



Attachments

Planning and Strategy Committee

Notice is hereby given that an Planning and Strategy Committee of Council will be held at Council Chambers, 1 Belgrave Street, Manly, on:

Monday 1 August 2011

Commencing at 7:30 PM for the purpose of considering items included on the Agenda.

Persons in the gallery are advised that the proceedings of the meeting are being taped. However, under the Local Government Act 1993, no other tape recording is permitted without the authority of the Council or Committee. Tape recording includes a video camera and any electronic device capable of recording speech.

*Copies of business papers are available at the Customer Services Counter at Manly Council, Manly Library and Seaforth Library and are available on Council's website:
www.manly.nsw.gov.au*

TABLE OF CONTENTS

Item Page No.

PLANNING AND STRATEGY DIVISION

Planning And Strategy Division Report No. 15

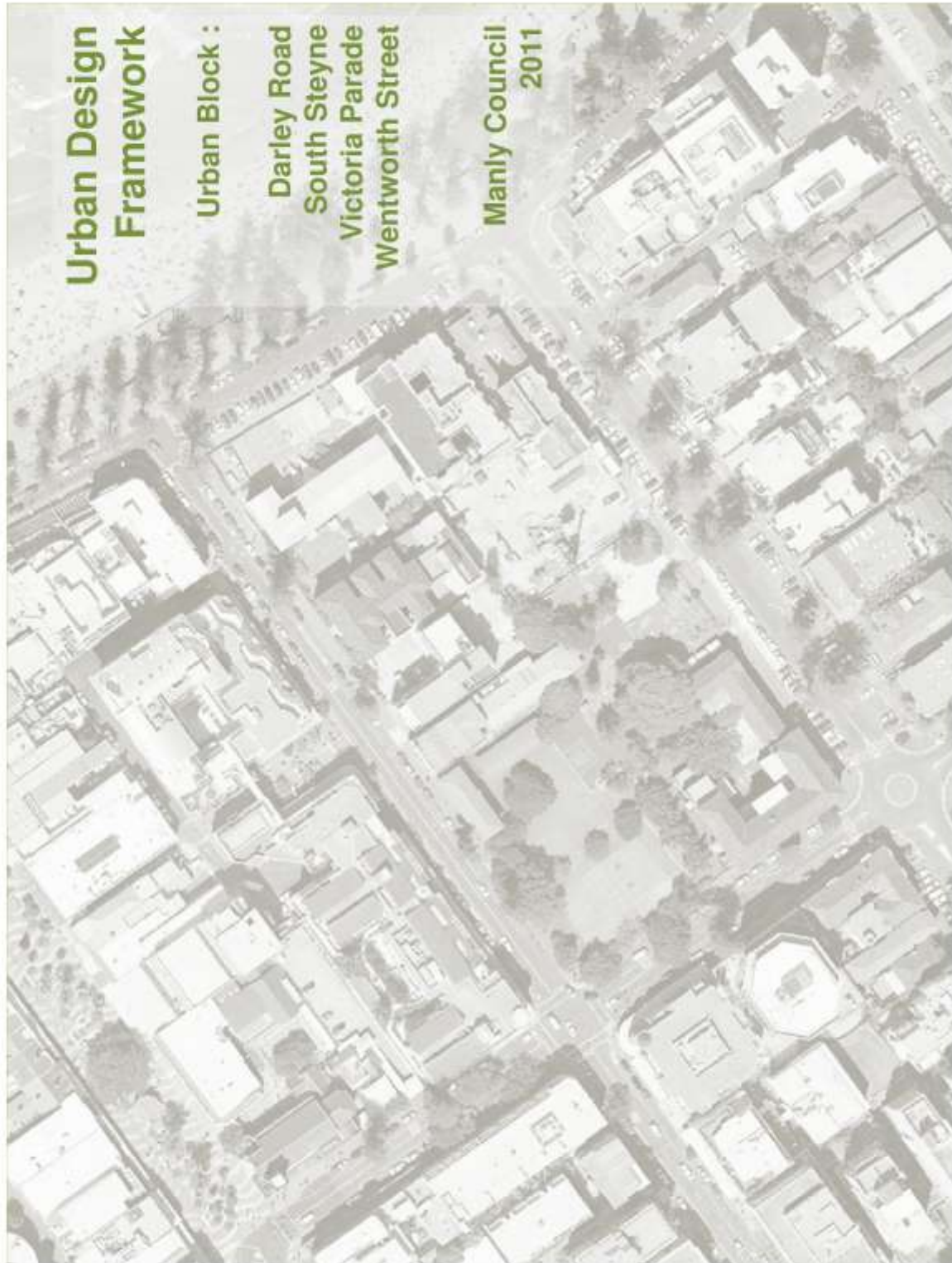
Draft Urban Design Framework for the Urban block located within Darley Road,
South Steyne, Victoria Parade and Wentworth Street

AT1: Draft Urban Design Framework for the Urban block located within Darley
Road, South Steyne, Victoria Parade and Wentworth Street, Manly 2

***** END OF ATTACHMENTS *****

ATTACHMENT 1

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



Urban Design – Royal Far West

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."

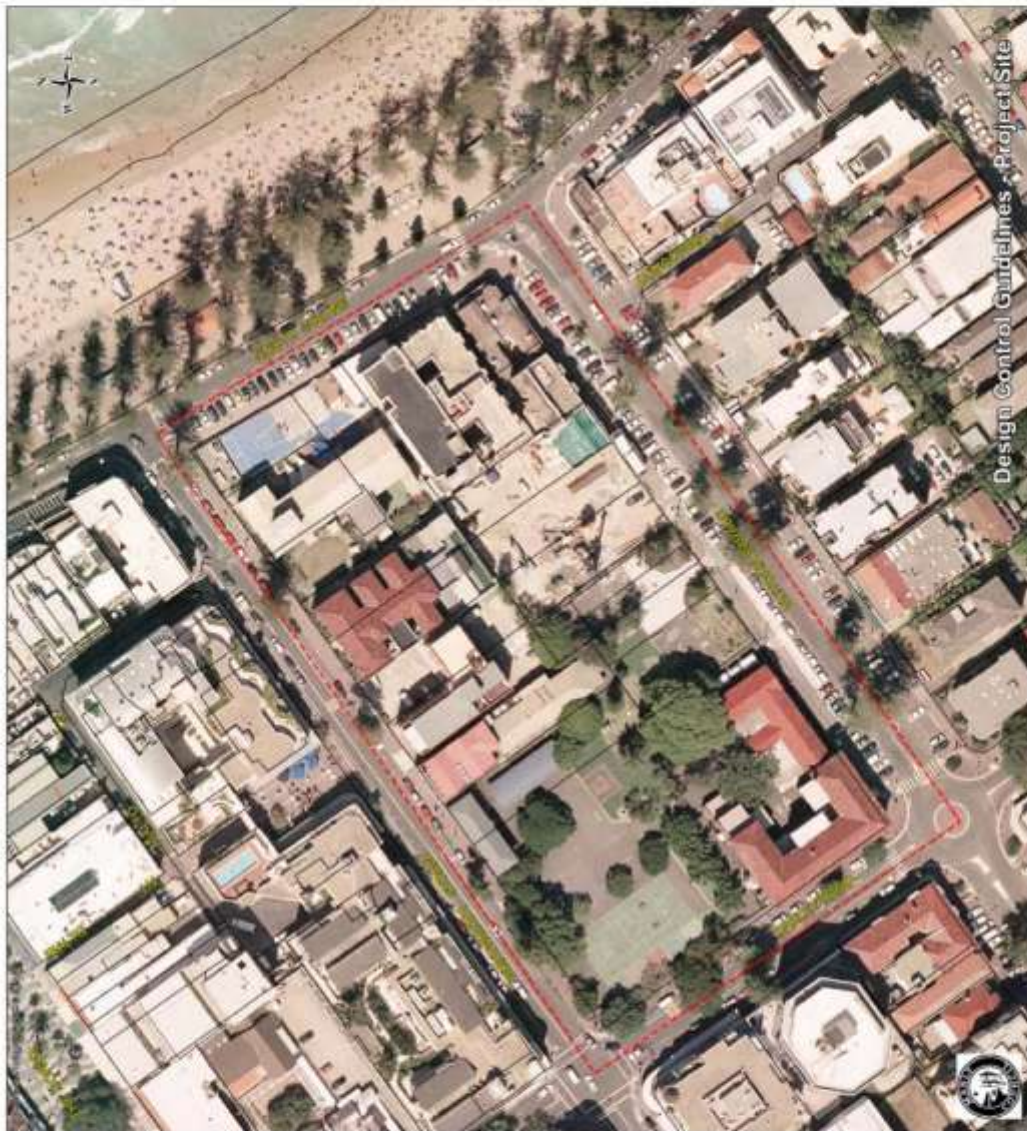
- Draft urban design framework prepared.
- Key design principles and vision.
- Guides positive change in public interest.
- Basis for DCP and more detailed designs.



Location

ATTACHMENT 1

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly

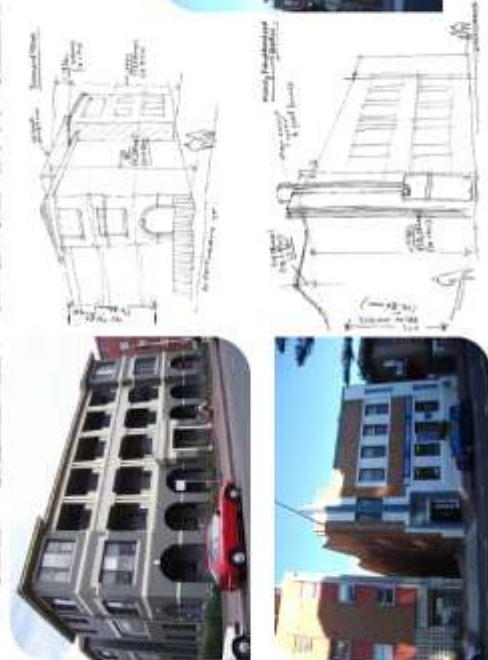


Context- Planning Policy and Legislation

NSW • EP&A Act 1979 • Repealed Part 3A DG Requires Environmental Assessment • address EPI's etc... • Guidelines • Inc. Residential design guide for RFB's • Metro and sub-regional strategy	Local • LEP • DCP's • Policies • Emerging LEP and DCP • Site Specific DCP
--	---

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



ATTACHMENT 1

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



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



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



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



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

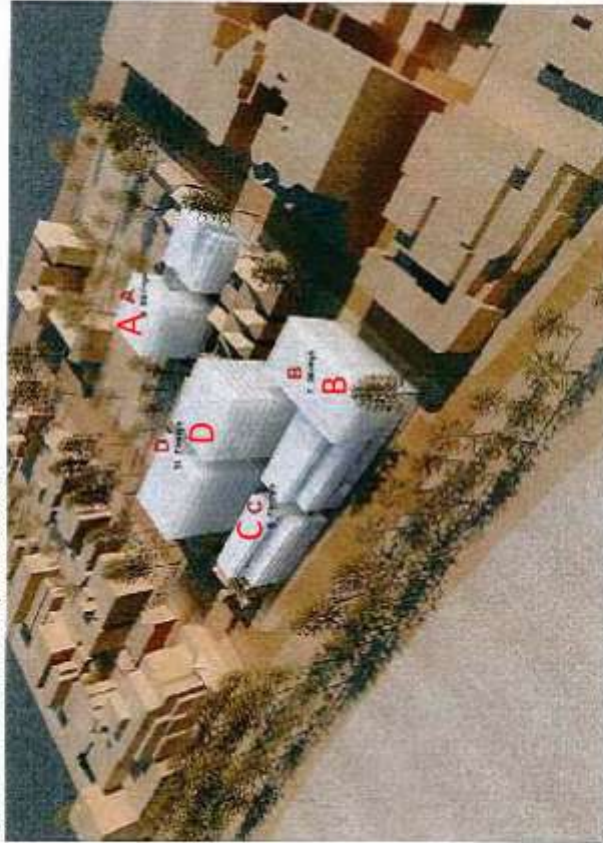
RFW PROPOSED FLOOR AREAS DEVOTED TO EACH USE

RETAIL ---m2
RESIDENTIAL ---m2
HOTEL ---m2
ROYAL FAR WEST ---m2

Critique of RFW Indicative Concept Plan

4.3 Built Form

Figure 5 – Indicative Development Concept –



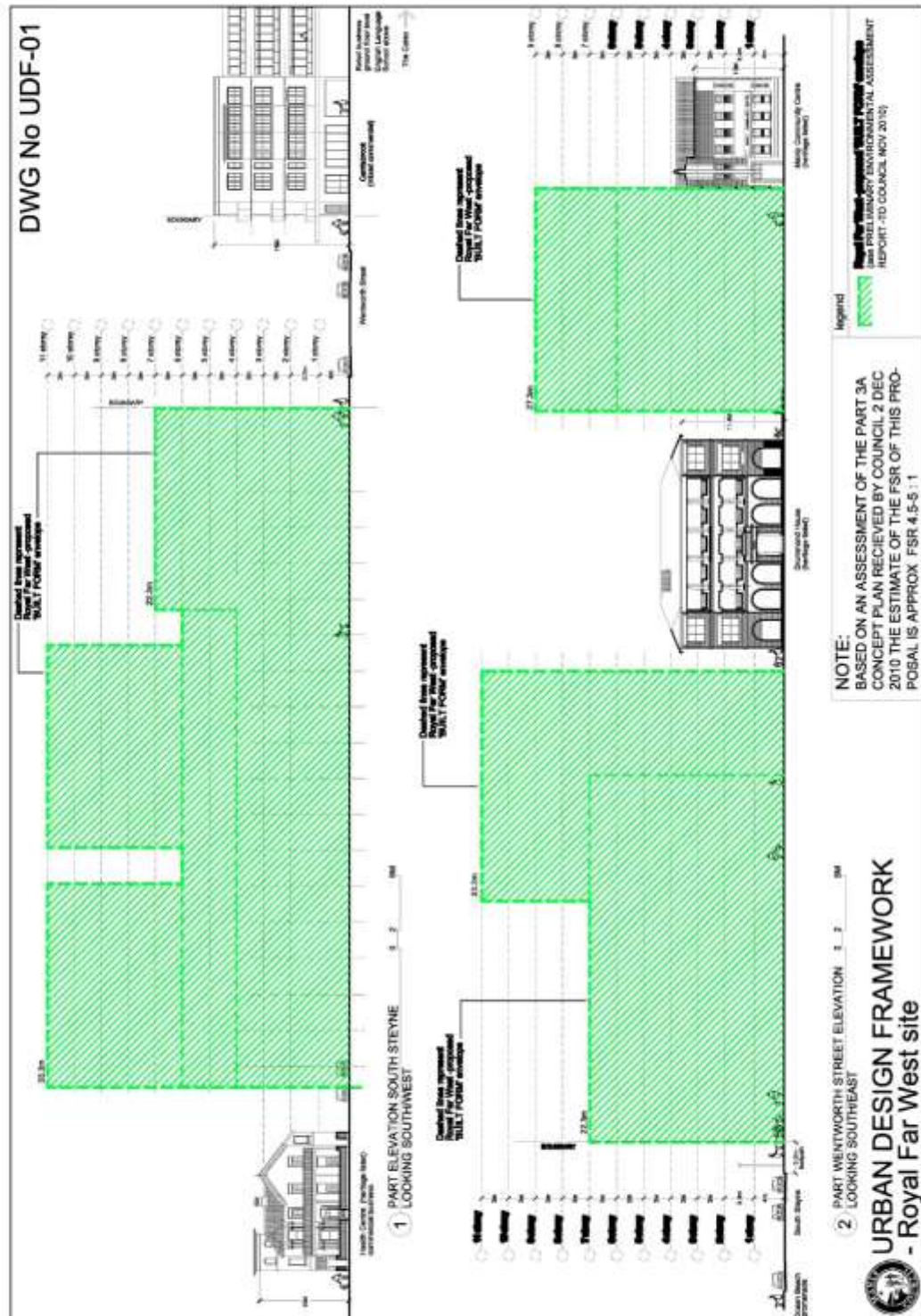
Prepared by Architectus

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

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

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly

Critique of RFW Concept Plan- Heritage Context



Manly Council Draft Urban Design Framework
5 Key Design Principles

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

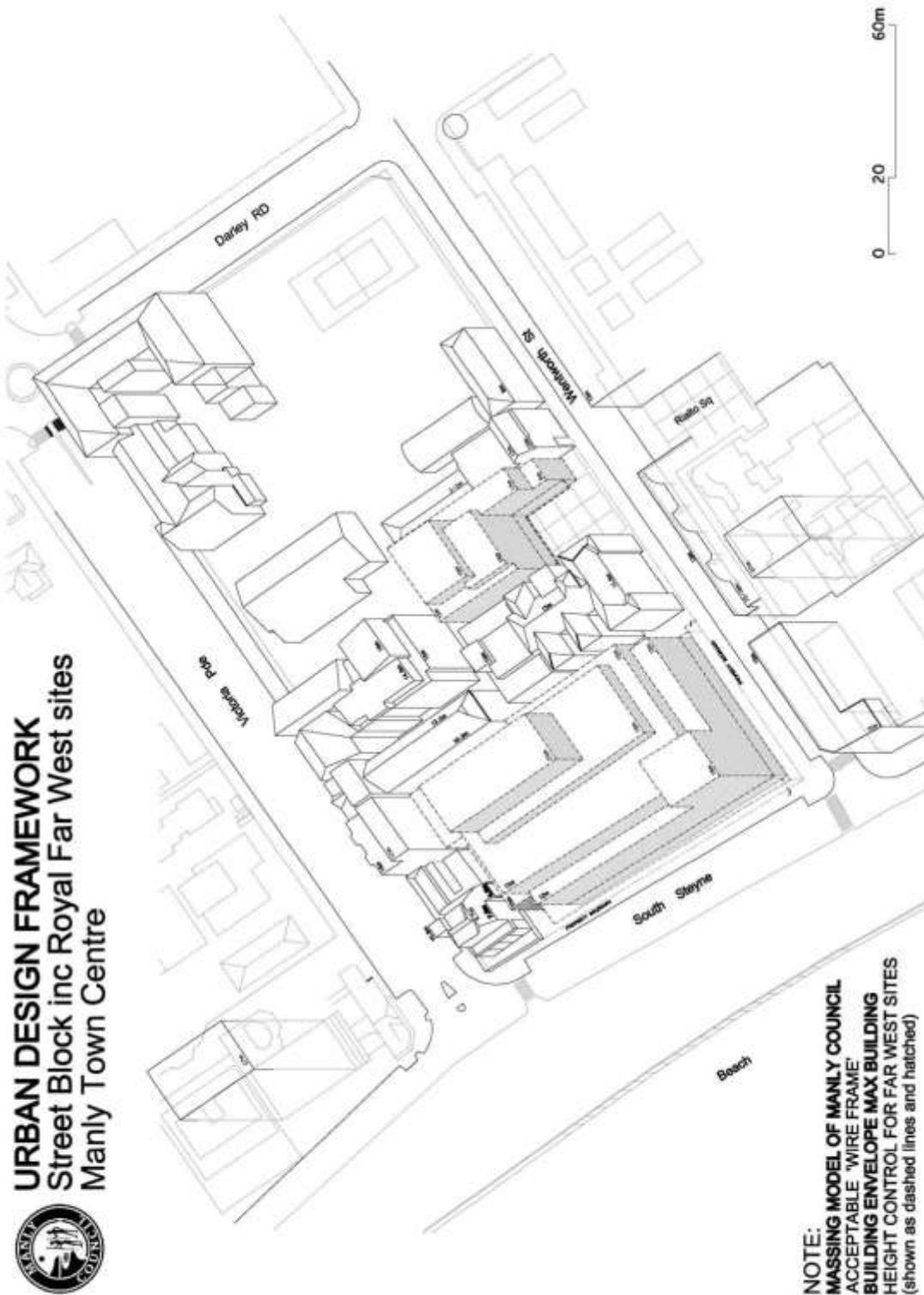
Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



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

ATTACHMENT 1

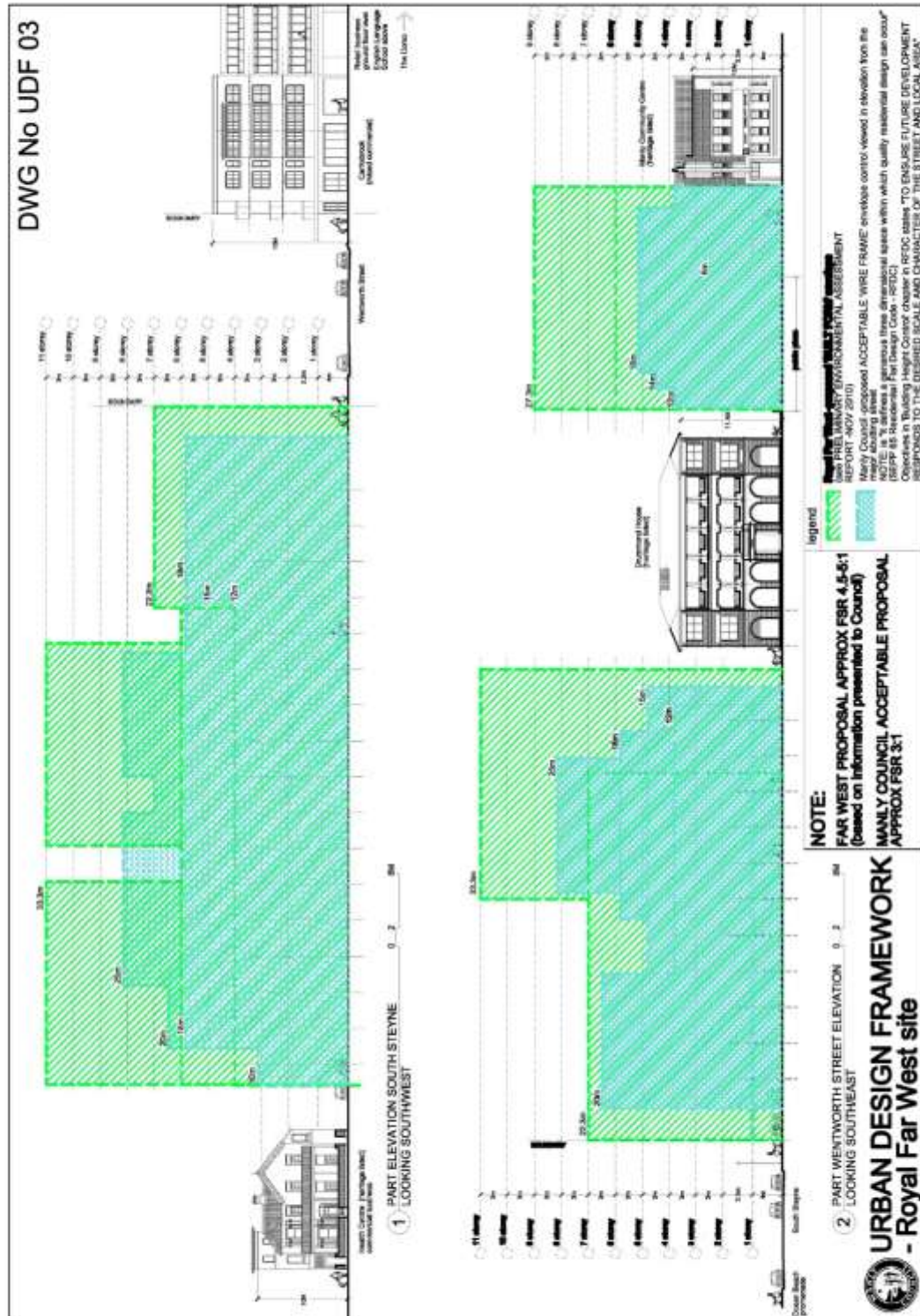
Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



[illegible]

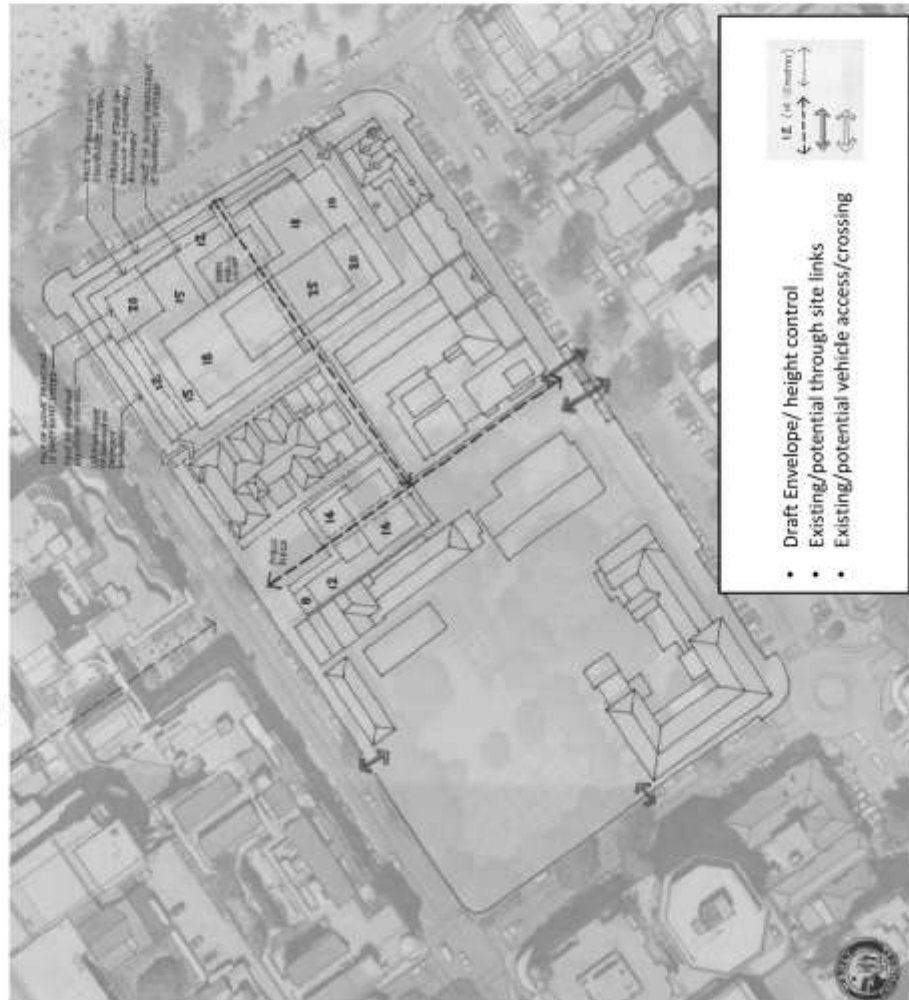
Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly

COMPARISON- RFW Concept- Manly Council ,Design Framework- Wireframe



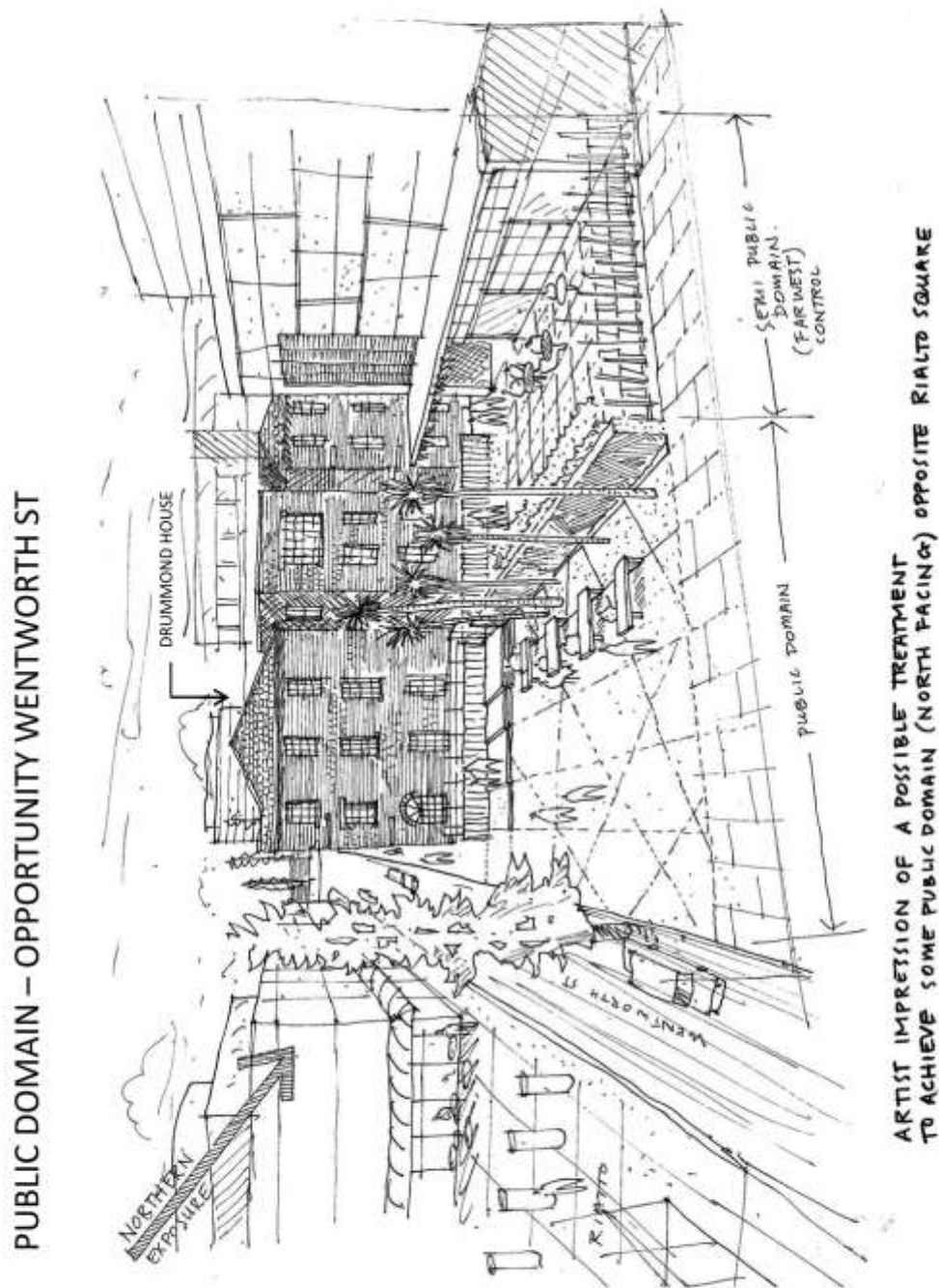
Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly

Draft urban design framework- layout



ATTACHMENT 1

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly





Precedence

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

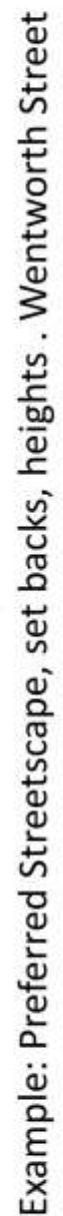
ATTACHMENT 1

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



Example: Preferred Streetscape, set backs, heights . Wentworth St

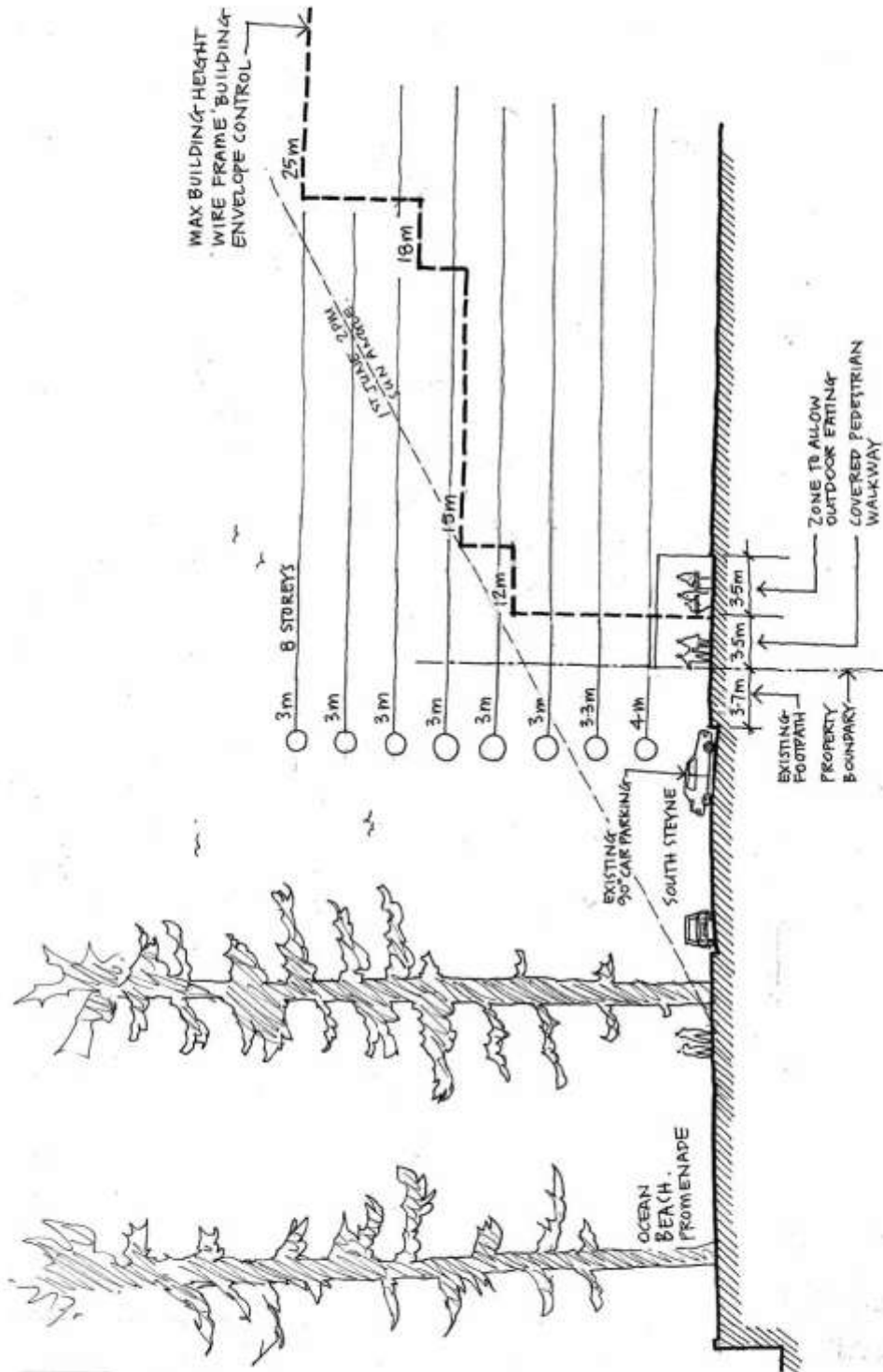
Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly

ATTACHMENT 1

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly



-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)

Planning And Strategy Division Report No. 15 - Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street
Draft Urban Design Framework for the Urban block located within Darley Road, South Steyne, Victoria Parade and Wentworth Street, Manly

[illegible]

Conclusion:-

- Draft urban design framework 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.