

An aerial photograph of a coastal town. The town is densely packed with buildings, mostly with grey roofs. A prominent yellow building is highlighted with a red outline, situated on a small peninsula or waterfront area. The water is a deep green color, and there's a sandy beach visible. The sky is not visible, as the town and water fill the frame.

Social Impact Assessment

Change of Use to Pub

Prepared for Artemus Group
Project No. 24-008
Revision C

5 August 2024

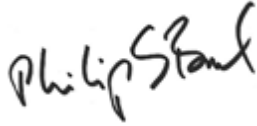
**Civic
Assessments**

Urban Planners



Certification

This Social Impact Statement (the SIA) has been prepared to support a Development Application; in particular, to consider community impact under the Liquor Act 2007 and social impact under the Environmental Planning and Assessment Act 1979 (the EPA Act).



Philip Bull
BA (Syd.) MUP (Melb.) Dip Mgt (AIM) MPIA
Principal, Civic Assessments
Date: 5/08/2024

The author has qualifications in:

- social sciences - Bachelor of Arts from the University of Sydney (1988);
- planning and research - Master of Urban Planning from the University of Melbourne (1991);
- management and local government - Australian Institute of Management Diploma of Management (2012);
- is a Corporate Member Planning Institute of Australia (PIA) since 1996 and Registered Planner 2024; and
- 30 years + professional experience in urban planning.



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Civic Assessments
ABN 48 680 779 849

6 Woodcourt Street
Marrickville 2204
Phone +0405 535 097

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APPENDICES

Appendix 1 – Adopted Mayoral Minute - Special Entertainment Precincts

Appendix 2 – NSW Crime Statistics Trends January 2019-December 2023

1 Executive Summary

The site is a vacant tenancy located within Manly Wharf, East Esplanade, Manly (formally Lot 1 in Deposited Plan 1170245). It was previously used as an Aldi supermarket until operations ceased in 2022.

The proposal is to make alterations to the currently vacant retail premises for use as a pub and micro-brewery with ancillary dining and live performance, to be known as the premises. The proposal includes a range of associated works, such as remodelling of the main entry to the premises, new back-of-house, up-graded disabled access, relocation of basement public toilets to the main ferry concourse and acoustic treatments.

The proposal does not include any works to Manly Wharf Hotel, however new pub has been designed to be managed and operated by the one management team, in conjunction with the Manly Wharf Hotel. A separate liquor licence application will address requirements for the service of alcohol within the new premises. It is relevant context that the Aldi supermarket included a packaged liquor licence.

The site is zoned W2 Environmental Protection under State Environmental Planning Policy (Biodiversity and Conservation). Under the Manly Local Environmental Plan, the site is unzoned land. It is surrounded by E1 zoned land within the central commercial district of Manly and RE1 foreshore land.

The site has been previously master planned for commercial and public infrastructure use. In general, Manly Wharf has operated as a commercial precinct since the 1900s.

Site history, local demographics and crime trends have been reviewed as part of this social impact assessment. The population of the locality and Manly in general are well educated and have above average incomes. The density of licence d premises within Manly is relatively low for a commercial precinct of this scale. These attributes are signifiers for low social risk and high capacity to manage risk.

The site is in an area of relatively high incidental crime around the existing Manly Wharf. This is primarily a result of urban geography rather than an indication of underlying socio-economic causes. Manly Wharf is a focal point for people movement to and from Manly, often compared to Circular Quay. The Manly Wharf-Corso-Beach access is the main pedestrian throughfare in the

Manly area. Higher concentrations of people gathering is to be expected in town centre locations such as Manly; however, such areas also tend to be locations for high crime risk.

The premises is in the equivalent of a down-town area where risk can be managed in a predictable way.

The proponents for the proposal have recently taken control of the lease for the entire Manly Wharf and are proposing a new approach to the overall management of the precinct. This includes 24-security across, cleaning patrols across the entire precinct and relocating public toilets from basement to the main ferry concourse. These activities and works will have a positive social impact.

The site is well serviced by public transport, being located next to the ferry wharf and bus interchange. These transport and commercial facilities are nominated hubs under current draft State Government Transport Orientated Development (TOD) policies for greater housing density. The site has no housing potential but its hinterland 's population will grow, and a diversified food and drink premises is compatible with greater housing density in this locality.

The proposal will diversify the uses on the site with the inclusion of new dining, a micro-brewery and opportunities for performance. Such a diversification of the land use is responsive to local needs and consistent with current Local and State Government policies regarding the nighttime economy and cultural life.

This Social Impact Assessment (SIA) demonstrates that the proposal has acceptable socio-economic impacts pursuant to Section 4.55 (1) (b) (the social and economic impacts in the locality) in the Environmental Planning and Assessment Act (the EPA Act).

The site is deemed to have an acceptable social impact under the EPA Act.

2 The Site and its Locality

The site is located on the eastern seaside of Metropolitan Sydney in the Local Government Area (LGA) of the Northern Beaches in the suburb of Manly.

The site is part of the Manly Wharf precinct that includes the Manly ferry wharf and the adjoining bus interchange. In addition to its role as a major ferry and bus transport hub, Manly Wharf features a variety of food and dining venues ranging from cafes, takeaway and casual dining options. Licensed premises within the building operate with late night trading hours, including Manly Wharf Hotel, Hugos, The Bavarian and El Camino Cantina.

Manly Wharf is located at the junction of East and West Esplanade, and the beginning of the Corso leading to Manly Beach. Food and dining establishments line The Corso and the northern side of East Esplanade and continues along North and South Steyne facing Manly Beach. There are a variety of licensed premises with entertainment and late-night trading hours that contribute to Manly's vibrant nighttime economy. These include 4 Pines Brewpub, Ivanhoe Hotel, New Brighton Hotel, and the Hotel Steyne.

The site is adjacent to the Manly Wharf Hotel on the east side of Manly Wharf.

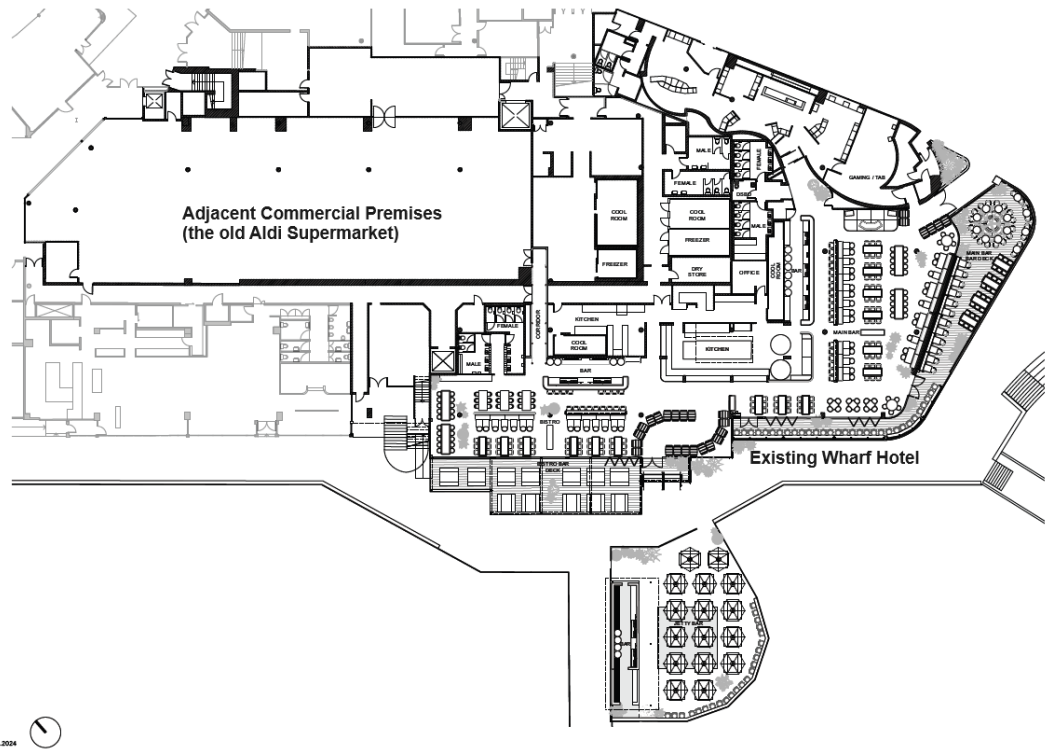
It comprises the ground floor to the east wing of the wharf commercial precinct. This building is 2-storeys and above the premises are restaurants.

See site plan, plans of existing and site photos overleaf.



Figure 1: Site Plan, Northern Beaches DA Tracker

ACME^o



PELONG BARREL HALL
MANLY WHARF
EXISTING SITE PLAN

29.02.2024



Figure 2: Existing Floor Plan, ACME Architects

The site and its locality were inspected on the 5 April 2024. See photos 1-7 below.



Photo 1: The Old Aldi Premises, site visit 5/04/2024.



Photo 2: The Manly Wharf Hotel from the east, site visit 5/04/2024.



Photo 3: Close up from the east, site visit 5/04/2024.



Photo 4: From the north, site visit 5/04/2024.



Photo 5: Main entry to wharf, site visit 5/04/2024.



Photo 6: Looking north to the Corso, site visit 5/04/2024.



Photo 7: Development opposite the site, site visit 5/04/2024.

3 The Proposal

The proposal is to make alterations to an existing retail tenancy at Manly Wharf for use as a pub and micro-brewery with ancillary dining and live performance.

Key features of the proposed development include:

- change of use of a vacant commercial space to a pub and micro-brewery with ancillary dining and live performance (the space was previously an Aldi Supermarket with a packaged liquor licence);
- demolition of existing office spaces, storage spaces, cool rooms, freezers and amenities;
- internal fit-out including two bars, ancillary kitchen, small staff office and amenities;
- an internal connection to provide controlled, secondary access for patrons who wish to make their way between the proposed pub and the existing Manly Wharf Hotel;
- installation of micro-brewing equipment;
- internal fit out works including new wall linings, floor coverings, ceilings and acoustic treatments;
- Relocate existing public toilets from the basement to the concourse level;
- a new vestibule to provide entry to the premises, with direct connections to the waterside wharf promenade, the basement via both lift and stair, and a secondary access link to the existing Manly Wharf Hotel;
- hours of operation consistent with the Manly Wharf Hotel
 - 7am to midnight, Monday to Wednesday and Sunday; and
 - 7am to 1am, Thursday to Saturday.
- Patron capacity - maximum of 700 patrons within the proposed new premises.
- Staffing - An estimated maximum of 20 staff employed at the premises.

The proposal is in part the extension of the adjoining Manly Wharf Hotel, the new areas comprise 1429 m² of gross floor area (GFA), that comprises the following activities.

Breakdown of GFA

Pub (public area, including toilet amenities)	699m ²
Micro-brewery space	232m ²
Kitchen space	123m ²
Public toilet amenities	106m ²
Back of house and office space	108m ²
Ancillary areas (air lock, corridors, storage etc.)	161m ²
Total	1,429m²

The proposed use new space is primarily a 'pub'¹. The proposed 'microbrewery' can be characterised as 'light industry'².

The new premises has been designed to be managed and operated by the one management team, in conjunction with the Manly Wharf Hotel.

A separate liquor licence application will address requirements for the service of alcohol within the new premises.

See proposed floor plan below.

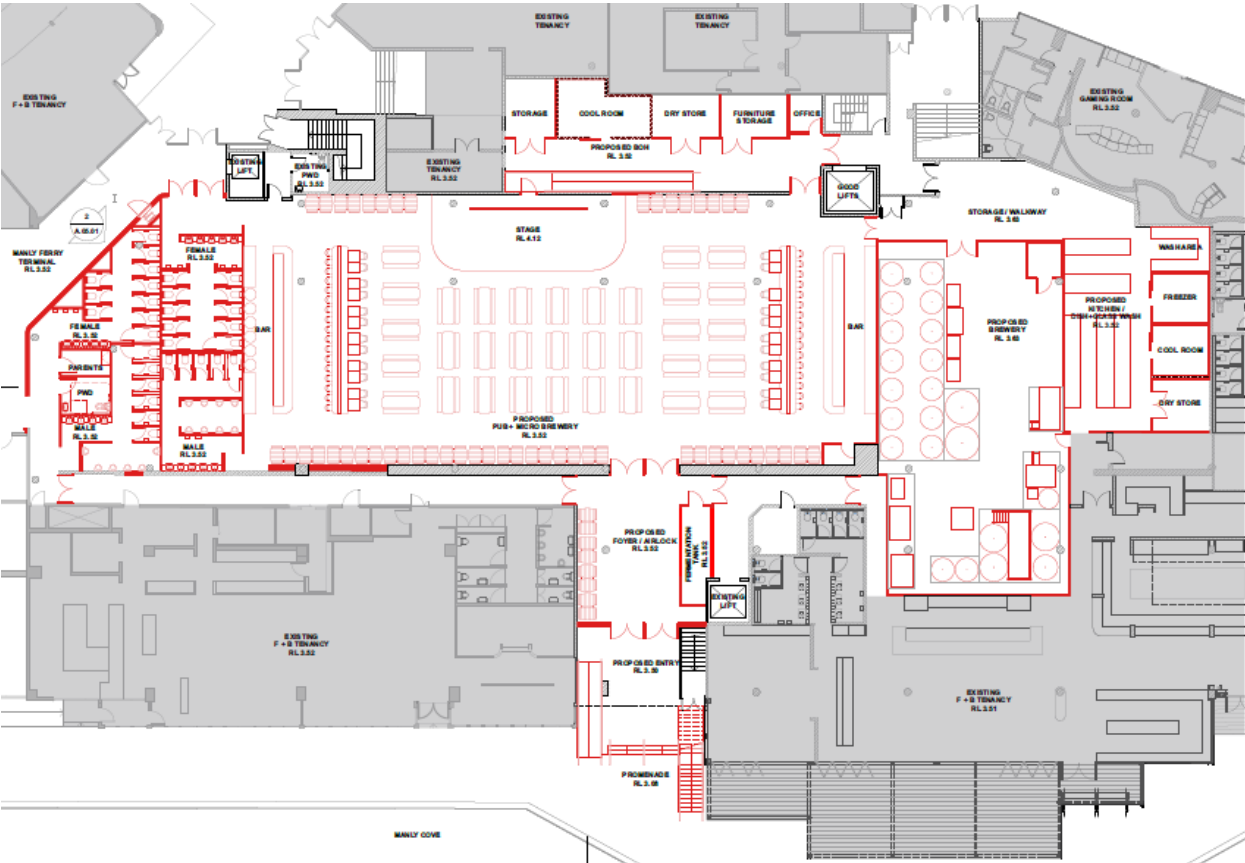


Figure 3: Proposed Ground Floor Plan, ACME Architects

¹ pub means licence d premises under the Liquor Act 2007, the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

² light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise.

4 Development History

The site has been used for commercial purposes since the 1900s in some form or another.



Figure 4: South Steyne at Manly Wharf, Fun Pier late 1930s
<https://northernbeaches.recollect.net.au/nodes/view/48384?lsk=402f00bf3eca67342af95b7de397cf80>

The current form of Manly Wharf dates from its 1941 redevelopment and then the eastern part of the wharf (where the premises is located) was rebuilt in the 1990s (see Architectural Projects 2016). The premises is in a 30-year-old building with basement parking and contemporary loading and waste facilities.

Recent approval records for the whole precinct show that there has been an ongoing process of major works on the public transport and commercial functions of the wharf.³ For example, in 2004-6 there were a series of upgrades of the wharf completed and in 2011 an additional first floor commercial spaces added to the precinct.

³ GIPA request, 1/05/2024, Breanna Cowan, Information Access and Records Officer, Breanna.Cowan@northernbeaches.nsw.gov.au

The relevant DAs for the previous use of the premises and Manly Wharf Hotel are summarised below.

For the premises (the vacant commercial space):

- Development Application DA 396/2004, Refurbishment of an existing retail to new retail Aldi-(Old Bay Swiss).
- Development Application DA 265/2013, Extension of the existing Aldi store into an adjoining retail tenancy with internal alterations - Shops 24 and 24A.

For the existing Manly Wharf Hotel.

- Development Application No. 238/02 for fit out for a Hotel, Interior Alterations, External Seating & Servery Rotunda.
- Development Application No. 149/2013 for Alterations and additions to the existing Wharf hotel including new stairs to the deck.

There was a 2011 NSW Land and Environment Court case (see Quarantine Investments Co Pty Ltd v Manly Council [2011] NSWLEC 1309) in respect to the Manly Wharf Hotel where the then proprietor of the Hotel sought extended trading hours for the of existing hotel for dining and use of the southern deck. The proposal had been refused on acoustic grounds by the then Manly Council and on the evidence and works provided to the Court approved.

The approved trading hours of the Manly Wharf Hotel are:

- 7.00 am. to 12 midnight Monday to Wednesday and Sunday and
- 7.00 am. to 1.00 am Thursday to Saturday.

The Hotel's liquor licence then provides for trading hours of Monday to Saturday 5:00 am - 1:00am and Sunday 10:00am - 12:00 Midnight.

The Manly Wharf Hotel's operations have been tested via approvals and Court review and have established that that use is acceptable. The proposal provides for a diversification and enhancement of the pub use (e.g. 24-hour security, cleaning etc). The Manly Wharf Hotel's existing operations are the benchmark for responsible operation which the proposal will improve on in a social impact sense.

5 The Social Impact Assessment

5.1 Statutory Context

The proposal is the change of use of an adjoining commercial space to the Manly Wharf Hotel to create a performance and microbrewery space. The new social impact is the proposed use of a vacant commercial tenancy to create a pub premises with a performance space.

5.2 Purpose of the SIA

Social impact assessment (SIA) is the analysis of social changes and impacts on a community that are likely to occur because of a particular development, planning scheme or government policy decision.

There are many definitions of social impacts. Two definitions suitable to the present assessment are:

- 1.⁴ Significant events experienced by people as changes in one or all of the following:
 - Peoples way of life – how they live, work, play and interact with one another on a day to day basis.
 - Their culture – shared beliefs, customs and values.
 - Their community – its cohesion, stability, character, services and facilities.

and

- 2.⁵ By social impacts we mean the consequences to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalise their cognition of themselves and their society.

⁴ NSW Office of Social Policy 1995 “Social Impact Assessment for Local Government: A Handbook for Councillors, Town Planners and Social Planners”

⁵ The Interorganizational Committee on Principles and Guidelines for Social Impact Assessment, Impact Assessment and Project Appraisal, volume 21, number 3, September 2003. “Principles and guidelines for social impact assessment in the USA”

This SIA provides a background to the proposal, outlines potential issues, identifies likely impacts on the social environment and concludes by identifying mitigating responses to address any identified issues. Proposed approaches have been informed by appropriate evidence, the author's professional experience and research which demonstrate their successful implementation in similar contexts.

This assessment includes the following methodology:

Scoping and profiling. A review of relevant social and community planning documents to consider relevant issues to the proposed development. Identify potentially affected groups and individuals and their issues of concern and the nature of the likely impact - what might happen where and to whom? In a general sense, the locality is ranked, compared, and contrasted to like places to determine risk.

Prediction. What are the social impacts associated with the development, who is affected and to what extent?

Assessment. What is the likelihood of these impacts and what is their significance?

Management, mitigation, monitoring and review. How can the potential impacts of this development best be managed or avoided?

Recommendations. What recommended strategies and actions would produce the best outcomes for the groups or individuals potentially impacted by the development?

The demographic data presented in this report is primarily based upon data provided by the Australian Bureau of Statistics (ABS) Census of Population and Housing 2021, supplemented by additional information where available. Unless otherwise stated, data from the Census is based on place of usual residence. The crime data presented is primarily based upon data provided by the NSW Bureau of Crime, Statistics and Research. The data used is the best available and remains an accurate basis on which to base the analysis in this SIA.

5.3 Consultation

This proposal part of new ownership of the Manly Wharf Hotel that has been well reported in the media (see SMH 26/04/2024).

The Hotel premises has an existing Licence under the Liquor Act 2007 and the new owners have undergone negotiations and briefings with the Local Licensing Authority to take over the existing Manly Wharf Hotel liquor licence and for a new licence for extension of the existing licence to the premises.

A pre-DA meeting was held with the officers of Northern Beaches Council on the 16 April 2024. Feedback was generally supportive.

In terms of social impact assessment, a Draft Community Impact Statement was sought for the proposal. This SIA is a suitable document and was prepared with the Liquor Act 2007 community impact guidelines as a model.

The proposal was suitably amended to address pre-DA advice.

As part of the processing of this DA, occupants and owners of adjoining properties will be notified of the proposal.

Further consultation is not considered necessary on social impact grounds, given the proposal is in essence a change of use to an existing established commercial space (where its last use was an Aldi Supermarket with a packaged Liquor licence).

5.4 The Nature of the Place

5.4.1 The Social Locality

The social impact of this proposal is contextualised within the broader history and current development activity within the site's immediate locality. For this SIA Australian Bureau of statistics (ABS) SA1 12201141924⁶ is considered the proposal's *Social Locality*, see site plan below.



Figure 5: The Social Locality, ABS Base www.abs.gov.au/census/find-census-data/quickstats/2021/AUS

A brief social and economic profile of the Social Locality is provided below.

⁶ This is the finest grain division to which general census data is available.

5.4.2 Demographic Overview

The site is within the suburb of Manly and its basic demographic profile, compared to the Greater Sydney Region is provided below. The nominated Social Locality is Statistical Area Level 1 which is used as the primary fine-grain measure.

See summary 2021 demographic profile below and overleaf.


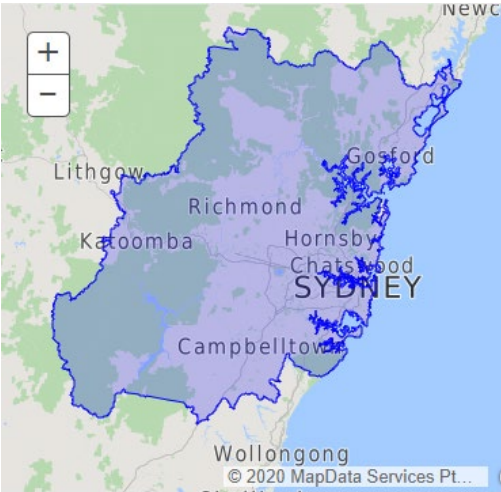
Table 1: The Social Locality and Greater Sydney Demographic Profile 2021		
The Social locality Statistical Area Level (SA1) 12201141924		Sydney
		
The Social Locality 2021	People	648
	Male	49.8%
	Female	50.2%
	Median age	38
	Families	182
	for families with children	1.4
	for all households (a)	0.3
	Average number of people per household	1.9
	Median weekly household income	\$3,031
	Median monthly mortgage repayments	\$3,424
	Median weekly rent	\$755
	Average number of motor vehicles per dwelling	1.1
Greater Sydney	People	5,231,147
	Male	49.4%
	Female	50.6%
	Median age	37

Table 1: The Social Locality and Greater Sydney Demographic Profile 2021

	Families	1,380,176
	Average number of children per family	
	for families with children	1.8
	for all households (a)	0.8
	Average number of people per household	2.7
	Median weekly household income	\$2,077
	Median monthly mortgage repayments	\$2,427
	Median weekly rent (b)	\$470
	Average number of motor vehicles per dwelling	1.7

<https://www.abs.gov.au/census/find-census-data/quickstats/2021/1GSYD>

Regional Perspective

Northern Beaches Local Government Areas Area code LGA1599



Northern Beaches LGA		
	People	263,554
	Male	48.9%
	Female	51.1%

Table 1: The Social Locality and Greater Sydney Demographic Profile 2021		
	Median age	41 ⁷
	Families	72,448
	Average number of children per family	
	for families with children	1.8
	for all households (a)	0.8
	Families	72,448
	Average number of people per household	2.7
	Median weekly household income	\$2,592
	Median monthly mortgage repayments	\$3,124
	Median weekly rent (b)	\$625
	Average number of motor vehicles per dwelling	1.8
https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA15990		

The Manly suburb described above (see ABS POA2095) has also increased its population over the census periods from 2001. See table below.

Table 2: Manly Postcode (2095) Population Growth 2001-2016		
Census	Population	Growth
2001	14,160	
2006	13,949	-1%
2011	15,072	8%
2016	15,866	5%
2021	16,296	3%
		2,136 persons since 2001
https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2001 to 2021		

A review of other select statistics for the Social Locality reveal that its current residents are:

- Of average ages (same median age as Australia 38, a little below the NSW median of 39).
- Well educated (59.4% of have bachelor's degrees and above) compared to 27.8% and 26.2% for NSW and Australia, respectively).
- Mostly from English speaking backgrounds, compared to NSW and Australia.

⁷ The trend in this LGA at SA2 level is for median ages to increase in the low density, less well-located northern parts of the LGA with median ages ranging up to 46 to 49 years. The Manly SA2 area with a median age of 38 and Dee Why – North at 36 are the youthful parts of the Northern Beaches LGA.

- 50.9% of the Social Locality describe themselves as having no religion compared to NSW and Australia, at 32.8% and 38.4%, respectively).
- Have a relatively high employment rate, with 72.7% in the workforce compared to NSW 55.2%; and in more managerial type positions.
- Have relatively high incomes, such as personal incomes that are over double that of the NSW and Australian averages.

5.4.3 Household Structure Trends

The site is within the Northern Beaches LGA and projected population growth is illustrated in the table below.

Table 3: ASGS 2021 LGA projections					
Local Government Areas	2021	2031	2041	Growth	Rate
Mosman (A)	30783	30967	31208	426	1.4%
North Sydney (A)	75190	80097	83980	8790	11.7%
Northern Beaches (A)	274015	280440	289529	15514	5.7%
Sydney (C)	239511	255232	296401	56891	23.8%
New South Wales Total	8166757	8933640	9872934	1706176	20.9%
Data: www.planning.nsw.gov.au/research-and-demography/population-projections/explore-the-data					

Between 2021 to 2041 the population of the Northern Beaches is projected to grow by 5.7% or an increase in 15,514 residents. Compared to NSW, projected population growth in the Northern Beaches LGA is well under the State average but a relatively high rate for its region (noting low growth in some Northshore Sydney LGAs).

The growth in the Social Locality and around the site is expected to be greater than the Northern Beaches LGA, given its proximity to transport infrastructure and current trends to densify around such infrastructure.

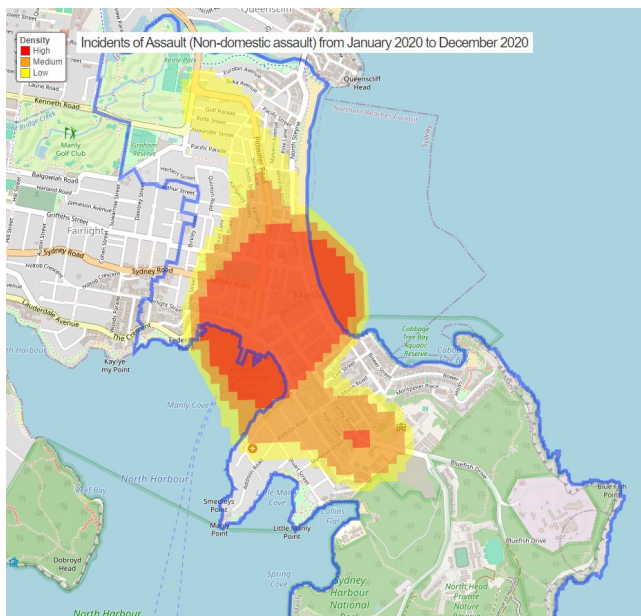
5.4.4 Crime Risk

An assessment of NSW Bureau of Crime Statistics and Research (BOCSAR) statistics relevant to the locality has been undertaken to get an understanding of the nature of crime rates relevant to the local area and the site.⁸

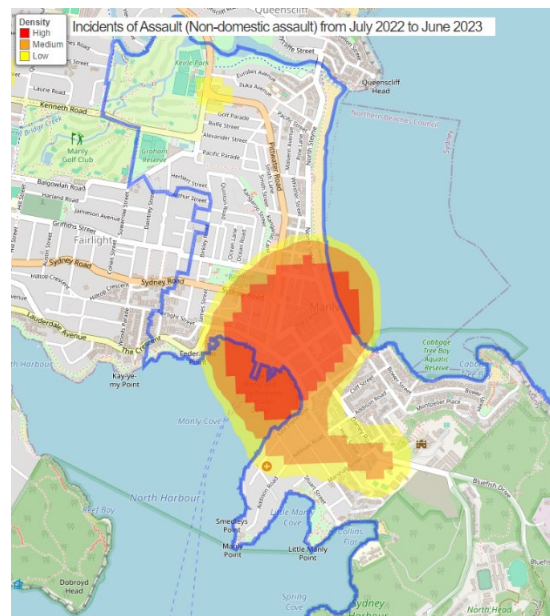
The Social Locality is a functional part of the Manly commercial district - see hot spot mapping in Figure 5-2 for assaults (domestic and non-domestic), alcohol related assault and general robbery for 2020 (the Pandemic) and current mapping.

A comparison between a pandemic and current period is used in this instance to provide comparison and some insight into Manly during a period of less tourist activity.

Pandemic General Assault

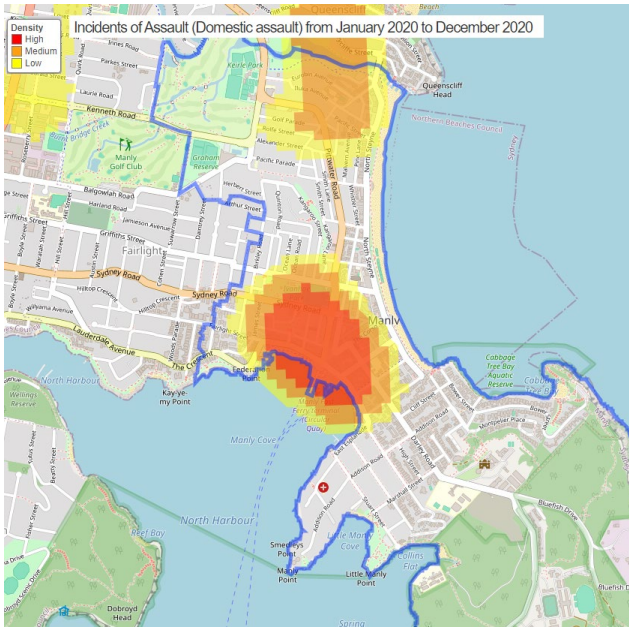


Current

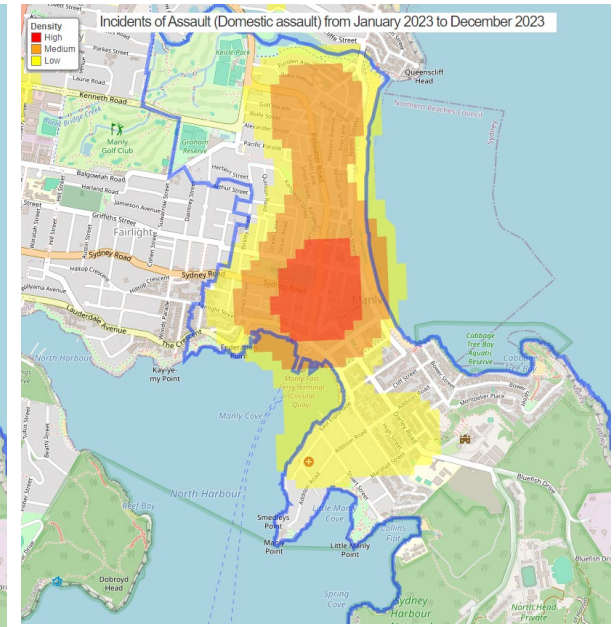


⁸ NSW Bureau of Crime Statistics and Research (BOCSAR), <http://crimetool.bocsar.nsw.gov.au/bocsar/>

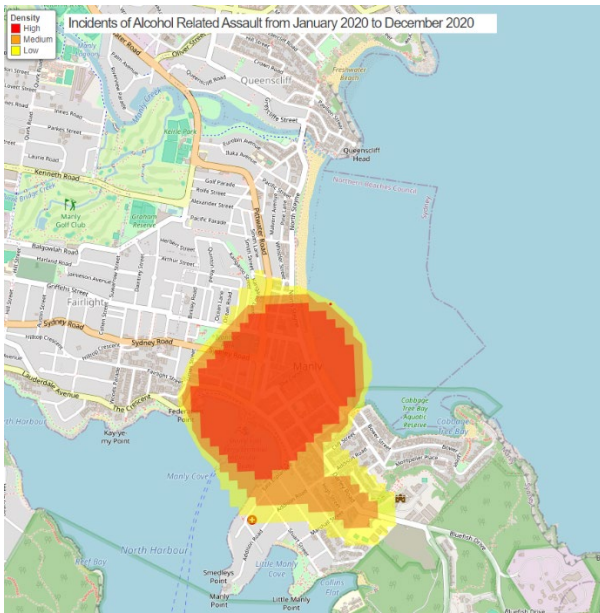
Pandemic Domestic Assault



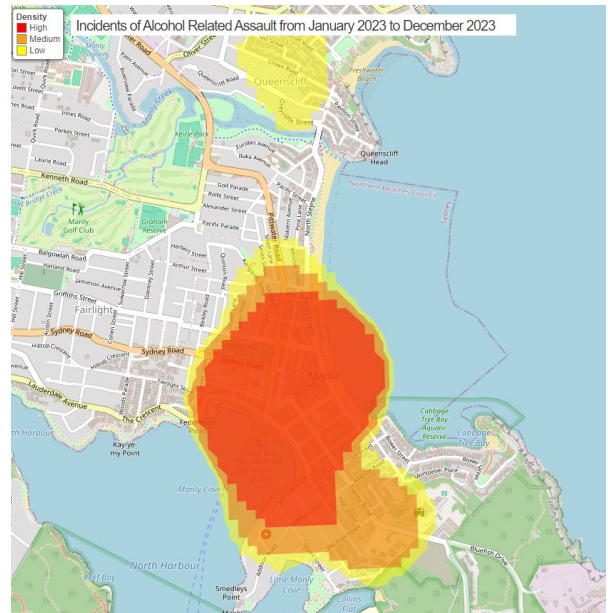
Current Domestic Assault



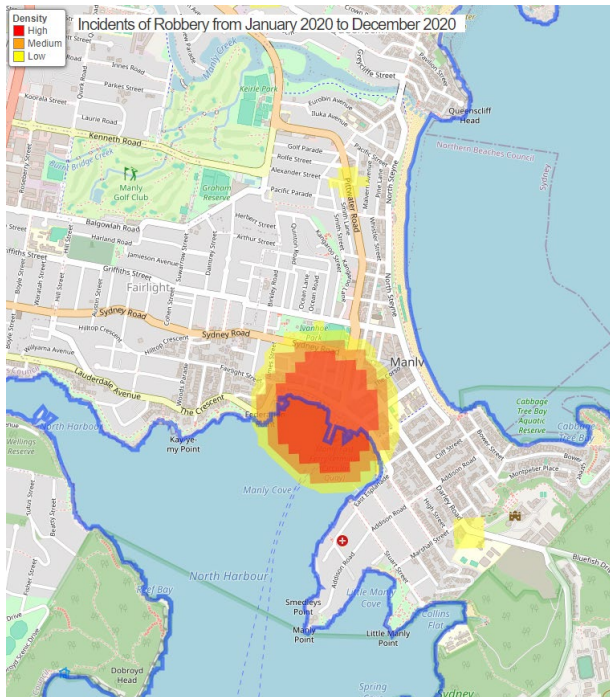
Pandemic Alcohol Related Assault



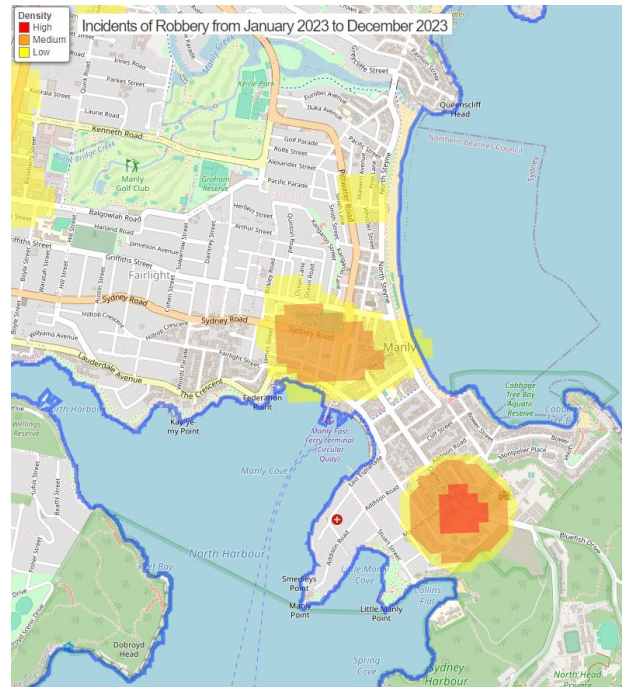
Current Alcohol Related Assault



Pandemic General Robbery



Current General Robbery



Source: <http://crimetool.bocsar.nsw.gov.au/bocsar/>

When crime incidents between pandemic and current are observed, the Manly area is stable in terms of the number of incidents. Some domestic crimes increased during the pandemic and some typical street crimes decreased but over the last 5 years the crime rates were stable. The pandemic and the temporary loss of tourists did not noticeably dampen crime rates in the Manly area.

A table with more detailed crime trends for NSW and the Northern Beaches LGA is provided at **Appendix 2**.

The site is in a high-risk, fringe commercial area, where crime is present, but crime trends are generally stable or reducing in the locality.

Compared to the Waverley LGA, which is considered comparable in terms of location and some socio-economic attributes, the Northern Beaches is ranked as safer in terms of major offence types – see comparison data below.

Major Offence type	Waverley LGA			Northern Beaches LGA		
	24-month trend^^	60-month trend^^	LGA Rank*	24-month trend^^	60-month trend^^	LGA Rank*
Murder^	nc**	nc**		nc**	nc**	
Domestic violence related assault	Stable	Stable	94	Stable	-13.2%	117
Non-domestic violence related assault	Stable	Stable	57	Stable	-6.2%	102

Table 4: Major NSW Recorded Crime Statistics 2019- 2023	Waverley LGA			Northern Beaches LGA		
Major Offence type	24-month trend^^	60-month trend^^	LGA Rank*	24-month trend^^	60-month trend^^	LGA Rank*
Sexual assault	Stable	Stable	79	Stable	Stable	109
Sexual touching, sexual act and other sexual offences	Stable	Stable		Stable	Stable	
Robbery	nc**	nc**	45	Stable	Stable	68
Break and enter dwelling	Stable	Stable	88	Stable	-10.4%	115
Break and enter non-dwelling	Stable	nc**	107	131.6%	-6.7%	102
Motor vehicle theft	Stable	Stable	73	Stable	Stable	106
Steal from motor vehicle	Stable	Stable	82	Stable	-17.6%	96
Steal from retail store	Stable	Stable	2	40.0%	Stable	45
Other stealing offences	35.6%	-6.8%	28	42.3%	-6.0%	95
Malicious damage to property	Stable	-5.5%	86	Stable	-10.4%	99
*Low ranking designates higher risk, 1 in class etc						
Source: https://www.bocsar.nsw.gov.au/Pages/bocsar_crime_stats/bocsar_lgaexceltables.aspx						

Part of the reason some transport hub areas and city fringes continues to be high-risk places for crime over the 2014 to 2024 period can also be attributable to what is described as a displacement effect of the 2014 NSW liquor law reforms⁹. This effect has been observed in inner city areas such as Bondi and Newtown. Nevertheless, displaced lock-down activity appears limited in the Manly area compared with those near City areas.

The crime patterns in the Social Locality are historically stable and in the general community there is a decline in crime rates, relative to the rest of NSW.

All crime incident mapping in the Manly area highlights the Corso and its wharf and beach ends as a focus for crime. This is by design in as much as the layout of Manly is designed to funnel tourists and residents, through the Corso to the Beach or Wharf. Manly was set up as a speculative seaside resort. This layout is historic and current land uses have evolved around it. Focusing activity, in a social impacts sense is a public good, if that activity is then appropriately managed and for rational socio-economic purposes. The Wharf-Corso-Beach nexus serves the purpose of Manly's main street and as a place for visitors.

The current owners are up-grading security around the premises to a 24-hour service, improving the main entry into the premises and relocating the existing public toilets from the basement to the concourse level. These measures all improve precinct and premises crime management. For

⁹ Donnelly N and Poynton S 2019 "The effect of lockout and last drinks laws on non-domestic assaults in Sydney: An update to March 2019"

example, the current basement toilets are in a hidden place and their relocation to at-grade with the main concourse will allow these facilities to be better patrolled by security and less of a crime risk.

The nature of the Social Locality warrants such measures and better security services for the premises has broader benefits for community safety.

In terms of the Social Locality there is high crime risk around the Wharf and main Corso area. This is an expected and manageable issue and as the premises is existing and providing up-graded security, the proposed premises is considered a manageable crime risk.

The proposal also has attributes that should reduce and address crime risk, such as the relocation of the public toilet and diversification of the land uses in the east side of the Wharf with a live music venue. Both these initiatives of the proposal are considered to reduce crime risk and potential anti-social behaviour.

Any risk identified in relation to the use of the site can be appropriately managed and mitigated through adoption of appropriate Crime Prevention Through Environmental Design techniques that ensure adequate surveillance, management, and security services to the pub use.

5.4.5 Socio-Economic Indexes for Areas (SEIFA)

The Australian Bureau of Statistics (ABS) has developed four indexes, known as Socio Economic Indexes for Areas (SEIFA) which provide an indication of the socio-economic conditions of people living in an area, relative to other areas¹⁰.

- the Index of Relative Socio-economic Disadvantage (IRSD) is a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. A low score signifies disadvantage.
- the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. A high score indicates a relative lack of disadvantage and greater advantage in general.

¹⁰ Australian Bureau of Statistics March 2018 2033.0.55.001 Socio-Economic Indexes for Australia (SEIFA) 2016. See mapping tool: <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2033.0.55.001~2016~Main%20Features~Interactive%20Maps~7>

- the Index of Economic Resources (IER) summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. A low score indicates a relative lack of access to economic resources in general.
- the Index of Education and Occupation (IEO) is designed to reflect the educational and occupational level of communities. A low score indicates relatively lower education and occupation status of people in the area in general.

See current 2016 mapping for the site’s metropolitan and local (SA1) context and locality below and overleaf.

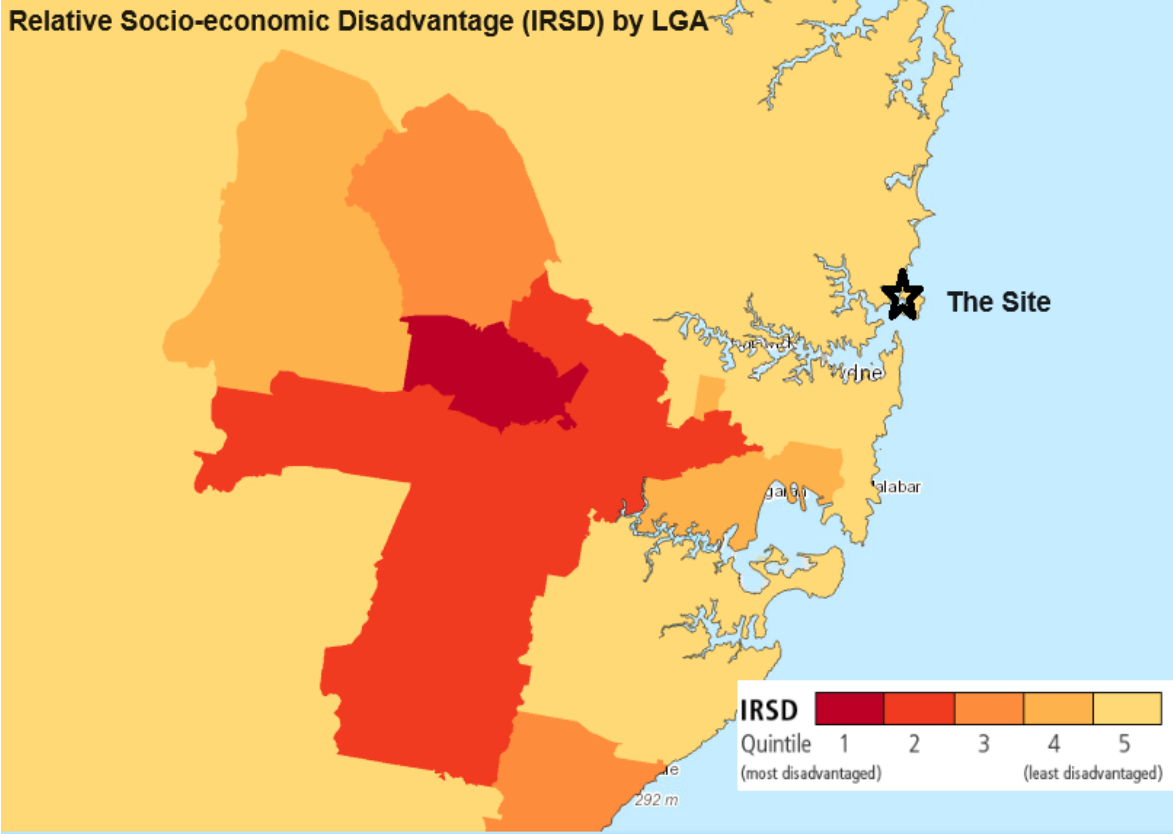


Figure 6: Metropolitan Disadvantage

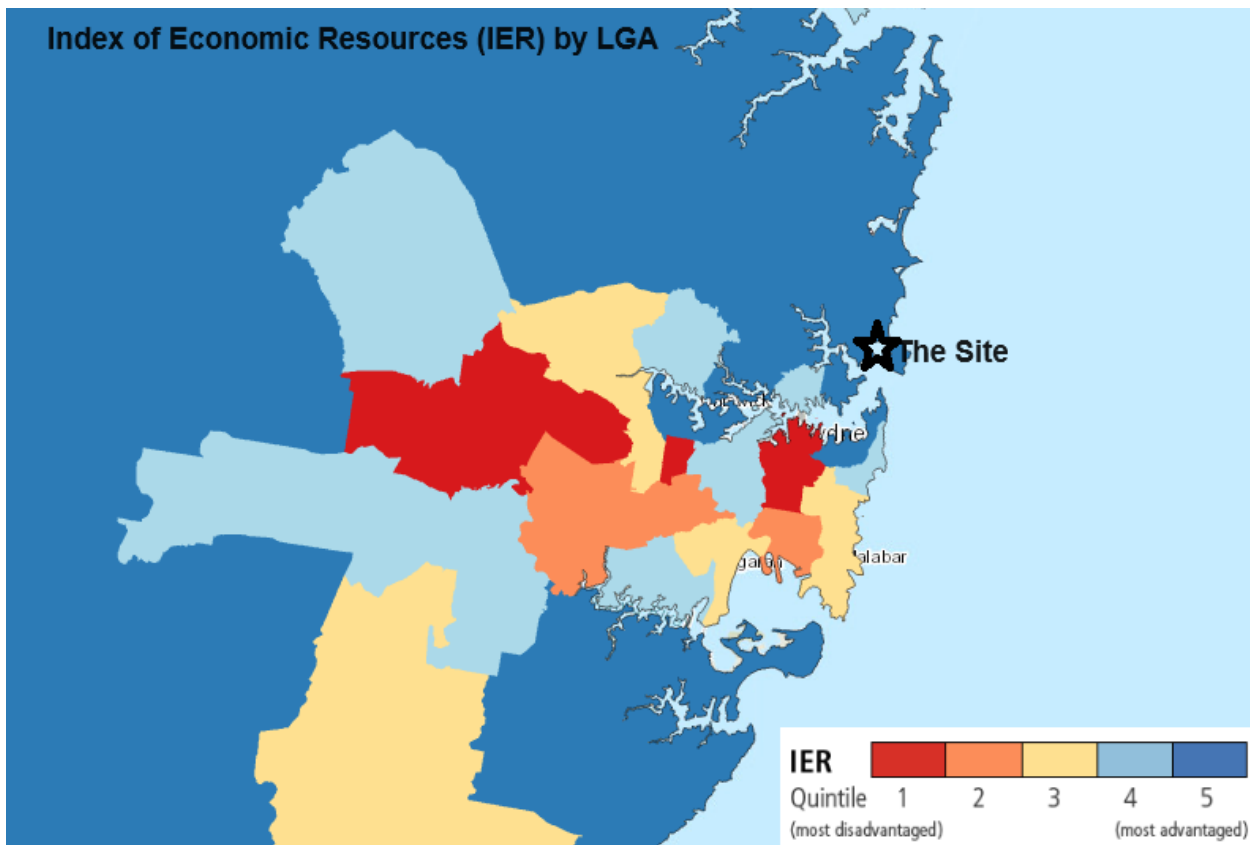


Figure 7: Economic Resources by LGA

The site is in a relatively advantaged part of Metropolitan Sydney. Advantage and disadvantage tend to correlate with different types of socio-economic risk profiles. The general view is that moving a household to a more advantaged place has more positive socio-economic effects as opposed to a disadvantaged area where that household will not do so well. These are the theories of clustering and agglomeration (see Florida and Glaeser). The effect is that well-resourced and advantaged communities, like Manly, will raise the socio-economic status of households and participants in that area, by access to better employment, education and community expectations.

Advantage creates advantage and this in part underpins some of the socio-economic logic behind current TOD housing policy in NSW. A household created nearby an established rail station and good access to jobs/services will generally have better socio-economic attributes over time compared to the same household located on the metropolitan fringe. These theories are less relevant to commercial premises, but the general risk behaviour applies. A licensed premises in an advantaged area frequently by generally well educated and employed people (as is the profile of Social Locality and the LGA in general) is a low risk.

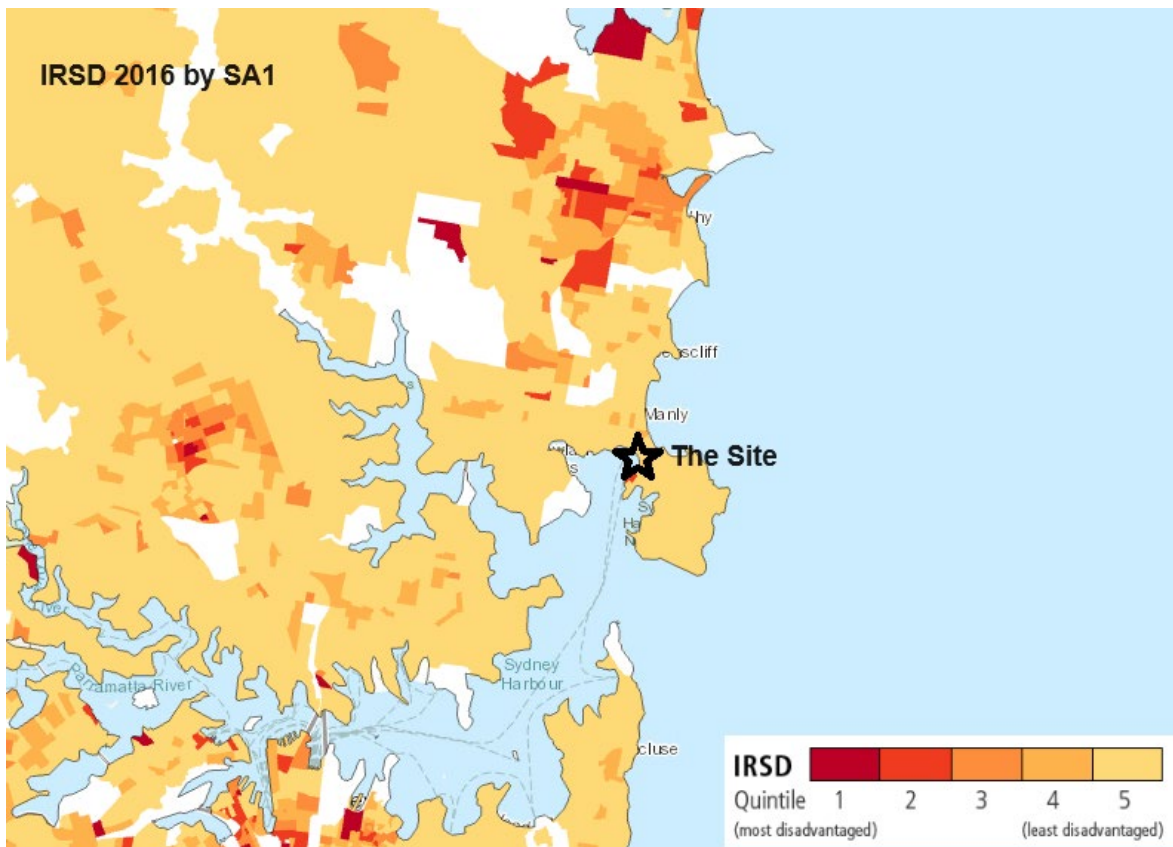


Figure 8: IRSD for 2016 by SAI

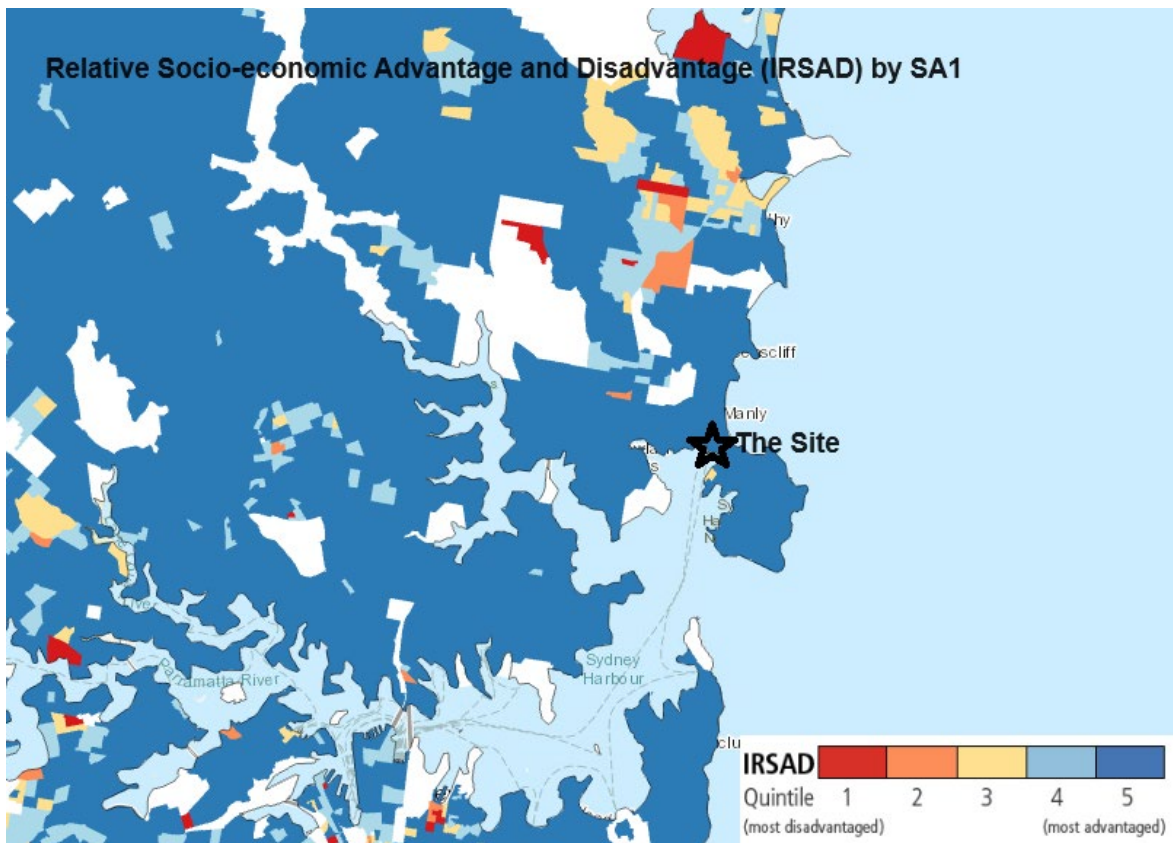


Figure 9: IRSAD for 2016 by SAI

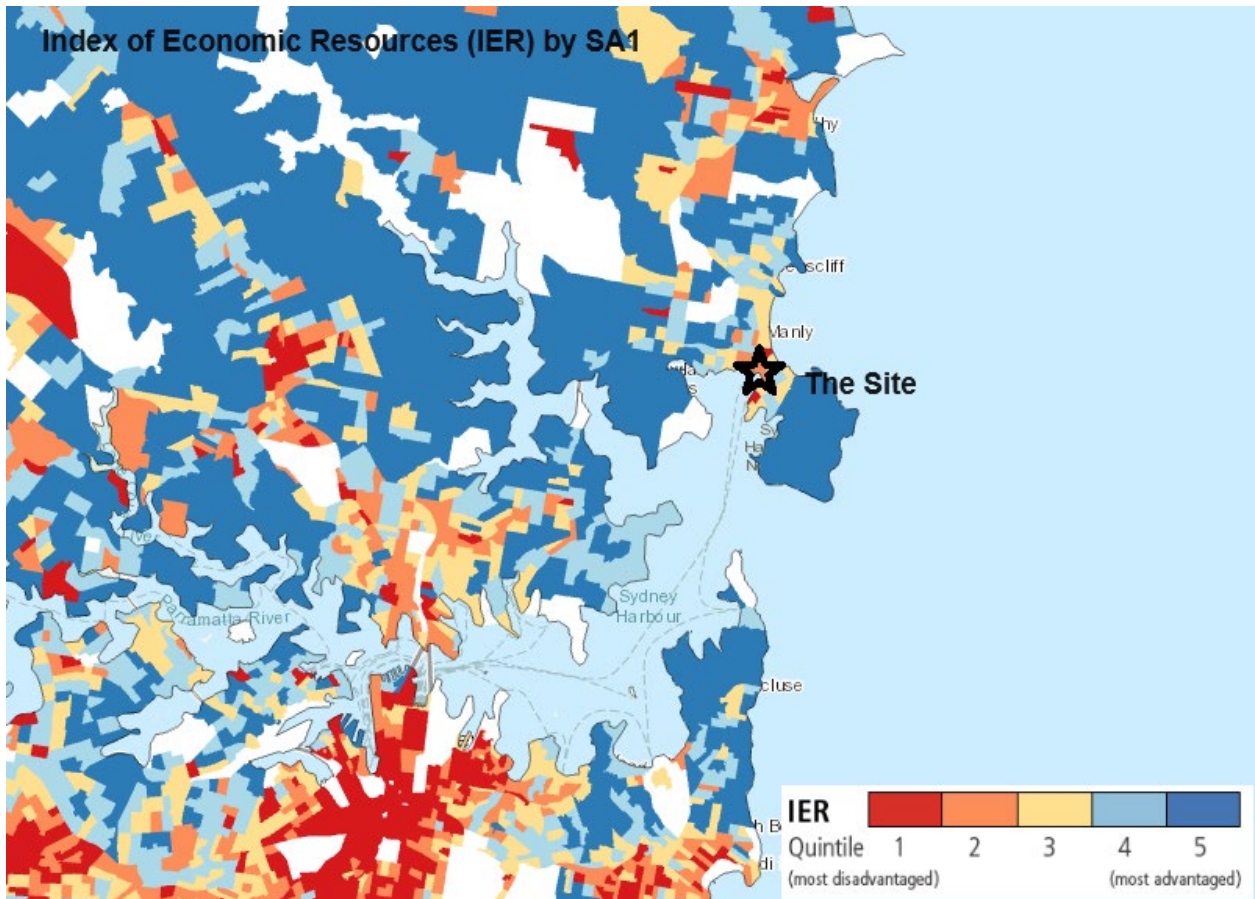


Figure 10: IER for 2016 by SA1

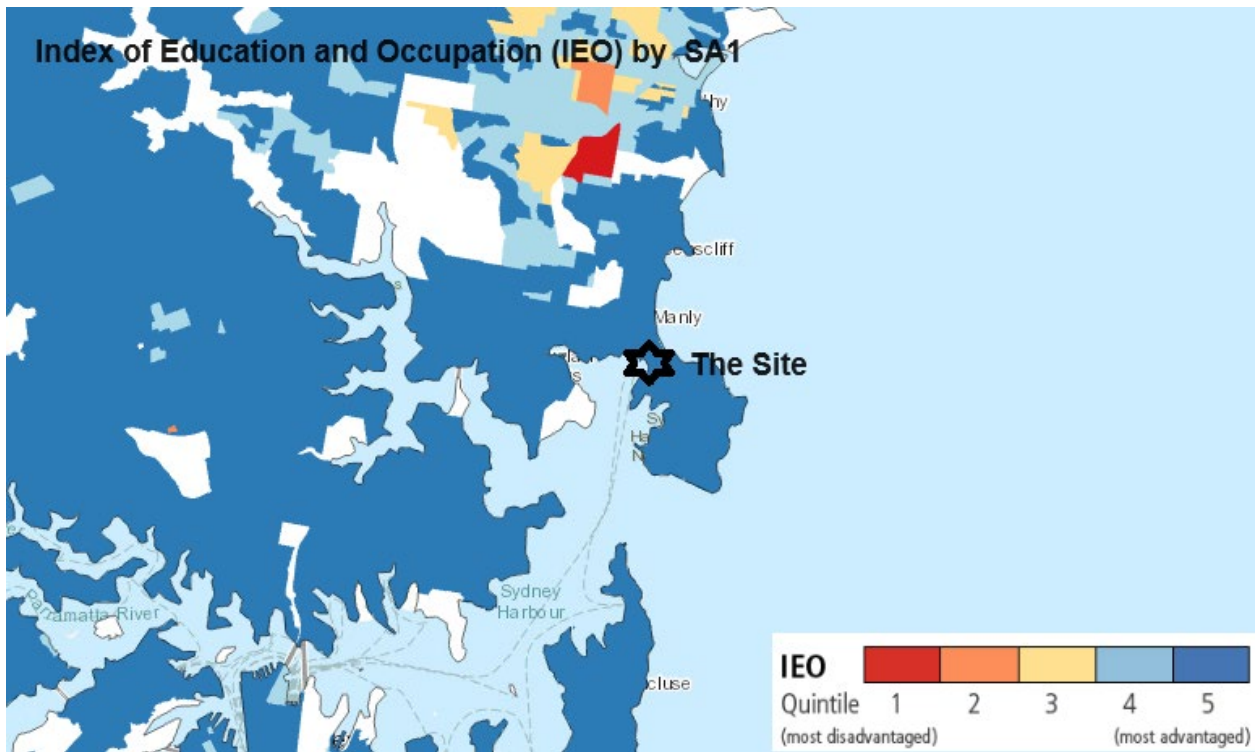


Figure 11: IEO for 2016 for by SA1

The site's Social Locality (SEIFA data is available down to SA1 region) for the 2016 census is provided in the table below.

Table 5: SEIFA Summary Indices for SA1 (The Social Locality12201141924)										
Area		Relative Socio-economic Disadvantage IRSD		Relative Socio-economic Advantage and Disadvantage IRSAD		Economic Resources IED		Education and Occupation IER		Pop.
		Score	Decile	Score	Decile	Score	Decile	Score	Decile	
SA1	1141924	1096	9	1156	10	967	4	1189	10	627
Postcode	2095	1097	10	1147	10	1007	6	1175	10	15,866
LGA	Northern Beaches	1092	10	1120	10	1095	10	1110	10	252,878
For Comparison										
Mosman LGA		1115	10	1165	10	1076	10	1188	10	28,475
Campbelltown LGA		950	4	948	5	977	5	932	4	157,006
Source: https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2033.0.55.0012016?OpenDocument										

The Social Locality's indices indicate a relatively advantaged but not so well resourced (IED) population. This would reflect the more youthful population living in units around the premises, relative to the older and wealthier residents in the LGA.

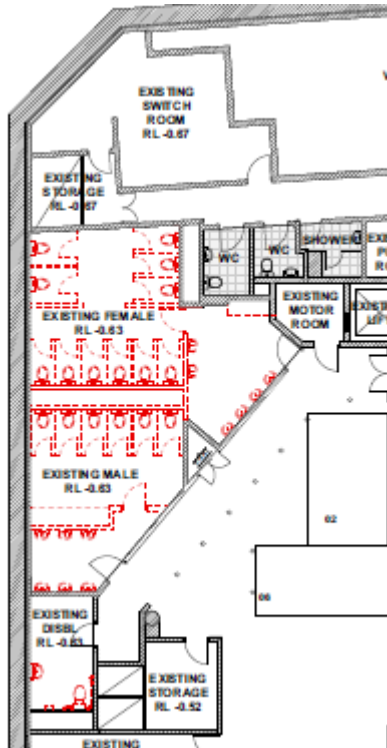
There are no hot spots of disadvantage, such as social housing precincts, near the Social Locality that may be associated with crime risk or anti-social behaviour. The socio-economic prospects of the locality are advantaged and well resourced. Indeed, the advantaged median age 38 demographic apparent in the Manly post code is also a demographic that would use a hotel and performance venue. This trend makes the locality less at risk of harm from licence d premises operations. The premises can serve a demonstrable need within the adjoining community that is advantaged and therefore less likely to be a crime or anti-social behaviour risk.

The hotel premises would need to manage visitor and tourist patrons that are not from predictable socio-economic backgrounds (crime trend reporting indicates this appears not to be a major issue). However, the Manly Wharf Hotel has operated as such with specialist security and an evolving Plan of Management since 2002 without notable incident.

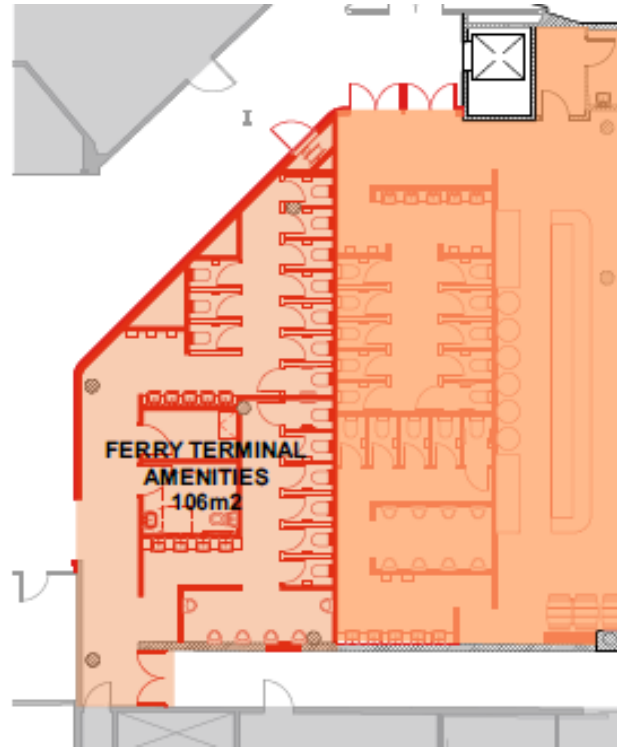
5.4.6 Services Available

The site's Social Locality is well serviced by transport, open space, recreational facilities e.g., beaches, and educational facilities.

The proposal provides for relocation of existing public toilets in the basement level to the main ferry concourse. See relocation plans below.



Existing basement public toilets

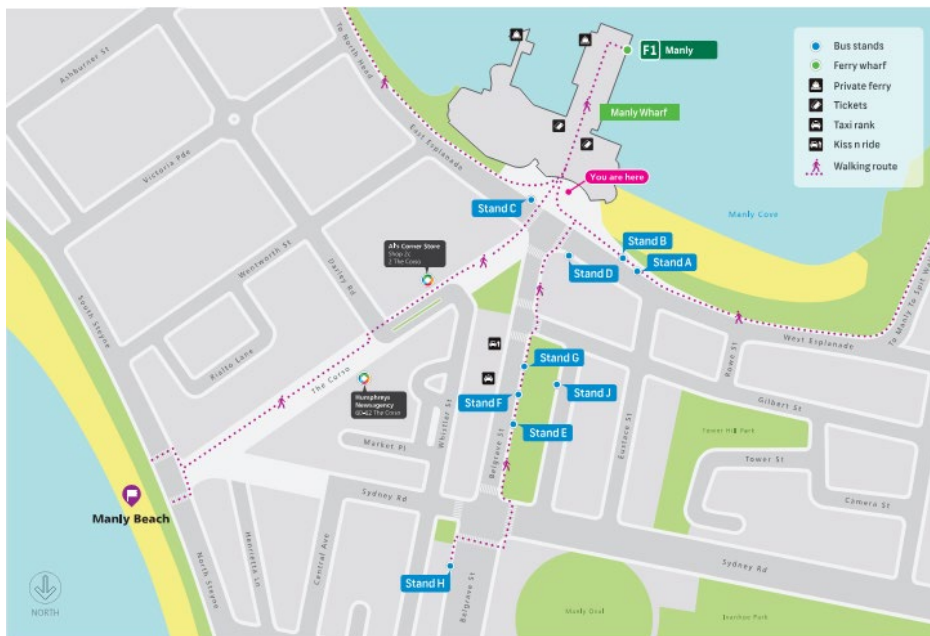


New concourse public toilets

The current public toilets are poorly located, and I have poor amenity. Their relocation to the main concourse will substantially improve the amenity and usability of existing Manly Wharf public toilets.

The site has excellent accessibility to public transport. The adjoining F1 Ferry Route provides services to and from Circular, generally every 30minutes from 5.30am with the last ferry Monday to Friday at Midnight and on Saturday, Sundays and Public Holidays some later services. The last regular bus service is midnight with some regional buses after midnight e.g. A 199 bus to Palm Beach leaves 2.35am Monday to Friday.

See summary of near ferry and bus routes overleaf.



Ferry and bus services from Manly Wharf

Stand	Stop no.	Destinations
Stand A	209523	166 Frenchs Forest 167 Warringah Mall
Stand B	209578	199 Palm Beach
Stand C	209579	161 North Head 162 Seaforth
Stand D	209581	Arrivals only
Stand E	209511	150X Milsions Point 170X Wynyard
Stand F	209512	141 Austlink 142 Allambie Heights
Stand G	209516	144 Chatswood
Stand H	209553	Arrivals only
Stand J	209519	Arrivals only

F Manly Wharf

Use your Opal card on the regular F1 Manly ferry services direct to Circular Quay.

Top up your card at opal.com.au or at the Opal retailers shown on the map.

Other ferry services

Manly Fast Ferry operate regular services to key destinations around the harbour. Visit manlyfastferry.com.au for more information on services and fares or see their staff on Manly Wharf.

Figure 12: Bus and Ferry Routes, <https://transportnsw.info/document/3712/manly-wharf-ptp-map.pdf>

The site’s high accessibility to public transport and the lack of patron parking mitigates potential risk in terms drink driving, conflict in parking areas and loitering activities.

The site is in a high public transport accessible places and would be well placed in the Northern Beaches to offer customers leaving the premises a variety of public transport options up to midnight, then those options reduce; however, ride share/Uber transport options would still be highly accessible in this location post-midnight.

5.5 Impact Assessment and Mitigation Measures

5.5.1 Consistency with Relevant Planning and Social Policies

The following planning strategies and social policies have informed the preparation of the SIA.

5.5.2 State and Regional Plans

The site is located next to the Manly commercial centre that is zoned E1 and the adjoining Manly Ferry Wharf and Bus Interchange. These transport and commercial facilities are nominated hubs under current draft State Government up-zoning provisions.¹²

The current move toward Transport Orientated Development (TOD) will in effect consolidate the primacy of the Manly commercial centre around its main transport hub (the Wharf).

Land within 800m of the Manly Ferry Wharf and E1 Local Centre is likely to be up zoned by the end of the year. While the Council does not support these rezonings, its own analysis suggest that the Manly Centre has a suitable size and range of facilities to be a Town Centre Precinct for housing growth.¹³

The current TOD policies are a shift in planning policies away from more restrictive and preservation focussed land use planning to an emphasis on utilising the productive capacity of land. The TOD reforms are based on a view of cities, that well located housing density generates positive economic and social outcome. Denser cities allow for more interactions and more diverse groups to use a place.

The densification of adjoining urban land will lead to a lower density of licenced premises in the locality and ultimately a demand for new pubs uses. In an urban environment, such as the Manly Centre, with a growing population the social demand for a facility is likely to have a greater benefit than any perceived social impacts. Growing urban populations need places to congregate.

¹² The TOD reforms are draft amendments to the Housing SEPP that provide non-refusal standards for residential flat buildings and shop top housing with height and floor space controls of 21m/3:1 within 400m of rail and 16m/2:1 within 800m. These curtilages would encompass the urban land to the north of the site. See <https://www.planning.nsw.gov.au/sites/default/files/2023-12/eie-changes-to-create-low-and-mid-rise-housing.pdf>

¹³ Northern Beaches Council submission on low and Mid-rise housing policy Item 12.1 - Northern Beaches Council Meeting

Concurrently to broader housing reform, the State Government is promoting various 24-hour economy reforms to facilitate diversified nighttime economies and planning for Special Entertainment Precincts, such as via the gazettal of the 24-Hour Economy Legislation Amendment Bill 2023.

The Northern Beaches Council is participating in this program and at its meeting of 26/03/2024 adopted a Mayoral Minute seeking to set up a Special Entertainment Precinct in Manly and Brookville (copy provided at **Appendix 1**). The proposal is consistent with promoting a diversified night-time economy within a Special Entertainment Precinct in Manly.

The site is located over the harbour and has no potential to be up zoned under the current TOD reforms. The proposal does not displace or prejudice housing around the site and would be considered a high and best use of the site noting current urbanising policies. And the adjoining densifying areas need ancillary services that serve their needs, such as a pub and performance space.

The proposal is consistent with the relevant State, Metropolitan and District Plans and their current statutory implementation provisions.

The proposed use characterised as a combination of a 'pub' and light industry (microbrewery) is permissible in the W2 - Environment Protection zone.¹⁴

The proposal is consistent with the objectives of its W2 zoning as it provides for:

- No potential impacts on the ecology and use of the Harbour.
- The change of use of an existing commercial space that is consistent with the heritage function of that place.

In the adjoining E1 Local Centre land, the proposal would be considered a 'pub' and is permissible in the zone and consistent with the zone objectives of this land that are focused on commercial use, particularly on the ground floor of buildings. In the RE1 land a pub is not a permissible land use; restaurants or cafes are. Nevertheless, the premise is in neither zone but considered consistent the E1 zone with or not inconsistent with the RE1 zone.

Manly Development Control Plan 2013 provides provisions for pub type premises (see clauses 4.2.5.6 Late Night Venues) and nominates a Manly Town Centre Entertainment Precinct that includes the Manly Wharf Precinct. In this precinct the DCP suggests maximum trading hours for hotels and nightclubs from 5am up to 2am (next day). The proposal would be appropriate under the relevant DCP provisions and indeed there is no formal requirement for a social impact assessment for a change of use as proposed in Council's planning controls. This is a signifier of low social risk.

The proposal is consistent with current Northern Beaches cultural policies (see Manly After Midnight Policy and current statement adopted Connected through Creativity 2029 Northern Beaches Arts and Creativity Strategy). Amongst other goals, current culture policy seeks to retain and promote performance spaces, as they are seen as diversifying the nighttime economy, providing training opportunities and fostering local creativity as essential to the community's spirit of belonging.

The proposal is low impact in a social impact sense (noting the proposal is a change of use) and promotes the objectives of various Local and State planning policies concerning nighttime economy and cultural life.

¹⁴ Confirmed Northern Beaches Council pre-lodgement notes 16/04/2024.

The proposed trading hours of 7.00 am. to 1.00 am Thursday to Saturday, 7.00 am. to Midnight Sunday to Wednesday align with those of the Manly Wharf Hotel. These trading hours have been reviewed in the NSW Land and Environment Court in 2011 for the Manly Wharf Hotel and align with current public transport availability.

Current Manly DCP provisions and the practice in similar areas would suggest later trading till 2.00am would also be quite reasonable for this premises; nevertheless, the trading hours proposed are consistent with those already established the Manly Wharf Hotel. The trading hours proposed for the new premises are reasonable and appropriate on social impact grounds.

The recent change of ownership of Manly Wharf Hotel includes a complete refresh of the approach to management and security of the premises. Consistent with the new owners' other operations in Queensland, the new owners will implement a 24-hour security and 24-hour roster of cleaning services across all part of Manly Wharf under their ownership. This in effect provides 24-hour security and cleaning services to the east pavilion of the Manly Wharf precinct. Furthermore, this security and management team will ensure a proactive and collaborative approach to effective management of area of the wharf and adjacent streets and public spaces that are the responsibility of public authorities and other landowners.

The relocation of the public toilets from the basement to the concourse level eliminates a potential crime risk. The current basement toilets are hard to find and hidden (a good place for anti-social activities).

See CCTV coverage proposed for the new premises overleaf.



Figure 14: layout of CCTV coverage, The PoM

Existing CCTV to the Manly Wharf Hotel to be maintained.

The premises is suitable for crime prevention as:

- The modified new main entry to the premises wharf side is well observed and will be monitored via CCTV and is distanced from nearby noise sensitive residential premises.
- The secondary entry/egress to the new premises is onto the main wharf concourse and was the main entry to the Aldi. This space is well observed and public square type of space where activity is expected and people traffic moves.
- The new premises clearly defines the boundaries between public and private space with nil building setbacks to the street and no external areas.
- Effective lighting of public/private places to provide clear and identifiable entry lighting into the retail premises.

The premises is to be fitted with security and lighting measures and operate under a detailed Plan of Management prepared specifically for operation of the premises (see Architectus 2024 Plan of Management).

The pub premises will provide for:

- 24-hours cleaning and security for its east wharf precinct, this augments other such services provided to the public wharf areas.
- Liquor licence and DA operational conditions
- Revised management and a new Plan of Management for the premises.

The proposed new pub premises provides crime prevention and mitigation measures beyond that of the Manly Wharf Hotel. Given that the proposal is essentially a change from one retail use to another, the crime management measures proposed in this DA should have a strong affect.

The premises is a vacant and established commercial premises that can be adequately designed for crime prevention, subject to the above matters being further considered in the proposal's final fit out and operation.

5.6 Scoping and Summary of Social Impacts

The following issues are identified in this SIA as the proposal's key social impacts.

Table 7: Summary and Scoping of Social Impacts		
Issue	Impact (s)	Nature of impact (s) (Positive, Neutral or Adverse) – comment
Development		
Vacant Commercial Premises	Provides appropriate pub use/local economic development.	Positive – Continued commercial activity on this site as proposed is on balance a positive social impact. <ul style="list-style-type: none"> • Employment • Surveillance/cleaning of space and site locality. • Diversify food and drink offering. • Performance/ meeting space provided.
Liquor Licence Density	Change from a packaged liquor to hotel licence.	Minor Negative to Positive –The site is established for high-traffic commercial use and licence density in the broader locality is low and likely to be below demographic demand. Need is apparent here and satisfying community need for a commercial service is positive social impact.
Crowd	Egress	Minor Negative to Positive – There is potential for conflict with egress to the main concourse for larger events (this impact can be managed and is predicable). However, in general egress and access to the premises are improved. And the revised security and cleaning and the new PoM includes specific provisions for crowd management.
Congestion Risk e.g., parking demand, pedestrian movements	Lack of infrastructure, competition with existing residents for public resources (e.g., public space and parking).	Neutral – The additional activity generated by the development are largely positive and the locality is infrastructure rich. The development meets the applicable standards for such premises and the site's locality is accessible in terms of public transport, open space, commercial services and employment options.

Table 7: Summary and Scoping of Social Impacts		
Issue	Impact (s)	Nature of impact (s) (Positive, Neutral or Adverse) – comment
Relocate Public Toilets	Improve accessibility, amenity and useability of existing public toilets.	Positive – This is a significant site-specific social benefit of the proposal. The current basement public toilets are poorly located and a crime risk.
Diversification of the 'pub' use	Provision of a music/entertainment venue.	Positive – Less reliance on alcohol service, diversify the nighttime economy, training opportunities and fostering local creativity.
Operational		
Crime Risk	Alcohol Relates Assault and Crime	Adverse to Positive – Able to be appropriately managed.
Amenity	Resident noise, and building maintenance plant nuisance etc	Minor Negative to Positive – The premises will be acoustically contracted to current standards and allow for internalisation of any live music or performance within the combined Manly Wharf Hotel premises. Some potential dispersing noise with egress from venue. This impact is temporary and occasional and can be managed.
New and expanded site management	Precinct wide management of the east side of the wharf, expanded patrols and cleaning.	Positive – improved site security.

5.6.1 Mitigation Measures

The proposed pub is within a suitable commercial premises that is well designed for its purpose. It is located within an established commercial precinct and will allow for 24-hours management and an agreed Plan of Management to the eastern part of the Wharf precinct.

Management, good design and location are the most essential mitigation measures – the proposal has these attributes. The main mitigation measure sought is some testing and refinement of these measure once operations begin, the following additional mitigation measures are recommended:

- The Plan of Management is to be refined and modified as required during the DA assessment and determination process to address any relevant submissions or conditions of consent.

- The initial 12-month operation of the premises shall include a monitoring and management review phase, whereby the Plan of Management and operational procedures for the premises are modified.
- A copy of the final Plan of Management is to be always kept on-site.

5.7 Liquor Act 2007

Section 48 of the Liquor Act 2007 requires a consideration of the community well-being when granting a licence, in this case there is an existing licence and the proposal does not meet the threshold for this test to apply; however, the considerations of community impact under the Liquor Act are (our **emphasis** provided) and notable in their general relevance to the consideration of the social impact of the proposal.

“48 Community impact

(1) The object of this section is to facilitate the consideration by the Authority of the impact that the granting of certain licences, authorisations or approvals will have on the local community, in particular by providing a process in which the Authority is made aware of—

(a) the views of the local community, and

(b) the results of any discussions between the applicant and the local community about the issues and concerns that the local community may have in relation to the application, and

(c) whether the granting of the application would provide employment in, or other opportunities for, any of the following—

(i) the live music industry,

(ii) the arts sector,

(iii) the tourism sector,

(iv) community or cultural sector.”

The community impact test is in terms of broad impacts, adverse and positive, on the community and weight is given to the positive, community wellbeing impact of some licenced activities. The proposal would take the existing Manly Wharf Hotel to a better alignment with the objects of the Liquor Act by diversifying its servicing, by providing a live music venue. The new pub is likewise consistent with the Liquor Act and provides a use that should also service the local community and tourists.

6 Social Impact Analysis

A statistical measure on the effect of liquor licence concentrations, concerns a correlation with the rates of assault based on the density of licences (based on a credible 2015 study).¹⁵ The 2015 Donnelly study found that non-DV assault rates increased markedly when the density of hotels exceeded 2.0 per 1,000 residents and when the packaged liquor concentration level surpassed 0.75 per 1,000 residents. The effect for hotels was more pronounced than for packaged liquor outlets.

A current comparison of the Manly (2095) postcode with the City of Sydney (2000) current licence density is provided below.

Table 8: Licence Density		City of Sydney	Manly	Density Per 1000 persons	
Postcode	2000	2095	2000	2095	
ALL hotels, restaurants etc	1087	125	3.89	0.77	
Hotels/Bar/Club	223	15	0.80	0.09	
Packaged Liquor	50	12	0.18	0.074	
Post code population 2021	27,936 persons	16,296 persons			
Median Age	32	38			
Data ABS quick stats 2021 census https://www.abs.gov.au/census/find-census-data/quickstats/2021/POA2095 Licence Details - as 1 Apr 2024 https://www.liquorandgaming.nsw.gov.au/resources/licence-d-premises-data					

The Donnelly study was largely focussed on analysis at an LGA but there were some general trends apparent in this study, whereby anti-social risk did increase with licence density and club premises were correlated with low risk (the Manly postcode has a high proportion of licensed clubs).

¹⁵ Donnelly N, Menéndez P and Mahoney N 2015 The effect of liquor licence concentrations in local areas on rates of assault in New South Wales www.bocsar.nsw.gov.au

The Social Locality includes 2 Hotel premises - Manly Wharf Hotel and 4 Pines Brew Pub¹⁶. Busier licenced restaurants such as Queen Chow, Hugos, The Bavarian and El Camino Cantina are also in the Social Locality. In a licence density sense, the proposal is swapping a packaged liquor licence (for Aldi) with a general hotelier's licence. The proposal is raising the harm risk on the site as opposed to introducing a new risk.

In the case of the Manly postcode, there is a very low density of licenced premises (0.09/1000 when the harm threshold is 0.75/1000). And even lower at the LGA level. The population growth planned for the locality in the next 5 years will likely keep this density of licence d premises well under any nominal harm threshold of 0.75/1000 persons.

In the Social Locality, there are 2 hotel premises. The Social Locality has a high density of hotels (1 per 324 persons); however, this density is soon dissipated when the study area is expanded to include nearby R3 zoned land and other commercial centre blocks. The addition of the Pub as a new licenced premises is understated, in as much as it will function within the management of the adjoining Manly Wharf Hotel (in a social impact sense, the proposal is the expansion of a licenced premises not the addition of a new licence). The 2 premises also create co-location benefits such as shared management, and better security and cleaning for the whole east wharf precinct.

The site and its locality warrant a high concentration of licence d premises on heritage and urban design grounds and given the current zoning pattern. The premises is part of a historic commuter precinct that is in effect the focus of the adjoining commercial area, the Circular Quay of Manly. A rational and socially responsible place to concentrate licence d premise is near transport and in highly observed and accessible locations where there is cultural acceptance and expectation that 'something might be happening' at the Manly Wharf. This is a town square type space where activity is expected and often culturally important. The new premises is proposed in precisely such a location.

The premises are located within an existing retail tenancy where liquor retailing has been approved (the old Aldi operated a bottle shop from 2014) and the trading hours sought are aligned with those of the Manly Wharf Hotel where such a trading pattern has operated for some time. These trading hours also align with adjoining ferry and bus timetables which will allow for patrons to leave the locality seamlessly.

¹⁶ 4 Pines Brewing Company at 43-45 East Esplanade which trades under a Liquor - producer wholesaler licence (see LIQW824015754)

The adjoining locality is advantaged and not considered prone to anti-social behaviour. The crime rate in this community is stable to declining. There is likely to be a growing population near the premises given the current housing policies that seek to cluster housing around transport infrastructure and commercial centres. There will be a need for licenced premises and performance spaces in Manly.

This DA is part of the new owners of the Manly Wharf Hotel refining current management practises and diversification of their commercial services with a performance space, dining, and a microbrewery. This is considered a positive social impact and consistent with current Local and State Government policies regarding promoting a safe nighttime economy.

The physical works to the premises do not create any additional floor space, rather the works upgrade the existing premises. The works to the existing main entry to the harbour side provides for more streamlined entry and various internal doors that better acoustically sealed interiors. For example, someone visiting the performance space will walk through an open and fully monitored entry and is accessible and distanced from nearby residential properties, into a generous vestibule area and then through another set of doors into the performance space. The new owners appreciate the main social conflict between the premises and its Social Locality has concerned noise (see the 2011 LEC). The comprehensive security and acoustic strategy provided in this DA will mitigate this conflict.

The location of the premises also mitigates risk as the new Pub is located off the main ferry wharf concourse where activity is already highly managed. The locality and LGA in general are very well advantaged as reported in recent surveys of such. When assessing social impact, taking development and activity to advantaged areas has a better impact than putting such development and activity in a less advantaged place. Current State Government housing policy and the density of premises around the premises suggest there will be a social need for the premises.

6.1 Section 4.15(1) (a), (b), (c) and (e) of the EPA Act

6.1.1 4.15 (1) (a) the provisions of relevant planning policies

See previous discuss of State, Metropolitan, Regional and Local planning policies.

The Northern Beaches LGA is planned to grow 5.7% or an increase in 15,514 residents over the next 20 years under Greater Sydney Commission metropolitan and regional plans, these growth targets are likely to change and increase in well located urban areas. The proposal is consistent with those plans and provides ancillary services expected in an urban precinct.

The proposal is consistent with State, Metropolitan, Regional and Local planning policies in respect to social impacts.

6.1.2 4.15 (1) (b) the likely impacts of that development, including social and economic

As discussed, the proposal is Local Development, within an existing commercial premises and the social impacts of the proposal will be positive.

Possible adverse social impacts can be reasonably managed via the mitigation measures recommended or are addressed in the design of the proposal.

The proposal will have acceptable social and economic impacts.

6.1.3 4.15 (1) (c) the suitability of the site for the development

The site is an existing commercial premises that was last used as a high-turnover commuter supermarket with a packaged liquor licence. The premises has a direct access to the main Wharf concourse.

The premises is part of the Manly Wharf precinct where there are various other food and drink premises and some clustering and grouping of like uses gives a place identity. In this case, the pub premises is a dining and performance space and as such it enriches the existing commercial precinct.

The site is suitable for the proposed development.

6.1.4 79 C (1) (e) the public interest

The public interest is best served when new development responds to identified needs in a community and is 'crafted' to be sensitive to the character or emerging character of that place. The proposal achieves these objectives as it provides an appropriate use to a purpose-built commercial premises and diversifies the Manly nighttime economy.

The proposal is in the public interest.

7 Conclusion

This new pub is to be in an existing commercial tenancy within Manly Wharf.

The addition of a new pub use to this site, replaces the previous use that was an Aldi supermarket with a packaged liquor licence.

The site is located within the Manly commercial centre that is forecast to grow its residential population and that population is likely to be advantaged and well resourced. This is a demographic that will likely use such a food and drink premises. The proposal is in the right location and should address local needs for such a use.

The premises is in a traditional high pedestrian traffic area. The main entry to the premises will be to the less trafficked harbourside of the premises and access to the main concourse area is to be uses for egress mostly. This can be controlled in a location already well controlled.

The applicant is a well-regarded hospitality premises owner/operator that brings new management and expertise to the site.¹⁸ A new perspective on management, expanded patrols and cleaning, and works such as the new entry and relocation of public toilets are significant positive social impacts of the proposal.

The proposal is also not of a scale or type, such as a large infrastructure project, that would have a disruptive social effect on this community. Continued commercial activity on this site as proposed is on balance a positive social impact.

The social impacts of the proposal, with the mitigation measures proposed in the DA for the premises, are acceptable under Section 4.55 (1) (b) (the social and economic impacts in the locality) of the Environmental Planning and Assessment Act.

¹⁸ <https://www.artemusgroup.com/>

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- https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat

NSW Department of Planning and Environment 2018, online Research and Demography, in particular:

- <http://www.planning.nsw.gov.au/Research-and-Demography>
- <http://www.planning.nsw.gov.au/Research-and-Demography/Demography/Population-projections>

NSW Bureau of Crime Statistics and Research (BOCSAR), in particular:

- <http://crimetool.bocsar.nsw.gov.au/bocsar/>

7.0 MAYORAL MINUTES

ITEM 7.1	MAYORAL MINUTE NO 5/2024 - SPECIAL ENTERTAINMENT PRECINCTS
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PURPOSE

The purpose of this mayoral minute is to propose that Council submit an Expression of Interest to the Office of the 24-Hour Economy Commissioner for the establishment of Special Entertainment Precincts within the Northern Beaches.



Sue Heins
MAYOR

RECOMMENDATION

That:

1. Council submit an Expression of Interest to the Office of the 24-Hour Economy Commissioner for the establishment of Special Entertainment Precincts within the Northern Beaches.
 2. A councillor briefing be held within 2 months where further information on Special Entertainment Precincts is provided, including the merits or otherwise of establishing these precincts on the Northern Beaches, and the outcome of discussions with the Office of the NSW 24-Hour Economy Commissioner and Inner West Council.
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Appendix 2 – Crime Data

NSW Recorded Crime Statistics Trends January 2019-December 2023

Detailed crime trends for NSW and the Northern Beaches LGA is provided below.

NSW Recorded Crime Statistics Trends January 2019-December 2023						
Offence type	NSW			Northern Beaches LGA		
	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change
Murder *	0.7	Stable	Down 6.4%	nc	nc	nc
Attempted murder	0.2	nc	nc	nc	nc	nc
Murder accessory, conspiracy	0	nc	nc	nc	nc	nc
Manslaughter *	0.1	nc	nc	nc	nc	nc
Domestic violence related assault	441.7	Up 6.7%	Up 3.6%	104.8	Stable	Down 13.2%
Non-domestic violence related assault	418.3	Up 9.6%	Stable	200.9	Stable	Down 6.2%
Assault Police	31.3	Stable	Stable	22.4	Stable	Up 6.4%
Sexual assault	115.8	Stable	Up 10.1%	59.6	Stable	Stable
Sexual touching, sexual act and other sexual offences	97.1	Stable	Stable	50.9	Stable	Stable
Abduction and kidnapping	3.3	Up 33.2%	Up 6.5%	0.4	nc	nc
Robbery without a weapon	13.6	Up 13.7%	Down 6.5%	9.9	nc	nc
Robbery with a firearm	1.3	Stable	Down 10.1%	0.8	nc	nc
Robbery with a weapon not a firearm	8.6	Stable	Down 6.9%	2.3	nc	nc
Blackmail and extortion	22.7	Up 119.7%	Up 120.1%	31.9	Stable	nc
Intimidation, stalking and harassment	566.9	Up 7.6%	Up 6.7%	195.2	Stable	Stable
Other offences against the person	20	Up 22.1%	Up 7.0%	6.5	nc	nc
Break and enter dwelling	244.6	Up 6.4%	Down 5.9%	77.5	Stable	Down 10.4%
Break and enter non-dwelling	105.5	Up 16.1%	Stable	50.1	Up 131.6%	Down 6.7%

NSW Recorded Crime Statistics Trends January 2019-December 2023						
Offence type	NSW			Northern Beaches LGA		
	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change
Receiving or handling stolen goods	95.9	Stable	Down 3.3%	54.3	Stable	Stable
Motor vehicle theft	174.9	Up 16.1%	Stable	64.9	Stable	Stable
Steal from motor vehicle	355.5	Stable	Down 6.6%	155.7	Stable	Down 17.6%
Steal from retail store	333.7	Up 21.8%	Stable	271.2	Up 40.0%	Stable
Steal from dwelling	194.6	Stable	Down 4.1%	119.3	Up 26.1%	Stable
Steal from person	26.3	Up 10.2%	Down 13.3%	11.8	Stable	Down 20.1%
Stock theft	3.1	Stable	Down 12.3%	nc	nc	nc
Fraud	573.3	Stable	Stable	407.5	Stable	Down 3.3%
Other theft	247.4	Up 11.8%	Down 7.3%	183.1	Up 58.0%	Down 6.5%
Arson	56	Up 36.3%	Down 3.2%	14.4	Up 65.2%	Stable
Malicious damage to property	603.7	Stable	Down 3.6%	329.7	Stable	Down 10.4%
Possession and/or use of cocaine	27.6	Stable	Stable	27.7	Stable	Up 24.9%
Possession and/or use of narcotics	14.2	Stable	Stable	7.2	nc	nc
Possession and/or use of cannabis	179.3	Stable	Down 4.7%	85.5	Stable	Stable
Possession and/or use of amphetamines	79.5	Stable	Down 5.3%	29.2	Stable	Stable
Possession and/or use of ecstasy	14.2	Stable	Down 18.3%	4.6	nc	nc
Possession and/or use of other drugs	71.6	Stable	Stable	32.7	Stable	Stable
Dealing, trafficking in cocaine	12.1	Stable	Stable	8	Stable	nc
Dealing, trafficking in narcotics	3	Stable	Stable	nc	nc	nc
Dealing, trafficking in cannabis	6	Stable	Down 20.9%	4.2	nc	nc

NSW Recorded Crime Statistics Trends January 2019-December 2023						
Offence type	NSW			Northern Beaches LGA		
	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change
Dealing, trafficking in amphetamines	19.2	Down 22.5%	Down 7.6%	2.7	nc	nc
Dealing, trafficking in ecstasy	2.6	Stable	Down 23.5%	1.1	nc	nc
Dealing, trafficking in other drugs	4.9	Stable	Down 9.6%	1.9	nc	nc
Cultivating cannabis	7.9	Down 20.9%	Down 14.8%	3	nc	nc
Manufacture drug	0.7	Stable	Stable	0.4	nc	nc
Importing drugs	1.5	Stable	Down 9.3%	0.8	nc	nc
Other drug offences	67.3	Stable	Down 5.0%	52	Up 95.7%	Stable
Prohibited and regulated weapons offences	171.2	Stable	Down 3.8%	49.4	Stable	Down 12.6%
Trespass	149.7	Up 17.7%	Up 3.0%	87.4	Stable	Stable
Offensive conduct	39.1	Down 11.7%	Down 8.6%	24.3	Down 23.8%	Down 13.1%
Offensive language	13.9	Down 29.0%	Down 16.5%	9.5	Stable	Stable
Criminal intent	34.2	Stable	Up 2.4%	10.6	Stable	Down 13.5%
Betting and gaming offences	0.9	Down 40.3%	Stable	0.4	nc	nc
Liquor offences	88.1	Down 35.0%	Down 11.4%	63.8	Stable	Stable
Pornography offences	14.6	Stable	Up 14.8%	6.5	nc	nc
Prostitution offences	0.3	Stable	Stable	0.4	nc	nc
Escape custody	1.8	Stable	Down 6.0%	0.8	nc	nc
Breach Apprehended Violence Order	298.4	Up 8.0%	Up 7.8%	69.1	Stable	Down 8.4%
Breach bail conditions	649.9	Stable	Up 2.6%	192.2	Down 17.0%	Down 26.9%
Fail to appear	10.2	Stable	Up 9.6%	2.7	nc	nc
Resist or hinder officer	64.8	Stable	Down 3.2%	20.9	Stable	Down 14.7%
Other offences against justice procedures	29.1	Stable	Up 8.0%	1.5	nc	nc

NSW Recorded Crime Statistics Trends January 2019-December 2023						
	NSW			Northern Beaches LGA		
Offence type	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change	Rate per 100,000	2 year trend and annual percent change	5 year trend and average annual percent change
Transport regulatory offences	897.9	Stable	Down 10.3%	34.9	Stable	Stable
Other offences	161.7	Down 36.3%	Stable	132.5	Stable	Stable

Source: https://www.bocsar.nsw.gov.au/Pages/bocsar_crime_stats/bocsar_crime_stats.aspx

BACKGROUND

The NSW Government recently introduced legislation to enable the establishment of 'Special Entertainment Precincts' which support live entertainment through extended trading hours for live music venues and favourable noise controls to provide operational certainty for venues, neighbouring residents and businesses.

Councils can establish Special Entertainment Precincts in their local areas and the precinct framework allows councils to set requirements for amplified music and adopt their own plans to encourage more live music and performance venues.

Special Entertainment Precincts can help councils support night-time economies and embrace more creative activities. They support live music and performance venues, benefiting the venues but also supporting nearby residents and businesses by creating more vibrant districts.

The [24-Hour Economy Legislation Amendment Bill 2023](#) will improve the precinct framework to support councils to establish precincts through:

- Clearer sound governance: from mid-2024, Liquor & Gaming NSW will manage entertainment sound complaints for licensed venues while councils will set sound standards and manage noise from unlicensed venues.
- A trading extension for live music venues in Special Entertainment Precincts, including 2 hours on nights when live music is offered, and one hour on other nights.
- New powers for councils to automatically adjust trading hours on development consents to support other businesses such as shops to open later.
- Strengthening governance arrangements to support safety and collaboration.

Inner West Council recently participated in a trial of the Special Entertainment Precinct program in the Enmore Road Precinct. Following the successful trial, the Office of the 24-Hour Economy Commissioner is preparing new guidelines to support councils looking to establish Special Entertainment Precincts across NSW.

The Commissioner has opened an Expression of Interest (EOI) for councils considering establishing a Special Entertainment Precinct. The EOI and survey are open until 19 April 2024.

Given Council's commitment to the delivery of a diverse night-time economy (Priority 30 of 'Towards 2040' Local Strategic Planning Statement) and the Night-time Economy Study prepared for the draft Manly Place Plan, submitting an EOI is warranted to learn more about this program.

TRIM FILE REF	2024/197922
ATTACHMENTS	NIL

