Urban Design Guidelines

Site bounded by:
Darley Road
South Steyne
Victoria Parade
Wentworth Street

Manly Council
October 2011
Urban Design Guidelines - Street Block
Manly Town Centre

Resolution of Council, 14 February, 2011:

“That design control guidelines be prepared for the site bounded by Wentworth St, Darley Rd, Victoria Parade and South Steyne from which a development control plan could be developed to address the significant access, parking, urban design, landscape and environmental planning issues on the site which Council has previously identified.”

- Draft urban design framework prepared.
- Key design principles and vision.
- Guides positive change in public interest.
- Basis for DCP and more detailed designs.
Urban Design Guidelines - Project Site
## Context - Planning Policy and Legislation

### NSW
- EP&A Act 1979
- Repealed Part 3A DG Requirements
- Environmental Planning Instruments
- Guidelines
  - Including Residential Flat Design Guide for RFB’s
- Metro and Sub-Regional Strategy

### Local
- LEP
- DCPs
- Policies
- Emerging LEP and DCP
- Site Specific DCP requirement
Urban Design – Existing Context

- Layout/ building lines
- Connections, Public Spaces and Plazas
- Streetscape
- Ownership and Use
- Mix of uses
- Heritage
- Height of Buildings
- Natural features
- Other fixed features
e.g. school, residential etc
5.8m wide footpath b/w Wentworth St and The Corso

Existing footpath width here of 3.3m will not allow outdoor eating

11.5m

Existing 3.6m existing footpath width RFW site will not allow outdoor seating if building aligned with property boundary as in photo 3

5.8m wide footpath b/w Wentworth St and The Corso

Existing 3.6m existing footpath width RFW site will not allow outdoor seating if building aligned with property boundary as in photo 3
Critique of RFW Indicative Concept Plan

This was the first conceptual massing model submitted under Part 3A. It does not demonstrate consideration of the following as required by Director General:

- Height, bulk and scale within context
- Details of proposed opens space and landscaped areas, interface with public domain, provision of linkages with and between other public spaces.
- Amenity including: Solar access, view loss and wind impacts.
- Transport and assess.
- ESD.
- Heritage.
- Address relevant EPI’s including Current and Draft Manly LEP’s

RFW HAVE PROPOSED THE FOLLOWING:

• 7,500 sq m Royal Far West Health Facility (BLUE)
• 1,300 sq m Retail (PURPLE)
• 7,500 sq m Hotel (YELLOW)
• 10,000 sq m Residential (ORANGE)

...ie Total 26,300 sq m
Critique of RFW Indicative Concept Plan

Buildings A = 9 and 6 storey's
Building B = 7 storey's
Building C = 4 or 5, + 6 storey's
Buildings D = 11 storey's

Excerpt from ‘Proposed Expansion of Royal Far West, Manly November 2010’ document
Critique of RFW Concept Plan - Heritage Context

NOTE:
BASED ON AN ASSESSMENT OF THE PART 3A CONCEPT PLAN RECEIVED BY COUNCIL (IE mp10_0159)
IN LATE 2010 THE ESTIMATE OF THE FSR OF THIS PROPOSAL IS IN THE ORDER OF 3:8:1

Legend
Royal Far West proposed 'BUILT FORM' envelope
(Remaining area green)

URBAN DESIGN FRAMEWORK
- Royal Far West site
Manly Council Draft Urban Design Guidelines
5 Key Design Principles

1. Urban Structure, Activity and Street Life

2. Urban Form

3. Street Elements

4. Transport Access and Servicing

5. Environment
Manly Council - Draft Urban Design Framework diagram

- Preferred vehicle access to RFW site
- Existing vehicular access
- Preferred vehicle access to RFW site
- Site pedestrian link
Manly Council - Draft Urban Design Framework diagram

considerations shaping future detailed Urban Design Controls

- numeric controls for this component of the development to correspond to those affecting adjacent recent development (see Wentworth St ‘Urban Design Controls 1997’) and complying with Business Zone DCP

- scale of development here should reflect adjacent Business Zone numeric controls

- provide setback here to allow enhanced public domain and provide heritage curtilage to Drummond House

- ensure development here not so large that it overshadows / overwhelms public school playgrounds

- setback and stepping building envelope control here to ensure maintain adequate solar access to Drummond house and existing adjoining residential flat building

- building envelope controls here to protect existing residential development on the abutting southern side of the site from overshadowing

- building envelope height controls here, along with setback requirements protect adjoining heritage item and ensure solar access to this property maintained

- north facing aspect opportunity for public and semi public plaza spaces and provides an opportunity to make a forecourt for the RFW Hospital and would create a public realm focus point to this street block that will help tie it back to The Corso and the greater Manly Town Centre.

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"A building envelope is not a building. It defines a generous three dimensional space within which quality residential design can occur" (SEPP 65 -RFDC)
NOTE:
MASSING MODEL OF MANLY COUNCIL
ACCEPTABLE 'WIRE FRAME'
BUILDING ENVELOPE MAX BUILDING
HEIGHT CONTROL FOR FAR WEST SITES.
(shown as dashed lines and hatched-
heights shown are above footpath level).
Heights of existing adjoining buildings also shown.
Manly Council Design Guidelines - Wire frame maximum envelope control

NOTE:
MANLY COUNCIL ACCEPTABLE PROPOSAL
APPROX FSR 3:1

Legend:
Manly Council - proposed acceptable "Wire Frame" envelope control
viewed in obliquity as seen from the major abutting streets.
NOTE: "It defines a generous three dimensional space within which quality residential design can occur" (SEPP 65 Residential Flat Design Code - RFDC)
Objective in "Building Height Control" chapter in RFDC states: "TO ENSURE FUTURE DEVELOPMENT RESPONDS TO THE DESIRED SCALE AND CHARACTER OF THE STREET AND LOCAL AREA"
COMPARISON b/w RFW Concept + Manly Council Design guidelines wire frame max Building Envelope Control

PART ELEVATION SOUTH STEYNE LOOKING SOUTH/WEST

PART WENTWORTH STREET ELEVATION LOOKING SOUTHEAST

NOTE:
FAR WEST PROPOSAL APPROX FSR 3.8:1 (based on information presented to Council)
MANLY COUNCIL ACCEPTABLE PROPOSAL APPROX FSR 3.1

Legend:
Royal Far West: proposed BUILT FORM envelope (see PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT -NOV 2010)
Manly Council: proposed ACCEPTABLE WIRE FRAME envelope control based on LEP/Business DCP development standards for surrounding development.
NOTE: o “1 defines a generous three dimensional space within which quality residential design can occur”
(Objectives in “Building Height Control” chapter in RPDFR states “TO ENSURE FUTURE DEVELOPMENT RESPONDS TO THE DESIRED SCALE AND CHARACTER OF THE STREET AND LOCAL AREA”)
PUBLIC DOMAIN OPPORTUNITY - PLAZA SPACE ON WENTWORTH ST OPPOSITE RIALTO SQ

- Enhance public domain as part of bigger Town Centre site
- Forecourt in front of possible Royal Far West hospital bldg (public and semi public space)
- Advantage of north aspect year round solar access for public space
- Forecourt framed by heritage bldgs (Drummond house and Manly Neighbourhood Centre)
Precedence

Example of a potential Public space forecourt opposite Rialto Square—bathed in Northern sunlight – note public domain, ‘public’ and ‘semi-public’ spaces
Streetscape - Wentworth St shows exist RFW building 12m wall height
Example: Preferred Streetscape, set backs, heights. Wentworth Street
Example: Preferred Streetscape, Set backs, heights on Wentworth St
Example: Preferred Streetscape, Set backs, heights on South Steyne

Acceptable Building Envelope Control – South Steyne (addressing Ocean beach) and need to provide increased width ‘Public Domain’ at street level - similar to recently widened footpath b/w Wentworth St and The Corso and Raglan St)
Preferred building use zones
URBAN DESIGN CONTROLS

Site specific controls were developed for the Wentworth St site (outlined in red here) and the building height controls for the site were conditional on achievement of the Urban Design Controls requirements.

Maximum Building Height

Maximum building height is as indicated (metres above existing ground level).

In general, final building height, including architectural embellishments, should not dominate the heights of end (corner) buildings in the same street block or that of adjoining buildings.

There is opportunity for new development to be constructed to the height of existing, non-complying buildings (refer Clause 2(h)).

Special design controls apply to the Council car park site in Wentworth Street, refer to the Wentworth Street Development Site Urban Design Controls adopted by Council on 29th July 1997.
Conclusion:-

• Draft urban design guidelines prepared.

• Key design principles and vision.

• Will guide positive change in public interest.

• Basis for DCP and more detailed designs.

• Useful to make submissions to Planning Commission in relation to RFW Part 3A application.