

This framework plan summarises the land and water issues and future opportunities relating to Manly Cove East. It focuses on the 4 clubs situated over the water, the adjoining public park and the related water area including moorings.

The plan is not statutory but designed to present key information in a simple and graphic manner. It is produced to provide guidance to lessees and interested parties on policies of NSW Maritime relevant to the area.



- Manly Wharf
- - - Ferry route
- ..... Foreshore walk
- 500m radius from Milsons Point Station
- 1km radius from Milsons Point Station

## MANLY COVE EAST

- The focus of this Plan is the eastern end of Manly Cove comprising the Esplanade Park, the 4 boating clubs and the associated water area and moorings.
- This Plan sits within the broader context of Manly Cove, including the Manly Pavilion complex in the west, Manly Wharf in the centre and the residential buildings to Smedleys Point. An existing framework plan has been prepared for Manly Cove west.
- The site is an area of scenic beauty combining natural and cultural maritime activities.

### HERITAGE



16' Skiff Sailing Club House ca. 1928. (Source: Manly Library).

### OVERVIEW



Manly Cove East Overview - Club Precinct to Smedleys Point, July 1997

# ISSUES



## TRANSPORT & SERVICES

- The site is part of an expanding network of pedestrian walks in the area that link Manly beach, North Head and Manly Cove and then via The Manly Scenic Walkway to Spit Bridge.
- The lack of parking for club patrons and local residents is an ongoing issue. The area is now subject to regulations that restrict parking to a 2 hour limit for non-residents.
- The 16' Skiff Club is widely used as a social club by local residents and the Manly Yacht Club makes rooms available for functions (commercial basis) and for community meetings (free). Access to the Manly Rowing and Sailing Club and Manly Launch Club is restricted to club members.
- There is an agreed need for a public set down/ pickup wharf in Manly Cove. Options for location include this eastern part of the Cove, possibly in association with club facilities.

## WATER USE

- NSW Maritime has responsibility for navigation in the Cove and owns all land below mean high water mark (including reclaimed land). The consent of the Authority as landowner is required prior to lodging a development application.
- There are 95 moorings in the eastern section of the Cove managed by NSW Maritime. 87 of these are private moorings and 8 are club moorings.
- Approximately half of the moorings are located in beds of Posidonia sea grasses and NSW Maritime has been trialling mooring methods that limit the damage to the seagrass beds.
- The wash from ferries and large vessels accessing Manly Wharf and the Cove, coupled with natural wave action, causes problems for small craft and also results in deterioration of the seawall and the lower level of the club buildings. It is not possible to reduce this wash because the ferries require a minimum speed to manoeuvre and berth at Manly Wharf.

## CLUB ACTIVITIES

- Four clubs operate from this precinct; Manly 16' Skiff Club, Manly Yacht Club, Manly Rowing & Sailing Club and Manly Launch Club.
- Manly 16' Skiff Club runs an extensive sailing program along with a licensed bar and restaurant open to associate members.
- The 16' Skiff Club building has structural problems with concrete spawling and the club is developing options to demolish and rebuild.
- Manly Yacht Club operates an active sailing program for juniors, seniors and disabled sailors from the heritage listed building that was originally part of the Manly Swimming Baths.
- Manly Rowing & Sailing Club is a small club restricted to boat owners with a mooring in the Cove or a 12ft 'tinnie' if racks are available. Members have access to a slip to work on their boats.
- Manly Launch Club is a small club where membership is based on ownership of an old timber or fibreglass vessel. The Club has a slip that all members can access for one week per year.

Any development proposals should take the following factors into consideration:

- The use of this precinct for water-based public recreational and club facilities is valued and should be maintained.
- Building structures should maintain the current aesthetics when viewed from the harbour and the land. In particular, structures should be low-scale, generally single-storey and be sympathetic to the heritage appearance of the club precinct.
- Views to the water should be maintained from the public domain including the park and public streets
- An assessment of the possible locations for a public access wharf should be undertaken. If appropriate, a site within the club precinct should be developed for this purpose.
- The number of moorings will not exceed 95. Council will be consulted if any change is proposed.
- On completion of NSW Maritime's trial, and subsequent receipt of NSW Fisheries report on seagrass friendly moorings, owners of moorings currently located in seagrass beds containing a majority of *Posidonia* will be offered an alternative mooring site in a less sensitive area (if available) or required to switch to an environmentally friendly form of mooring so as not to damage the *Posidonia* beds.
- Council and Sydney Water will undertake additional work to ensure that stormwater controls are further improved
- Manly Wharf leaseholder will be required to re-establish access to the beach adjacent to the wharf in accordance with the terms of the current lease.
- Council, NSW Maritime and NSW Fisheries should continue to work with the clubs to ensure a comprehensive education campaign regarding *Calerpa taxifolia*.
- Boat maintenance and repair at all clubs must meet environmental compliance requirements.
- The articles of association for all clubs will be reviewed to clarify accessibility to the general public and any necessary amendments will be requested to ensure open membership as far as practicable
- Joint negotiations between Council, NSW Maritime and Department of Lands will be instigated with the aim of rationalising leases and ensuring that each club has only one lessor. Wet and dry land leases should be co-terminating.

## WATER-BASED RECOMMENDATIONS

In *Posidonia* dominated seagrass beds switch to environmentally friendly moorings or seek to relocate moorings to less sensitive areas. Continue to liaise with mooring holders to assist and find best ways of managing the transition.

Review condition of all structures over water. Assess potential locations for a public wharf within the Club Precinct

Encourage the provision of a sewage pump-out facility (for public use) as part of Club redevelopment

Maintain the number of moorings at 95 and consult Council if changes are proposed.

No future private landing facilities in areas south of Stuart Street, to protect seagrass beds and critical habitat.

Support controls to protect Little Penguin critical habitat.

## FRAMEWORK PLAN

### OVERVIEW



Manly Cove East Overview - Manly Wharf to Club Precinct, July 1997

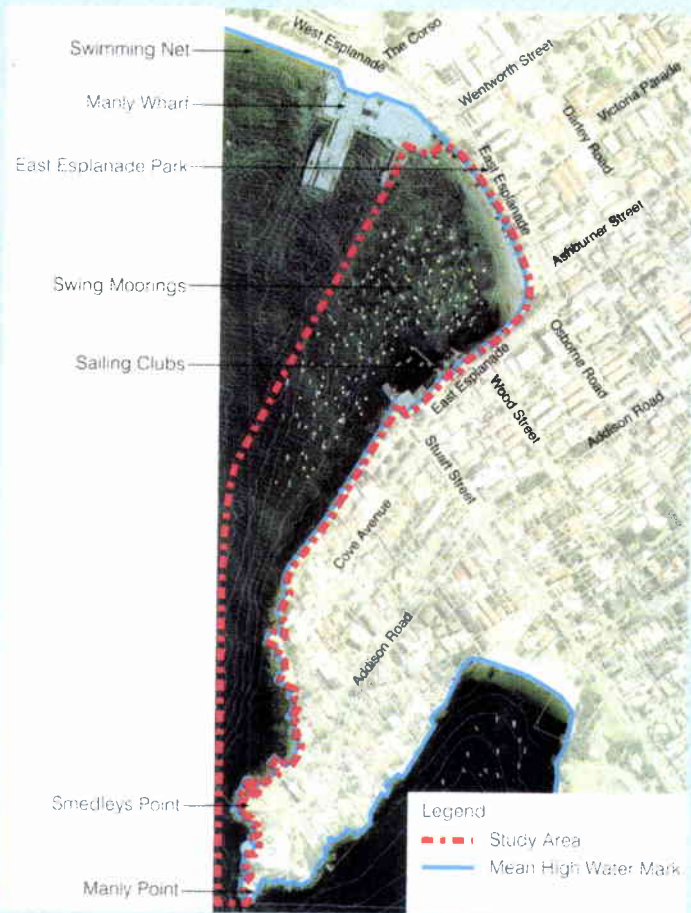
### CONTINUITY OF USE



Manly Cove East in 1934 (Source: Manly Library).



Ensure use of the Cove to be safe and encourage a wide variety of use












## LAND OWNERSHIP AND LEASES

- All submerged land and reclaimed land is owned by NSW Maritime. Dry land is Crown land under the care, control and management of the Esplanade Park Trust for which Council is the trustee. The lease arrangements with all four clubs are varied and complex.
- All leases with NSW Maritime have expired and are currently on holdover.

## PLANNING AND DEVELOPMENT

- The foreshore is zoned Existing Open Space under Manly LEP 1988 and is also subject to Sydney Harbour Catchment Regional Environmental Plan (REP) 2005. Under the REP, the area is zoned W2 Environment Protection. Council is the consent authority for land/ water interface development while NSW Maritime is the consent authority for water based development.
- Manly Town Centre Urban Design Guidelines 2002 and the Development Control Policy for Manly Cove 1996 contain objectives aimed at conserving environmental heritage, retaining the character of the boating precinct and encouraging public use.
- There is no site-specific Plan of Management for the Crown land in East Esplanade Park. The area falls within the Manly Cove Coastline Management plan being prepared by Council. This Plan will provide a strategic framework to balance environmental conservation with aesthetic and recreational improvements. A draft plan will be issued by the end of 2005 following consultation with State Government, user groups and the community.

### Legend

-  Approximate location of former baths
-  Public Open Space
-  Heritage-listed building group
-  Views from local streets
-  Views from ferry/ Jetcat
-  Ferry/ JetCat route (indicative)
-  Foreshore walk
-  Sandstone seawall
-  Significant planting (Araucanas and Fig Trees)



Sea Horses  
(on swimming net)

Sea grass beds

Little Penguin  
Critical habitat

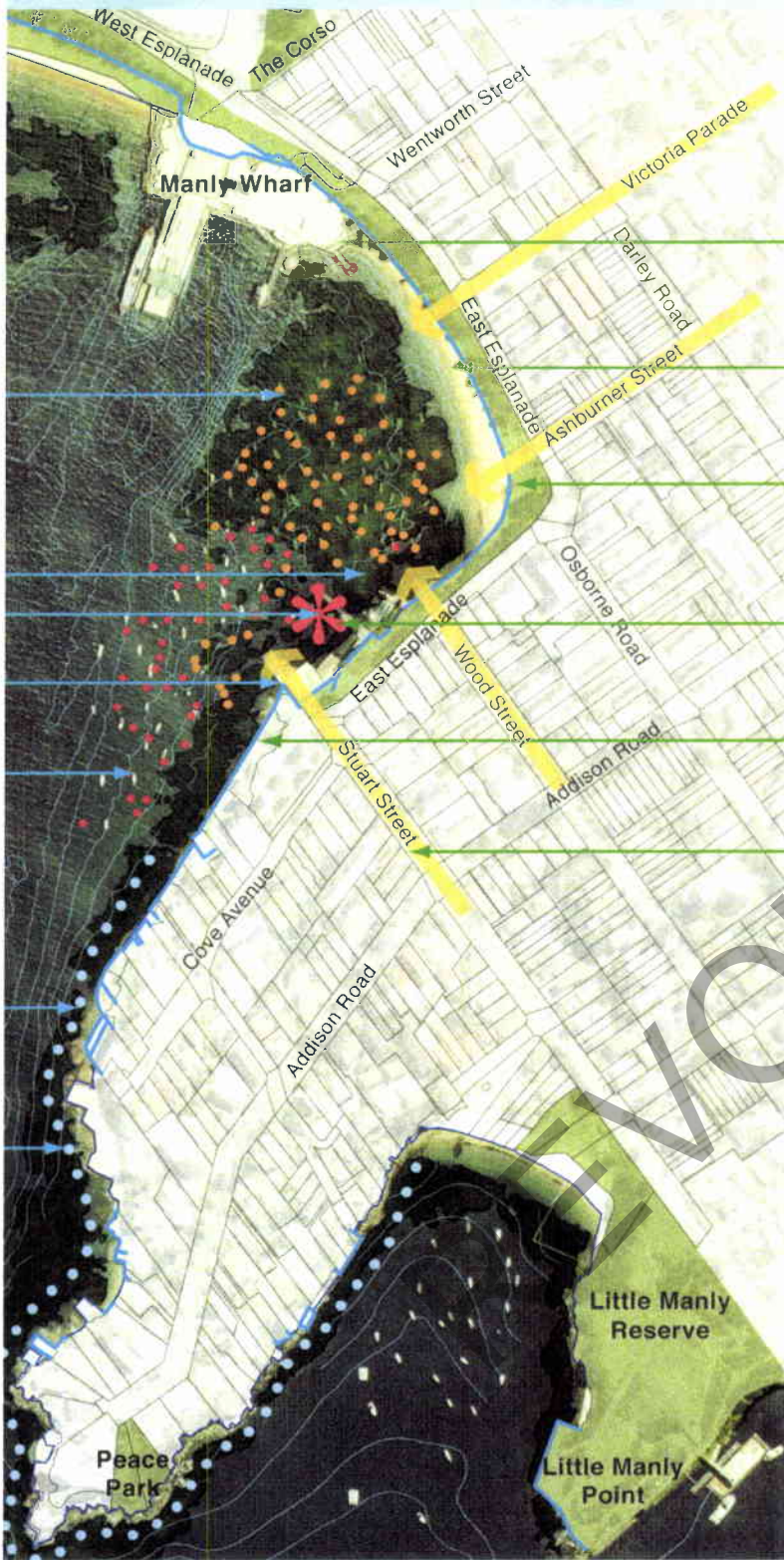


## OPEN SPACE, HERITAGE AND VIEWS

- The site has significant heritage value with East Esplanade Park, the Harbour foreshores and the group of buildings housing the club facilities all listed as items of Environmental Heritage in Manly LEP 1988. The Sydney Harbour Catchment REP lists the remains of the Manly Public Baths and of the Brightside cargo wharf (immediately south of the 16' Skiff Sailing Club) as items of heritage value.
- The East Esplanade Park, refurbished by Council in the early 1990s, provides a grassed and treed area with steps providing access to the beach and a paved path connecting to Manly Wharf and the club precinct. On race days (usually Saturday), the Park is used by the 16' Skiff Club as an area for rigging and launching boats.
- Views of the water from Ashburner Street are identified as important in the Manly Town Centre Urban Design Guidelines for providing visual links between the suburb and the Cove. Similarly, the views from Stuart, Wood and Osborne Streets provide important links to the water.
- The club precinct is viewed from the water as a low level cluster of predominantly heritage buildings in a park-like setting with an urban backdrop.
- The aesthetics of boats moored or being worked on in slipways, signs etc are an integral part of the heritage and visual character of the area.
- The area is visually exposed to viewers on the Manly Ferry and JetCat. These views are important as they define the first impressions of Manly for the approaching visitor.

## ENVIRONMENTAL FACTORS

- There are significant seagrass beds including *Posidonia australis* (strapweed), *Halophila ovalis* (paddleweed) and *Zostera capricorni* (eelgrass) growing in shallow subtidal areas in the Cove, in depths where sunlight is available for photosynthesis.
- Recent monitoring has identified the invasive weed *Calerpa taxifolia* in areas adjacent to this study area.
- The movement of sand in the Cove has been monitored by NSW Maritime since the redevelopment of Manly Wharf in 1989 and the current loss of sand at the junction of Manly Wharf and East Esplanade Park needs to be addressed.
- Council and Sydney Water have made improvements to the quality of storm water released into the Cove but work remains to reduce the incidence of sewer overflow and contaminated runoff during periods of heavy rain.
- There are no public sewerage pumpout or refuelling facilities available for vessels in the Cove.
- At times the level of noise from club facilities has caused complaints from residents.
- Manly Cove provides valuable habitat for a variety of marine species including rare and threatened populations of weedy sea dragon, seahorses, pipefish, marine mammals & turtles.
- The area south of Oyama Avenue is identified as critical habitat for the endangered Little Penguin.



## LAND-WATER INTERFACE RECOMMENDATIONS

Improve the seating, steps and provide public beach access at the western end of Manly Wharf.

Work with Council to monitor and manage coastal hazards, including seawall stability.

Work with Council and other authorities, to manage stormwater and sewage outflows into the Cove and continue to improve water quality.

Work with Council to protect the heritage character and structures on land and in the water.

Investigate possible extensions of public foreshore access as part of future re-development applications.

Maintain important visual connections from surrounding streets by working with Council to enforce appropriate building controls such as restricting future developments to current building heights.

Work with Councils, clubs and the community to ensure that the precinct is primarily used for water based public recreation.

When using East Esplanade Reserve, the 16' Skiff Club should minimise its impact on other users and the Reserve.

NSW MARITIME

## OPPORTUNITIES



continuable for



Maintain the mix of a working maritime character and recreational activities.



Encourage increased public foreshore access if/ when re-developments take place.



Protect important sight lines to the Cove along public road corridors.