

Community and Stakeholder Engagement Report

Public Notice: Reclassification of Council Land - 40 Stuart Street, Manly

Impact level: Four

Report date: February 2021

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1. Summary¹

This report outlines the community and stakeholder engagement conducted between 28 October and 1 December 2020 as part of the Public Notice for the Reclassification of Council Land at 40 Stuart Street, Manly.

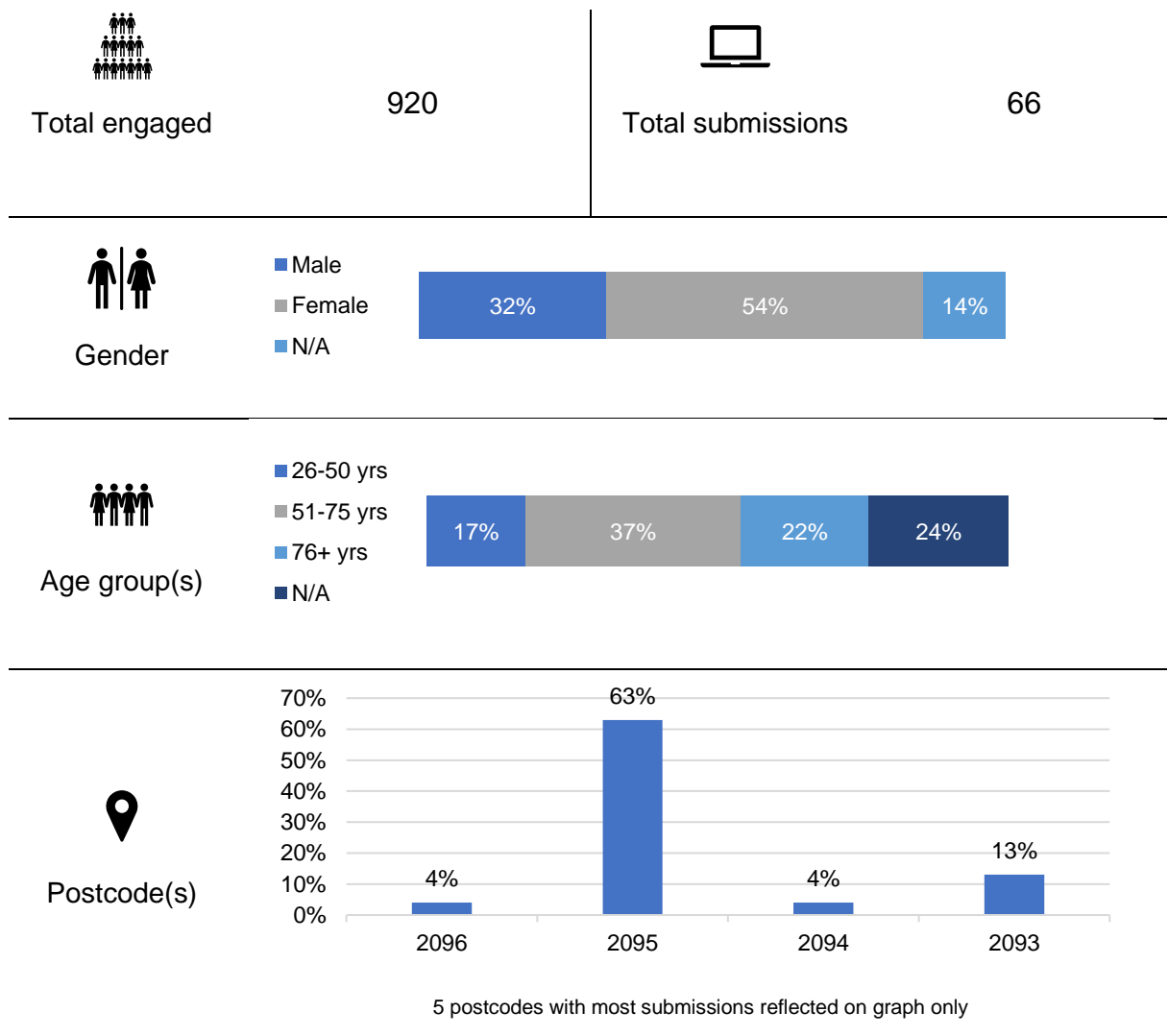
The majority of submissions received were in support of the proposal to reclassify the property known as 40 Stuart Street from Operational to Community land, highlighting the importance of creating and protecting open space in the Northern Beaches.

The main issues raised against the proposal were related to costs and income revenue.

1.1. Engagement date

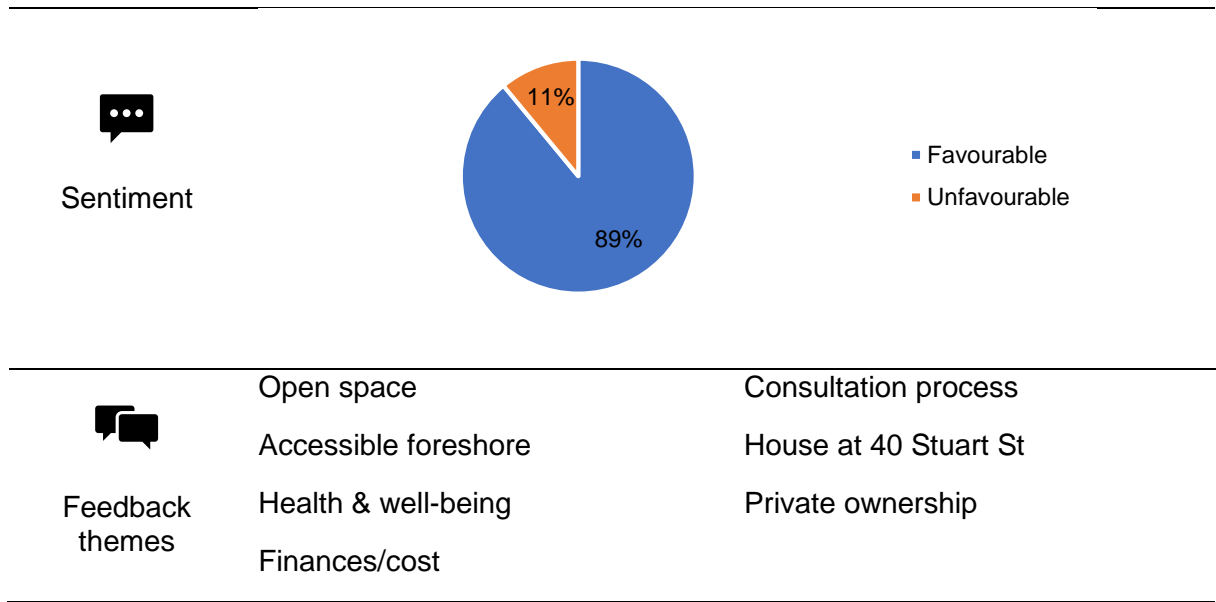
28 October to 1 December 2020

1.2. Who we engaged²






¹ 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.

² No demographic data was captured for respondents who contributed feedback through phone calls or emails.



1.3. How we engaged

 Your Say	Visitors: 615	Visits: 786	Av. time onsite: 1m30sec
 Electronic direct mail - EDM(s)	Community Engagement newsletter: 2		Distribution: 20,000
	Stakeholder emails: 2		Distribution: 150
	Memo to Customer Service Centres		
 Survey and form	Online submission form: 1		Contributions: 56
	Email submissions: 9		
	Letter submission: 1		

2. Background

As part of the adoption of the [Little Manly Reserves Landscape Masterplan](#) on 26 November 2019, Council also resolved to:

- include the demolition of the dwelling at 40 Stuart Street, Manly to increase the park area at Little Manly Reserve as part of the development of the 2022/23 Delivery Plan.
- commence reclassification of 40 Stuart Street Manly (Lot 3 DP 252420) to Community Land and that, in accordance with the Local Government Act 1993, it is publicly advertised and submissions invited for a period of 28 days and Council subsequently proceed with the proposed reclassification subject to no adverse submissions being received.

3. Engagement approach

Reclassification of Council Land - 40 Stuart Street, Manly community engagement was planned, implemented and reported in accordance with the Local Government Act statutory requirements and Council's [Community Engagement Matrix](#) (2017).

Engagement focused on gauging support and understanding community and stakeholder feedback about the proposed reclassification, as part of the Public Notice process.

4. Engagement objectives

- Objective 1: build community and stakeholder awareness of participation activities (inform)
 - We promoted the project via the Manly Community Forum, the Council and Have Your Say website, our Have Your Say engagement newsletter and an email to people who had commented previously on the Little Manly Reserves Landscape Masterplan.
- Objective 2: provide accessible information so community and stakeholders can participate in a meaningful way (inform)
 - We provided some information online via the Your Say project page³, including a plan for the area subject to the proposed reclassification.
- Objective 3: identify community and stakeholder concerns, local knowledge and values (consult)
 - Feedback was collected through an online submission form on the Your Say project page, with email and written comments also accepted. Contact details for the project manager were provided should anyone have a question or want to discuss the project over the phone.

5. Findings⁴

During the public notification process, Council received a total of 66 submissions. The majority of responses were positive with 89 percent of the submissions in support of the proposal to reclassify the property from Operational to Community land. 11 percent (7 submissions) were not in support of the proposal or had questions about it.

People who supported the reclassification did so for a variety of reasons:

- The inclusion of the site to open space is long overdue.
- We need to ensure open space foreshore land is accessible for all.
- Greater open space will support health and well-being.
- In light of Covid-19, we need more public open space than ever before.

People who did not support the reclassification expressed some concerns, including:

- The property was purchased at a great cost and funds could be spent elsewhere or provide other facilities for the local community.
- The house should be retained so that Council can continue to receive rental income which could be used to provide facilities in the local area.

³ <https://yoursay.northernbeaches.nsw.gov.au/reclassification-council-land-40-stuart-street-manly>

⁴ Note: This analysis does not include any 'late' feedback received after the advertised closing date for consultation.

The table below summarises key elements of feedback and Council's response.

Theme	What we heard	Council response
Open space	<p>The proposal was considered long overdue, with the land being consistently zoned for open space since the late 1940s, and residents lobbying the Council over many decades to ensure this vision was fulfilled.</p>	<p>The inclusion of this land as open space will increase the recreational opportunities of local residents.</p> <p>The masterplan proposes a row of trees along the fence-line with the neighbouring property and the installation of two picnic tables and 2 seats along with the planting of 3 shade trees.</p>
Accessible foreshore	<p>The reclassification of 40 Stuart St to Community Land would allow the foreshore to be accessible to more people.</p> <p>This was flagged as important by some because of the increasing population and the popularity of other Manly harbour and ocean beaches with the wider population.</p> <p>Concern that the reclassification would bring more visitors to the Little Manly Beach area and that it would no longer be a peaceful haven for local residents.</p>	<p>The proposal will enable greater public access to foreshore land.</p> <p>While concerns are noted regarding increased patronage of Little Manly Beach as a result of the reclassification, the reclassification itself will not increase patronage.</p> <p>The area is approximately 8 to 10m wide and will only increase available seating minimally with the proposed inclusion of 2 picnic benches and 2 seats.</p> <p>The masterplan proposes improve shade options in the area with the planting of 3 large shade trees and trees along the perimeter fence.</p>
Finances/cost	<p>The price paid for the land was too expensive, citing the money may have been better spent on other council and community services.</p> <p>Council should consider selling the house and land and use the income for other Council services.</p> <p>Rental income made on the house is important and should be used to provide facilities in the local area.</p>	<p>The reclassification itself does not prevent the property from continuing to be leased until such time it is converted to open space.</p> <p>Submissions regarding the retention or sale of this property are noted, however, Council has previously resolved that this land be included in Little Manly Reserve as open space.</p>
Consultation process	<p>Issues about previous Council consultation processes regarding the property, however, there were no</p>	<p>Residents' concerns regarding previous community consultation procedures are</p>

	concerns raised about how the current public consultation process was run.	noted, however, they are not the subject of the current report. No concern was raised regarding the community consultation of the proposed reclassification.
House at 40 Stuart St	Concerns regarding the demolition of a heritage building and rather Council should reuse the house for other purposes.	The property is not listed as a heritage property in the Manly LEP 2013. Council has previously resolved that this land be used as an open space addition to Little Manly Reserve.
Private ownership	Concerns that Council would sell the property, stating that it should not be in private ownership because it has always been intended to be public land.	When the property has been classified as 'Community' land, Council cannot sell this land without first reclassifying it as 'Operational' land which involves community consultation, an independent public hearing, a resolution of Council and an amendment to Council's LEP.

Appendix 1 Verbatim community and stakeholder responses⁵

1	<p>I believe this land should not be reclassified to community land because it is a waste of tax payers money to increase the size of the existing park by 8 metres for the cost of \$10m plus that the property is worth and the demolition costs and landscaping.</p> <p>The resolution to demolish the house and reclassify the land was snuck through the council meeting without consultation from the public. The results of the master plan consultation process did not mention the demolition or the house or reclassification of the land then at a later council meeting a few councillors sprung in a new agenda item to resolve that the house should be demolished and land reclassified. A few councillors apposed this resolution, but it was resolved anyway.</p> <p>The public should have been consulted before these councillors added this agenda item in to the meeting or they should have left the master plan outcome alone, with the house not being demolished or land reclassified. This process seems sneaky and dishonest.</p>
2	<p>As a Northern Beaches resident, I support the reclassification of 40 Stuart Street, Manly, to Community Land because the Harbour should be made accessible to all residents and visitors. The Little Manly Beach area is unique, beautiful and popular, and the space will be received with much gratitude by all that use the area. It should be used by the community and not sold off, or privately held. Recent court cases for neighbouring addresses support that this zone should be Community Land.</p>
3	<p>I would like to make a submission in support of the reclassification of 40 Stuart St to Community Land. I think the land should be made available for the public to use as open space. It is so busy there and more space is needed. An article in the Manly Daily in 2013 says that 40 Stuart St was bought to be made a part of the park. The article describes Council's plan by saying:</p> <p>'The home at No. 40 will be demolished to extend Little Manly Reserve.'</p> <p>Since it was bought to be part of the reserve the community already considers it to be Community Land and it should have been classified as such from when it was bought.</p> <p>In fact its operational classification was assigned in a sneaky and unusual way via a two-part motion, the classification being half of the motion. The other half was about an entirely different matter on North Head. The classification wasn't given proper consideration or due process. The appropriate classification should always have been Community Land.</p> <p>The use of the land as open space has been planned for a long time and will be really appreciated by the many people that love going to little Manly Beach.</p>
4	<p>I'm very much in favour of the Reclassification of 40 Stuart Street Manly! The beach and green open space adjacent to number 40 very much in need of expansion. I would frequent Little Manly often with my young children and felt so fortunate to have a safe, open and lovely area to come too. I now visit with my dog and friends and we love the community feel the area offers. Thank you.</p>

⁵ Personal details have been redacted where possible. Spelling and grammatical errors have been amended only where misinterpretation or offence may be caused.

5	<p>Please include 40 Stuart St, Manly as part of the existing 'Community Land'</p> <ul style="list-style-type: none"> • Number 40 has been part of the long term foreshore plan • I'm an Eastern Hill resident and have noted the significant increase in visitors to Little Manly. We need and increase in space - incorporating Numbers 34 and 36 • Harbourside space is rare and becoming rarer. Let's treasure any remaining space we have and not simply regard Number 40 as a quick source of revenue.
6	<p>Little Manly Beach is a beautiful harbour beach, is very popular and crowded and more space is badly needed. 40 Stuart St has been consistently zoned for public recreational open space use since the late 1940's - Manly Council bought 40 Stuart St to be incorporated into the reserve.</p> <p>The community have waited a long time in anticipation of it becoming part of the reserve - my family and I therefore strongly support of the reclassification of 40 Stuart St to Community Land.</p>
7	<p>I support the reclassification of 40 Stuart St, Manly from Operational to Community for the following reasons:</p> <ul style="list-style-type: none"> • 40 Stuart St was bought by Manly Council for the sole purpose of increasing the size of the Foreshore Park. • There was never any intention by the councillors who put forward and carried the motion to purchase the land, for it to be used for any other purpose. • Since the County of Cumberland Plan in 1948, all the Foreshore land at Little Manly has been zoned as Open Space, with the exception of number 38 Stuart St, which was rezoned to Residential by the last Manly Council, against the wishes of most of the community. • All the Foreshore land at Little Manly • Is needed for parkland; the popularity of Little Manly is booming and space on the grass and the beach is at a premium. • The loss of 38 Stuart St to private ownership, despite a vote by Manly Council to purchase it, was a tragedy for the community, and has not been forgotten. • The immediate reclassification of 40 Stuart St to Community is vital and should proceed without further ado.
8	<p>I support the reclassification of 40 Stuart Street, Manly, to Community Land. As a resident of Manly, I regularly swim at Little Manly Beach, and I have been taking my grandchildren there weekly for the past 10 years (eldest is 11, youngest is 1.5 years). The beach itself is the best one in Manly for younger children of residents as it is a Harbour beach with only small waves and does not get the foot traffic of the beaches at East/West Esplanade. But even my older grandchildren love to visit during school holidays to swim, snorkel and explore the rock pools. It is therefore an invaluable community resource that should be upgraded. The park area is well used and demolishing the house at #40 would create much-needed space for families to congregate on the grass in the shade.</p>
9	<p>I am writing to support the reclassification of 40 Stuart Street, Manly to Community Land. As long-time residents of the Little Manly precinct my family and I cherish our public, foreshore land. 40 Stuart Street was purchased with the intent of increasing the public, open space on the harbour foreshore. Reclassifying the land to community land will be a huge step towards actualizing this goal and providing an amazing community resource that will be cherished for generations.</p>

10	<p>I support the reclassification of 40 Stuart Street, Manly, to Community Land. Reasons include the following:</p> <ul style="list-style-type: none"> • The reclassification to Community Land will protect the future use of the public land as open space. • The foreshore area of Little Manly Beach is well used for recreation by residents and visitors alike. • The foreshore area is an integral part of the scenic amenity of Little Manly Beach and its surrounds. • Foreshore areas surrounding Sydney Harbour should be protected as public open space. • The land will supplement the existing limited area of foreshore land adjoining Little Manly Beach. • The land was identified (and zoned) for public open space since the late 1940's (70 years ago). • The reclassification is required to ensure the land is incorporated into the foreshore reserve for future generations.
11	<p>Seems pointless knocking down a lovely huge house on harbour front that can be rented out for good income for the council. There is more than enough grass space already. Also, it will make little manly beach busier and busier.</p>
12	<p>This is valuable public space currently widely used by the community. It is accessible by public transport and needs the permanent protection offered by reclassification.</p>
13	<p>I support the reclassification of 40 Stuart Street, Manly, to Community Land because it is critically important that the foreshore reserve is retained and accessible to all the people of Sydney, not just a few! Manly Council bought 40 Stuart St to be incorporated into the reserve and it is has consistently zoned for public recreational open space use since the late 1940's. Selling open community space is short-sighted and against the wishes of the majority in the community. No foreshore land currently held to be enjoyed by the community should be sold into private hands.</p>
14	<p>I strongly support the reclassification of 40 Stuart Street, Manly, to Community Land. It is wonderful that Manly Council, and now the Northern Beaches Council, has encouraged the equitable access to the foreshore so that all can enjoy the beauty and recreational opportunities it offers. By extending the public area, we can ensure that the harbour is even more accessible for public access. Thank you for maintaining this reserve and planning for future generations enjoying the wonderful Manly foreshore areas.</p>
15	<p>Yes we are definitely in favour of 40 Stuart St manly to be reclassified as community land The extra area is much needed for the community and the expansion of the park is necessary because of its growing popularity</p>
16	<p>I support the reclassification of Public Land from Operational Land to Community Land at 40 Stuart Street, Manly (Lot 3 DP 252420), as per sections 33 and 34 of the Local Government Act 1993</p>
17	<p>"I would like to support the reclassification of land at 40 Stuart St Manly.</p> <p>I am a Manly resident and often use the beach particularly with young children. It is a very popular spot for families and local residents and can often be very crowded in busy beach time.</p>

	Gaining access to more public space would be of great benefit to future generations as the population grows and the opportunity will be lost if not acted on now."
18	<p>Hi, as a Little Manly resident and current President of the Northern Beached Dragon Boat Club. The Northern Beaches Dragon Boat Club support the Proposed reclassification of Public Land from Operational Land to Community Land at 40 Stuart Street, Manly (Lot 3 DP 252420), as per sections 33 and 34 of the Local Government Act 1993.</p> <p>We would also like again reiterate our request that the NBDDBC be given access to part of Little Manly reserves to store one of our boats. We are a local community sports club that has a minimum environmental impact, our club ranges from twenty-year old's to members in their seventies. It's also gives a connection point for new residents to Manly from Australia and from overseas. It allows all our members access to our beautiful harbour to help stay active, fit and healthy with a low impact outdoor sport.</p>
19	<p>I support the adoption and implementation of the Council Motion to</p> <ol style="list-style-type: none"> 1). include the demolition of the dwelling at 40 Stuart Street, Manly to increase the park area at Little Manly Reserve as part of the development of the 2022/23 Delivery Plan. 2). commence reclassification of 40 Stuart Street Manly (Lot 3 DP 252420) to Community Land and that, in accordance with the Local Government Act 1993.
20	Congratulations, costly but worthwhile
21	Please rezone this land as Community land so that there is more beach space available for Manly's growing population. This is a very popular family beach and more grassed area and open space will be a great asset.
22	<p>The population of Manly has been growing. Visitors to Manly mostly visit the parkland adjoining West Esplanade, East Esplanade and the ocean beach, and these get very crowded on weekends. Accordingly, Little Manly has become a haven for the residents of Manly, but the beach and adjoining parkland is quite small, so the land at 40 Stuart Street is important to enabling the enlargement of the existing park to meet the increased demand.</p> <p>Manly council purchased 40 Stuart Street with the expressed intention of demolishing the house and incorporating the land into the beachfront reserve. The reclassification of this land as currently proposed would protect this vision.</p> <p>Private houses should not be allowed on the small amounts of remaining beachfront land, regardless of the temptation to sell the land to augment council's funds. Future generations of Manly residents will judge the current councillors very harshly if they fail to protect this land.</p>
23	I support the rezoning of 40 Stuart Street to community land. When this property was purchased it was intended to be used for open space and this proposed rezoning is consistent with the original intent. In the intervening years politics has interrupted the process of rezoning. After successful court hearing instigated by local residents, numbers 34 and 36 Stuart street are now zoned as community land. Finally, the rezoning can now proceed. Once rezoned options for community use of this land can be agreed.

24	I support the reclassification of land at 40 Stuart Street, Manly from Operational to Community land.
25	<p>I think that it is excellent that this lot is finally going to be made into the public park as envisaged over the years. This lot was designated public open space many years ago and with the increasing density of housing in the area the requirement for open space such as this beach reserve, has never been more necessary.</p> <p>Please ensure that the revised walkway does not result in fewer trees as this beach is very well used and shade is at a premium always.</p> <p>When demolishing the property please plant extra, shade trees.</p>
26	<p>We strongly support the reclassification of 40 Stuart St Manly zoned RE1 to community classification. It was bought by Manly Council in 2012 for the public, to be included in the Little Manly Foreshore Park, now called Little Manly Beach Reserves. This is another necessary step in the protection of this land for the public.</p> <p>We also strongly support the immediate demolition of 40 Stuart St so that this land can be incorporated in the landscaping of this park. This land has been designated as public parkland since the County of Cumberland Plan of 1948.</p> <p>The Little Manly Beach Reserves on the Foreshore of Sydney Harbour are much used by the public of all ages for swimming, kayaking and boating. Many picnics, casual get-togethers and celebrations are held on the foreshore.</p> <p>The public adore this park and with the increase in population in the city and our recent and continuing pandemic of Covid 19 people of all ages and at all times of the year have sought solace and relaxation in this park by the harbour. Its easy access by foot, bus or car has made it a top destination.</p> <p>The public has also supported the retention of all the Stuart St properties on Little Manly Beach foreshore to remain public for the last 70 years but particularly in the last 14 years when it has been under assault. Of course, all Sydney Harbour Foreshore should be public space just as our forebears had foreseen in 1948 for Little Manly foreshore.</p>
27	<p>At last! Covid has shown us all the great value of public open space.</p> <p>I encourage council to use this opportunity to reconfigure the public amenities, ramp and kiosk into a less intrusive form.</p> <p>The masterplan was far too timid in proposing structural alterations to the park.</p>
28	I find the whole concept of more public land at Little Manly flawed as the existing structures provide a nice buffer from the road and retain the original feel to an area I have frequented since my childhood. Also, unless the existing public land near the kiosk is maintained properly and regularly (which has NEVER been the case to date) then I see no good reason to destroy an old building and put in more grass to be left untended and unwatered. I think Council need to really look at the existing space and get it right first, perhaps adding a couple of shade trees.
29	<p>"I support the reclassification of 40 Stuart Street, Manly, to Community Land.</p> <p>This continues the positive work the council has done in recent years to ensure the harbour foreshore is accessible to the public and kept as open space.</p>

	I hope the reclassification goes through so that we can ensure that this precious piece of land can be used by the community for the future."
30	My concern would be whether this is a plot to turn quiet, mainly locals-oriented Little Manly into yet another overcrowded beach. East Esplanade and Shelly Beach are now very very crowded at times, and my worry is that the same might be intended for Little Manly.
31	This proposal should be implemented as soon as possible. The inclusion of No 40 Stuart St into the Little Manly Beach has long been part of the vision for the area.
32	" Thank you for being given to comment on Councils proposal to reclassify 40 Stuart Street and to demolish the house located on this plot so that the park area can be enlarged. All Councillors supporting this proposal are to be congratulated for making this long sought-after action, thank you."
33	I wish to register my strong support for the reclassification of 40 Stuart Street, Manly, to Community Land and for the subsequent demolition of the building to facilitate the property's inclusion in the Little Manly foreshore reserve. Sydney Harbour should be accessible to all Sydneysiders but the reality is that much of the Harbour foreshore is either difficult to access or privately held. Little Manly Beach is one of only a handful of sandy, harbour beaches on the Northern Arm of Sydney Harbour and one of even fewer with good public access, including being serviced by the Council bus. The foreshore reserve adds to the usability and public appeal of the beach and incorporating the property into the reserve will further enhance its utility. I believe the amenity of the subject land as public open space, with ready access to Sydney Harbour and availability to all, is a much worthier use of the property than as a private residence that effectively blocks public movement along the foreshore. And my position concurs with that of successive Sydney planners since at least the 1940s! This property has been continuously zoned as public open space and intended for incorporation into the Little Manly foreshore reserve since the gazetting of the County of Cumberland Plan, 1948. A decade ago the property was purchased by Manly Council expressly for this purpose but Council made no further progress. It would be fantastic to see this land finally used as intended by the Cumberland Plan, over 70 years ago!
34	I want 40 Stuart St to be part of the foreshore reserve.
35	I think it is ridiculous to return 40 Stuart Street to parkland. You spent 4 million buying the asset which you could now sell for probably 6 or 7 million dollars just to suck in more tourists at the weekend to have their noisy parties after they have found somewhere to park. Little Manly is a small haven that should be kept for the benefit of the locals and the Council should use the money on something more appropriate.
36	I support the reclassification of No 40 Stuart Street, Manly to COMMUNITY LAND for the following reasons: <ul style="list-style-type: none"> • >Little Manly Beach is one of the most beautiful harbour beaches in Sydney

	<ul style="list-style-type: none"> • >It should be shared with all people • Coming from Europe where much of the foreshore has been privatised, I have always loved Australia's practice of making its beaches accessible to all. • Reclassifying No 40 Stuart street would protect this property from being sold and privately owned. • No 34 and 36 have already been classified Community Land by the Land & Environment Court in a case against Manly Council • If No 40 was to join these it could be a positive step towards the execution of a 70-year old plan to make this iconic beach a park for the people • In the light of Covid-19, more than ever we need open spaces to be enjoyed by everyone.
37	As a resident of Little Manly I am pleased to see that this house will be demolished. I support making this property part of the park/open space and hope that appropriate landscaping and upkeep are in the plan. Fixing up the disability access path is a good idea too.
38	<p>I support the reclassification of 40 Stuart Street, Manly, to Community Land because:</p> <ul style="list-style-type: none"> • In the spirit of the father of Manly, Henry Gilbert Smith, who willed the Manly Scenic Walkway to the people, Sydney Harbour foreshore should be accessible to all Sydneysiders. Thus 40 Stuart St needs to become part of the foreshore reserve together with 34 and 36 Stuart St which are 'Community Land' • Little Manly Beach is a safe, beautiful, popular harbour beach and the 70 year old planned acquisition of the above properties makes sense as the extra open space is needed. • Indeed 40 Stuart St has been consistently zoned for public recreational open space use since the late 1940's. • Manly Council bought 40 Stuart St to be incorporated into the reserve. • It should not be sold off as the community already considers 40 Stuart St, which is Council-owned, to be community land and a wise investment for the future. • 34 and 36 Stuart St were found to be 'Community Land' by The Land and Environment Court when SLMBF won its court case against Manly Council. Similarly, 40 would be 'Community Land'. • The beach has good public access, including the Council Hop Skip Jump bus. • Please do not sell off this land which is such a good asset to the community
39	<p>My two requests for the additional park space:</p> <ol style="list-style-type: none"> 1. shade trees along the northern boundary and 2. could you PLEASE install an exercise area like the wonderful new installation at East Esplanade Park.
40	I have lived in [REDACTED] near Marshall Street so use Little Manly beach regularly to sit/walk/swim on my own and with family. In the nearly 8 years we have lived here, the beach is being "found" by lots more people - maybe because the walking route to North Head goes past and it is serviced by the Hop, Skip and Jump bus. Therefore, the land at 40 Stuart Street, owned by Council, needs to be incorporated into the reserve to provide more space for the reserve and beach users - particularly in these days of COVID19 where we have to practise physical distancing. I fully support 40 Stuart Street being reclassified for community use.

41	<p>Thank you for providing the opportunity for feedback on the Masterplan. Here are my remarks:</p> <p>1-ITEM 1: traffic</p> <p>Thank you for considering traffic improvements at Little Manly beach. Please kindly take into consideration the adjoining intersection: Stuart and Addison where thousands of visitors and locals cross Addison Road walking between the Manly harbour and Little Manly Beach. As a resident I have seen many car accidents and dangerous car/pedestrian events, so I urge you to provide more safety for crossing Addison Road by proposing a speed bump including a zebra crossing zone for pedestrians.</p> <p>2-RECLASSIFICATION OF 40 STUART STREET</p> <p>I support the reclassification of 40 Stuart Street, Manly, to Community Land because the plan to provide community open space on the foreshore goes back 70 years; 40 Stuart St has been consistently zoned for public recreational open space use since the late 1940's. Additionally, our urban densification means more people living in buildings, therefore larger crowds occupy parks and beaches which need to be enlarged as much as possible to accommodate this reality.</p>
42	<p>I support the reclassification of 40 Stuart Street and its demolition immediately for incorporation into the park. We need more open space for the growing Manly population, and this is a good opportunity to enhance the Little Manly beach, which is increasingly popular.</p>
43	<p>I would very much like to see 40 Stuart St become part of the reserve. I visit the area regularly and can see how important it is for everyone's physical and mental health. Harbour foreshore should not be built on privately and the public excluded. This is an excellent opportunity to redress the situation.</p>
44	<p>I would like to confirm my support for the rezoning of 40 Stuart St Manly as "Community Land" to safeguard its use for community recreation purposes.</p> <p>I lived on No [REDACTED] prior to its redevelopment and have previously been active in plans to extend the little manly park to include no's, 34, 36 and 40.</p> <p>This area is highly utilised and a much needed part of Manly's unique harbourside public parkland. Changing its community title will help secure its future for such purposes.</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> • I want 40 Stuart St to be part of the foreshore reserve. • Sydney Harbour should be accessible to all Sydneysiders • Little Manly Beach is a beautiful harbour beach • The area is very popular and crowded and more space is much needed. • It is a beautiful place much-loved by locals and visitors. • The plan to provide community open space on the foreshore goes back 70 years. • The beach has good public access, including the Council Hop Skip Jump bus. • 40 Stuart St has been consistently zoned for public recreational open space use since the late 1940's • It is now zoned Public Recreation (RE1) having previously been zoned Open Space for Acquisition by Council

	<ul style="list-style-type: none"> • Covid has drawn attention to the importance of open space for good mental health and general wellbeing • Manly Council bought 40 Stuart St to be incorporated into the reserve. • The community have waited a long time in anticipation of it becoming part of the reserve • It should be used for the community • It should not be sold off • The community already considers 40 Stuart St, which is Council-owned, to be community land • Harbour foreshore land should not be privately held • 34 and 36 Stuart St were found to be 'Community Land' by The Land and Environment Court when SLMBF won its court case against Manly Council. Similarly, 40 would be 'Community Land'.
45	<p>We, long-time residents within The Little Manly Precinct overwhelming support NBC's plans to rezone 40 Stuart Street to Community Use. In years gone by we have witnessed the absolute disaster of the former Manly Council losing by auction 38 Stuart Street, and the subsequent ghastly over re-development which occurred thereafter.</p> <p>All to the abject detriment of the gazetted Open Plan Zoning from many years ago for the shoreline never to be re-developed and to be kept as Open Space. The only property that should remain on the shoreline is Farrell's Cottage by its intrinsic historical relevance to Little Manly Cove. (We continue to await further plans for a satisfactory outcome/usage for that particular property). However, meantime we thoroughly support the re-zoning of 40 Stuart Street to Community Use - as vital.</p> <p>We would never support any consideration ever by the NBC to put 40 Stuart Street up again for private sale. We look forward so much to the widening all the more of the beautiful harbour aspect of Little Manly Cove. That is how it SHOULD be - as gazetted by the NSW government many years ago.</p>
46	<p>"I strongly support reclassification to make 40 Stuart St Community Land and in that sense part of the foreshore reserve.</p> <p>My main concerns are that this and other key parts of Sydney Harbour should be accessible to all Sydneysiders. Little Manly Beach is a beautiful harbour beach. It is area is very popular and crowded and more space is much needed.</p> <p>It is a beautiful place much-loved by locals and visitors"</p>
47	<p>I support the reclassification of 40 Stuart Street as a step in the long-held aim to join the two parts of Little Manly to make one public park. A mistake was made with the loss of 38 Stuart Street - we don't want that to happen again.</p> <p>Wherever possible, harbour foreshores should be held for the people and protected against the rapacity of developers and the alternative views of council members.</p>
48	<p>As a long-term resident of Manly, I support the reclassification of 40 Stuart Street, Manly, to Community Land because:</p> <p>COVID has proved the value of open spaces where people can exercise or enjoy the open air safely. Little Manly Beach is a unique harbour beach that should be accessible to all Sydneysiders</p>

	<p>As a popular tourist destination Manly is popular and often crowded. Little Manly beach provides a respite for locals and visitors alike.</p> <p>The need for more open space has been recognised for many years, in fact the plan to provide community open space on the foreshore goes back over 70 years. 40 Stuart St has been consistently zoned for public recreational open space use since the late 1940's.</p> <p>34 and 36 Stuart St were found to be 'Community Land' by The Land and Environment Court when SLMBF won its court case against Manly Council.</p> <p>It is my understanding that Manly Council bought 40 Stuart St to be incorporated into the reserve. We have waited a long time for that to happen. I believe this property is a vital resource for the future and should not be sold off but used for the community.</p>
49	<p>It does not make sense that the council has spent so much public money to buy the property on 40 Stuart Street. Only to make it open space. There is enough space at little Manly & surroundings (gas works). It will be so much better to sell the house and use the money for more important issues. This clearance of land has been mainly pushed by landowners that live across the road.</p>
50	<p>I support the re classification of 40 Stuart St to community land</p>
51	<p>Thank you! We have waited a long time for this addition to Little Manly Beach space.</p>
52	<p>Is this not a heritage house that is being demolished? Shouldn't we be preserving our heritage buildings and not demolishing them like so many have been? It could be restored and made into tea rooms?</p>
53	<p>As a resident of Little Manly for over 14 years, I strongly support the reclassification of 40 Stuart Street, Manly, to Community Land.</p> <p>We have raised our family in Manly, and have enjoyed the beautiful public spaces that Manly has to offer.</p> <p>With the year that we've had, it is even more important to make sure we are preserving green spaces for public use. It is important that people can get out of their homes and enjoy the natural surroundings, particularly if we are faced with future lockdowns.</p> <p>Also, it is important for building a strong community and the wellbeing of that community to have open public spaces where we can socialise and collectively enjoy the benefits of the beautiful environment. In particular, it is vital that 40 Stuart St is part of the foreshore reserve for everyone to benefit from. It is a public good and so should be reclassified as such. The Council's vision to provide community open space on the foreshore goes back 70 years.</p> <p>Thank you for your consideration. I am happy to be contacted in relation to my submission.</p>
54	<p>I support 40 Stuart Street becoming community land and part of the Foreshore Park at Little Manly.</p> <p>Regards</p>

55	<p>I support the reclassification of Public Land from Operational Land to Community Land at 40 Stuart Street, Manly (Lot 3 DP 252420), as per sections 33 and 34 of the Local Government Act 1993</p> <p>Please call me if you have any questions on...</p>
56	<p>The land at 40 Stuart Street was purchased by the former Manly Council with the intention that it would be added to the adjoining parkland fronting Little Manly beach. Accordingly, I believe that the current council should honour this intention by reclassifying it to Community Land.</p> <p>This area is very crowded on weekends, and this addition to the current parkland is needed to cope with the increasing number of people wanting to access this recreation area.</p>
57	<p>I support the reclassification of 40 Stuart Street, Manly, to Community Land because:</p> <ul style="list-style-type: none"> • I want 40 Stuart St to be part of the foreshore reserve. • Sydney Harbour should be accessible to all Sydneysiders • Little Manly Beach is a beautiful harbour beach • The area is very popular and crowded and more space is much needed. • It is a beautiful place much-loved by locals and visitors • The plan to provide community open space on the foreshore goes back 70 years. • The beach has good public access, including the Council Hop Skip Jump bus. • 40 Stuart St has been consistently zoned for public recreational open space use since the late 1940's • It is now zoned Public Recreation (RE1) having previously been zoned Open Space for Acquisition by Council • Covid has drawn attention to the importance of open space for good mental health and general wellbeing • Manly Council bought 40 Stuart St to be incorporated into the reserve. • The community have waited a long time in anticipation of it becoming part of the reserve • It should be used for the community • It should not be sold off • The community already considers 40 Stuart St, which is Council-owned, to be community land • Harbour foreshore land should not be privately held • 34 and 36 Stuart St were found to be 'Community Land' by The Land and Environment Court when SLMBF won its court case against Manly Council. Similarly 40 would be 'Community Land'.
58	<p>Little Manly beach is a beautiful and popular beach every day of the year, but even more so on weekends and public holidays. The beach and adjoining parkland</p>

	<p>become very crowded. I urge the Council to respond to this by proceeding with its proposed reclassification of the land at 40 Stuart Street.</p> <p>Over the years the council has expressed its intention of adding 40 Stuart Street to the reserve, so it should now take all the steps necessary to do this.</p>
59	<p>I am a resident of [REDACTED] Manly and therefore close to Little Manly Beach, which I use and enjoy almost daily. I think it is very important that 40 Stuart Street is reclassified as Community Land, because that is what it should be. It should never have been private housing, as this seriously impacts on the space available for what is a very popular beach, especially for families.</p> <p>Please keep it as community land.</p>
60	<p>I support the reclassification of 40 Stuart Street, Manly, to Community Land.</p> <p>Reasons include the following:</p> <ul style="list-style-type: none"> • The reclassification to Community Land will protect the future use of the public land as open space. • The foreshore area of Little Manly Beach is well used for recreation by residents and visitors alike. • The foreshore area is an integral part of the scenic amenity of Little Manly Beach and its surrounds. • Foreshore areas surrounding Sydney Harbour should be protected as public open space. • The land will supplement the existing limited area of foreshore land adjoining Little Manly Beach. • The land was identified (and zoned) for public open space since the late 1940's (70 years ago). • The reclassification is required to ensure the land is incorporated into the foreshore reserve for future generations.
61	<p>I welcome the opportunity to comment on NBC's Proposed reclassification of Public Land from Operational Land to Community Land at 40 Stuart Street, Manly (Lot 3 DP 252420), as per sections 33 and 34 of the Local Government Act 1993</p> <p>I fully support the proposal that 40 Stuart St Manly be reclassified as Community Land and for 40 Stuart St to be demolished and converted into parkland.</p> <p>I commend the NBC Councillors who supported this motion.</p> <p>I have written countless submissions to Manly Council on this matter over several decades citing the many reasons for the foreshore at Little Manly to become community parkland.</p> <p>My reasons have been 1. Historical and personal; 2. Recognition of the community's support for the foreshore at Little Manly to be community land, and 3. Wider implications for the whole community.</p> <p>1. Historical and personal reasons for supporting the proposal"</p>

I have had a long association with Little Manly having moved there as a teenager in 1967 when my parents bought our property which we still own in Stuart Street. My parents' decision to buy a home in what was then considered a backwater was based on Manly Council's assurance, given in writing, that the gas works and the houses on the foreshore would be demolished for parkland.

The removal of the gasworks saw the transformation of the backwater into a popular beach particularly for young families. The increasing popularity of the beach could not have been imagined 50 years ago. However, its popularity now means overcrowding on the minimal amount of almost shadeless green space

My mother loved the area but often commented that she probably would not see the promised parkland along the beachfront in her lifetime. That didn't happen. I now hope that I will see the parkland in my lifetime!

2. Recognition of the community's support for the foreshore at Little Manly to be community land

Given that 34 and 36 Stuart St were found to be 'Community Land' by the Land and Environment Court 40 should now be classified 'Community Land'

Manly Council respected the will of the community by purchasing 40 Stuart St on the understanding that the property would make way for increased parkland along the beach

The financial rationale for leasing the property for many years needs to give way now to the community's wish for the long promised community parkland

3. The value of parkland has wider implications being:

- the health and well-being of the community by enriching physical, psychological, social and spiritual health through play, exercise, relaxation and socialising with other people
- nurturing environmental attitudes and values that encourage a continued conservation ethic
- green areas, such as proposed in the Little Manly plan, can reduce temperatures by 1-4 °C. An important fact for Sydney which has the lowest area of green space per capita in the country as found in a 2017 RMIT study
- the removal of 40 Stuart St mitigates against future potentially serious environmental and economic issues due to coastal erosion – something ignored by the previous Manly Council when reclassifying 38 Stuart St from Open Space to Residential (E4) so opposing the wishes of the majority of the community.

Green open space such as proposed in this plan involves input from many stakeholders, importantly the community. After 70 years, it is high time the community's wishes were realised.

40 Stuart St Manly to be reclassified as Community Land and for the building to be demolished to

I fully support the proposal that 40 Stuart St Manly be reclassified as Community Land.

As part of the adoption of the Little Manly Reserves Landscape Masterplan on 26 November 2019, Council also resolved to:

	<ul style="list-style-type: none"> • include the demolition of the dwelling at 40 Stuart Street, Manly to increase the park area at Little Manly Reserve as part of the development of the 2022/23 Delivery Plan. • commence reclassification of 40 Stuart Street Manly (Lot 3 DP 252420) to Community Land and that, in accordance with the Local Government Act 1993, it is publicly advertised and submissions invited for a period of 28 days and Council subsequently proceed with the proposed reclassification subject to no adverse submissions being received. <p>The resolution also stated that, if the proposed reclassification proceeds, the Community Land classification only be finalised following the update of the Little Manly Coastline Plan of Management to include the subject property and allow for the leasing of the existing dwelling.</p> <p>I commend NBC Councillors 'support</p>
62	<p>I support the reclassification and addition to the Little Manly Beach Park. All harbour frontages should be handed back to the public whenever possible.</p>
63	<p>I am very supportive of 40 Stuart St becoming part of the Little Manly park area and being reserved for the community. Manly is becoming more heavily populated and public recreation areas will become every more valuable.</p>
64	<p>Submission in support of the reclassification of 40 Stuart St Manly to Community Land</p> <p>I am [REDACTED] Save Little Manly Beach Foreshore Inc or SLMBF an association that formed in 2013 out of MOSS, Manly Open Space Supporters, a group that was started 14 years ago. SLMBF has been campaigning to ensure that the long held vision of publicly-owned open space at the Little Manly foreshore is achieved. In 2007 MOSS were unsuccessful in pursuing this vision when Council failed to acquire 38 Stuart St despite two separate resolutions to do so and majority support. Minority private interests won the day and regrettably 38 Stuart St is now the only private property on Little Manly foreshore. In 2013 SLMBF successfully took court action against Manly Council to prevent 34 and 36 Stuart St from being sold off. It was established in this court action that 34 and 36 are both Community Land.</p> <p>Since the Cumberland Plan of 1951 there has been the intention for Little Manly Beach Foreshore to be Open Space. 40 Stuart St was zoned Open Space for Acquisition and was acquired by Council in October 2012 as the next step towards open space. 40 Stuart St is now zoned Public Recreation. Both the act of acquiring 40 and its long term zoning are therefore consistent with the intention of using it as community land and therefore with a classification of 'Community Land'.</p> <p>The Little Manly Coastline Management Plan, the Action Plan (pages 68 and 69), firstly, confirms in LOL1 the intention that 40 (and 38!) should be converted into public access open space and hence confirms the intention to demolish 40, secondly, indicates, in LOL1 that the landscape masterplan should have already been amended to include 40 Stuart St in 2012 when it was acquired and thirdly, in LOL2, confirms the plan to the classify 40 as Community Land. See below:</p> <div data-bbox="316 1854 1439 1993" style="border: 1px solid black; padding: 5px;"> <p>Land Ownership & Logistics</p> <p>Objectives / Performance Targets:</p> <p><input type="checkbox"/> <input type="checkbox"/> Increased public access to and community use of the foreshore of Little Manly.</p> </div>

Recommendations / Strategies	Additional Actions	Priority, Responsibility & Collaboration	Funding	Status
LOL1. Facilitate the acquisition of Nos 38 and 40 Stuart Street for conversion into public access open space as identified in Manly's LEP 1988.	Continue to seek State Government assistance for the acquisition of these regionally significant foreshore lands. Once acquired amend landscape masterplan to include plans for the properties.	Responsibility: MC – P&S Priority: High as funds and properties become available.	MC & State Government.	

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LOL2. Maintain the classification of Nos. 34 and 36 Stuart Street as operational until all or part of the remaining two properties (38 and 40 Stuart Street) earmarked for acquisition, have been acquired. Once these are acquired the lands be converted to Community Land.	Responsibility: MC – P&S Priority: As properties and funds become available.
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The reclassification of 40 Stuart St as Community Land is the next step in the long term vision and in documented plans for the foreshore and it will protect the land from being sold off to private or business interests.

It is clearly in the community's best interest to improve the open space access and amenity at Little Manly Beach foreshore. The area is used by locals as well as visitors from throughout Sydney, NSW, Australia and overseas.

The area is very beautiful and much loved. It provides a range of activities from safe swimming, suitable for young children and older people, to picnicking to accessing the harbour for boating, kayaking, wind surfing, stand up paddle boarding and scuba diving.

The foreshore is very popular and hence very busy and the extra community land is much needed.

I therefore strongly support the reclassification of 40 Stuart St to Community Land.

██████████

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Save Little Manly Beach Foreshore Inc

29 November 2020

Northern Beaches Council
 Civic Centre
 Pettawater Road
 Dee Why, 2095



Subject: Classification of 40 Stuart St, Manly.

Dear Council,

The community owned property, 40 Stuart Street Manly, was not included in the Master Plan for the area known as Little Manly (Beach Area). This raises the question was it an oversight or on purpose.

Subsequently, the plan was changed with an override that in a few years the property would be demolished and the land would be included in the community park.

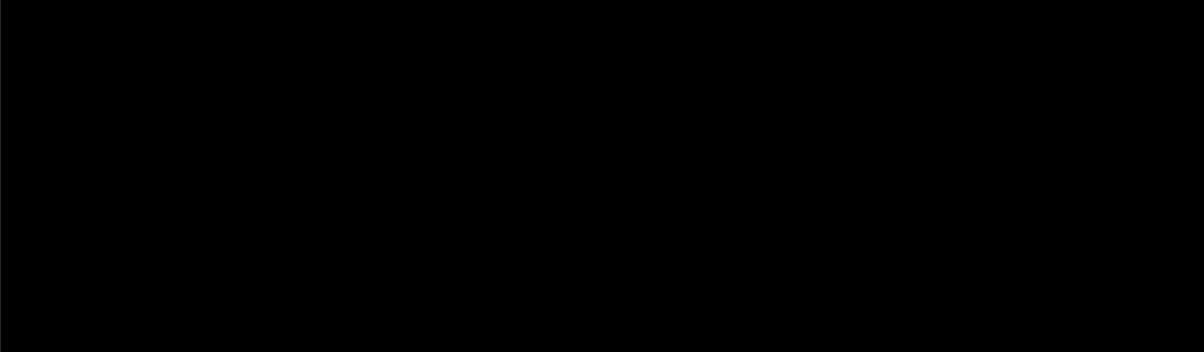
In 2012 this property was purchased by the then Manly Council for 4.2 million dollars for the community, just after Nos 34 & 32 and No 36 were confirmed as having a community classification by the Land & Environment Court. The old Manly Council claimed these properties were classified as open space ^{and wanted to sell for development}.

The group (the Little Manly Save Beachfront Inc. decided to appeal to the Land & Environment Court and the community group had a victory on the matter of "it is community."

When 40 Stuart Street, Manly was purchased the Council of the day made it quite clear that this property was to be included in the park area.

40 Stuart Street is a special be classified as "community", the quicker the better.

Thanks



December 1st, 2020

Dear Mayor Michael Regan,

RE: Support of the Public Notice of Manly Council's intention to resolve that the land at 40 Stuart Street Manly (Lot 3 DP 252420) be reclassified to Community Land.

We congratulate Manly Council on including No.40 Stuart St. as part of its new Masterplan as shown below taken from the Council website.

Planning Minister Rob Stokes when discussing Bondi Beach and the proposal for an exclusive enclave, in last weekend's Sydney Morning Herald told us how important it is for beaches to be publicly accessible to all. The Northern Beaches Council should embrace this standard and ensure public access to this last remaining closed off part of the public foreshore at Little Manly.

We also ask that the Northern Beaches Council bring No.40 practically into the foreshore park now, no matter its classification or demolition status. During these COVID times, when public green space is in high demand, and when we are facing rolling summers that are the hottest ever, access to the foreshore and beach is an urgent public health/amenity issue.

We urge your quick action.

