

Urban Design Referral Response

Application Number:	DA2019/0997
To:	Daniel Milliken
Land to be developed (Address):	Lot 1 DP 80202 , 50 East Esplanade MANLY NSW 2095 Lot 10 DP 1207797 , 46 - 48 East Esplanade MANLY NSW 2095 Lot 1 DP 971762 , 6 The Corso MANLY NSW 2095

Officer comments

The proposed development has been subject of various pre-lodgement meeting to discuss the Urban Design response to the site.

The development of the design during this time has addressed some of the main concerns and can generally be supported.

1. Ground Plane Pedestrian Thoroughfare/Through Site Link

The through site link has not been addressed either in plan or by commentary to argue for the reduction in width of the circulation.

Whilst we acknowledge that the increased width has been applied to the entry lobby on The Corso axis/thoroughfare the more suitable width of 3.5 m indicated should be extended through to the courtyard connecting to the link through to The Esplanade.

A more generous ground plane circulation zone is the preferred position of Council and highly recommended to provide activation to the site(s).

2. Resolution of Through Site Link and Circulation Upper Levels

As discussed above the primary circulation zone of the through site link would serve the building and wayfinding/circulation strategy better by resolving the 3.5m alignment of circulation zones to the upper levels.

This would have the effect of and provide opportunity for bringing light down through the various levels to the ground plane whilst also providing a passive design solution to the lighting of the public circulation zones.

Some minor moves by way of relocation of WC facilities on the upper levels could achieve this.

3. Open Colonnade /Balconies Upper Levels

The perspective provided with the drawings showing the arcade treatment (assumed view is from The Corso) shows an open colonnaded balcony up to level 1 only.

However the Level 2 and 3 plans demonstrate a line of enclosure with tenancies accessed directly from the narrow path. Vertical resolution of the Ground and Level 1 building line of enclosure to the subsequent upper levels would provide for a more open atrium type filled space and activated upper level circulation and daylight strategy.

4. Location and Methodology of Waste Disposal Facilities

The location of the waste facilities at the central junction of the through site link/courtyard has been commented on previously as not generally being supported with possible alternate solutions to be explored. I would concur with Council's Compliance Officer that further exploration of alternative waste disposal methods such as that referenced by the officer in their comments is highly encouraged for further investigation. The methodology and solution provides for an alternate waste solution for this particular site and would be supported.

END COMMENTS

Recommended Heritage Advisor Conditions:

Nil.