

Summary Notes from Workshop 1 – 28 June 2017

The group agreed overall that the Pittwater Road Conservation Area (Manly) was special and although it has a mix of building styles it still has a definite character that is worth preserving.

It was agreed that, in keeping with the beach style of Manly, the original building materials should be maintained as much as possible and that neutral, beachy colour schemes were preferred. Some of the group wanted quirky, fun elements (splashes of colour or different building materials) intermixed with the beach scheme. The use of awnings along Pittwater Road (commercial area) was suggested as a way of unifying the commercial area and tying the differing shop fronts together. The group was happy to keep the existing subdivision pattern.

While the group wanted to encourage a diversity of housing styles and designs, there was no appetite for large, imposing box-style developments or very dark or bright colours that would compete with the heritage character.

Some in the group were adamant that while the character and feel of the Conservation Area needs to be maintained this should not preclude all renovations and development. Some people wanted to allow demolition or reconstruction of buildings that were structurally unsound, in very poor condition or were excessively damp or dark. They thought the heritage controls should not make renovations or sympathetic development prohibitively restrictive or expensive. It was felt also that the Heritage Office and Council should offer more guidance, assistance and information to residents who want to renovate.

Streetscape, including front fences, walls and street trees was a very important aspect for the group. They wanted low impact, visually appealing street fronts with distinctive road surfaces. Some of the group suggested that allocated street parking should be given to properties, while other people wanted off-street resident parking, preferably underground.

The entire group appeared to want more street trees and greenery, preferably native species which are well maintained and trimmed by professional arborists. Some liked the idea of having low hedges instead of walls and fences, while higher privacy walls should be allowed on Pittwater Road. They wanted the area to be more pedestrian friendly, with more cycle and skate paths, seats and zebra crossings.

The suggestions and feedback from the working group were categorised into the following areas and detailed on the following pages.

Architecture

- Standard set of instructions to make heritage rules easier to comply
- Box design totally inconsistent (not complementary) to terraces and duplexes
- Different controls for narrow sites - allow courtyard development with rear pavilions and some boundary walls
- Keep the façade and build behind
- Don't protect buildings with no architectural merit
- Allow modern insertions into existing fabric - as fun, quirky elements but not dominating the existing
- Allow flexibility for creative and innovative architecture to fit and compliment
- Bricks should be well maintained for integrity of building and aesthetics
- Push for green environmentally friendly materials
- Consider reduced S94 developer contributions for excellent architecture to encourage better outcomes that contribute to place
- Will all houses/dwellings in the conservation area be subject to the rules or would it just be for houses of a certain age??

External Finish

- Beach colour scheme
- No huge bulk areas on top of buildings
- Harmony of colours between houses/buildings
- Inform people they shouldn't render and paint. They need to leave brickwork. Also not to remove decorative trim
- Original materials as much as possible (Can have a slightly modern twist but tasteful)
- Stick to beach feel when choosing materials and colour
- Restrictions on building material should not mean that it becomes prohibitively expensive to renovate
- Push for timber
- Not to make huge windows out of 2 small ones

Subdivision Pattern

- Keep the existing pattern
- Retain pattern even if several blocks owned by 1 owner, keep articulation eg Coles development but nicer

Building Bulk and Scale

- Not square and black
- Respect the overall style of Manly - not too bulky or too high
- More flexibility to site envelope - may assist preservation
- Cube style should be avoided
- Encourage articulation but not necessarily copying the existing - can be glass, coloured insertions
- Local businesses rather than big ugly brands <franchises>
- Residential buildings in commercial area should not built to boundary
- Private roof terraces - more greening
- 2 Denison St - excellent example where the heritage has been maintained and built modern and good colours

Roof Form

- Allow contemporary additions such as dormer windows which contrast with the existing rather than replicate. This will provide fun and further diversity. The height and width can be controlled - eg glass cubes
- I like pointed roofs that keep the heritage
- Try to maintain harmony with the area even through diversity
- Enable/allow solar panels to be fitted tastefully
- Tasteful additions in keeping with the original form and style of the building

Front Yards incl. Fences

- Fences to remain low to encourage community interaction and greenness, front yard and planting as much as possible
- Hedges look nicer than fences (esp if low fences)
- Provide articulation to fence
- Provide some visibility not necessarily picket fence
- More focus on presentation of gardens and nature strips
- Encourage stone and local and natural material
- Stone fences important
- Consistent rules regarding fencing
- Ability to have higher more private fences on Pittwater Rd

Parking and Driveways

- Copy Paddington or Nth Sydney - Apartments with parking do not get permits. Terraces have allocated parking
- Public transport and bike riding should be encouraged so less parking is needed. Better and more bike lanes

- No more free car parks off the street to push people to use public transport (would be free for locals of course)
- Facilitate residential parking building to reduce off street car parking
- Allow dedicated parking to be approved in front of properties - use permeable cells so still grassed
- Retain street parking (in CBD also)
- Possibly allow people to park but design in sensitive manner- recycled timber sleepers etc
- Single carport or underground only. Less invasive

Streetscape

- Design grouping theme for area - <similar> look and feel of buildings
- More seats for old people and me
- Differing road material in different precincts
- Corso and Pittwater Rd - add awnings. To bring beach and design of area together
- Existing loud (bright) buildings eg Stella Maris - multi-coloured exteriors toned down
- Developer charges and S94 money to go to streetscape
- Cycle and skate paths off Pittwater Rd - Dangerous and ineffective for traffic flow <having them on the busy road>
- Not enough crossings - it's tough to be a pedestrian
- All power lines underground in foreshore scenic protection areas

Street Trees

- Should be mandatory in every street - we need more
- More trees in streets - preferably natives
- Unified landscape to streets. Liability for community use of verges
- Tree species have to look OK when pruned around wires
- Standard tree planting
- More plants and trees on streets like Denison St
- Stop inappropriate trimming by Telstra
- Allow street trees. Natives preferred
- Get proper tree arborists <to prune trees>
- Inappropriate street tree species - eg Cameron Ave
- Appropriate height and verge species to suit outlook of buildings

Other Comments

- Remove bollards at the end of Kangaroo Lane to remove congestion in Carlton St
- Need zebra crossings on Pittwater Rd
- Provide free or low cost advice for people who want to restore their homes but don't know how eg styles of trim finish
- Allow or consider demolition or rebuilding if structurally unsound, has lots of damp or in very poor condition
- More small scale well designed offices with operability of façade to the CBD end of Manly
- The Heritage Department should be of more assistance to maintain the integrity of the existing building (external)
- Keep Kangaroo Lane Park - improve lighting on steps on corner of Denison