



## Agenda

### Planning and Strategy Committee

Notice is hereby given that a Planning and Strategy Committee of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

**Monday 12 September 2005**

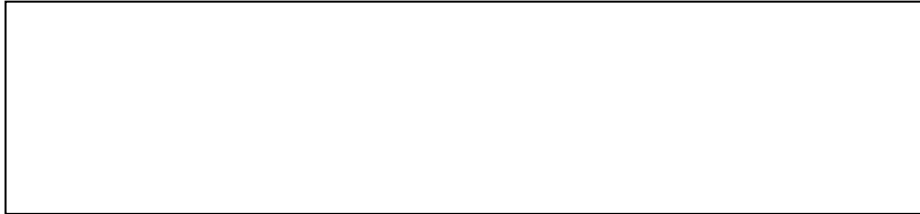
Commencing at 7:30 pm for the purpose of considering items included on the Agenda.

Persons in the gallery are advised that the proceedings of the meeting are being taped for the purpose of ensuring the accuracy of the Minutes. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

*Copies of business papers are available at the Customer Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:  
[www.manly.nsw.gov.au](http://www.manly.nsw.gov.au)*

# Seating Arrangements for Meetings

Staff      Staff      General  
                                         Manager      Chairperson      Staff      Minute  
                                                                                                                                                                 Taker



**Mayor** Dr Peter  
Macdonald

Clr Mark Norek

Clr Joanna Evans

Clr Barbara Aird

Clr Brad  
Pedersen

**Deputy Mayor**  
Clr Richard  
Morrison



Clr Jean Hay AM

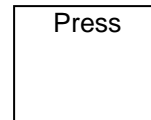
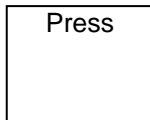
Clr Adele Heasman

Clr Judy Lambert

Clr Simon Cant

Clr David Murphy

Clr Pat Daley



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Public  
Addresses

**Public Gallery**

**Chairperson:** Clr Barbara Aird  
**Deputy Chairperson:** Clr Adele Heasman

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**\*\*\*\*\* END OF AGENDA \*\*\*\*\***

**TO: Planning and Strategy Committee - 12 September 2005**  
**REPORT: Corporate Services Division Report No. 20**  
**SUBJECT: Proposal to form a Friendship Relationship with Gunnedah, NSW**  
**FILE NO:**

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## **SUMMARY**

The Mayor of Gunnedah Shire Council, Cr Swain, wrote to Mayor Dr Peter Macdonald, on 3<sup>rd</sup> August 2005, advising that "Gunnedah Shire Council resolved at its meeting on Wednesday 20 July 2005 to engage Manly Council as a Sister City community" and invited a delegation to visit Gunnedah to discuss the proposal.

## **REPORT**

Council currently has three (3) Sister City Relationships, one each in Japan (Taito Ku), China (Jing'an) and the United Kingdom (Bath), and one (1) Friendship City Relationship in Japan (Odawara).

Initially the impetus to form a Friendship relationship with Gunnedah Shire Council came from Mayor Swain after Gunnedah Shire Council and its community worked tirelessly to aid and assist the Manly Tsunami Appeal after the Boxing Day disaster in 2004

This interest from Gunnedah to form a Friendship relationship was discussed at Council's Sister Cities Committee Meeting of Wednesday 9th March 2005. The Committee resolved to send correspondence to Gunnedah noting the ties of friendship that had been forged between Gunnedah and Manly through the Tsunami disaster relief program and invited Gunnedah Shire Council to submit a written proposal on how they would like a Friendship relationship to function.

Mayor Swain and the General Manager of Gunnedah Mr Max Kershaw came to Manly on 8<sup>th</sup> June 2005, meeting with Joan Thorburn, Henry Wong and Elaine Kent, to discuss the possibility of forming a relationship. Ideas explored centered around the historical links with Dorothea Mackellar having been a citizen in both our communities and 'people to people' (bush and beach) exchange visits between primary students to experience a different way of life. It is also anticipated that a relationship will foster staff exchange and environmental and Green Hands projects will be established.

A visit to Gunnedah is being planned for Monday 26<sup>th</sup>, Tuesday 27<sup>th</sup> and Wednesday 28<sup>th</sup> September 2005 to meet various community groups and visit several locations. Included in the delegation is Mayor Dr Peter Macdonald, Cr Jean Hay (Sister Cities Committee Representative), one Sister Cities Committee Member and Council's General Manager.

A schools visit will allow evaluation of a possible reciprocal student exchange programme with primary school students and the feasibility of the promotion of a visit to Gunnedah by visiting Japanese Student's from Manly's Sister Cities

A national Dorothea Mackellar poetry competition, promoted by the Dorothea Mackellar Memorial Society, is held each year in Literature Week. It is proposed that we encourage local schools in Manly to enter this competition.

**Corporate Services Division Report No. 20 (Cont'd)**

**RECOMMENDATION**

That Council endorse this initiative to form a Friendship Agreement with Gunnedah Shire Council and authorise execution of a Memorandum to initiate the Friendship between the Community, Manly and Gunnedah.

**ATTACHMENTS**

There are no attachments for this report.

PS120905CSD\_1

\*\*\*\*\* End of Corporate Services Division Report No. 20 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 46  
**SUBJECT:** Charles Street Between William and Cohen Street, Fairlight - Upgrade and Maintenance of Road Reserve - Progress Report  
**FILE NO:**

---

## **SUMMARY**

Progress report on the resolution of Council of 20th June, 2005 (see below).

## **REPORT**

Council resolved to seek a report on the following:-

"Council, after appropriate community consultation, bring back a report on the upgrade and management of the road reserve bordered by William, Charles and Cohen Streets, Fairlight.

The report should address the following:

1. Installation of a proper footpath
2. Immediate removal of dead trees, trimming of overgrown trees and generally making safe
3. Suitable landscape plan for the reserve including consideration of street furniture, playground equipment and lighting
4. An appropriate maintenance schedule to ensure the park once refurbished does not deteriorate
5. A budget, recommendations and timeline for when the necessary work could be completed."

The introduction to the resolution required community consultation and this has occurred with no definitive resolution on some issues. The matters that are maintenance issues have been addressed. The outstanding matters will be further reported once community feedback has been resolved.

## **RECOMMENDATION**

That the progress report be noted.

## **ATTACHMENTS**

There are no attachments for this report.

PS120905CPSD\_1

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 46 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 47  
**SUBJECT:** Alexander Street - Petition to Close Alexander Street at Balgowlah Road End  
**FILE NO:**

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### **SUMMARY**

Petition received from residents requesting the closure of Alexander Street at the Western end.

### **REPORT**

Council has received a petition (26th August, 2005) in the following terms:-

"The proposed roundabout (Kenneth and Balgowlah Roads); planned closure of Pacific Parade at Balgowlah Road; and approval for the new Fruit market (Balgowlah and Pittwater Roads) will place increased pressure on Alexander Street.

We the undersigned request the closure of Alexander Street at the Balgowlah Road end and the building of a safety barrier between Stella Maris and the roundabout.

The changes are sought for the following reasons:-

- Increase traffic - Alexander will be handling Pacific Parade and Fruit market traffic. This does not include the traffic illegally exiting Alexander or potential for trucks/4WD to mount the curbs and enter from Kenneth Road.
- Danger to Stella Maris facility and students from out-of-control vehicles."

The petition is signed by 54 people, all residents of Alexander Street.

### **RECOMMENDATION**

That Council receive and note the petition and prepare a formal response to the issues raised.

### **ATTACHMENTS**

There are no attachments for this report.

PS120905CPSD\_2

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 47 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 48  
**SUBJECT:** Street Tree Management & Maintenance Service Tender 04/10  
**FILE NO:**

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### **SUMMARY**

- Review of tendering for tree maintenance.
- Decision to revise tender specification to define service levels more specifically and re tender the contract.

### **REPORT**

Tenders were advertised for a performance based maintenance contact for all street trees and Reserve trees within the Manly LGA.

The 3 confirming tenders were assessed and a significant range in the resources allocated to undertake the two year contract was highlighted. Correspondingly a wide variation in prices were tendered. The low number of tenders received and the feedback from the tenderers indicates that the performance based tender specifications was too onerous or not fully understood by tenderers.

On this basis, it is recommended that Council revise the documents and re-advertise the tender. A comprehensive pre tendering briefing will be conducted.

### **RECOMMENDATION**

1. That Council does not accept any of the tenders received.
2. That the tender documents be reviewed, revised and re-Tendered.

### **ATTACHMENTS**

There are no attachments for this report.

PS120905CPSD\_3

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 48 \*\*\*\*\*



**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 49  
**SUBJECT:** Beach Nourishment - Investigation Into Use Of Offshore Sand Resources For Beach Nourishment  
**FILE NO:**

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## SUMMARY

- All Coastal Councils are becoming increasingly concerned about coastal recession.
- The Sydney Coastal Councils Group (SCCG) is asking member councils to consider their long-term needs with the fact that many beaches in NSW, including those of Manly (ocean and estuarine) are currently suffering from shoreline recession and erosion with many significant areas and properties under threat of coastal storm activity. This issue will be further exacerbated by climate change and associated sea level rise in the long term.
- The SCCG highlight that it is clearly recognised that Sydney's sand supply is limited and that long term alternatives must be found. The SCCG and other stakeholders have significant concerns in relation to the current unsustainable practices of crushing sandstone reserves in the Somersby plateau in the Hawkesbury Region or further mining in areas already clearly over exploited such as the Kurnell Peninsula.

## REPORT

With the increasing recognition of the need to effectively manage our coastline, coastal Councils are undertaking studies and developing management plans that identify feasible options to combat natural processes such as beach erosion, shoreline recession, storm surge and the potential impacts of the predicted greenhouse effect on sea level rise.

A recognised commonality in the identified management options is the identification of beach nourishment as both an emergency and long-term management option to address these issues.

A recent study undertaken by Water Research Laboratory for Manly Council identifies beach nourishment as a medium and/or long-term remedial and management option for Manly Ocean Beach. Based on preliminary estimates of nourishment quantities, to advance the beach 1m requires 34,400 m<sup>3</sup> of sand for the entire 1,600m long embayment. To counteract the predicted 10 m recession of the beach by 2050 due to sea level rise, a sand quantity of 344,000 m<sup>3</sup> would be needed for the Manly Ocean Beach embayment. This would cost approximately \$5million.

To provide an additional storm erosion buffer, 1,960,000 m<sup>3</sup> of sand would be required for the entire embayment at a cost of \$20million. This cost would be strongly dependant on the sand source used and the cost of placement.

Further, beach nourishment has been identified as a key management option in managing public safety (access) and beach amenity within Manly Cove. Council is currently working with NSW Maritime, DIPNR and the Manly Wharf lessee to determine needs for beach nourishment.

A preliminary investigation was conducted in 1997 by the NSW Department of Public Works. The investigation recommended that a maximum increase in beach width of 10 metres would be required to alleviate erosion problems within east Manly Cove. To achieve this increase 10,000 m<sup>3</sup> of sand would be required over the 250 metre beach length east of the ferry wharf. An additional 2,000 m<sup>3</sup> of sand would need to be placed to cover the measured losses from the beach for a ten-year design period.

**Corporate Planning and Strategy Division Report No. 49 (Cont'd)**

In 1997 preliminary costing, including Environmental Impact Assessment and approvals, initial beach nourishment, contouring and maintenance for 12 months and overheads are estimated at \$500,000. A 4-year \$27,000 monitoring program would be required for East Manly Cove to provide a better basis for future management and decision-making.

The greatest present limitation of major beach nourishment as a management option for Manly is the procurement of a suitable sand source. Such procurement would require significant investigation and a lengthy environmental approval process. Nevertheless, nourishment from offshore sand sources is a common practice in other states of Australia and internationally.

Availability, nature of sand type and methods for extraction all need to be further investigated. It is known that:

- Much of the terrestrial dune sand is too fine and has high levels of calcium carbonate. Further, removal of sand from sensitive environments such as Kurnell and many other locations along the east coast has led to significant degradation of such sites
- Hawkesbury sandstone grains when quarried are too sharp and widespread use could result in the loss of the internationally renowned golden beach sand of Sydney due to colour differences. Further, in obtaining this finite resource considerable environmental issues have arisen as a result of extraction itself.
- Lagoon and harbour resources can not meet future demands.

During 2001 the NSW Coastal Council commissioned Dr Peter Roy of Geoscience Surveys to conduct an investigation into the nature of marine sand deposits on the inner continental shelf. The report, which has been withheld from public distribution, confirmed that there are suitable sands at depths of between 25 and 60 metres in an area 1 km to 10km offshore. No seagrass or aquatic flora is found at this depth due to limited light penetration, however there are (a limited number) of benthic (sand dwelling) fauna species. Potential impacts, extraction and transportation methods, environmental impact and other issues will be investigated and addressed in the feasibility study.

The SCCG proposes to lobby state government to further investigate the feasibility of offshore sand extraction.

**Endorsement by Committees**

At their meetings of 16 August 2005 and 4 September 2005 respectively, the Harbour Foreshores Management and Coastline Management Committees endorsed the recommendation to support the Sydney Coastal Council Group in lobbying the state government to further investigate the use of offshore sand resources for beach nourishment purposes.

**RECOMMENDATION**

That Council formally supports the Sydney Coastal Councils Group in lobbying the state government to undertake further investigation into the use of offshore sands for beach nourishment purposes.

**ATTACHMENTS**

There are no attachments for this report.

PS120905CPSD\_4

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 49 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 50  
**SUBJECT:** Heritage Significance of "Casa Mia" 3 Oyama Avenue, Manly  
**FILE NO:**

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## SUMMARY

- A heritage assessment was carried out following Council's resolution to investigate the heritage significance of the Hollywood Spanish style residence "Casa Mia" at 3 Oyama Avenue, Manly.
- This report makes recommendations based on that assessment, which found the item to be unsuitable for listing at this time.

## REPORT

Council considered a report in relation to Casa Mia at the Planning and Strategy Committee meeting of 14 March 2005 following a recommendation of 2 March 2005 from the Heritage Committee that a heritage assessment be carried out. On 14 March, Council made the following resolutions:

1. *a heritage assessment of the property 3 Oyama Avenue, Manly, be carried out as a matter of urgency;*
2. *the vendor and agent be advised and the Precinct Forum also be advised of this process.*

The vendor, agent and Precinct Forum were notified pursuant to Council's resolution.

An independent heritage assessment was completed on 27 May 2005 (**Attachment 1**). The assessment advised that in 1972, substantial alterations and additions (internally and externally) were made, resulting in the loss of integrity to the original fabric. What was originally a single family home was at some time divided into three apartments. It is noted that access to the interior could not be gained despite requests being made by Council.

The heritage assessment raised several further questions which were put back to the consultant for further clarification. Further comments were received on 3 August 2005 (**Attachment 2**) and maintain that the structure has been significantly altered and is not substantially intact enough to justify heritage listing.

The Heritage Assessment states that Casa Mia derives some significance from the fact that it was designed by Lewis Kaberry, a noted Sydney architect with the firm Kaberry and Chard and Manly resident known mainly as a prolific theatre designer. Most of the work of Kaberry and Chard has been lost or substantially altered, including Lewis Kaberry's only other known residential design at 15 Oyama Avenue, Manly. It is noted that Casa Mia has some aesthetic qualities given its location and contribution to the streetscape. In this regard Casa Mia terminates the vista from Stuart Street toward Manly Cove, has a public right of way along its western boundary and is visible from the waters of the inner harbour on approach to Manly Wharf and Manly Sailing Club. However, this is insufficient to warrant heritage listing as concluded by the Heritage Assessment as follows:

*"On the basis of the physical and documentary investigation carried out for the purposes of this report, it is concluded that Casa Mia is of some local significance; however, this significance is insufficient to warrant listing as a heritage item on the Manly LEP."*

**Corporate Planning and Strategy Division Report No. 50 (Cont'd)****Conclusion**

Casa Mia reflects the Inter-War Spanish Mission architectural style, although it is said to contain an eclectic mix of other inter-war styles as noted in the assessment. Whilst the building contributes to the built character of Manly the assessment concludes that there are better examples of the Spanish Mission style already listed on the Manly LEP. On the basis of the professional Heritage Assessment it is concluded that the property does not meet the criteria for heritage listing.

**RECOMMENDATION**

1. That Council adopt the recommendation of the Heritage Assessment dated 27 May 2005, prepared by Clive Lucas Stapleton and Partners Pty Ltd which did not recommend heritage listing of the property.
2. That the Heritage Committee be advised of the heritage assessment and Council resolution.
3. That the property owner be advised of Council's resolution.
4. That a copy of the Heritage Assessment dated 27 May 2005, prepared by Clive Lucas Stapleton and Partners Pty Ltd be forwarded to the National Trust for inclusion in its Australia wide Historic Cinemas program.

**ATTACHMENTS**

- |             |                                                                                      |           |
|-------------|--------------------------------------------------------------------------------------|-----------|
| <b>AT-1</b> | Heritage Assessment - Clive Lucas, Stapleton & Partners - 27 May 2005 - Attachment 1 | 9 page(s) |
| <b>AT-2</b> | Further Comments - Clive Lucas, Stapleton & Partners - 3 August 2005 - Attachment 2  | 2 page(s) |

PS120905CPSD\_5

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 50 \*\*\*\*\*

## ATTACHMENT 1

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### Corporate Planning and Strategy Division Report No. 50 Heritage Significance of "Casa Mia" 3 Oyama Avenue, Manly Heritage Assessment - Clive Lucas, Stapleton & Partners - 27 May 2005 - Attachment 1

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Attachment 1.

Clive Lucas, Stapleton & Partners Pty. Ltd.

ARCHITECTS AND HERITAGE CONSULTANTS

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ACN 002 584 189

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#### CASA MIA

3 Oyama Avenue, Manly

#### HERITAGE ASSESSMENT

Prepared for Manly Council

Issue: 27<sup>th</sup> May 2005

#### Introduction

This report was prepared for Manly Council by their letter of 13<sup>th</sup> April 2005, and gives an assessment of the cultural heritage significance of Casa Mia.

This report was prepared by Alison Henning and Hector Abrahams of this office, with input by Meg Quinlisk also of this office. Hector Abrahams inspected the exterior of the site on 17<sup>th</sup> May 2005. The interiors of Casa Mia were not inspected in the preparation of this report

This methodology of this report follows the guidelines to the *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, and the NSW Heritage Office and Planning NSW's publication, *Heritage Manual* (November 1996, as amended July 2001).

#### Physical Survey

Casa Mia at 3 Oyama Avenue, Manly, is a large rendered house, divided into flats, built in 1930. The house is situated on Lot 14 DP 1049394. (See Figure 1.)

Originally two and three storied, its construction is cavity brickwork walls, rendered, with a hipped roof clad in Spanish terracotta tiles. The external joinery is a mixture of timber framed double hung windows (original) and metal windows (original and c1970). On the water front side are two large semi-circular bays with concrete balustrades.

The waterfront garden consists of a simple level area of grass with an in-ground swimming pool at the water's edge. At the higher street frontage is a flat roofed garage and pergola. A public reserve, connecting Oyama Avenue to the waterfront, is located on the eastern boundary of the property.

Extensive modifications to Casa Mia were made in 1972, including the addition of the garage and pergola to the street front (see Figure 12), addition of two stories to the existing bay in the north elevation, addition of a second bow front to the north elevation (see Figure 11), and the conversion of seaside baths to a swimming pool.<sup>1</sup> At an unknown time, the exterior of the building appears to have been entirely re-rendered.

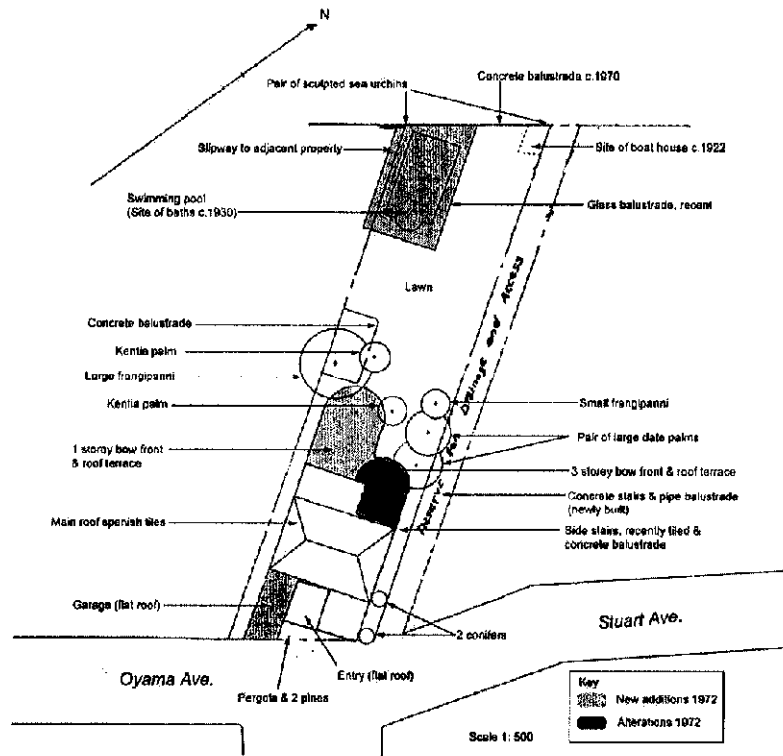
The interiors of Casa Mia were not inspected in the preparation of this report, however it is likely that they were altered in 1972 and by later division of the house into three apartments. Recent interior photographs of the stair and dining room of the main residence show them to be intact to their 1930s form, including large semi-circular arched openings, wide pilaster framed doorways and a Spanish inspired stair balustrade, however the floor materials and window infill have been altered. (See Figures 13 and 14.)

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<sup>1</sup> Manly Council Street Cards, BA/233/72.

**ATTACHMENT 1**

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**Figure 1:** Physical survey of Casa Mia. Shaded areas indicate 1972 additions and alterations.

**View and Streetscape Analysis**

The tiled roof of Casa Mia features strongly in the views down Oyama Avenue and Stuart Avenue, while the two bays forming the north elevation can be seen from Manly Cove. These views are indicated in Figure 2:

Casa Mia is surrounded by other buildings of architectural merit, including: Oyama Gardens c.1950 (33 Addison Road) and Bromley Flats c.1930 (1 Oyama Avenue). Trevitt House, (12 Oyama Avenue) is listed on the Manly LEP as a heritage item for its architectural importance as an example of an Inter-War Mediterranean style residence.

## ATTACHMENT 1

### Corporate Planning and Strategy Division Report No. 50

### Heritage Significance of "Casa Mia" 3 Oyama Avenue, Manly

### Heritage Assessment - Clive Lucas, Stapleton & Partners - 27 May 2005 - Attachment 1

- 3 -

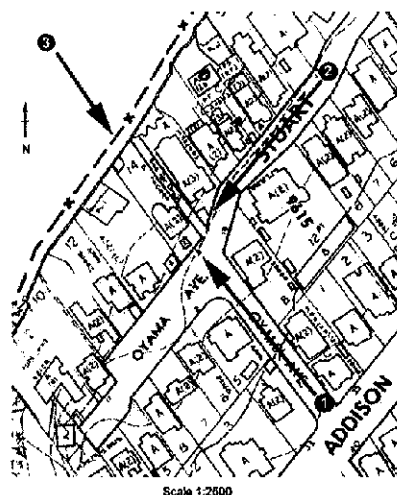


Figure 2: Analysis of Views:

**View 1:** View north down Oyama Avenue over the silhouetted roof of Casa Mia, to the waters of Manly Cove. (See Figure 3.)

**View 2:** View of roof and side elevation of Casa Mia, terminating Stuart Avenue. (See Figure 4.)

**View 3:** View from Manly Cove. (See Figure 5.)

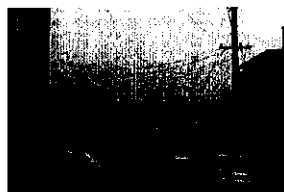


Figure 3: View 1, down Oyama Avenue over the roof of Casa Mia (arrowed), to Manly Cove.



Figure 4: View 2, Casa Mia (arrowed) terminates the views down Stuart Avenue from the east.



Figure 5: View 3, north elevation facing Manly Cove. This aspect is visible from the Manly Ferry.

### Brief History of Casa Mia

Casa Mia is situated on part of Lot 14 of the Oyama Estate Subdivision of 1914 (see Figure 6). A small boat shed was situated in the north-east corner of the allotment by 1922, however no other buildings were located on the site by this time.<sup>2</sup>

In 1929, Elizabeth Edwards, widow of Ernest Arnold Edwards, acquired the land.<sup>3</sup> The Edwards family had lived in Oyama Avenue in a house opposite since 1925.<sup>4</sup> Edwards owned numerous country department stores, becoming wealthy by the 1920s. In May 1927, Edwards died suddenly in Gunnedah at the age of 54, leaving behind a widow and six children. He is buried in Manly Cemetery.

In 1930, Elizabeth Edwards commissioned the notable Sydney theatre architect Lewis Kaberry to design a house for Lot 14. Kaberry was a neighbour of Edwards, having lived in a house of his own design at 15 Oyama Avenue from 1927. On 6<sup>th</sup> August 1930, the architectural firm of Kaberry & Chard advertised an accepted tender from builder J. Nysson to build a residence in Oyama Avenue,

<sup>2</sup> Sydney Water Plan, Survey Detail Sheet, DS 418, 1907 revised 1922; SO 1703, 1915; SO 3368, 1921.

<sup>3</sup> Certificate of Title Book 1574 No. 515.

<sup>4</sup> Sands Directory and R. Harrison, personal comments, 2005.

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Manly.<sup>5</sup> The 1932/33 Sands Directory shows that Edwards moved into a new house in Oyama Ave by 1931, confirming that the Kaberry & Chard tender of 1930 related to Casa Mia.<sup>6</sup> Baths were constructed in the north-west corner of the allotment by 1940.<sup>7</sup>

Elizabeth Edwards lived at Casa Mia until her death in 1946. The property then passed to her sons Maxwell James Edwards and Leslie Wingfield Edwards both salesmen of Manly, who subsequently sold Casa Mia to Lilian Gladys Fell in 1948.<sup>8</sup>

In 1977, Gwenneth Heather Higgins of Balgowlah acquired the property, and in 1982 Ronald Bowes Harding and Dawn Carmel Harding purchased it. Shackel Pty Limited owned Casa Mia until April 2005 when it was sold to the present owner.<sup>9</sup>



Figure 6: Oyama Estate subdivision plan, 1914. Lot 14 is circled.  
 (Source: Manly Library, Wellings Local Studies Collection)

### Architect

The architectural firm of Kaberry & Chard were prominent Sydney architects of the early 20<sup>th</sup> century specialising in picture theatre designs. The firm designed over 150 theatres across Australia, however only 3 of the 57 theatres built in NSW survive intact today.<sup>10</sup>

Lewis Kaberry (1876-1962) migrated to Australia in 1914, having established himself as an architect in England and San Francisco. Kaberry began a partnership with Clifford M. Chard in 1920, which went on to become one of Australia's most prolific theatre design firms, working for such clients as Hoyts and the Riverina theatre entrepreneur George Cosan.<sup>11</sup> Their designs include Her Majesty's Theatre (former Empire Theatre, Pitt Street, Sydney), the Enmore Theatre (Enmore), and the Majestic Theatre (former Elizabethan Theatre, Newtown). Kaberry also designed a large carousel at Glenelg, SA, which was later re-erected in Manly.<sup>12</sup>

Lewis Kaberry lived in a house of his own design, Casa del Mar, at 15 Oyama Avenue, constructed in 1927. As Kaberry is generally not known for works other than theatres, Casa del Mar and Casa Mia are of interest as examples of his domestic designs.

<sup>5</sup> 'Construction: weekly supplement to Building 1908-1920' indexed by Andrew Howell; and 'NSW Contract Reporter 1906-1942'. Nysson previously worked for Kaberry & Chard as the builder for the Athenium Theatre at Junee.

<sup>6</sup> There was no directory published for 1931. Information for the 1932/33 directory was collected in late 1931.

<sup>7</sup> Sydney Water Plan, SO 46631, 1940.

<sup>8</sup> Certificate of Title Book 2059 No. 757.

<sup>9</sup> Certificate of Titles: Book 3294 No. 134; Book 3498 No. 368; Book 4374 No. 397.

<sup>10</sup> Heritage Office of New South Wales State Heritage Register; Jadda Centre (former Athenaeum Theatre)

<sup>11</sup> Thorne, R., Tod, L., Cork, K., 1996, *Movie theatre register for New South Wales, 1896-1996*, Sydney, Department of Architecture, University of Sydney.

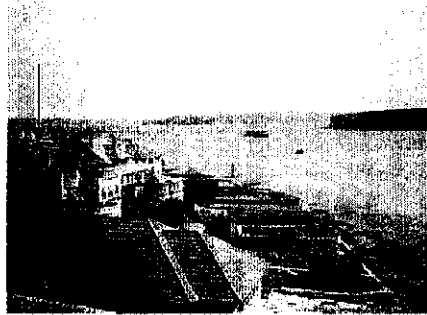
<sup>12</sup> Royal Australian Institute of Architects, Lewis Kaberry Research File.



**Historic Images of Casa Mia**



**Figure 7:** East elevation, early 1930s. Note the Colonial Revival windows on the upper levels of the side and waterfront façades.  
(Source: Manly Warringah and Pittwater Historical Society)



**Figure 8:** View over Manly harbour with Casa Mia in foreground (arrowed), March 1937.  
(Source: State Library of NSW, GPO1 – 26820)



**Figure 9:** Detail of the single-storey Moderne style bow front featuring lattice covered arched openings, early 1930s. This space is now part of two flats.  
(Source: Manly Warringah and Pittwater Historical Society)



**Figure 10:** Nancy Edwards and Walter Murray Harrison Jr pictured in front of Casa Mia on their wedding day, 1934. The original smooth rendered walls are visible in the background.  
(Source: Manly Warringah and Pittwater Historical Society)

ATTACHMENT 1

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Recent Images of Casa Mia



**Figure 11:** 2005 view of the north elevation showing the 1972 alterations, including the second floor addition to original bow front (left), and the 1972 single-storey bow front (right).



**Figure 12:** Street (south) elevation showing the Spanish roof tiles. The garage and pergola were added in 1972.



**Figure 13:** Main residence dining room showing altered floor materials and window infill. (Source: Max Walls International Real Estate, website)



**Figure 14:** Main residence stair hall showing 1930s Spanish influenced balustrade and pilaster framed doorways. The floor covering is a later alteration. (Source: Max Walls International Real Estate, website)

### **Significance Assessment**

Presently, Casa Mia is not covered by any statutory or non statutory heritage listings. This includes the Manly Council LEP Heritage Schedule, Conservation Areas, the State Heritage Inventory, and the National Trust of Australia.

The significance of Casa Mia in light of the documentary and physical research undertaken in preparing this report is as follows:

#### **History (NSW Heritage Office Criterion A)**

Casa Mia was one of the last allotments to be developed in Oyama Avenue, built at the end of a boom period of suburban expansion in the Manly Council area. However, Casa Mia is of little significance to the overall development of Manly and the surrounding suburbs.

#### **Associated People/Organisations (NSW Heritage Office Criterion B)**

Casa Mia is of some significance for its association with architects Kaberry & Chard, who were known primarily for their picture theatre designs. Few examples of residential designs by Kaberry & Chard are known.

Although the Edwards family have a long association with Manly, they are not of particular historical significance.

#### **Aesthetic (NSW Heritage Office Criterion C)**

Casa Mia, although built to a large scale in a commanding position, is a typical house of the late 1920s and early 1930s. Casa Mia displays a mixture of architectural styles prevalent at the time, including Spanish influences (evident in the semi-circular arched windows, terracotta Spanish tiled roof, decorative concrete balustrade), English Cottage Revival influence (shingled main window facing the water), Colonial Revival influences (double hung divided sashes of the side windows), and the bow fronts reminiscent of the Moderne style.

Due to this eclectic mix and the loss of integrity following the 1972 alterations, Casa Mia cannot be said to be a particularly good example of the housing of the period.

Although Casa Mia does not address the street, its harbour front provides a strong element in views of the harbour foreshore approaching Manly as one of the few 'marine villas' to survive amongst numerous mid- and late-20<sup>th</sup> century residential flat buildings. Casa Mia is located in a prominent streetscape position creating a silhouetted view from Oyama Avenue onto the waters of Many harbour and provides a termination point for views from the adjacent Stuart Avenue.

#### **Current Community Esteem (NSW Heritage Office Criterion D)**

Although the building is not currently listed, the esteem with which the local community hold Casa Mia is evidenced to an extent by the Manly Council Heritage Committee's request for the to be assessed for its heritage values.

#### **Research Potential/Archaeology (NSW Heritage Office Criterion E)**

Casa Mia is not situated within an identified archaeological zone, and is therefore expected to have minimal archaeological potential. The place does not appear to contain building methods or materials which are of particular interest for further research.

## ATTACHMENT 1

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### Corporate Planning and Strategy Division Report No. 50 Heritage Significance of "Casa Mia" 3 Oyama Avenue, Manly Heritage Assessment - Clive Lucas, Stapleton & Partners - 27 May 2005 - Attachment 1

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#### **Rarity/Representativeness (NSW Heritage Office Criterion F)**

Casa Mia is one of very few known residential designs by Lewis Kaberry, who is more widely recognised as a theatre designs.

#### **Integrity/Intactness**

Although the interiors of Casa Mia were not inspected in the preparation of this report, it is probable that some major rooms of the main residence are spatially intact to its 1930 design. The interiors of the three adjoining apartments are believed to have been altered extensively through the 1972 additions and alterations. Externally, the building retains a moderate degree of integrity and intactness, except for its Spanish tiled roof.

#### **Summary Statement of Significance**

A summary of the above assessment is as follows:

Casa Mia, the harbour side house built for Elizabeth Edwards in 1930, is of some architectural interest for its association with the architect Lewis Kaberry. The place is of some significance for its urban streetscape qualities, featuring in views from Manly Cove and Stuart Avenue.

#### **Recommendations**

On the basis of the physical and documentary investigation carried out for the purposes of this report, it is concluded that Casa Mia is of some local significance; however, this significance is insufficient to warrant listing as a heritage item on the Manly Local Environment Plan. A better example of Spanish style architecture is already listed by Manly Council at 1 Woodland Street, Manly. Sincerely

Hector Abrahams  
Clive Lucas, Stapleton & Partners Pty. Ltd.  
Architects and Heritage Consultants

Attachment: List of architectural works by Lewis Kaberry and Kaberry & Chard.

**ATTACHMENT 1**

**Known works by Lewis Kaberry and Kaberry & Chard<sup>13</sup>**

c.1907	Telephone Building, 743 Washington Street	San Francisco
	Savoy Theatre	Wollongong
	Carousel	Glenelg, re-erected at Manly
	York Theatre	Adelaide
	Strand Theatre	Brisbane
	Strand Theatre	Newcastle
	Melrose Theatre	Perth
	Malvern Theatre	Melbourne
	Empire Theatre	Quay Street, Sydney
	Victory Theatre	Five Dock
	Lyric Theatre	George Street, Sydney
1916	Princes Theatre	Maitland East
1918	Lyceum Theatre	Pitt Street, Sydney
1920	Enmore Theatre	Enmore
1921	Elizabethan Theatre	Newtown
1921	Crown Theatre	Wollongong
1921	Star Court Theatre	Lithgow
1923	Palace Theatre	Maitland West
1924	Royal Theatre	Bulli
1925	Kings Theatre	Thirroul
1927	Casa Del Mar, 15 Oyama Avenue	Manly
1927	Empire Theatre	Bowral
1927	Grand Central Hall	Condobolin
1928	Bulli Library	Bulli
1929	Athenaeum Theatre	Junee
1930	Casa Mia	Manly
1930	Roxy Theatre	Leeton
1930	Montreal Theatre	Tumut
1935	Kings Theatre	Bega
1940	Crescent Theatre	Fairfield

<sup>13</sup> Royal Australian Institute of Architects, Lewis Kaberry Research File; and Thorne R., Tod L., Cork K., *Movie theatre heritage register for New South Wales, 1896-1996*, Sydney, Department of Architecture, University of Sydney, 1996.

ATTACHMENT 2

Corporate Planning and Strategy Division Report No. 50  
Heritage Significance of "Casa Mia" 3 Oyama Avenue, Manly  
Further Comments - Clive Lucas, Stapleton & Partners - 3 August 2005 - Attachment 2

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3<sup>rd</sup> August 2005

The General Manager  
Manly Council  
P.O. Box 82  
MANLY NSW 2095

Attn: Ms. Jennie Minifie / Xochitl Benjamin

Dear Sir,

Re: Casa Mia, 3 Oyama Avenue, Manly

We write in response to the queries raised by your heritage planner Xochitl Benjamin by email on 2<sup>nd</sup> august 2005.

**The Mature Palms**

These are shown in our survey plan figure no. 1 in our report, and are assessed as not being original. They belong to the suite of 1970s alterations in our judgement, and do not appear in the clear early photographs of the property included in our report. Those photographs show a simple bald fronted relationship to the harbourside.

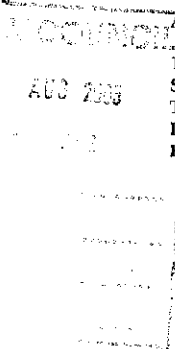
**The Extent of Possible Restoration**

This is not assessable, as we have not seen the interior

**The Status of Kayberry and Chard in Australian Architecture**

Louis Kayberry's contribution to Australian Architecture is specifically in the realm of theatre design. We are not aware that he ever acquired a reputation for domestic architecture. Of course this may be further assessed if the interiors of this property were able to be viewed.

There is a type of eclectic Hollywood house that was distinctive architecturally; Bower Hall is an example, where rooms vary in style from the outside, like sets in a film. This is not unlike theatre architecture and Kayberry may have been capable of it. But we have no known examples of it.



Attachment 2.

## ATTACHMENT 2

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**Corporate Planning and Strategy Division Report No. 50**  
**Heritage Significance of "Casa Mia" 3 Oyama Avenue, Manly**  
**Further Comments - Clive Lucas, Stapleton & Partners - 3 August 2005 - Attachment 2**

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2

**The historical status of the Edwards Family in Manly**

We have not discovered that the Edwards family members were prominent in Manly. They are part of a trend of rich people settling in Manly since before the First World War. Some played a role locally, others did not.

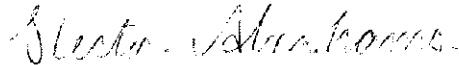
**The intactness of the building**

Our assessment is that the roof is original, the remainder of the exterior is much altered.

**Summary**

We appreciate the care that council is taking over this assessment. The questions that have been raised over the significance cannot be further answered unless the interior is assessed. Like Bower Hall, if there were intact interiors then our recommendation might be different. On the basis of what we have seen, and our knowledge of the period, we do not regard the significance of this much-altered exterior to be compelling.

Yours faithfully,



Hector Abrahams  
Clive Lucas, Stapleton & Partners Pty. Ltd.  
Architects and Heritage Consultants

**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 51  
**SUBJECT:** Items for Brief Mention - Minutes for Adoption by Council - Special Purpose Committees and Joint Committees  
**FILE NO:**

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**1. Minutes Of Meetings:**

- (i) Seaforth Tafe Site Community Reference Group Meeting - Minutes of a Meeting Held on 6th July, 2005.
- (ii) Social Plan Implementation Committee - Minutes of a Meeting Held on 19th July, 2005.
- (iii) Manly Aboriginal and Torres Strait Islander Committee - Minutes of a Meeting Held on 25th July, 2005.
- (iv) Heritage Committee - Minutes of a Meeting Held on 3rd August, 2005.
- (v) Seaforth Tafe Site Community Reference Group Meeting - Amended Minutes of a Meeting Held on 17th August, 2005.
- (vi) Warringah, Manly, Mosman & Pittwater Council Joint Services Committee - Minutes of a Meeting Held on 18th August, 2005.
- (vii) Playground Management Committee - Minutes of a Meeting Held on 18th August, 2005.
- (viii) Manly Sports Facilities Committee - Minutes of a Meeting Held on 19th August, 2005.
- (ix) Manly Council Bicycle Committee - Minutes of Meeting Held on 11th August, 2005.
- (x) Manly Harbour Foreshores Management Committee - Minutes of a Meeting Held on 16th August, 2005.
- (xi) Manly Traffic Committee - Minutes of a Meeting Held on 22nd August, 2005.

**2. The following Minutes contain recommendations of a substantial nature requiring formal Councils adoption as follows:-**

- (a) Manly Council Bicycle Committee - Minutes of Meeting Held on 11th August, 2005

**Item 5.1 - Beachfront Reseal from Queenscliff to Manly Surf Club**

Recommendation:

- "1. That funding be approved to reseal the Ocean Beachfront Bike Path from Queenscliff Surf Club to Manly Surf Club. Including the removal of existing parking signs presently on the path.
- 2. That works completed, be reviewed to install appropriate line making to distinguish the Bicycle Path."



**Corporate Planning and Strategy Division Report No. 51 (Cont'd)**

- (b) Manly Council Bicycle Committee - Minutes of Meeting Held on 11th August, 2005

**Item 5.2 - Victoria Parade off Road Path**

Recommendation:

"That a separate off road path be designed and costed for the northern side of Victoria Parade and be presented to the October Bicycle Committee Meeting."

- (c) Manly Council Bicycle Committee - Minutes of Meeting Held on 11th August, 2005

**Item 7 - Tania Park**

Recommendation:

1. That the Cycle Logo around Tania Park be re-instated immediately, to prevent cars, busses and campervans from parking across the Road way.
2. That a design for a new lane to accommodate both cyclist and pedestrian be produced and costed."

- (d) Manly Council Bicycle Committee - Minutes of Meeting Held on 11th August, 2005

**Item 8 - Marine Parade**

Recommendation:

"The Committee believes it can resolve all the concerns expressed by the Safety Committee in relation to the shared use of Marine Parade. It therefore recommends that the Chair of the Bicycle Committee address the Safety Committee at the earliest opportunity with the goal of producing a joint submission to Council."

- (e) Manly Harbour Foreshores Management Committee - Minutes of a Meeting Held on 16th August, 2005

**Item 5.1 - Seeking Formal Consideration in relation to regional Beach Nourishment Issues**

Recommendation:

"That Council formally support the Sydney Coastal Councils Group in lobbying the state government to undertake further investigation into the use of offshore sands for beach nourishment purposes."

- (f) Manly Traffic Committee - Minutes of a Meeting Held on 22nd August, 2005.

**Item 78/05 - Tania Park - Proposed Shared Path**

Recommendation:

1. That a report outlining the comments from the Bicycle Committee and Balgowlah Heights Precinct to be reported to the Traffic Committee.
2. The reinstatement within Tania Park of on road bicycle logo's subject to effect of shared path widening works. (Offer of 50/50 funding from Bicycle Committee)."

**Corporate Planning and Strategy Division Report No. 51 (Cont'd)**

- (g) Manly Traffic Committee - Minutes of a Meeting Held on 22nd August, 2005.

**Item 80/05 - Darley Road, Manly - Works Zone**

Recommendation of the Traffic Committee:

"That the applicant be contacted and requested to supply further information and clarify need for Works Zone."

**General Manager's Note:**

As per the recommendation above, further onsite investigation has been completed. Staff recommend approval of the request and the members of the Traffic Committee have been notified of the recommendation for approval. No negative response has been received.

Recommendation:

"That the Work Zone be approved as requested subject to Traffic Management procedures imposed by staff."

**RECOMMENDATION**

1. That the recommendations of Minutes of Meetings, as listed in Item 1 above, being 1(i) to 1(xi), be adopted.
2. That in relation to all matters of a substantial nature listed in Item 2 above, being 2(a) to 2(g), be adopted as per the recommendation of the Committees.

**ATTACHMENTS**

There are no attachments for this report.

PS120905CPSD\_6

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 51 \*\*\*\*\*

**TO:** Planning and Strategy Committee - 12 September 2005  
**REPORT:** Corporate Planning and Strategy Division Report No. 52  
**SUBJECT:** North Head - Nomination for Listing on the National Heritage List  
**FILE NO:**

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### **SUMMARY**

Council received advice from the Australian Heritage Council that the nomination for listing of North Head, prepared by the North Head Sanctuary Foundation with assistance of Council, has proceeded to the assessment phase.

The correspondence confirms that the preliminary assessment by the National Heritage Council agrees that North Head may have one or more National Heritage values associated with Quarantine use since the 1830s and as a landmark.

Manly Council as an owner/occupier of part of North Head has the opportunity to comment on whether the place should be included in the National Heritage List.

### **REPORT**

Council has advised that National Heritage Council of its intention to comment in writing by 12 September 2005. It is proposed to advise the National Heritage Council that Manly Council strongly supports the listing of all of North Head on the National Heritage list, and that while the significance of the Quarantine Station and North Head as a landmark are recognised, the National Heritage Council must also take into its assessment all the following:

- The Aboriginal Heritage significance of North Head.
- The scientific and natural significance of North Head; including its geology, soils, flora & fauna which involves several threatened species, including the largest surviving remnant of the Eastern Suburbs Banksia Scrub in the Sydney Region, and the marine environment surrounding North Head.
- The military heritage of the former School of Artillery.
- The cultural heritage of the Australian Institute of Police Management Site.

### **RECOMMENDATION**

That Council note the above advice.

### **ATTACHMENTS**

There are no attachments for this report.

PS120905CPSD\_7

\*\*\*\*\* End of Corporate Planning and Strategy Division Report No. 52 \*\*\*\*\*