

MEETING NOTES

MANLY PLACE PLAN PROJECT WORKING GROUP

held online via Zoom

WEDNESDAY 22 SEPTEMBER 2021

Meeting Notes of the Manly Place Plan Project Working Group Meeting held on Wednesday 22 September 2021 online via Zoom

5.30pm – 7:30pm

ATTENDANCE:

Committee Members

Alan Yuille	Environmental/ Heritage background
Cathy Griffin	Manly Community Forum
Chris Bell	Manly Life Saving Club
Eliza Lo Russo	Youth Advisory Group (YAG)
Evelyn Shervington	Inclusionary/ Disability Interest group
Luke Smart	Local Business Owner/Operator
Matt Clifton	Tourism Sector owner/operator
Matthew Hindman	Local Business Owner/Operator
Mark Leabeater	Families for Manly
Nick Reid	Greater Manly Residents Forum
Ray Mathieson	Local Manly Resident (Apology)
Robyn Mobbs	Local Manly Resident
Tracey Mietzke	Manly Chamber of Commerce
Samuel Wilkins	Arts & Cultural background
Susan Masur	Local Manly Resident

Council Staff

Louise Kerr	Director Planning & Place
Andrew Pigott	Executive Manager, Strategic & Place Planning
Liza Cordoba	Manager, Strategic & Place Planning
Andrew Grocott	Manager, Community Engagement
Nikki Griffith	Manager, Place & Economic Development
Nemani Robertson	Planner
Kerry Hamann	Principal Planner
Lisa Trewin	Community Engagement Officer
Amanda Clarke	Secretariate to Manly Project Working Group
Miller French-Lightfoot	Student Planner

Councillors

Candy Bingham	Deputy Mayor (Manly Ward Councillor)
Sarah Grattan	Manly Ward Councillor

Consultants

Chris Bain	Ethos Urban
Ciaran Callaghan	Ethos Urban
Ross Hornsey	Ethos Urban
Ira Brenner	Ethos Urban
Stefan Meissner	Ethos Urban
Ping Chien Ng	Ethos Urban
Josh Milston	JMT Consulting
Jacob Vince	Atlas
Liz Griffin	HillPDA
Jesse Rowlings	HillPDA

1. Apologies

- Ray Mathieson – PWG member (Local Manly resident)

2. Introduction

Andrew Pigott

- Acknowledgement of Country
- Introduction of PWG members, Council Staff and Consultants

3. Confirmation of Minutes

Andrew Pigott

- Minutes of PWG meeting held 4 August 2021.
- Moved by exception

4. Key Sites

Andrew Pigott

- Action arising from PWG meeting held 4 August 2021.
- Noted

5. Workshop – Facilitated by Consultant Masterplanner

PRESENTATION

Introduction (Ciaran Callaghan, Ethos Urban)

- Acknowledgement of Manly as a Special Place
- Background to the Project
- Context of the planning landscape for the Manly Place Plan, including the 2015 Manly Master Plan, 2018 Region and District Plans, 2020 Local Strategic Planning Statement, 2021 Local Housing Strategy, etc. These studies strengthen Manly as a Strategic Centre
- What are we seeking to achieve? The group will present key issues and opportunities for the study area across an array of core matters. The identified issues and opportunities are drawn from a review of existing policies and strategies. The workshop seeks to gain community insight and input on core matters, to assist with progressing the Manly Place Plan and developing a vision and principles for Manly that can be supported by evidence and the community.
- Manly Place Plan is a multi-disciplinary project.

The process and workstreams for the Place Plan will involve expertise across the core matters. In preparation for this workshop, the project team has undertaken research to understand baseline evidence and aspirations across core matters. This baseline, in combination with input

from the PWG, will be utilised in the development and testing of a framework for the Place Plan (including key principles).

Ethos Urban presentation
<p>Slide - What is the baseline evidence base? (Ciaran Callaghan)</p> <p>People</p> <ul style="list-style-type: none"> - There are 3,125 people living in the Study Area, growing at 2.6% on average, many born in the UK. - Many are in higher education, higher income and in knowledge jobs. - Smaller households, many rentals.
<p>Slide - Natural Environment (Ciaran Callaghan)</p> <ul style="list-style-type: none"> - Observation/Issues/Opportunities. - Unique coastal environment, high scenic amenity. Emphasis on the need for climate resilience in the context of the coastal setting of Manly. - Opportunities to improve tree canopy, explore resilience measures, improve links to North Head and Shelly Beach.
<p>Slide - Movement (Josh Milston)</p> <ul style="list-style-type: none"> - Observation/Issues/Opportunities. - The Corso is the significant key pedestrian route, connecting to the beach and the ferry terminal. - Car parks are centrally located but hard to access. - There is a lack of good road-based public transport. - Roads act as a barrier to key pedestrian movement. - Public transport should be improved. - Safe, coherent shared zones and cycle routes are needed
<p>Slide - Parks and Open Space (Ciaran Callaghan)</p> <ul style="list-style-type: none"> - Observation/Issues/Opportunities - Each park and open space has a unique function within the context of Manly - Whilst proximate to each other, there is opportunity to improve connectivity between open spaces - There is a need to optimise existing open space
<p>Slide – Public Domain (Stefan Meissner)</p> <ul style="list-style-type: none"> - Observation/Issues/Opportunities - Existing block structure supports walkability and generally prioritises pedestrians - The Corso is a primary pedestrian connection and link - There is a mixed character between the Corso and active adjacent laneways - Opportunity to improve public domain and amenity, encourage design excellence and creative expression
<p>Slide - Social Infrastructure (Ciaran Callaghan)</p> <ul style="list-style-type: none"> - Observation/Issues/Opportunities - Manly is well serviced with a range of facilities, however the facilities can lack integration and flexibility in use - The library is well positioned - Manly Town Hall being investigated as a future social space

- There are opportunities to activate and refurbish existing infrastructure & explore networks between facilities

Slide - Land Use (Ciaran Callaghan)

- Observation/Issues/Opportunities
- There is a wide mix of uses
- There are competing needs between land uses, with opportunities to support innovation in creative industries and improve liveability

Slide - Built Form (Stefan Meissner)

Observation/Issues/Opportunities

- Significant number of heritage items within the study area, with a separate heritage study currently underway
- Outside of the Heritage Conservation Area there is a mixed building quality
- Opportunities to protect Manly's character and identity, whilst encouraging design excellence and creative expression

Focus on Economy

Slide - Economy Overview (Jacob Vince)

- Commercial & Retail Market overview - Manly is the most prestigious office market in the LGA.
- This market includes professional services, medical and health care.
- The office market performs well, vacancy levels are still decent compared to CBD
- Strong rents, despite soft trading conditions.
- Rents are higher wherever there is more pedestrian traffic.
- There is still strong demand for retail space and retail investment despite Covid-19 lockdowns.

Slide – Night Time Economy Study (Liz Griffin)

- Night time economy (NTE) relates to activities that trade from 6pm to 6am, typically bars, clubs and pubs, live music, restaurants, retail, accommodation, transport
- Manly is a large contributor of NTE of Northern Beaches (stats on slide)
- There is a strong seasonality of expenditure
- It will be important to support business to recover after lockdown
- There are opportunities to grow diversity in the NTE and avoid reliance on alcohol-related offerings.
- Most spending is by locals so there are opportunities to leverage off that with other offerings such as smaller bars.
- There is research that indicates concentrations of late trading hotels can contribute to increases in crime and anti-social behaviour and this is to be avoided in Manly.
- Noise complaints are arising where NTE interfaces with residential areas. An acoustic report will be prepared after lockdown. In the future some DA's might be required to include noise impact assessments to ensure residents are protected from noise impacts. Establishing a clear policy position may improve clarity for residents and businesses.
- Safety and crime statistics indicate strong crime hotspots. Slides show concentrations of various crimes in the study area.
- Most crimes in Manly are lower than NSW average except alcohol related assaults unrelated to domestic violence (in summer months). This is a concern after dark. Loiterers should be moved on very quickly; transport needs to be readily available to get people home.

- There are opportunities for the NTE to provide non-alcohol offerings such as theatre, family friendly activities, staggering closing times.

Facilitated Workshop: Q&A session – Ross Hornsey (Ethos Urban)

Transport Related Discussion

- Cathy: Cycle movements not included - high bicycle user group in Manly with Manly school having highest number of cyclists to any other school in NSW. Cycling is also a tourist activity around Manly. Need to encourage cycle paths.
- Sarah: we tried to provide additional separated cycleway along Darley Rd/ Whistler St but community reacted so negatively!
- Luke: bike riding along the Wakehurst Parkway is dangerous and could be a better cycle way to Manly

ANSWER: Acknowledge the increase in cycling. This will be essential to developing the Place Plan.

NOTE: The consultants confirm that cycling is a key element in the transport scope that will inform the development of the Place Plan.

- Cathy: Separated cycleway was an overkill. Can ride your bike on the Corso during the week because it's quieter. What exists needs to be shared, not creating smaller paths. Need more bike parking. Need to consider the Uber drop off and pickup points as Uber doesn't go to the designated taxi stands. Uber drivers doing u-turns at/near Manly Wharf - dangerous.
- Sarah: Do the consultants have a copy of the Walk Plan and the Bike Plan?
NOTE: Yes, the consultants have copies of Council's *Move – Northern Beaches (Transport Strategy)*, Action Plans including *Northern Beaches Walking Plan* and the *Northern Beaches Bike Plan*.

- Sarah: Conflict between cars and pedestrians; there are lots of new development that requires consideration of the dual role/function of the roads.
- Christopher: The park and ride is a good idea, particularly for festivals and would encourage people to come to Manly.
- Tracey: Yep - parking outside the CBD is definitely needed for event parking.
- Candy: Need to consider implications on access to Eastern Hill
- Sam: the bus services are fairly good. Could have more rapid services to get to the Sydney CBD and Chatswood.
- Cathy: Uber drivers present a safety issue in night time economy.
- Sarah: What about autonomous vehicles and future-proofing. Will it mean a decreased need for car parking in Manly centre?
- Matt: Greater use of e-bikes and e-scooters – opportunities for secure lockup environments at key locations. Securing the e-bike/e-scooter by general chain around a pole is not sufficient.

Public Place (Parks and open spaces, Social Infrastructure & Public Domain) Related Discussion

- Sam: encourage outdoor dining in the Corso. The stage isn't good enough - would like to see improved performance space.
- Eliza: activate around Council's Library and bring in cultural and artistic elements to Library (e.g. exhibition in library space, use the outdoor plaza spaces).

- Sarah: The library and Whistler carpark could be more of a civic precinct. Upgrade library to a community hub.

NOTE: Due to the Health Order in place regarding COVID the restrictions on movement has reduced live programs that, in turn, means the activation of Library spaces project has not progressed.

- Mark: create more smaller and intimate performance spaces to activate a night time economy. Interested in activating the beach in some way in the evening. Eating experiences on the beach or sport at night in summer, especially in the Southern Corner near the surf club.
- Sam: more concerts on the beachfront, Summer concert series.
- Tracey: The Corso has been the Chamber's concern for a long time, there are documents to support rejuvenation and change in purpose away from being a thoroughfare. It could be a lovely public space with outdoor dining, music, meeting places, better seating. It should be a community area. Once the Corso is better the retail will improve to meet the needs of the locals. Agrees the library is underused by the community. Look at Surry Hills library – performances, cooking classes, meetings etc
- Cathy: We need to have a calendar of events. Christmas Carols back at Manly Oval? Or The Corso or elsewhere. Easter Parade done by St Matts. Is the Fitness Industry represented here? Yoga, Dance studios etc? Boxing gyms etc.
- Nick: A calendar of community events would be great. Poor retail offerings in Corso. The entry to Manly is almost non-existent. Mudgee is a great example.

NOTE: Manly Visitor Information Centre has an event list on the Hello Manly Website:

<https://hellomanly.com.au/listings/events-in-manly/>

Council Events Program for the Northern Beaches area can be found on this weblink (able to filter the "What's On" event calendar listings by suburb or postcode under "advanced options")

<https://www.northernbeaches.nsw.gov.au/things-to-do/whats-on/council-event-program>

- Nick: Manly Oval grandstand provides opportunity for community spaces. Should be building a heritage grandstand for community events.

NOTE: Manly Oval is in Ivanhoe Park. A Draft Plan of Management and Masterplan for Ivanhoe Park including Manly Oval was exhibited by Council in August 2021. At its meeting of 26 October 2021, Council adopted the Plan of Management and Masterplan for Ivanhoe Park see weblink - <https://yoursay.northernbeaches.nsw.gov.au/ivanhoe-park>.

- Nick: the Corso needs to have more community space.
- Cathy: The Corso should be a flexible space. If you are a business along the Corso, is it complicated to get a change of use? If so, can Council look at that.

ANSWER: Council is looking at reducing red-tape as much as possible however, it is subject to the NSW planning system. There is a state policy for change of uses for like-uses.

NOTE: *There was general discussion regarding the timeframe for a DA to be assessed and determined, with the view that it should be a quick process.*

- Matt: Sydney Road is a big issue. Since it's pedestrianised, there is no activation, there's no cafes or dining. No real community infrastructure there, it's just a thoroughfare. It's very dead at night.
- Sam: Kangaroo Park - there is room for improvement. It doesn't feel very safe and the statue in the park should be restored.

NOTE: Kangaroo Park Reserve is heritage listed, in terms of the park setting and the sculpture under Manly Local Environmental Plan 2011, being Natural Escarpment (I164) and the Kangaroo Sculpture (I165) respectively. There are no current conservation plans for both the reserve or the statue.

Council is not aware of previous or current safety concerns at this location nor has concern been received that the statue is in need of repair. Nonetheless, Council's Community Safety Officer and Heritage Planner have been advised and will investigate the matter.

The Kangaroo Park Reserve is located within the Manly Place Plan's Area of Influence however, it is not the role of the Place Plan to undertake detailed planning of the reserve.

- Susan: More live music and maybe food stalls to make it less of a place just for drinking and more of a space for everyone to enjoy, whether it be to buy something to eat, or drink and listen to music on the beach. All beach areas - those with grass should have the same options. This would create a less frenetic drinking vibe that is there now.

Heritage & Buildings design Related Discussion

- Sarah: maintaining the heritage character is really important and its good this is in the current scope for the Place Plan.
- Tracey: we have amazing heritage shoptops on Corso. Would like to develop a plan around how they should be painted. Could come into play with awnings as well. Want to see them highlighted more.
- Cathy: The heritage tiles on the Corso forecourt area, the heritage plaques along Eastern Esplanade from the Olympics.

NOTE: Heritage Conservation Areas in Manly have specific development provisions applying to them. A separate review of these heritage-specific development provisions is now underway. It is anticipated that the outcomes of this separate study will inform the development of the Manly Place Plan as well as assist in preparation of planning and development controls for the Northern Beaches.

- Sam: The new design for the surf club should reflect heritage design from the 1930s.

NOTE: Council is redeveloping the Manly Surf Club with Manly Surf Life Saving Club. A summary of this separate project is in Item 4 of tonight's Agenda.

We have forwarded your suggestion to Council's project team responsible for the Manly Surf Club redevelopment.

- Susan: We need to have better regulations on signage as it really detracts from heritage beauty – including number of signs.
- Tracey: Lack of compliance - signage on heritage items.
- Susan: Can there be a plan to assist owners of heritage significant properties to restore as the cost can be too significant for a property owner to restore and revive these beautiful heritage buildings.

NOTE: Council offers small grants under the Local Heritage Fund. Further information can be found here: <https://www.northernbeaches.nsw.gov.au/council/grants/local-heritage-fund>

Economy Related Discussion

- Sam: only one establishment in Manly doing live entertainment, would like to see more.

- Cathy: Currently along Pittwater Rd, if you have bars, they tend to be closed during the day. How do you manage that?
- Luke: Victoria allocates a small % of all major commercial DA \$ towards public art. Is this something we could replicate to support local artists to deliver art installations?
- Cathy: Digital information available on activities, parking, apt etc. Hello Manly?? Digital platforms need some more support. They can be far more informative and user friendly.
- Sarah: Should review the Chambers' document on what to do with the Corso.
- Tracey confirmed document referred is The Manly Commercial Vision document.

NOTE: Yes, the consultants have a copy of the document and have reviewed this document (among others) as part of their desktop review.

Wrap Up - Andrew Pigott

- Thank you for the positive feedback regarding the future of Manly
- This is a crucial time for Manly with Covid-19 related shutdowns, especially as Manly heavily relies on visitors.
- There are certain tasks that need Covid-19 restrictions to ease, in order for areas to open and enable our consultants to collect additional data.

The meeting concluded at 7.35pm

Comments from Chat Line

The following are questions garnered from the Chat Line during the presentation at the PWG meeting of 22 September 2021. The comments/questions and associated responses are provided in addition to the PWG Meeting Notes.

Where possible, Council staff and its consultants have provided answers to questions raised in the Chat Line (post-meeting).

<i>Slide: Natural Environment</i>
No questions specifically asked during this slide
<i>Slide: Movement</i>
No questions specifically asked during this slide
<i>Slide: Parks and Open Space</i>
<p><i>Q: Why is Corso not considered open space?</i></p> <p>Answer: The slide identified the areas currently zoned RE1 Public Recreation under the Manly Local Environmental Plan. As the Corso is not zoned RE1 Public Recreation, it was not identified on the slide.</p> <p>The Corso is in the public domain. Council and its consultants acknowledge the significance of The Corso within the Manly centre and to the broader community.</p> <p>Ethos Urban, in developing the Manly Place Plan, is considering the role and function of the Manly centre now and into the future including The Corso.</p> <p><i>Q: Is the library fire stairs proposed to be relocated?</i></p> <p>Answer: The relocation of the library fire stairs was an option identified in the Manly Masterplan 2015. It is understood there is no plan to undertake its relocation.</p> <p>As part of the Manly Place Plan, the consultants were specifically asked to do a desktop review of existing documents including the Manly Masterplan 2015.</p>
<i>Slide: Social Infrastructure</i>
<p><i>Q: What is included in social infrastructure? Are public toilets included in social infrastructure?</i></p> <p>Answer: Social infrastructure generally refers to community support or serving facilities and services provided by a public or private entity. This includes but is not limited to schools, child care centres, community meeting rooms or centres, libraries, medical or health clinics, art galleries or performance space, Manly Town Hall, public wifi in commercial centres. Some of the facilities listed above and community support services may be delivered by government, non-for-profit and the private sector.</p> <p>Yes, public toilets and parenting facilities fit into the social infrastructure category.</p>
<i>Slide: Land Use</i>
No questions specifically asked during this slide

Slide: Built Form

No questions specifically asked during this slide

Slide: Economy Overview

Q: Does council allocate a percentage of development application fees towards public arts installations?

Answer: No. Development application fees are set fees, prescribed under the Environment Planning and Assessment Act. The development application fees received by Council are specifically used to assess and determine the development applications, including the operation of the Northern Beaches Local Planning Panel and the Design and Sustainability Advisory Panel.

Council has an adopted Public Art Policy and Guidelines,

<https://www.northernbeaches.nsw.gov.au/things-to-do/arts-and-culture/public-art>

Council encourages the private sector to integrate art in the design and budgeting of their projects, as a way of enhancing their developments.

Slide: Night-Time Economy

Q: Is it possible to streamline (reduce red-tape) the approval process for application in a public space? eg. Outdoor Dining or Outdoor trading.

Answer: Such an application typically involves various statutes – the Roads Act (as the footpath or space is generally road reservation) or on occasion in a park or reserve, then it requires approval under the Local Government Act; as well as development consent under the Environmental Planning and Assessment Act. Additionally, as the application is on land owned by Council, an owner's consent to lodge an application will be required.

Given the myriad of statutes governing this type of application, Council has developed a 'one-stop' approval process for Outdoor Dining (or Trading) Approval including landowner consent.

Q: How is a change of use part of the Development Assessment process?

Answer: In the NSW planning system the use of the land is classed as "development" and a change in use may required development consent from Council (after an assessment of the Development Application has been undertaken).

Depending on the proposed use, a Development Application may not be required if the land use fits into the "exempt development" category or the change in use is exempt via a State Planning Policy.

Q: Are accommodation jobs related to the Air B&B?

Answer: Data on employment jobs is obtained from the Australian Bureau of Statistics (the ABS), based on industry and sector categories. The definition used by the ABS for jobs under the 'accommodation' sector does not include jobs for renting or leasing/sub-leasing residential properties/dwellings such as AirBnB.

The full definition is available at: [1292.0 - Australian and New Zealand Standard Industrial Classification \(ANZSIC\), 2006 \(Revision 2.0\) \(abs.gov.au\)](https://abs.gov.au/1292.0-Australian-and-New-Zealand-Standard-Industrial-Classification-(ANZSIC)-2006-(Revision-2.0))

Q: Does the public have to choose between a Night-Time Economy or a Day Time Economy?

Answer: No, there is no need to choose one or the other.

Strong local economies typically have both a strong day and night time economy. As one of the five strategic centres in the Northern Beaches, Manly deserves a local economy that works in the day and the night. Strengthening the night-time economy will benefit the local economy overall.

Planning controls and policies that support a healthy day and night time economy will be most beneficial.

Q: What is the distinction between the Night-Time Economy and do Night-Time Economy businesses need to be closed during the day?

Answer: A Night-Time economy includes a broad range of activities that occur in the evening hours such as Night-Time shopping, gyms, amusement parks, the arts and entertainment as well as support services.

Depending on the various types of businesses, the distinction between Night-Time and Day-Time economy will not always mutually exclusive. Some businesses will have the ability to operate in both day and night cycles (for example, restaurants, café).

Q: Is noise a consideration for the Night-Time Economy when there are no residences in the immediate area?

Answer: Noise is often a key factor in the night time economy regardless there may not be residential properties that are immediately adjacent to the premises. Concerns around noise are often from the source (eg live music) and also from loud patrons exiting a venue and congregating nearby.

The study area is a mixed use area, comprising residential and non-residential properties, and is a definite destination centre.

Noise considerations is critical element of the night time economy study and the preparation of the Manly Place Plan

Q: Does the Night-Time Economy take into consideration the Early Morning Economy? (ie. Indoor/ Outdoor Gyms, Yoga, Swimming, Surfing & Cafes)

Answer: NSW Treasury's definition of the Night Time Economy includes all economic activities occurring between 6pm to 6am. As such, uses such as gyms and yoga schools may contribute to the night time economy if they are open within these hours.