



NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that a meeting of the **PUBLIC DOMAINS ADVISORY COMMITTEE** will be held:

DATE: Wednesday 18 February 2015
TIME: From 5.30pm to 6.30pm – maximum 1 hour
PLACE: Councillors Room, 1 Belgrave Street Manly

COMMITTEE MEMBERS:

Councillors

Mayor Jean Hay AM (ex officio)	Manly Council
Clr Barbara Aird	Manly Council
Clr Candy Bingham	Manly Council
Clr Hugh Burns	Manly Council
Clr Cathy Griffin	Manly Council
Clr Adele Heasman	Manly Council
Clr Alan LeSurf	Manly Council
Clr Steve Pickering	Manly Council

Other Representatives

Doug Sewell	Community member
Phil Jacombs	Community member
Peter Monckton	Community member
Kyeema Doyle	Community member
Evelyn Shervington	Community member
Mark Baxter	Community member
Nicholas Vale	Community member

Council Staff

Beth Lawsen	Deputy General Manager, People Place and Infrastructure
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All other Councillors are free to attend as observers and are invited to do so and to engage in discussions, but not in voting, on any matter before the Committee.

Beth Lawsen
Deputy General Manager,
People Place and Infrastructure



AGENDA

PUBLIC DOMAINS ADVISORY COMMITTEE

**Meeting to be held
Wednesday 18 February 2015 at 5.30pm
Councillors Room Manly Town Hall
1 Belgrave Street Manly**

- ITEM 1** Apologies and leave of absence.
- ITEM 2** Declarations of Interest: Pecuniary / Non- Pecuniary.
- ITEM 3** Confirmation of minutes of extraordinary meeting on 03 December 2014. Adopted by Council on 02 February 2015.
- ITEM 4** Rialto Lane report – referral of proposal for redevelopment of laneway public areas submitted by Mark Baxter.
- ITEM 5** Street Tree Management Strategy - update report.
- ITEM 6** Invitation - BUPA representative - update Seaforth project.
- ITEM 7** Little Manly reserve dinghy and kayak storage area - draft plan.
- ITEM 8** Ivanhoe Park Botanic Gardens – Master Plan update.
- ITEM 9** Raglan Street works – (1) Report on implementation estimate of costs for landscaping & associated works. (2) Report on trees.
- ITEM 10** General Business brought to the attention of the Chair prior to the meeting and approved for consideration
- ITEM 11** **Date of Next Meeting:**
 - Date:** Wednesday 15 April 2015
 - Time:** 5.30pm
 - Venue:** Councillors Room Town Hall
1 Belgrave Street Manly



MINUTES OF MEETING

PUBLIC DOMAINS ADVISORY COMMITTEE

HELD WEDNESDAY 03 DECEMBER 2014

NOTE: All minutes are subject to confirmation at a subsequent Council or Planning and Strategy Committee meeting.

PRESENT:

Councillors

Clr Barbara Aird	Manly Council (Chair)
Clr Hugh Burns	Manly Council
Clr Cathy Griffin	Manly Council (attend short time, left again)
Clr Candy Bingham	Manly Council
Clr Adele Heasman	Manly Council
Clr Steve Pickering	Manly Council

Community Members

Evelyn Shervington	Community member
Peter Monckton	Community member
Mark Baxter	Community member
Nicholas Vale	Community member
Kyeema Doyle	Community member

Council Staff

Beth Lawsen	Deputy General Manager, People Place and Infrastructure
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Presenter

Tai Ropiha	Chrofi Architects
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TO THE MAYOR AND COUNCILLORS OF THE COUNCIL

The **Public Domains Advisory Committee** met on Wednesday 03 December 2014 to consider the matters referred to it and now provides the following advice to Council.

OPEN	The meeting commenced at 5.30pm	ACTION
ITEM 1	APOLOGIES AND LEAVE OF ABSENCE Mayor Jean Hay, Clr Alan LeSurf, Doug Sewell, Phil Jacombs	ACTION
ITEM 2	DECLARATION OF INTEREST Councillor Heasman declared an interest.	ACTION

ITEM 3	CONFIRMATION OF MINUTES OF COMMITTEE MEETING OF 15 OCTOBER 2014	ACTION
	The minutes of the Committee meeting held 15 October 2014 are confirmed.	
	MATTERS ARISING It was resolved at Council's Ordinary meeting held on 10 November 2014 that the Minutes of 15 October 2014 of the Public Domains Committee be adopted.	
	Business Arising: The Committee made enquiries on the following items from under business arising from previous meetings.	
	The Committee was advised of the status of these matters.	
	Further, that follow up and additional responses will be prepared for the Agenda of the next meeting.	
	• Marine Parade Master Plan. • Marine Parade grant application response. • Progress of remediation of the sandstone sea wall at Bower Lane, Manly. • Marine Parade building on foreshore, tenure, ownership, uses and maintenance. • Little Manly open space design for kayak and dinghy storage and for maximising the open space for community uses. • East Esplanade management of open space, vehicle movements and Skiff Club usage. • Review of Paving Guidelines. • Development of a Street Furniture Guideline. • Master Planning for Little Manly community reserve, funding required for full master plan to be developed. • Budget bid required for 2015/16 draft budget process.	
	Recommendation: That the General Manager receives and notes this report.	
ITEM 4	RAGLAN STREET BRIEFING SESSION Mr Tai Ropiha presented a design concept prepared for Raglan Street for discussion.	ACTION
	• Key concepts of this design were discussed by the Committee including: Street trees, lighting, pavers, road lane treatment, pedestrian refuge/crossing, loss of parking along southern side/shops, potential increased pedestrian access from the laneways.	
	Enquiry regarding previous Traffic Committee recommendations for Raglan Street:	
	• Was the removal of the pedestrian refuge in Raglan Street supported?	

- Was removal of the parking spaces along the southern side/business side of Raglan Street supported?
- Were St Mary's primary school, businesses and residents consulted on the removal of parking spaces and removal of the pedestrian refuge?
- Have pedestrian counts been taken? Request for results to be provided to the Committee.

Recommendation:

The Public Domains Committee recommended to the General Manager their support and enquiry as follows:

Trees: Species 'Tuckaroo' was identified as a strong street tree and examples of nearby Pittwater Road tree scape discussed. Planting of trees to be of an advanced size to form the canopy and to provide the aesthetics of the design. (Clr Burns expressed his dissent on the species selection).

Lighting:

To be of the Council's standard style with the disk dome and environmental lighting.

Parking spaces:

Request that the Committee are provided with Traffic Committee recommendations regarding the removal of on street parking spaces in Raglan Street.

Pavers:

To be consistent with the grey paving, flat flag stone (as in The Corso) and to consider laying cobble stones to be dispersed (as per style of cobble stones) in keeping with the adjoining Manly Plaza.

Bike/cycle way:

Supportive of the priority of design for the bike lane and bike box at intersection with connectivity to the cycle network.

Footpath and Laneway Widths:

Along Raglan Street supported.

Pedestrian Refuge:

Request to remain in Raglan Street for safe access to St. Mary's primary school and to the northern region across Raglan Street.

or

to have a pedestrian crossing installed for safety reasons at this location, and due to the proposed increased volume of pedestrians from the laneways in this area.

Budget estimates enquiry:

Project is costed from the Manly Town Centre Business funds. Following the discussion of the design/concept, Committee requested estimates for project work – advised that they are in preparation.

Recommendation:

The Committee recommended to the General Manager that the full cost estimates to be prepared for capital work project.

For: Unanimous.

Against: Nil

ITEM 5 GENERAL BUSINESS BROUGHT TO THE ATTENTION OF THE CHAIR PRIOR TO THE MEETING AND APPROVED FOR CONSIDERATION

ACTION

Recommendation:

The Committee recommended to the General Manager that the 2015/16 drafting of the budget include funding to commence a Master planning project for all the laneways included in the 2015 Laneway strategy.

ITEM 10 NEXT MEETING DATE:

ACTION

Date: February 2015 to be confirmed.

Time: To be confirmed

Venue: Councillors Room, Manly Town Hall
1 Belgrave Street, Manly

Meeting closed at 7.45pm



TO: Public Domains Advisory Committee
MEETING DATE: Wednesday 18 February 2015
AUTHOR: Mark Baxter
SUBJECT: Rialto Lane

SUMMARY

Report and plans attached.

RECOMMENDATION

This report is received and noted for consideration.


Beth Lawsen
Deputy General Manager
People Place & Infrastructure

Date. 12/2/2015



**BAXTER &
JACOBSON**
ARCHITECTS

3 December 2014

Mr Stephen Clements
Manly Council
Belgrave Street
Manly NSW 2095



Re: Properties 82 to 92 The Corso-Rialto Lane redevelopment

Dear Mr Clements,

I have had two meetings with Beth Lawsen including one with councils Stormwater engineers. Based on the above and the Traffic report prepared by GTA consultants that my clients commissioned, I have:

- Prepared a revised plan to clarify the extent of work we consider appropriate.
 - (See Dwg No 201-16 01 Issue C, dated 01/12/14)
- Obtained an Opinion of Probable cost from Sharp and Associates, Quantity Surveyors.
 - See attached

In summary, the plan provides for

- new paving to make Rialto Lane a shared pedestrian, traffic zone, extending from the rear of No 64 the Corso (Humphreys) to the rear of no 92 the Corso
- new paving to connect the Corso and Rialto square
- relocation of and restricted timing for loading bays
- new signage and lighting

The final design of the storm water drainage, pavement sub-base and actual selection of the pavers needs to be resolved in conjunction with advice from Hydraulic and civil engineers. As there are likely to be extensive services in the lane, it is preferable to find solution that minimizes excavation.

Cost Estimate

The Cost Estimate is based on an elemental breakdown and includes allowances for unknowns such as service relocation. For paving, it uses rates comparable to those achieved by other recent council projects. (provided by Beth Lawsen). The total compares with the overall square metre rates that are typical for similar projects in the CBD.

Next stages

We understand you will now be in a position to review council's finances, in particular \$94 funds, with a view to committing to the project and providing a timeline for finalizing the design and construction. We would be grateful for the opportunity to meet and discuss this proposal.

Yours faithfully,

Mark Baxter
Baxter & Jacobson Architects

cc Chris Athas and Cec Koutsos Property owners.
Beth Lawsen, Manly Council

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*Public Domain
Markus Baxton
(Consistent with Saville + Goss)*

PROPOSAL FOR RIALTO LANE ACTIVATION

Background

A number of properties on the South side of The Corso, have a dual frontage to Rialto Lane. The lane has served primarily as an access and service lane to these properties as well as the Peninsula Apartments and properties fronting South Steyne. The use of these frontages however has been for parking, on site loading docks, and garbage collection.

Since the establishment of Rialto Square and the laneway link from The Corso, there has been interest by property owners to develop the rear of their properties, provide new entries and activate the laneways in the spirit on Manly 2015 plan.

Baxter & Jacobson architects have obtained DA approvals for 82-84 and 92 The Corso and the owners wish to commence construction in 2015.

Uses are primarily commercial over 3 levels and have highlighted the need to re-invent the lane as a shared pedestrian and service lane with active property frontages.

BJA completed the rear of Humphreys' newsagency in 2007.

On behalf of the property owners and in consultation with council, BJA have commissioned a traffic report by GTA consultants and prepared concept plans to activate this change:

Key recommendations are:

- relocating and restricting the loading zones times
- removing the requirement for on site loading docks
- maintaining two lanes as a shared pedestrian zone
- setting new buildings back at ground level for pedestrian safety
- traffic calming devices and new paving
- encouraging active shop frontages

Referred for comment from the Public Domains Committee.

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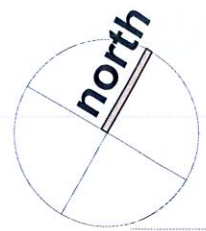
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THE CORSO

EXISTING CORSO PAVING

REAR HUMPHREYS

SUMMER PHARMACY

LA GALLERIA

EXISTING COURTYARD

ACCESS PASSAGE TO SOUTH STEYNE

PROPOSED SETBACK

EXISTING SETBACK

PROPOSED SETBACK

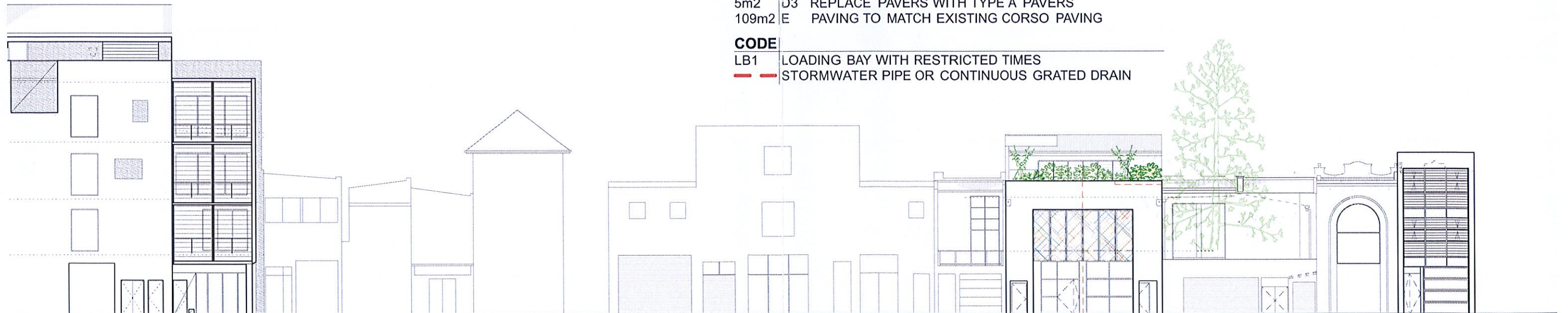
LANEWAY PLAN

AREA LOCATION

290m2	A1	60mm PAVERS (TYPE A) ON ROAD BASE
72m2	A2	COBBLESTONES ON SLAB (1200 WIDE SW PIPE UNDER)
99m2	B1	60mm (TYPE A) PAVERS ON ROAD BASE
17m2	B2	COBBLESTONES ON SLAB
52m2	C	COBBLESTONES ON EXISTING SLAB
28m2	D1	REPLACE PAVERS WITH TYPE A PAVERS
25m2	D2	REPLACE PAVERS WITH TYPE A PAVERS
5m2	D3	REPLACE PAVERS WITH TYPE A PAVERS
109m2	E	PAVING TO MATCH EXISTING CORSO PAVING

CODE

LB1	LOADING BAY WITH RESTRICTED TIMES
---	STORMWATER PIPE OR CONTINUOUS GRATED DRAIN



SOUTH EAST ELEVATION - RIALTO LANE

ISSUE	AMENDMENT	DATE
C	Design Development Issue	01/12/14
B	Issued to Client	22/3/13
A	consultants scope for fee proposal	21/3/13

Verify all dimensions on site prior to commencement of building work. Figured dimensions to be taken in preference to scale.

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Nominated Architect: David Jacobson NSW ARB Reg No: 4259 A&N: 9508 832 8769

CLIENT			ADDRESS		
Athas/Koutsos			Rialto Lane, Manly		
PROJECT			DRAWING		
Rialto Lane Urban Design			Plan & Elevation		
SCALE	DRAWN	CHKD	DWG NO		
1:250 @A3	LN	MB	201-16	01	

Raglan Street Upgrade

Tree Selection

At the Extraordinary Meeting on the 3rd of December we saw with interest the proposals for an upgrade of Raglan Street from Belgrave Street to the Seafront. In general I believe that they were good however the choice of Tuckeroos (*Cupaniopsis anacardioides*) is disappointing as it is a small tree that will not to my mind compliment the traditional tree plantings of Manly's heritage.

Manly is well known for the impressive trees that are all around our CBD and parks mainly consisting of the iconic Norfolk Island Pines, Cabbage Tree palms and various Fig Trees (Morton Bay an, Port Jackson and Hills). All of these have great presence and grow well in the area. Are we missing an opportunity here?

As there are no overhead wire problem and, if there is no critical underground structures, we could use a mixture of Manly's traditional trees or otherwise stick with pines, as we have recently in Wentworth Street where the plantings do not greatly effect residents' views.

In council's Tree Management Strategy it was envisaged that we choose trees that have better presence and would synergistically support Manly's image. One only has to look up Darley Road to see how well the Norfolk Island Pines and Figs look. They provide excellent shade as well as not blocking the traffic.

I quite like the Tuckeroos but we seem to be getting too many. If you look at the Manly Wharf forecourt you will see that the Tuckeroos have little presence compared to the pines there.

My preference for Raglan Street would be more Pines to go with the beachfronts and all the other streets in the CBD that go 90 degrees to it (Victoria Parade, Wentworth Street etc.).

Comment:

The Raglan Street project highlights a problem that we have in the Public Domain Committee. We are supposed to give advice on maintaining and improving our 'Public Capital'. In this instance we had no opportunity to input prior to the meeting. There are other areas where our tree capital is slowly eroding or becoming an obvious problem, e.g. Federation Point. We as an advisory committee need to agree a clear policy to assist staff.

Evelyn Shervington - January 2015