email), and an online survey for community members.

- the local business community via written comments (postal and email), and an online survey for business owners.
- relevant Government agencies and stakeholder groups via written comments (postal, email and face-to-face meetings).

A project page was created on Council's Have Your Say platform, which outlined the key features of a SEP and the grant application, Frequently Asked Questions, Precinct Map, useful links, project team contact information, indicative project timeline, how to make a written submission, and a link to the online community survey.

The project page was primarily promoted through:

- Electronic direct mail (EDM).
- Postcards and A3 posters with QR code link to the project at customer service centre, libraries and the Northern Composure Unplugged youth songwriting competition event.
- Letters to residents, landowners, relevant stakeholder groups, government agencies and local resident associations.

Council staff also attended various meetings with key stakeholder groups (listed in Table 1.2) to provide updates on the Manly SEP project and to identify and discuss preliminary issues. All of these groups agreed to provide input throughout the establishment of the Manly SEP.

4.1. Community survey

An online survey for community members was available to complete on the project Your Say page. The community survey included the following questions with open-field written comment boxes:

- *Do you have any feedback on the proposed boundaries?*
- *What events or activities would you like to see after dark? e.g. busking, street performers, family-friendly dining*
- *What kind of businesses would you like to see open later at night? e.g. bookstores, hair salons, cafes, retail stores, pharmacies*

A copy of the community survey questions and verbatim responses are found in Appendix A.

4.2. Business survey

The business survey was available through a private link advertised through:

- the Manly Main Street email newsletter
- Beaches Biz News email newsletter
- Manly Business Chamber meetings
- letters dropped off to business premises within the proposed SEP boundaries

A copy of the business survey questions and verbatim responses is found in Appendix B.

4.3. Reaching diverse audiences

It was determined for this project that it was particularly important to engage with demographics that are usually underrepresented in Council engagement activities, in particular younger people.

In addition to regular channels and engagement techniques to capture a range of views, the following activities were included to capture cohorts that are traditionally harder to reach:

- use of QR codes on letters, postcards and posters
- notification in the Keep a Look Out For (KALOF) Youth monthly newsletter
- notification in The Wave - the Northern Beaches disability newsletter
- postcards available to take at the Northern Beaches acoustic competition for musicians aged 12-24 (Northern Composure Unplugged) on 3 April 2025 (Mona Vale Library) and 10 April 2025 (Manly Library).

5. Findings

5.1 Proposed boundaries

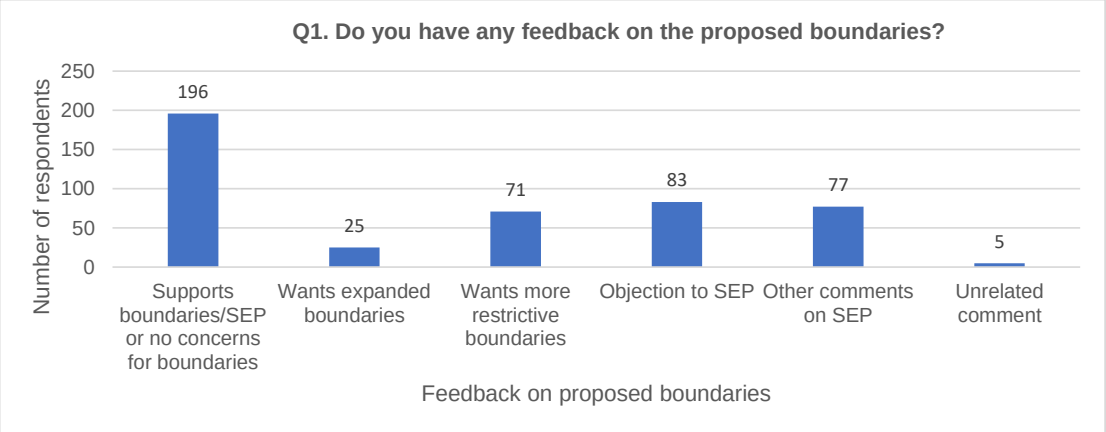


Figure 2. Feedback on boundaries[7]

Approximately 64%* of respondents provided feedback on the proposed boundaries, the majority of whom either supported the boundaries and/or SEP or had no concerns regarding the boundaries.

Around 16%* of respondents felt that the proposed precinct area should be smaller. Most of these respondents indicated that the SEP boundaries should not apply to residential areas, and should be restricted to areas where there is an existing concentration of entertainment activity e.g. The Corso and the foreshore.

Some respondents (approximately 5%*) expressed strong support for the Manly SEP and wanted the precinct extended to include more businesses along Pittwater Road, South Steyne, Shelley Beach, the Manly Life Saving Club, North Head, and Ivanhoe Park and Manly Oval.

[7] Based on written responses and Q1 of the community survey, verbatim responses in Appendix A.
*All feedback was analysed using comment sentiment and was not quantitative.

Feedback from the Northern Beaches Police Area Command noted that open space areas should be included in the SEP to address increased vibrancy in areas such as East Esplanade and areas outside licenced venues around the Manly Skiff Club near Stuart Street.

5.2 Events, activities and businesses requested in Manly after-dark

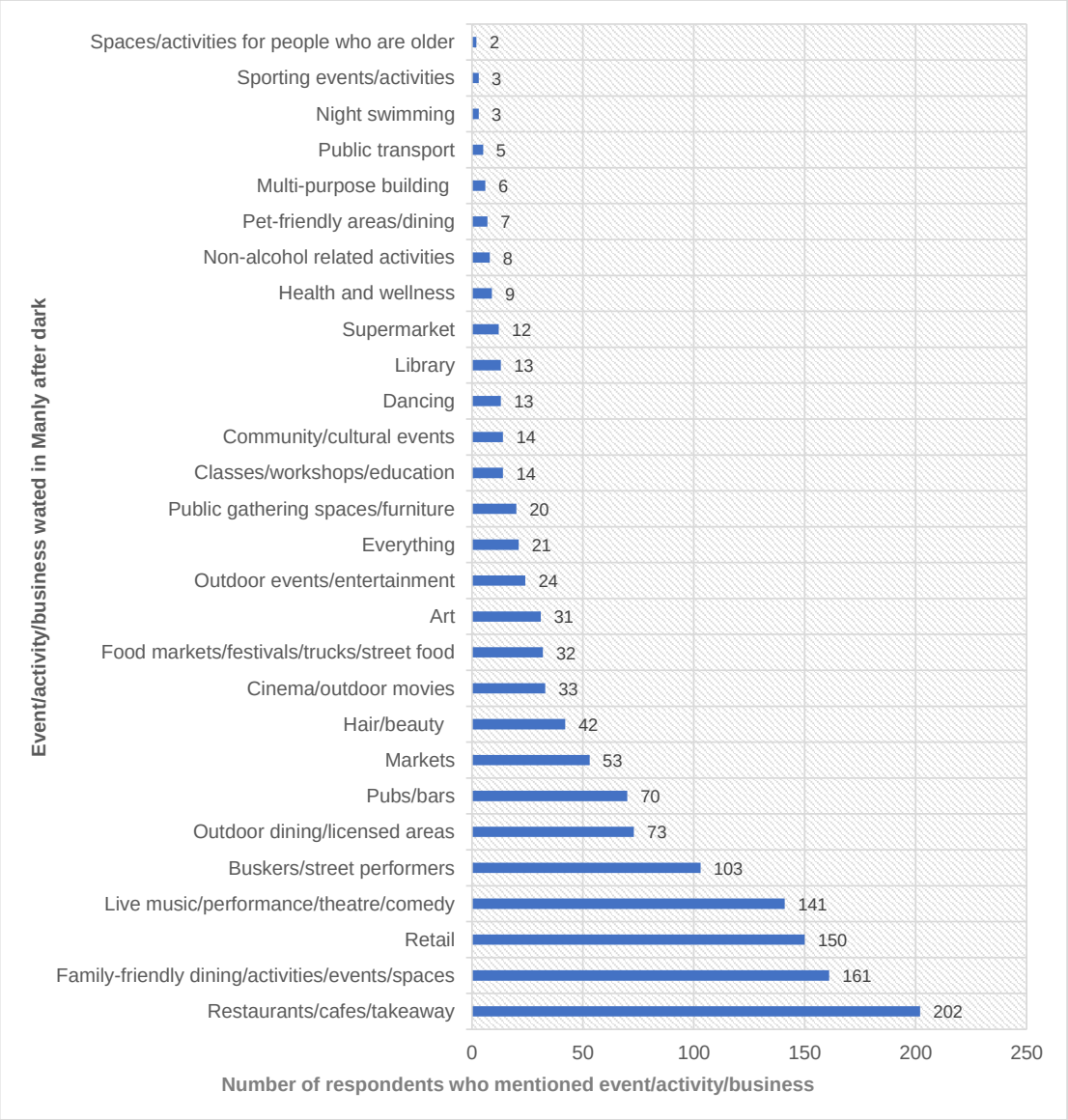


Figure 3. Events/activities/businesses wanted in Manly after dark[8]

Around 78%* of total respondents indicated at least one type of event, activity or business type that they would like to see in Manly after-dark. Respondents made suggestions for a wide

[8] Based on written responses and Q1, Q2 and Q3 of the community survey, verbatim responses in Appendix A.
* All feedback was analysed using comment sentiment and was not quantitative.

variety of uses with many noting the need to improve the quality of night-time offerings and support the live music/creative industry and local businesses.

Hospitality uses including restaurants/cafes/takeaway, family-friendly dining, pubs/bars and outdoor dining/licensed area was the most popular category of uses wanted in Manly at night.

Many respondents indicated a desire for European-style outdoor dining and ambience, especially along The Corso, and more spaces and opportunities to gather informally and socialise safely at night. Some respondents also suggested food markets and street food stalls.

Respondents noted that Manly is lacking liveliness and fun after-dark and wanted to see more entertainment and culture. Live performances were a popular suggestion from respondents who felt that live bands with original music, theatre and comedy were missing from Manly.

Night-time retail was also a popular suggestion from respondents (32%*) as they are considered low-impact and contribute to a lively, yet safe character.

Around 35%* of respondents indicated that they wanted to see more family-friendly uses including dining, events, activities and spaces in Manly that cater to all age groups and are not focused on alcohol consumption.

5.3 Concerns raised by respondents

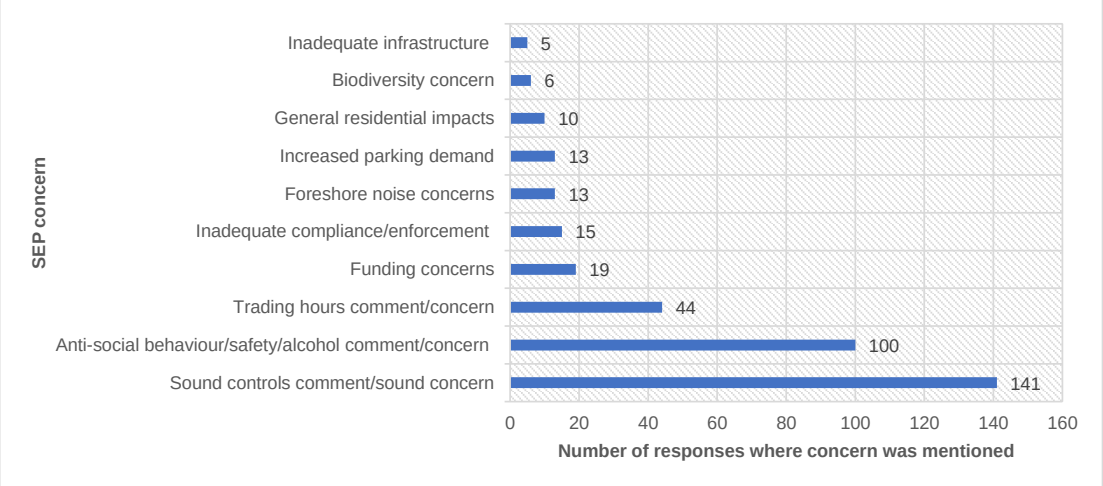


Figure 4. Concerns raised by residents in responses[9]

Approximately 48%* of respondents indicated some concern regarding the potential impacts of the Manly SEP. The chief concern related to existing and potential impacts on residential noise amenity including the loudness of music at existing venues and disturbances from patrons leaving venues.

Many respondents were supportive of more night-time activity, as long as they finished before certain hours and noise limits were enforced, including outdoor activities such as busking.

Another key concern of respondents related to existing and potential anti-social behaviour exacerbated by alcohol-consumption, including violence and vandalism. Some respondents

[9] Based on written responses and Q1, Q2 and Q3 of the community survey, verbatim responses in Appendix A.
* All feedback was analysed using comment sentiment and was not quantitative.

noted Manly's history of high incidences of alcohol-related violence, the subsequent success of the venue lock-out, and the need for higher police and ranger presence.

Respondents who raised concerns noted that Manly should be a quiet, peaceful area for residents, or that there is no need to make the Manly commercial centre more vibrant than it already is.

5.4 Business sentiment[10]

Five responses from local businesses were received including from:

- a hospitality business owner who noted that residential concerns about noise and disturbances can be addressed through sound mitigation measures and improved dialogue between operators and residents
- the general manager of a small bar who indicated that they were very supportive of the proposed Manly SEP, very likely to take up later trading hours during the SEP trial and that they were not satisfied with the current public transport availability/frequency, safety, quality of public space, number and type of night-time activities, cost of activities, and availability of family entertainment in Manly
- the owner of a retail business who indicated that they were very supportive of the proposal and that they were likely to take advantage of any later opening hours during an 18-month trial of the Manly SEP
- an accommodation business owner who indicated that residential areas should be excluded from the SEP boundaries and noted the potential increases in noise disturbances at night
- a retail store owner who indicated that they were somewhat supportive of the proposed Manly SEP and noted the need to increase access, foot traffic and visitors to the area, and police presence.

5.5 Council response to key issues, suggestions and considerations raised

Key issues, suggestions and considerations raised in feedback (number of times raised)	Council's response
Support for restaurants/cafes/takeaway in Manly after-dark (approx. 202)	This support is noted. We will work with members of the local business community to understand how to support their operations at night.
Support for more live music, entertainment and arts and culture (approx. 171)	This support is noted. We will work with members of the creative sector to understand how to support more live music, entertainment and arts and culture, including how to encourage more venues to host live music and performance.

[10] Based on responses from businesses (email, business survey and community survey), verbatim responses in Appendix A.

Support for family-friendly dining/activities/events/spaces in Manly after-dark (approx. 161)	This support is noted. We will consider the needs of a wider range of demographics including families during the establishment of the SEP and other projects to improve the Manly centre. The adopted Manly Place Plan includes actions to develop a program of events to support and encourage family-friendly night-time activities.
Support for retail in Manly after-dark (approx. 150)	This support is noted. We will work with members of the local business community to understand how to support their operations at night.
Concern that the SEP will result in more anti-social behaviour e.g. littering, public disturbances, vandalism and alcohol-fuelled violence (approx. 141)	These concerns are critical 'whole-of-government' issues and will be considered during the establishment, operation and evaluation of the SEP trial. As part of the SEP framework, amenity and safety considerations mandates Council to engage with the following groups to discuss and resolve any impacts on amenity and safety: • the community • local businesses • relevant stakeholder groups • government agencies including NSW Police, Transport for NSW, the Northern Sydney Local Health District We have begun liaising with the Northern Beaches Community Safety Advisory Committee and local police to identify key safety issues. SEPs can address public safety by: • offering more footfall, diverse activities and catering to all demographics to enhance natural surveillance and discourage anti-social behaviour by making it less likely for that behaviour to occur undetected • facilitating engagement between Council, the community, stakeholders and government agencies to identify and address gaps in safety infrastructure e.g. lighting, late-night public transport • empowering licensed venues to do more to manage the safety and wellbeing of their patrons and minimise impacts of the surrounding public domain • having a process for suspending and revoking a SEP in the event that anti-social behaviour

	and violence leads to demonstrated risks to public safety.
Support for making public outdoor areas livelier through buskers and street performers (approx. 103)	This support is noted. In the Manly Place Plan, Council committed to building on the Northern Beaches Arts and Creativity Strategy through a busker program to provide entertainment in designated areas of Manly centre. The impacts of buskers and street performers will be considered when developing the sound framework for the SEP.
Concern that the SEP will impact on residential noise amenity (approx. 100)	Council acknowledges that there are existing land use conflicts and aims to balance the need to protect Manly's status as an important historical, strategic and vibrant night-time destination, with residential amenity. The Manly Place Plan adopted in September 2024, identifies the need to undertake an acoustic assessment of the centre and develop noise planning controls to address the impacts of vibrancy on nearby residences. The SEP framework requires that we work closely with the community, relevant stakeholders and government agencies to develop controls that will help achieve the area's desired future character. The new sound controls will also be informed by acoustic testing.
Support for outdoor dining/licensed areas in Manly after-dark (approx. 73)	This support is noted. Council has committed to encouraging outdoor dining in the right places in the Manly Place Plan.
Suggestion to limit the boundaries of the SEP to non-residential areas only (approx. 71)	The SEP boundary which was the subject of this early consultation period is based on the study area of the Manly Place Plan and the location of existing live entertainment/music venues. No land included in the SEP boundary is located in residential zones. Land within the SEP boundaries is predominately zoned E1 – Local Centre with some RE1 – Public Recreation, RE2 – Private Recreation, SP2 – Infrastructure and SP3 – Tourist land under the Manly Local Environmental Plan 2013. We will consider amending the boundary to exclude areas which are unlikely to benefit from or contribute to the SEP.

Concern regarding impacts of extending trading hours (approx. 44)	We will work with the community and local businesses to develop suitable trading hours that support vibrancy with consideration of impacts on residential amenity.
Concern regarding funding (arppox.19)	Council was successful in its application for the SEP Kickstart Grant and has received funding from NSW Government. The grant will fund activities related to the establishment of the Manly SEP, such as community engagement and marketing. It will also allow Council to bring forward medium-term (3-5 years) actions identified in the adopted Manly Place Plan including: • acoustic testing • trials of late-night trading hours
Concern regarding inadequate compliance/enforcement (approx. 15)	These concerns are noted and will be considered during the establishment, operation and evaluation of the SEP trial. The Precinct Management Plan once developed, will describe how complaints will be managed including how: • since 1 July 2024, Liquor & Gaming NSW now oversees entertainment sound-related complaints from licensed venues. • Council will continue to regulate and manage complaints regarding non-licensed venues, and other sources of noise from licensed venues i.e. waste disposal, delivery services, mechanical noise. • acts of violence, criminal activity, vandalism etc. will continue to be under the responsibility of NSW Police. We will work with Liquor & Gaming NSW and local police to address the impacts of the SEP on compliance and enforcement arrangements.
Concern regarding foreshore noise (approx. 13)	We will undertake acoustic testing to inform sound controls that will address exposure of residential properties to unreasonable levels of entertainment noise.
Concern regarding increased parking demand (approx. 13)	Council's adopted Northern Beaches Transport Strategy aims to focus on sustainable transport options including increasing public transport and active travel trips, and discouraging car trips.

	We will work with Transport for NSW to review the capacity of the public and active transport network and address any gaps.

Appendix A Verbatim community and stakeholder responses*

To view all verbatim comments, please click the link below:

https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/Document.aspx?t=webdoc&id=20cPUCak0WgV0A60ki4OEg==

Personal identifying information, and content which is discriminatory, hateful or which may defame, offend, insult, humiliate or intimidate has been redacted.

* Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

Appendix B Verbatim business survey responses

Survey question	Business response 1	Business response 2	Business response 3
What is your role in the business or organisation?	Owner	[Redacted]	Owner
What type of business or organisation do you operate?	Retail - general	Small bar (max. 120 patrons)	Retail - general
Does your business or organisation have outdoor trading (e.g. footpath dining, beer garden)?	No	No	No
Are you a member of any business collaboration groups?		Liquor Accord	Business Chamber/ Business Association
What are your busiest times of trade/operation?	Months - October - February Days - Thursday - Saturday Times - 10-3	Friday and Saturday 7pm-10pm	Monday - Friday October - April The market impacts visibility to our business and trade on the weekends.
What day is your busiest day of trade/operation after 6pm?	My business does not trade after 6pm	Saturday Friday	My business does not trade after 6pm
Does your business or organisation want to open later or more nights during the week?	Yes - later	Yes – both later and more nights during the week	Yes – both later and more nights during the week
What would assist your business or organisation to extend its operating hours?	No assistance needed - we are able to adjust our trading hours as needed. If there was a Thursday or Friday late trade, we would participate and assess over a trial period	Greater exposure of venue, extended trading hours and more foot traffic in the area precinct.	- Limit the markets blocking visibility to shop front businesses. Put them along areas that could do with more foot traffic and create a walking trail eg Whistler Street - Do more activities to increase visitors to Manly alongside Tourism Australia and Destination NSW e.g Vivid Sydney and captitalising on the Trip Advisor number 1 beach rating. At the moment

			visitors numbers are going down - Police patrols. The police don't seem to be engaged with local businesses and have no interest in taking police reports or investigating when windows investigating.
Does your business or organisation currently host live music or live entertainment performances?	No	Yes	No
Does your business or organisation want to hold more live music or entertainment performances?	No	Yes	No
How often does your business or organisation currently host live music or live entertainment performances?		Once a week. Every Thursday evening from 7-10pm	
Does your business or organisation want to hold more live music or entertainment performances?		Yes - more often	
What would assist your business or organisation to hold more live music or entertainment performances?		Subsidy or live music grants to help aid the cost of musicians	
How activated and vibrant would you currently describe the night-time activity in Manly on a scale of 1 – 5?	2	1	4
How satisfied are you with the following features in relation to the Manly commercial centre?	Public transport availability/frequency - Very satisfied Feeling safe - Somewhat satisfied Quality of public space - Somewhat satisfied	Public transport availability/frequency - Not very satisfied Feeling safe - Not very satisfied Quality of public space - Not very satisfied	Public transport availability/frequency - Somewhat satisfied Feeling safe - Not very satisfied Quality of public space - Very satisfied

	Number and type of night-time activities - Not very satisfied Cost of activities (i.e. value for money) - Not very satisfied Availability of family entertainment - Not at all satisfied	Number and type of night-time activities - Not very satisfied Cost of activities (i.e. value for money) - Not very satisfied Availability of family entertainment - Somewhat satisfied	Number and type of night-time activities - Somewhat satisfied Cost of activities (i.e. value for money) - Somewhat satisfied Availability of family entertainment - Somewhat satisfied
Do you have any further comments about the night-time activities or the current night-time operations of your business or organisation?	Kids shows and live performances 6-8pm (so it can be a night out for families)		I would be very concerned if night activities were to be increased without investment in security / police activity in the area. There is already a high risk of damage on nights when there is increased activities eg over public holidays. Concerned that more night time activity will bring more costs to business dealing with break-ins etc. Move the markets - it is very difficult to hold night time activities/activations in core areas if the market is putting down all their stalls, moving tables etc
How supportive are you of the proposed boundary of the Manly SEP?	Very supportive	Very supportive	Somewhat supportive
Can you please tell us more?	Seems logical in area	Great initiative. [Redacted] greatly supports this!	Police presence / security Markets in the way
How likely is your business or organisation to take advantage of later opening hours during an 18-month trial of a Manly SEP?	Very likely	Very likely	Likely

How likely would your business or organisation consider hosting live entertainment during an 18-month trial of a Manly SEP?	Not at all likely	Very likely	Neutral / unsure

Document administration	
Version	1.0
Date	4 June 2025
Approval	Content provided and approved by the Strategic & Place Planning Team.
Status	Final
Related Projects	Manly Special Entertainment Precinct
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

Attachment E: Summaries of the Precinct Working Group meetings

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MANLY SPECIAL ENTERTAINMENT PRECINCT (SEP)

Precinct Working Group (PWG) Meeting #1

17 September 2025
Workshop Report
Draft for comment

Proudly funded by: NSW GOVERNMENT 24-Hour Economy

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Acknowledgement of Country

We acknowledge the Traditional Custodians of the land, the Gayamaygal people, and pay our respects to elders past and present.

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INTRODUCTION

This workshop was the first meeting of the Manly Special Entertainment Precinct (SEP) Precinct Working Group (PWG).

The Manly SEP will trial targeted and localised interventions to support local businesses and civic life.

The participants of this PWG have been selected through an open expression of interest process.

PRECINCT WORKING GROUP #1

Held Wednesday 3 September
6:30 – 8:30pm
Manly Town Hall

Facilitated by Cobalt Engagement:
Nicole Dennis - Facilitator
Mia Stevens - Engagement Support



Forum Objectives

- To get to know each other.
- To clearly explain the Manly Special Entertainment Precinct (SEP) Trial and the Manly Precinct Management Plan (PMP), the timeline and key project milestones.
- To provide an overview of the role of the PWG and how they will input and influence the PMP Trial, the program and expected time commitment.
- To understand some key background information on how and why the PWG has been established.
- To input into creating the shared values and goals of the PWG.
- To imagine what we want the Manly Special Entertainment Precinct to be in the future.

Forum Agenda

- Introductions
- Ice breaker
- Meeting Objectives
- Overview of the Manly Special Entertainment Precinct (SEP) Precinct Management Plan (PMP)
- Activity 1 - Precinct Working Group (PWG) values and goals
- Activity 2 - What do we want to see Manly become?
- Q&A

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PWG Attendees

Name	Organisation	Name	Organisation
Cathy Griffin	Manly Community Forum - Chair	Leanne Miller	Resident
Kandy Tagg	Manly Community Forum - Secretary	Sam Stow	Resident **(apologies - Susan Chrysiliou atteneded in place)**
Ramsie Taylor	Manly Business Chamber	Ben Collis	Boathouse Group
Chris Harper	Musician, band management	Zoe Hudson	Manly Theatre Group
Claire Morris	Venue & entertainment manager, programmer, and artist liaison	Conor Farrell	Sydney Opera House - General Manager of Event Operations & Planning **(apologies)**
Elodie Quintard	Performing artist, songwriter and artist booker	Matthew Hill	Nimbus Co **(on behalf of Lyndsay Dalton)**
Noel Purcell	Resident	Lyndsay Dalton	Nimbus Co **(apologies)**
Angela Williams	Resident	Dean Romeo	Felon's **(apologies)**
Michael Dalichau	Resident	David Lee	Leeway Mind and Body Mastery **(apologies)**
Claire Taverner	Resident	Molly Linton	Funky & Green
Mats Ernarsan	Resident	Joe Bruzzese	Belgrave Cartel
Susan Chrysiliou	Resident	Adam Gainsford	Hotel Steyne

Northern Beaches Council Attendees

Mal McDonald	Strategic and Place Planning - Executive Manager	Mayor Sue Heins	Mayor of Northern Beaches Council
Liza Cordoba	Strategic and Place Planning - Manager	Cr Candy Bingham	Councilor - Manly Ward
Emily Newman	Place & Economic Development - Acting Manager	Cr Sarah Grattan	Councilor - Manly Ward
Mel Dunn	Senior Community Engagement Advisor	Cr Bonnie Harvey	Councilor - Manly Ward **(apologies)**
Kate Mercieca	Principal Planner		
Rebecca Sio	Planner		
Ainsley Eakins	Student Planner		

ACTIVITY 1

PWG values and objectives

Personal and shared values

- In pairs, participants were given worksheets listing values. With discussion they circled their top 3 personal values. The worksheet is available in the appendix - 5 minutes.
- The room discussed what values were shared - 5 minutes.

Your favourite place in Manly

- In rotating pairs, participants talked about their favourite place in Manly town centre - 5 minutes.
- The room discussed, "what are our favourite places?" -5 minutes.

Personal and shared values

The participants showed a clear prioritisation of working together, with "community" and "collaboration" being the top picks on the work sheet, and both "communication" and "shared prosperity" being added by participants.

From the response, a short draft values statement has been made: "We are a community rooted in trust, respect, and inclusion, where our collaboration and creativity will drive shared prosperity and wellbeing".



Responses to Activity 1 Worksheet

Value	Times Chosen	Value	Times Chosen	Value	Times Chosen	Value	Times Chosen
Community	14	Fun	3	Loyalty	2	Humility	1
Collaboration	8	Gratitude	3	Openness	2	Justice	1
Creativity	6	Growth	3	Perseverance	2	Learning	1
Trust	6	Accountability	2	Resourcefulness	2	Pride	1
Optimism	5	Adventure	2	Vision	2	Reliability	1
Respect	5	Cooperation	2	Wellbeing	2	Security	1
Authenticity	4	Ethics	2	Adaptability	1	Success	1
Balance	4	Fairness	2	Diversity	1	Teamwork	1
Family	4	Generosity	2	Financial stability	1	Truth	1
Inclusion	4	Health	2	Freedom	1	Additional values added	Communication, Integrity, Humility, Shared Prosperity, Safety, Sustainability
Kindness	4	Honesty	2	Friendship	1		
Equality	3	Humour	2	Harmony	1		

Your favourite place in Manly

Through the room discussion, favourite places in Manly were noted. Importantly, some locations were tied to a time, like sunrise and sunset. Others were tied to an activity; socialising in the queue at Messina, and swimming by the West Esplanade.

Favourite places in Manly
The Manly Oval
Town Hall
The Messina Queue
The lanes
East Esplanade
The Old Boat Shed
West Esplanade - swimming in the harbour
Shelly Beach
50/ 50 built and natural
Wharf sunset
Many South sunrise



ACTIVITY 2

What do we want to see Manly's 24-Hour economy become?

- Working in small groups, participants brainstormed activities and things to do that they would like to see over 24-Hours for weekdays and weekends and noted the responses on worksheets (available in the appendix) – 15 minutes.
- Responses were captured as both a 24-Hours in Autumn/ Winter and in Spring/ Summer. Separate space was provided to also suggest season specific events.
- The results were reported back to the room and discussed – 15 minutes.

Summary

The participants' responses to this activity were provided in various ways; some using the 24-Hour planner structure of the work sheet, and others simply describing the activities or gaps they would like to see examined.

The results described here are a synthesis of this input, and are categorised into four types of activity:

- Physical recreation, e.g. jogging.
- General entertainment, e.g. see a movie.
- Dining and cafes, e.g. grabbing coffee.
- Other recreation, e.g. pottery classes.

Other comments that did not fall directly into activity types were focused around specific themes:

- Street furnishings - Lighting was mentioned 6 times, along with the less common, signage, outdoor seating, and outdoor public chess.
- Other infrastructure - Night transport, safety and accessibility upgrades, and improved cycling/ pedestrian shared spaces.
- Destinations - The library opening 24/ 7 was mentioned 6 times, and an amphitheater mentioned 3 times.
- Youth - kids' activities were mentioned 5 times, and support to youth (and emerging) bands was mentioned twice.

Suggested seasonal events often reflected the same sorts of activities as mentioned in the 24-Hour breakdown e.g. a marathon, an open-air movie night, or a food festival. In this sense many of the suggested events were celebrations of what attendees saw as the Manly lifestyle and identity.



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24-Hour Manly - Spring/ Summer

The responses for Spring and Summer activity heavily weighted toward early morning physical recreation and coffee, and entertainment and dining from 6pm onwards.

Where specific suggestions were made, they are listed here:

- Physical recreation - Yoga, walking, swimming, running, surfing, dog walking.
- General Entertainment - Live music (including busking), nightclubs, comedy, movie theatre, dancing, viewing sports, trivia.
- Dining and Cafes - Coffee, organic produce, food markets, late night dining.
- Recreation (other) - Library, shopping/ groceries, drinks, nature walks, kids' activities, meditation, community gardening, workshops, art gallery.



Spring/ Summer Response Count

	Activity Grouping			
Time	Physical Recreation	General Entertainment	Dining and Cafes	Recreation (other)
6 to 8 am	15		12	2
8 to 10 am	4	1	6	1
10 am to 12 pm	2	1	3	1
12 to 2 pm	1	1	4	2
2 to 4 pm	2	3	1	
4 to 6 pm		2	2	2
6 to 8 pm	1	7	6	
8 to 10 pm		7	7	2
10 to 12 pm		7	2	
12 to 2 am		4	3	
2 to 4 am		3	1	
4 to 6 am		2	1	

Events in Manly - Spring/ Summer

The event opportunities identified by the participants varied, though there was overlap with the basic activities within the 24-Hour Manly responses.

Festivals

- Food + wine festivals
- Jazz festivals
- Sculpture by the sea
- Breaky raves
- Unplugged music festival
- Full moon party
- Funky boat race
- Concert series
- Book fairs
- Themed weeks

Sports and outdoor activities

- Swimming carnival and on water activity
- Surf culture and history events
- Running events
- 24-Hour fitness challenge
- Surf and skate competitions
- Salsa by the beach

Other

- Adult education workshops
- Outdoor chess competitions
- Professional development
- Open air cinemas

24-Hour Manly - Autumn/ Winter

The activity responses for Autumn and Winter generally reflect Spring/ Summer responses, with a few key distinctions:

- Many answers stipulated “indoors” both for specific activities like yoga, and as a general need.
- The morning coffee, which was prominent in the Spring/ Summer responses, was nearly absent from Autumn/ Winter responses.
- Night time entertainment was less present in the Autumn/ Winter responses, and there were no mentions of night clubs, which was the second most common in Spring/ Summer.

The specific activities mentioned were:

- Physical recreation - Running, yoga, ice rinks, walking, golf, pilates, beach volleyball, tennis, croquet.
- General Entertainment - Live music, theatre, busking.
- Dining and Cafes - Tea houses, wine tasting, coffee.
- Recreation (other) - Painting, pottery, adult education classes.

Autumn/ Winter Response Count

	Activity Grouping			
Time	Physical Recreation	General Entertainment	Dining and Cafes	Recreation (other)
6 to 8 am	6			
8 to 10 am	1		1	
10 am to 12 pm		1		
12 to 2 pm			3	
2 to 4 pm	1	1		
4 to 6 pm	1	2	1	
6 to 8 pm		4	1	1
8 to 10 pm	1	3	2	
10 to 12 pm		2	1	
12 to 2 am		2	1	
2 to 4 am		1		
4 to 6 am		1		

Events in Manly - Autumn/ Winter

The suggested events were:

Festivals and seasonal events

- Christmas in July
- Solstice festivals
- Winter lantern festival on the harbour
- Winter ball
- Jazz festivals
- Vivid in Manly
- Unplugged music festival
- MOFO festival

Markets and pop ups

- Night markets
- Shopping trails
- Alleyway pop ups

Outdoor recreation

- Ice skating
- Beach to beach race

Tours

- Restaurants of Manly tour
- Heritage tour

Q&A

Question: Tell us exactly where the precinct is.

The draft SEP Precinct boundary is in the presentation (reshown), it will be discussed and refined at PWG #2.

Question: What do the pink areas mean?

The Precinct applies to the 'pink' areas on the map. All the controls in the PMP will apply to these areas. For example trading hours and sound controls will be within this area.

Question: In 2027 who can appeal once the plan is rolled out?

If Council resolves to make the Manly SEP permanent after the 18-month trial period, the SEP will likely remain in place for years to come.

The purpose of the SEP trial is to work with all stakeholders to ensure that what is adopted after the trial is supported by all stakeholders, so that further legislative changes are not needed.

Council, in consultation L&GNSW, NSW Police, Office of the 24-Hour Economy Commissioner, the community and local businesses, can amend the precinct management plan and suspend or revoke a business premises from the Manly SEP, in the event that ongoing compliance and evaluation issues cannot be resolved. This means that those businesses will not be able to take advantage of the incentives provided under the precinct management plan, including extended operating hours.

Council is committed to the long-term viability of the Manly SEP and will explore all options for remediation before the suspension or revocation of business premises from the Manly SEP.

Question: Can we share case studies of other precincts?

- We can share Enmore Road case study at the next workshop.

Question: What is our measure of success and how will the PWG be measuring success for Manly?

- Shared measures to discuss and identified in the next workshop.
- How compliance is achieved will be a big part of the PMP and discussed at later PWGs.

Question: How will this be funded?

- Instigated by funding from NSW Government with the aim of giving confidence to the local community/ private sector.
- Additional funding will be in conversation with State Government. The PMP and Trial when complete provides a framework for Council to apply for further funding, however, the primary objective is to provide legislative and policy certainty for the private sector to invest.

Question: Who decides the acoustic conclusions?

Acoustic monitoring is being undertaken. This will be addressed at PGW #2.

Question: What is the population of the precinct itself?

To be answered at PWG #2.

Question: Is the acoustic impact managed by the venues? How is it managed?

To be answered at PWG #2.

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NEXT STEPS

Upcoming meetings:

- PWG #2 Monday 22 September 6:30 – 8:30pm
- PWG #3 Wednesday 22 October 6:30 – 8:30pm
- PWG #4 Wednesday 3 December 6:30 – 8:30pm


APPENDIX

ACTIVITY 1

Worksheet

Activity 1 - Our shared values

Work in pairs to share three personal values – circle your top 3 on your worksheet – 5 minutes.
Room discussion – what values do we share? 5 minutes.

Accountability	Cooperation	Friendship	Kindness	Resourcefulness	Wealth
Achievement	Courage	Fun	Knowledge	Respect	Wellbeing
Adaptability	Creativity	Generosity	Leadership	Responsibility	Wisdom
Adventure	Dignity	Gratitude	Learning	Security	Or write your own:
Altruism	Diversity	Growth	Legacy	Self-expression	
Authenticity	Efficiency	Harmony	Loyalty	Spirituality	
Balance	Equality	Health	Openness	Stewardship	
Belonging	Ethics	Honesty	Optimism	Success	
Caring	Excellence	Hope	Patience	Teamwork	
Collaboration	Fairness	Humuility	Peace	Thrift	
Commitment	Faith	Humour	Perserverance	Tradition	
Community	Family	Inclusion	Power	Trust	
Compassion	Financial stability	Independence	Pride	Truth	
Competence	Forgiveness	Joy	Recognition	Vision	
Confidence	Freedom	Justice	Reliability	Vulnerability	

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ACTIVITY 2

Worksheet

Activity 2 - What do we want to see Manly's 24-hour economy become?

Working on your table groups brainstorm activities and things to do over 24-hours. Write it on your Activity Sheet – 15 minutes.
Choose someone from your table to report back to the room – 15 minutes.

Spring / Summer

	Everyday activities	Events
6am - 8am		
8am - 10am		
10am - 12pm		
12pm - 2pm		
2pm - 4pm		
4pm - 6pm		
6pm - 8pm		
8pm - 10pm		
10pm - 12am		
12am - 2am		
2am - 4am		
4am - 6am		

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PWG #1 EVALUATION

How would you rate tongiht's session out of 10 for?

Facilitation

Content and focus

Evaluation feedback									
Scores	**1**	**2**	**3**	**5**	**6**	**7**	**8**	**9**	**10**
Facilitation						1	9	3	8
Content and focus				1		3	8	4	5

Score Averages

Facilitation - 8.9/ 10

Content and focus - 8.4/ 10

Comments

- Very well run (7 mentions)
- Microphone needed (8 mentions)
- More quick idea collection processes needed (3 mentions)
- Process a little vague (1)
- Larger name tags needed (1)
- Senior council employees seemed jaded and made discouraging comments (1)
- Lack of focus because people kept talking, microphone may help (1)
- Questionable relevance of the first two activities (1)



northern beaches council

17 September 2025
Workshop Report
Draft for comment

cobalt engagement

Proudly funded by: NSW GOVERNMENT 24-Hour Economy

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MANLY SPECIAL ENTERTAINMENT PRECINCT (SEP)

Precinct Working Group (PWG) Meeting #2

22 September 2025
Workshop Report

Proudly funded by:
NSW GOVERNMENT
24-Hour Economy
cobalt engagement

Acknowledgement of Country

We acknowledge the Traditional Custodians of the land, the Gayamaygal people, and pay our respects to elders past and present.

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INTRODUCTION

This workshop was the second meeting of the Manly Special Entertainment Precinct (SEP) Trial Precinct Working Group (PWG).

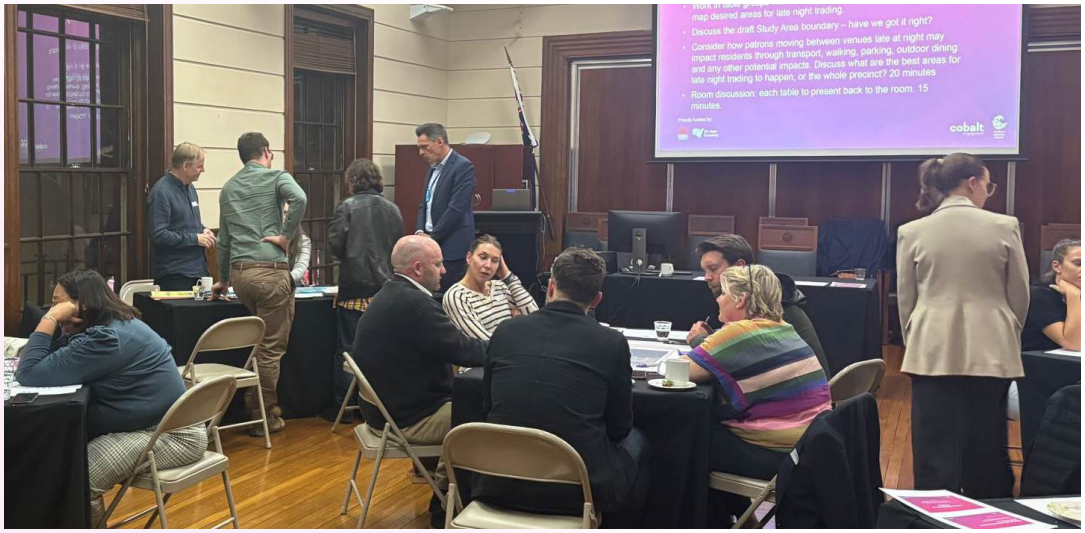
The Manly SEP Trial will trial targeted and localised interventions to support local businesses and civic life.

The participants of this PWG have been selected through an open expression of interest process.

PRECINCT WORKING GROUP #2

Held Monday 22 September
6:30 – 8:30pm
Manly Town Hall

Facilitated by Cobalt Engagement:
Nicole Dennis - Facilitator
Mia Stevens - Engagement Support



Forum Objectives

- To feedback the key outcomes of the first PWG.
- To clearly explain the Manly SEP trial and Precinct Management Plan (PMP) and the process to develop the sound controls and trading hours.
- To understand some key background information on regulatory context of the PMP and the SEP Trial.
- To input into defining some key activities and locations for entertainment within the Study Area.
- To work together to create the measures for evaluation for the Trial (deferred).

Forum Agenda

- Introductions of any new attendees and Arup team.
- Workshop overview and objectives.
- Approach and context of the Manly Special Entertainment Precinct (SEP) and the Precinct Management Plan (PMP) - presentation by Glenn Wheatley, Arup.
- Activity 1 – 24-Hour Economy Activities.
- Activity 2 - Measures of success for evaluating the Trial (deferred to future meeting).
- Q&A.

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PWG Attendees

Name	Organisation	Name	Organisation
Cathy Griffin	Manly Community Forum - Chair	Gary O'Brien	Resident
Kandy Tagg	Manly Community Forum - Secretary	Leanne Miller	Resident
Ramsie Taylor	Manly Business Chamber	Sam Stone	Resident
Chris Harper	Musician, band management	Ben Collis	Boathouse Group **(apologies)**
Claire Morris	Venue & entertainment manager, programmer, and artist liaison **(apologies)**	Zoe Hudson	Manly Theatre Group
Elodie Quintard	Performing artist, songwriter and artist booker	Conor Farrell	Sydney Opera House - General Manager of Event Operations & Planning
Noel Purcell	Resident **(apologies)**	Lyndsay Dalton	Nimbus Co
Angela Williams	Resident	Dean Romeo	Felon's **(apologies)**
Michael Dalichau	Resident **(apologies)**	David Lee	Leeway Mind and Body Mastery **(apologies)**
Claire Taverner	Resident **(apologies)**	Molly Linton	Funky & Green **(apologies)**
Mats Ernarsan	Resident	Joe Bruzzese	Belgrave Cartel **(apologies)**
Susan Chrysiliou	Resident	Adam Gainsford	Hotel Steyne

Northern Beaches Council Attendees

James Farrington	Director of Planning and Place	Kate Mercieca	Principal Planner
Mal McDonald	Strategic and Place Planning - Executive Manager	Rebecca Sio	Planner **(apologies)**
Liza Cordoba	Strategic and Place Planning - Manager	Ainsley Eakins	Student Planner **(apologies)**
Amanda Clarke	EA to Executive Manager	Mayor Sue Heins	Mayor of Northern Beaches Council
Emily Newman	Place & Economic Development - Acting Manager **(apologies)**	Deputy Mayor Candy Bingham	Deputy Mayor of Northern Beaches Council
Max Payne	Environmental Compliance	Cr Sarah Grattan	Councilor - Manly Ward
Mel Dunn	Senior Community Engagement Advisor **(apologies)**	Cr Bonnie Harvey	Councilor - Manly Ward **(apologies)**

ACTIVITY 1

24 Hour Economy Activities

Working in table groups with maps of the draft Study Area, the participants responded to the following on Activity Sheet 1:

1. Map areas where you think we can increase entertainment activities?
2. Discuss the Study Area – did we get it right?
3. Are there any areas in the Study Area where we should not be encouraging entertainment?
4. What opening hours do you suggest? Mark up hours for the areas you think they should be applied in, or suggest operating hours for the whole Study Areas.

Each table then presented their discussion and ideas back to the room.

Summary

The participants focused primarily on areas that should be included, and what activities should be encouraged, there was limited discussion on operating hours.

Comments specific to noise management were:

- Differentiate sounds from large groups in public and private areas.
- Mechanical noise remains responsibility of Council.
- Noise in licensed venues should be 'enclosed'.
- Unregulated live music in the public realm is difficult for locals.
- Buskers are supported and should be strategically located to minimise negative impacts.
- Visitors leaving venues late should be considered.
- There were several conversations about how events and everyday noise and sound from activities in the public space will be managed. Several groups emphasised that most noise that impacts residents comes from the public domain, not within venues, and this needs to be considered in the PMP. It was specifically requested that a statement be included about noise in public spaces when space is used as a public event.

Other comments not specific to noise management noted were:

- Transport options need to be more regular.
- Youth activities have reduced over the past 10 years and they have limited things to do in the evening. Currently they party in the parks/ beach and wait for the bus at Manly Town Hall Plaza.
- There also needs to be more things to do for children and families.
- Market Lane needs to be reactivated.
- Multiple statements made in general support for more outdoor dining and busking across the precinct.
- There are few food options past 9 pm.
- There is an older demographic that does not engage as much digitally and this should be considered.
- The Corso is an appropriate spot for increasing activity as it has minimal impact on residents.
- The Corso requires better lighting to support increased outdoor dining and to improve safety and activation.

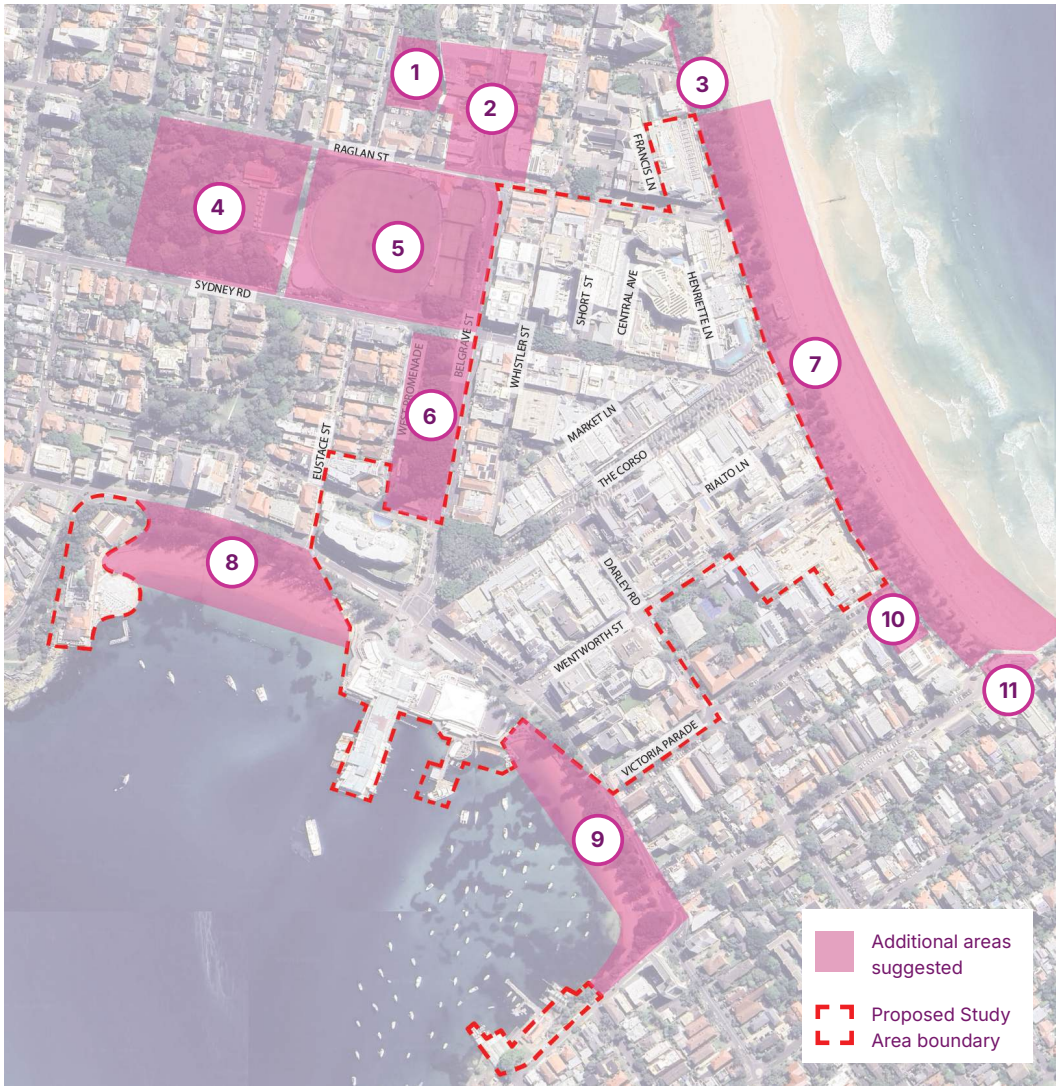
Within the proposed Study Area where can entertainment activities be increased, and at what time?

	Location	Activities Suggested	Comments
1	Manly Art Gallery, Museum	Music and theatre space, nightclub, beach club.	
2	Aquarium	More outdoor dining.	More late night trading.
3	Ferry Terminal and Wharf	Live music, arrival welcome activation.	
4	Manly Town Hall Plaza	Pop up stage.	Pop up stage for music/ comedy, Under 18s wait here for public transport, need improved lighting and frequency of public transport.
5	Manly Town Hall	Music venue.	
6	Market Lane	Nightclub, outdoor seating, live music in venues.	Reactivate Market Lane with more outdoor dining and things to do.
7	The Corso	Beer garden, bring back outdoor dining, more activations and events.	Need better lighting. Events on the Corso should regulate the PA system to mitigate direction of noise impacts.
8	Henrietta Lane	INXS mural, improve unsafe area.	Improve lighting and safety to discourage loitering and drug use.
9	Hotel Steyne		There are noise issues when the courtyard is used.
10	Manly Beach	Small scale music and events, fitness competition events.	Close Esplanade across the beach.
11	Yacht Club area	Twilight acoustic music.	



Did we get the Study Area right? What new areas should be added?

	Location proposed to include	Reason given	Activities Suggested
1	Manly Youth and Community Centre	Potential for activation.	Live music, youth events.
2	Pittwater Road (between Denison St and Raglan St)	Potential for activation.	Increase outdoor dining and activation.
3	North Steyne	Potential for activation.	Small scale music entertainment on the beach front to North Steyne Surf Club.
4	Ivanhoe Park	Noted as the RSL, this may also include the Manly Scout Hall and the Manly Bowling Club.	Encourage more entertainment, festivals, events.
5	Manly Oval	Potential for activation.	Outdoor cinema, festivals, live music.
6	Gilbert Park	Potential for activation.	Twilight live music, food markets.
7	Manly Beach	The plaza at the Corso is a natural extension, and the beach has a lot of activity potential.	Day beach fitness comps, small scale outdoor music, festivals.
8	Cabbage Tree Beach	Potential for activation.	Water activities, swimming pontoon, kids and youth activities, full moon party, bonfires, night markets, salsa by the beach.
9	East Manly Cove Beach (a.k.a The Office)	Potential for activation and to connect to the Manly Yacht Club Area.	Yacht festivals, live music, more outdoor dining.
10	South Steyne	Current outdoor dining, The Sebel.	Outdoor dining, buskers.
11	The Manly Life Saving Club	Potential for activation.	Uses at night, music, community events, parties.



Expanded Manly SEP precinct map

The full set of desired activities described by the participants contains some key differences to the proposed Study Area for consideration in the development of the PMP:

- Open spaces and parks have been added including the beaches and parks.
- The precinct has been extended to the north.
- The fragmented areas of the proposed boundary are connected, particularly through inclusion of the beaches and beach fronts.
- Many public and civic buildings have been identified as having potential for activity, e.g. The Manly Town Hall, The Manly Life Saving Club.
- Outdoor dining and music are supported across the many areas of the alternate study area.
- There is focus on festivals and events which celebrate the unique character of Manly's different places, i.e. the yacht club, The Office, fitness activities on Manly Beach, and community water activities at Cabbage Tree Beach.
- One comment noted potential for activity all the way to the North Steyne Surf Club, though this has not been mapped in the shown alternate boundary as it would be a large addition.



Q&A

These are a summary of the Q&A with Glenn Wheatley, Arup following his technical presentation on sound and noise management, attached in the Appendix.

Question: Will the Precinct Management Plan (PMP) override current liquor license conditions for venues?

When the PMP is introduced the current sound criteria under their existing liquor licence or development approval will get "turned off". Some licenses may have certain sound criteria outlined in the license or may have other conditions in the license.

Question: Do liquor licenses apply to public open space? Is there opportunity to set this criteria in the PMP for public space?

Liquor licenses will apply to private venues, not public space. Currently, recent PMPs that have been developed have not applied to public spaces.

For example, the PMP may be able to include criteria for activations and events within the public space. Given that these activities less frequent, higher noise might be acceptable, however, there may be other mechanisms for event and activation approvals in public space that may be more appropriate to manage event noise. We can consider public space noise as part of the PMP and investigate the pros and cons of including it in the PMP.

Hours of operation for venues would help inform the impacts on noise in the public space.

Noise from outdoor dining would be under the responsibility of a venue to manage, noting that outdoor dining may not have a liquor license (ice cream stores). There is opportunity for uniform criteria whether it's licensed or not in the PMP and we will consider it in the process.



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Question: Who is responsible for people noise in public space once people leave venues/events?

Police are responsible for public disturbance. Venues are currently have criteria within their liquor licence and/or development consent that would address this.

Under the PMP, there is the option to set the operating hours differently across the precinct e.g. for larger venues.

Question: How will we deal with the noise as a coastal town considering how people live in older apartments with windows generally open?

There was a room discussion that the SEP Precinct can be vibrant and active without being excessively loud.

Sound refracts up in the area and alleyways and this needs to be considered in the PMP.

Question: Who is responsible for the criteria of people who/how many are attending an event?

The maximum patron capacities for venues and events are set out in the development consent conditions and liquor licence conditions, however requirements under building codes and fire safety regulations also apply.

The NSW Government recently introduced new provisions to allow some venues with outdoor dining to increase their patron capacity without needing to modify their existing development consent. The amount of increase depends on the current approved capacity:

- If the venue is approved for up to 100 patrons, the patron capacity can increase by up to 20 percent.
- If the venue is approved for more than 100 patrons, the patron capacity can increase by up to 15 percent, with a maximum of 50 additional patrons.
- If the venue is in a SEP, the patron capacity may be able to increase by up to 30 percent, with a maximum of 100 additional patrons.

These new provisions for venues with outdoor dining do not override patron limits set by liquor licensing, building code, or fire safety requirements.





NEXT STEPS

Upcoming meetings:

- PWG #3 Wednesday 5 November 6:30 – 8:30pm
- PWG #4 Wednesday 3 December 6:30 – 8:30pm


APPENDIX

ARUP PRESENTATION

Glenn Wheatley, Acoustics,
Associate Principal

ARUP

Manly Special Entertainment Precinct Sound Management Plan

Precinct Working Group #2

22 September 2025

ARUP

Regulatory changes

Vibrancy reforms

- L&GNSW sole regulator of entertainment sound from liquor licensed premises.
- Development consents conditions ‘switched off’
- Complaint threshold increased: generally, five of more complainants in different households
- Order of occupancy: Now core consideration of noise complaint investigation by L&GNSW
- Live music provision: Not a substantial change if provided between midday and 10pm indoors or midday and 6pm outdoors.

SEPP (Exempt and Complying) amendments

- Outdoor dining: Food and drink premises and registered clubs can permanently use their private land and car parking spaces for outdoor dining as exempt development.

Cultural SEPP

- To support events at major precincts and town halls
- Specifics yet to be detailed.

ARUP

Regulatory changes

Special Entertainment Precincts

- Local Government Act Section 202
- Entertainment sound criteria defined by Council, not L&GNSW
- L&GNSW regulator of entertainment sound
- Additional trading hour extensions for live music venues in Special Entertainment Precincts, including 2 hours on nights they offer live music, and 1 hour on other nights.
- Allow Councils to automatically adjust trading hours on development consents to support diverse late-night offerings.
- Ensuring residents are aware through both a planning certificate and on a council's website if they purchase a property located in an identified SEP



ARUP

SEP Guidelines

- Acoustic Tool-kit prepared by Arup
- Sets out considerations and principles for:
  - Strategic policy
  - Development standards
  - Development application requirements
  - Compliance procedures
- Presents alternative frameworks and options for sound criteria
- Recommends ‘balanced place-based’ approach outlined to share responsibilities between venues and sensitive receiver development



ARUP

Current sound criteria

ARUP

Sound criteria background

Objective rating scales

Sound policy is driven by simple assumptions.

Measurement and interpretation of sound pressure levels has generally failed to adequately describe environmental noise annoyance.

Helpful to understand basis and limitations of objective criteria.

Measurement accuracy must be balanced with time, cost and difficulty of the evaluation criteria.

Criteria are usually tailored to a particular type of sound, allowing simplification of parameters.

Therefore, adoption of road traffic or aircraft criteria for entertainment noise not suitable.

Factors for assessment (similar to NGLG)

- the loudness of the noise, especially compared with other noise in the area
- the character of the noise, including frequency content and variation over time
- the time and duration of exposure
- whether the sound is typical for the area
- how often the sound occurs
- the type of neighbourhood / receiver
- seasonality, including environmental changes and prevailing weather
- predictability
- control over noise source

ARUP

Sound criteria background

Models of annoyance

Summary and application in NSW policy

Based on Schultz,1982 models of annoyance:

Detectability model

Where people may be able to be disturbed if they are 'just able' to hear an intrusive noise, where the degree of annoyance is well predicted by the detectability of the noise. Example is relative or 'background + X dB' criteria.

Energy average model

Annoyance is related to the average exposure levels because people grant 'forgiveness' for occasional exposure to unusually high levels in exchange for general exposure to relatively low levels: Example is fixed noise level criteria may be appropriate, such as with road traffic.

High threshold model

where people are not disturbed by most community noises, but the annoyance is centred on 'egregiously high noise levels'. In this respect, annoyance is determined only by the number of events in excess of some threshold level: Use of maximum noise level criteria, such as with aircraft.

Non-auditory factors (Field, 1993)

Can these be determined, or expectations informed?

Demographic

sex, social status, income, education, home owner-ship, dwelling type, length of residence, benefit from the noise source (e.g. employees and users of the noise source),

Attitudinal

Fear of danger from the noise source, noise prevention beliefs, general noise sensitivity, beliefs about the importance of the noise source, and annoyance with non-noise impact of the noise source (i.e. the construction noise related to a development that will blocks views.)

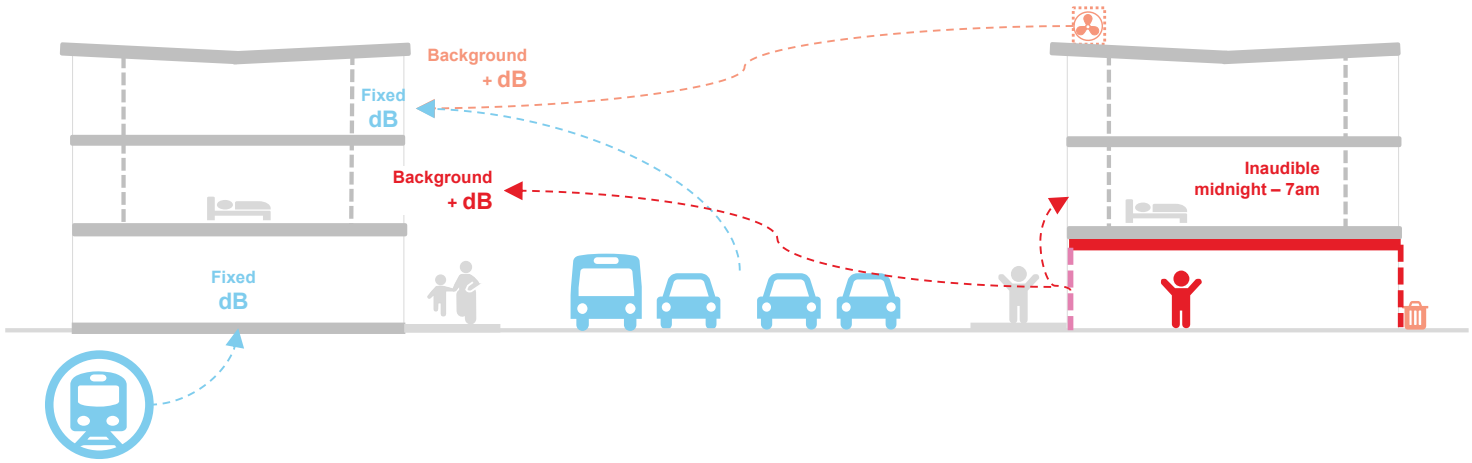
Situational

exposure time, insulation, ambient noise

ARUP

Current sound criteria

Sound generating activity - current



Transportation sources

- New major infrastructure only
- Impact onto existing receivers – not all receiver types
- Generally fixed external criteria
- Typically requires + 10 years from opening

Industrial' sources

- Typically according to NSW EPA NPfI
- Assess to existing receivers only
- Generally external criteria

'Entertainment' sound

- L&GNSW for licensed (fairly stringent)
- No standard criteria for non-licensed
- Typically limited to residential receivers
- Comply at existing and future receivers
- Criteria applies external or internal with windows open.

ARUP

Current sound criteria

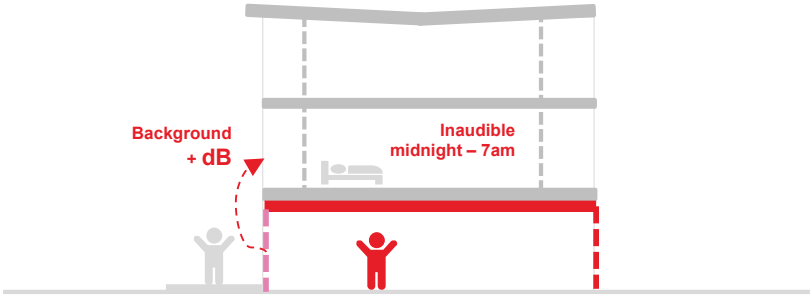
L&GNSW criteria

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5dB between 07:00 am and 12:00 midnight at the boundary of any affected residence*

The LA10 noise level emitted from the licensed premises shall not exceed the background noise level (LA90) in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between 12:00 midnight and 7:00 am at the boundary of any affected residence*

**Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 7:00 am*

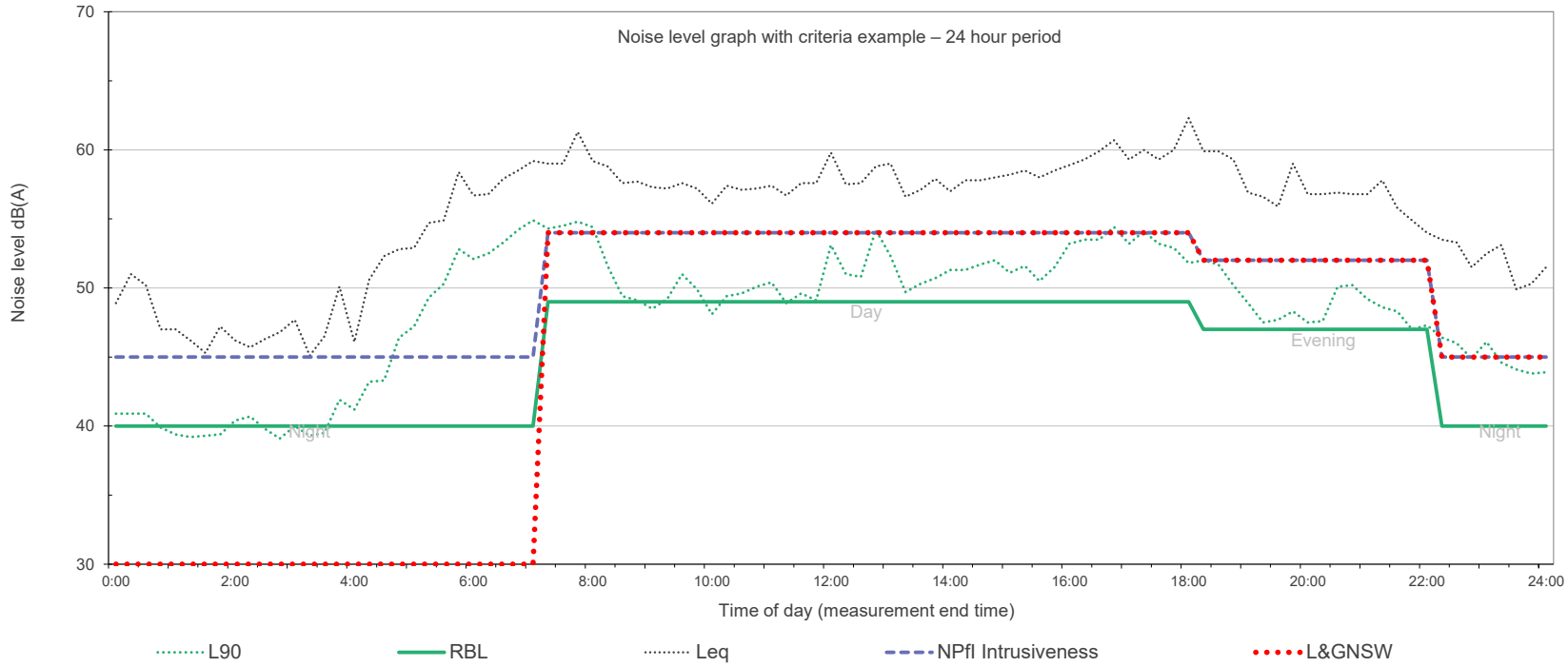
- Can be complex to measure
- Requires background noise level without entertainment sound
- Fairly stringent compared with other national standards
- Only applies at residential receivers
- Midnight to 7am requires inaudibility inside residences



ARUP

Current sound criteria

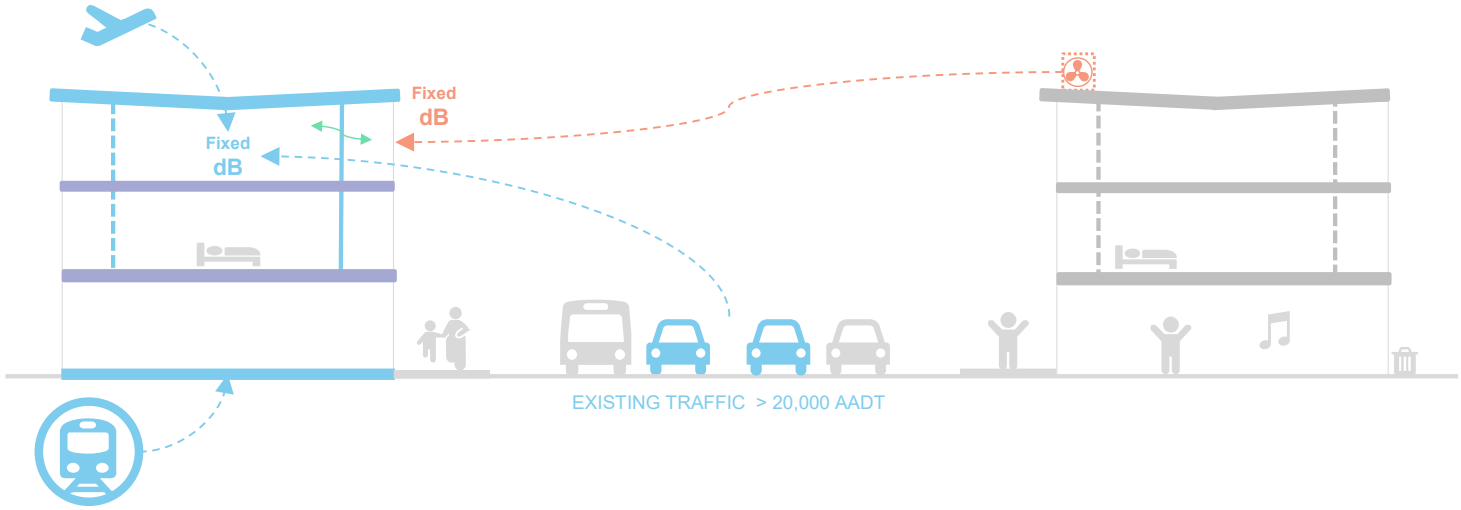
Relative ‘background + dB’ criteria



ARUP

Current sound criteria

Sensitive receivers - current



Entertainment sound

- No requirements

Transportation sources

- Aircraft, railways and busy roads
- Fixed internal criteria. External amenity typically excluded.
- Mitigate via design of building envelope.
- Natural ventilation not typically mandated but proposed in **draft ADG**
- Generally existing environment only

National Construction Code (NCC)

- Sound and impact rating between occupancies (residential only)
- Fixed sound insulation requirements, not related to intruding noise source or background level
- Does not address external noise.

Industrial sources

- Non-mandatory
- Noise impact to fixed external criteria
- Often not applied to new development

ARUP

Current sound criteria

Summary / potential issues

- Uncertain requirements / expectations for venues and receivers
- Primary responsibility of entertainment sound management on venues
- Sound criteria complex: Unique for each venue. Background sound levels will vary.
- Outdoor activity can be difficult to mitigate and manage
- Approach does not deal with sound generated in the public realm
- No sound insulation requirements for sensitive development near entertainment venues or in busy areas

ARUP

SEP – Sound management framework

ARUP

Sound management framework

Key considerations

Strategic policy	Development standards	Development application requirements	Compliance procedures

- Size and scale of Precinct
- Types of uses / activity (live music, outdoor dining etc)
- What is to be enabled / created / protected?
- How might this differ by time of day / day of week? – e.g. different criteria for Fri-Sat. Hours of operation / activity
- Assessable venues
- Outdoor events
- Public realm
- Receiver types (existing and future)
- Future proofing (receiver and venue controls)

ARUP

Sound management framework

Key considerations

Strategic policy

Development standards

- Requirements for emitters and receivers
- Venues and/or public realm
- Sensitive receiver requirements / building standards

Development application requirements

Compliance procedures

ARUP

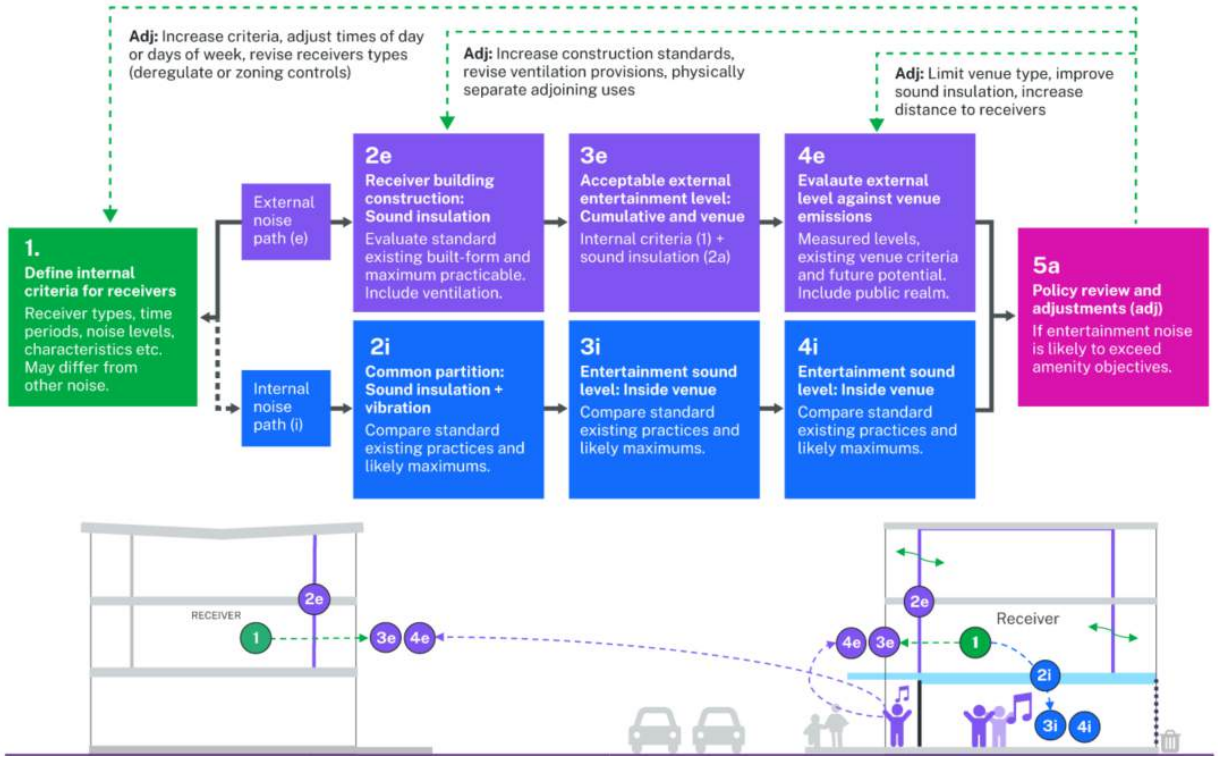
Sound criteria models

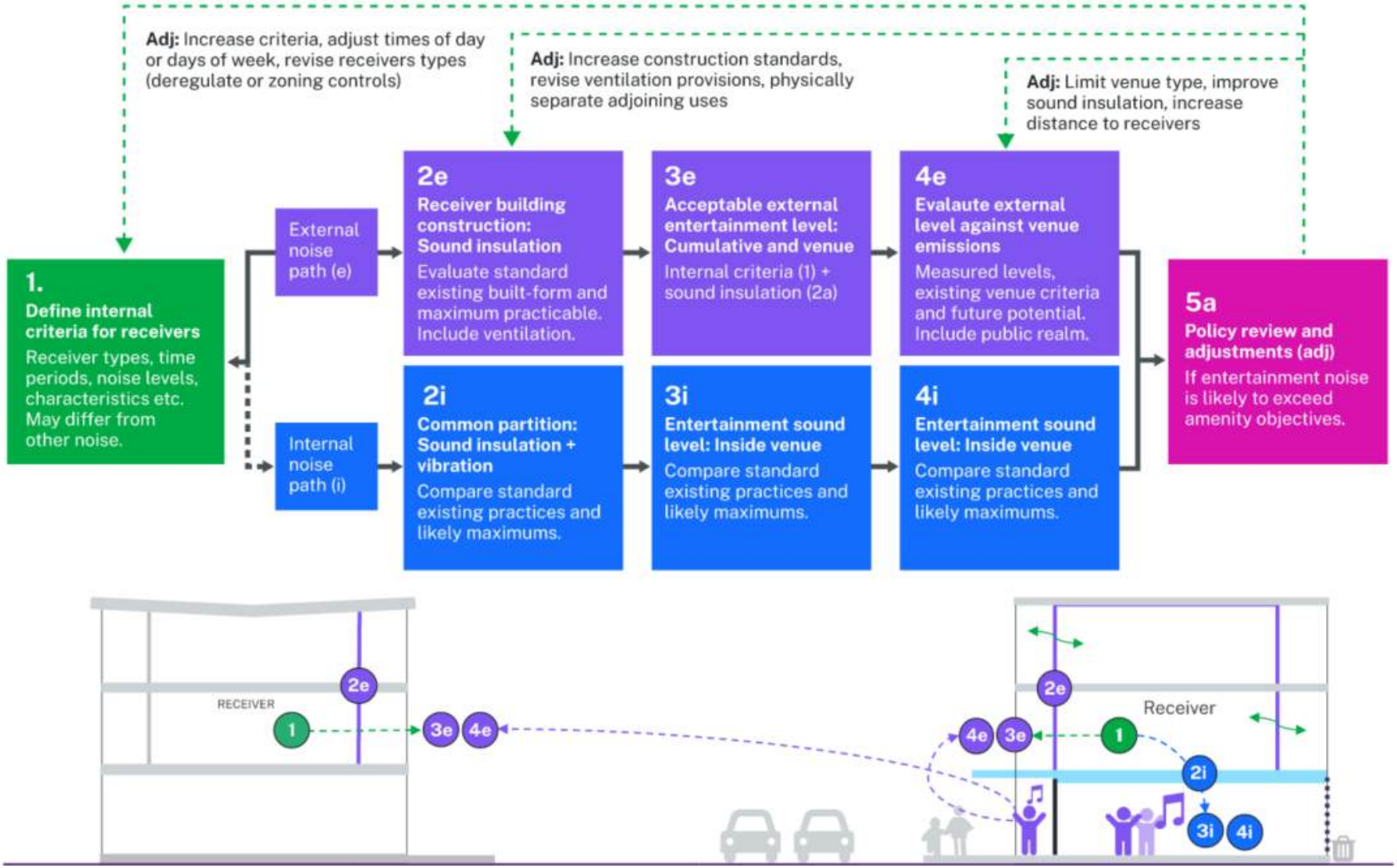
	Polluter pays	Agent Of change	'Balanced approach' (place-based)
Description	This is the model that was applicable in most parts of NSW prior to the introduction of the Vibrancy Reforms. This approach places sole responsibility for noise mitigation and management with the emitter. Compliance is also required for new receivers that might encroach upon the site.	A first-in, first-served policy. New emitters or sensitive receivers must mitigate for the existing environment only.	Management and mitigation Of sound is balanced between emitters and receivers. To be effective. it requires defining the future sound environment in enough detail to allow both sound-emitting uses and sensitive receivers to be designed.
Enabling change for entertainment uses	**Partial.** Incremental change is only possible where the criteria allow some increase above the existing background sound levels.	**Partial.** Generally consistent with the polluter-pays model.	**Yes.** Greatest opportunity in undeveloped areas or areas with limited sensitive receivers. or receivers with sound-mitigation measures incorporated (for example in areas affected by road traffic or aircraft noise). Can be more limited in areas with existing sensitive receivers but would be no less than a polluter-pays model.
Future-proofing	**No.** Does not enable activation. However. the model does protect future receivers, as it requires universal compliance by emitters.	**No.** The policy is reactive and assessed on a development by-development basis. In areas that are yet to realise their intended potential or use (for example, greenfield or renewal areas). the construction of sensitive development first would bear no noise-mitigation responsibility. This is often the case, and potentially constrains the introduction Of sound-emitting uses. If sound-emitting uses come first, they might unduly affect the ability to construct sensitive-receiver development.	**Yes.** Provided that criteria are established based on the future intent for an area, not the existing environment.
Certainty for receivers	**Partial.** Where criteria do not address cumulative impacts, receivers are at risk of progressive nose Increases.	**Partial.** Similar to the polluter-pays model. criteria for emitters requires cumulative fixed limits to provide certainty about sensitive-receiver amenity.	**Yes.** Provided that fixed quantitative criteria are established.
Certainty for emitters	**No.** Emitters are subject to new receivers potentially being constructed in closer proximity. This may require modification to their development or operations. Additionally. where criteria are relative to the background, change in the acoustic environment can result in lowering of noise limits.	**Yes.** The agent-of-change principle is beneficial for the protection Of existing sound-emitting uses as they can be protected from encroaching sensitive development. This component is a worthy policy approach but can be adopted with other sound criteria models.	**Yes.** Provided that fixed quantitative criteria are established.
Ease of implementation for councils	**High.** Requires little intervention and planning for the assessor. Further improvements to current policy can also be made to aid ease of implementation.	**Medium.** The assessment process for new sensitive development encroaching upon existing emitters requires new criteria and procedures. There is some complexity in the defining Of requirements and responsibilities, particularly in the setting of emitter designed. To address planning limits at the new receiver location.	**Low.** Requires more detailed future planning, compared with other models that are assessed on a development-by-development basis. Requires definition of the future acoustic environment to enable sensitive receivers to be objectives. the criteria need to be achievable for both emitters and receivers.
Ease of implementation for emitters	**Low.** Is weighted against the operation of entertainment venues —the onus is on the emitter to undertake ongoing acoustic mitigation or operational changes to respond to new surrounding development.	**Medium.** The emitters will need to comply with the noise limits set in the agent Of change provisions on a management plan, which will be case by case basis.	**High.** Emitters will need to comply with the sound criteria set in a appropriately tailored to suit the types of development.

ARUP

Balanced sound criteria

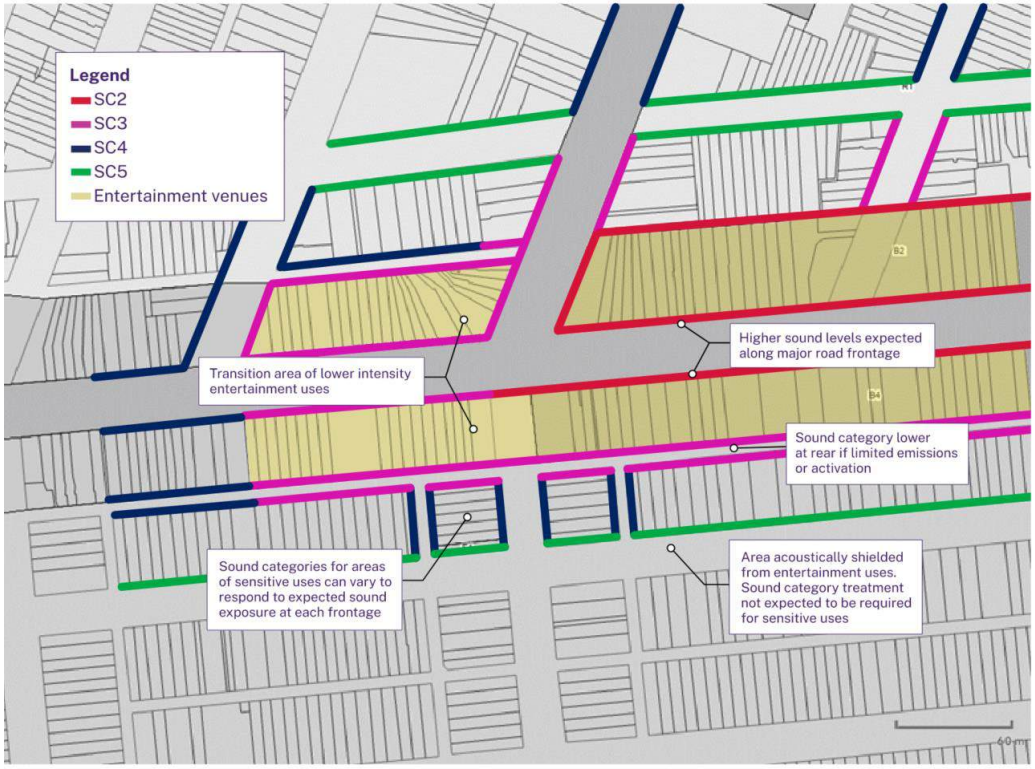
Indicative process for Entertainment sound criteria (SEP Acoustic Toolkit Figure 3)




Adj: Increase criteria, adjust times of day or days of week, revise receivers types (deregulate or zoning controls)
Adj: Increase construction standards, revise ventilation provisions, physically separate adjoining uses
Adj: Limit venue type, improve sound insulation, increase distance to receivers
1.
Define internal criteria for receivers
Receiver types, time periods, noise levels, characteristics etc. May differ from other noise.
External noise path (e)
Internal noise path (i)
2e
Receiver building construction: Sound insulation
Evaluate standard existing built-form and maximum practicable. Include ventilation.
2i
Common partition: Sound insulation + vibration
Compare standard existing practices and likely maximums.
3e
Acceptable external entertainment level: Cumulative and venue
Internal criteria (1) + sound insulation (2a)
3i
Entertainment sound level: Inside venue
Compare standard existing practices and likely maximums.
4e
Evalaute external level against venue emissions
Measured levels, existing venue criteria and future potential. Include public realm.
4i
Entertainment sound level: Inside venue
Compare standard existing practices and likely maximums.
5a
Policy review and adjustments (adj)
If entertainment noise is likely to exceed amenity objectives.
RECEIVER
Receiver

Balanced sound criteria

Figure 4. Example application of sound categories for a SEP in a metropolitan high street precinct



Manly Special Entertainment Precinct SMP

Table 3. Example external entertainment sound levels – cumulative

Sound category ID	7 am to 10 pm				10 pm to midnight				Midnight to 7 am				Sound Category (SC) application notes
	Broad-band dB(A)	Octave band (Hz) dB			Broad-band dB(A)	Octave band (Hz) dB			Broad-band dB(A)	Octave band (Hz) dB			
		31.5	63	125		31.5	63	125		31.5	63	125	
SC1*	75+				75+				75+				High entertainment sound levels. Expected to preclude residential accommodation and other sensitive uses occupied concurrently with entertainment uses. May be suitable for application within a commercial centre or industrial precinct.
SC2	70	74	73	71	70	74	73	71	70	74	73	71	High entertainment sound levels from venues 24 hrs. Comparable to Fortitude Valley Core A taking account of different assessment location. Sensitive development possible but will require high building sound insulation. May be suitable in a primarily commercial core or CBD, with limited existing residential development.
SC2.5	70	74	73	71	70	74	73	71	65	69	68	66	Similar to SC2 but with lower external noise levels during the night period. Will reduce building sound insulation for bedrooms or enable lower internal sound levels to be achieved. May be suitable for a commercial core or CBD with greater potential for residential development or with residential development bordering the precinct.
SC3	65	69	68	66	65	69	68	66	60	64	63	61	Entertainment sound levels suitable for smaller venues and bars, and more readily allowing for external patron areas, particularly up to midnight. May be suitable for a residential mixed-use area or as a buffer area near higher SCs.
SC3.5	65	69	68	66	60	64	63	61	55	59	58	56	As SC3 up to 10pm, but with progressively lower sound levels after 10pm and at midnight. May be suitable for a residential mixed-use area in a less urban environment, where later trading is not expected.
SC4	60	64	63	61	60	64	63	61	50	59	58	56	Reduced intensity of entertainment sound levels, most well-enclosed venues. Lower sound levels after midnight for balance toward residential areas. For application to buffer around higher SCs.
SC4.5	60	64	63	61	55	59	58	56	50	59	58	56	As SC4 up to 10pm, but with progressive reduction in sound levels after 10pm and at midnight.
SC5	55	59	58	56	55	59	55	51	50	54	50	46	Use expected to be buffer around other SCs in an urban area. Expected to be less suitable within or immediately surrounding primary entertainment area.
SC6	50	54	50	46	45	54	50	46	40	54	50	46	Use expected to be buffer around other SCs in a suburban / regional area. Expected to be less suitable within or immediately surrounding primary entertainment area.

*SC1 outlines a nominal sound level that is expected to be incompatible with residential accommodation and also impact other sensitive uses if operating at the same time. The higher sound category could be adopted for areas with no or limited sensitive uses, such as industrial areas.

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Balanced sound criteria

Example: Enmore Road SEP

Factors

- Existing venue consents / design criteria
- Residential sound insulation: road traffic and aircraft noise
- External sound measurements to evaluate existing levels. Evaluated against community feedback.
- Activation primarily on Enmore Road.
- Thursday to Saturday peak periods
- Focus on live music / entertainment.
- Limited opportunity for outdoor dining
- Categories simplified by Council



Manly Special Entertainment Precinct SMP

ARUP

Sound management framework

Key considerations

Strategic policy

Development standards

Development application requirements

Compliance procedures

- Requirements for applicants.
- Ease or cost of assessments
- Complexity for assessing officer

ARUP

Sound management framework

Key considerations

Strategic policy

Development standards

Development application requirements

Compliance procedures

- Review of standard conditions – Cultural SEPP
- CC, OC, post-OC
- Informed by assessment criteria and existing standard conditions.
- Access and transparency of conditions and requirements will improve consistency.
- Prescriptive vs performance criteria will rely on inspection or measurement respectively
- Procedures should minimise complexity as far as practicable. Proxy assessment locations and procedures may simplify measurement.
- Complaints handling



ACTIVITY 1

Worksheet

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Manly Special Entertainment Precinct

Write any additional comments here.



Activity 1 Work in table groups to discuss (20 minutes:

- This is the draft Study Area - did we get it right, draw any changes you suggest.
- Map areas where you think we can increase entertainment activities, suggest opening hours that you would support.
- Are there places in the Study Area where we should not be encouraging entertainment activities?

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Precinct Working Group Meeting #2

Monday 22 September 2025

PWG #2 EVALUATION

Evaluation feedback										
Scores	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Facilitation							2	7	6	4
Content and focus						2	2	8	4	3

How would you rate tonight's session out of 10 for?

Facilitation - 8.6 / 10

Content and focus - 8.2 / 10

Comments

- Good job **x 4.**
- Arup presentation too long and technical **x 3.**
- Send technical material earlier and more specific agenda so that questions can be formed before arrival **x 2.**
- Feedback to the room from groups needed more time.
- Happy to be engaged with any spin off groups and meetings for sound testing.
- A lot to take in within the time allowed.
- Allowing more time for breaks or a longer session.
- More time to table concerns and recommendations.
- Groups needed to intermingle and change from meeting to meeting.
- Needed to stick to time.
- Activities could have been simpler.
- Name on name tag still too small.



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22 September 2025
Workshop Report

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MANLY SPECIAL ENTERTAINMENT PRECINCT (SEP)

Precinct Working Group (PWG) Meeting #3

5 November 2025
Workshop Report

Proudly funded by:
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24-Hour Economy
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Acknowledgement of Country

We acknowledge the Traditional Custodians of the land, the Gayamaygal people, and pay our respects to elders past and present.

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INTRODUCTION

This workshop was the third meeting of the Manly Special Entertainment Precinct (SEP) Trial Precinct Working Group (PWG).

The Manly SEP Trial will trial targeted and localised interventions to support local businesses and civic life.

The participants of this PWG have been selected through an open expression of interest process.

PRECINCT WORKING GROUP #3

Held Wednesday 5 November
6:30 – 8:30pm
Manly Town Hall

Facilitated by Cobalt Engagement:
Nicole Dennis - Facilitator
Mia Stevens - Engagement Support



Forum Objectives

- To feedback the key outcomes from the second PWG.
- To provide an update on the project and program.
- To present the draft PMP trading hours for feedback.
- To work together to create the measures for evaluation for the Trial.

Forum Agenda

- Introductions of any new attendees
- Workshop overview and objectives.
- Council update and presentation of draft controls.
- Activity 1 – PMP Trading Hours
- Activity 2 - Measures for evaluating the Trial
- Q&A.

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PWG Attendees

Name	Organisation	Name	Organisation
Cathy Griffin	Manly Community Forum - Chair	Leanne Miller	Resident **(apologies)**
Ramsie Taylor	Manly Business Chamber **(apologies)**	Sam Stow	Resident
Chris Harper	Musician, band management	Ben Collis	Boathouse Group **(apologies)**
Claire Morris	Venue & entertainment manager, programmer, and artist liaison **(apologies)**	Zoe Hudson	Manly Theatre Group **(apologies)**
Elodie Quintard	Performing artist, songwriter and artist booker **(apologies)**	Lyndsay Dalton	Nimbus Co **(apologies)**
Noel Purcell	Resident	Dean Romeo	Felon's **(apologies)**
Angela Williams	Resident	David Lee	Leeway Mind and Body Mastery **(apologies)**
Michael Dalichau	Resident	Molly Linton	Funky & Green
Claire Taverner	Resident	Joe Bruzzese	Belgrave Cartel **(apologies)**
Mats Ernarsan	Resident	Adam Gainsford	Hotel Steyne
Gary O'Brien	Resident **(apologies)**		

Northern Beaches Council Attendees

James Farrington	Director of Planning and Place	Kate Mercieca	Strategic and Place Planning - Planner **(apologies)**
Mal McDonald	Strategic and Place Planning - Executive Manager	Rebecca Sio	Strategic and Place Planning - Principal Planner
Liza Cordoba	Strategic and Place Planning - Manager	Mayor Sue Heins	Mayor of Northern Beaches Council **(apologies)**
Emily Newman	Place & Economic Development - Economic Development Advisor **(apologies)**	Deputy Mayor Candy Bingham	Deputy Mayor of Northern Beaches Council **(apologies)**
Max Payne	Environmental Compliance - Team Leader	Cr Sarah Grattan	Councillor - Manly Ward **(apologies)**
Mel Dunn	Community Engagement - Senior Community Engagement Advisor **(apologies)**	Cr Bonnie Harvey	Councillor - Manly Ward **(apologies)**

ACTIVITY 1

PMP Trading Hours

Working in table groups with maps of the draft Study Area, the participants responded to the following questions on Activity Sheet 1:

1. Do you propose any changes to the draft Trading Hours?
2. Are there certain areas where outdoor dining should be later or earlier and why?
3. Are there certain areas that indoor venues should be earlier or later and why?

Each table then presented their discussion and ideas back to the room.

Proposed maximum trading hours for discussion

All businesses in the SEP can trade:

- 5am-midnight Sunday - Wednesday
- 5am-2am Thursday - Saturday

All outdoor dining areas in the SEP can be open until 11pm, 7 days a week.

Summary

The participants provided comments and held discussion on the following topics:

General comments on proposed hours

- Overall, all participants were supportive of venues being open to 2am.
- Some were comfortable with outdoor dining also being open to 2am, and some had concerns about interfaces with residents and believe that outdoor dining trading hours have the most impact on residents.
- A Development Application option should be made available for venues wishing to close later than 2am.
- Outdoor dining should align with 2am trading hours, unless interfacing with residences, e.g. Felons.
- Outside music should have different / reduced hours compared to general dining.
- There is a risk that restaurants would act as nightclubs if not effectively managed if the blanket 2am closing time is applied to all venues.
- There are no additional incentives for existing pubs to provide live music if the blanket trading hours are extended to 2am (e.g. extended hours for booking live music).

Transport and Closure Times

- The venues need to organise a staggered closure for transport safety, as all venues closing at 2am would involve many people needing taxis at the same time. There are very limited night rider buses.
- 2am is the taxi change over time, that could compound wait periods.
- It is preferable to keep patrons inside when waiting for transport.

Precinct improvements/ considerations

- Need better lighting and police supervision.
- The precinct needs to be managed well with these trading hour and trading hours need to be checked and enforced.
- When outdoor dining is reintroduced to the Corso it should not have any fencing. This not only can look ugly, but it clutters the public space.
- Outdoor dining rates should be increased, and furniture should be removed when not being used.
- Consider pedestrianising Wentworth Street and Victoria Parade.

ACTIVITY 2

Measures for evaluating the Trial

Working in table groups participants were asked to consider what we should measure and what form of measurement/ data would be suitable including qualitative and quantitative options.

The worksheets provided draft measures from the Purple Flag assessment process to which attendees were invited to comment on and add to. The questions posed were:

1. What should we measure?
2. What options are there for how we can measure and evaluate?

Each table then presented their discussion and ideas back to the room.

Summary

Participants identified that multiple stakeholders would be impacted by the SEP changes, and need to be engaged both before and after implementation. These were:

- Local businesses
- Residents
- Visitors
- Entertainment providers
- State government departments
- Police
- Transport providers and Taxi association

Other considerations identified were the functional impacts on noise, transport and safety, as well as the quality of place branding and identity, governance, ongoing consultation and management.

This activity and the group discussion that followed highlighted that implementing the SEP planning changes in isolation without ensuring clear communication, and a process for stakeholders to collaborate could create complications as these planning changes move to a deregulation approach.

The groups discussed that deregulation and potentially later 'blanket' trading hours must be supported by clear and consistent communication, stategy on marketing and audience attraction, engagement and collaboration.

Items marked with an asterisk were included as potential options on the worksheet. All other items are participant additions.

What should we measure?	How can we measure or evaluate it? With what data?
* Crime and anti-social behaviour	Measured through • * Alcohol related violence (non domestic) offences at night 6pm - 6am - ABS, NSW Bureau of Crime Statistics and Research) and reports from Local Area Command Police. • Other crimes statistics including theft and drug use. • Longitudinal changes. • Complaints to Council about vandalism.
* Alcohol and health	Measured through • * Ambulance call out data between 6pm and 6am to venues in the SEP - NSW Health. • Venue data/ interviews on incidence of problems.

Table continued on the following page.

* Diversity of entertainment offerings including food and drink, entertainment, retail at different times of the event, night and early morning	Measured through • * Collect data on google search/ audit of businesses at beginning of trial and compare to end. • Diversity of entertainment options recorded, including age target, whether they are new talent, style and genre. • Number of live events. • Size, ownership, offering, opening hours and price point changes of venues and businesses. • Number of new liquor licences.
* Footfall	Measured through • * Private data collection, feedback from venue patron counts. • Surveillance tracking of visitor count.
* Perceptions of safety	Measured through • * Private data collection (Safer Cities Audit), interviews with businesses, residents and stakeholders. • Longitudinal changes. • Before and after survey of local businesses.
* Volume and value	Measured through • * Audit of number of venues and operating hours, employment rates in precinct, sales turnover for venues. Feedback from venues and update of businesses audit. • Before and after community survey on vibrancy, quality of life and social cohesion.
Employment	Measured through • Night-time employment numbers.



Table continued on the following page.



* Access to transport	Measured through • * Map taxi ranks, bus services and lighting for active transport connections. Have these increased in the trial or been more utilised? • Public transport patronage at differing hours.
Manly's reputation, marketing and brand perception	Measured through • Social media clicks and views. • Online reviews (Trip advisor, google reviews etc). • International tourism data. • Diversity of patrons and visitors (age etc).
Diversified spending across retail, hospitality and other local businesses	Measured through • Credit card / Visa transaction counts from venues.
Satisfaction / dissatisfaction with the SEP	Measured through • Changes in number and types of complaints and venue recorded problems. • Survey of local residents, businesses and property owners.
Northern Beaches Council management quality	Measured through • Targeted surveys of and feedback from venue/ entertainment provider, residents and property owners' experience in the precinct.
Sound impacts	Measured through • Before and after sound assessments to track changes. • Track and compare noise complaints before, and during the trial.
Increase in live music, new live music venues and support of emerging talent	Measured through • Data from social and traditional media of venues. • Before and after poll of venues. • Survey/ feedback from performing artists on working conditions, pay, consistency and attendance.

Q&A

These are a summary of the Q&A with that occurred during the workshop and the responses from Council.

Question: Why do the colours differ across the areas (red, orange, yellow and green on the draft PMP noise criteria map?

Quieter areas indicate lower tolerance for noise levels. The colour differentiation reflects varying noise sensitivity across the precinct.

Question:What is the decibel tolerance for each coloured area? What does the green area represent in comparison to residential areas outside the precinct?

This will be addressed in the next session when we step through the noise monitoring data and the methodology behind why these tolerances were selected.

Group discussion: What do we think of the proposed trading hours?

Overall, no group expressed discomfort with the proposed late (up to 2am) trading hours, and no participants expressed opposition to night-time activity being open until 2am. Some are concerned about outdoor areas in certain specific locations with direct entertainment and residential conflicts, such as private outdoor areas near residential balconies in site specific areas - these need to be managed.

It was noted that the SEP requires good lighting and police presence during the extended hours. It was also noted that If all venues close at 2 am, there may be a surge of patrons leaving simultaneously, creating transport and anti-social behaviour issues that need to be considered. Some venues in Manly already operate 24 hours or under extended licences, and these arrangements will remain unchanged. It was suggested that some of these venues with additional trading time beyond 2 am could help stagger departures.

Group discussion: How should outdoor dining be regulated?

There was a discussion on outdoor dining returning the The Corso. The group shared that future outdoor dining should be unfenced to maintain an open and accessible public space, venues should pay Council per hour for the use of outdoor space, and furniture should also be removed when the outdoor dining licence period ends.

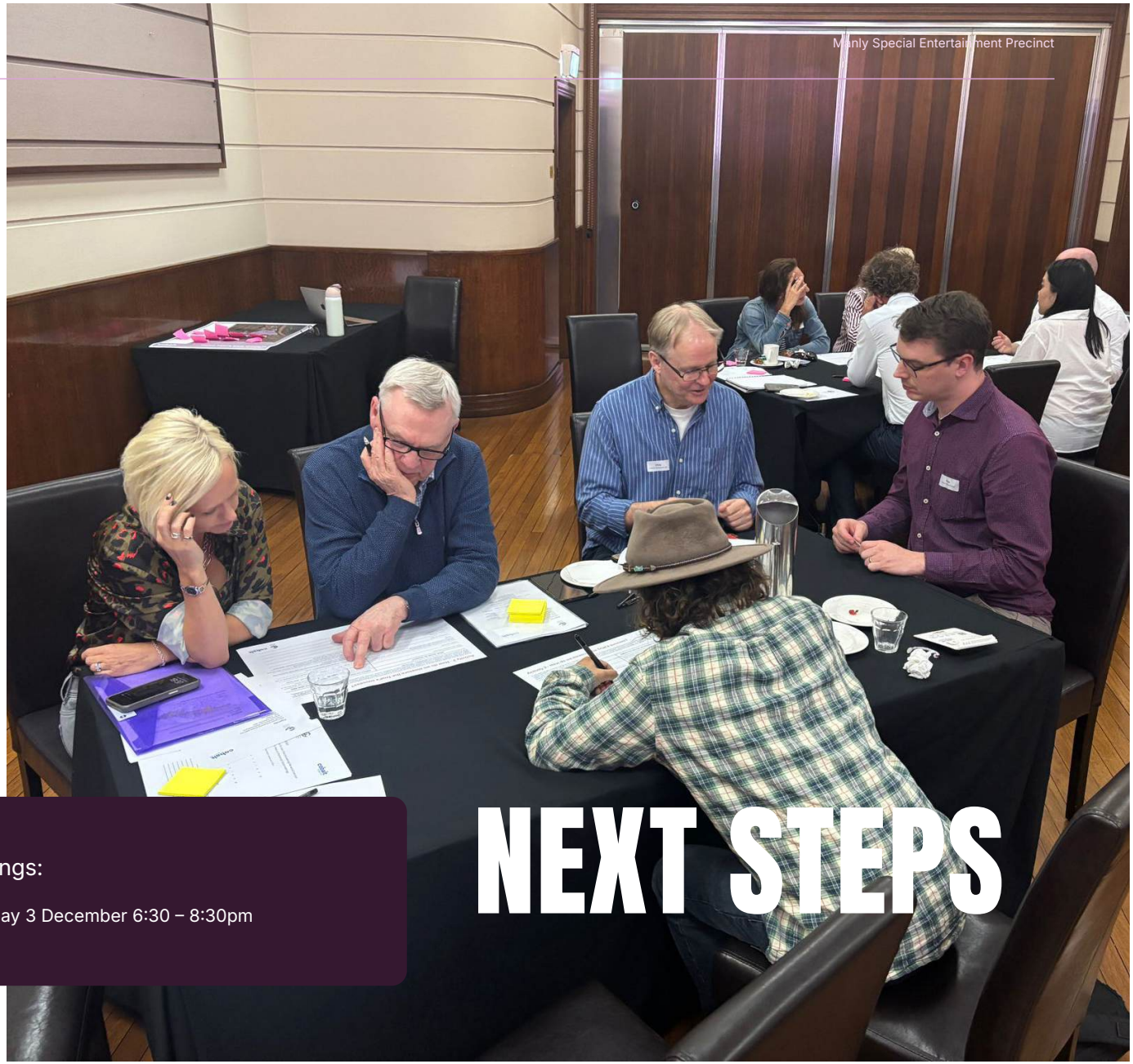
Question: Why is the Oval not included in the SEP?

Currently, there are no plans to activate the oval through the SEP mechanism. The existing Council event approval process is considered sufficient to manage any special events or activations in this location and does not require inclusion in the SEP boundary.

Group discussion: What do you think if the SEP boundary were to be expanded to include the Manly Life Saving Club, more areas along Pittwater Rd and public areas (beachfront, reserves)?

There were no objections to more areas being included in the SEP boundary.

Council confirmed that entertainment sound during events would continue to be managed through existing approvals and any associated noise management plans, however entertainment noise occurring in outdoor dining areas would be subject to the sound criteria in the SEP Precinct Management Plan.



NEXT STEPS

Upcoming meetings:

- PWG #4 Wednesday 3 December 6:30 – 8:30pm


APPENDIX

PRESENTATION

Manly Special Entertainment (SEP) Precinct

Precinct Management Plan

Precinct Working Group (PWG) Meeting #3

Wednesday 5 November 2025

Proudly funded by:

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24-Hour Economy

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Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which we work the **Gayamaygal** people and pay our respects to elders past and present.

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Agenda

- Workshop overview and objectives
- Council update and presentation of draft trading hours
- Activity 1 – Trading Hours
- Activity 2 – Measures for evaluating the Trial
- Q&A

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Being together

- Assume positive intent.
- Remain curious.
- Listen respectively and non-judgmentally.
- Address issues and topics, not people.
- Learn something new.

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PWG meetings overview

- ***PWG #1 Wednesday 3 September:*** *Overview of the project, program, establish the group and shared objectives for the future of Manly*
- ***PWG #2 Monday 22 September: Technical focus with Arup technical presentation on creating the PMP and Enmore Case Study***
- **PWG #3 Wednesday 5 November:** Trading Hours and Measures for Evaluating the Trial
- **PWG #4 Wednesday 3 December:** TBC

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Tonight's objectives

- To feedback the key outcomes from the second PWG.
- To provide an update on the project and program.
- To share the outcomes of the noise modelling.
- To present the draft PMP trading hours for feedback.
- To work together to create the measures for evaluation for the Trial.

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PWG 2 – What we heard

- We have updated the SEP Study Area based on your feedback from last meeting.
- We heard from you, areas that you want to see more activity and what kinds of activities.
- Q&A with Glenn Wheatley from Arup answered some questions.
- Council will now provide an update on the acoustic study and the Precinct Management Plan.

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Council update

- **Precinct Management Plan** under preparation with the aim to be exhibited at the end of 2025/beginning of 2026, and then again in early-mid 2026

- **Consultation** with government agencies (Transport for NSW, NSW Police, Liquor & Gaming, Northern Sydney Local Health District) and internal business units (Arts & Culture, Economic Development, Waste & Cleansing)

- New tranche of **Vibrancy Reforms** expected to be in effect by the end of 2025.

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Sound management in a SEP

- Preparation of the sound management is underway, for inclusion in the Precinct Management Plan.
- Includes maximum fixed decibel levels that venues must adhere to, and sound attenuation requirements for new development.
- Sound levels vary based on location, use, time of the day and day of the week.
- Sound levels in the Precinct Management Plan override any conditions related to sound levels in development consents, complying development consents and liquor licences.
- Entertainment sound in outdoor dining areas for venues (footpaths, courtyards) will be subject to the same provisions as the associated venues under the SEP Precinct Management Plan.
- Entertainment sound from events in the public realm e.g. beachfront, will be managed through the event approval.

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SEP Boundary - Feedback from PWG #2



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Proposed amendments to SEP Boundary

- No residential zoned land.
- Includes the public realm (The Corso, roads, beachfront and the Harbour parks/reserves).



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Proposed maximum trading hours (for discussion)

All businesses can trade:

- 5am-midnight Sun-Wed
- 5am-2am Thu-Sat

All outdoor dining areas can be open until 11pm, 7 days a week

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Trading hours – existing controls/regulations

Codes SEPP

Trading between 6am-10pm in the Manly commercial centre is allowed without approval/modifying the development consent. Excludes pubs, registered clubs and small bars.

Manly DCP - "Manly Town Centre Entertainment Precinct"

- Hotels & Nightclubs: 5am-2am with a restricted entry policy for nightclubs after 12:30am.
- Restaurants & Food Outlets: 4am-1am.
- Balconies, verandahs, any roof top areas and any external access: 8am-10pm.

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Max. trading hours in SEP Precinct Management Plan

- PMP will override hours in development consents but not liquor licenses.
- Eligible licensed venues in a SEP that regularly host live music/cultural arts events can trade an extra 1 hour every day, and 2 extra hours on nights when they host the event, within the maximum hours in the PMP.
- Businesses that are already allowed to trade longer set by the PMP, can continue to do so per their consent.

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Activity 1 – Draft PMP Trading Hours

Mark on the A1 map using post-its – do you propose any changes to the draft Trading Hours?

Are there certain areas where outdoor dining should be later or earlier and why?

Are there certain areas that indoor venues should be earlier or later and why?

20 minutes to discuss in groups.

15 minutes feedback to the room.

Proposed maximum trading hours (for discussion)

All businesses in the SEP can trade:

- 5am-midnight Sun-Wed
- 5am-2am Thu-Sat

All outdoor dining areas in the SEP can be open until 11pm, 7 days a week.

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Activity 2 – How do we measure the Trial's success?

- In new table groups complete Activity Sheet 2. Review the draft measures for success and add your own. Consider the measure and form of measurement – 20 minutes.
- Room discussion: each table to present back to the room – 15 minutes.

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Questions?

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Evaluation

Thanks for your time! Please complete the meeting evaluation on your table.

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Thank you and next steps

Upcoming meetings:

- PWG #4 Wednesday 3 December 6:30 – 8:30pm

Feedback? Please reach out to Council.

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ACTIVITY 1

Worksheet

Manly Special Entertainment Precinct

Write any additional comments here.



Legend

1. Manly Pavillion & Former Manly Sea Life
2. Manly Art Gallery & Museum
3. Manly Wharf
4. Manly 16ft Skiff Sailing Club and Manly Yacht Club
5. Manly Pacific Hotel

Manly SEP boundary (Early consultation period)

Draft Amended Manly SEP boundary

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Precinct Working Group Meeting #3

Wednesday 5 November 2025

ACTIVITY 2

Worksheet

Activity 2 - How do we measure the Trial's success?

In new table groups complete Activity Sheet 2. Consider the measure and form of measurement including entertainment business performance and trading, increase in businesses and offer, increase in footfall, increase in events and activations, limited impact on residents, increased visitation from locals, region and beyond, more things to do, safety and more. Consider qualitative and quantitative measurement options including surveys, tracking new businesses and operational hours, revenue, sound complaints, level of support from the community and stakeholders – 20 minutes.

What should we measure?	Options for how can we measure/ evaluate it? and what data
Crime and anti-social behaviour	Alcohol related violence (non domestic) offences at night 6pm - 6am - ABS, NSW Bureau of Crime Statistics and Research) and reports from Local Area Command Police.
Alcohol and health	Ambulance call out data between 6pm and 6am to venues in the SEP - NSW Health
Diversity of entertainment offerings including food and drink, entertainment, retail at different times in the evening, night and early morning.	Collect data on google search/ audit of businesses at beginning of trail and compare to end.
Footfall	Private data collection, feedback from venue patron counts.
Perceptions of safety	Private data collection (Safer Cities Audit), Working Group can audit data, interviews with businesses, residents and stakeholders.
Volume and value	Audit of number of venues and operating hours, employment rates in precinct, sales turnover for venues. Feedback from venues and update of businesses audit.
Access to transport	Map taxi ranks, bus services and lighting for active transport connections. Have these increased in the trial or been more utilised?

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PWG #3 EVALUATION

Evaluation feedback										
Scores	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Facilitation							1	3	4	2
Content and focus							1	2	5	2

How would you rate tonight's session out of 10 for?

Facilitation - 8.7 / 10

Content and focus - 8.8 / 10

Comments

- Great session.
- Groups worked well and constructively.
- The envelope could be pushed to seek more stretching initiatives.
- More information is needed about the sound zones, especially with regard Henrietta Lane
- The room's acoustics were challenging for group conversations.
- A recap of the previous session was needed.
- A scribe was needed for conversations - it felt like points were being lost.
- Ensure the change of meeting date notification goes to all participants.



5 November 2025
Workshop Report

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MANLY SPECIAL ENTERTAINMENT PRECINCT (SEP)

Precinct Working Group (PWG) Meeting #4

3 December 2025
Perceptions of Safety Walkshop Report

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Acknowledgment of Country

We acknowledge the Traditional Custodians of the land, the Gayamaygal people, and pay our respects to elders past and present.

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This workshop was the fourth meeting of the Manly Special Entertainment Precinct (SEP) Trial Precinct Working Group (PWG).

The participants of this PWG have been selected through an open expression of interest process and are working with Council to input into the development of the Draft Precinct Management Plan and establishment of the Special Entertainment Precinct.

5

PRECINCT WORKING GROUP #4

Held Wednesday 3 December
6:30 – 8:30pm
Manly Town Hall

Facilitated by Cobalt Engagement:
Nicole Dennis - Facilitator
Mia Stevens - Engagement Support



PWG Objective

- To complete safety audits to document lived experiences and perceptions of safety within certain audit locations within the Manly SEP.

PWG Agenda

- Perceptions of Safety Walkshop group briefing.
- Walkshop around Manly SEP at six chosen sites.
- Regroup and debrief at Manly Town Hall.

PWG ATTENDEES

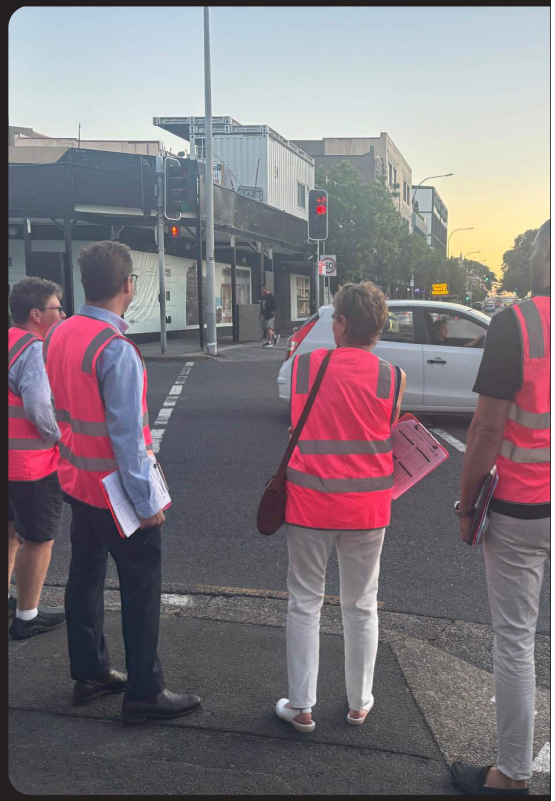
Name	Organisation	Name	Organisation
Cathy Griffin	Manly Community Forum - Chair	Leanne Miller	Resident
Ramsie Taylor	Manly Business Chamber **(apologies)**	Sam Stow	Resident
Chris Harper	Musician, band management	Ben Collis	Boathouse Group **(apologies)**
Claire Morris	Venue & entertainment manager, programmer, and artist liaison **(apologies)**	Zoe Hudson	Manly Theatre Group **(apologies)**
Elodie Quintard	Performing artist, songwriter and artist booker	Lyndsay Dalton	Nimbus Co **(apologies)**
Noel Purcell	Resident	Josh Brittain	Felon's (on behalf of Dean Romeo)
Angela Williams	Resident	David Lee	Leeway Mind and Body Mastery **(apologies)**
Michael Dalichau	Resident	Molly Linton	Funky & Green **(apologies)**
Claire Taverner	Resident **(apologies)**	Joe Bruzzese	Belgrave Cartel **(apologies)**
Mats Ernarsan	Resident **(apologies)**	Adam Gainsford	Hotel Steyne **(apologies)**
Gary O'Brien	Resident		

NORTHERN BEACHES COUNCIL ATTENDEES

James Farrington	Director of Planning and Place **(apologies)**	Kate Mercieca	Strategic and Place Planning - Planner
Mal McDonald	Strategic and Place Planning - Executive Manager **(apologies)**	Rebecca Sio	Strategic and Place Planning - Principal Planner
Liza Cordoba	Strategic and Place Planning - Manager **(apologies)**	Mayor Sue Heins	Mayor of Northern Beaches Council
Emily Newman	Place & Economic Development - Economic Development Advisor **(apologies)**	Deputy Mayor Candy Bingham	Deputy Mayor of Northern Beaches Council
Max Payne	Environmental Compliance - Team Leader **(apologies)**	Cr Sarah Grattan	Councillor - Manly Ward **(apologies)**
Mel Dunn	Community Engagement - Senior Community Engagement Advisor	Cr Bonnie Harvey	Councillor - Manly Ward **(apologies)**



INTRODUCTION





PERCEPTIONS OF SAFETY WALKSHOP

This Perceptions of Safety Walkshop was facilitated by Nicole Dennis Director of Cobalt Engagement, and supported by Mia Stevens. A customised audit was developed by Cobalt Engagement, drawing on the Great Places Toolkit updated for Safer Cities prepared by Transport for NSW.

The Walkshop Audit has been designed to establish a baseline of the lived experience in the proposed Manly Special Entertainment Precinct before adoption. The audit captures quantitative and qualitative information from the 20 participants.

This audit process has included co-design elements that allow diverse experiences of a place to be clearly understood to inform what improvements are required to increase safety, comfort, amenity and use.

People of all genders from the PWG were invited to participate in the Walkshop, their results in this report indicate an analysis of all responses.

Participants were divided into three Walkshop groups, and each of the groups completed two audits each at different locations (shown on the right).

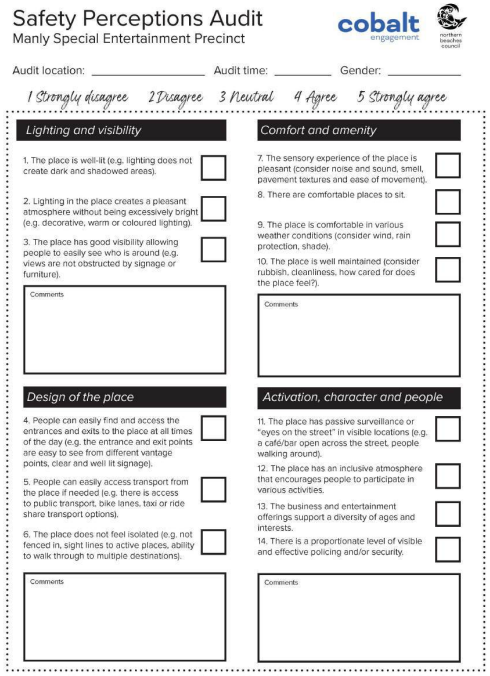
Participants responded to a series of statements on a scale 1-5 (Strongly disagree, Disagree, Neutral, Agree, Strongly agree). The audit questions were grouped in the following categories (shown right).

A second set of questions asked the participants:

1. Share your thoughts on how the location would feel at other times.
2. What do you think would make the Manly Special Entertainment Precinct (SEP) feel safer?
3. What insights did you gain about the Manly Special Entertaiment (SEP) through the audit process?

The results for each part of the proposed Manly SEP are summarised on the following pages.

1	2	3	4	5
Strongly disagree	Disagree	Neutral	Agree	Strongly agree



Safety Perceptions Audit
Manly Special Entertainment Precinct

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Audit location: _____ Audit time: _____ Gender: _____

1 Strongly disagree 2 Disagree 3 Neutral 4 Agree 5 Strongly agree

Lighting and visibility

1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).
3. The place has good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).

Comments

Comfort and amenity

7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).
8. There are comfortable places to sit.
9. The place is comfortable in various weather conditions (consider wind, rain protection, shade).
10. The place is well maintained (consider rubbish, cleanliness, how cared for does the place feel?).

Comments

Design of the place

4. People can easily find and access the entrances and exits to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, clear and well lit signage).
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).
6. The place does not feel isolated (e.g. not fenced in, sight lines to active places, ability to walk through to multiple destinations).

Comments

Activation, character and people

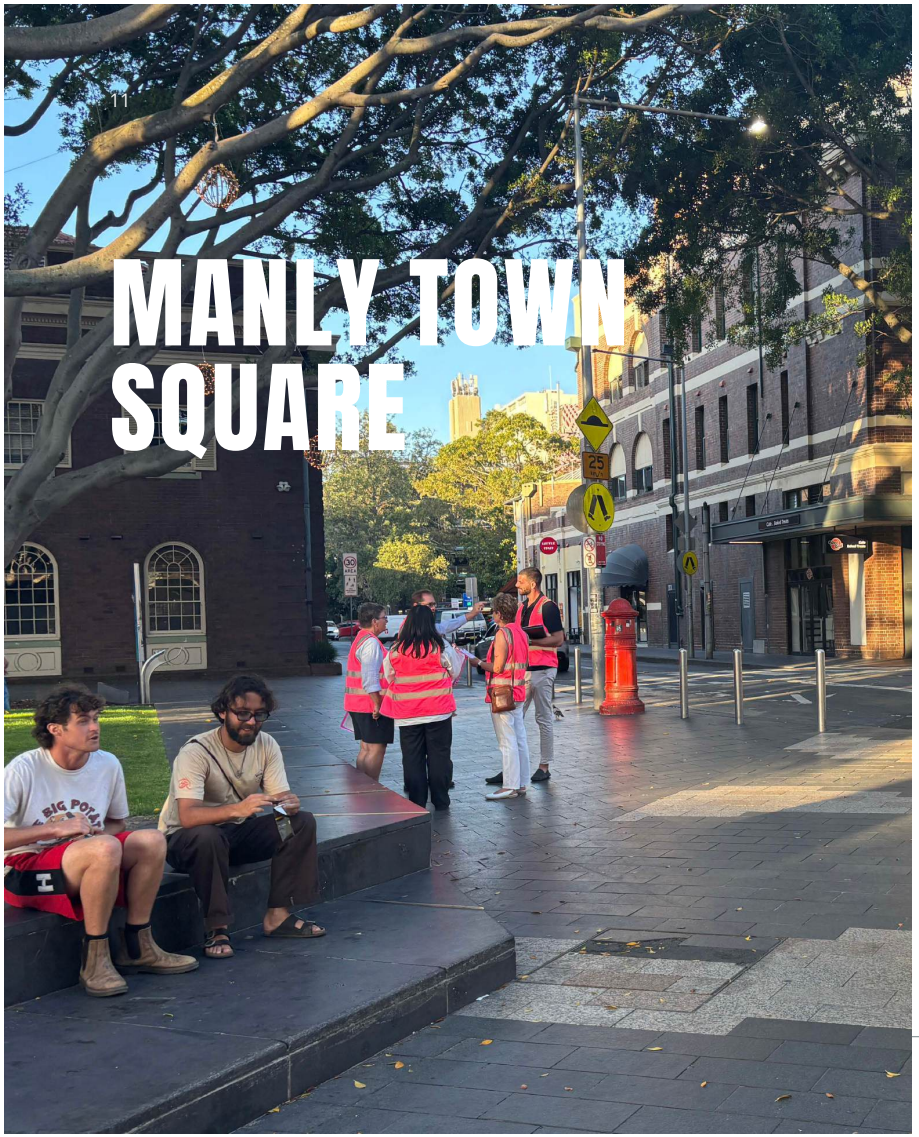
11. The place has passive surveillance or "eyes on the street" in visible locations (e.g. a café/bar open across the street, people walking around).
12. The place has an inclusive atmosphere that encourages people to participate in various activities.
13. The business and entertainment offerings support a diversity of ages and interests.
14. There is a proportionate level of visible and effective policing and/or security.

Comments



WALKSHOP RESULTS





Audit time: 18:50

Number of audits: 6

The Manly Town Square location scored well compared some of the the other audited locations, with its lowest scores being diversity of businesses, comfort and cleanliness.

Specific issues identified included:

- There were some noise noted from youth skating and biking, making it an uncomfortable space to spend an extended period of time. The noise of the passing traffic was also noted.
- The group discussed that late at night it felt unsafe, with people out drinking and skating groups. It was noted that neighbouring residents regularly had noise complaints about this space.
- It is a central meeting space, however, legibility is low for new visitors coming off the ferry or from the bus, especially to the streets and laneways connecting to other restaurants, bars, the beach and entertainment locations.
- There are cleanliness and maintenance issues across many areas (the fountain, the phone box, bins, etc.) which make the place uncomfortable. This extended to smell of urine against walls.
- There is a limited diversity of businesses, especially for youth entertainment. This was exacerbated at night when most businesses here were closed.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
LIGHTING AND VISIBILITY	DEC 25
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	4.5
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	4.5
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	4.5





LEFT
There is uneven lighting and shadow across the area.

RIGHT
Internal sightlines are clear, but external sightlines are blocked.

COMMENTS

- There are clear sight lines.
- It is well lit from sun up to sun down.
- The surrounding areas are dark.
- An update to the Christmas lighting decorations is needed.

"Good lighting from sun up to sun set and open."

"Always shady and darker than other areas."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
DESIGN OF THE PLACE	DEC 25
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	4.2
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	4.2
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	4.5





LEFT
The area is a central meeting space with many people moving through.

RIGHT
Wayfinding is unclear, with many branching streets.

COMMENTS

- There is excellent daytime transport access, but limited options after midnight, making late-night travel difficult (2).
- There is a lack of wayfinding and signage (no directions to toilets or carparks (3).
- It is hard for visitors to navigate, with obstructed views through blocks and buildings.
- There is a general need to improve legibility, and directional clarity across the area.
- The area acts as a central meeting and movement point ,with many people passing through (2).

"Great transport during the day but difficult after midnight."

"Centre of activity with lots of people walking through."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
COMFORT AND AMENITY	DEC 25
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	3.5
8. There are comfortable places to sit.	3.8
9. It is comfortable in various weather conditions (is there a wind tunnel, rain protection, shade).	3.2
10. The place is well maintained (are the streets and footpaths clean, is there rubbish and litter, how cared for does the place feel?).	3.3





LEFT
A skater in the space shared with people walking.

RIGHT
The limited seating is in a space used by skaters.

COMMENTS

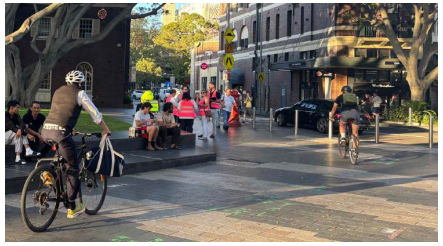
- The area is exposed and consistently windy, which can make it uncomfortable, but was also noted as a positive sea breeze by one participant.
- Several features are dirty or unpleasant, including water fountains, bins, tiles, Telstra boxes, and doorways.
- The smell of urine and bin odours detract from the overall experience.
- Loud skaters, buses, and large groups contribute to a noisy and sometimes uncomfortable environment.
- There is some available seating and sittable edges, but the offering was limited.

“Loud buses, large groups yelling and skating sounds.”

“Weather is a problem because it is exposed to wind.”

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
ACTIVATION, CHARACTER AND PEOPLE	DEC 25
11. The place has passive surveillance or “eyes on the street” in visible locations (e.g. a café/bar open across the street, people walking around).	4.0
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	4.2
13. The business and entertainment offerings support a diversity of ages and interests.	2.7
14. There is a proportionate level of visible and effective policing and/or security.	3.6





LEFT
Many cyclists and delivery riders (cyclists and e-bikes) ride through the square fast next to pedestrians.

RIGHT
Many young people gather in this place day and night.

COMMENTS

- Young people, skaters, and e-bike riders frequently congregate in the area.
- E-bikes are a particular issue, sometimes linked to anti-social behaviour or noise.
- Skaters and groups of young people can feel intimidating, especially late at night (3).
- Residents nearby regularly complain about noise from skateboards and late-night gatherings after midnight.
- The area feels safe and visible, supported by lots of CCTV cameras and high foot traffic.
- The area has a good mix of shops and businesses, creating daytime vibrancy, however after hours only the ice cream shop remains open reducing options for evening activity.

“Only thing open is the ice cream shop.”



Audit time: 19:30

Number of audits: 5

At Pittwater Road, the availability of seating, exposure to weather, access to transport and diversity of business types were the lowest scoring aspects. Increasing dining options was identified as an opportunity.

Specific observations included:

- The are three family venue restaurants which create street life.
- There is a littering issue from people out at night drinking.
- It is exposed to the weather, and traffic noise.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
LIGHTING AND VISIBILITY	DEC 25
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	4.0
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	3.4
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	3.8

COMMENTS

“Feels ok - some fairy lights.”





LEFT
Popular local restaurants are on visible corners and positions.

RIGHT
Restaurants and shops provide the lighting.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
DESIGN OF THE PLACE	DEC 25
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	3.8
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	2.6
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	3.8

COMMENTS

"Busy street with cars and people."

"Litter from people leaving at night with drinks."





LEFT
Wider footpaths in some areas provide for more outdoor seating that improves access, amenity and vibrancy.

RIGHT
The street is car dominated, and can feel isolated, hard to walk to public transport and harsh as a pedestrian.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
COMFORT AND AMENITY	DEC 25
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	3.5
8. There are comfortable places to sit.	2.4
9. It is comfortable in various weather conditions (is there a wind tunnel, rain protection, shade).	2.6
10. The place is well maintained (are the streets and footpaths clean, is there rubbish and litter, how cared for does the place feel?).	3.2

COMMENTS

- The area is exposed and windy.
- It is a busy street with cars and people.
- It is loud from car traffic, noise at Caltex, people walking after drinking, talking and glass bottles smashing.
- There is litter from people leaving at night with drinks.

"Windy and loud. Traffic."





LEFT
Narrow footpaths near a busy road creates an uncomfortable pedestrian environment where there is a lot of traffic.

RIGHT
Many local bars and eateries open onto the street create a sense of welcome, and activation.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
ACTIVATION, CHARACTER AND PEOPLE	DEC 25
11. The place has passive surveillance or "eyes on the street" in visible locations (e.g. a café/bar open across the street, people walking around).	3.2
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	3.0
13. The business and entertainment offerings support a diversity of ages and interests.	2.6
14. There is a proportionate level of visible and effective policing and/or security.	3.3

COMMENTS

- The area has family venues and venues for evening dining out as locals.
- It is lively; people walking, open bars and, outdoor dining.
- At the time of the survey cars were moving not idling.
- There is only three restaurants, and some shops for lease.
- Better signage is needed.

"People walking, open bars, outdoor dining."





LEFT
A few local restaurants are popular with local residents.

RIGHT
Pocket Pizza draws a local crowd and is busy mid week and weekend.



Audit time: 19:40

Number of audits: 6

At Market Lane, lighting was noted as a particular safety percerption issue, in addition to sightline barriers and a need to replace and repair existing lights within the space.

The participants noted:

- The lane has strong potential to become a vibrant late-night dining hub, inspired by places like Spice Alley in Chippendale.
- The lighting is poorly maintained, and many businesses close early, making the place feel unsafe in the evenings.
- Improvement could be found through more diverse cuisines, outdoor seating, live music, fairy lights, and clear directional signage to draw people in.

"With reference to late night outdoor dining, it would be amazing if this little lane was a dining hub, with signage directing people to it.

Somewhere bursting with outdoor tables, different cuisine, live music in the centre, fairy lights.

Think "Spice Alley" in Chippendale."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
LIGHTING AND VISIBILITY	DEC 25
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	1.8
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	2.0
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	2.7





LEFT
The stairs were identified as obstructing light, and making the lane feel unsafe.

RIGHT
There is a mix of lighting without a consistent treatment, some lighting is soft and inviting, others are harsh, many lights are broken and not working.

COMMENTS

- Many lights are broken or insufficient, leaving the area dark and poorly illuminated (4).
- Obstructions (e.g., library fire escape, structures in the middle) block existing light.
- Lighting features like fairy lights and round fixtures provide little brightness.
- The lack of atmosphere and dark feeling makes the area feel neglected and difficult to find, particularly for visitors (3).

“Lighting not working. Only a few poles and fairy lights.”

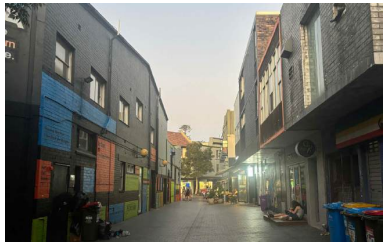
“Vibe is weird and not pleasant.”

“If you were not local you wouldn’t find it.”

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
DESIGN OF THE PLACE	DEC 25
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	2.7
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	2.2
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	2.8





LEFT
There are some people, however the place could hold a lot more outdoor dining and be more vibrant.

RIGHT
There are limited entry and exit points that adds to the sense of isolation.

COMMENTS

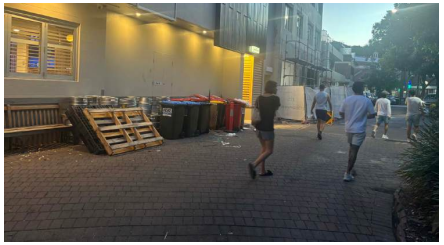
- Limited signage and wayfinding making navigation confusing (2).
- There is no transport information visible, and entries and exits aren't clearly marked.
- No public toilets are available when the library closes (2).
- The space feels like a dingy, isolated back street, despite some people being around.
- Dark pavers and a mishmash of design elements contribute to the uninviting atmosphere.

"There are people around but it does feel isolated."

"Entries and exits are visible but no signage."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
COMFORT AND AMENITY	DEC 25
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	2.0
8. There are comfortable places to sit.	3.0
9. It is comfortable in various weather conditions (is there a wind tunnel, rain protection, shade).	2.0
10. The place is well maintained (are the streets and footpaths clean, is there rubbish and litter, how cared for does the place feel?).	2.0





LEFT
There is some dumping and untidy bins that increase the feeling that the laneway is a 'dingy back street'.

RIGHT
There are few public places to sit that are not from restaurants providing limited comfort.

COMMENTS

- The area feels tired and in need of maintenance, particularly the pavement and lighting. A suggestion was made that a paver refresh could see repurposing of historical pavers.
- There is no cover from rain, causing people to run for shelter, which is unsafe when surfaces are wet. Notable, the arcade near Jipang becomes slippery adding to safety hazards.
- The area feels depressing and inactive, with most activity shutting down, creating a lifeless environment at night.

"Closes down after 8pm."

"A dingy back street."

"Pavement and lighting need maintenance."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
ACTIVATION, CHARACTER AND PEOPLE	DEC 25
11. The place has passive surveillance or "eyes on the street" in visible locations (e.g. a café/bar open across the street, people walking around).	3.0
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	3.3
13. The business and entertainment offerings support a diversity of ages and interests.	2.7
14. There is a proportionate level of visible and effective policing and/or security.	2.0





LEFT
An ice cream shop is a popular destination on the entry to the lane.

RIGHT
There area a couple of restaurants and bars, however, they appear to close early and have limited patrons.

COMMENTS

- The 24-hour library trial was viewed positively, adding activity and safety during late hours.
- The area offers a few restaurants and the library, but limited variety. Eating and drinking are the main activities, with little else to attract diverse users.
- Activity drops when businesses close, making the area feel undesirable and less safe at night.

"Surveillance only when businesses are open."

"The only activity is eating and drinking."



HENRIETTA LANE

Audit time: 19:30

Number of audits: 6

Henrietta Lane was described by multiple participants as the most unsafe location in Manly, and it is associated with drug deals, fights and other antisocial behaviour. All average scores (excluding wayfinding at 2.3) were below 2.0, highlighting that the lane is perceived to be dangerous in multiple ways.

The participants noted:

- Solutions needed to look toward improved lighting, visible surveillance, extending the paving and art.
- The number of natural "hiding places" was high, which cannot be designed out.
- The danger was higher at night once deliveries stop using the lane.
- The solutions to the lane needed to keep it functional for the residents above as well as the loading and unloading.

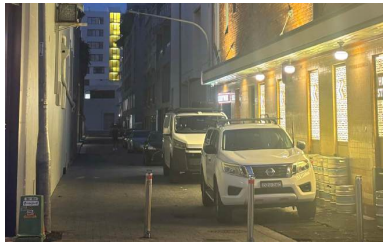
"Henrietta Lane is the most unsafe place in Manly."

"I think it should be closed off at night if it can't be improved."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
LIGHTING AND VISIBILITY	DEC 25
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	1.5
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	1.2
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	1.7





LEFT
There is strong lighting near The Steyne, however, then it is very dark with limited lighting.

RIGHT
The laneway has limited lighting and many places for people to hide creating an unsafe passageway for people after dark (and in the daylight).

COMMENTS

- The laneway has little to no effective lighting, creating poor visibility and unsafe conditions at night. There's a need for warm, well-designed, and consistent lighting to improve atmosphere and safety (5).
- Neon lighting or illuminated signage could enhance visibility and character if used deliberately.
- Rats in drains and hidden areas contribute to a sense of neglect and insecurity.
- The presence of gaming rooms suggests activity nearby, but limited lighting diminishes overall safety and appeal.

"Lots of hiding areas."

"This needs better lighting."

"Rats in drains."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
DESIGN OF THE PLACE	DEC 25
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	2.3
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	1.7
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	1.8





LEFT
The laneway has many locations for people to hide with limited exit points making it feel unsafe.

RIGHT
Illegal car parking next to The Steyne side entrance limits the visibility of the laneway further.

COMMENTS

- The lane feels isolated and unsafe, particularly at night.
- Despite that, it can be a pleasant walk-through if improved.
- No transport or directional signage is present, making it hard to navigate. Clear, well-placed signage is needed to improve accessibility and connection.
- The space needs improved cleaning and upkeep.
- It must remain functional for loading and service access.
- The lane could be better tailored to nearby residential uses, balancing activation with amenity.

"Need to keep the lane functional for loading access."

"Very isolated, seems dangerous at any time... definitely at night."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
COMFORT AND AMENITY	DEC 25
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	1.5
8. There are comfortable places to sit.	1.2
9. It is comfortable in various weather conditions (is there a wind tunnel, rain protection, shade).	1.2
10. The place is well maintained (are the streets and footpaths clean, is there rubbish and litter, how cared for does the place feel?).	1.8





LEFT
There is no seating or comforts for people to stay.

RIGHT
Beer kegs, rubbish bins and cars parking illegally further erodes the comfort for people walking through.

COMMENTS

- The laneway is associated with antisocial and unsafe behaviour, including drug dealing, fights, public intoxication, and urination.
- It feels unsafe and unpleasant, with several people noting it's "awful" and potentially should be closed at night if not improved.
- The space currently functions as a service laneway, used for loading, pallets, and kegs.
- It lacks seating or public amenities, and overall feels neglected and uninviting.

"Drug dealers. People fighting. People passed out."

"I think it should be closed off an night if it can't be improved."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
ACTIVATION, CHARACTER AND PEOPLE	DEC 25
11. The place has passive surveillance or "eyes on the street" in visible locations (e.g. a café/bar open across the street, people walking around).	1.7
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	1.5
13. The business and entertainment offerings support a diversity of ages and interests.	1.8
14. There is a proportionate level of visible and effective policing and/or security.	1.0





LEFT
There is limited activation and reasons for people to walk through.

RIGHT
The Hotel Steyne opens to the laneway creating some activation, however, it is constricted by illegal car parking.

COMMENTS

- The laneway has very limited CCTV coverage, with only one visible camera near The Steyne. Additional cameras are needed to improve security and deter antisocial behaviour.
- Some signage about video surveillance is present, but doesn't compensate for the lack of actual coverage.
- Henrietta Lane should not be activated with noisy uses, suggesting a preference for quiet, low-impact treatments that respect nearby residents and maintain safety.

"I think there is only visible surveillance at the corner of The Steyne."



Audit time: 19:00

Number of audits: 7

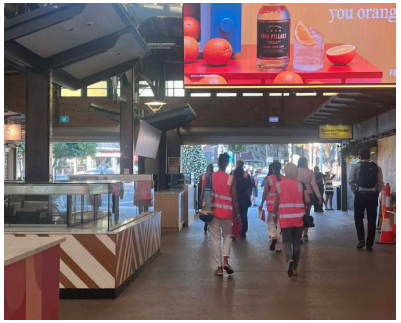
Manly Wharf had moderate to positive responses across all audit questions. The highest scores (access to transit and not feeling isolated) indicated its use as a busy transit hub, while its lowest (seating and protection from the weather) highlight amenity issues impacting how long people are choosing to dwell in the place.

Some key issues identified included:

- A need to provide wayfinding between transport options, particularly for visitors.
- Three participants identified the need for more lighting.
- A need for more identifiably public seating.
- There were safety concerns around the back of Felons which has low visibility.
- The bike rack area felt unsafe after dark; hidden, cluttered, and a potential site for quick crimes.
- The rubbish disposal was noisy and there was some smell from the garbage.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
LIGHTING AND VISIBILITY	DEC 25
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	3.1
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	3.3
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	3.3





LEFT
The lighting through The Wharf was described as dull with some dark areas.

RIGHT
The contrast in lighting from inside to outside makes it look quite dark to enter reducing feelings of security.

COMMENTS

- Natural light provides adequate daytime visibility but feels purely functional. Shadows from nearby buildings affect the bus bay.
- Lighting is poor at night, with only five down lights, making the space quite dark. More lighting is needed to improve safety and ambiance.
- Low visibility and isolated spots such as the bike parking or behind Felons in the night time may create opportunities for minor crime.
- The walk to parking has low visibility, limiting safety comfort.

“Need signs for the ferry end and other signs at buses.”

“Bike rack area could feel unsafe after dark.”

“Natural light keeps everything visible, but it is just functional.”

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
DESIGN OF THE PLACE	DEC 25
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	3.3
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	4.1
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	4.3





LEFT
There are several bike racks creating visual clutter and pedestrian obstruction in some areas.

RIGHT
Apart from the large sign directly over the entrance, there is little directional signage and wayfinding to The Wharf from areas directly adjacent, or throughout the precinct.

COMMENTS

- The overall environment is dull and uninviting.
- There is a lack of clear signage and wayfinding throughout the area. The entrance to Felons is unclear with no signage along the back walkway. Directional signage is needed at key points (e.g., from The Office, wharf, bus, taxi ranks, and ferry areas).
- The area functions as a visible thoroughfare, though better wayfinding could enhance flow. It is difficult for unfamiliar visitors to locate access points.
- Bus and ferry connections are easy to access, but taxis and Ubers are the only other transport options.
- Ferry service ends at midnight, which affects late-night connectivity.
- Bike racks create visual clutter and the bike rack walkway appears unattractive.

"Hard to find access if you aren't familiar with the area."

"There could be signage at the beginning of the walk from The Office and The Wharf to buses, taxi ranks and ferry."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
COMFORT AND AMENITY	DEC 25
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	3.1
8. There are comfortable places to sit.	2.7
9. It is comfortable in various weather conditions (is there a wind tunnel, rain protection, shade).	2.4
10. The place is well maintained (are the streets and footpaths clean, is there rubbish and litter, how cared for does the place feel?).	3.3





LEFT
Stairs are used as informal seating in places offering a good view.

RIGHT
There is some public seating under the trees. Seating and stairs without views are less used. There is limited cover outside in wet weather or heat.

COMMENTS

- Garbage smells and cigarette butts near the bins detract from amenity.
- Kitchen staff emptying bins on the main road has caused litter (e.g., dropped bottles).
- Rubbish removal noise from Felons adds to disturbances.
- There is an unclear distinction between public and private seating areas.
- There is no dedicated public seating, though there is a grassed area near The Office. Grass for sitting is worn, but the waterfront grassed area remains appealing.
- Bike parking, while necessary, contributes to clutter and restricts pedestrian space.
- The area can become noisy, especially during rubbish collection and peak activity at Felons.
- Background music provides some ambiance.
- Limited shelter makes the space uncomfortable in rain or bad weather.

“Noisy, emptying bins, Felons music.”

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
ACTIVATION, CHARACTER AND PEOPLE	DEC 25
11. The place has passive surveillance or "eyes on the street" in visible locations (e.g. a café/bar open across the street, people walking around).	3.3
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	3.9
13. The business and entertainment offerings support a diversity of ages and interests.	3.6
14. There is a proportionate level of visible and effective policing and/or security.	2.7





LEFT
Activation is centred inside The Wharf building at the entrance reducing the vibrancy.

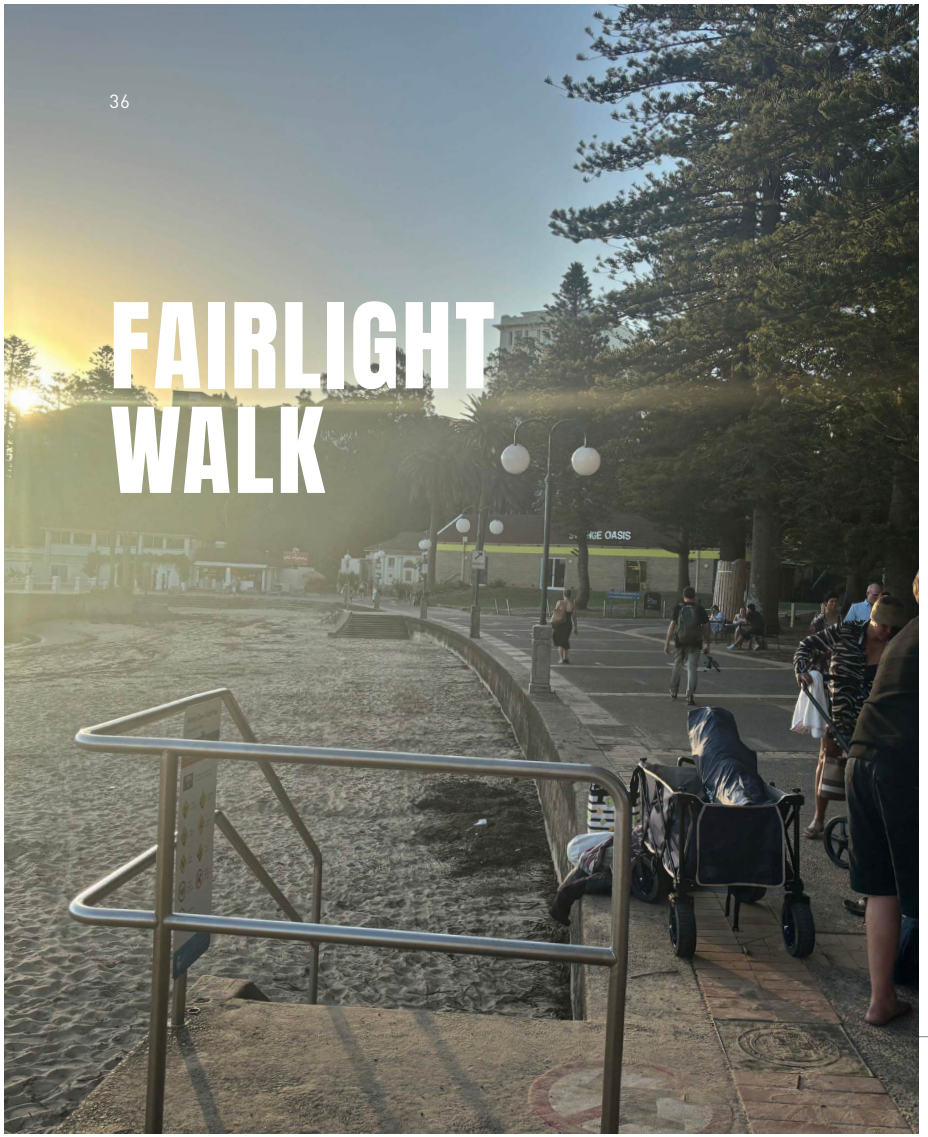
RIGHT
Hospitality venues around The Wharf drive activation within private venues. There is limited public and free places to sit, people move to 'The Office' or Manly Cove either side, attracted by the view and grass and seating to sit and picnic.

COMMENTS

- There is little visible security presence, with few cameras or security signage. The Felons bouncers are the only noticeable form of surveillance on site.
- The back of Felons would benefit from improved nighttime safety measures.
- The Office contributes positively to passive surveillance and character.
- The area is surrounded by other businesses, adding some natural activity and oversight.
- Nearby public reserves provide spaces for picnics and recreation, supporting broader public use.

"The bouncers for Felons are the only visible surveillance."

"The back rack is hidden - possible ambush spot."



Audit time: 19:00

Number of audits: 7

Fairlight Walk received a variety of average scores, responding positively to the natural qualities of the beach side location, while responding negatively to the perceived lack of public amenity to match.

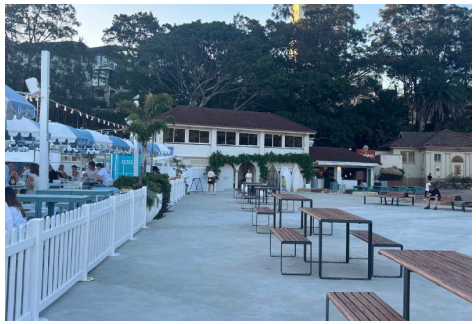
Some key issues identified included:

- All activation and lighting was focused around The Espy, while the public domain didn't provide the amenity, views or lighting desired.
- A lack of signage made it difficult to navigate for visitors.
- Public and civic facilities such as the toilet block, the Art Gallery and the walkway were poorly lit and identifiable.
- There is limited public seating, shade and opportunity to enjoy the views of the location within the public realm.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
LIGHTING AND VISIBILITY	DEC 25
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	3.7
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	3.8
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	2.3





LEFT
Public dome lights edge the promenade providing muted lighting, however, end destinations are not well lit.

RIGHT
There is limited public lighting apart from The Espy. More lighting need the public toilet is required.

COMMENTS

- Existing lighting is old and insufficient, with only The Espy providing illumination when open. Future upgrades should include brighter, modern lighting to improve safety and visual appeal.
- Specific locations are seen as very dark, including the entry up the upstairs, the walkway, and the toilet block.
- Poor visibility from the open public area limits comfort and attraction at night.
- Brick walls and the back of The Espy obstruct views toward the pavilion.
- The site would benefit from more equitable visual amenity, ensuring open and pleasant sightlines for all users.
- The Art Gallery needs to be more visible.

“When the sun goes down the area feels completely different. Some areas have no lighting, feel isolated and unsafe for people who are alone.”

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
DESIGN OF THE PLACE	DEC 25
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	3.2
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	3.3
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	3.8





LEFT
There is limited and inconsistent signage and wayfinding. It is hard to see key destinations unless you already know they are there.

RIGHT
The public toilets lack wayfinding to direct people to them.

COMMENTS

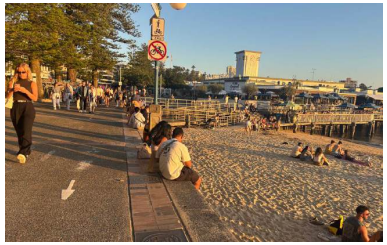
- The lack of visitor signage makes the area difficult to navigate, especially for those unfamiliar with the site.
- The bus stop is not visible without prior knowledge of its location.
- Any new signage should be carefully designed to avoid creating visual clutter or pollution.
- The area appears messy and obstructed, giving the impression of ongoing construction and reducing overall appeal.

“If you didn't know where the bus stop is already you wouldn't be able to see it.”

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
COMFORT AND AMENITY	DEC 25
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	3.5
8. There are comfortable places to sit.	3.0
9. It is comfortable in various weather conditions (is there a wind tunnel, rain protection, shade).	1.8
10. The place is well maintained (are the streets and footpaths clean, is there rubbish and litter, how cared for does the place feel?).	4.0





LEFT
There is a mix of public seating and private seating. The area does not have much shade or weather protection.

RIGHT
People have options to sit on the sand, ledge, picnic tables or private venues. Most options have limited shade and weather protection.

COMMENTS

- Seating quality is poor and needs improvement with more comfortable options. More seating is needed along the beach.
- Additional shade structures and landscaping are required to improve comfort and usability.
- The area around public amenities feels unpleasant and exposed, especially in bad weather due to limited undercover space.
- Area around amenities is often not well lit and the amenities are not always clean. Could do with refurbishment.
- The noise level from music and chatter influences the experience. It is suitable for some users but not for those seeking quiet.
- The Pavilion's recent upgrades have significantly improved The Espy area.
- No shade in the public open area next to The Espy reduces comfort during hot or sunny conditions.

"It would depend what experience you're after. Music and chatter is loud."

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	AVERAGE SCORE
ACTIVATION, CHARACTER AND PEOPLE	DEC 25
11. The place has passive surveillance or "eyes on the street" in visible locations (e.g. a café/bar open across the street, people walking around).	3.5
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	2.7
13. The business and entertainment offerings support a diversity of ages and interests.	3.0
14. There is a proportionate level of visible and effective policing and/or security.	2.2





LEFT
This place attracts lots of people with a diversity of places to sit in public space plus private venues.

RIGHT
However, there is a limited offer for children and access can be hard for those with mobility needs including more ramps and more inclusive seating.

COMMENTS

- The area is dominated by bar activity, creating a nightlife-oriented environment.
- The Espy structure blocks views for pedestrians passing by, reducing openness and visual connection.
- There is limited passive surveillance, particularly through the tunnelled section, which feels less safe or inviting.
- The space lacks family-friendly elements — there's nothing for children and few features supporting older visitors.
- More inclusive design is needed, such as family areas and accessible seating.

"Not much passive surveillance through tunneled area."

"Nothing for kids."

"Not overly accessible for elderly."

LOCATION COMPARISON AND PARTICIPANT REFLECTION



Comparative Analysis

The variation in scores across each location highlight that the sense of safety varies significantly across the Manly SEP.

When comparing results it can be seen that:

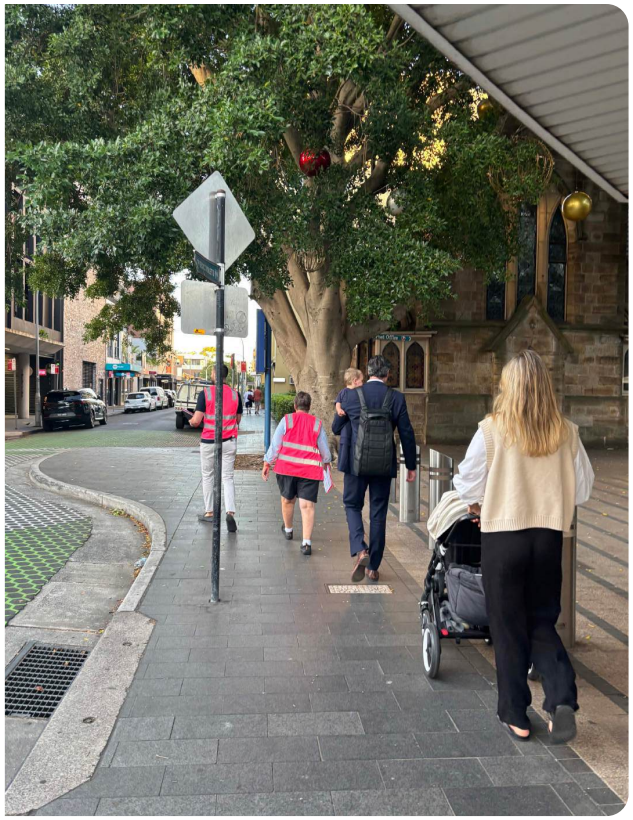
- Henrietta Lane was felt to be very unsafe, with the lowest average score in all categories
- Manly Town Square was seen as generally very safe, with manly average scores of 4 or above, and the highest average score in all categories except for cleanliness and business diversity.

Common comments across all locations included:

- The need for improved maintenance or cleaning, particularly around waste management and public urination.
- There is uneven lighting and sightline quality within locations.
- There is uneven distribution of businesses open into the evening, and few offerings for youth.
- Many locations had a single activation or business providing "eyes on the street" which left the space feeling unsafe when closed.

1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	MANLY TOWN SQUARE	PITTWATER ROAD	MARKET LANE	HENRIETTA LANE	MANLY WHARF	FAIRLIGHT WALK
LIGHTING AND VISIBILITY						
1. The place is well-lit (e.g. lighting does not create dark and shadowed areas).	4.5	4.0	1.8	1.5	3.1	3.7
2. Lighting in the place creates a pleasant atmosphere without being excessively bright (e.g. decorative, warm or coloured lighting).	4.5	3.4	2.0	1.2	3.3	3.8
3. The place has clear sightlines and good visibility allowing people to easily see who is around (e.g. views are not obstructed by signage or furniture).	4.5	3.8	2.7	1.7	3.3	2.3
DESIGN OF THE PLACE						
4. People can easily find and access the entrances and exits (legibility and wayfinding) to the place at all times of the day (e.g. the entrance and exit points are easy to see from different vantage points, the entrance and exit points are not blocked off, clear and well lit signage).	4.2	3.8	2.7	2.3	3.3	3.2
5. People can easily access transport from the place if needed (e.g. there is access to public transport, bike lanes, taxi or ride share transport options).	4.2	2.6	2.2	1.7	4.1	3.3
6. The place does not feel isolated (e.g. not fenced in, or the space is connected to a main street, sight lines to active places, ability to walk through to multiple destinations).	4.5	3.8	2.8	1.8	4.3	3.8



1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree

AUDIT QUESTION	MANLY TOWN SQUARE	PITTWATER ROAD	MARKET LANE	HENRIETTA LANE	MANLY WHARF	FAIRLIGHT WALK
LIGHTING AND VISIBILITY						
7. The sensory experience of the place is pleasant (consider noise and sound, smell, pavement textures and ease of movement).	3.5	3.5	2.0	1.5	3.1	3.5
8. There are comfortable places to sit.	3.8	2.4	3.0	1.2	2.7	3.0
9. The place is comfortable in various weather conditions (consider wind, rain protection, shade).	3.2	2.6	2.0	1.2	2.4	1.8
10. The place is well maintained (consider rubbish, cleanliness, how cared for does the place feel?).	3.3	3.2	2.0	1.8	3.3	4.0
DESIGN OF THE PLACE						
11. The place has passive surveillance or “eyes on the street” in visible locations (e.g. a café/bar open across the street, people walking around).	4.0	3.2	3.0	1.7	3.3	3.5
12. The place has an inclusive atmosphere that encourages people to participate in various activities.	4.2	3.0	3.3	1.5	3.9	2.7
13. The business and entertainment offerings support a diversity of ages and interests.	2.7	2.6	2.7	1.8	3.6	3.0
14. There is a proportionate level of visible and effective policing and/or security.	3.6	3.3	2.0	1.0	2.7	2.2

Lighting and Visibility

- Strong emphasis was placed on more and better-quality lighting across the precinct, including brighter, stylish, and warm lighting that feels safe. These include:
    - Improve illumination along the beachfront, large walking areas, taxi zones, and around the Town Hall.
    - Add façade lighting, murals, painted surfaces, and ground-level designs to visually brighten and activate the area.
    - Consider upgrades and streetscape renewals improving visibility (e.g. in Henrietta Lane).

Public Realm and Maintenance

- Ensure amenities are well-cleaned, maintained, and safe to improve comfort and perception of care.
- Repaint and refresh public areas to make the environment feel more inviting and less neglected.
- Laneways need careful design to balance pedestrian movement with service and loading access.
- Later ferry services could improve connectivity and encourage longer stays in the precinct.

Family-Friendly Activation

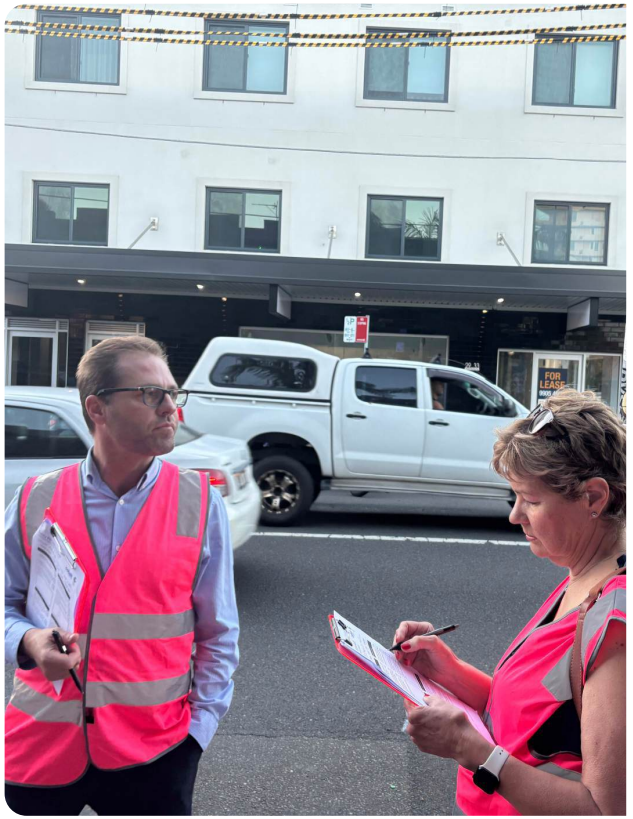
- Introduce activities, installations, and attractions for families, children, and teenagers.
- Encourage more family-oriented businesses and public activations to broaden appeal beyond nightlife.

Security and Surveillance

- Increase visible security presence: more guards, police patrols, and CCTV cameras with clear security signage.
- Use signs promoting surveillance to deter crime and reinforce a sense of safety.
- Improve visibility through design, such as removing obstructive fencing signage (e.g., near 4 Pines and Felons).

Community Engagement and Awareness

- Develop more community awareness of programs like “Don’t Drive to Drink” and “Be Manly.”
- Conduct a teenage safety survey to involve young people in shaping the precinct’s future.



Responses to: “What insights did you gain about the Manly Special Entertainment (SEP) through the audit process?”

- The SEP’s identity should extend beyond pubs and nightlife to include cultural vibrancy, community activity, and inclusive experiences.
- Evening and family-friendly attractions are limited. The area needs more activities and facilities for children and teenagers.
- Public realm improvements and amenity upgrades are needed to make the space more welcoming and accessible.
- Laneways are home to many residents, yet their needs are often overlooked in favour of hospitality operations.
- The area presents challenges for nearby residents, particularly around noise, safety, and maintenance.
- The audit offered a valuable evidence-gathering process, helping stakeholders gain a clearer, site-specific understanding of issues and opportunities across the SEP.



APPENDIX

PWG #4 EVALUATION

EVALUATION FEEDBACK										
Scores	1	2	3	4	5	6	7	8	9	10
Facilitation							2	4	4	
Content and focus							1	6	1	2

How would you rate tonight's session out of 10 for?

Facilitation - 8.2 / 10

Content and focus - 8.4 / 10

Comments

- Would have preferred to do the audit at night x 4.
- The audit was a great activity x 3.
- Would like to speak more on the entertainment itself x 2.
- Great session.
- It was nice to feel more hands on.
- Would like to see some short term improvements in lighting.


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MANLY SPECIAL ENTERTAINMENT PRECINCT (SEP)

Precinct Working Group (PWG) Meeting #5

11 March 2026

Final Workshop Report

Proudly funded by: NSW GOVERNMENT 24-Hour Economy

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Acknowledgement of Country

We acknowledge the Traditional Custodians of the land, the Gayamaygal people, and pay our respects to elders past and present.

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INTRODUCTION

This workshop was the fifth meeting of the Manly Special Entertainment Precinct (SEP) Trial Precinct Working Group (PWG).

The Manly SEP Trial will trial targeted and localised interventions to support local businesses and civic life.

The participants of this PWG have been selected through an open expression of interest process.

PRECINCT WORKING GROUP #5

Held Wednesday 11 March, 2026
6:30 – 8:30pm
Manly Town Hall

Facilitated by Cobalt Engagement:
Nicole Dennis - Facilitator
Laura Hartley - Engagement Support

Glenn Wheatley, Arup - Specialist presentation



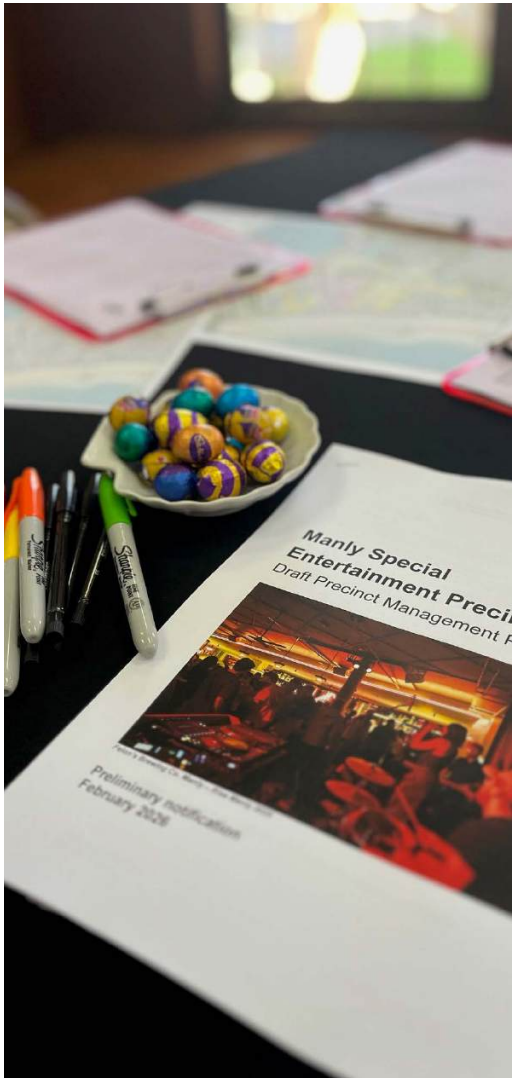
Workshop Objectives

- Explain the Draft PMP and what is currently on public exhibition as part of the Manly SEP.
- Provide an update on the PMP program and future opportunities for feedback and consultation.
- To answer specialist questions on sound controls from Arup, acoustic specialists.

Workshop Agenda

- Introduction and workshop overview
- Council update: Overview of PMP and SEP
- Presentation: Proposed sound limits
- Facilitated Q&A: Noise limits, trading hours and other questions
- Next steps
- Breakout for additional questions, tea and snacks

northern beaches council



PWG Attendees

Name	Organisation	Name	Organisation
Cathy Griffin	Manly Community Forum - Chair	Leanne Miller	Resident
Ramsie Taylor	Manly Business Chamber	Sam Stow	Resident
Chris Harper	Musician, Band Management	Ben Collis	Boathouse Group
Claire Morris	Venue and Entertainment Manager **(apologies)**	Zoe Hudson	Manly Theatre Group
Elodie Quintard	Performing Artist and Artist Booker	Lyndsay Dalton	Nimbus Co **(apologies)**
Noel Purcell	Resident	Dean Romeo	Felons
Angela Williams	Resident	David Lee	Leeway Mind and Body Mastery **(apologies)**
Michael Dalichau	Resident	Molly Linton	Funky & Green **(apologies)**
Claire Taverner	Resident **(apologies)**	Joe Bruzzese	Belgrave Cartel **(apologies)**
Mats Ernarsan	Resident	Adam Gainsford	Hotel Steyne **(apologies)**
Gary O'Brien	Resident	Anthony Jose	Artemus Group
Sam Wilkins	Live music/ entertainment / arts		

Northern Beaches Council Attendees

James Farrington	Director of Planning and Place	Kate Mercieca	Strategic and Place Planning - Planner
Mal McDonald	Strategic and Place Planning - Executive Manager **(apologies)**	Rebecca Sio	Strategic and Place Planning - Principal Planner
Liza Cordoba	Strategic and Place Planning - Manager	Mayor Sue Heins	Mayor of Northern Beaches Council
Emily Newman	Place & Economic Development - Economic Development Advisor	Deputy Mayor Candy Bingham	Deputy Mayor of Northern Beaches Council
Max Payne	Environmental Compliance - Team Leader	Cr Sarah Grattan	Councillor - Manly Ward **(apologies)**
Mel Dunn	Community Engagement - Senior Community Engagement Advisor	Cr Bonnie Harvey	Councillor - Manly Ward **(apologies)**
Laura Kelly	Place & Economic Development **(apologies)**	Nikki Griffith	Place & Economic Development **(apologies)**
Christine McIver	Place & Economic Development **(apologies)**		



Additional Guests			
Name	**Organisation**	**Name**	**Organisation**
Kandy Tagg	Manly Community Forum - Secretary	Bobby Summerfield	Manly Theatre Group - Sound Engineer
Christina Franze	St Matts, Business Manager	Amir Colombo	Property Owner
Nancy Wright	Resident	Antony Jones	The Boathouse Group - CEO
Sam Cousens	The Boathouse Group - Head of Transformation	Lindsey White	The Boathouse Group

ROOM DISCUSSION

Following presentation on proposed sound limits

The PWG engaged in a robust discussion, following the presentation on the proposed sound limits that were put on public exhibition in the Precinct Management Plan (PMP) by Glenn Wheatley from Arup. Key discussion points were:

- Noise limits
- Enforcement, monitoring and evaluation
- Impact on residents
- Outdoor dining rules
- Balance between nightlife and liveability and resident experience and comfort

Key community concerns raised

Residents raised several strong concerns about the adequacy of the proposed sound controls and the way that the limits had been estimate, and the methodology for how the recommendations were made. However, residents did make it clear that they were supportive of the SEP and that it is important to achieve the balance between residential amenity and the ability for entertainment venues to trade.

Noise already too high in some areas

Some residents expressed that:

- Some existing venues already exceed limits they had under their DAs, and that Liquor and Gaming is not dealing with exceedences. ie management of non-compliance is not effectual.
- Baseline measurements that were collected by Arup as part of the process to recommend the proposed sound controls may reflect existing illegal or excessive noise in some locations.

Enforcement, governance and monitoring

Major question: Who will monitor and enforce the noise rules?

Concerns from residents included:

- Police previously enforced noise complaints but are now less involved and their resourcing is stretched.
- There is currently a lack of clarity on monitoring and compliance mechanisms that will operate within the Trial and afterwards.
- There is a need for noise monitoring throughout the Trial to make informed decisions and recommendations from the Trial based on independent evidence. Residents asked for a more detailed monitoring and evaluation framework for the Trial that demonstrates how the trial sound controls will be checked and how breaches will be dealt with.
- It was discussed that Liquor and Gaming is responsible for breaches and monitoring, however, residents noted that currently they are not dealing with venues that are already routinely exceeding their sound controls.

Impact on residents

Some residents reported:

- Noise causing people to move out of the area.
- Fear that increased entertainment activities will worsen the noise breach problem.

Outdoor dining rules

Residents suggested:

- A single closing time across the precinct may not work.
- Different areas might require different limits.
- The group requested that a map with different outdoor dining areas and closing times could be prepared.

Balance between nightlife and livability

There was a recurring tension between:

- Some residents want stronger protections and management of noise breaches.

ROOM DISCUSSION

- Venue operators and residents are supportive of PMP: and there was concern that strict limits could make venues non-viable.
- Most residents and venue operators expressed that they wanted to achieve balance within the SEP.
- There are some venues and site specific concerns that require separate meetings including The Espy, Hotel Steyne and the Manly Life Saving Club to further understand where existing conflicts between venue operations and residential amenity exist.
- Residents noted that many venues are dealing with sound well like Felons and that they did support vibrancy and the SEP, however, this needs to be balanced by good operations by venues and sound controls that protect residential amenity.

Council's clarifications

Council representatives emphasised:

- This is a preliminary consultation phase and there will be another round of public exhibition before the Trial starts.
- The framework may change based on community feedback and that this workshop and the subnmissions are being reviewed and considered.
- Council will come back to the PWG with a clear roadmap for the next steps to engage.
- Council will come back and clarify some of the questions not answered during the workshop.



ACTIVITY 1

PMP Feedback sheet

Working individually with maps of the draft SEP boundaries and proposed sound categories, and the draft PMP, participants responded to the following questions on Activity Sheet 1:

1. What elements of the PMP do you support?
2. What could be improved and why?
3. Do you have any questions?

Worksheets were then handed back and collated by Cobalt Engagement.

Summary

18 completed worksheets were returned in total from the 26 workshop participants. The outcomes are presented by question, with the findings grouped and summarised. Bracketed numbers after a finding indicate the number of submissions or respondents that expressed or supported the feedback comment, suggestion or question.

Across the three questions, the main themes to emerge were noise and sound controls (23), the need for balance and collaboration (10) and vibrancy (9). There was also support to move to trial phase (6) and a question about pausing the trial (1).

Q1. What elements of the PMP do you support?

All 18 worksheets responded to this question, with almost all displaying support for the PMP's aims (15), two provided support for specific aspects (2) and one fell outside the scope of the question (1). Of these, several offered strong support for the current PMP (7). Overall, vibrancy (8) was the top theme across responses to this question, followed closely by noise (7) and collaboration (5).

- Overall, most participants cited vibrancy as something they support from the PMP (7), with one submission stating they support protecting residents from unreasonable impacts of vibrancy (1).
- Specific aspects about vibrancy that were highlighted as reasons for support (with some submissions listing multiple) include increased entertainment (3), increased cultural benefits (2), supporting live music and performers (2), better nightlife (2), increased visitation (1), increased late night dining (1), and increased outdoor dining (1).
- References to noise were split between those supporting protections for residents against noise intrusion (3), continuing sound monitoring (2), and those calling for more ambitious sound levels (2).
- There were suggestions that a collaborative process that balances the needs of residents against venues (5), as well as against the benefits to the wider community (1) is needed.
- There was some support for increased trading hours (3) and increased venue capacities (1).
- Support for increased safety was shared amongst some (2), along with increased transport (1) and better accessibility (1).
- There was support to move to the trial phase (2).
- Additional reasons for supporting the PMP included relying on the data (1), and reversing the "nanny state" (1).

All verbatim comments from the worksheets are included in the Appendix.

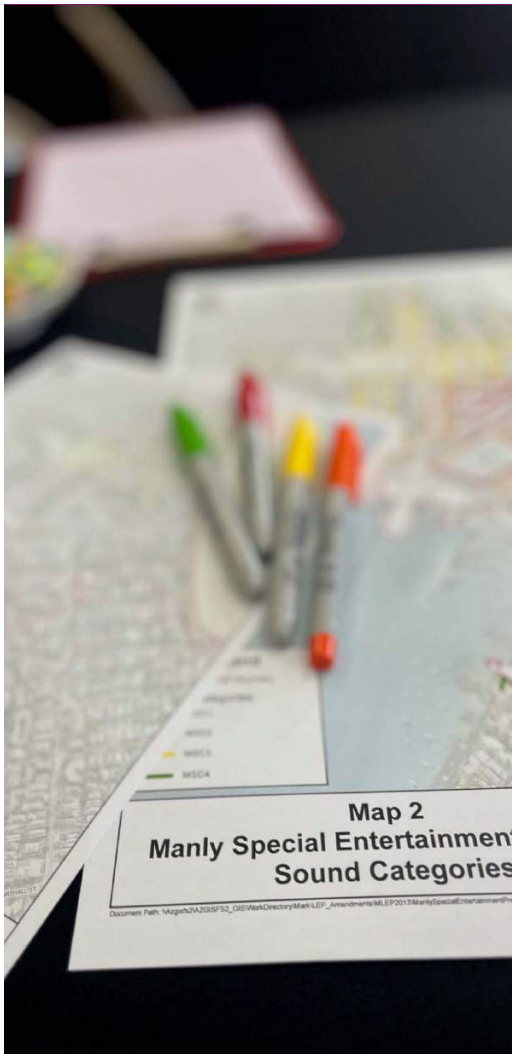


Q2. What could be improved and why?

16 worksheets responded to this question, with noise and sound being the dominant theme (11). There were many suggestions for changes, amendments or inclusions to the current PMP (9), coupled with acknowledgments that there are unresolved issues with the PMP (2), giving an overall sense that the current proposal still needs some work (11). However, there was also support to move ahead to the trial (3), with cited reasons including that plans need to be tested in practice in order to move forward (1), and that "venues will lose interest in creating and contributing in a meaningful manner" (1).

Outside of the PMP, there were several submissions highlighting a need for better communication across the PWG but also with Council (7).

- Of the respondents who suggested improvements or amendments to the current PMP (9), everyone made a noise/sound-related suggestion (9), with several suggesting multiple (5). Several of these respondents also suggested additional changes to other aspects of the PMP (6).
- The most common noise/sound-related improvements to the PMP were: further exploration of sound attenuation measures for both venues and to be provided by Council outdoors (6), including the suggestion of financial assistance to venues for this purpose (1), and making sound-proofing of outdoor venues a condition of DA's (1); and strong support for more clearly defining the plan to ensure compliance, enforcement of sound limits, and resolving complaints (6).
- Other noise/sound-related improvements included regular monitoring of sound levels (2); different conditions for outdoor and indoor venues (2), such as restricting live music to indoor venues (1), or applying different decibel limits and time restrictions on outdoor venues (1); the suggestion of conducting further sound tests (1); and that churches should be exempt from the SEP and granted protection from noise pollution (1).
- While sound limits dominated the discussion in the room, only a few written worksheets made reference to changing these (3). This is understandable as many participants would have ensured that they use the written sheets to emphasise items that may have not come up completely in the room discussion. The optional individual sheets can not be interpeted as 'votes' for certain approaches. Of those, one was a specific suggestion that sound limits should not be based on "non-compliant noise levels" (1), one was a general suggestion that decibel limits should be "responsible" (1), while the third warned that some of the changes to sound limits that were proposed in the room would make it difficult for venues to provide live music (1).
- Suggestions for improvements to other areas of the PMP included improved lighting (2), greater police presence (1), more relaxed trading hours (1), reducing the SEP boundary (1), increasing venues on the Corso (1), and a greater focus on family-friendly initiatives instead of licensed premises (1).



- Several submissions highlighted a sense of discordance (7), with some calling for a more balanced approach to the process (2). Other suggestions included establishing smaller break-out groups to focus on niche, localised issues (such as the West Esplanade area) (1), and increased communication between venues and residents (1).
- There was some frustration expressed over an impression that residents are being obstructive (1), while others suggested resident concerns were not being heard (1), or that greater detail (particularly around sound attenuation measures) could alleviate resident concerns (1). Additionally, a need for increased communication from Council was expressed, particularly for responses to issues raised at PWG meetings (1).



Q&A

These are the questions submitted on the PMP feedback sheet, with answers supplied by Council.

Given the scale of the opposition, why would we not pause the trial and redefine the framework first?

The SEP trial has not started yet, and the PMP has not been finalised. Council is developing the controls in the PMP in consultation with the PWG, one-on-one meetings with key stakeholders and the wider community through the preliminary notification period. If the SEP trial planning proposal progresses, the controls in the PMP will be placed on public exhibition again and Council will continue to engage with key stakeholders before the SEP trial begins, and throughout the trial.

Why are we not addressing venue containment first?

For existing venues, many conditions related to noise and amenity cease to have effect as a result of the NSW Vibrancy Reforms. Under the SEP, venues will be required to operate within the proposed sound criteria. This may result in venues choosing to turn music levels down, require patrons to move inside after 10pm, install sound additional insultation and reorient speakers.

The PMP also includes development controls that ensure that venues are designed to mitigate impacts of entertainment sound (see Section 3.5.1 Acoustic requirements for venues in the PMP).

Please explain how the framework meets SEP objective 3?

The SEP framework identifies reasonable and achievable sound limits that aim to balance the need to support vibrancy and residential amenity. With clear parameters, venues will know how loud they can operate and manage impacts on residents.

As a result of the NSW Vibrancy Reforms, certain noise-related development consent conditions are no longer in effect for all venues throughout NSW, including decibel-based maximum noise limits, such as LA10 noise criteria. Without clearly defined sound limits, the impacts of noise on residents would be assessed more subjectively by noise regulators (Council and L&GNSW).

How does someone/resident reliably measure sound levels if they are affected? Is there an app they could use?

Reliable sound measurements can only be taken using suitable equipment and measurement methods, usually by qualified acoustic consultants or professionals who measure and analyse environmental noise for statutory purposes.

Can funding be made more easily available to absorb noise both in and outside venues?

Council will notify venues of any external funding opportunities when they arise.

Have you read the Byron Bay SEP that has been withdrawn by Byron Council?

Yes, Council is aware of Byron Shire Council's decision to not progress the Byron Bay Town Centre SEP and both Councils have been liaising regarding their respective SEPs and to share knowledge since mid-2025.

The Byron Bay Town Centre SEP planning proposal was refused at the Gateway determination stage by the Department of Planning, Housing and Infrastructure as

Q&A

These are the questions submitted on the PMP feedback sheet, with answers supplied by Council.

they submitted sound limits below those recommended by their acoustic consultants with the potential to disadvantage existing venues. In their Council report, they also noted that the proposed maximum trading hours would provide minimal opportunity for uplift in business trading.

Will Council charge venues for use of outdoor space?

Council charges venues for the use of public land in line with the relevant adopted fees and charges.

People will be testing sound level on their phones at their property boundaries. What will happen if the levels exceed maximum levels?

If residents are concerned about noise levels, they should try talking to the source of the noise first. If there is not resolution, they can make a complaint to the appropriate regulator (Council for entertainment sound in unlicensed premises, L&GNSW for entertainment sound in licensed premises).

More information about dealing with noise disturbances from premises is found here: https://www.nsw.gov.au/business-and-economy/liquor-and-gaming/liquor-licensing/sound-regulation-for-licensed-venues/community-guide-to-noise-disturbances

And here: https://www.northernbeaches.nsw.gov.au/environment/pollution/noise

How do we come to a happy medium where venues can put on live music and keep residents happy?

The SEP framework ensures that everyone knows when businesses can operate and how much sound from entertainment activity can be made, which gives more certainty for businesses, venues and the community. The SEP trial provides an opportunity to test entertainment sound and trading hour parameters, allowing for coordinated and collaborative monitoring and evaluation.

Setting expectations for what levels of entertainment activity is reasonable in a vibrant, mixed-use precinct reduces land-use conflict in the long term.

Could our questions and concerns be addressed in a regular email or newsletter to attendees or at the next meeting?

Yes, if the SEP trial planning proposal is progressed, Council staff will provide regular email/newsletter updates to PWG members.

If members keep suggesting delaying the trial, how likely would it be delayed? And what is the process for delaying the timeline?

The decision on whether the SEP trial progresses is made through Council resolutions. If progressed, Council is required to meet timeframes as part of the SEP Kickstart Grant Program obligations.



NEXT STEPS

Upcoming meetings:

- To be confirmed.


APPENDIX

ACTIVITY 1

Feedback sheet

Responses are typed verbatim on the following pages for each participant who completed their individual worksheet. Where respondents' answers addressed a different question to the one they that they were writing under, those answers were re-attributed to the correct question during analysis.

Where no response was provided for a question, the table below will state [blank].

Manly Special Entertainment Precinct Trial Precinct Working Group #5 Feedback sheet

northern beaches council

Working on your own sheet, please share your feedback on the Manly SEP Precinct Management Plan (PMP). Please write your questions below during the presentation to share in the Q&A.

What elements of the PMP do you support?

What could be improved and why?

Do you have any questions?

FEEDBACK SHEET RESPONSES

	Q1. What elements of the PMP do you support?	Q2. What could be improved and why?	Q3. Do you have any questions?
1	Vibrancy - without noise intrusion.	Venue sound containment - including grants.	• Given the scale of the opposition, why would we not pause the trial and redefine the framework first? • Why are we not addressing venue containment first? • Please explain how the framework meets SEP objective 3?
2	Vibrancy for Manly both in nightlife and entertainment.	I think the PMP covers all aspects of how a vibrancy reform for Manly. At least points that are not identified were brought up as items we are being worked on, which is great.	[blank]
3	Hearing out the both side [sic]. Working the best solution.	Working out the pros and cons of the SEP from these meetings.	[blank]
4	Bring in the trial ASAP. Manly needs more vibrancy. Rely on the data.	Relaxed operating hours. Responsible db levels. Venues held accountable.	[blank]
5	Working with residents and venues.	Faster!	No
6	I support PMP remaining ambitions with extended trading hours and sound levels, in order [sic] incentivise greater vibrancy and usage. There might be 8,000 residents in the SEP who may incur some impact, but there are hundreds of thousands of potential visitors (the community) who will benefit, not to mention the performers and venue employees.	Some resistance is inevitable from a percentage of residents, so care and balance will be required to manage the impacts - e.g. complaints process, fix hot spots, acoustic treatments, etc.	[blank]
7	I support the intention to promote the night-time economy and also extend the ability to trade later and with higher capacities.	Some proposed noise levels will be difficult to achieve and still remain as live music venues and/or create an appealing ambiance within the venue.	[blank]
8	• Much later trading laws - to 2am. • Supporting late music/entertainment venues/ businesses. • Making Manly a more culturally interesting place to live.	• The transparency of the complaint process to L&G/ Venue so that residents know if/how they are being dealt with. • Need more experiments with sound attenuation options for outdoor spaces. If there was confidence in measures, concerns for residents could be reduced. It could be a condition of venues to ensure such measures for outdoor DA/dining/entertainment options.	• How does someone/resident reliably measure sound levels if they are affected? Is there an app they could use? • Can funding be made more easily available to absorb noise both in and outside venues?

FEEDBACK SHEET RESPONSES (cont.)			
	Q1. What elements of the PMP do you support?	**Q2. What could be improved and why?**	**Q3. Do you have any questions?**
9	• Objective 3, protecting residents from unreasonable impacts of vibrancy. • Objective 5, activate and improve safety and accessibility in venues and public spaces.	Compliance. No outdoor music in "venues" after 10pm. Venues to install sound attenuation. Council to attenuate sound in awnings above/along public spaces = outdoor dining. Reduce SEP boundaries.	• Given the scale of the opposition, why would we not pause the trial and redefine the framework first? • Why are we not addressing venue containment first? • Please explain how the framework meets SEP objective 3?
10	The whole PMP - need to trial it and enforce the sound levels.	Lighting needs to be improved. Sound monitoring essential.	People will be testing sound level on their phones at their property boundaries. What will happen if the levels exceed maximum levels?
11	All. Agree there has to be a happy medium with residents.	Assistance to venues with attenuation. Communication between venues and residents.	How do we come to a happy medium where venues can put on live music and keep residents happy?
12	There are varying degrees of providing services to this community. Some venues can be closed. The area at West Esplanade is an open area. The noise cannot be contained. There should be a different level of noise and timing to closed venues and open venues.	More venues on the Corso. There have to be a balanced approach to allowing businesses to trade and residents to be considered in terms of their need and right for quiet time.	Yes, lots of questions!
13	All	[blank]	[blank]
14	• I am in support of noise and acoustic measuring. • I am NOT in support of recommended noise caps being based on non-compliant noise levels.	I believe the SEP is NOT family friendly. The SEP will only apply to venues who have liquor licenses because they are the ones that can afford staff and labour after hours. Manly requires more family friendly venues, events that do not include liquor.	• Churches to be exempt from SEP. • Venues in the vicinity of churches to be considerate of service times and weddings and funerals as an absolute avoidance of noise pollution.
15	a) Providing more live venues. b) Increasing outdoor eating options, particularly near and in the Corso and the back lanes and streets. c) Providing more late night eating options, not just take-away food facilities.	a) Frequent monitoring of noise volumes particularly policing of sound levels at new venues and policing of these. b) Keeping live music internal rather than external. c) Listening to residents and acting on their concerns on noise levels. d) Ensuring a police presence near to late night venues. e) Lighting - make the Manly key areas more vibrant and more exciting. • Making sure venues use noise protection facilities.	• I would live to see answers to the above points and other points raised in previous meetings. This could be addressed in a regular email or newsletter to attendees or at the next meeting. • It's important attendees establish Council are reacting to issues/points raised at meetings.

FEEDBACK SHEET RESPONSES (cont.)

	Q1. What elements of the PMP do you support?	Q2. What could be improved and why?	Q3. Do you have any questions?
16	I support an increase in sound! To me the whole incentive is to brighten up the area to create culture and bring a bit of change, make this place feel alive like other parts of the world and not feel like a “nanny state” but residents in this room just won’t let that happen!!! It’s very frustrating to listen to.	I think we’re going to have to experience some trials physically to get a better understanding because people are just looking at decibel numbers and overestimating.	[blank]
17	I enjoy the open format.	There seems to be some known issues between some residents and a few particular venues that occupy a lot of the discussion time. Would it be more worthwhile to have separate smaller meetings to address their specific concerns and bring the dot points to the meetings.	I am concerned that if the timeline gets pushed on, the venues will lose interest in creating and contributing in a meaningful manner. If members keep suggesting delaying the trial, how likely would it be delayed? And what is the process for delaying the timeline?
18	Generally the whole thing.	[blank]	[blank]

PWG #5 EVALUATION

Evaluation feedback										
Scores	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**
Facilitation					1	2	2	4	4	4
Content and focus				1	3		5	1	4	3

How would you rate tonight's session out of 10 for?

Facilitation - 8.2 / 10

Content and focus - 7.5 / 10

Comments

- More sessions and targeted to areas and major issues raised.
- Perhaps it might be best to strictly hold off questions until the presentation has finished.
- Some questions, whilst making strong points, dominated the session. Would be good to hear MORE from venues. I honestly think venues and residents need to speak to each other MORE so that complaints can be addressed more easily. FACE TO FACE preferably. Can venues provide residents nearby with a hot line/complaint process online to help and info on mitigation actions they are doing? This would calm residents. Everyone needs to be talking more: Council <-> venue <-> residents -> Council.
- The session descended into back and forth a bit too much. Would have been safer to stay balanced.
- It didn't appear that the people who were doing the audit were aware of the new outdoor venues opening up at the West Esplanade. These venues are causing lots of problems for the residents. There needs to be a multiple of resolutions for different venues.
- Well Run. Thank you!
- It got too derailed by the discussion about West Esplanade, which clearly are able to operate even with no SEP regulations.
- Well done for trying to keep us on point.
- Advice on sound monitoring for residents.
- Looks like trial is going ahead regardless of community feedback. This will be very hard to retract once it is underway. Liquor venues are breaching noise caps. Fine them and handicap them in the new SEP noise caps. The SEP is NOT family friendly. It doesn't support a family friendly environment. Family friendly events are limited to large scale events. Council should try to support venues, restaurants and small business that do NOT have a liquor license.

PRESENTATION

Manly Special Entertainment (SEP) Precinct

Precinct Management Plan

Precinct Working Group (PWG) Meeting #5

Wednesday 11 March 2026

Proudly funded by:

NSW GOVERNMENT

24-Hour Economy

cobalt engagement

northern beaches council

Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which we work the **Gayamaygal** people and pay our respects to elders past and present.

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cobalt engagement

northern beaches council

Agenda

- Introduction and workshop overview
- Council update: Overview of PMP and SEP
- Presentation: Proposed sound limits
- Facilitated Q&A: Noise limits
- Trading hours overview and table discussions
- Feedback to the room and next steps
- Breakout for additional questions, tea and snacks

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Being together

- Assume positive intent.
- Remain curious.
- Listen respectively and non-judgmentally.
- Address issues and topics, not people.
- Learn something new.

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PWG meetings overview

- ***PWG #1 Wednesday 3 September:*** *Overview of the project, program, establish the group and shared objectives for the future of Manly*
- ***PWG #2 Monday 22 September:*** *Technical focus with Arup technical presentation on creating the PMP and Enmore Case Study*
- *PWG #3 Wednesday 4 November: Draft Trading Hours and Measures for Evaluating the Trial*
- *PWG #4 Wednesday 3 December: Perceptions of safety audit and PMP update and next steps for 2026*
- **PWG #5 Wednesday 11 March: PMP Public Exhibition Feedback and Q&A**

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Tonight's objectives

- Explain the Draft PMP and what is currently on public exhibition as part of the Manly SEP.
- Provide an update on the PMP program and future opportunities for feedback and consultation.
- To provide a program for the SEP Trial and Roadmap of ongoing engagement.

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Council update

- Transport for NSW advice: Manly is well-serviced by transport at night, will respond to need for increased transport services if required.
- TfNSW Grant (Safer Cities: Her Way 2): Manly lighting improvements.
- Manly Movement & Place study.
- Recent NSW Government Vibrancy reforms
  - noise and amenity conditions on liquor licences prior to 2022 switched off
  - changes to eligibility for extended liquor trading incentives
  - ability to increase patron capacity without development consent for outdoor dining
  - some events on public land don't require development consent
- Upcoming NSW Government Vibrancy reforms
  - One-stop-shop venue sound complaint portal

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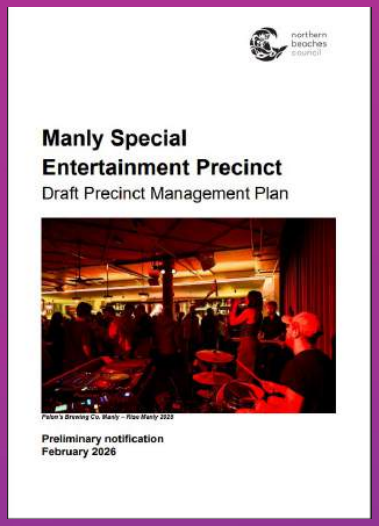
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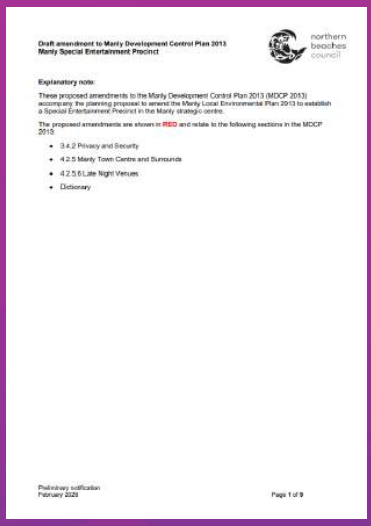
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Preliminary notification period

- Tue 17 Feb – Mon 9 Mar (21 days)
- Over 7500 notification letters sent
- Purpose: Collect preliminary feedback on draft documents and summarise for report to Council in May.







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Key themes from preliminary submissions

- Sound limits are too high and will allow venues to operate louder
- Council should fund sound attenuation of existing residences
- Notification period was too short
- Concerns about alcohol-related anti-social behaviour e.g. drug use, littering, public urination, violence
- Late trading hours will impact sleep, especially late outdoor trading
- The SEP area encroaches on residential areas
- Noise complaints aren't handled well
- Supportive of vibrancy but the sound limits and trading hours should be reduced

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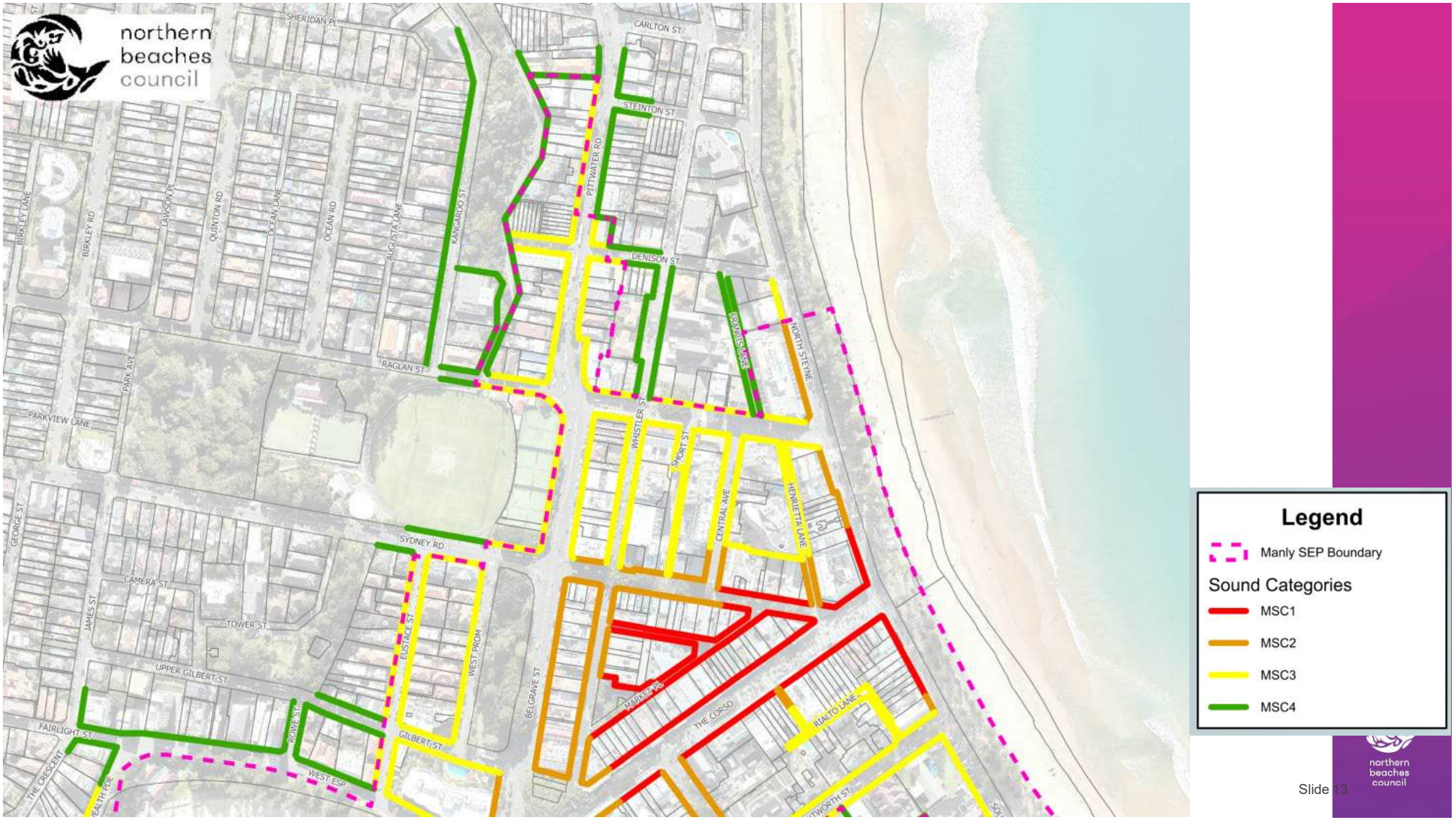
Manly Special Entertainment Precinct Sound Management Plan

Precinct Working Group #5

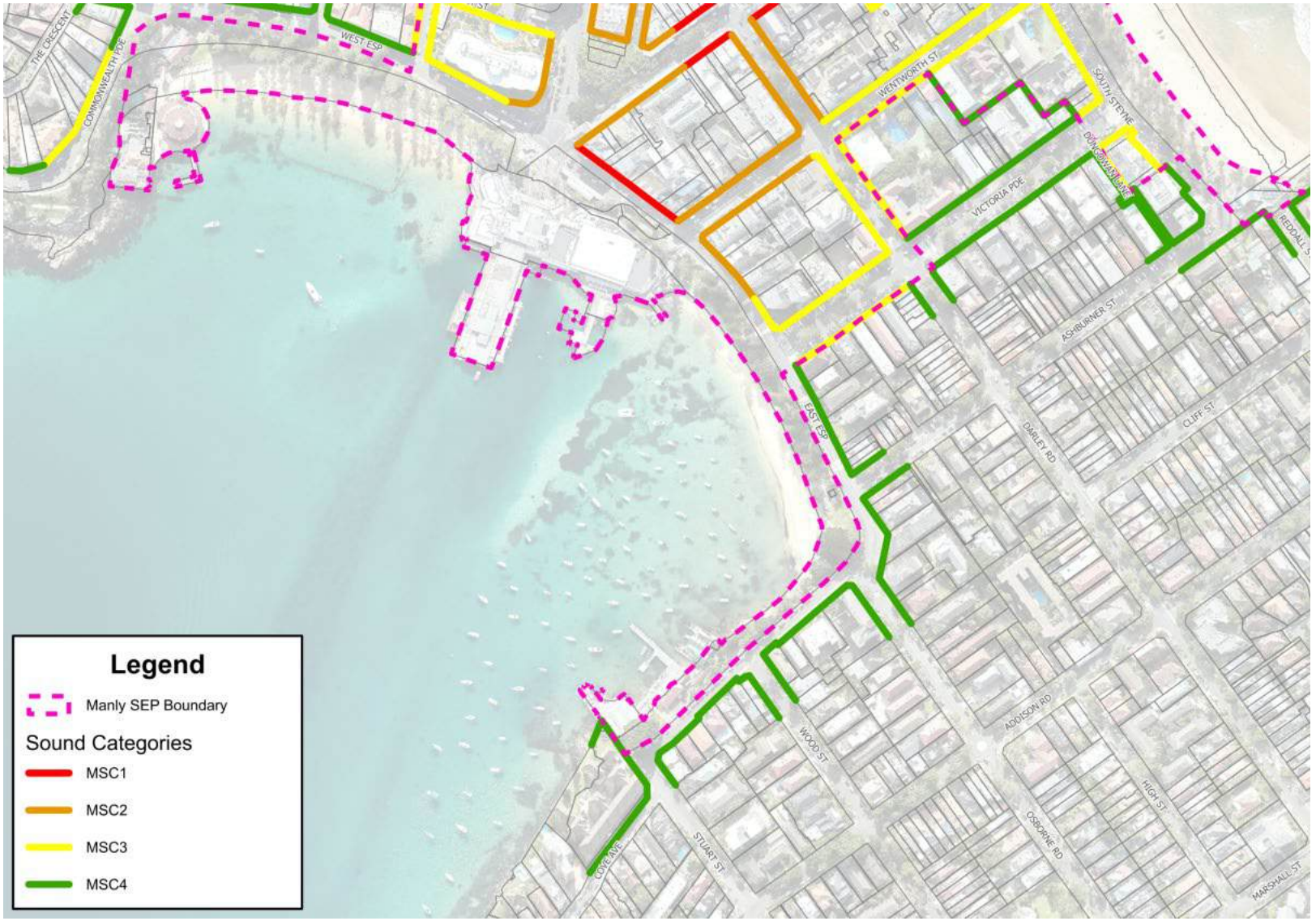
11 March 2026

Overview

- Explanation of external sound categories
- Derivation of external sound categories
- Explanation of internal sound criteria


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SHERIDAN PL
CARLTON ST
STEINTON ST
PITTWATER RD
DENISON ST
KANGAROO ST
AUGUSTA LANE
OCEAN RD
OCEAN LANE
QUINTON RD
LAWSON PL
BIRKLEY RD
BIRKLEY LANE
RAGLAN ST
PARK AVE
PARKVIEW LANE
GEORGE ST
SYDNEY RD
CAMERA ST
JAMES ST
TOWER ST
UPPER GILBERT ST
FAIRLIGHT ST
THE CRESCENT
ROWE ST
WEST ESP
EUSTACE ST
WEST PROM
GILBERT ST
BELGRAVE ST
MARKET PL
THE CORSO
RIALTO LANE
WHISTLER ST
SHORT ST
CENTRAL AVE
HENRIETTA LANE
NORTH STEYNE
BROWNS MNS
Legend
Manly SEP Boundary
Sound Categories
MSC1
MSC2
MSC3
MSC4
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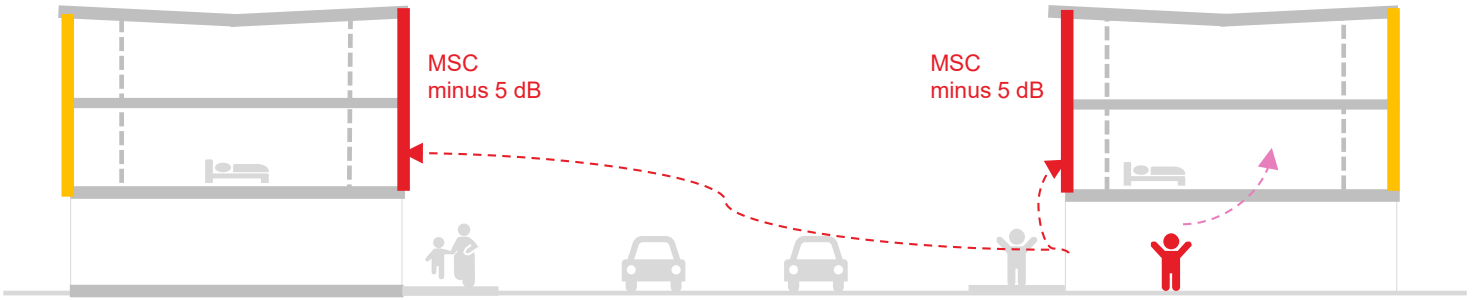
Slide 13

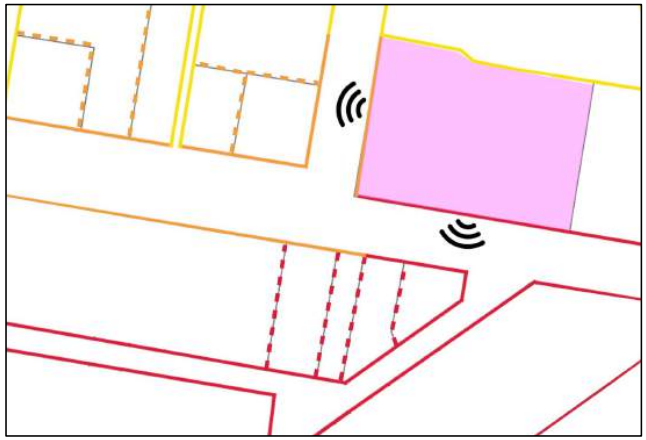

Legend
Manly SEP Boundary
Sound Categories
MSC1
MSC2
MSC3
MSC4
THE CRESCENT
COMMONWEALTH PDE
WEST ESP
WENTWORTH ST
SOUTH STEYNE
DUNKIRK LANE
VICTORIA PDE
REDOALL ST
ASHBURNER ST
EAST ESP
DARLEY RD
CLIFF ST
ADDISON RD
WOOD ST
HIGH ST
OSBORNE RD
COVE AVE
STUART ST
MARSHALL ST

Slide 14

External sound categories

Assessment locations





External sound categories

Sound level comparison

northern beaches council

The MSCs are cumulative levels. Where more than one venue is located in similar proximity to a receiver, the maximum external sound level for a single venue shall be 5dB below what is specified in Table 2 for that venue.

Table 2: External sound category levels

Day of the week	7am – 10pm				10pm – midnight				Midnight – 7am			
	Broadband dB(A)	(Hz) dB			Broadband dB(A)	(Hz) dB			Broadband dB(A)	(Hz) dB		
		31.5	63	125		31.5	63	125		31.5	63	125
Manly Sound Category 1 (MSC1)												
Weekday	70	74	73	71	65	69	68	66	55	59	58	56
Weekend					70	74	73	71	60	64	63	61
Manly Sound Category 2 (MSC2)												
Weekday	65	69	68	66	60	64	63	61	50	54	53	51
Weekend					65	69	68	66	55	59	58	56
Manly Sound Category 3 (MSC3)												
Weekday	60	64	63	61	55	59	58	56	45	54	50	46
Weekend					60	64	63	61	50	54	53	51
Manly Sound Category 4 (MSC4)												
Weekday	55	59	58	56	50	54	53	51	45	54	50	46
Weekend					55	59	58	56				

To be defined consistent with IWC.

Manly Special Entertainment Precinct SMP

INNER WEST

c. The criteria below are cumulative noise levels. Where a venue is adjoined by another venue, the noise targets below are to be reduced by 3dB(A) unless reporting demonstrates that cumulative noise emissions will not cause an exceedance of the criteria below.

Table 4: Sound categories - venue external levels

Sound Category Area (SCA)	Days of the week	Venue external assessment criteria, $dBL_{eq(15minute)}$											
		Day / Evening (7am to 10pm)				Early Night (10pm to midnight)				Late Night (midnight to 7am)			
		Broad band dB(A)	Octave band (Hz) dB			Broad band dB(A)	Octave band (Hz) dB			Broadb and dB(A)	Octave band (Hz) dB		
			31.5	63	125		31.5	63	125		31.5	63	125
SCA 1	Sun 7am to Thurs 7am	65	69	68	66	60	64	63	61	55	59	58	56
	Thurs 7am to Sun 7am	65	69	68	66	65	69	68	66	60	64	63	61
SCA 2	Sun 7am to Thurs 7am	60	64	63	61	55	59	58	56	50	54	50	46
	Thurs 7am to Sun 7am	65	69	68	66	60	64	63	61	55	59	58	56
SCA 3	Sun 7am to Thurs 7am	55	59	58	56	50	54	50	46	45	54	50	46
	Thurs 7am to Sun 7am	55	59	58	56	55	59	58	56	50	54	50	46
SCA 4	Sun 7am to Thurs 7am	50	54	50	46	50	54	50	46	45	54	50	46
	Thurs 7am to Sun 7am	55	59	58	56	50	54	50	46	45	54	50	46

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Slide 16

External sound categories

Sound level comparison

northern beaches council

The MSCs are cumulative levels. Where more than one venue is located in similar proximity to a receiver, the maximum external sound level for a single venue shall be 5dB below what is specified in Table 2 for that venue.

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Weekend					65							
Manly Sound Category 3 (MSC3)												
Weekday	60	64	63	61	55	59	58	56	45	54	50	46
Weekend					60	64	63	61	50	54	53	51
Manly Sound Category 4 (MSC4)												
Weekday	55	59	58	56	50	54	53	51	45	54	50	46
Weekend					55	59	58	56				

Manly venues: 0- 3 dB higher on weekday only

Manly venues: 0- 3 dB higher on weekday only

INNER WEST

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External sound categories

Sound level comparison

northern beaches council

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Weekend					55	59	58	56				

Manly venues: 0 - 3 dB higher

INNER WEST

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	Thurs 7am to Sun 7am	55	59	58	56	55	59	58	56	50	54	50	46
SCA 4	Sun 7am to Thurs 7am	50	54	50	46	50	54	50	46	45	54	50	46
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northern beaches council

External sound categories

Sound level comparison

northern beaches council

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SCA 2	Sun 7am to [illegible]	60	64	63	61	55	59	58	56	50	54	50	46
	[illegible]					60	64	63	61	55	59	58	56
SCA 3	Sun 7am to Thurs 7am	55	59	58	56	50	54	50	46	45	54	50	46
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	Thurs 7am to Sun 7am	55	59	58	56	50	54	50	46	45	54	50	46

Manly venues: 2 - 5 dB lower

Derivation of external sound categories

Long-term baseline measurement data



DA NOISE DATA
- DA_LAeq Day/Evening/Night
- DA_LA90 Day/Evening/Night

LAND USE CATEGORIES

ACCOMMODATION
- Residential
- Shop top housing
- Hotel

COMMERCIAL
- Hospitality
- Retail and day-to-day services
- Professional services/offices/medical
- Arts/Culture/Entertainment/Recreation
- Civic (Offices)
- Civic (Town Hall)
- Vacancy

OTHER
- Educational
- Library
- Place of worship
- Community
- Infrastructure

Derivation of external sound categories

Long-term baseline measurement data



DA NOISE DATA
- DA_LAeq Day/Evening/Night
- DA_LA90 Day/Evening/Night

LAND USE CATEGORIES

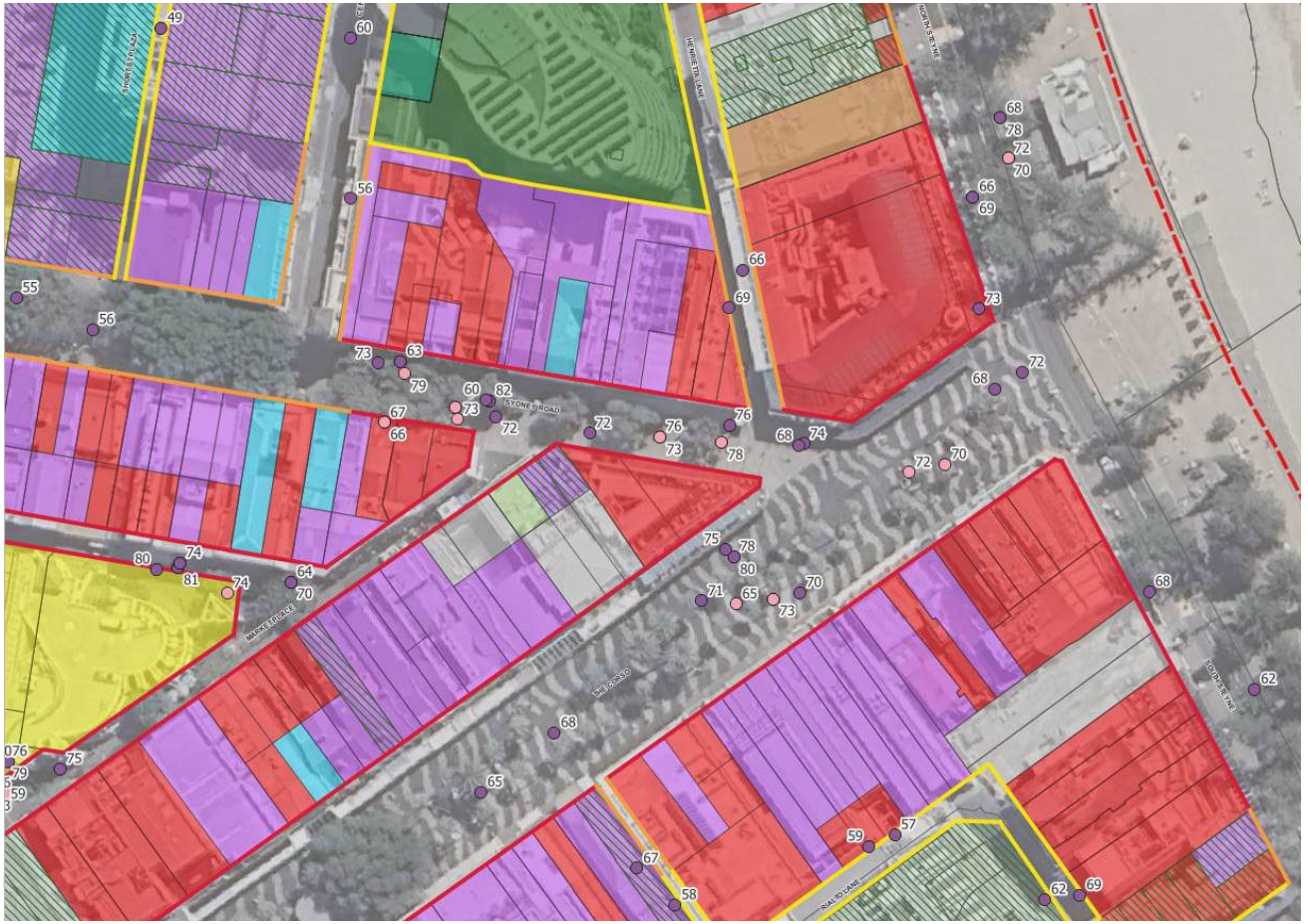
ACCOMMODATION
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COMMERCIAL
- Hospitality
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- Arts/Culture/Entertainment/Recreation
- Civic (Offices)
- Civic (Town Hall)
- Vacancy

OTHER
- Educational
- Library
- Place of worship
- Community
- Infrastructure

Derivation of external sound categories

Sample attended noise measurements - L_{Aeq}



LAND USE CATEGORIES

ACCOMMODATION
- Residential
- Shop top housing
- Hotel

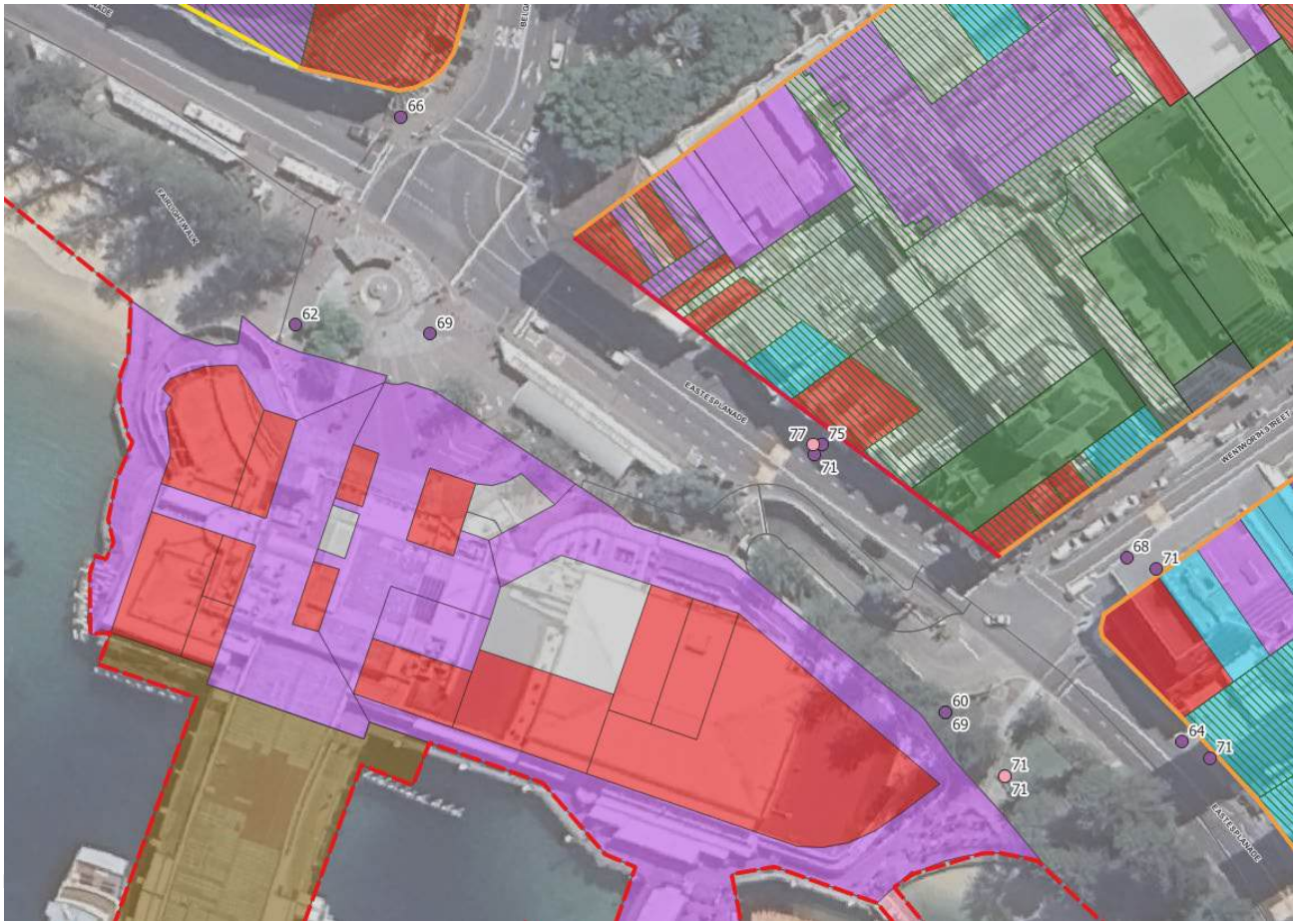
COMMERCIAL
- Hospitality
- Retail and day-to-day services
- Professional services/offices/medical
- Arts/Culture/Entertainment/Recreation
- Civic (Offices)
- Civic (Town Hall)
- Vacancy

OTHER
- Educational
- Library
- Place of worship
- Community
- Infrastructure

Slide 22

Derivation of external sound categories

Sample attended noise measurements - L_{Aeq}



LAND USE CATEGORIES

ACCOMMODATION
- Residential
- Shop top housing
- Hotel

COMMERCIAL
- Hospitality
- Retail and day-to-day services
- Professional services/offices/medical
- Arts/Culture/Entertainment/Recreation
- Civic (Offices)
- Civic (Town Hall)
- Vacancy

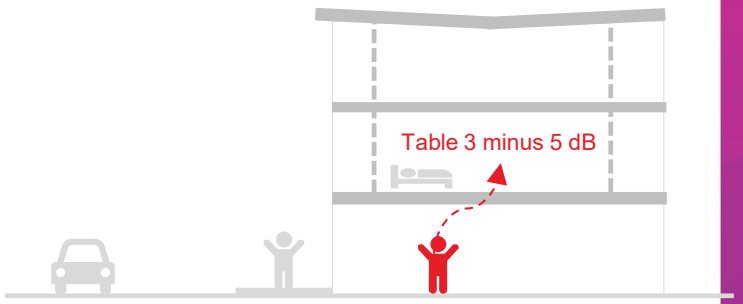
OTHER
- Educational
- Library
- Place of worship
- Community
- Infrastructure

Internal sound levels

Comparisons and assessment locations

Table 3: Internal sound levels for sensitive receivers

Sensitive Receiver	Period	Broadband $dBL_{Aeq,15min}$	Octave band centre frequency (Hz), dBZ^2		
			31.5	63	125
Residential accommodation (excluding hotels and hostels) – habitable rooms excluding bedrooms	7am to 10pm	35	59	52	46
	10pm to 7am	35	59	52	46
Residential accommodation (excluding hotels and hostels) – bedrooms	7am to 10pm	35	59	52	46
	10pm to 7am	30	54	47	41



- Venues to be 5 dB below sound levels for common walls / floors
- Sound levels informed by WHO guidelines, German standards and international research on low frequency sound (DEFRA)
- Not achievable with windows open, current or future
- Cumulative levels in Table 3 are:
  - 5 dB lower than NSW road and rail requirements[1]
  - 15 dB lower than NSW road and rail criteria with windows open[1]

1. State Environmental Planning Policy (Transport and Infrastructure) 2021 and Department of Planning - Development Near Rail Corridors And Busy Roads – Interim Guideline, 2008

ACTIVITY 1

PMP Trading Hours

Working in table groups with maps of the draft Study Area, the participants responded to the following questions on Activity Sheet 1:

1. Do you propose any changes to the draft Trading Hours?
2. Are there certain areas where outdoor dining should be later or earlier and why?
3. Are there certain areas that indoor venues should be earlier or later and why?

Each table then presented their discussion and ideas back to the room.

Proposed maximum trading hours for discussion

All businesses in the SEP can trade:

- 5am-midnight Sunday - Wednesday
- 5am-2am Thursday - Saturday

All outdoor dining areas in the SEP can be open until 11pm, 7 days a week.

Summary

The participants provided comments and held discussion on the following topics:

General comments on proposed hours

- Overall, all participants were supportive of venues being open to 2am.
- Some were comfortable with outdoor dining also being open to 2am, and some had concerns about interfaces with residents and believe that outdoor dining trading hours have the most impact on residents.
- A Development Application option should be made available for venues wishing to close later than 2am.
- Outdoor dining should align with 2am trading hours, unless interfacing with residences, e.g. Felons.
- Outside music should have different / reduced hours compared to general dining.
- There is a risk that restaurants would act as nightclubs if not effectively managed if the blanket 2am closing time is applied to all venues.
- There are no additional incentives for existing pubs to provide live music if the blanket trading hours are extended to 2am (e.g. extended hours for booking live music).

Transport and Closure Times

- The venues need to organise a staggered closure for transport safety, as all venues closing at 2am would involve many people needing taxis at the same time. There are very limited night rider buses.
- 2am is the taxi change over time, that could compound wait periods.
- It is preferable to keep patrons inside when waiting for transport.

Precinct improvements/ considerations

- Need better lighting and police supervision.
- The precinct needs to be managed well with these trading hour and trading hours need to be checked and enforced.
- When outdoor dining is reintroduced to the Corso it should not have any fencing. This not only can look ugly, but it clutters the public space.
- Outdoor dining rates should be increased, and furniture should be removed when not being used.
- Consider pedestrianising Wentworth Street and Victoria Parade.

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Next steps

- You can make a submission until Wednesday 25 March
- Make any necessary refinements to planning proposal and PMP based on:
  - Need to improve clarity, legibility and correct errors
  - Preliminary stakeholder, community, government agency and PWG feedback
- Seek a recommendation from the Local Planning Panel
- Continue meeting with stakeholder groups e.g. Keolis Downer, Manly Fast Ferry, Manly Business Chamber, Liquor Accord
- Report to Council for approval to seek a Gateway determination from the NSW Government (around May)
- Receive Gateway approval
- Place documents back on public exhibition for 28 days and make any necessary refinements (around July)
- PWG meeting
- Report to Council to commence SEP trial (around September/October)

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Questions?

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Evaluation

Thanks for your time! Please complete the meeting evaluation on your table.

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Thank you and next steps

Feedback? Please reach out to Council.

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11 March 2026
PWG #5 Report

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Attachment 4: Strategic Alignment with Council Strategies, Policies and Plans

Manly Place Plan – *My Place: Manly*

Adopted in September 2024, *My Place: Manly* is a place plan for the Manly commercial centre prepared in consultation with community. The place plan identifies what the community values most about the Manly centre and provides a framework for achieving the community's future vision through a staged action plan over 15 years. Principles and actions in the place plan include:

Principle 1: Active and Vibrant Community Spaces - Create adaptable, friendly and unique public spaces that foster interaction, expression, and healthy lifestyles.

Action 8: Review ongoing NSW Vibrancy Reforms for relevance to Manly

Principle 4: Thriving and creative local economy – Provide a vibrant local economy which facilitates a diversity of experiences through the day and night, to make Manly an enviable place to live, work and play in.

Action 3: Adopt the 'agent of change' approach in the implementation of the Manly 24-Hour Night-Time Economy Strategy to improve certainty for businesses, residents, owners and creatives

Action 4: Investigate and undertake a trial of late-night trading for low impact land uses such as health and wellness, retail and food and drink (without liquor licence)

Action 5. Investigate undertaking another trial of late-night trading hours for additional uses at specific locations e.g. licensed venues

Action 6: Develop noise planning controls which may include noise planning levels and acoustic requirements for new development.

Principle 5: Inclusive community and connection to culture: Recognise Manly's significant built and landscape cultural heritage, acknowledging and supporting a cohesive and creative community.

Action 8. Develop greater awareness of the 'agent of change' approach so that stakeholders are aware that the person developing their property is responsible for incorporating noise measures in the design and construction of their development.

Principle 6: Connected and accessible for all: Connect the community to Manly and its iconic beach, bush and harbour, with a focus on sustainable modes of travel which improves movement for all

Action 3: Continue to collaborate with Transport for NSW to optimise public transport routes and improve amenity and frequency of services.

Northern Beaches Local Strategic Planning Statement - *Towards 2024*

Towards 2040 was adopted in March 2020 and guides land use planning for the Northern Beaches up to 2040, including informing the development of Council's new consolidated Local Environmental Plan (LEP) and Development Control Plan (DCP), broader Council policies and strategies, and the assessment of planning proposals. *Towards 2040* includes the following priorities, principles and actions:

Priority 26: Manly as Sydney's premier seaside destination

Principles

Balance competing land uses in Manly to serve the needs of workers, residents and visitors.

Protect and enhance Manly's character, identity and social significance.

Diversify the night-time economy and minimise conflicts with residential uses.

Actions

Action 26.1: Prepare a place plan for Manly and develop LEP and DCP controls to respond to LEP studies, thematic history study, West Esplanade heritage activation plan, destination management plan and night-time economy to balance competing uses

Priority 30: A diverse night-time economy

Principles

Broaden the range of night-time activities and locations.

Minimise land use conflict and prevent more sensitive uses such as residential from sterilising night-time opportunities in centres.

Improve late-night public transport to places with night-time activities.

Increase trading hours for low-impact night-time activities that contribute to a diverse range of night-time activities in appropriate locations.

Foster a diverse live music culture.

Actions

Action 30.2: Review late-night venue controls in Manly DCP and prepare new location-specific LEP and DCP controls that address late-night venues; the shift towards smaller venues; live music; change agent noise controls; safety; flexible trading hours; and barriers to night-time temporary uses, arts, cultural and creative uses.

Action 30.3: Prepare place plans, precinct plans and activation plans that support social, practical and functional activities in the evening and night-time, including Manly place plan to respond to alcohol-related violence, anti-social behaviour and tension between competing land uses.

Northern Beaches Community Strategic Plan 2040

Council adopted the *Community Strategic Plan 2040* in June 2022. The plan is Council's highest level strategic document, informing other Council strategies and plans, and setting the direction for all Council's activities. The plan includes the following goals:

Goal 7 - Our diverse community is supported to participate in their chosen cultural life

Support innovative ideas and build the capacity of local cultural and creative communities

Expand cultural events and creative opportunities, to enable social interaction/cohesion and stimulate wellbeing

Encourage a broad range of activities that enable social interaction, stimulate wellbeing, and support people at each stage of their lives

Goal 13 - Our businesses are resilient, well-connected and thrive in an environment that supports innovation, entrepreneurialism and economic growth

Ensure that employment lands are retained and cater for a diverse range of businesses and industry

Improve access for businesses to information, incentive programs and enterprise support

Facilitate innovative environments and hubs where start-up businesses, entrepreneurs and innovators are supported and connected

Support business and professional networks to respond to changing business conditions

Goal 15 - Our centres are sustainable, encompassing a diverse range of businesses that attract visitation and provide work, education, leisure and social opportunities

Enhance and extend opportunities for sustainable visitor economy throughout the area

Recognise and support the unique role of our local and strategic centres, in keeping with local character

Encourage residents to shop local and support their local centres

Facilitate active, safe and welcoming centres for residents and visitors during the day and into the evening

Northern Beaches Economy Development Strategy – *Business on the Beaches*

Business on the Beaches was adopted by Council in August 2023, sets the long-term vision for the Northern Beaches economy and identifies opportunities to support the LGA's economy. The strategy includes the following actions:

Support business recovery and resilience by promoting services and programs to help businesses prepare, adapt and thrive.

Grow and enhance the Northern Beaches Culture Map Live to showcase and connect the community with creative and cultural industries.

Maintain and enhance quality public area that promote the LGA's cultural identity and provide inspiring spaces for innovation and creativity.

Implement Place Plans to revitalise town centres and villages and to make them more pedestrian friendly, fill vacant shops and embed creativity in the built environment.

Continue to review policies and processes to encourage alfresco dining, live music and events in town centres.

Investigate opportunities to increase and diversify the night-time economy, in appropriate locations, including incentives for greater business participation.

Promote cultural and artistic tourism opportunities to diversify visitor experiences.

Northern Beaches Destination Management Plan – *Destination Northern Beaches*

Destination Northern Beaches was adopted by Council in September 2021. The plan sets the direction for future growth of the Northern Beaches visitor economy and includes the following action:

Undertake a Place Plan for Manly which will include a focus on tourism, local and night-time economy, street activations, recreation, signage/ wayfinding, key pedestrian movement corridors, public amenity and creativity.

Northern Beaches Arts and Creativity Strategy – Connected Through Creativity 2029 – Action Plan 2023-2026

Connected Through Creativity 2029 provides a framework for future planning, provision and investment in arts and culture in the Northern Beaches LGA. Council adopted a 2023-2026 action plan for *Connected Through Creativity 2029* in June 2022. The action plan includes the following actions:

Action 1.1.4: Piloting new town centre activation projects, such as Market Lane in Manly and Dee Why Plaza live music program

Action 1.1.9: Develop a Manly Place Plan that facilitates creative spaces and cultural experiences in the public domain

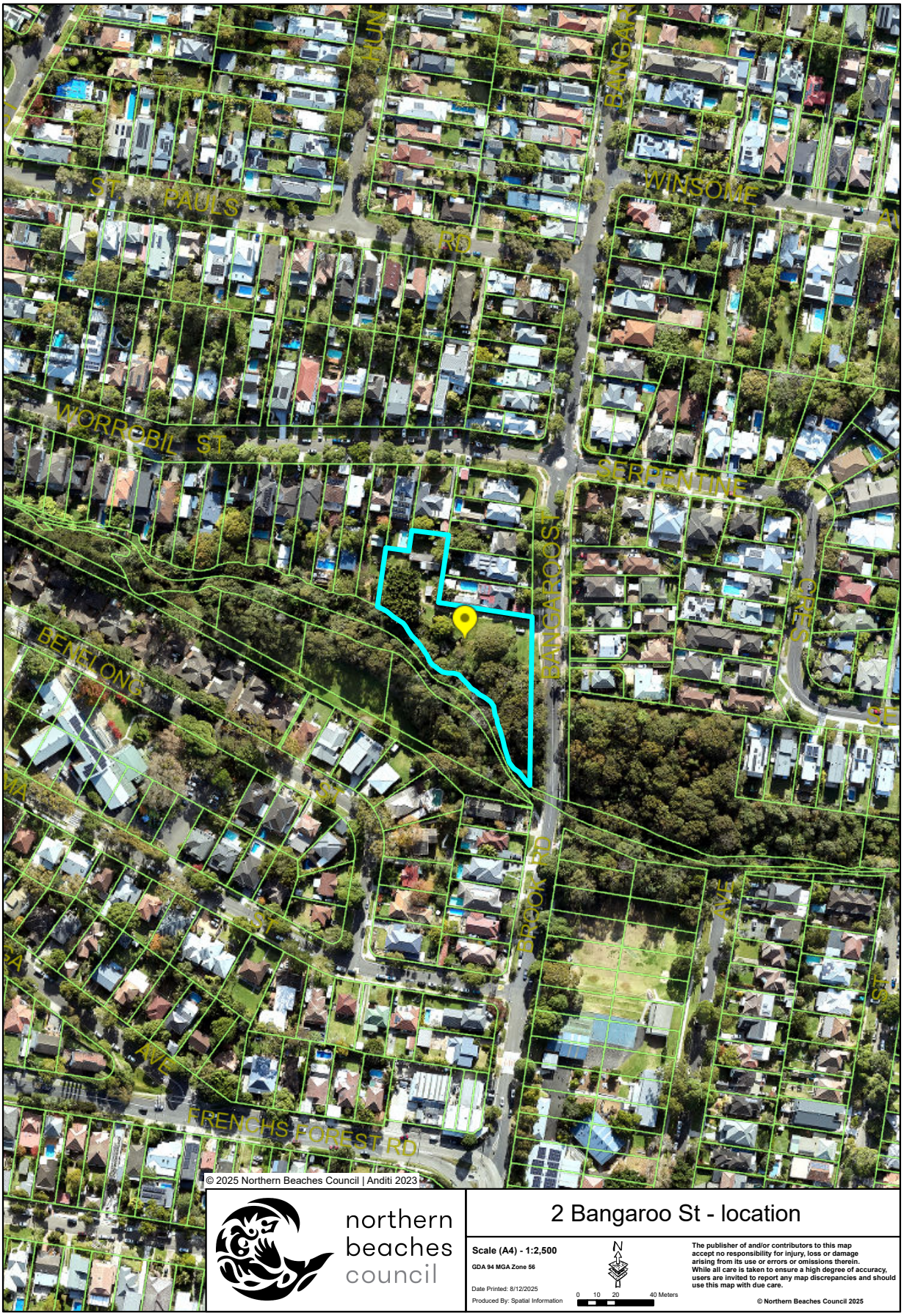
Action 1.1.10: Increase understanding of the night-time economy and the role of arts and creativity to grow place vibrancy

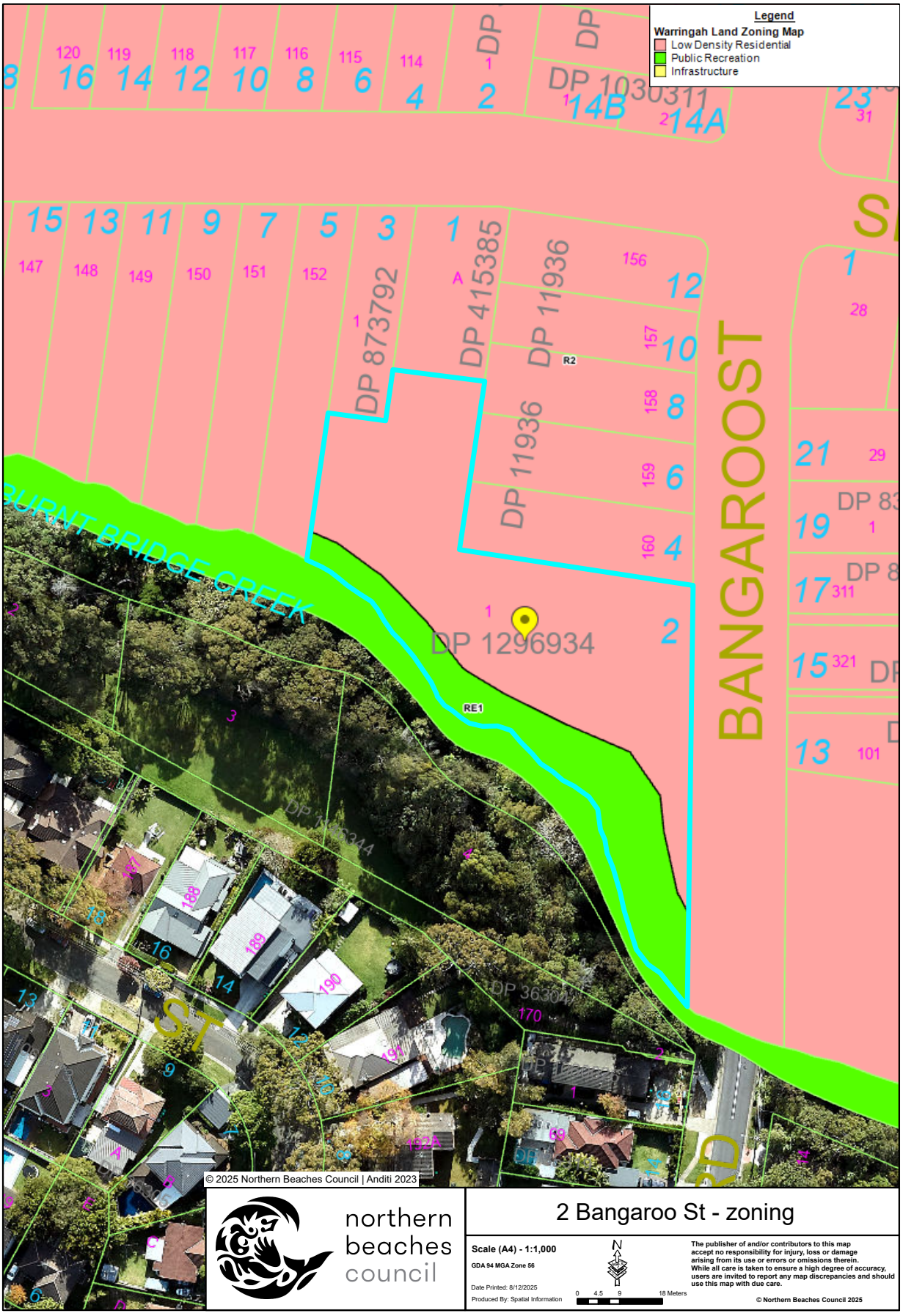
Action 1.1.12: Review land-use planning processes, policies, and development controls to encourage markets, live music and other cultural activities in our public spaces

Action 1.2.8: Support the concept of new performing arts venues in the local area

Action 1.2.10: Foster a diverse live music culture on the Northern Beaches, including small- and large-scale events, through a review of planning controls

Action 2.1.11: Review land use planning processes and controls to support a healthy creative sector

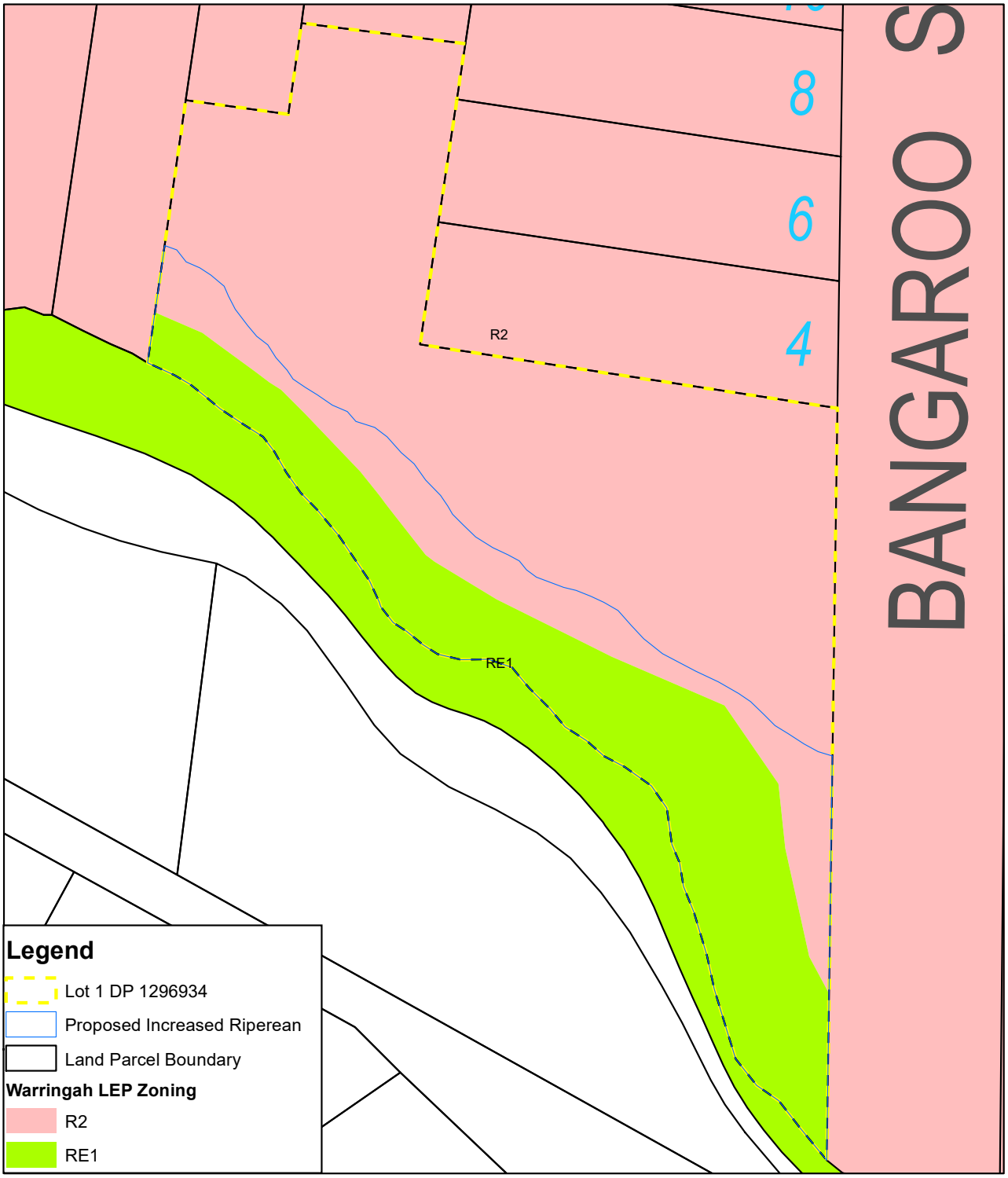

ST. PAULS
RD
WINSOME
WORROBIL ST
SERPENTINE
BANGAROO ST
BENELONG
ST
BROOK RD
AVE
FRENCHS FOREST RD
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northern beaches council
2 Bangaroo St - location
Scale (A4) - 1:2,500
GDA 94 MGA Zone 56
Date Printed: 8/12/2025
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Legend
Warringah Land Zoning Map
Low Density Residential
Public Recreation
Infrastructure
BANGAROOST
BURNT BRIDGE CREEK
DP 1296934
DP 873792
DP 415385
DP 11936
DP 1030311
R2
RE1
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2 Bangaroo St - zoning
Scale (A4) - 1:1,000
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Location Plan

Bangaroo Street Reserve
2 Bangaroo Street, North Balgowlah NSW 2093



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Scale (A4) - 1:600
GDA 94 MGA Zone 56

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Public Notice Summary Report

Project name	Proposed classification of public land - 27 Elizabeth Street, Avalon Beach
Public notice period	17 February 2026 to 17 March 2026
Details of Public Notice	Northern Beaches Council resolved on **20 May 2025** to acquire the subject land for **public open space purposes** and, following the transfer, to publicly notify the proposal to classify the land as Community Land under the *Local Government Act 1993*. In accordance with Section 34 of the *Local Government Act 1993*, Council hereby gives public notice of its intention to resolve to classify the following land as Community Land. **Address**: 27 Elizabeth Street, Avalon Beach NSW **Legal Description**: Lot 9 DP 773307 **Submissions** Submissions to Council regarding the proposed land classification may be made within 28 days of the date of this notice by: • Completing the submission form on Council's website • Emailing council@northernbeaches.nsw.gov.au • Writing to Northern Beaches Council, PO Box 82, MANLY NSW 1655 All submissions received during the public notice period will be considered, and a further report will be presented to Council to determine the proposed classification. **Enquiries** For further information, please contact Council on 1300 434 434.
Total number of submissions	2
Summary of findings	All submissions supported the proposal. The comments were primarily regarding strong support of the gifting of land, desire for conservation as a wildlife corridor, and protection of native flora and fauna as well as the management of the public land.
Notification approach	This public notice was implemented and reported in accordance with Section 34 of the *Local Government Act 1993*. The notice was published on Council's website. Contact details were provided should people have questions.

How we notified	
Council website	Proposed classification of public land - 27 Elizabeth Street, Avalon Beach | Northern Beaches Council

Document administration	
TRIM	2026/164982
Version	1.0
Date	26 March 2026
Approval	Content provided and approved by Property Commercial & Tourist Assets Team
Status	Final
Notes	Community and stakeholder views contained in this report do not necessarily reflect the views of the Northern Beaches Council or indicate a commitment to a particular course of action.

Findings		
Theme	**What we heard**	**Council comment**
Strong support	Appreciation of the donation of land as open public space	Council thanks the landowner for the generous dedication of land for public open space
Conservation of the public land	The importance of conserving the land in perpetuity as an existing wildlife corridor, with its presence of native fauna and flora.	Classification as Community Land will contribute greatly to the connectivity and habitat values of the surrounding wildlife corridor. Council land classified as Community Land cannot be sold or transferred. The land will not be developed and native vegetation will be preserved.
Management of the public land	Desire for the land to be managed as a wildlife corridor or bushland reserve	Council's Bushland and Biodiversity team states that the public land is intended to be managed as a wildlife corridor. Works undertaken at the site would likely be limited to weed control and revegetation if required

APPENDIX 1 Verbatim Community Responses

Email Submission

1	Good day, I note the proposal that 27 Elizabeth Street, Avalon Beach (Lot 9 DP 773307) be donated to the Council, to be designated as Community Land under the Local Government Act 1993. As an immediate neighbour of the property concerned, I would like to state my strong support for this proposal, and appreciation for this gesture by the current landowner. The property is adjacent to an existing wildlife corridor, and is environmentally sensitive, including as habitat for Powerful Owls, Ringtail possums and a diversity of wildlife and flora. The area is noted for its forest of Spotted Eucalyptus (Corymbia maculata), Blackbutt and Ironbark. My view is that the gift should be in perpetuity and that the Council should not be permitted to sell the land at any point in the future. In addition, the Council should actively ensure that the area is maintained as a native wildlife area. Yours faithfully, [redacted]
2	To whom it may concern, We have been recently notified of a public notice in regard to land which runs next door to our property has been gifted to the council. I was disappointed that we needed to be notified by a neighbour through a link in Avalon news and were not formally notified by letter. We appreciate the land owner has gifted the land and hope the council intend to use this land as a protected wildlife corridor. This area of Avalon is home to the beautiful spotted gum forest with a number being on this property. There are a lot of native trees and we would like to be assured these would remain. There is diverse habitat in this property and surrounds, including Tawny Frogmouths, Powerful Owls, Whip Birds, lorikeet's, King Parrots, Eastern Rosella’s, Bush Turkey’s, Bandicoots, possums and Blue Tongue lizards to name a

	few. Disturbing this habitat would lead to a decline in this beautiful fauna. It is a very quiet area safe from lots of cars and is a wonderful area for these animals to thrive and reproduce. In the 4 1/2 years we have lived here. We have not seen the council not do any maintenance of the surrounding public pathways. It would be appreciated the council keep up the upkeep of this area and to make sure the gifted land would be maintained of invasive plants which would harm the native plants. If the plan is to turn the area into a public park, I believe this would be a waste of money. The land is located at the top of a very steep hill, with no public pathways for easy access. There is also very limited parking in the area. Keeping the land as a wildlife corridor is the best option to maintain habitat for these native animals who call it home. If the land is intended for public space, we would request a fence to be erected to maintain our privacy as this land is parallel to our back garden. Our property is located at [redacted] You can contact me by phone on [redacted] Regards [redacted]

Transport for NSW

Northern Beaches Network Review

Shaping transport on the Northern Beaches and Lower North Shore

transport.nsw.gov.au



NSW GOVERNMENT

Acknowledgement of Country

Transport for NSW proudly acknowledges the traditional custodians of the lands and waters of Greater Sydney.

Many of the transport routes we use today, from rail lines to roads and water crossings, follow the traditional songlines, trade routes and ceremonial paths that Aboriginal people have followed for tens of thousands of years.

We recognise and value the extraordinary contributions that Aboriginal people and communities make to life in Greater Sydney.

We pay our respects to Elders past and present.



Aboriginal rock carving art in Ku-ring-gai Chase

Starting with Country

The areas covered by the Northern Beaches Network Review hold rich and enduring Aboriginal heritage, shaped by the Cammeraygal, Gayamaygal and Garigal peoples who have cared for these lands, waterways and coastlines for thousands of years. This Country contains some of Sydney's most significant cultural places, including rock engravings, shell middens, sandstone shelters and ancient pathways that speak to a deep and ongoing connection to land and sea. Today, this heritage continues through the knowledge, stories and custodianship of local Aboriginal communities, whose cultural practices remain central to the identity and spirit of the region. Aboriginal perspectives, voices, and values will be included wherever possible and or appropriate.

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Minister's Foreword



I am pleased to present the Northern Beaches Network Review, which sets out the first step towards a safer, more reliable and better connected transport network for the communities of Sydney's Northern Beaches and Lower North Shore.

The Northern Beaches is a place of unique natural beauty, with strong, diverse communities who rely on a small number of highly constrained routes to access jobs, education, services and the broader city. For too long, people in the area have faced unreliable travel times, limited public transport options, and growing congestion across key corridors such as Military Road, Spit Road, Warringah Road and Mona Vale Road. This review is an important step in changing that.

Transport is fundamental to opportunity. Reliable buses, safer roads, and better walking and cycling links all play a vital role in supporting people to get to school, work, healthcare and everyday services. For young people, older residents, people with disabilities, shift workers and those without a car, public and active transport are essential.

The NSW Government is focused on getting back to basics and improving the services people rely on each day. For the Northern Beaches, that means delivering a public transport network that is more dependable and easier to use, upgrading critical intersections, targeting known safety hot spots, and improving connections to Metro, rail and major employment centres. It also means strengthening access to housing, jobs, local centres and the wider motorway network through targeted, practical and cost effective improvements.

Community feedback has been central to this work. We have listened to the many people who have told us about long bus trips, unreliable services, congestion pinch points, safety concerns, and the need for more travel choice. Their lived experience has shaped the findings in this Review, and it will continue to shape the actions we take next.

As we plan for the future of the Northern Beaches, we are committed to ensuring that improvements deliver real benefits for local communities - safer roads, faster and more reliable public transport, healthier and more accessible streets, and a transport system that reflects the needs and aspirations of the people it serves.

I look forward to continuing to work with the community, councils and stakeholders as we refine the opportunities identified in this Review and build a more connected, resilient and sustainable future for the Northern Beaches.

The Hon. Jenny Aitchison, MP

Executive summary

The Northern Beaches Network Review examines how the transport network serving the Northern Beaches and Lower North Shore is performing and where improvements could be made. This Review presents early analysis and options by Transport for NSW (Transport) to help inform discussion and seek feedback.

The area relies on a limited number of key road corridors to connect people to jobs, education, health services and the wider Sydney transport network. As population and travel demand continue to grow, these corridors are under increasing pressure, resulting in congestion, unreliable travel times and safety challenges, particularly during peak periods.

The Review focuses on the main roads and public transport routes that connect the Northern Beaches to major centres such as North Sydney, Chatswood, Macquarie Park and the Sydney CBD. Corridors including Military Road, Spit Road, Warringah Road, Mona Vale Road and the Pacific Highway carry high volumes of traffic and buses each day. With very limited opportunities to build new roads, improving the performance of the existing network is essential.

The Review identified several key challenges affecting the network. Congestion leads to long and unpredictable journeys for motorists, bus passengers and freight operators. Incidents and disruptions can quickly impact a wide area, reducing network resilience. Public transport services are often delayed and do not consistently provide a clear travel time advantage over driving. In addition, some busy roads divide local centres, creating barriers to walking and cycling and reducing local amenity.

At the same time, substantial investment is already being made to improve transport outcomes across the Northern Beaches. Major road upgrades, targeted safety programs, resurfacing works and network efficiency improvements are underway to improve reliability and resilience. Public transport initiatives include new and upgraded buses, bus priority infrastructure, service adjustments linked to Sydney Metro, and trials of technology to help buses move more efficiently through traffic. These initiatives are already delivering benefits and provide a strong foundation for future improvements.

Building on this work, the Review identifies a range of short to medium term opportunities that could further improve safety, reliability and connectivity. These opportunities focus on practical, cost-effective measures such as intersection upgrades, enhanced bus priority, corridor optimisation and improvements to walking and cycling. The emphasis is on making better use of existing infrastructure, rather than constructing new major road links.

The opportunities outlined in the Review are not funded and are presented as options for discussion only and are subject to future government consideration. The Review presents early findings on which to seek community and stakeholder feedback. This will help refine priorities, inform trade-offs and guide decisions on next steps, ensuring future investment reflects the needs of people who live, work and travel in the Northern Beaches.

The Northern Beaches Network Review

Strategic context

Transport for NSW (Transport) is here to make moving around NSW safe, easy and accessible for all. We're focused on better understanding how we can deliver a safe, reliable, integrated and equitable transport network for NSW. In response to independent reviews and NSW Government direction and priorities, Transport has prepared the **Connecting NSW Strategy** which responds to the critical challenges facing NSW. Across the state, we're getting back to basics and reconsidering where and how we prioritise investment to support the greatest benefits for our customers, passengers and communities.



Our priorities

Towards zero trauma

Aspire to eliminate trauma across the entire NSW transport network and ensure the safety and peace of mind of communities across NSW.

Restore reliability and build resilience

Enhance transport access and connectivity by minimising disruptions, restoring reliability, ensuring safety and strengthening the resilience of our networks to keep our communities and supply chains moving.

Transition to net zero emissions

Drive a reduction in emissions and accelerate the decarbonisation of NSW's transport sector to transition to a net zero future to combat climate change.

Reduce transport disadvantage

Connect all people in NSW to the jobs and health, education, cultural and recreational services they need to prosper, regardless of where they live and their ability to pay.

Reimagine road space to drive mode shift

Accommodate the travel demands of a growing population, and support sustainability goals without sacrificing quality of life and health outcomes.

Enable whole-of-government outcomes

Work collaboratively with our cross-agency partners to support the Government's key priorities. including the delivery of more housing, energy transition and Closing the Gap.

Background

In 2022 the Beaches Link and Gore Hill Freeway Connection (Beaches Link) was placed on hold. In 2023 a Strategic Infrastructure Review was undertaken, which reassessed infrastructure investment priorities across Government. As a result of that review, the Government made the decision to formally cancel the Beaches Link project.

In response, Transport has prepared a comprehensive network review. The review focuses on our key state road corridors across the Lower North Shore and the Northern Beaches, with the aim of identifying short-term and medium-term opportunities that will allow us to better manage the network and improve public transport performance and reliability. It is not a replacement for the Beaches Link .

About the Review

The Review has assessed and identified a range of short to medium term opportunities which support our vision for the Northern Beaches, deliver the goals of the Connecting NSW Strategy and support the NSW Government's broader plans and priorities.

This document outlines the outcomes of the Northern Beaches Network Review and provides a high level summary of the opportunities identified so far.
Its purpose is to share our current thinking, invite your feedback, and ensure the community has a clear understanding of the work underway. More detailed information is available on our website or scan the QR code on this page.

The opportunities identified in this report are currently unfunded and decisions about next steps will be made once we understand the community's views and priorities. Your feedback is essential in shaping what should be progressed, refined or reconsidered as we work towards a future transport network that better serves the Northern Beaches.

Stakeholder Engagement

Transport received feedback through a series of meetings with local councils and key stakeholders. Key themes raised included ongoing traffic challenges on the Pacific Highway, Spit Road and Warringah Road, and strong support for better bus connections between Dee Why, Chatswood and along Eastern Valley Way as key corridors. Stakeholders also expressed clear community willingness to choose public transport in the Northern Beaches, provided services are more reliable and frequent. There was also strong emphasis that any road network improvements should support and safeguard councils' active transport aspirations, particularly along the Pacific Highway and Mowbray Road.

Vision for the future

Our vision for the Northern Beaches is to:

Provide a safe road network and corridor.

Support growth and connectivity of strategic and local centres by helping to deliver 30-minute cities and 15-minute neighbourhoods

Facilitate efficient movement with a strong focus on reliability and resilience.

Integrate with public and active transport, providing the right type of infrastructure to support public transport interchanges, pedestrians and cyclists, and local movements.

Leverage future transport infrastructure and services to enhance the liveability, safety and connectivity of surrounding local centres and places.

The Northern Beaches Network Review

The Northern Beaches Network Review (the Review) provides an analysis of the key road corridors in Sydney's Lower North Shore and Northern Beaches. The Review will help Transport to better understand the needs and challenges facing these communities, the future transport demands and possible opportunities to address them.

Network challenges and context

The Northern Beaches road network experiences congestion during peak periods which results in poor travel time reliability for road users and public transport services. Access to the Northern Beaches is primarily provided through three key corridors, Mona Vale Road, Warringah Road and Spit Road, with limited opportunities for expansion for these urban corridors. The constrained road network requires an evidence-based approach, with targeted, cost-effective measures that optimise the road network and deliver benefits to the community.

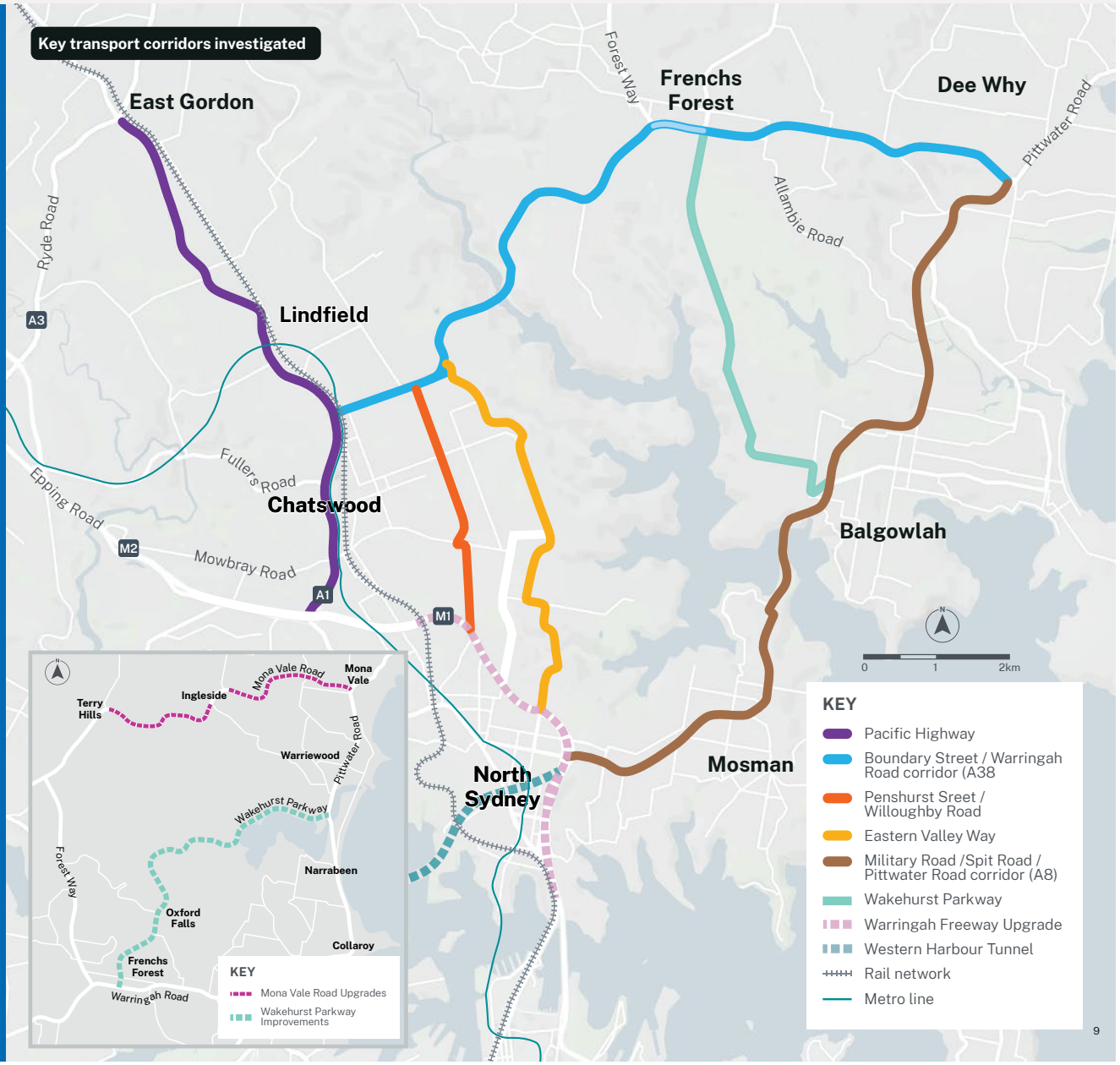
Approach and methodology

The Review completed a traffic and transport assessment to help understand current and future conditions. It also reviewed and considered existing strategic planning and policy frameworks and other studies in the area. Road traffic patterns, adjacent local roads, public transport use, parking and pedestrian and cyclist movements were also considered.

Transport used traffic modelling that considers future population growth, land use changes and other major road and public transport projects. The Review has also taken into consideration feedback from local councils and any community issues previously reported as part of other projects or initiatives.

Alignment with NSW Government priorities

In keeping with NSW Government priorities, the Review focused on opportunities to manage road network performance and reliability of public transport at critical locations, facilitate the efficient movement of people and goods, and improve accessibility for for active transport.



Understanding the study area

Natural features

Rugged coastlines, expansive white sandy beaches and mature bushland characterise the Northern Beaches. This area of remarkable natural beauty includes the leafy beach suburbs of Frenchs Forest, Brookvale, Dee Why and Manly.

The geographic isolation of the Northern Beaches from the rest of Sydney is defined by Middle Harbour, the adjoining Garigal and Ku-ring-gai Chase National Parks, and the steep topography of the coastal escarpment. Access to and from the Northern Beaches is only available via either water (for example, Manly Ferry) or three road points through the adjoining Local Government Areas (LGAs) of Mosman, Ku-ring-gai and Willoughby: Spit Bridge (on Spit Road), Roseville Bridge (on Warringah Road) and Mona Vale Road.

Limited connectivity poses several challenges for performance and reliability of the road network and public transport.

People and communities

The Northern Beaches lies within the North District of the Greater Sydney Region Plan – A Metropolis of Three Cities, with the economy focused on the cluster of strategic centres along the Eastern Economic Corridor, including North Sydney, St Leonards, Chatswood, Macquarie Park and smaller centres further north within the Northern Beaches, including Frenchs Forest and Brookvale/Dee Why.

The Review study area covered an area over 390 km2, including six LGAs within the northern district, and is home to over 875,000 residents (around 19 per cent of Greater Sydney's population). This is forecast to increase by 18 per cent by 2036. A relatively modest growth rate of 10 per cent to 2041 is expected within the Northern Beaches LGA, reflecting a higher proportion of growth planned closer to rail and metro stations.

Housing varies significantly across the study area, ranging from densely populated urban centres to semirural villages, and includes the North Shore's mix of established detached homes, townhouses and growing areas of low and mid rise apartments near transport hubs.

Balancing growth, sustainability and community wellbeing

Accommodate the travel demands of a growing population, and support sustainability goals without sacrificing quality of life and health outcomes.



Moving people and goods

Moving people

People in the Northern Beaches travel daily for work, education, shopping, services and recreation, but their access to major employment hubs to the south is constrained by reliance on a few congested corridors.

Access between the CBD, North Sydney, Willoughby and Chatswood is serviced by the Metro and rail network, providing fast and frequent connections to key employment and education centres along the North Shore.

Access between the Northern Beaches and the larger employment hubs south of the North District, or beyond to Sydney's CBD, is primarily by private vehicle and bus services using the Military Road - Spit Road (A8) and Warringah Road (A38) Eastern Valley Way corridors. These arterial links are highly congested during peak periods, with over 65,000 and 75,000 vehicles using these corridors daily.

Only a small proportion of jobs within Greater Sydney are accessible to Northern Beaches residents within 30 minutes by private vehicle or public transport during the morning peak.

Residents travelling to work by car	Household car trips for social, recreation, education and shopping purposes	Households owning two or more cars (compared to 46% in Greater Sydney)
60%	80%	53%

Moving goods

Freight in this part of Sydney mainly involves local deliveries, trade suppliers and service vehicles rather than large industrial trucking. Between North Sydney and Ku-ring-gai, freight mostly uses the Pacific Highway, which is the key north–south corridor for couriers, trades and light-to-medium trucks. Reliable access along this route is essential for supplying the area's many small businesses and retail centres.

Between North Sydney and the Northern Beaches, freight activity relies on Pittwater Road, Mona Vale Road and connecting arterials. These corridors support daily deliveries to the Northern Beaches' light industrial precincts in Brookvale, Warriewood, Cromer and Frenchs Forest, which house warehouses, workshops and logistics businesses.

Understanding these freight movements is important, because freight vehicles share the same constrained road network as buses and private cars. Ensuring these routes operate smoothly helps maintain reliable deliveries, supports local business activity, and reduces conflicts that can contribute to congestion across the region.

Current situation

Spit Bridge
The only remaining opening bridge on the Sydney road network. Tidal flow arrangement provides extra lanes in the peak periods.

Roseville Bridge
Carries over
75,000 vehicles per day
9,500 bus passengers per day

Mona Vale Road
Carries 56,000 vehicles per day

Eastern Valley Way
Carries 28,000 vehicles per day



Initiatives already underway

Improving the road network

We're already driving progress and delivering a number of initiatives across the Northern Beaches as part of the NSW Government's commitment to improving access and reliability of the Northern Beaches road network.

Wakehurst Parkway Improvements project is upgrading the road between Frenchs Forest Road and Pittwater Road in North Narrabeen. The project will improve safety and reduce congestion and delays for this key link in Sydney's Northern Beaches.

Wakehurst Parkway flood improvement project (delivered by Northern Beaches Council) is a dedicated flood mitigation program along Wakehurst Parkway to reduce how often the road is forced to close during heavy rain.

Mona Vale Road East upgrade includes 3.2 kilometres of Mona Vale Road between Manor Road, Ingleside, and Foley Street, Mona Vale. Improves safety with additional lanes, widened shoulders, and a heavy vehicle emergency run off ramp. The upgrade was open to traffic in March 2024.

Mona Vale Road West upgrade includes 3.4km of Mona Vale Road between McCarrs Creek Road, Terrey Hills and Powderworks Road, Ingleside, from two lanes to four lanes. Improving safety, traffic flow and efficiency.

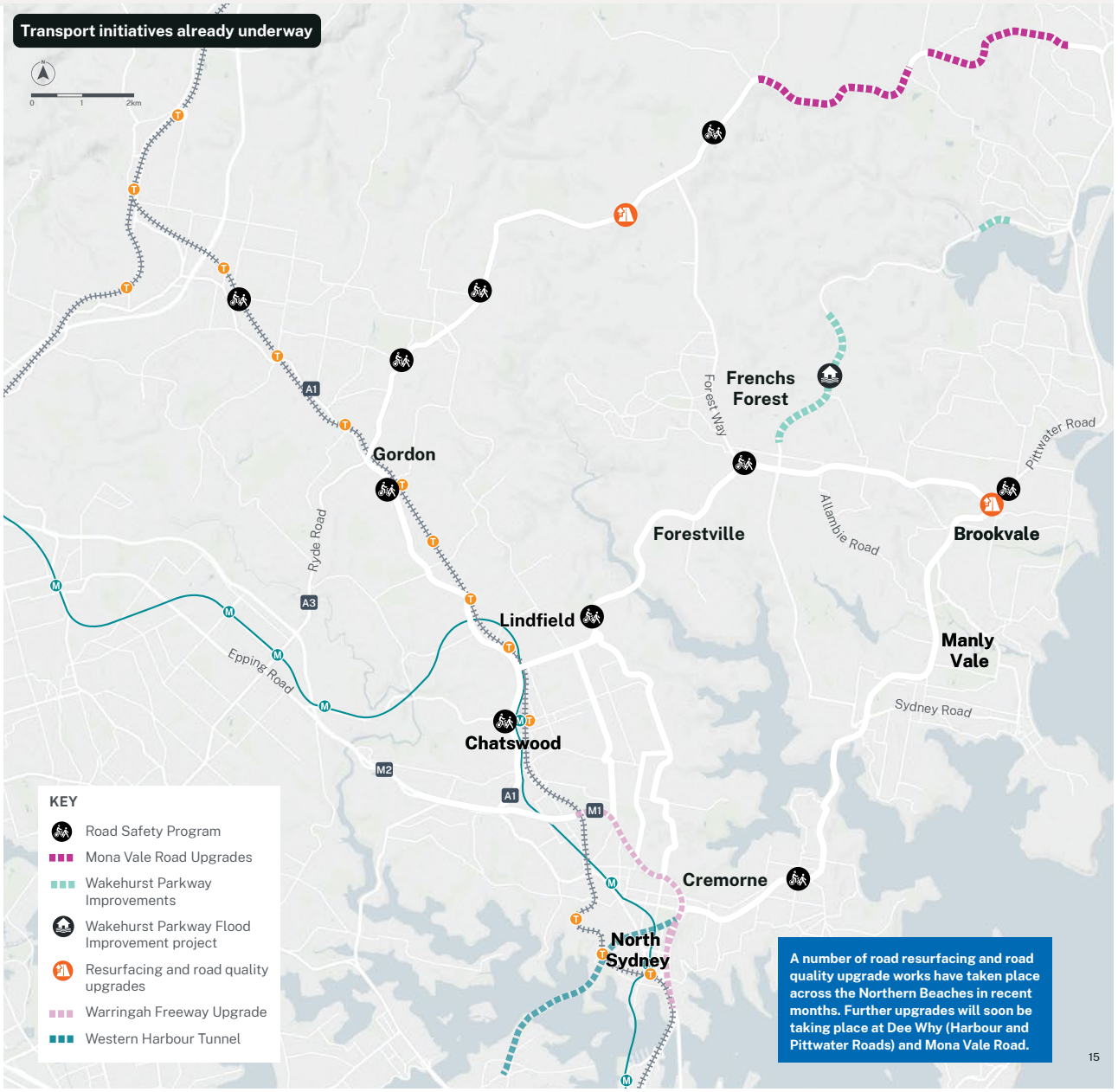
Resurfacing and road quality upgrades across the Northern Beaches
Resurfacing and road quality upgrades are taking place at Dee Why (Harbord and Pittwater Roads) and Mona Vale Road in the coming months. The work is being carried out to keep our key corridors safe, smooth and reliable.

Road Safety Programs The Road Safety Program delivers targeted infrastructure and speed management treatments to create a safer, more resilient road network aimed at reducing fatalities and serious injuries.

Network Efficiency Program The Network Efficiency Program is a rolling program that delivers a range of cost-effective solutions that aim to improve the reliability and efficiency across the Sydney road network. The program aims to enhance traffic flow, road safety, accessibility and connectivity for all road users, including motorists, freight operators, public transport passengers, and active transport users. The program seeks opportunities to maximise the effectiveness of the existing infrastructure network to achieve enhanced customer outcomes.

Bus Priority Infrastructure Program The Bus Priority Infrastructure Program is a rolling program that delivers infrastructure improvements to address the reliability and efficiency of bus services in Sydney. The program delivers a wide range of low-cost infrastructure and operational changes including dedicated bus lanes, traffic signal technology and layover facilities.

Major Projects Integration Transport is preparing a pre-opening Road Network Performance Plan and an Operational Road Network Performance Review for the Western Harbour Tunnel and Waringah Freeway Upgrade. These include updated impact assessments and considers how the project performs once open.



Initiatives already underway

Improving public transport services

Public transport plays a vital role in keeping the Northern Beaches moving. As the area continues to grow and travel patterns shift, we're focusing on providing reliable, frequent and accessible services that meet the needs of local communities.

We're maximising the benefits of Sydney Metro
The opening of the Sydney Metro has influenced how people travel across the wider network. We're monitoring these changes and adjusting connecting bus services to maximise benefits.

We're delivering more bus services 60 new high-capacity buses to improve reliability across key routes.

We're delivering more reliable buses for your everyday journeys and repairing the fleet and getting them back on the road as soon as possible.

We're delivering greener buses Cleaner, quieter, zero emission buses are coming to the Northern Beaches soon.

We're engaging more bus drivers – but we still need more! If you're looking for a new role please contact us!

The Bus Priority Infrastructure project is making small changes but having big benefits Delivering quick, low cost upgrades — like bus lanes, signal priority and better bus facilities — to keep buses moving and improve everyday reliability.

We're trialling new technology to give buses priority at traffic lights, with results guiding future upgrades and coordinated improvements to keep the corridors moving smoothly.

Improving active transport

Active transport is planned as part of the wider Strategic Cycleway Corridors program for Greater Sydney. Opportunities to improve walking and cycling are considered in all road upgrade projects, and we are working closely with councils through the Get NSW Active program to deliver new paths, safer crossings and better local connections.

Work is underway across NSW Government to help promote and enable e-micromobility. Find out more in the **E-micromobility Action Plan 2025.**

Challenges

The Review identified four key challenges which limit our ability to realise our vision for the Northern Beaches.

Most crashes happen on the busiest corridors linking the Northern Beaches and Lower North Shore

In the last five years, there have been 995 reported crashes along the six State Road corridors included in the review. The greatest number of crashes were recorded on Military Road (338 crashes), followed by Pacific Highway (263 crashes) and Warringah Road (237 crashes). Mona Vale Road and Eastern Valley Way have a greater proportion of crashes resulting in serious injury (31 per cent and 29 per cent of crashes along the corridors, respectively). The highest crash rate, of any crash type, per kilometre was found on the Pacific Highway corridor, followed by Military Road.

There is limited capacity along the key corridors connecting the Northern Beaches to the wider Sydney Road network

Access between the Northern Beaches, the CBD and beyond – and to additional public transport options such as rail and metro – is primarily provided by private vehicle and bus services using the Military Road - Spit Road (A8) and Warringah Road (A38) – Eastern Valley Way corridors. Each day, 43 bus routes traverse the Spit Bridge, with 117 buses crossing in the period between 8 and 9am alone. A further 13 bus routes use Military Road, most carrying passengers to and from Mosman, Cremorne and Neutral Bay. This creates a heavy dependency on one primary access route for connection to Sydney's broader transport network.

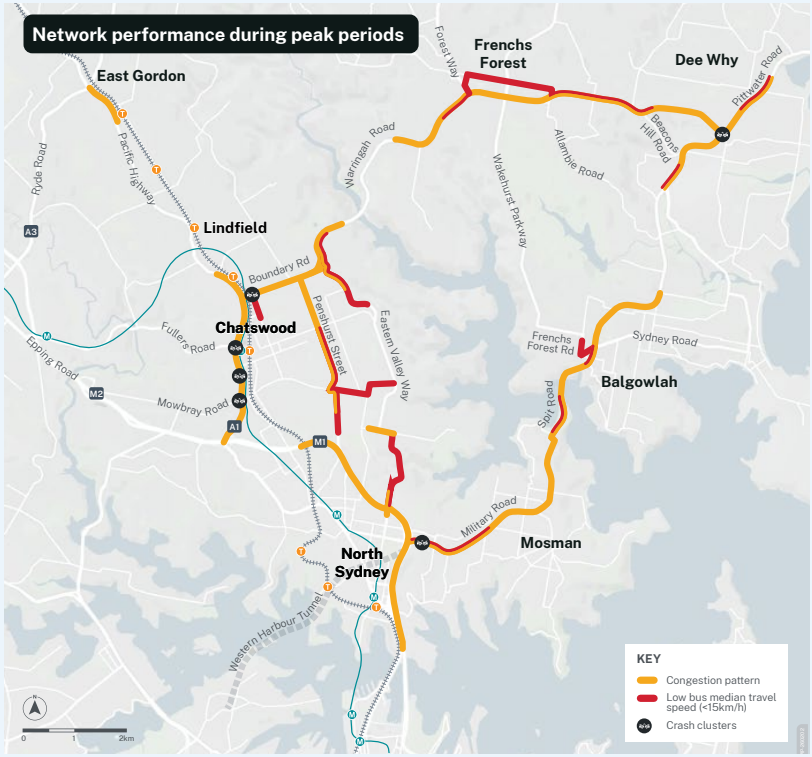
Research indicates individuals within the Northern Beaches find the bus network complex, confusing, unreliable, indirect and infrequent. Driver shortages were considered a significant contributor to lack of reliability. Due to the topography and limited movement corridors, both local and regional trips compete for road space as road users, of all modes, attempt to access the broader motorway network for connection across Sydney.

Public transport is sometimes unreliable and doesn't provide a consistent time advantage when compared to car travel

A key contributor to low bus speeds, particularly along corridors like Military Road - Spit Road (A8) around Cremorne and before / after the Spit Bridge, is the high number of buses that mix with cars and other traffic. This creates competition for limited road space and results in increased congestion and lengthy delays. These delays make it harder for buses to start and finish their trips on time, which then causes flow on problems for services during busy peak periods. Lower bus speeds in the AM and / or PM peaks are also present along the Penshurst Street corridor and at multiple locations for outbound bus services, i.e. away from the CBD on the eastern end of the Warringah Road (A38) corridor approaching Pittwater Road.

Peak period congestion leads to long delays and less reliable journeys for both people and goods

The existing network, under current demand, has congestion issues that significantly impact the reliability and resilience of trips. The key challenge lies in creating more capacity within constrained road corridors. Key locations within the study area that experience congestion in either the AM, PM and / or on a weekend are shown in the map.





Addressing the challenges

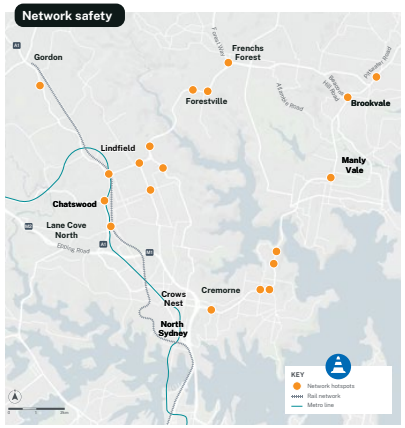
Improve safety of transport corridors to the Northern Beaches - *aiming towards net zero*

Safety is the highest priority for Transport. The 2026 Road Safety Action Plan aims to reduce fatalities by 50 per cent and serious injuries by 30 per cent by 2030, with an aim of zero road trauma by 2050. Transport analysed crash data along the Review corridors and identified crash clusters (groups of 10 or more crashes) at several intersections.

The greatest number of crashes over the period is along Military Road (338 crashes), followed by Pacific Highway (263 crashes) and Warringah Road (237 crashes). Excess speed has contributed to 11 per cent of all crashes in the Northern Beaches. Some of the highest casualties in the Northern Beaches include motorcyclists (16.7 per cent), pedal cyclists (10.6 per cent) and pedestrians (8 per cent). These are all higher or equal compared to NSW and Sydney.

We will prioritise safety in all of our investigations and options assessment

Read more in the Road Safety Action Plan - **2026 Road Safety Action Plan | NSW Government**



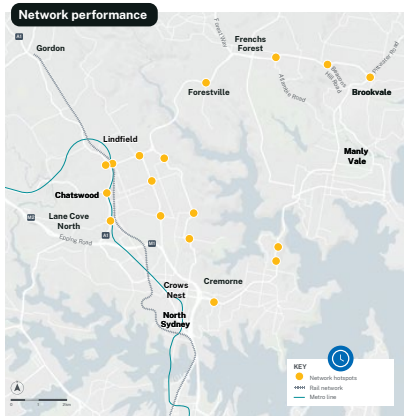
Improve travel time to support the movement of people and goods - *making our roads reliable and resilient when disrupted*

Our road network is under growing pressure. Traffic volumes and freight demand continue to rise, while the cost of maintaining and upgrading roads is increasing, making it harder to keep pace with what the network needs. When incidents or disruptions occur, the effects are felt quickly and across a wide area.

A key part of improving reliability is helping buses move more efficiently. Introducing bus lanes in the counter peak direction, particularly in the morning, would allow buses to reach the start of their routes more quickly. This supports better on time running, more reliable timetables and a more dependable bus network overall. Some parts of the Northern Beaches already benefit from substantial bus priority during the morning peak, while others have very little, resulting in inconsistent performance across the network.

Building a more resilient road network means improving its ability to adapt, prepare for disruptions, keep roads available and safe, and recover quickly when issues do occur. A more resilient system will be better able to handle long term pressures and withstand future shocks.

Our goal is to improve reliability and strengthen road network resilience so communities are better supported during everyday travel as well as during weekends. While we will continue to build and upgrade roads to support access and productivity, we need to re-evaluate how we respond to road congestion. By providing short-term relief, in the absence of attractive alternatives to driving, we often see the congestion return. Rethinking how we use our roads to make public and active transport the first choice is essential.



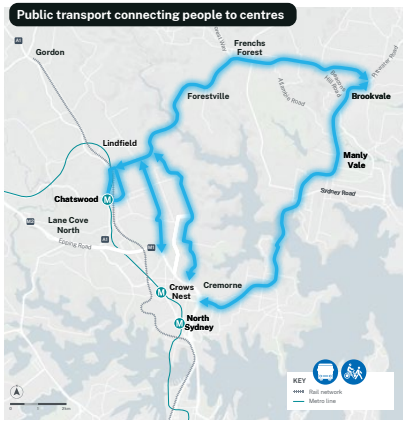
Create attractive, sustainable transport choices - *rethinking how we use our roads to make public and active transport the first choice*

Our roads and streets perform essential functions for transport, commerce, social interaction and public life. When our roads are congested or used inefficiently the impacts are widespread.

Providing more car-free options gives people more choices. Public transport moves far more people in the same road space by replacing dozens of private cars with a single bus, maximising existing infrastructure and delivering greater mobility for the entire community. More people choosing sustainable modes of transport such as active and public transport will reduce traffic congestion, improve air quality and urban amenity, and improve health and wellbeing.

We want walking and cycling to be the preferred mode of transport for short trips

We will continue to support trips that combine different modes by improving the links between walking, cycling and public transport. A key priority is building continuous, connected cycling networks so bike riding becomes a practical and attractive option for everyday travel. This includes working closely with councils to fill the gaps and create a fully connected cycle network across the area.

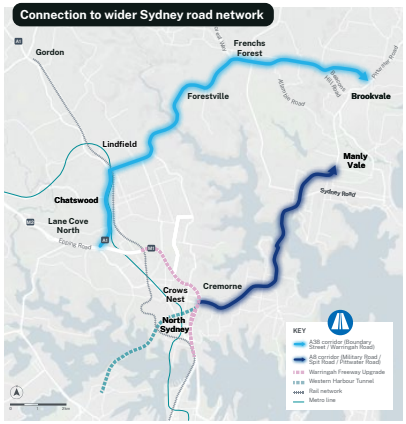


Improve connectivity and travel choices between Northern Beaches and Sydney's motorway network - *reducing disadvantage and restoring reliability*

As Sydney continues to grow, improving access to key motorways and major transport hubs is essential for keeping communities connected. One of the NSW Government's top priorities is supporting new housing, and better transport links play a major role in making new and existing neighbourhoods easier to reach.

A key focus is ensuring that people who need to access the motorway network use the major corridors designed for that purpose, rather than diverting through local streets. Strengthening traffic flow on key approaches to the Gore Hill Freeway and Warringah Freeway, such as the Pacific Highway, Willoughby Road, Eastern Valley Way and Penshurst Street, will help reduce bottlenecks, improve reliability and minimise diversions through residential areas.

These road and public transport improvements will be coordinated with the broader network integration work underway for the Western Harbour Tunnel and Warringah Freeway Upgrade, ensuring all projects work together to deliver smoother journeys and better connected communities.



Opportunities

The opportunities proposed aim to get more value from the network by improving, integrating and fine tuning existing roads, public transport and active transport links. They also seek to align with council priorities and address some of the recurring issues we have heard from the community. We have provided three examples of the opportunities in this document. To view all of the opportunities proposed please see the website.

Improving safety

All of the opportunities we're exploring - as well as the initiatives already underway across Transport for NSW - are focused on improving safety for everyone who uses our roads. This includes work to address known safety hot spots across the network. Read more about our current *Road Safety Program*

Prioritising buses

We're looking at ways to make buses faster and more reliable on busy roads, including improving bus priority on major car dominated corridors like Warringah Road, to give people better access to key centres such as Chatswood, North Sydney and the CBD. A strong focus is on making Metro transfers easier, improving links to Macquarie Park and reducing delays for access to Chatswood Interchange. The bus priority on Military, Spit and Pittwater roads can also be strengthened to support future growth by making public transport a more attractive option.

Improving intersections

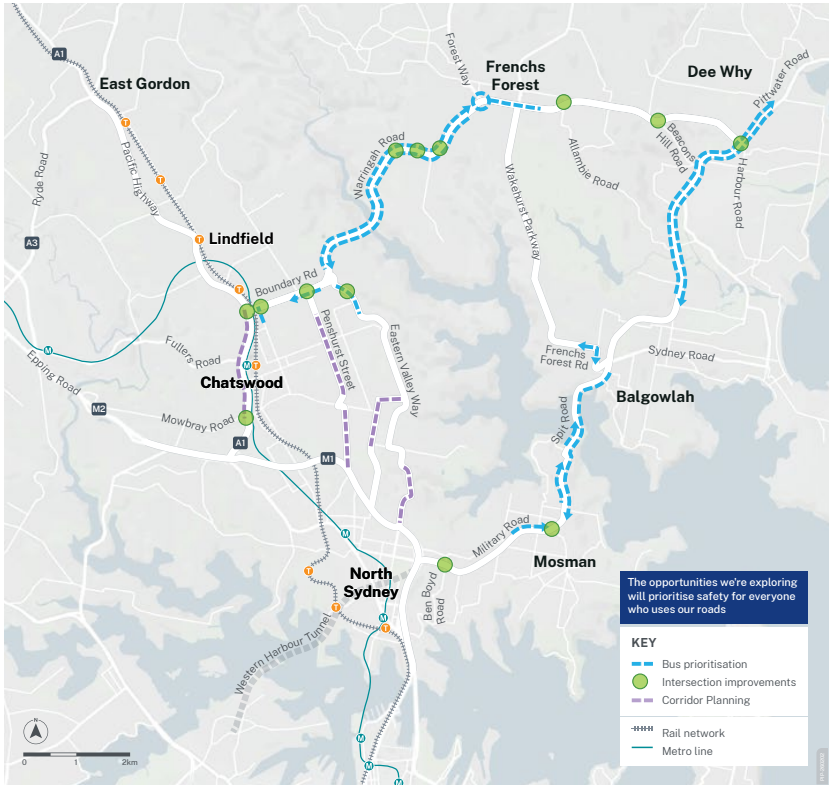
We're exploring ways to improve traffic flow on key roads including the Pacific Highway, Warringah Road and Pittwater Road; reduce pressure on surrounding streets; and make it easier to deliver future public and active transport projects. This work supports new housing areas around Chatswood, Roseville and Frenchs Forest, and looks at improving safety by upgrading intersections and making it easier for people walking and riding to move across busy roads.

Corridor planning

As part of corridor planning, we're looking at how the Pacific Highway can better operate as a key connection to the wider motorway network, while also recognising the importance of supporting housing growth and local places like the Willoughby Road town centre and balancing the needs of through traffic with the needs of the local community. Future planning work will help us better understand what's needed - so we can support new active and public transport connections. We will continue to work closely with councils and other stakeholders to identify these needs.



Overarching opportunities



To view all the opportunities identified please scan the QR code or visit **nswroads.work/haveyoursay-nbnr**

Realising the opportunities

Pacific Highway / Mowbray Road

Challenge
At peak times, the Pacific Highway and Mowbray Road are heavily congested, causing long delays and affecting a key east west local traffic route. Chatswood's growing population is adding more pressure, and intersection delays are making bus services less reliable.

Opportunity – intersection improvements
Upgrading the Mowbray Road and Pacific Highway intersection will help cut peak-time congestion and reduce bus delays, while improving safety, active transport access and traffic flow to major routes like the M2 and Gore Hill Freeway.

Benefits
- Smoother travel on major corridors
- Less traffic on local streets

What does intersection improvements mean?

Improvements are changes made to busy intersections to help traffic move more smoothly and safely. The goal is to reduce delays, improve safety, and make it easier for everyone to move around. These changes are designed to benefit the broader road network, but they may require adjustments to how people travel. Some examples of different intersection improvements and what they may mean are:

- **Road layout improvements** small changes, within the existing intersection footprint, or adjusting turning lanes, that reduce delays for all road users.
- **Changes to turning movements** some right turns or left turns may be restricted or relocated to keep traffic flowing more smoothly or to give buses a clearer run.
- **Road space reallocation** creating space for bus lanes, wider footpaths or safer cycling routes may mean relocating road space along the corridor and may change some travel lanes and parking spaces. This can provide more reliable public transport, safer active travel options, and a more comfortable streetscape for pedestrians.
- **Changes to traffic patterns** when intersections are redesigned, some drivers may need to adjust their routes or travel habits. Better organised traffic patterns reduce bottlenecks, improve peak hour performance, and create a more reliable journey for everyone.
- **Visual changes to the street** new signals, signage, kerb adjustments or lane markings can change the look and feel of an area.
- **Additional capacity (new lanes or turn lanes)** adding lanes or new turning options to reduce queuing and improve performance. This boosts intersection capacity, cuts delays, and supports safer merging and turning.

Warringah Road

Challenge
There is very little bus priority along Warringah Road, even though buses serve the largest catchments and are the only public transport option. The corridor needs better access and faster, more reliable bus travel to give people a real alternative to driving and stronger connections to Metro services.

Opportunity – bus prioritisation
Introducing bus priority lanes would improve reliability and travel times, support more sustainable travel, and strengthen connections to Metro and major employment centres like Chatswood, Macquarie Park and the CBD.

Benefits
- Improved bus travel times
- Improved reliability for key bus routes
- Improved connections to Metro and major employment centres like Chatswood, Macquarie Park and the CBD

Some changes may be needed to deliver these benefits. To tell us what you think about this opportunity and to view the others identified, please visit our website or scan the QR code

Buses on Warringah Road face delays during peak periods, despite being the main public transport option.

What does prioritising buses mean?

There are a number of different ways we can prioritise bus movements along corridors and at intersections to improve journey time. These include:

- **Dedicated bus lanes** lanes reserved for buses during peak periods or all day, allowing them to bypass general traffic.
- **Queue jump lanes** short bus only lanes at intersections that let buses move to the front of the queue and get through the lights first.
- **Traffic signal priority** smart traffic lights that extend a green light or shorten a red light when a bus is approaching, helping it keep to schedule.
- **Transit lanes** encourage people to shift from single driver vehicles to public transport or car pooling, which helps buses move faster than general traffic.
- **More efficient use of road** space adjusting kerbside restrictions during peak periods, so buses have a clear path during busy times.
- **Better stop placement and spacing** moving stops to more efficient locations or reducing unnecessary stops to keep buses moving.
- **Intersection improvements** small changes, localised widening at intersections or adjusting turning lanes, that reduce delays for all road users.





Realising the opportunities

Pacific Highway

Challenge

Chatswood is undergoing significant housing and development growth, with more than 6,000 new homes planned by 2036. The Pacific Highway faces performance and reliability challenges, especially during morning, evening and weekend peak periods, impacting access to Chatswood CBD and the Interchange/Metro for both cars and buses. Tidal flow traffic management changes how traffic lanes operate between Eddy Road and Fullers Road at different times throughout the day, adding to the complexity for drivers on the corridor.

Opportunity - corridor planning

We're exploring ways to improve peak period traffic flow between Mowbray Road and Fullers Road. This planning work responds to housing growth and congestion and councils' vision for the precinct, aiming to deliver safer, more reliable access to Chatswood and key transport connections. These opportunities would support growth and development, and councils' plans for the future.

Benefits

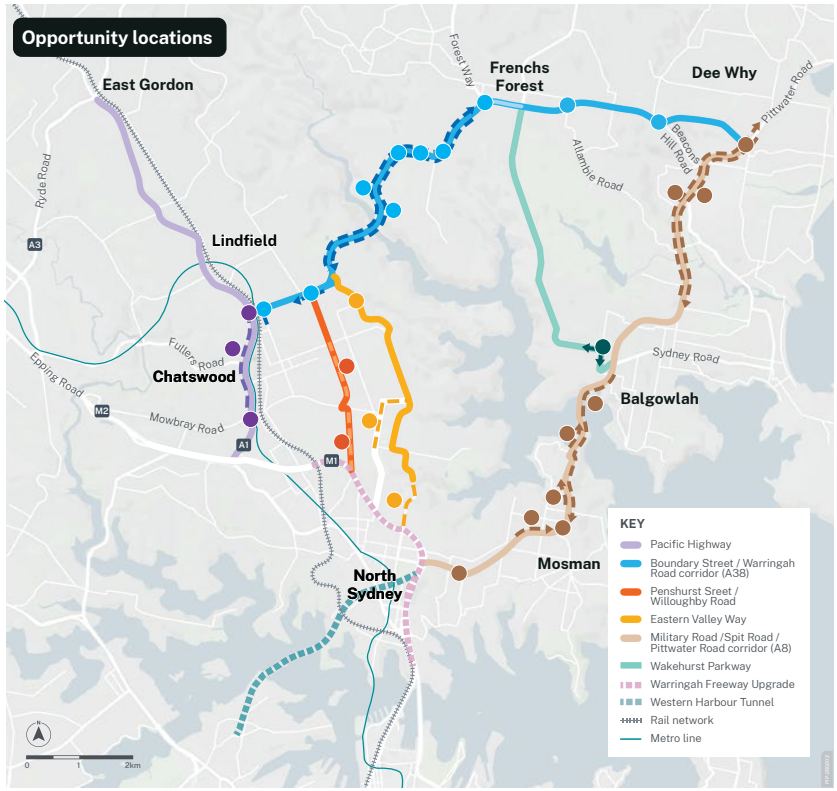
- Smoother travel along the Pacific Highway
- Easier access into and out of Chatswood
- More reliable public transport connections
- Safer and easier access to local shops, services and homes

What do we mean by corridor planning?

Corridor planning is about making the whole transport corridor work better — not by building big new roads, but by improving how the existing road network functions so people can move more easily and reliably.

In practice, this can look like:

- **Improving access to key motorways** Improving traffic flow on the main roads feeding the Gore Hill and Warringah freeways, like the Pacific Highway, Willoughby Road, Eastern Valley Way and Penshurst Street, to reduce bottlenecks and keep people moving.
- **Strengthening connections to public transport hubs** This includes making it easier to reach rail stations and Sydney Metro precincts, where new homes and jobs are growing. Better walking and cycling links help people reach these hubs safely and conveniently.
- **Making buses a more attractive choice** Enhancing bus priority along corridors like Willoughby Road and Eastern Valley Way gives buses a clearer run, making services faster and more reliable so more people choose them over driving.
- **Working with councils to align future planning.** Partnering with local councils to understand their long term planning goals and ensure transport upgrades support and integrate with their vision for housing, jobs and movement across the precinct.
- **Coordinating upgrades with major projects** Ensuring improvements align with the Western Harbour Tunnel and Warringah Freeway Upgrade so the whole road network works together, rather than each project operating in isolation.



Next steps

Have your say

Our goal is to make the transport network work better for everyone, improving efficiency and supporting more people to choose public and active transport. What we focus on next will be shaped by your feedback.

We want to hear about your experience using the transport network: how you travel, when you travel, and whether the challenges and opportunities we've identified reflect what you see day to day.

We've carried out a detailed review of the Lower North Shore and Northern Beaches transport network to understand what's working well and where the biggest challenges and opportunities are. This includes looking closely at key roads, public transport, safety, and how people move around every day.

Now we want to hear from you. Do our findings reflect your experience? Do these challenges and opportunities feel right based on how you travel across the area?

We're also keen to understand what matters most to you, where you think effort should be focused, and how you view the trade offs involved in improving a constrained road network.

Your insights will help refine priorities and shape practical, community focused solutions from the opportunities and initiatives identified.

To have your say and shape the future of Transport on the Northern Beaches and Lower North Shore, view the interactive map on our website

What happens next

Your feedback will be consolidated, analysed and used to help shape the blueprint for the future transport network in the Northern Beaches. An engagement report will be prepared and shared, outlining what we heard and the themes that emerged. Once the analysis is complete, we'll come back to you to show how your feedback has influenced our priorities and informed the next steps.

If you have questions or would like to stay updated on transport planning in your area, get in touch and register for updates.

Email: projects@transport.nsw.gov.au
Phone: 1800 684 490
Subscribe for updates



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Sue Heins
Mayor

5 May 2026

The Hon. Jenny Aitchison MP
Minister for Roads and Regional Transport
GPO Box 5341
Sydney NSW 2001

Office@Aitchison.minister.nsw.gov.au

Our Ref: 2026/172300

Dear Minister

Submission – TfNSW Northern Beaches Network Review

Thank you for the opportunity to provide input into the TfNSW Northern Beaches Network Review.

Council acknowledges the substantial body of work Transport for NSW has undertaken to date as part of this process. Staff have reviewed the supporting documentation and interactive map available on the project webpage, and recognise that the work completed to date addresses a number of concerns consistently raised by the community. These reflect residents' lived experience of commuting to work, travelling within the local area, and accessing key centres across the region.

The following items identify Council's high-level strategic priorities and opportunities for ongoing collaboration with Transport for NSW as part of the review, to support meaningful outcomes for the Northern Beaches community. Further detail and specific recommendations can be progressed through continued engagement.

1. Continued need for the Beaches Link Tunnel

While the Northern Beaches Network Review came about as a result of the NSW Government's cancelling of the Beaches Link Tunnel project in 2023, Council continues to reaffirm its strong support for the delivery of this critical enabling infrastructure project. Subject to the inclusion of public transport, the delivery of the Beaches Link Tunnel represents essential long-overdue infrastructure investment that will significantly improve transport outcomes for the Northern Beaches and surrounding areas.

2. Public Transport Reliability and Bus Priority

A strong and recurring theme is the need to improve public transport on the Northern Beaches, with a focus on bus reliability, travel times and priority, particularly along key radial corridors connecting the Northern Beaches to major employment centres and the Sydney CBD.

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Council consistently supports:

- Expanded dedicated bus lanes, including counter-peak and inter-peak operation
- Intersection upgrades to remove critical bottlenecks
- Infrastructure changes required to support reliable, high-frequency “turn up and go” services

3. Meaningful Investment in Long Term Public Transport Solutions

While the Northern Beaches Network Review does consider ways to improve public transport efficiency on the existing network, it does not provide any long-term solutions that would substantially improve public transport outcomes.

Trying to deliver a meaningfully higher level of usage of public transport on an already constrained network will have limited returns, and as such Council would like to see a commitment to progressing the investigation of a high volume, fast, resilient and reliable mass transit public transport solution, such as a Metro solution, for the Northern Beaches. This solution, based on the outstanding success of current Metro services, could have a step change impact on the performance of the existing transport network.

4. Network Bottlenecks and Corridor Constraints

Council seeks further engagement on multiple critical congestion points that undermine network performance, many of which are located outside the Northern Beaches LGA but have significant impacts on local residents.

Particular emphasis is placed on:

- The Spit Bridge and Military Road as unacceptable choke points
- Signalised intersections with competing demands and insufficient storage capacity
- Capacity constraints caused by restricted corridors

5. Active Transport Gaps

Across all corridors, Council has identified missing or unsafe active transport links that limit walking and cycling as viable travel options. These gaps affect access to:

- High-frequency public transport services
- Beaches and town centres
- Employment precincts such as Frenchs Forest

Addressing these gaps is critical to supporting mode shift and reducing pressure on the road network.

6. Planning for Growth and Economic Productivity

Council emphasises the direct link between transport performance and:

- Planned growth areas, including Frenchs Forest and Brookvale–Dee Why
- Business productivity and labour market access
- The Northern Beaches' ability to contribute to Greater Sydney's economy

7. Long-Term Strategic Actions

Council calls on the NSW Government to commence forward planning on the following major transport initiatives to support continued growth across the Northern Beaches:

- Progress grade-separated intersection upgrades at key locations to remove network restrictions, particularly at the Warringah Road and Pittwater Road intersection
- Investigate direct motorway connections to the Northern Beaches
- Design public transport services that better connect local businesses to the Greater Sydney labour market

Council welcomes the Northern Beaches Network Review as an important step toward addressing longstanding transport challenges across the northern metropolitan region. However, Council notes that a number of transport constraints, demand pressures and emerging issues extend beyond the specific corridors identified in the current review area, particularly into the northern parts of the Northern Beaches LGA.

Additionally, Council is seeking the commitment to fund the outcomes of the Northern Beaches Network Review, including matters that may be further included as a result of further engagement with our and othercouncils in the northern metropolitan regions.

Accordingly, Council seeks the opportunity to engage further with Transport for NSW to collaboratively develop both short- and long-term transport solutions that address the matters raised in this submission across the full extent of the reviewed network and beyond. Council considers this engagement critical to ensuring proposed initiatives are integrated, future-focused and responsive to the evolving needs of the community.

Council is keen to work with Transport for NSW and other councils in the northern metropolitan regions to:

- Explore corridor-wide solutions that address cumulative network impacts rather than isolated constraints
- Identify opportunities to stage improvements across the broader Northern Beaches as land use and demand evolve
- Ensure alignment between State transport planning, regional economic objectives and local growth strategies
- Contribute local knowledge and operational insights to the development of practical and deliverable outcomes

Council believes continued collaboration will support more resilient, efficient and equitable transport outcomes for residents, workers and businesses across the Northern Beaches, the northern metropolitan region and Greater Sydney.

Should you require any further information about the matters raised in this letter, please contact my office on 8495 6459.

Yours faithfully

Sue Heins
Mayor

Council Policy NB-P-XX (provided by Governance)

Community Rental Subsidy

Purpose

Northern Beaches Council (Council) provides access to a range of community assets to support the delivery of social, cultural, recreational and community services that benefit the local community.

This Policy forms part of Council's Property Management Framework and establishes a consistent, equitable and transparent approach to the application of rental subsidies to eligible community groups occupying Council-owned or managed assets.

The Policy enables Council to provide rental subsidies to eligible groups where their activities deliver demonstrable community benefit, while maintaining responsible financial stewardship of public assets.

Policy Principles

The Community Rental Subsidy Policy is guided by the following principles:

- Council will prioritise the efficient and shared use of community assets to maximise community access and benefit.
- Council will balance community support with the need to ensure financial sustainability and appropriate cost recovery across its asset portfolio.
- Access to Council assets and the application of subsidies will be undertaken in a fair, consistent and transparent manner.
- Rental subsidies will be considered and applied where organisations deliver demonstrable social, cultural, recreational or community benefit to the local community.
- Rental subsidy calculations will take into consideration the respective organisation's demonstrated need, having regard to their financial capacity, including their ability to generate revenue and access to alternative funding sources.
- Organisations receiving a subsidy must demonstrate accountability, good governance and ongoing alignment with Council policies and legislative requirements.
- The type and terms of occupancy (including leases and licences) will reflect the nature of use, level of exclusivity and community benefit delivered.
- Community assets will be subject to ongoing review in relation to their use, utilisation, viability, subsidy levels, overall community benefit and alignment with strategic priorities in accordance with this Policy and the Property Management Framework.

Scope and Application

This policy applies to community assets that are leased or licensed to not-for-profit community groups and organisations.

This policy does not apply to:

- Commercial or for-profit organisations.
- Short-term or casual hire of facilities managed through Council's booking systems.
- Assets where the primary use relates to surrounding specialised land (e.g. golf courses, bowling clubs and similar facilities), unless otherwise determined by Council.

This policy will be implemented in accordance with the Community Rental Subsidy Guidelines (as amended).

References and Related Documents

- Community Rental Subsidy Guidelines 2026
- Property Management Framework - April 2022
- Policy Framework NB-P-01
- Code of Conduct
- Local Government Act 1993

Definitions

Community assets – refers to Council-owned or Council-managed buildings, facilities and other assets (excluding sports grounds, parks and open spaces) that are occupied by community-based not-for-profit organisations to deliver recreational, cultural, sporting and community service activities. These assets are located on Council land or on Crown Land for which Council holds long-term management responsibility. Examples include sports amenities buildings, clubhouses, community centres, child centres, and other community buildings.

Eligible community groups – organisations that deliver demonstrable community benefit and meet the criteria for a rental subsidy – N.B. providing a community service and holding not-for-profit status alone does not guarantee access to a rental subsidy.

Lease – a contractual agreement enabling exclusive use over a particular piece of land, asset or part thereof, for a specified term and purpose.

Licence – a contractual agreement enabling non-exclusive use over a particular piece of land, asset or part thereof, for a specified term and purpose. It does not grant exclusive possession, as is the case with a lease, and permits use by other entities / groups.

Subsidy – the calculated rent deduction below market rental which is made in recognition of the community benefit provided by each community group. Rental subsidies are:

- Discretionary and not automatic.
- Assessed on a case-by-case basis.
- Determined having regard to community benefit, financial capacity, and alignment with Council priorities.

Community Strategic Plan

- Community and belonging - Goal 8: Our community feels safe and supported.
- Community and belonging - Goal 9: Our community is inclusive and connected.
- Housing, places and spaces - Goal 12: Our community has access to spaces that enable healthy and active living and allow for a broad range of creative, sporting and recreational opportunities to be enjoyed.
- Good governance and participation - Goal 19: Our Council is transparent and trusted to make decisions that reflect the values of the community.
- Good governance and participation - Goal 20: Our Council is proactive, and efficiently and effectively responds to, and delivers on, the evolving needs of the community.

Responsible officer

- Executive Manager Property, Buildings & Beach Services

Review date

April 2030

Revision history

Policy Number	Date	Detail	TRIM #
NB-P-XX			2025/722812

WARRINGAH COUNCIL

Warringah Council Policy

Policy No. PL 420 SUBSIDY

Community Rental Subsidy Policy

1. Purpose of Policy

To provide Council and the community with a framework for the equitable, efficient and effective utilisation of its community facilities and assets.

2. Principles

Council owns or has equity in a number of community facilities and assets which are leased and/or licensed to a range of community groups and not for profit organisations. These include surf club buildings, child care centres, sporting buildings and community centres.

Council provides rights of use to community facilities and assets in a way that optimises the use of the asset and the benefit to the greater community.

The Community Rental Subsidy Policy is guided by the following principles:

- Encourage optimal use of community facilities and assets to cater for a range of community and recreation groups
- Clearly communicate Council's intentions in relation to management, utilisation and cost recovery of community facilities and assets
- Provide transparency of subsidy which the Council will report on for each asset on an annual basis
- Recognise the social value and benefits of services and activities organised and provided by community based groups and to subsidise these groups based on community based policy. (e.g. where it aligns with Council's strategic goals and objectives).
- Determine the most appropriate occupancy arrangement for each facility or asset
- Fulfill the requirements of State Government and Council policies in relation to provision of facilities and assets on Community land, Crown public recreation reserves and open space and legislation
- Obtain a contribution from user groups for the costs of providing facilities, services and assets
- Recognise the full extent of the Council subsidy each Community group receives

3. Implementation

This policy will be implemented utilising the Operational Management Standard - Community Rental Subsidy (OMS) which details the types of agreements for the use of Community Facilities and Assets. The OMS describes the obligations of all parties and recognises the benefit each group gives to the residents of Warringah through a matrix which will provide for up to 97.5% rental subsidy.

The results of the implementation will be reported annually.

4. Authorisation

This Policy was adopted by Council on 24 June 2014.

It is effective from 24 June 2014.

It is due for review on 24 June 2018.

5. Amendments

Nil

6. Who is responsible for implementing this Policy?

Group Managers, Buildings, Property and Spatial Information; Parks Reserves and Foreshores; Community Services

7. Document owner

Deputy General Manager Community

8. Related Council Policies and OMS

a) Interim Policy on the Management of the Commercial Use of Beaches, Reserves and Buildings/Facilities in Warringah CCS-PL 612

b) Tennis courts under Council control: GOV-PL 882 ,

c) Golf courses under Council's control: GOV-PL 883

d) Community Gardens: PL 770

e) Guaranteeing and or Providing Loans to Community Organisations FIN-PL 730 l)

f) Grants and Sponsorship PL 011 Grants

g) Pricing Policy: PL 720

h) Competitive Neutrality Statements Policy– STR-PL-720

9. Definitions

Community facilities and assets: means Council owned buildings / facilities and assets and their immediate surrounds (excludes sports grounds, parks and other open spaces) which are used by community based not-for-profit groups to provide and / or organise recreational, cultural, sporting and community service activities, whether they be land and / or structures which are permanent, semi-permanent or temporary

They are often, but not always, situated on Council Land and/or public open space or Crown Land for which Council has long term management responsibility.

Examples include community centres, sports facilities, club rooms, surf club buildings, storage sheds and maintenance sheds etc.

Subsidy- a benefit whether tangible or intangible which a group is receiving from Warringah Council in support of the group

WARRINGAH COUNCIL amended 2-6-2014

Operational Management Standard - Community Rental Subsidy

1. Operational Guidelines

Council owns or has equity in a number of Community facilities and assets which are leased and/or licensed to a range of community groups and not for profit organisations. These facilities include surf club buildings, some child care facilities, sporting buildings and community centres.

The following principles apply to the subsidising of the usage of Council's community facilities and assets:

- Community facilities and assets will be accessible by the broader community,
- The management framework will enable equitable opportunities for community based groups to access community facilities and assets
- The process by which a community facility is managed and utilised will be open, accountable and transparent.
- Where a group or organisation has regular use of a community facility through formal means (such as a licence), they should contribute to the facility's management and maintenance costs
- Contributions from users of community facilities and assets should be used to cover the management, maintenance and renewal of community assets, and for the development of activities or services associated with community facilities.
- All users will support Council's non-discriminatory practices and policies.
- All financial arrangements are documented, transparent and in accordance with legislative requirements
- All decisions made in relation to the subsidised use of community facilities and assets must give regard to the principles as detailed in the Grants and Sponsorship Policy PL 011.

2. Exclusions

This OMS excludes areas of Council facilities and assets where there are commercial activities on site. The non-commercial proportion of these facilities and assets can be included within this policy framework and is capable of receiving a rental subsidy.

Commercial or for-profit organisations are not eligible for any rental subsidy.

Public areas of buildings not licenced to the user group will not be included in the calculations for market rental.

This policy and OMS does not apply to any club or organisation whose primary activity is the use of specialised land surrounding their club facilities, i.e golf, bowling and tennis clubs.

3. Management Models

Community facilities and assets will generally be managed in a manner which maximises their availability for current user groups and maintains the facility for future user groups. Wherever

possible, Council will implement a strategy of shared use for any facility and this will be further supported by the development of multi-use facilities.

A range of management models including;

- Licences – groups have use of the facilities/assets on a non-exclusive basis
- Leases – groups have exclusive use of the facilities/assets for the period specified in the lease.

- Direct Council management - Council hires the facilities/assets through Councils booking system; and
- Casual Use – Seasonal; not generally longer than 12 months and the use of the facility can be related to adjacent fields. Generally, leases will only be considered in exceptional cases of public benefit.

4. Agreements

The use of community facilities and assets will be undertaken in consultation with major stakeholders including community representatives and in accordance with the relevant legislation.

Council will, where possible, not enter into agreements which provide for exclusive access to a community facility by a private individual or group to the exclusion of the general public.

Leases will only be considered in exceptional circumstances that could include the following situations:

- the proposed lease has the potential to provide the best value to the community,
- the lease will return a market rental to Council,
- the lessee will significantly upgrade the facility at the lessee's expense where it would otherwise have remained in the same condition and
- it is in keeping with the policies of the State Government, where the land is Crown owned land
- the lease is awarded through a public tendering procurement process.

The availability of exclusive use space in Council owned community buildings are limited. When space becomes available, Council will consider all applications for use or occupation of that space in accordance with Council's standard practice and relevant legislative requirements.

Council has adopted a matrix for assessing the rental subsidy which will form part of the assessment for priority of use of the facility/asset.

5. Renewal of Agreements

Where a current license, lease or other formal agreement exists, it remains in force until its expiry. If the agreement is long term, then groups will be encouraged to participate in the Community Rental Subsidy Policy through the relaxation of the license or lease conditions if it can be determined that the community benefit is greater for a new agreement than the adherence to the current arrangements.

A review of usage and management options for the community facility will be undertaken within the last 24 months of all agreement periods. It will take account of existing usage, public benefit, the potential for the community facility to be used on a multi-user basis, alignment to Council's strategic goals and objectives, and any changing community needs.

The level of rent paid will also be reviewed within the 24 months to expiry. If a review indicates that

a significantly higher rental will be charged it will be introduced over a period of up to two years to limit the impact on the user group.

Council recognises that many groups have a strong historical affiliation with the community facilities and assets which they use, and have contributed in cash and kind to their development. However, past contributions of cash or in kind by user groups to a facility cannot convey permanent or preferential access to that facility. While Council supports the continued occupation of those community facilities and assets by user groups, it will encourage a shared multi-use approach where this does not currently occur.

6. Maintenance, Improvements and Presentation

Responsibilities in relation to maintenance, improvements and presentation will be fully detailed in formal agreements. The following general rules will apply for leases / licences:

- Unless otherwise determined, Council is responsible for the external structural integrity of community facilities and assets.
- User groups are responsible for maintaining the external building appearance in its existing condition and this may include painting etc.
- For facilities that are used by multiple groups, Council will maintain the external building appearance in its existing condition

The responsibilities will be detailed further in the agreement.

Where a group wishes to undertake extensions or improvements to the exterior of a facility (e.g. pergola, sun shade or surrounding land) they:

- Must first obtain Council's owner's consent for the improvements
- Must enter into a written Memorandum of Understanding with Council that unless otherwise agreed, will indicate that are financially capable of completing the improvements and will be responsible for the ongoing maintenance of the improvement.
- Are responsible for the integrity, insurance, maintenance, planning approvals and appearance of those improvements.

In some instances, when a high level of rental subsidy is provided, an organisation or group may take responsibility for the long term maintenance of the facility that is required to ensure its sustainability. This may happen where a facility is:

- used solely by one organisation (such as in the case of surf clubs) and these responsibilities will be documented in the agreement.

Council will work with these groups to develop a long term maintenance program for the facility.

Unless otherwise determined in the agreement, users of the facility will be responsible for the internal maintenance of the facility. Where more than one group is licensed to use a facility, contributions and responsibility for maintenance will be shared on a pro-rata basis.

Facility fit out improvements undertaken by user group/s will remain the property of the groups. At the end of the lease or license term, the user group will be responsible for returning the facility or asset back to a suitable standard acceptable by Council, as detailed in the agreement. Structural modifications, additions and improvements undertaken with the consent of Council will remain the property of Council as owner of the facility. Preparation of Development Applications and all associated reports are the responsibility of the user group.

7. Outgoings

Responsibilities in relation to outgoings will be fully documented in the formal agreements and in general the following process will apply.

A user group will be responsible for all outgoings as they apply to the facility. The outgoings typically include but are not limited to the following:

- Council Rates (if applicable)
- Charges for gas, electricity, and water separately metered and consumed in or on the premises and
- All other charges and impositions by any public utility or authority for the supply of any service separately metered or supplied to the premises.
- Telephone (if applicable)
- Commercial waste, sanitary, sewage trade waste (including grease traps) and cleaning charges
- Any land tax assessed on or levied in respect of the Premises
- Insurance premiums (where applicable)
- Annual Fire Safety Statements
- Council services e.g. supply of bins and waste services, maintenance of gardens within the footprint of the lease / licence

This is not an exclusive list and there may be other outgoings that relate to specific buildings and or uses. The full list of attributable costs will be documented in the agreement.

Where more than one group shares the facility the users will assume proportionate responsibility for the outgoings. If a user does not agree to this, then this group will be responsible for the cost of installing a separate meter for recording or measuring the services or utilities.

8. Council Community Facilities and Assets Available for Hire

Council currently has a number of buildings and meeting rooms for hire and the fees are determined annually as part of Council's Annual Fees and Charges. The fees may provide for discounts for local community and cultural groups and organisations.

In addition there are variations in the fees depending on the actual hall and its condition, the time and day of the week and whether it is a regular or casual letting.

The availability of the buildings and meeting rooms will be promoted on Council's website with details of size, conditions of hire and cost.

Community Services and Parks, Reserves and Foreshores are responsible for the allocation and booking of these facilities. A transparent method of community allocation will be used for this booking process.

9. Setting the Rental Value

For each community facility, Council seeks to recover either all or a proportion of the total operating costs of that facility. For a leased or licensed property Council seeks to recover rent at Market Rent with a Council rental subsidy used where applicable.

A building valuation will be obtained every 3 to 5 years and with the Market Rent being based at 5%

of Council's building replacement value.

The total costs to Council of operating each facility which includes depreciation, maintenance, administration and improvements will be determined. In the case of a new building a sinking fund should also be established as part of long term sustainability planning.

10. Provision of Rental Subsidies

Council seeks to ensure that the total cost to Council for the provision of community facilities and assets is transparent. Council has a fiduciary responsibility to all ratepayers and must therefore clearly identify the extent of all rental subsidies.

Council may assist community users by providing a rental subsidy. The rental subsidies will be for period specified in the formal agreement.

The extent of the rental subsidy will be determined according to Council's objectives and using the established criteria which form part of this OMS.

The level of subsidy will be reviewed on a regular basis and this will be reflected in any agreements. The review does not imply a change in the level of subsidy but for Council and community to be fully informed on the total level of subsidies being applied. All rental subsidies will be reported to the community on an annual basis.

The criteria as set out in Appendix One will be reviewed and revised on a regular basis and will be detailed in Council's website.

11. Calculation of a Rental Subsidy for a Licence or Lease

Step 1: A market rental value will be applied to the property based upon Councils current building value.

Step 2: The level of the rental subsidy will be determined based on the point's criteria table and formula (refer Appendix Two). This will be provided to potential licensees prior to establishing an agreement.

Step 3: Subsidies are then applied to the rental valuation community benefit, community usage and the amount of capital contribution that has been made to the building until the final rent is obtained which will be the subsided rent.

The level of subsidy will vary from between 0% to 97.5% of the Market Rental. The rent payable by a community group must always include the Public Reserve Management Fund (PRMF) Contribution payable by Council to the New South Wales Trade and Investment – Crown Lands Division.

Subsidy points will be allocated at the time of the lease or licence application using the prescribed table. Representatives from Buildings, Property and Spatial Information, Community Services and Parks Reserves and Foreshores will assess and determine and agree on the actual points to be apportioned to the licensee.

12. Term of Agreements

Council will apply a standard term to all community facilities leases and licenses of 5 years including a further 5 year option where the licensee/lessee contributes significant capital to the facility.

13. Dispute Resolution

In the event that the community group is not satisfied with the level of Community Benefit rental

subsidy determined, the process will be reviewed by a panel. This Review Panel will consist of:

- an Independent Chair
- a Councillor; and
- a member selected from the "A Connected Environment Strategic Reference Group".

The Manager Property will outline to the panel how the process was applied and the community lessee/licensee will have the opportunity to submit their reasoning in writing for disputing the community benefit evaluation.

The basic purpose of the Review Panel is to ensure that the procedure is applied fairly and accurately to ensure that the integrity of the system is maintained.

The Review Panel will make the decision on the level of Community Benefit Rental Subsidy which shall be final.

14. Accessibility

Council will seek to ensure that facilities and assets are progressively updated to become physically accessible to all segments of the community, through the Delivery Plan and prioritising of capital works.

15. Links with the Warringah Community Strategic Plan

Community facilities and assets will be managed in a manner which ensures a close nexus with the Warringah Community Strategic Plan and the management of any community facilities and assets must be consistent with the directions and objectives of the relevant legislation for Council's Community Land and Crown Lands.

16. Provision of Information

Council will provide information to the community on the management of its community facilities and assets through its annual report and / or quarterly performance reports.

Community groups and organisations using Council's community facilities and assets will be required to report annually on performance indicators in relation to the facility and the group's activities. User groups may also be asked to provide audited financial statements. Information provision requirements will be detailed in the agreement.

Council will provide guidance and advice on the provision of this information. Council insists on the highest level of probity in the management of its community facilities and assets.

17. Definitions

Community facilities and assets refer to Council owned buildings/facilities and assets and their immediate surrounds (excludes sports grounds, parks and other open spaces) which are used by community based not-for-profit groups to provide and organise recreational, cultural, sporting and community service activities.

They are often, but not always, situated on Council Land and/or public open space or Crown Land for which Council has long term management responsibility.

Examples include community centres, sports facilities and assets and club rooms, and surf club facilities and assets.

Subsidy – difference between what would be the current market rent and deductions made for community benefit, community usage and the amount of capital contribution.

Market Rent - the rental expected from a site. This is set at 5% of Councils current value of the building as valued by independent valuers every 3-5 years.

APPENDIX ONE

Criteria for determining level of community rental subsidy

Step 1:

This model takes the Councils current building value of a site and applies a prescribed % of return Council expects (currently 5%) to it.

Step 2:

Points are then calculated for the group using the table below, from the number of points scored a further discount is applied – this is the community discount from 0 - 97.5%.

Step 3:

This figure is then deducted from the Market Rent which becomes the community benefit rental subsidy.

Step 4:

If the group does not have exclusive use of the facility then a further discount is applied according to the % availability of the facility to the community.

Step 5:

A further discount is applied for an existing or new building dependent on the % of capital contribution the club has made.

This model recognises the clubs contribution to the community, its relevance to Warringah and the clubs / groups capital contribution in past and present.

APPENDIX TWO

a. Points for determining Community Benefit Subsidy

Criteria	Each answer worth 4 points.	Each answer worth 3 points.	Each answer worth 2 points.	Each answer worth 1 point.
Structural Integrity	Assumes full responsibility for long term maintenance (structural integrity) of building	Makes some contribution to long term maintenance (structural integrity) of building	Makes minimal contribution to long term maintenance (structural integrity) of building	Council responsible for long term maintenance (structural integrity) of building
Reactive & Ongoing Maintenance	Takes responsibility for internal & external reactive maintenance as detailed in licence/leas	Takes responsibility for almost all of the internal & external reactive maintenance as detailed in licence/lease agreement	Takes responsibility for some of internal & external reactive maintenance as detailed in licence/lease agreement	Does not take responsibility for their required internal & external reactive maintenance
Extent of Service provided by user group	Broad community (more than 40%) is a beneficiary of service provided by user group	Service is significantly used by number of specific sections of Warringah community	While the user group provides a direct service to only a small number in Warringah community, it forms part of a larger service provision	Service only used by small number of Warringah community
Extent of Accessibility of Facility to community	Facilities and assets are accessible to many in Warringah community (Managed by Council)	Facilities and assets generally accessible to Warringah community (Managed by Council)	Facilities and assets have Limited accessibility to others in Warringah community (any fees charged for use comes to WC)	Facilities and assets not accessible to others in community or limited access with funds (if charged) going to lessee/licensee.
Number / Type of Service Providers	A unique service (only one of kind)	One of a number of providers of a Community service or recreational need	One of a number of providers meeting a less critical community need (in terms of Council identified targets) or meeting an identified recreational need.	Provider meets community or recreational needs only

Criteria	Each answer worth 4 points.	Each answer worth 3 points.	Each answer worth 2 points.	Each answer worth 1 point.
Ability to charge fees & raise income	Limited or no ability to raise revenue	Some ability to raise revenue and charge fees which may be varied to reflect ability of clients to pay	Has ability to charge fees & raise revenue.	Operates on profit basis
Funding provided by external sources.	No access to other funding sources	Limited access to other sources of funding (no more than 5% of total operations)	Access to other sources of funding - State, Federal and/or Local funding which provides between 5-30% of total operations	Access to other sources of funding - State, Federal and/or Local funding which provides more than 30% of operations
Do they provide direct competition to commercial ventures?	Main activity of lessee is not a commercial activity	While main activity of lessee is not a commercial activity, some aspects of the activity are in direct competition	While lessee are in direct competition with commercial providers they provide added or differentiated service to users	Lessee activity is in direct competition with commercial providers
Does their service impact on Council's need to Provide similar services?	Without this service provision Council would be required to provide additional service,	Lack of service would have some impact on Council's provision	Service is not core responsibility of local government but could be provided	Service is not responsibility of local government
Organisational Status and Structure • NOTE: organisations can be affiliated without decrease in points	The organisation is Warringah based; stand alone; and not for profit. It has a voluntary management committee, comprised mainly of local area representatives	The organisation is Warringah based; has a regional focus; is stand alone and not for profit. It has a voluntary management committee, comprised partly of local area representatives	The organisation is a Warringah based service, outlet or project that is part of a larger not for profit organisation. It has a voluntary advisory committee, comprised partly of local area representatives	The organisation is a Warringah based service, outlet or project that is part of a larger not for profit organisation. There is limited, or no local area representation on the advisory committee or similar

Criteria	Each answer worth 4 points.	Each answer worth 3 points.	Each answer worth 2 points.	Each answer worth 1 point.
Capacity to undertake range of administrative and management responsibilities	Dependent on assistance from volunteers for all administrative and management functions.	Paid staff undertake some of the administrative and management functions and volunteers assist with the other tasks	Staff undertake majority of administrative and management functions with additional assistance provided by umbrella organisation.	Umbrella organisation carries out majority of administrative and management functions
Social and community benefit	Service is unique and specific and meets high level of need or Service meets identified social/community needs, with most service users from low socioeconomic background	Service meets identified social/community needs, with service users from range of socio-economic backgrounds	Service meets a broad social/community need	Service is valued by community but it is not focused on meeting an identified social/community need

APPENDIX THREE

CALCULATING THE LEVEL OF SUBSIDY:

a) Community Benefit Subsidy (CBS)

CATEGORY	Category A	Category B	Category C	Category D
Points Range	40 – 33 points	32 -23 points	22 – 13 points	12 points
Range of Subsidy	**90% to 97.5% subsidy**	**50% to 90% subsidy**	**1% to 50% subsidy**	**No subsidy**

b) Community Usage Subsidy (CUS)

A subsidy will be proportioned according to the amount of usage the general public have to the facility with a greater discount if the booking is made through Council's booking system and Council receives the revenue from the booking. Where usage is not managed via Council's booking system, annual returns must be supplied on community use at time of audited accounts sent to Council

c) Capital Contribution Subsidy (CCS)

A discount is applied to the community usage subsidy dependent on the percentage of capital contribution the group may have historically made to the community facility.

For past contributions –

0 - 10 years previous:	x% contribution = 50% of the x% reduction applied
10 - 20 years previous:	x% contribution = 25% of the x% reduction applied
Greater than 20 years previous:	no rental reduction applied

For new contributions –

x% contribution = x% rental reduction to maximum of 80% for 5 years

Rent expressed as a formula.

Community Subsidised Rent = Market Rent x CBS x CUS x CCS

POLICY REVIEW COMMENTS

Community Rental Subsidy Policy

This Policy generally excludes, golf, bowling tennis clubs and is aimed at non for profits that are not those uses just mentioned. The rent is established based on the Building Vale and then discounted back by a score received, and consideration to capital investment. The scoring is established through a process of reviewing questions and scale answers.

- The calculation process is currently problematic. Why?
  - due to some groups leasing more than just a building and lease a yard e.g. kinder gardens.
  - Human error issues with a calculation spreadsheet are possible and have occurred.
  - Calculation spreadsheet template formulas can be changed and there is no version control (individuals using it might assume that nothing has changed to the embedded formulas).
  - Should be made clear whether it includes the undercover awning area as part of the leased area. This is not made clear in the OMS standard which is linked to the policy.
- Scoring questions (Appendix 2 OMS) should be generally reviewed for consistency of scoring.
- This scoring process which includes multiple team members is subjective.
- This policy will require community engagement with our stakeholders like last time.

Leases over Council Owned or Controlled Land

None yet

Golf Courses Under Council Control

Apart from the content needs to be updated, I found the followings are inconsistence with the normal practice of former Pittwater, as follows;

- Section 2 in relation to review of Green Fees – I note at former Pittwater, green fees are reviewed prior to the end of each financial year and receive endorsement from Council Meeting before being included in the following financial year's fees & charges (new fees start apply from 1 July each year). However, former Warringah does it in Sep/October each year and the new fees came out on 1 January each year.
- Also Section 2 of the Policy – Former Pittwater Council has the ability to ask each of the golf clubs to explain the reason if the Concession/discount fees are being reviewed and to ask the club to amend the Concession/discount fees if Council feels the proposed change is unreasonable. However, according to the Policy, it seems former Warringah gives the clubs full capacity to apply the Concession/discount fees at their discretion.
- Section 3 – I think this is not a bad item under Principles. Although former Pittwater Council does not have this covered.
- This Policy does not mention any requirement from golf clubs towards community benefit (which is a big thing for the former Pittwater), i.e. promoting youth programs.
- This Policy does not mention all leasing/licencing proposals to golf clubs are to be reported to Council for Council endorsement.

Lakeside Caravan Park Policy
On review of the SLHP I have the following initial comments:

- Further investigation around the 21 yr lease to Crown is needed
- Will need to check the current number of licenced sites – currently stated as 276
- Under 'Management' the policy states council fixes the site fees and charges – we are currently looking into whether ATPM can set the fees to avoid having to go to Council each year.
- 'Legislation'- needs to be checked and updated
- 'Documentations'- needs to be updated to include permanent resident development and compliance forms (this may also fall under 'Compliance'

For this Policy in particular we need to be clear on what level of detail are we required to go? Should we be including mention of fracnhise agreements ect?

Footpath Trading – Approval to Display Articles on the Footpath
I would recommend that the following condition be deleted ..... best to encourage newsagents to keep their "lottery" tables inside the store to prevent litter issues (eg. when windy forms can be blown around).

(xvii) That the proprietors of news agencies be permitted to place tables on the footpath outside their premises to allow for the completion of forms subject to no financial transactions taking place.

Should we receive an application it can be considered on a case by case basis so no need to be prominent within the policy.

Policy Review (Sport & Recreation Facilities in Manly - Guiding Principles)
I wouldn't say I am an expert in this topic as it crosses over to Planning and Asset Management so it would be prudent to seek input from these areas at some stage.

However, looking at the wording from a layperson's point of view, the policy sounds logical and is fairly generic.

I note that former Warringah & former Pittwater are not listed on your spreadsheet with a similar policy.

If this proceeds, then removal of any references to Manly should occur and a check of any Legal references made ..... all the former Manly policies were rewritten a few years back buy our Legal team so they will have some legal jargon in them.

Outdoor Eating/Dining Schedule 3
I also have a look on the Outdoor Dining policy in other Councils:

Outdoor Dining Policy - Parramatta City Council
https://www.cityofparramatta.nsw.gov.au/sites/council/files/2017-01/Outdoor_Dining_Policy.pdf

Draft Outdoor Dining Policy and Guidelines – City of Sydney
http://sydneyyoursay.com.au/outdoor-dining-policy

For the new policy, I will suggest if we can include the following:

- **Area to which this policy applies** – preferably with diagram (e.g. City of Sydney Guidelines – pg. 5; Parramatta City Council – pg. 4)

- **Diagram on layout criteria** – e.g. Schedule 3 in the former Warringah Activates on Footpaths OMS pg. 24-26

- **Sanitary facility provision** – if the number of seats to the number of toilets provided are acceptable as determined by the BCA. (e.g. City of Sydney Guidelines – pg. 9; Parramatta City Council – pg. 17)

- **Protocol actions for any non-compliance/ breaches of the conditions of approval**.

Or maybe it can just listed in the outdoor dining OMS/guidelines, For example, I found a separate policy on enforcement of outdoor dining area (Parramatta City Council):
https://www.cityofparramatta.nsw.gov.au/sites/council/files/2017-01/Enforcement%20Policy%20Outdoor%20Dining%20Areas.pdf

The current Outdoor Eating Policy for former Manly is very similar to the current Outdoor Dining policy for former Warringah in that it is a pitched at very high level (no low level specific detail regarding minimum clearance distances, operating hours etc).

I know that other Councils do put specifics into their policies however I would strongly urge that we don't go down this route.

If specific requirements go into Policy then any slight anomaly which often occurs would have to be referred to Council.

I think the specific details would be better placed in a robustly designed common set of standards and procedures covering the whole of Northern Beaches.

Tennis Policy
As discussed the former Warringah – Management of Tennis Facilities Policy is in conjunction with the former WC tennis clubs lease agreements. The tennis clubs lease expires in 2025 with an additional 5 year option.
This is also the same for the former Pittwater , with their lease expiring in 2023 (BB to confirm expiry).

The former Pittwater and Warringah tennis clubs (non- profit) operational/management models are very different, so we could either combine them in the same Policy and then review the Policy once all the tennis clubs leases expire (2030) or keep them separate/no change until they all merge into the same agreement/Policy.

*I would recommend keeping the two Polices separate under a new Policy name – example Northern Beaches Tennis Policy and then we have the structure to then update the two Polices into one at a later stage.

Former Pittwater tennis leases area current to 2023 and have been written to reflect the current policy. In some instances the policy has been attached to the lease.

The Clubs (North) have requested a change to their current policy in the minimum limit be raised from a fixed $10,000 max account balance to a max 3 months of each individual Clubs running costs in order to obtain funding through the tennis liaison fund reserve held by Council.

I agree with Kelly's recommendation below with the change to the north policy as requested by Clubs.
Please be aware this change will be subject to the Tennis Lessee Committee wholly agreeing to the change in limit.
The North Clubs will need to be consulted with the new policy coming to effect on their expiration.