An aerial photograph of an urban area, likely in Manly, Australia. The image shows a dense collection of buildings, streets, and green spaces. A semi-transparent text box is overlaid in the top right corner, containing the title and site information. The text is in a dark green, sans-serif font. The background image shows a mix of residential and commercial buildings, with some larger structures and many smaller ones. There are also trees and open spaces interspersed among the buildings. The overall tone is a muted green, matching the text color.

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.



Location

Urban Design Guidelines- Project Site



Context- Planning Policy and Legislation

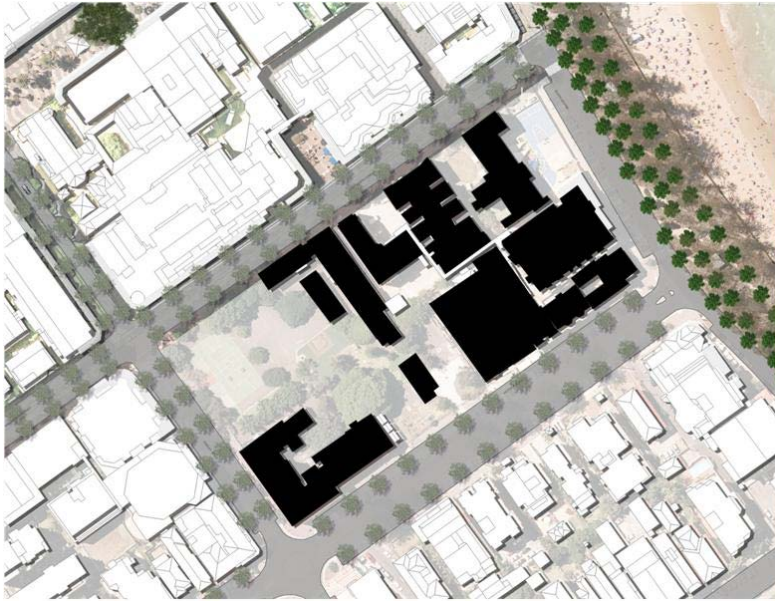
NSW

- 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- Repealed Part 3A DG Requirements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

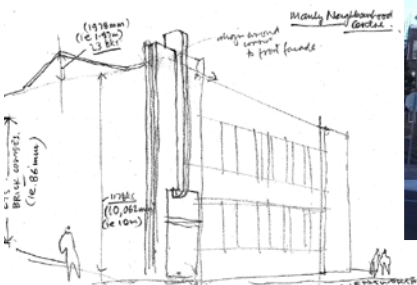
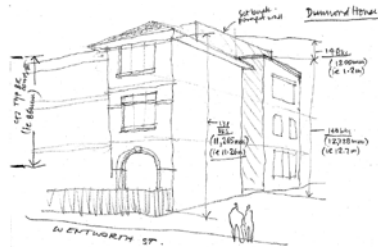




Photo 1

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



11.5m

Photo 2

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



Photo 3

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



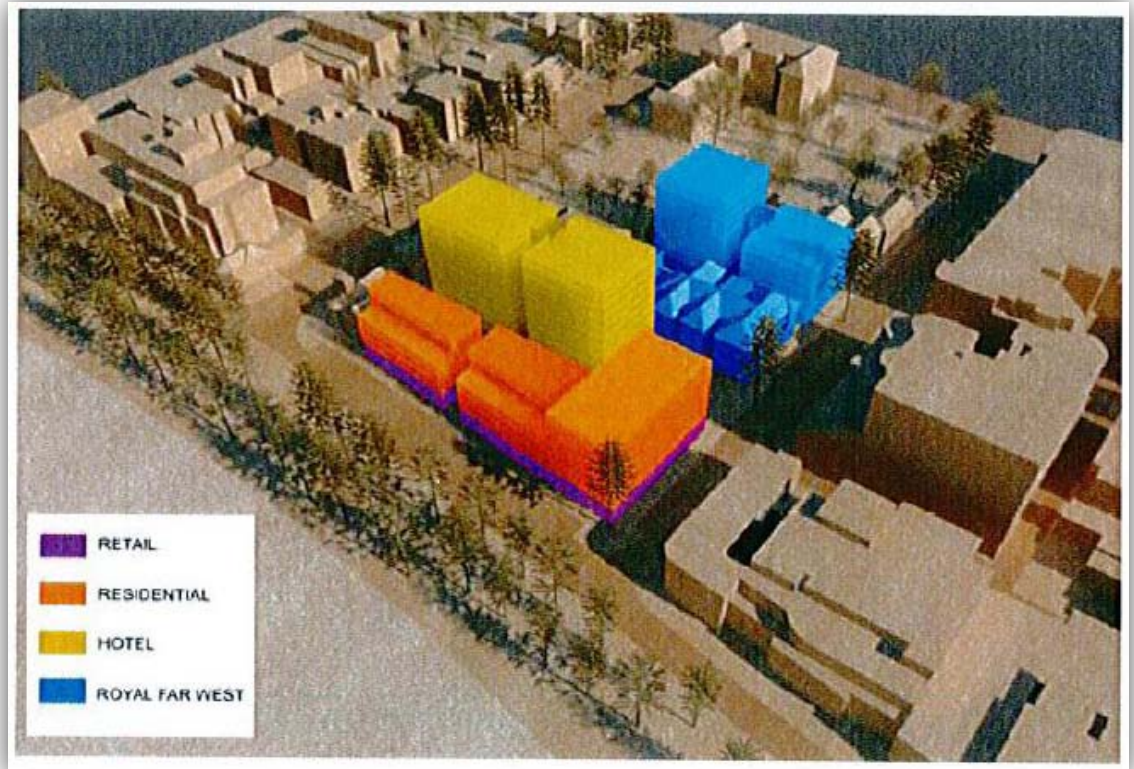
Photo 4

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

Critique of RFW Indicative Concept Plan

This was the first conceptual massing model /uses RFW 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



Excerpt from 'Proposed Expansion of Royal Far West , Manly November 2010' document

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)

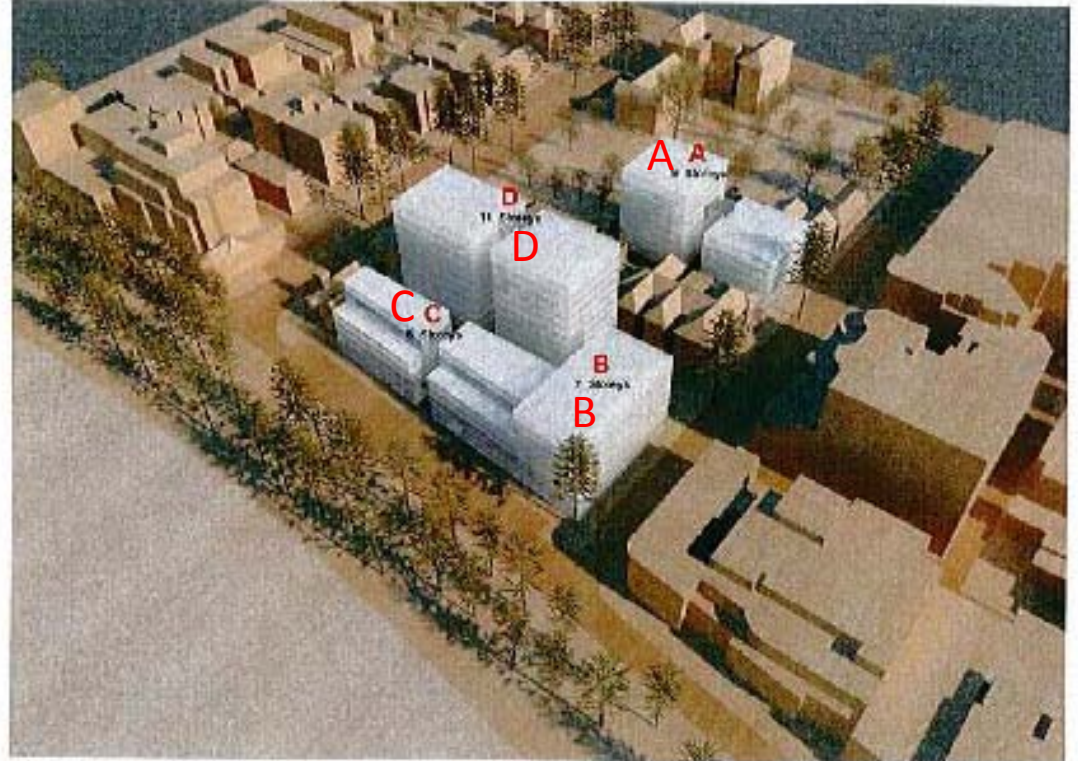
...ie Total 26,300 sq m

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

4.3 Built Form

Figure 5 – Indicative Development Concept –

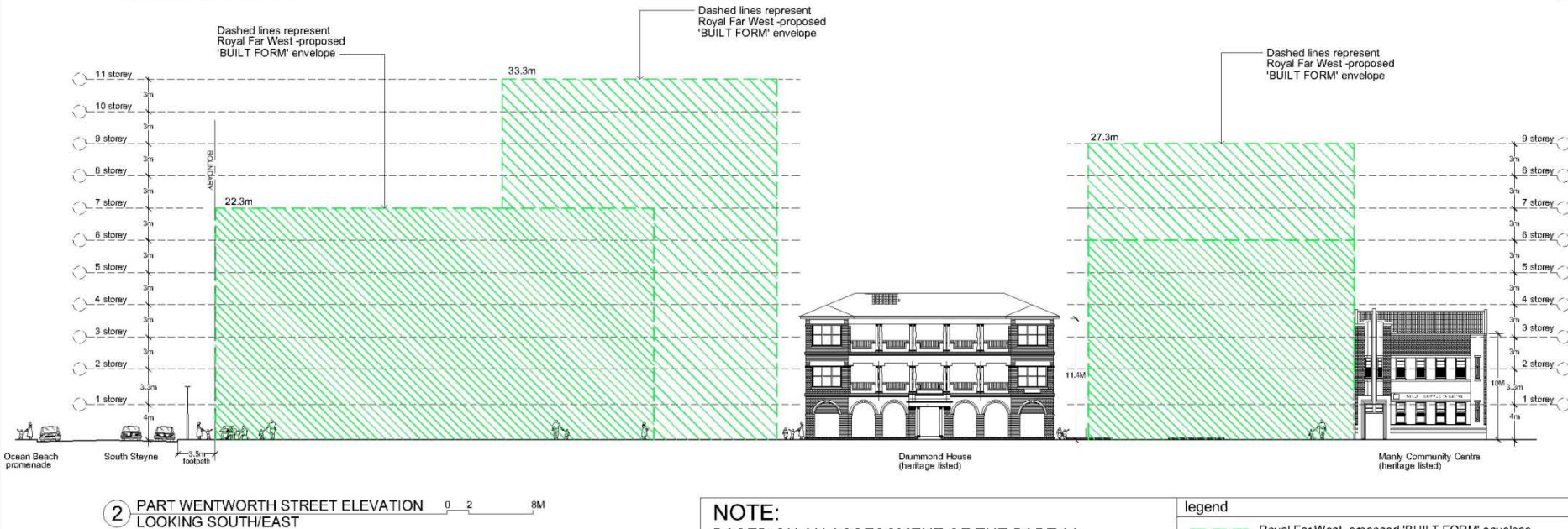
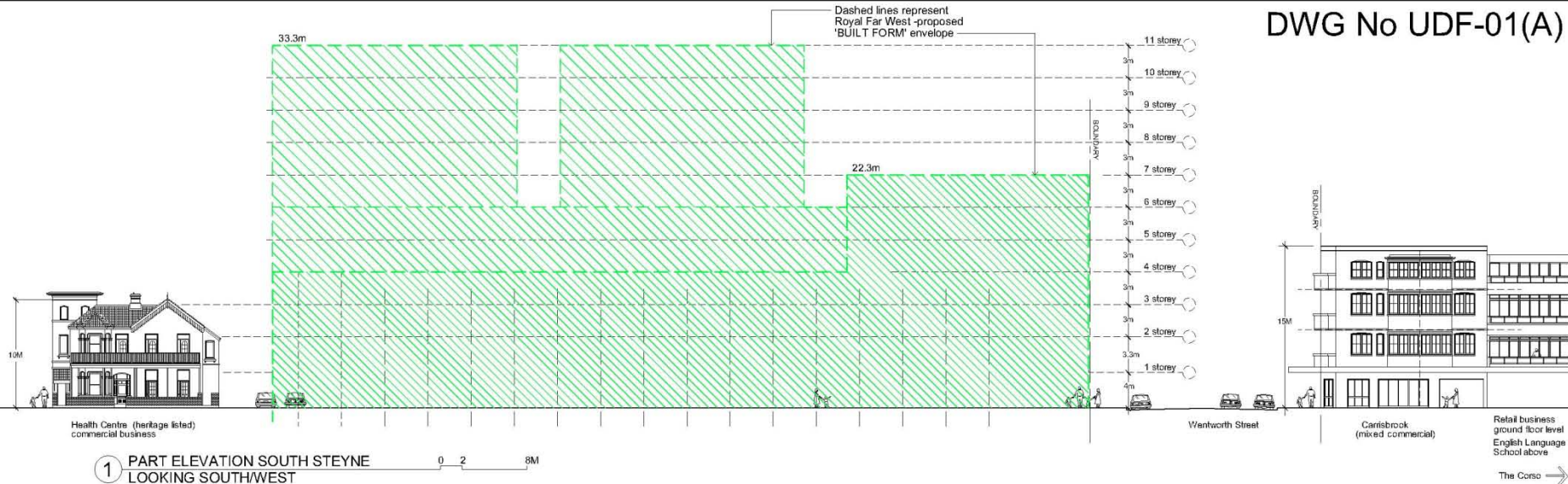


Prepared by Architectus

Excerpt from 'Proposed Expansion of Royal Far West , Manly November 2010' document

Critique of RFW Concept Plan- Heritage Context

DWG No UDF-01(A)



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 PRO-
POSAL IS IN THE ORDER OF 3.8 : 1

legend



Royal Far West -proposed 'BUILT FORM' envelope
(see PRELIMINARY ENVIRONMENTAL ASSESSMENT
REPORT - (IE MP10_0159) -TO COUNCIL NOV 2010)



URBAN DESIGN FRAMEWORK
- Royal Far West site

Manly Council Draft Urban Design Guidelines

5 Key Design Principles

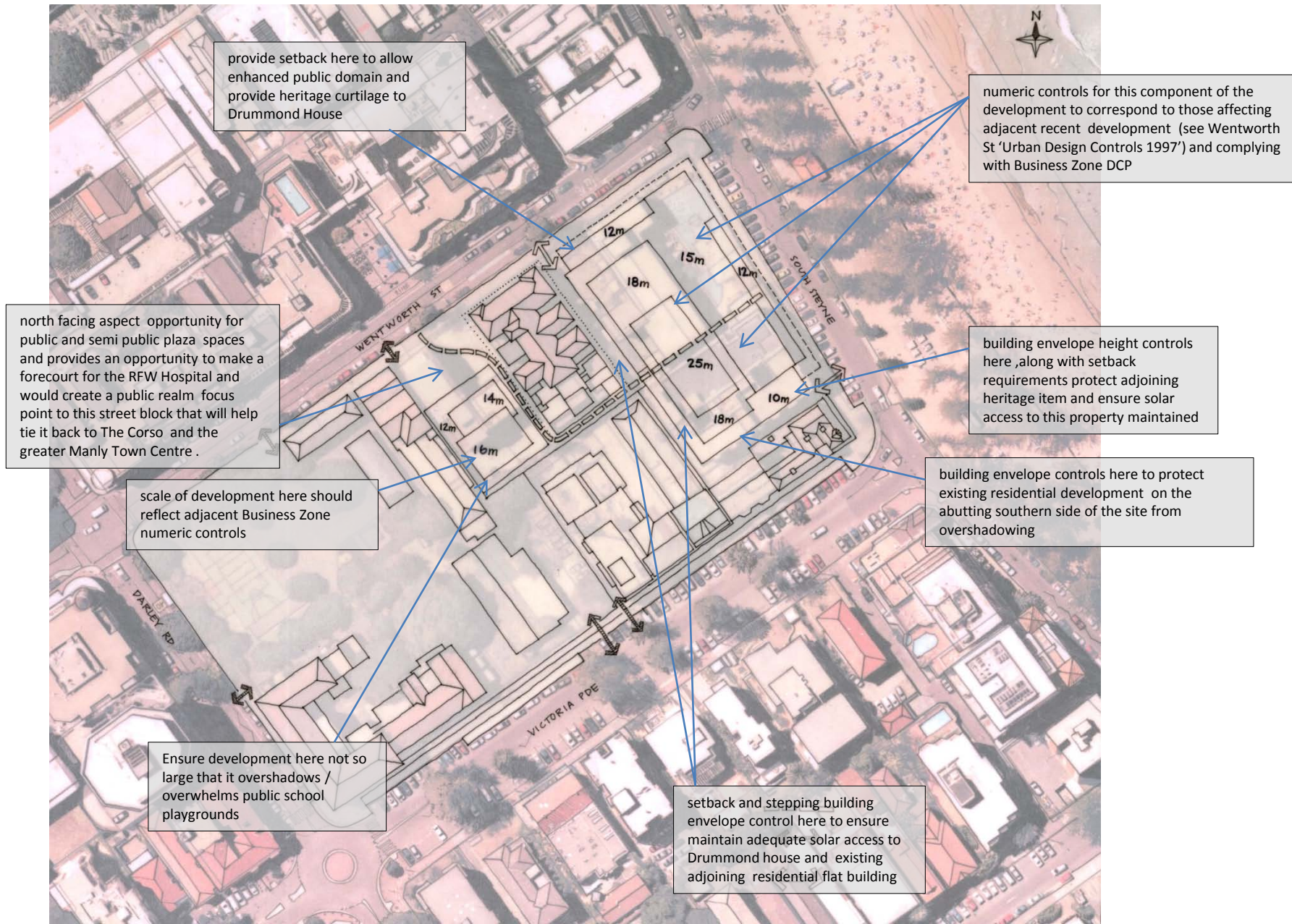
1. Urban Structure, Activity and Street Life
2. Urban Form
3. Street Elements
4. Transport Access and Servicing
5. Environment

Manly Council -Draft Urban Design Framework diagram



Manly Council -Draft Urban Design Framework diagram

considerations shaping future detailed Urban Design Controls



.Building Envelopes

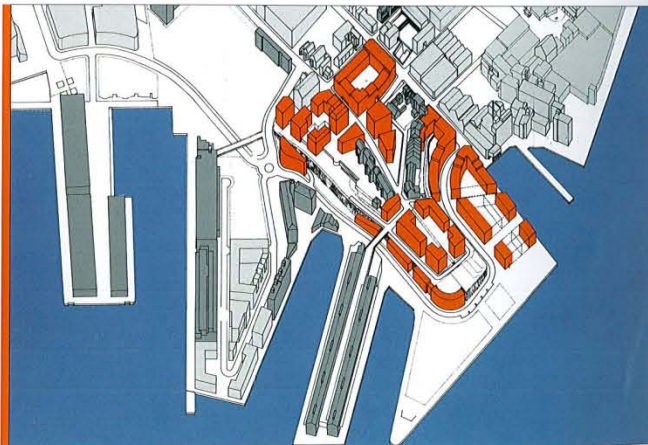
.Building Envelopes

A building envelope is not a building, but a three dimensional zone that limits the extent of a building in any direction. It defines the extent of the overall building zone in plan and section within which a future building can be located. (see image 01.49.) The length, depth and height of building envelopes are defined in metres. Building envelopes should be at least 20-25 percent greater than their achievable floor area to allow for building articulation (see Floor Space Ratio).

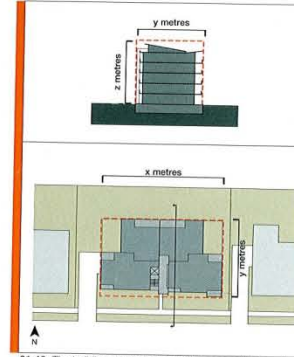
Building envelopes set the appropriate scale of future development in terms of bulk and height in relation to the street layout and block and lot sizes in a particular location. They are appropriate for determining and controlling the desired urban form in town centres, brownfield sites, master plan sites and special sites - such as areas with extreme topography.

Building envelopes can help:

- design the three dimensional form of an area
- inform decisions about appropriate density for a site and its context
- test that the primary controls are coordinated and produce the desired outcome
- communicate and illustrate the future bulk and distribution of new development to planners, councillors and development applicants.



01.48. Building envelopes can help visualise the future urban form of an area. They are also a useful tool during community consultation.



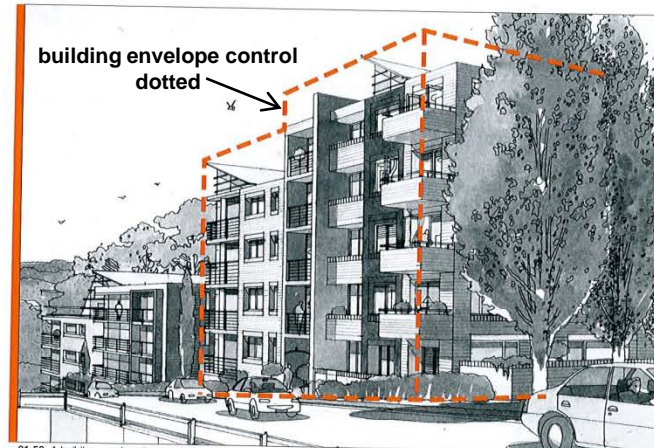
01.49. The building envelope (outlined in orange) defines the area in plan and section within which a residential flat building is designed.

Determining the Primary Controls

When building envelopes are used, the primary development controls describe and support them. In the absence of building envelopes, development controls establish the allowable bulk, height and location of development on a site. These controls are expressed through a combination of drawings and text. The primary controls must be carefully tested to ensure that the desired built form outcome is achievable. For example, that the desired FSR can be accommodated within the height and setback controls and still achieve the desired massing.

Primary development controls include:

- building height
- building depth
- building separation
- street setbacks
- side and rear setbacks
- floor space.

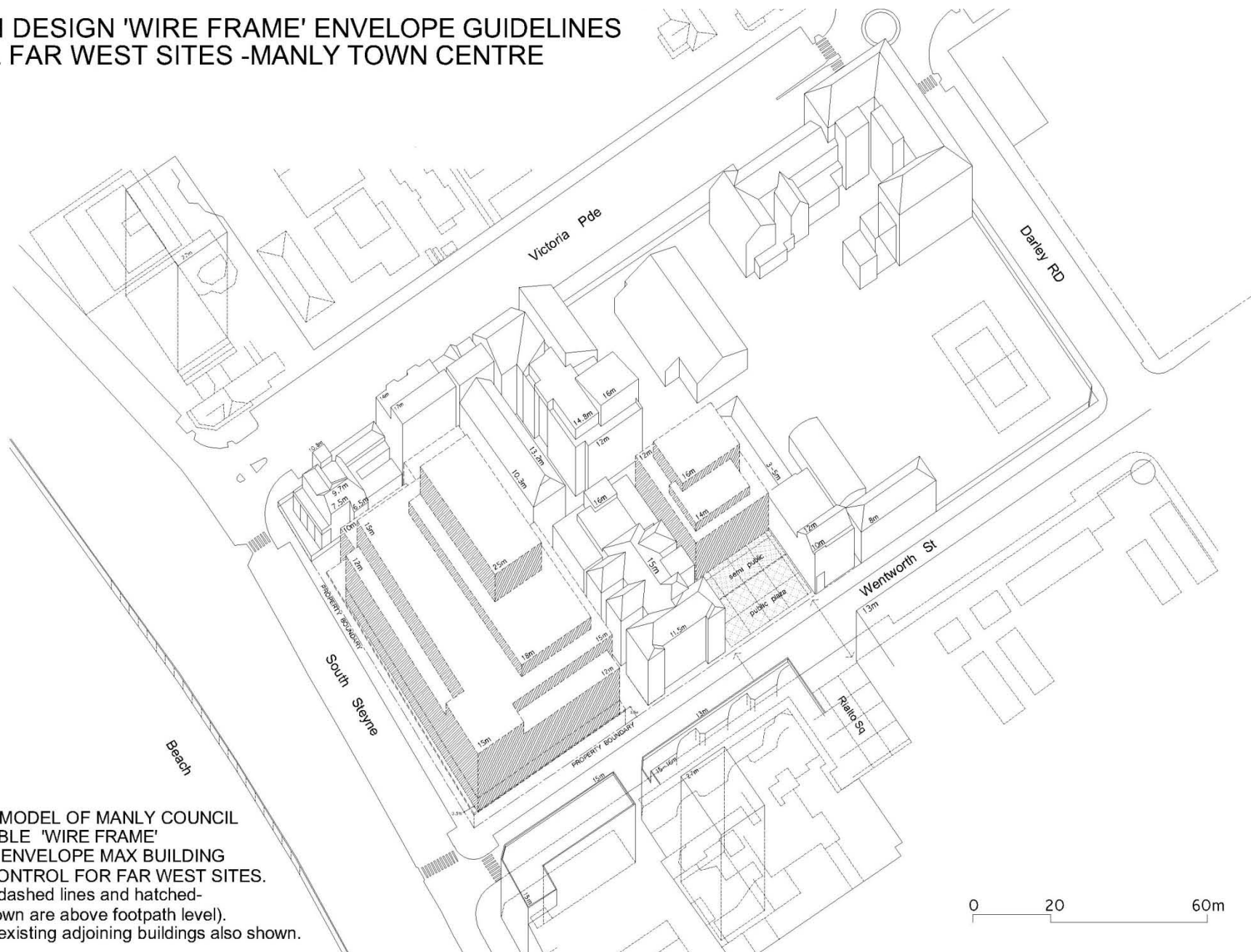


01.50. A building envelope is not a building. It defines a generous three-dimensional space within which quality residential design can occur.

Excerpt from SEPP 65 Residential Flat Design Code(RFDC) –Building Envelope Control definition

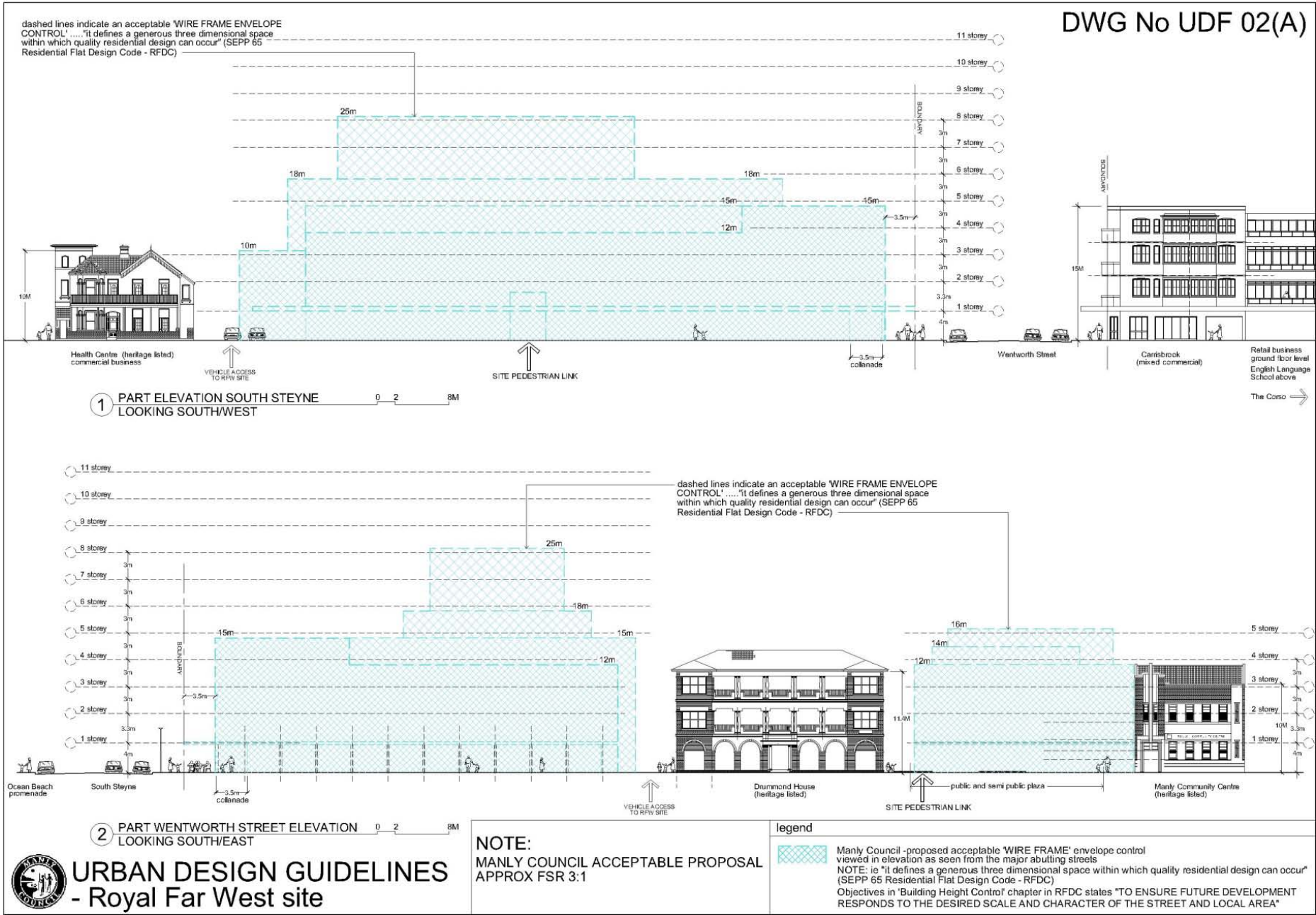
“a building envelope is not a building. It defines a generous three dimensional space within which quality residential design can occur” (SEPP 65 -RFDC)

URBAN DESIGN 'WIRE FRAME' ENVELOPE GUIDELINES ROYAL FAR WEST SITES -MANLY TOWN CENTRE



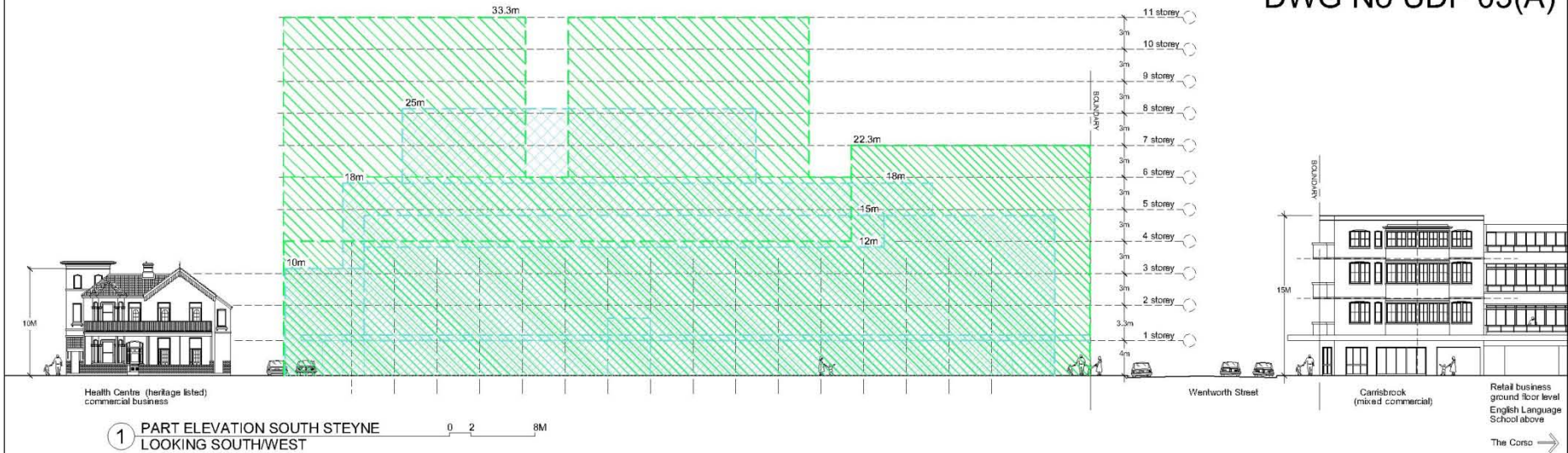
Manly Council Design Guidelines- Wire frame maximum envelope control

DWG No UDF 02(A)



COMPARISON b/w RFW Concept + Manly Council Design guidelines wire frame max Building Envelope Control

DWG No UDF 03(A)



NOTE:

FAR WEST PROPOSAL APPROX FSR 3.8:1
(based on information presented to Council)

MANLY COUNCIL ACCEPTABLE PROPOSAL
APPROX FSR 3:1

legend

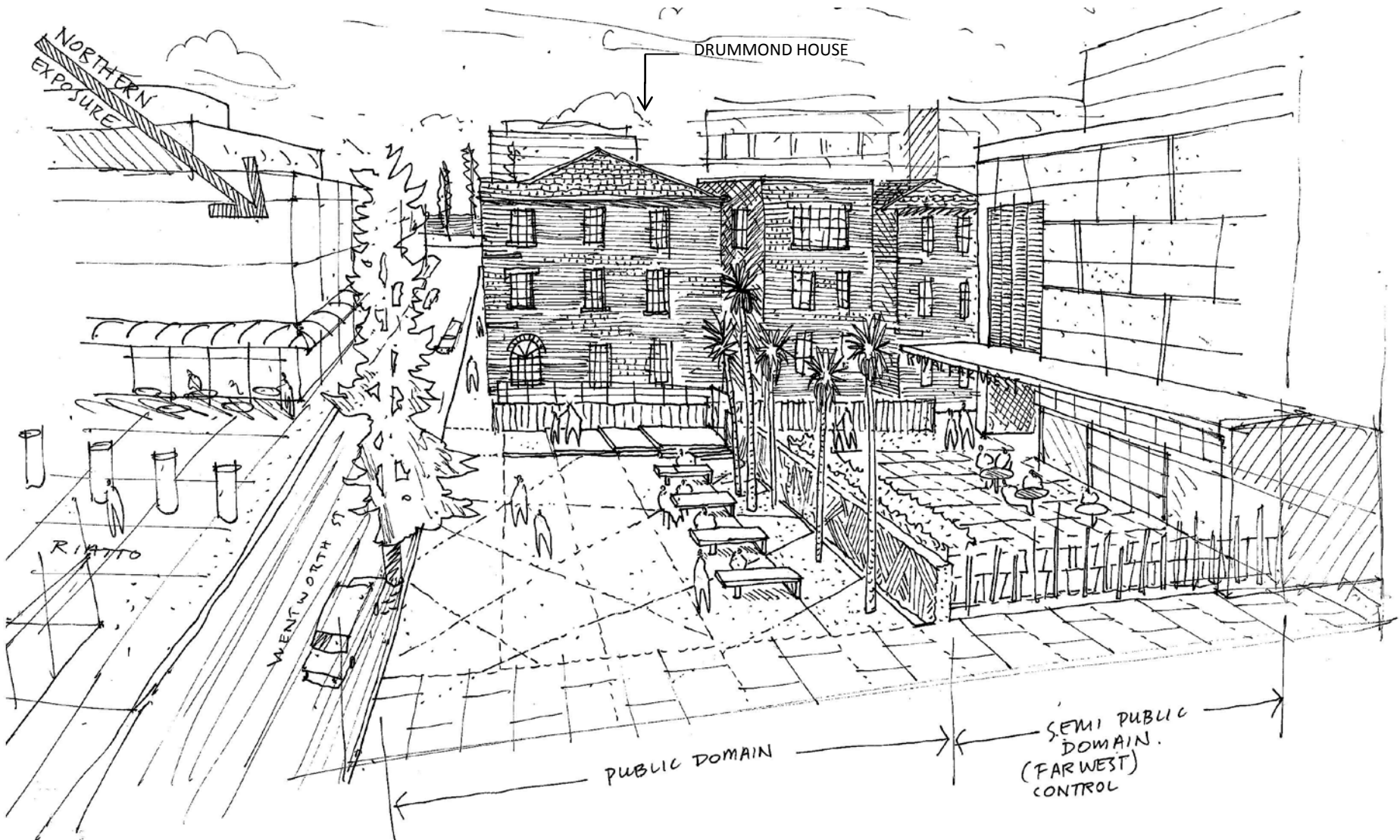
- Royal Far West -proposed 'BUILT FORM' envelope (see PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT -NOV 2010)
 - Manly Council -proposed ACCEPTABLE 'WIRE FRAME' envelope control based on LEP/Business DCP development standards for surrounding development.
- NOTE: ie "it defines a generous three dimensional space within which quality residential design can occur" (SEPP 65 Residential Flat Design Code - RFDC)
- Objectives 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"



URBAN DESIGN FRAMEWORK
- Royal Far West site

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)



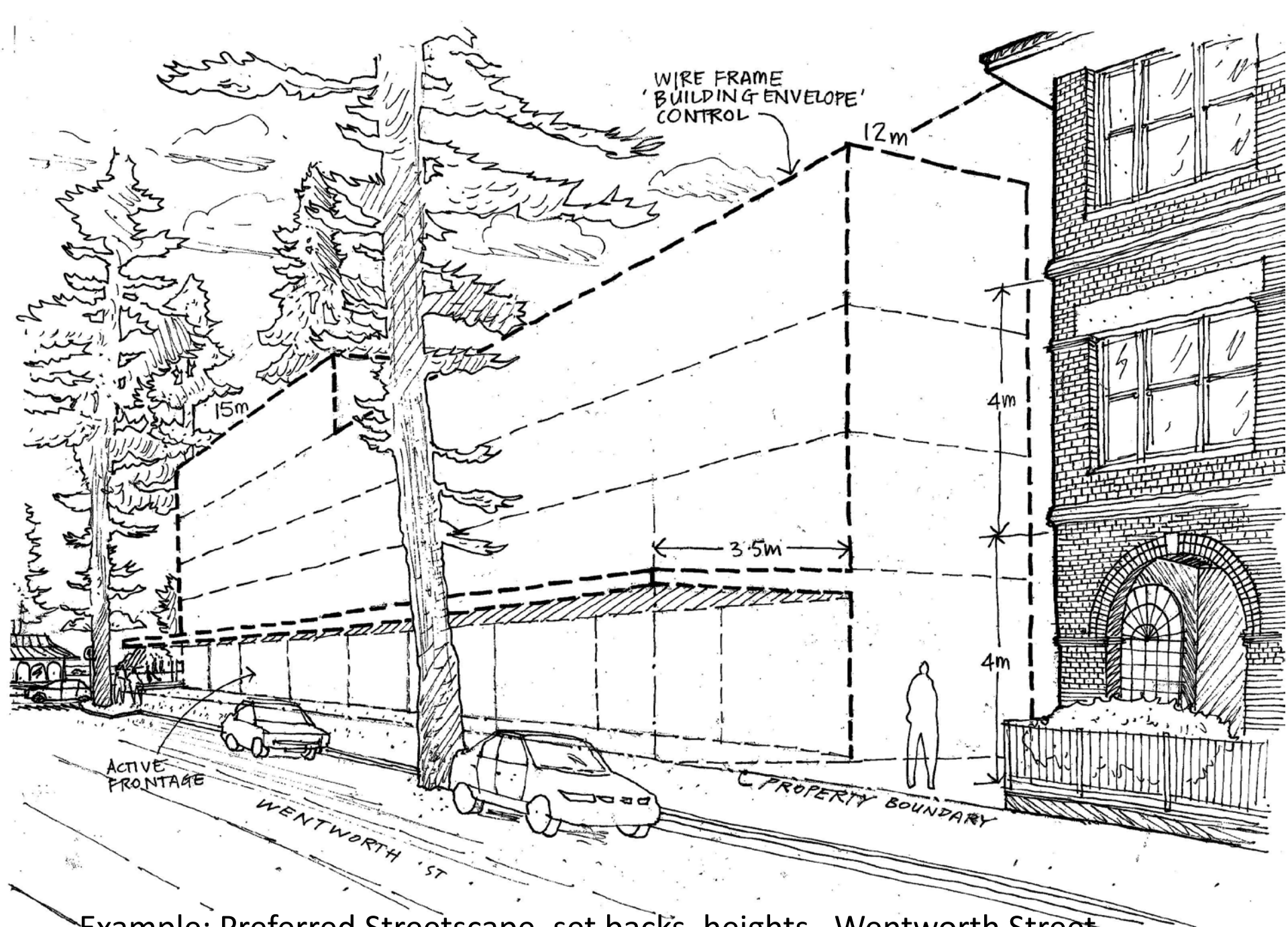


Precedence

Example of a potential Public space forecourt opposite Rialto Square-
bathed in Northern sunlight – note public domain, '**public**' and '**semi-public**' spaces

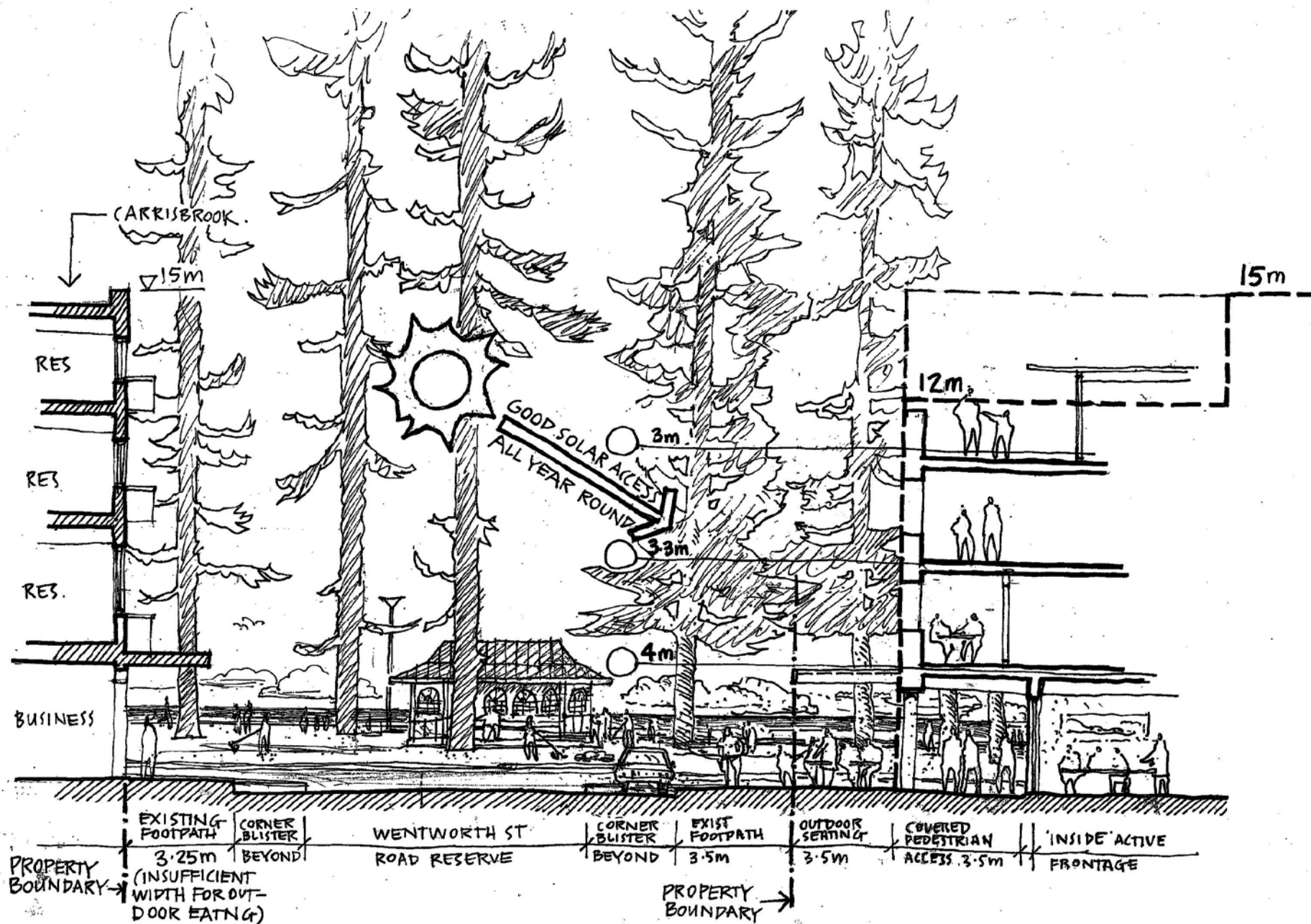


Streetscape -Wentworth St shows exist RFW building 12m wall height



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

OCEAN BEACH. PROMENADE

SOUTH STEYNE

EXISTING 90° CAR PARKING

PROPERTY BOUNDARY

EXISTING FOOTPATH

3.7m

3.5m

3.5m

3m

3m

3m

3m

3m

3.3m

4m

12m

15m

18m

25m

8 STOREYS

1ST JUNE 2PM SUN ANGLE

MAX BUILDING HEIGHT WIRE FRAME BUILDING ENVELOPE CONTROL

RESIDENTIAL

RESIDENTIAL

BUSINESS/OFFICE

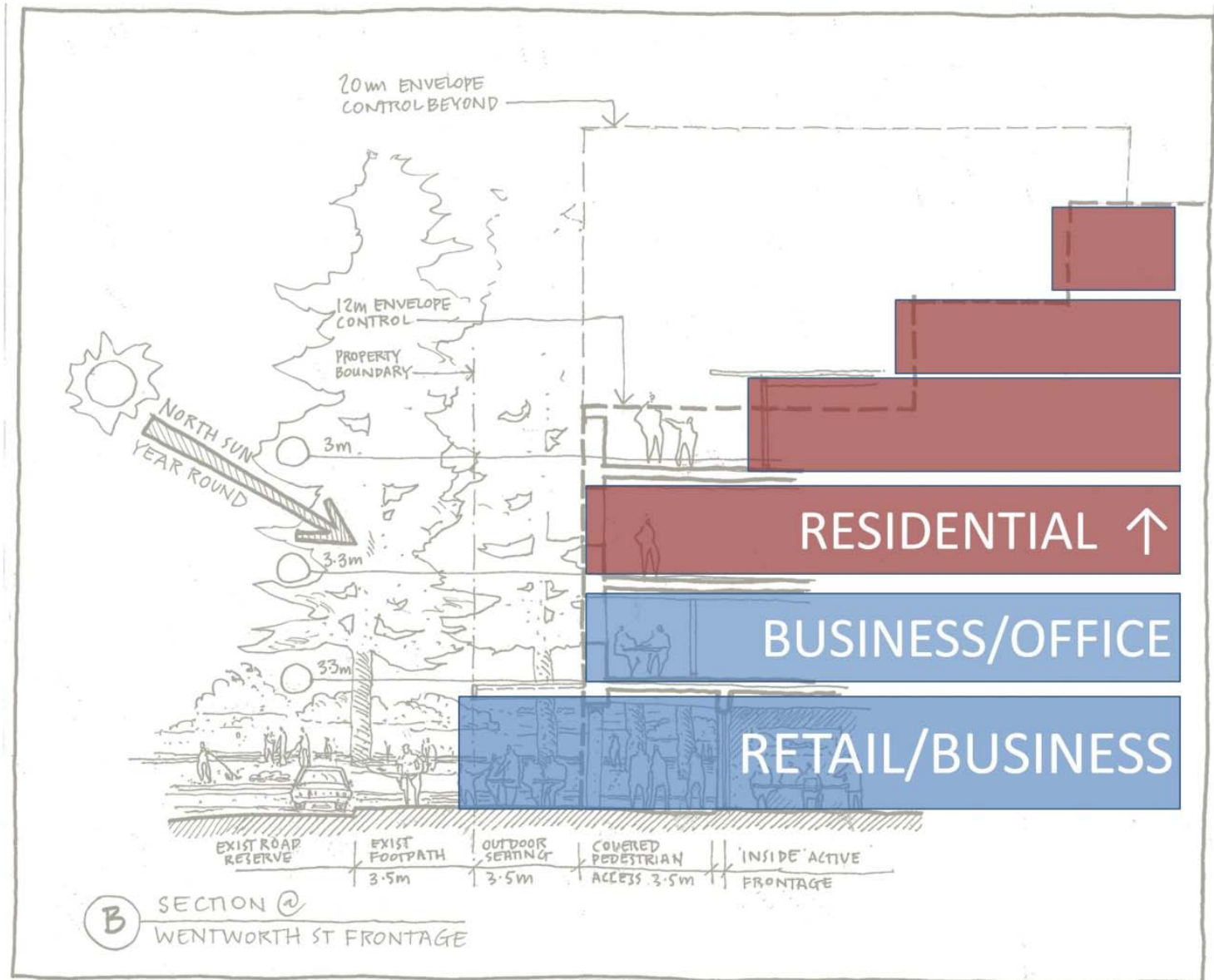
RETAIL/BUSINESS

ZONE TO ALLOW OUTDOOR EATING

COVERED PEDESTRIAN WALKWAY

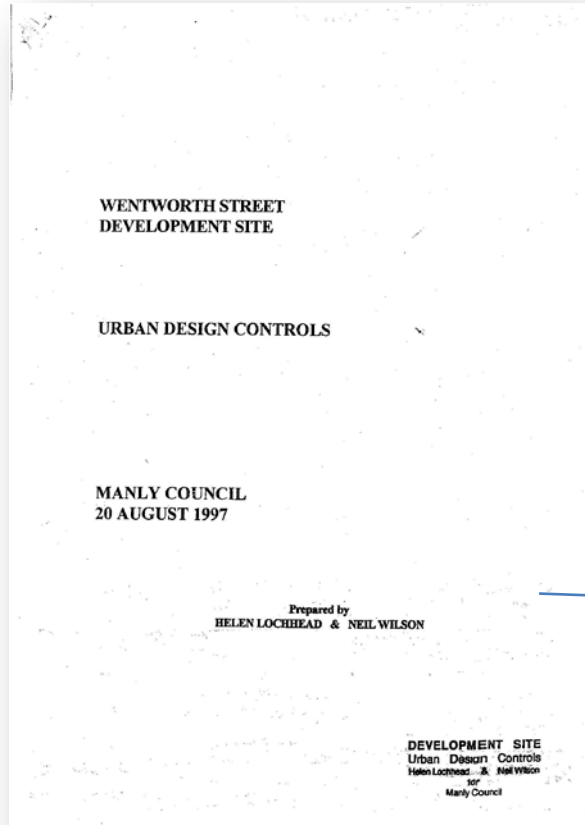
- Acceptable Building Envelope Control –South Steyne (addressing Ocean beach) and
- need to provide **increased width ‘Public Domain’ at street level** -similar to recently widened footpath b/w Wentworth St and The Corso and Raglan St)

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.



(excerpt form Business DCP re Wentworth St development site)

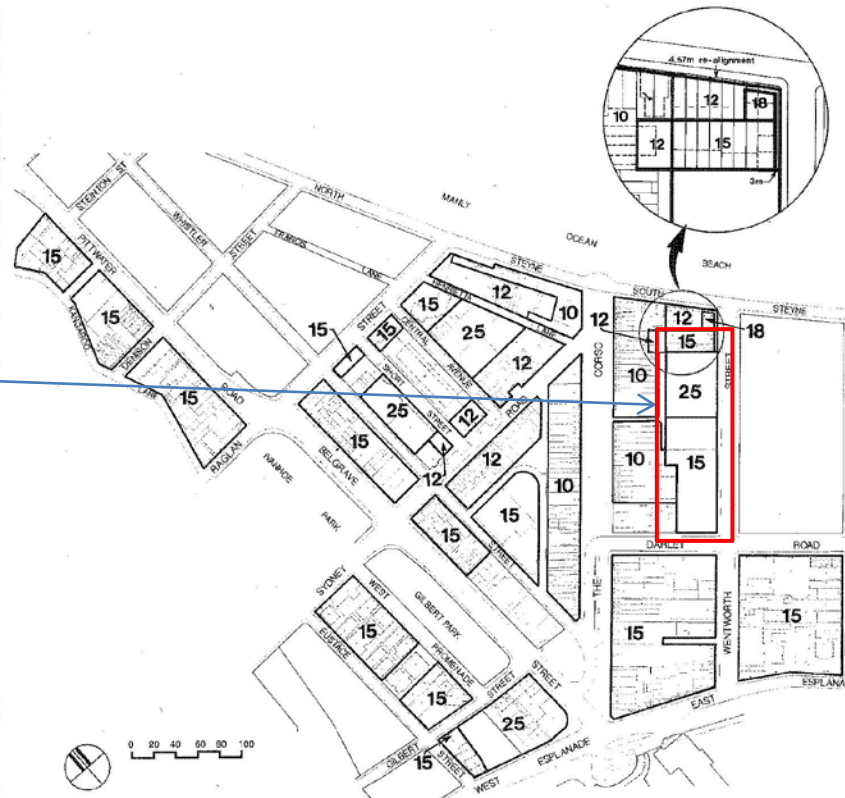
Maximum Building Height

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(iv)).

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 28th 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.