

Notes

Project Working Group – Manly Place Plan

Held on Wednesday 2nd November 2022

Manly Town Hall commencing at 5.30pm

2022/752837

1. Welcome & Introductions – Liza Cordoba

2. Apologies

Tracey Mietzke, Chris Bell, Nick Reid & Susan Masur

3. PWG Member Update

Resignation of Mark Leabeater (representing Families for Manly) and acknowledgement of participation.

Acknowledgement of the contribution of Ray Mathieson.

4. Confirmation of Meeting Notes held 9 May 2022

Confirmed the meeting notes are not intended to be verbatim.

5. Presentation

Liza Cordoba confirmed that:

- The purpose of today's presentation to the PWG is to seek initial comments from PWG members.
- This is an ongoing project and is still under development.

Stefan Meissner and Ping Chien Ng from Ethos Urban presented the concept designs for the following key places:

- The Corso
- Market Lane
- Rialto Lane
- Henrietta Lane
- Short Street Plaza
- Central Avenue
- Pittwater Road, from Carlton Street to Raglan Street

Discussion Points from the Presentation

The Corso

Comment:

- Working Group provided ideas regarding a new performance stage in the Corso to allow greater flexibility and useability.
- Council will require expert advice and input into future planning and design by experienced stage design experts and/or production company.

Response: *Council clarified that the concept currently presented is very high-level. The stage project will be undertaken with appropriate expert advice.*

Comment:

Suggested that there should be the use of pergolas with deciduous planting to provide shade in summer and allow the sun in the winter.

Response: *Idea is noted.*

Comment:

- Activity zones – liking the flexibility of space(s) v's assigning/ designating outdoor dining areas.
- There are benefits as well as challenges that come with outdoor dining.
- The Corso requires the right businesses to attract people and opportunities.
- Tenancy and price flexibility would provide for wider variety of businesses.

Response: Agreed. The designated 'Activity zones' within the proposed concept plans will help encourage activation of the Corso. Noted the comment on rental prices and tenancy flexibility to provide variety and encourage outdoor dining.

Comment:

- Support for replacement of palm trees to result in increased canopy cover.
- Can Council leave the existing adult palm trees along the Corso until the proposed trees mature and provide decent shade.
- Need detailed research on the types of tree species that is appropriate.

Response: *Council will consider suggestion and agree detailed research required in regard to selection criteria for any replacement trees.*

Comment:

- How will the proposed changes for the Corso link/connect to the Manly Town Hall project?

Response: *The Manly Town Hall is a separate project. Once outcomes of this project are finalised, the project will be incorporated into the broader proposed initiatives of the Corso.*

Market Lane

Comment:

- Need to consider waste bins, collection and garbage vehicles
- Will bin storage be removed from this area?

Response: No, the bin storage will need to remain in Lane.

Comment:

- Would Council consider leasing the library's ground floor for other uses?

Response: No, Council has not considered this as part of the Manly Place Plan. There are no current plans to change the ground floor use of the library.

Comment:

- Existing paving can be very slippery and will need to be adequately cleaned
- Any future selected paving will need to be rough enough to prevent people from slipping and safe for disabled access – there needs to be a balance.
- Proposed paving needs to be easily replaced and maintained.

Response: Noted. Council will consider this. New paving will need to align with the Northern Beaches Public Space Vision and Design Guidelines. Cleaning and coordination with the operations and maintenance team is a vital issue.

The Northern Beaches Public Spaces Vision and Design Guidelines stipulate the paving palette and materials for public domain improvements.

<https://files.northernbeaches.nsw.gov.au/sites/default/files/documents/policies-register/public-spaces-design/public-space-vision-and-design-guidelines/public-space-vision-design-guidelines-may2021.pdf>

Rialto Lane

No comments made by project working group during meeting regarding this area.

Henrietta Lane

Comment:

Recognised that opening up and activating a service lane is very difficult.

Response: Noted and agreed, but reiterates the small interventions proposed will make the lane better and safer.

Central Avenue

Comment:

- In relation to the proposed area of 'infill' of the existing alcoves, will the infill mean it will be built-on/ enclosed by structure or walls?

Response: No, not enclosed by walls, just enabling the current landuse activity to use the under-cover space so activity aligns to road. These 'infills' are areas where we propose an increase in floor area for owners and tenants so that they will be activated as extensions of the shop front.

Comment:

These alcoves are useful for protection against sun, wind and rain and may take away respite / shelter areas during storms. Suggest continuous awning option.

Response: *Noted. And will be considered.*

Comment:

There are plenty of opportunities for wall art and hanging gardens for blank walls. Green walls are nice. It doesn't all have to be art walls.

Response: *Agreed.*

Short Street Plaza

Comment:

- Consider option for hanging gardens and green walls, particularly the carpark side will be practical.
- There was a green wall established at this location under 2015 Masterplan but it was done during drought period so it failed.
- Suggest introduction of pergolas with deciduous species to balance sun and shade.

Response: *Note suggestions on the green walls/hanging gardens and pergolas.*

Comment:

- Short Street is a wind tunnel and the introduction of a pergola might be more effective than a wall structure to minimise impacts from wind.
- Have there been any studies undertaken on wind impact at this location?
- Can design aspects be considered/introduced to help with the wind tunnel?

Response: *The wind is most likely due to orientation, wind directions, and height of surrounding buildings. Council and project team will consider the wind effect at this location as part of the concept design.*

Comment:

In terms of implementation, suggest wait until the new development is completed and see resultant activation of this space.

Response: *Noted. And will be considered.*

Pittwater Road (from Carlton Street to Raglan Street)

Comment:

What is a 'rain garden'? And will this require continuous maintenance?

Response: *Landscaped solution that can filter stormwater runoff before it gets to main drainage system. Usually plants, layers of sand and stones to catch debris.*

Comment:

- Why not consider the whole Pittwater Road corridor to the Wharf area?
- Has the project team considered bus stop locations and alignment on both sides of Pittwater Road?

Response: *Transport for NSW are responsible for Pittwater Road. Discussions are ongoing with them.*

Comment:

The paving on the western side of the road needs to be reviewed.

Response: *Noted.*

Comment:

- How many parking spaces lost via introduction of the proposed parklets?
- A nice idea, however noted many restaurants are only open at night and the parklets would not be used during the day.
- The parklets need to have adaptability for day/night use.

Response: *Acknowledge that on-street parking is a hotly contested issue in Manly. The parklets would need to be closely reviewed with Council parking team.*

Sydney Road (no design presented)

Comment:

- Street furniture in Sydney Road needs updating.
- Shame the laneway has become overrun with Dominos pizza bikes.
- Trees along Sydney Road are beautiful this time of year.
- Why is Sydney Road not identified as a Key Place warranting the development of a concept design for the Place Plan?
- Sydney Road is just as important as some of the laneways and will need a long-term strategy. Road needs a lot of work, particularly the western end.
- Revitalisation of Sydney Road is integral in connecting and joining the whole study area and should be included as a key place.

Response: *Council agreed and confirmed that Sydney Road will be a Key Place. A concept design is to be prepared for this.*

General Comments

Comment:

How will night-time economy recommendations be incorporated in this plan?

Response: *The Night-Time Economy (NTE) recommendations have informed the development of the concept designs presented to you today. The NTE recommendations will be included in the Draft Place Plan document. The NTE recommendations are also likely to inform the development of controls for the new Northern Beaches Local Environmental Plan and Development Control Plan.*

Comment:

Why aren't Manly's other 'Gateways' in the Place Plan?

Response: *Some of the gateway locations are already being explored by others in their projects such as Transport for NSW with Manly Wharf project. The projects at other gateway locations will be referenced in the Place Plan.*

6. Next Steps

Comment:

Will the PWG get to review the Final Draft Place Plan?

Response: Council will schedule a presentation session for the PWG to preview the draft Place Plan before exhibition.

Tonight's session [2 November 2022] was to give the PWG a preview of the concept designs being developed, aimed at understanding if there are specific issues that can be considered as the designs are refined for the final Draft Place Plan. The next PWG meeting is aimed at discussing the key issues emerging from the public exhibition of the Draft Place Plan.

ACTIONS ARISING:

- a) Develop a concept design for Sydney Road, for inclusion into the Draft Place Plan.
- b) Consider the wind effects for Short Street Plaza design.
- c) Distribute the Meeting notes to the PWG members.
- d) At the appropriate time, during or end of the public exhibition, schedule a meeting of the PWG to discuss the emerging issues.

7. Close

Meeting closed 7:30pm