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CP-33 SOLAR ACCESS TO 25-27 VICTORIA PARADE  
CP-34 SOLAR ACCESS TO 25-27 VICTORIA PARADE  
CP-35 SOLAR ACCESS TO 29 VICTORIA PARADE  
CP-36 SOLAR ACCESS TO 29 VICTORIA PARADE  
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### 4. ADDITIONAL INFORMATION PROVIDED AS PER PLANNING NSW REQUEST



CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT



ANALYSIS LEGEND

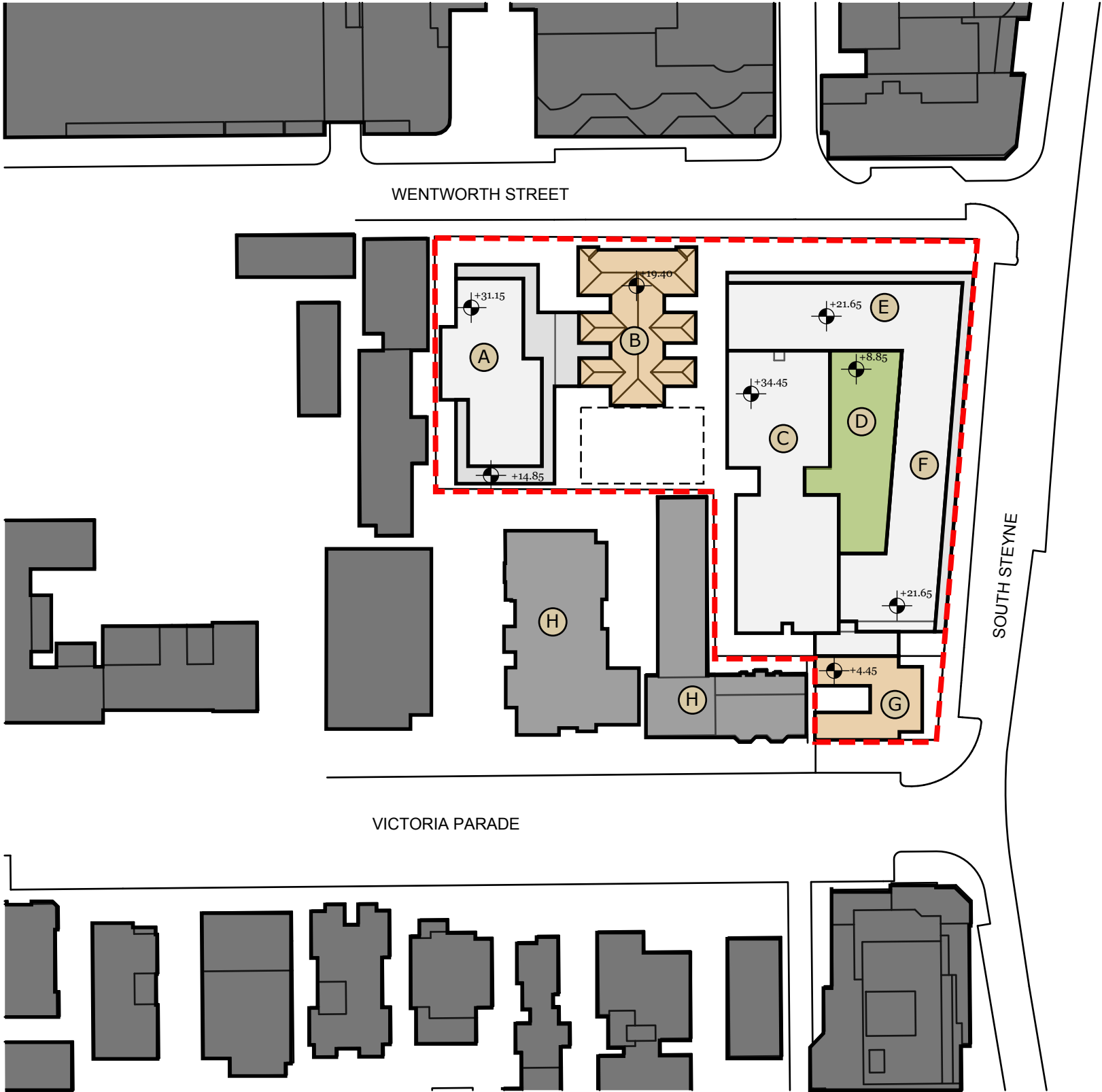
- EXISTING VEHICULAR CROSSING POINT
- EXISTING PEDESTRIAN ENTRY POINT
- EXISTING CAR PARKING AREA
- EXISTING CHILDRENS PLAY AREA
- SITE BOUNDARY
- EXISTING ON SITE TREES
- EXISTING COUNCIL TREES
- EXISTING LAWN (ROSE GARDEN)
- LOCATION OF ADJOINING NEIGHBOURS PRIMARY LIVING SPACES
- LOCATION OF ADJOINING NEIGHBOURS PRIVATE OPEN SPACE
- AHD SITE LEVELS

- |     |   |     |   |
|-----|---|-----|---|
| (A) | EXISTING RFW ACCOMODATION BUILDING 'ELSIE HILL'                   | (G) | EXISTING ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION) |
| (B) | EXISTING RFW HERITAGE BUILDING 'DRUMMOND HOUSE'                   | (H) | EXISTING 'MANLY COMMUNITY CENTRE' BUILDING                        |
| (C) | EXISTING RFW SCHOOL BUILDING                                      | (I) | EXISTING 'MIXED USE' RETAIL AND RESIDENTIAL BUILDING              |
| (D) | EXISTING RFW ADMIN AND CLINICAL BUILDING                          | (J) | EXISTING 'MIXED USE' RETAIL AND RESIDENTIAL BUILDING              |
| (E) | EXISTING HERITAGE HOUSE (CLINICAL FACILITY)                       | (K) | EXISTING 'MIXED USE' RETAIL AND RESIDENTIAL BUILDING              |
| (F) | EXISTING ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION) |     |   |

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT





legend

- Existing heritage item to retain
- Proposed new building
- Residential courtyard
- Existing to be demolished
- Site boundary
- AHD levels as indicated

- (A) PROPOSED 'ROYAL FAR WEST' BUILDING. 8 FLOORS TOTAL, INCORPORATING ADMIN, CLINICAL AND EDUCATIONAL FACILITIES ON LOWER LEVELS AND SHORT TERM PARENTAL ACCOMODATION ON THE UPPER LEVELS
- (B) EXISTING HERITAGE BUILDING 'DRUMMOND HOUSE' TO BE RETAINED AND INCORPORATED INTO NEW ROYAL FAR WEST FACILITY. REMOVAL OF NON ORIGINAL DINING HALL AT REAR TO ALLOW FOR INCLUSION OF CHILDRENS OUTDOOR PLAY AREA.
- (C) PROPOSED 9 STOREY HOTEL BUILDING. GROUND AND LEVEL 1 INCORPORATE LOBBY AND COMMUNAL FACILITIES. LOWER LEVEL HOTEL ROOMS INCORPORATE PRIVACY SCREENING WHERE INTERFACE WITH RESIDENTIAL OCCURS. (REFER SECTION)
- (D) RESIDENTIAL COURTYARD. DEEP SOIL PLANTING ZONES ALLOW FOR LARGE SCALE TREES TO FORM PRIVACY 'BUFFER' FROM HOTEL ROOMS
- (E) CORNER RESIDENTIAL BUILDING, 5 STOREYS INCORPORATING RETAIL AT GROUND LEVEL. TOP FLOOR SET BACK 2M FROM FLOOR BELOW ON NORTHERN FACADE
- (F) BEACHFRONT RESIDENTIAL BUILDING, 5 STOREYS INCORPORATING RETAIL AT GROUND LEVEL. TOP FLOOR IS SET BACK 2M FROM THE EASTERN BOUNDARY.
- (G) EXISTING 2 STOREY HERITAGE HOUSE TO BE CONVERTED FROM CLINICAL USE TO RESIDENTIAL.
- (H) EXISTING ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION)

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

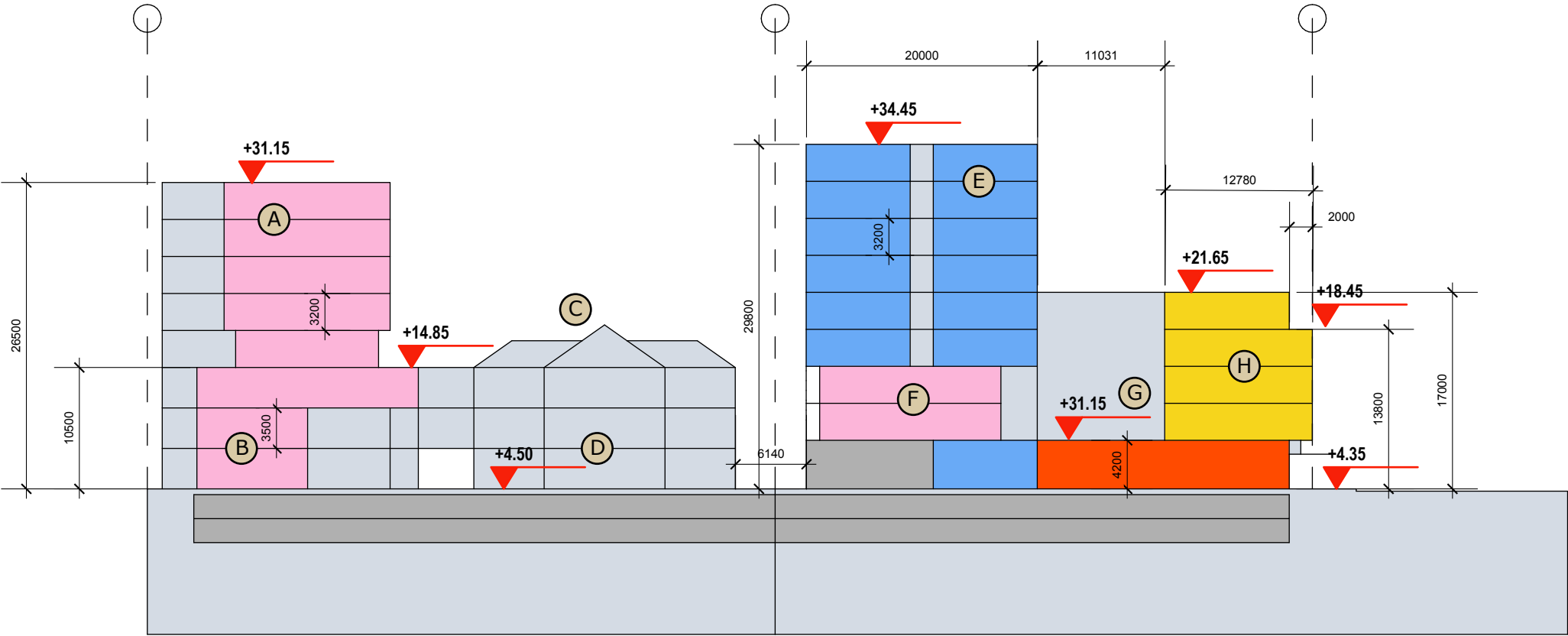


ANALYSIS LEGEND

- VEHICULAR ACCESS POINT
- RESIDENTIAL PEDESTRIAN ENTRY POINTS
- HOTEL PEDESTRIAN ENTRY POINT
- RFW PEDESTRIAN ENTRY POINT
- ACTIVE RETAIL EDGE
- SOFT LANDSCAPING
- PROPOSED NEW CHILDRENS PLAY AREA
- LOCATION OF ADJOINING NEIGHBOURS PRIMARY LIVING SPACES
- LOCATION OF ADJOINING NEIGHBOURS PRIVATE OPEN SPACE
- PROPOSED OUTDOOR SEATING WITHIN BUILDING SETBACK
- PROPOSED FUTURE PEDESTRIAN CROSSING
- (A) GROUND FLOOR RETAIL OR F&B USE
- (B) HOTEL LOBBY WITH PEDESTRIAN ACCESS FRONTING BEACH
- (C) EXISTING 2 STOREY HERITAGE HOUSE TO BE CONVERTED FROM CLINICAL TO RESIDENTIAL USE
- (D) ADJOINING NEIGHBOURS PRIVATE OPEN SPACE
- (E) RFW CHILDRENS GAMES AREA INCORPORATING INDOOR / OUTDOOR LEARNING FACILITY
- (F) EXISTING HERITAGE BUILDING (DRUMMOND HOUSE) TO REMAIN AND BE INCORPORATED INTO NEW RFW FACILITY
- (G) CURTILAGE TO HERITAGE FACADE MAINTAINED WITH SURROUNDING OPEN LANDSCAPED AREAS
- (H) PROPOSED VEHICULAR DROP OFF AND SERVICE ENTRY
- (I) RFW FACILITY INCORPORATING CLINICAL, EDUCATIONAL AND ADMIN USES

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT



legend

- residential
- royal far west use
- hotel use
- retail
- service area
- basement parking
- basement parking beyond

- A RFW ACCOMODATION

B RFW SCHOOL

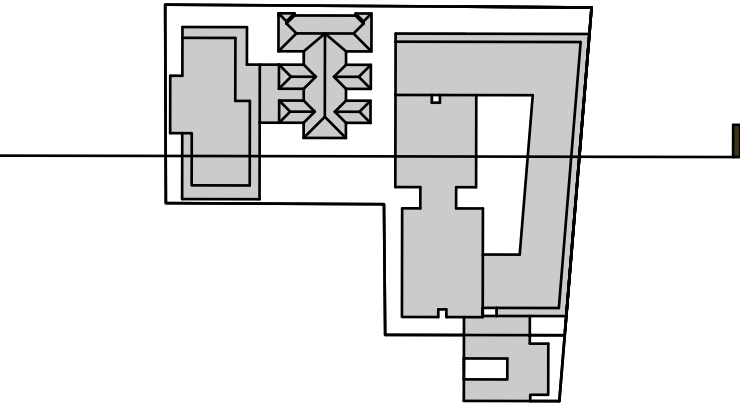
C DRUMMOND HOUSE

D CHILDRENS PLAYGROUND
- E HOTEL BUILDING

F RFW CLINICAL SUITES

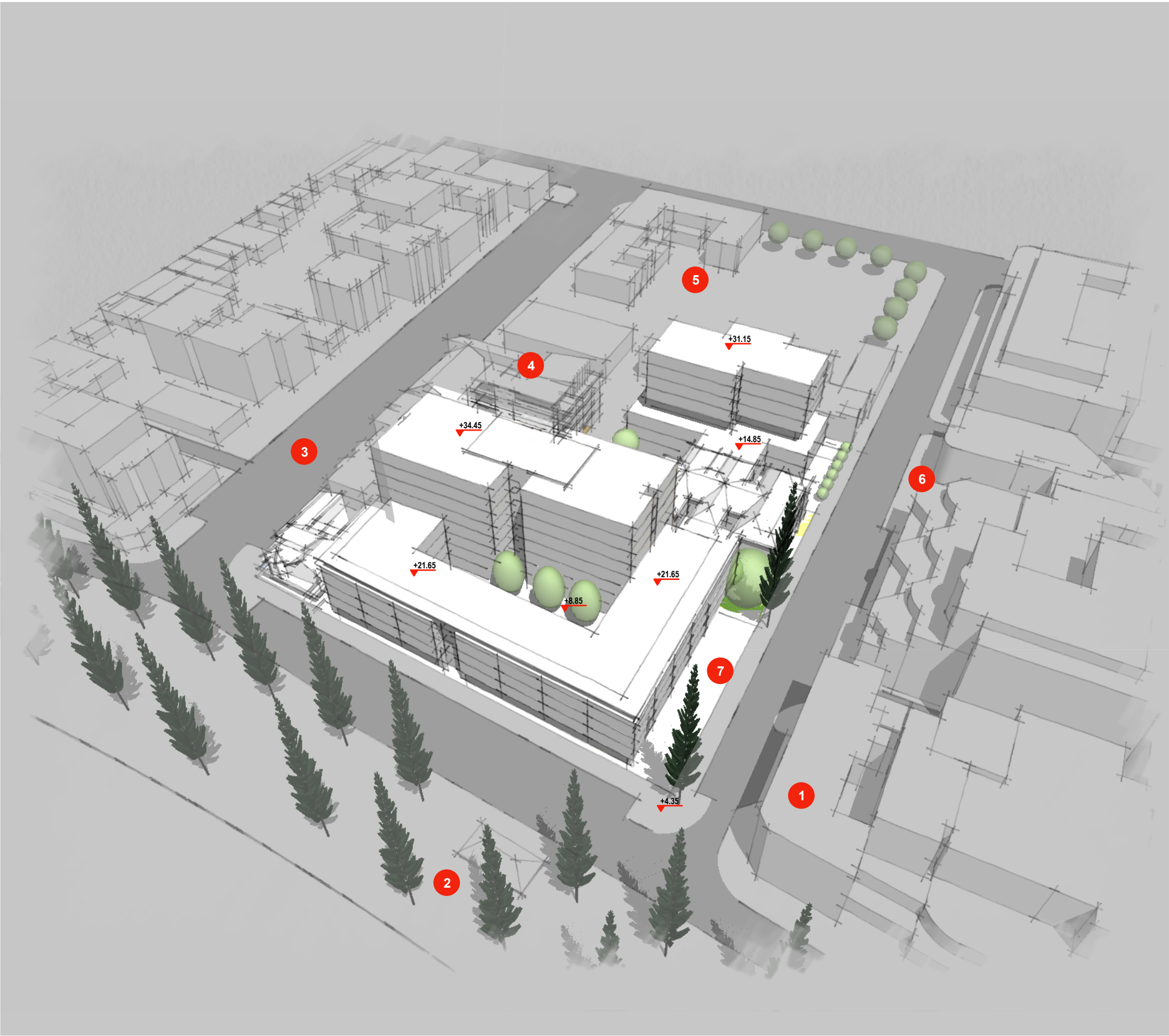
G COURTYARD

H RESIDENTIAL BUILDING



CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

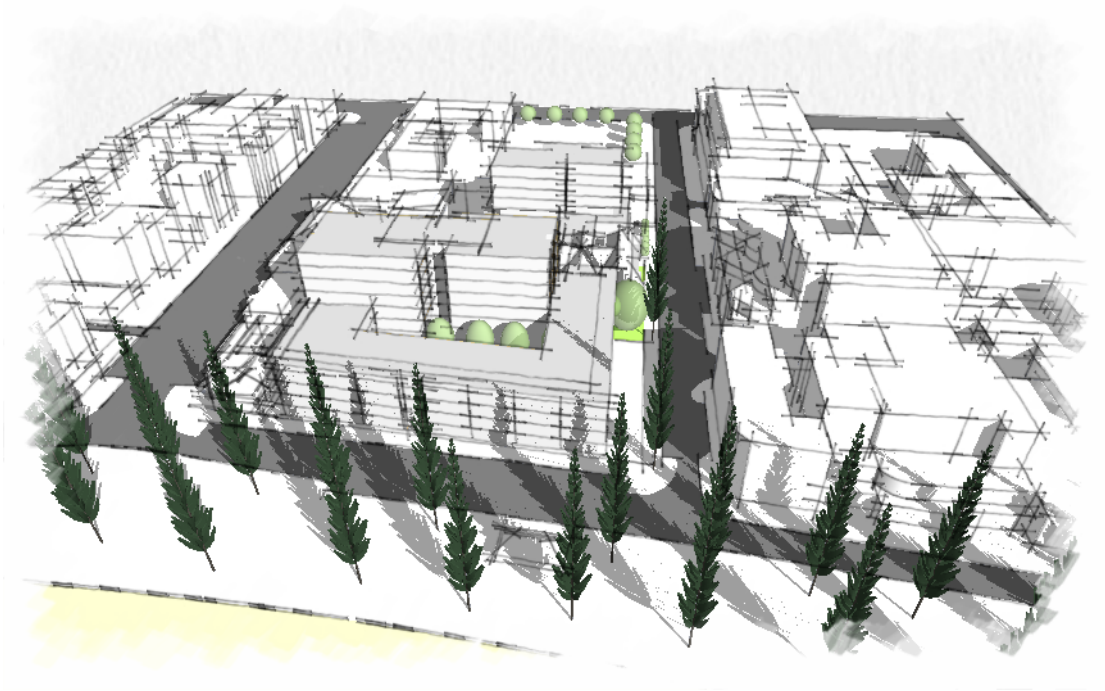


- 1, Existing 4 storey corner building
- 2, Manly beachfront promenade
- 3, Victoria Parade
- 4, Adjoining multi unit residential building. (under construction)
- 5, Many Village Public School
- 6, Rialto Square
- 7, building setback to allow outdoor seating and provide curtilage to Drummond House.

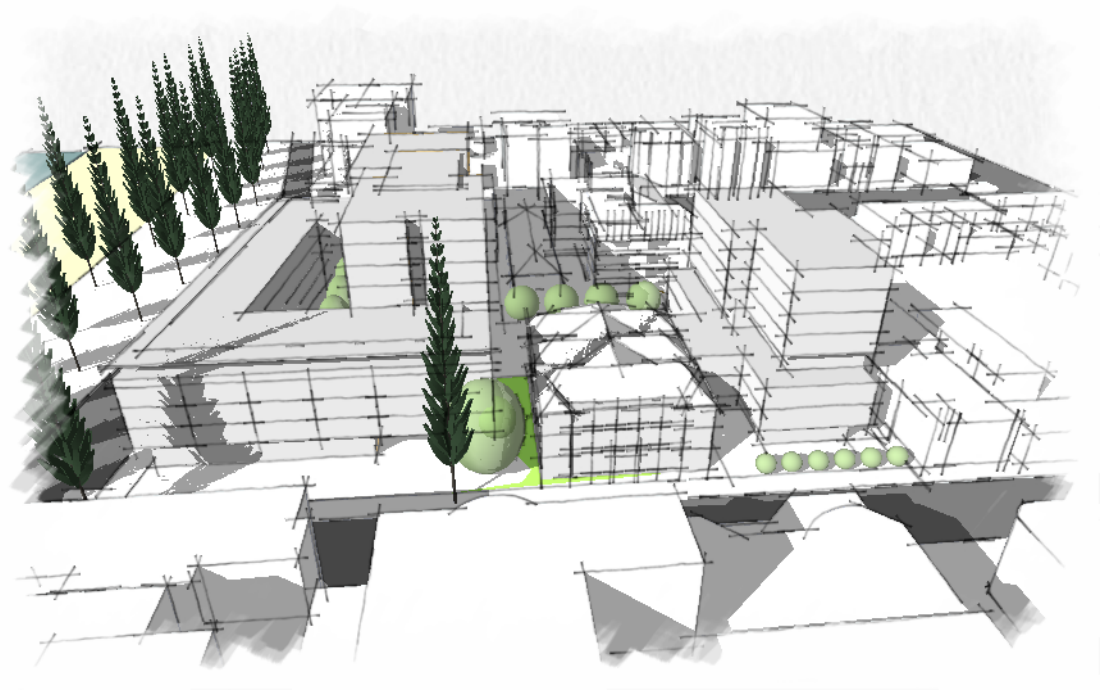
**CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW**

**REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT**

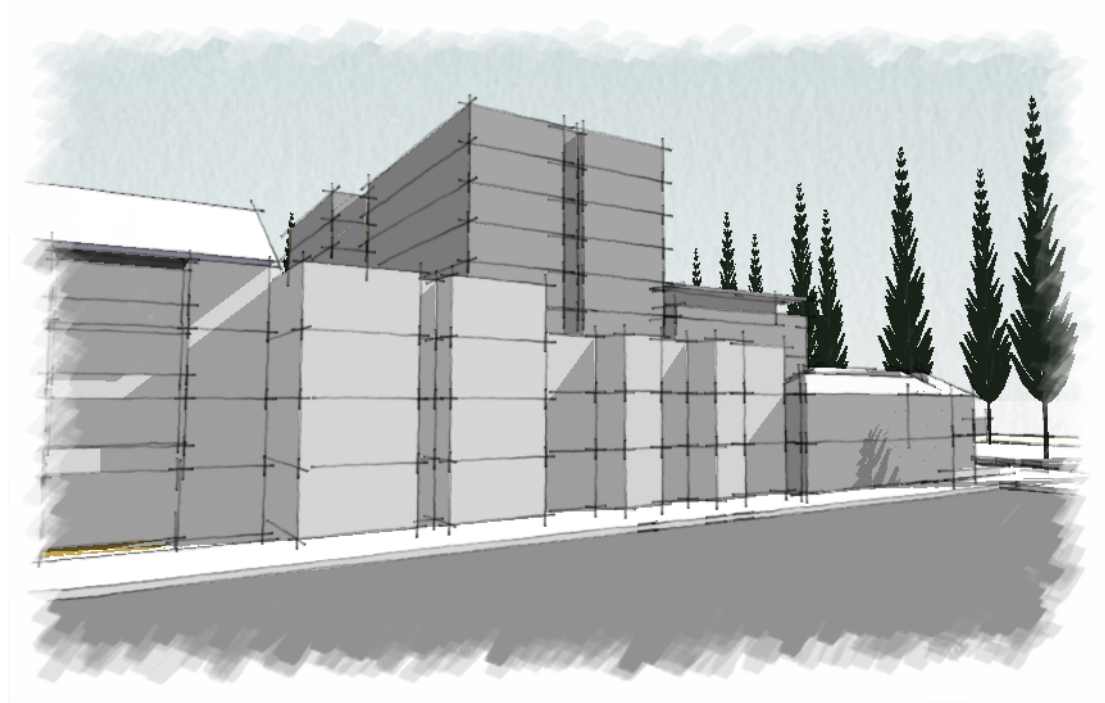




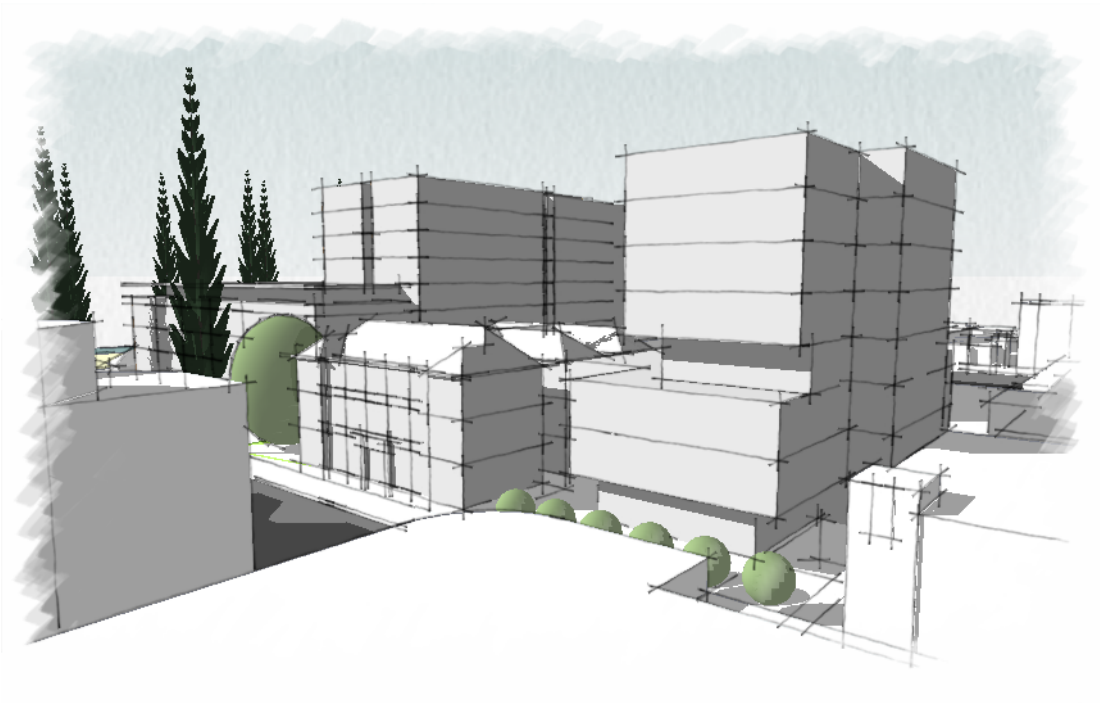
AERIAL VIEW FROM EAST



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH. (VICTORIA PARADE)



AERIAL VIEW FROM NORTH/WEST

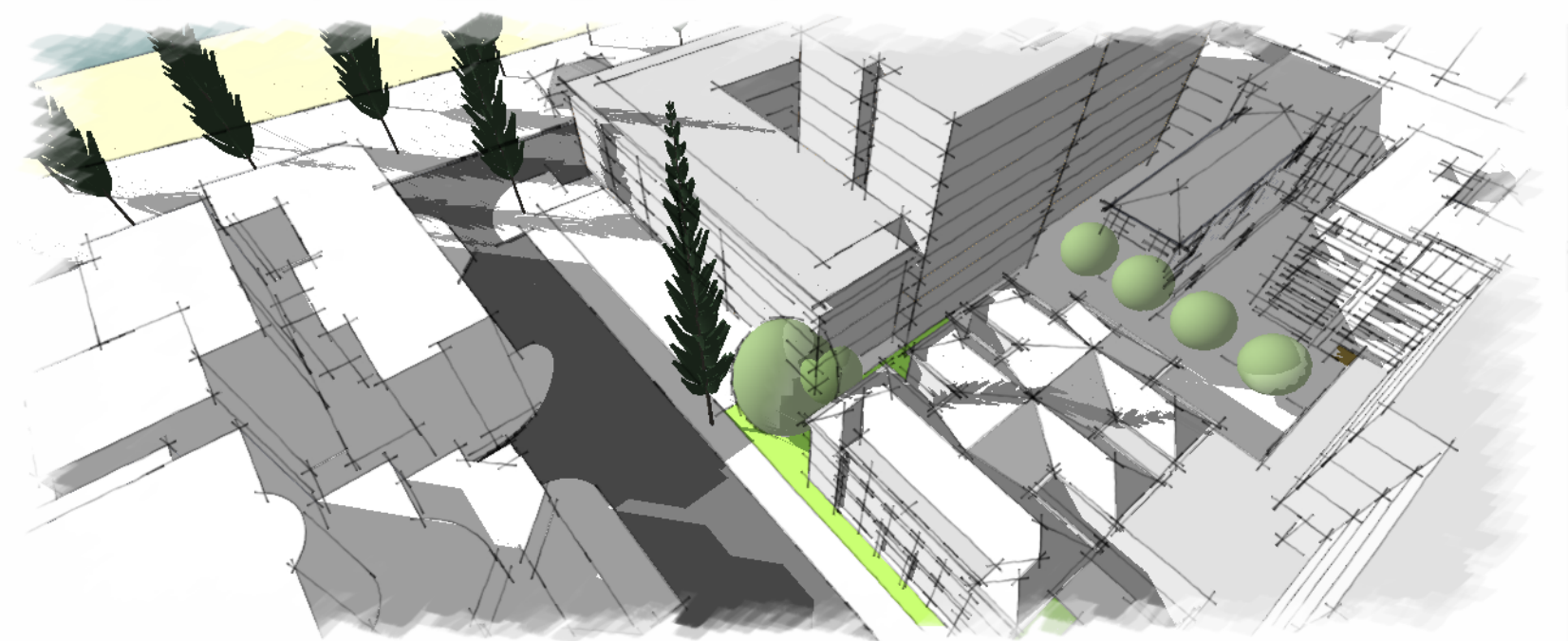
**CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW**

**REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT**





INTERFACE BETWEEN DRUMMOND HOUSE AND THE NEW  
RFW BUILDING ON WENTWORTH STREET



BUILT FORM AT CORNER OF SOUTH STEYNE AND  
WENTWORTH STREET

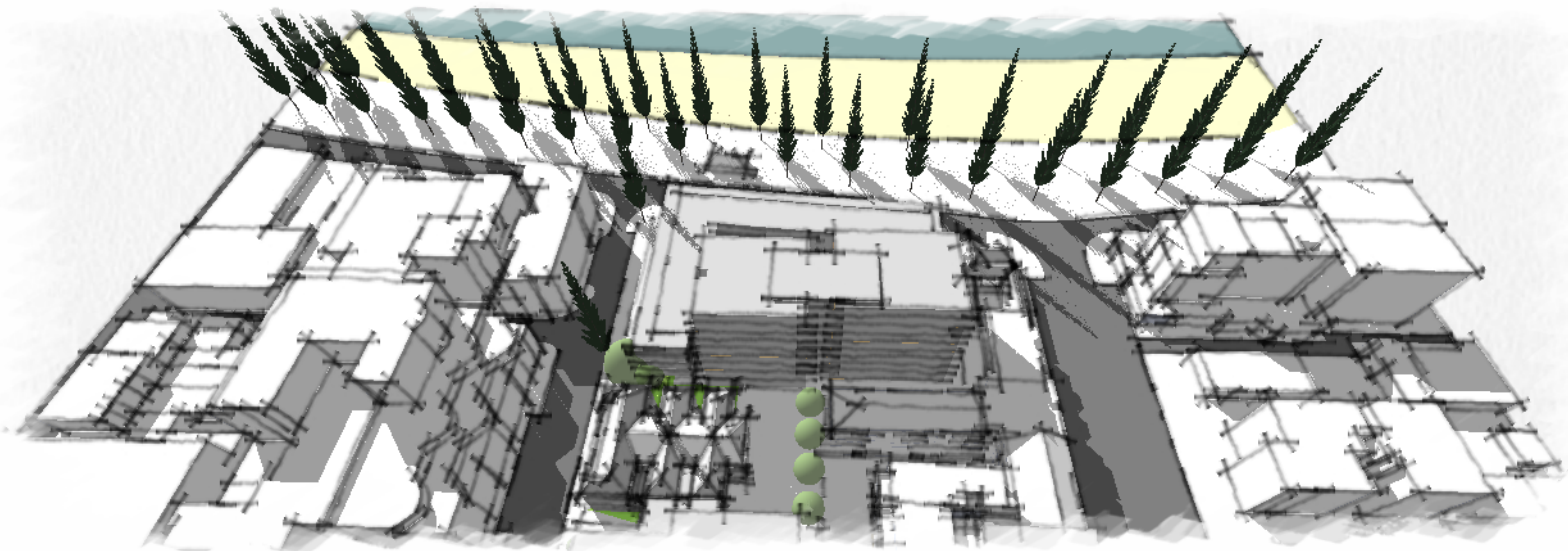


INTERFACE BETWEEN HERITAGE TERRACES AND NEW  
RESIDENTIAL BUILDING ALONG SOUTH STEYNE

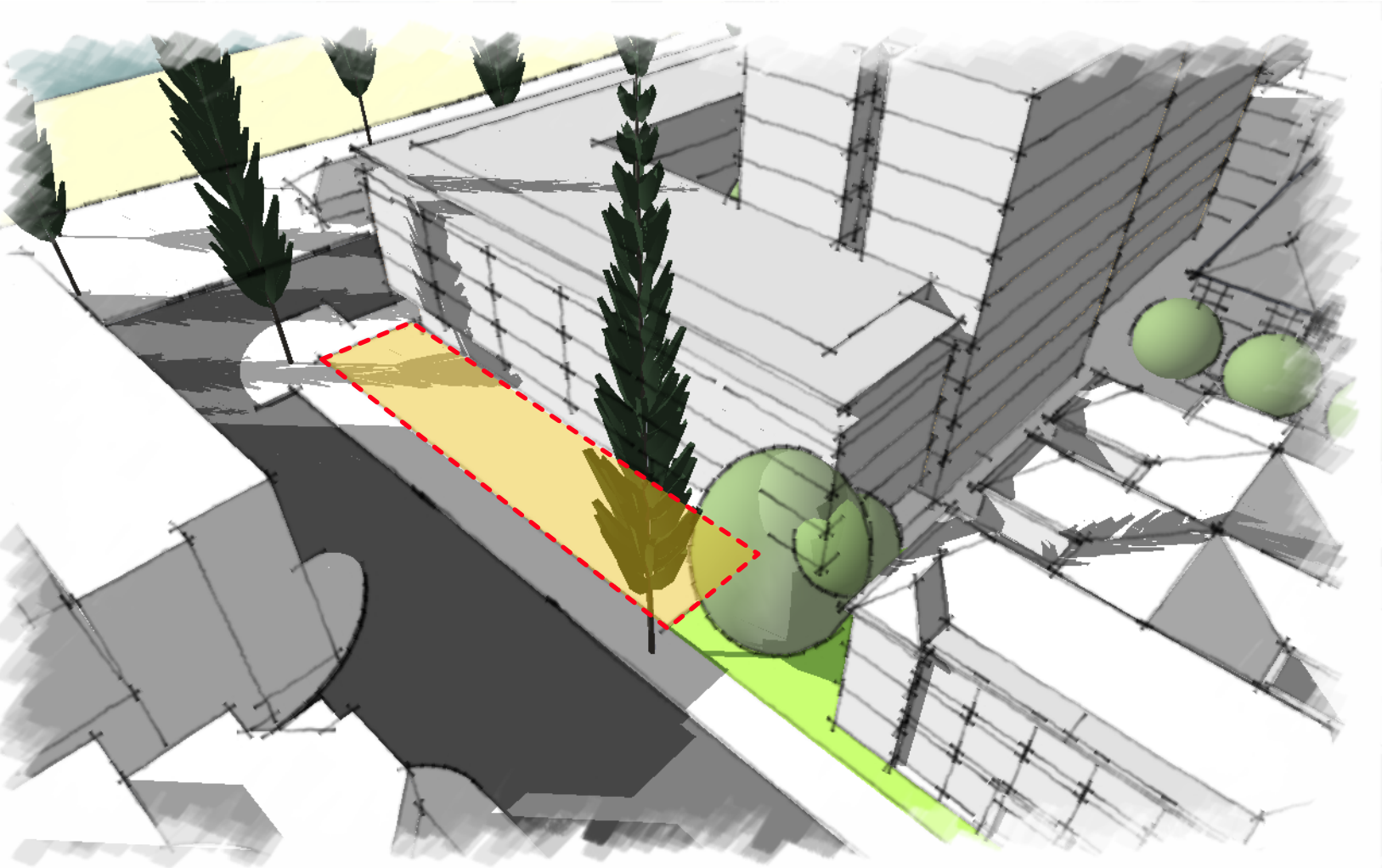
**CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW**

**REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT**

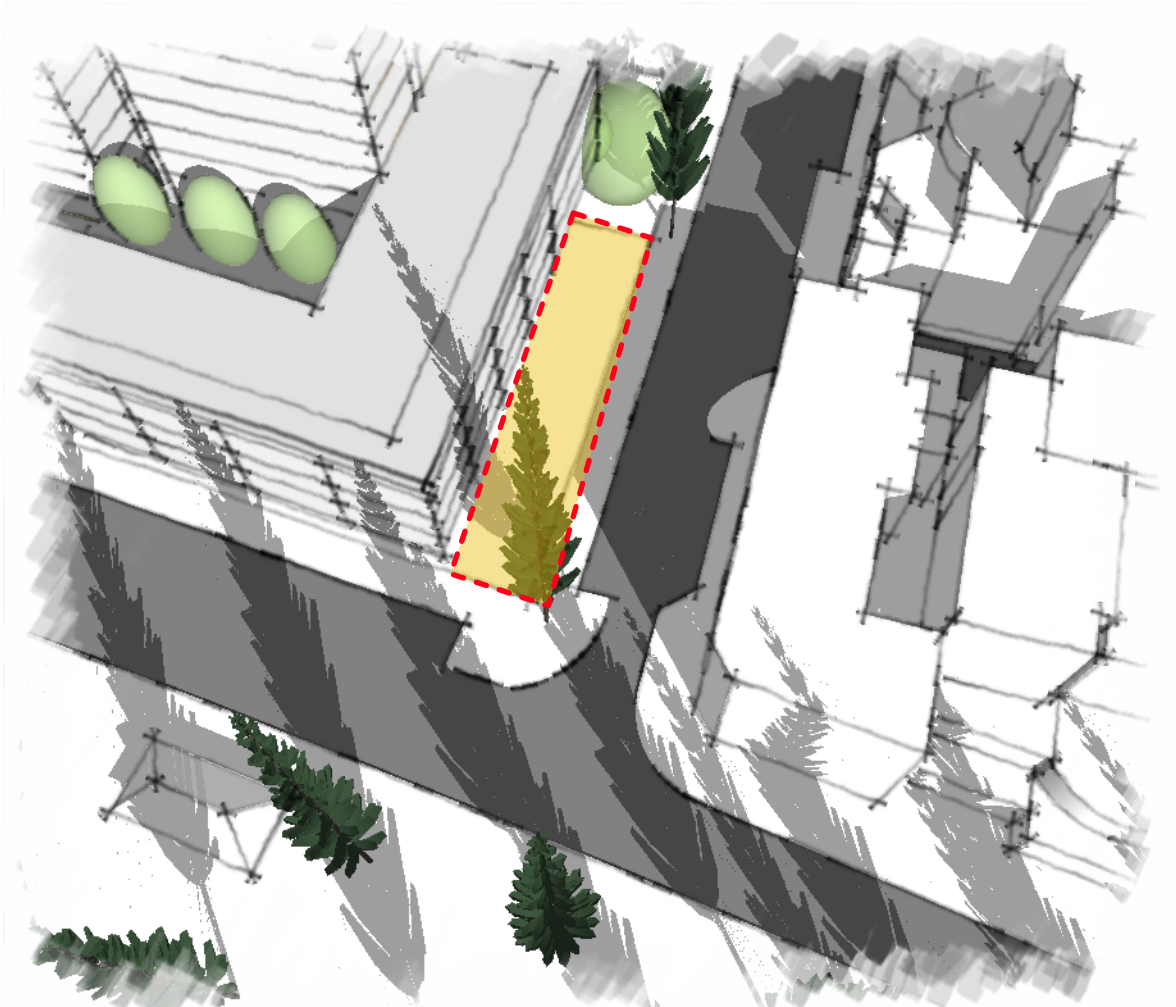




DENOTES LOCATION OF NEW OUTDOOR SEATING AT CORNER OF SOUTH STEYNE AND WENTWORTH STREET



BUILT FORM AT CORNER OF SOUTH STEYNE AND WENTWORTH STREET SHOWING THE PROPOSED OUTDOOR SEATING AREA



CORNER OF SOUTH STEYNE AND WENTWORTH STREET

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT



COMPARATIVE ANALYSIS OF BUILT FORM ILLUSTRATING THE EVOLUTION OF BUILT FOR AT THE CORNER OF SOUTH STEYNE AND WENTWORTH STREET DURING THE CONCEPT PLAN PHASE AND AS A RESULT OF COMMUNITY CONSULTATION.

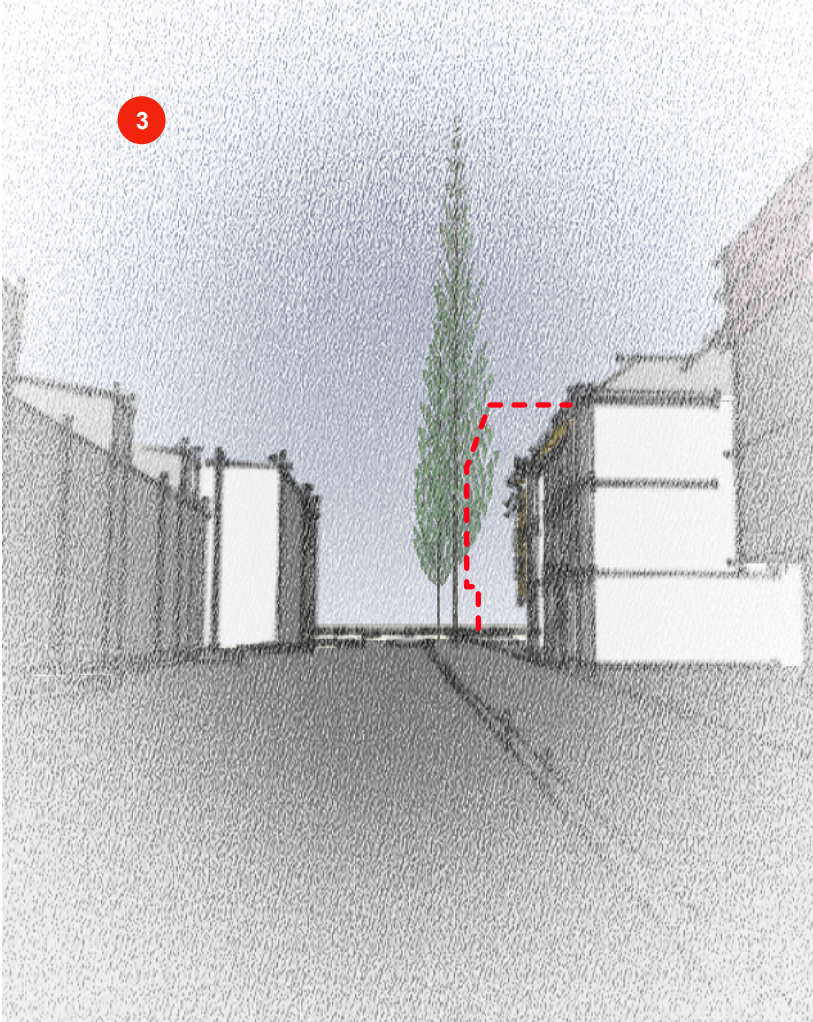
----- DENOTES OUTLINE OF PREVIOUS CONCEPT PLAN ENVELOPE



EXITING VIEW, LOOKING EAST DOWN WENTWORTH STREET

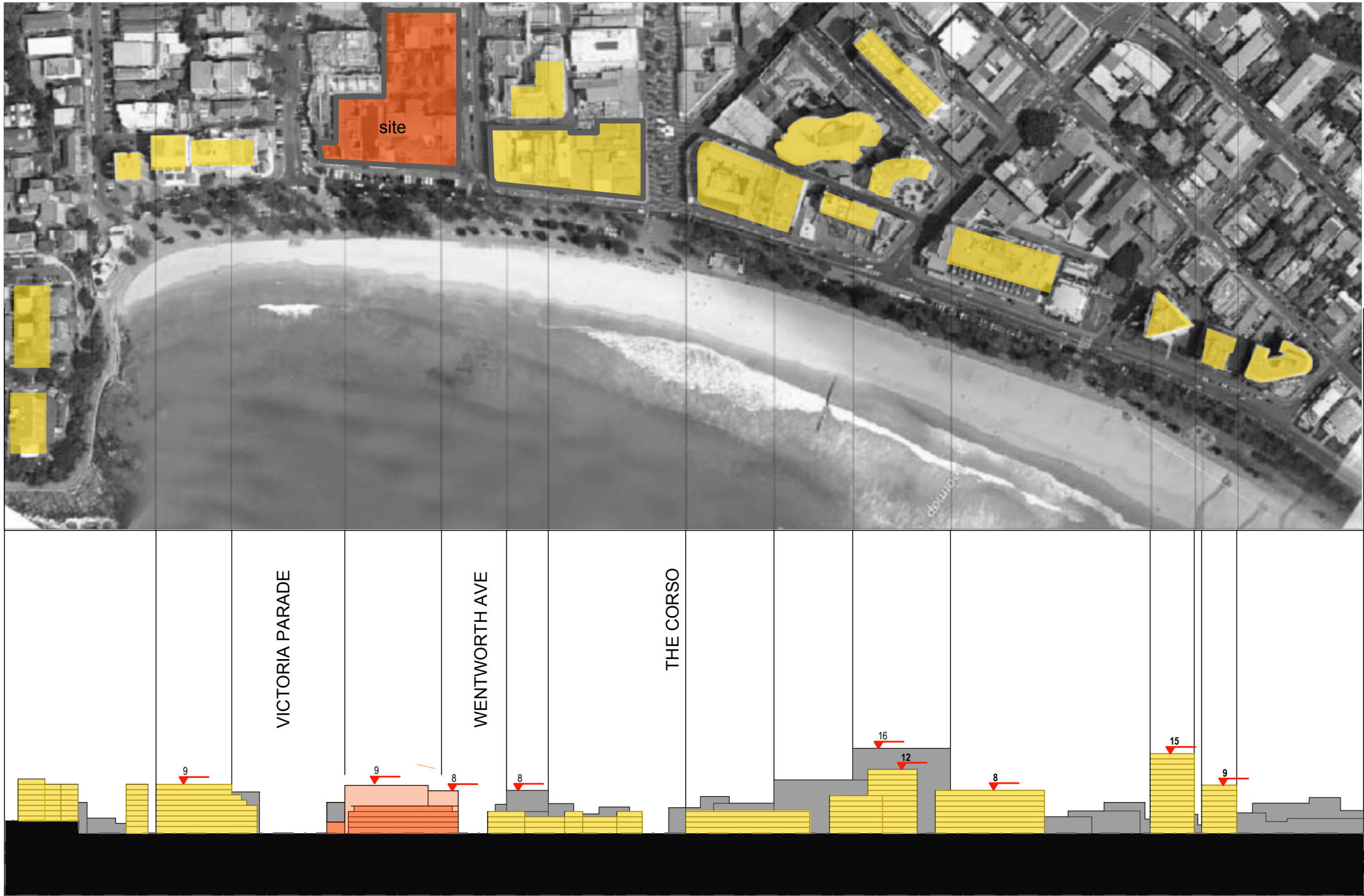


ORIGINAL CONCEPT PLAN SCHEME VIEW, LOOKING EAST DOWN WENTWORTH STREET



PROPOSED REVISED CONCEPT PLAN SCHEME VIEW, LOOKING EAST DOWN WENTWORTH STREET





BEACHFRONT ELEVATION VIEW FROM EAST.

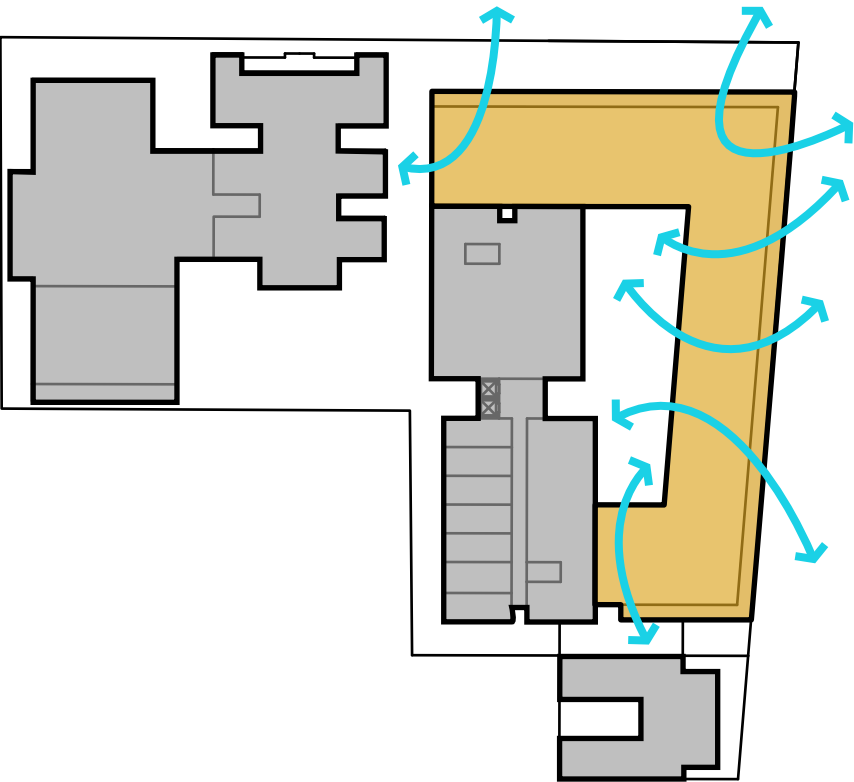
legend

- surrounding built form
- site
- indicative height ( floors)
- beachfront buildings
- buildings behind

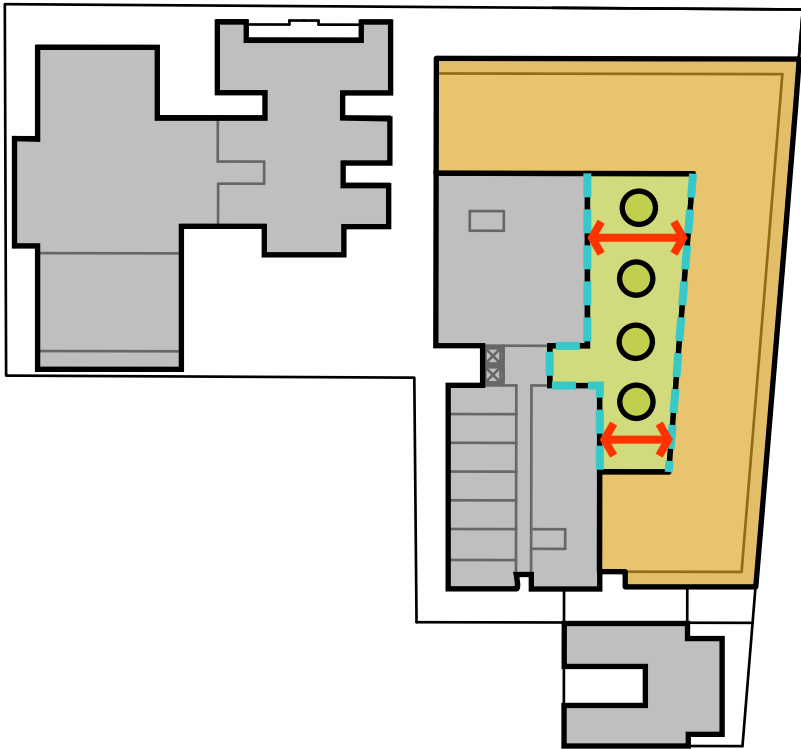
**CONTEXTUAL HEIGHTS DIAGRAM:**  
This diagram seeks to illustrate the relationship of heights of the proposed built form and the heights of the existing surrounding building. Emphasis is on the beachfront buildings, significant buildings located in steets behind are also considered.

SEPP 65:

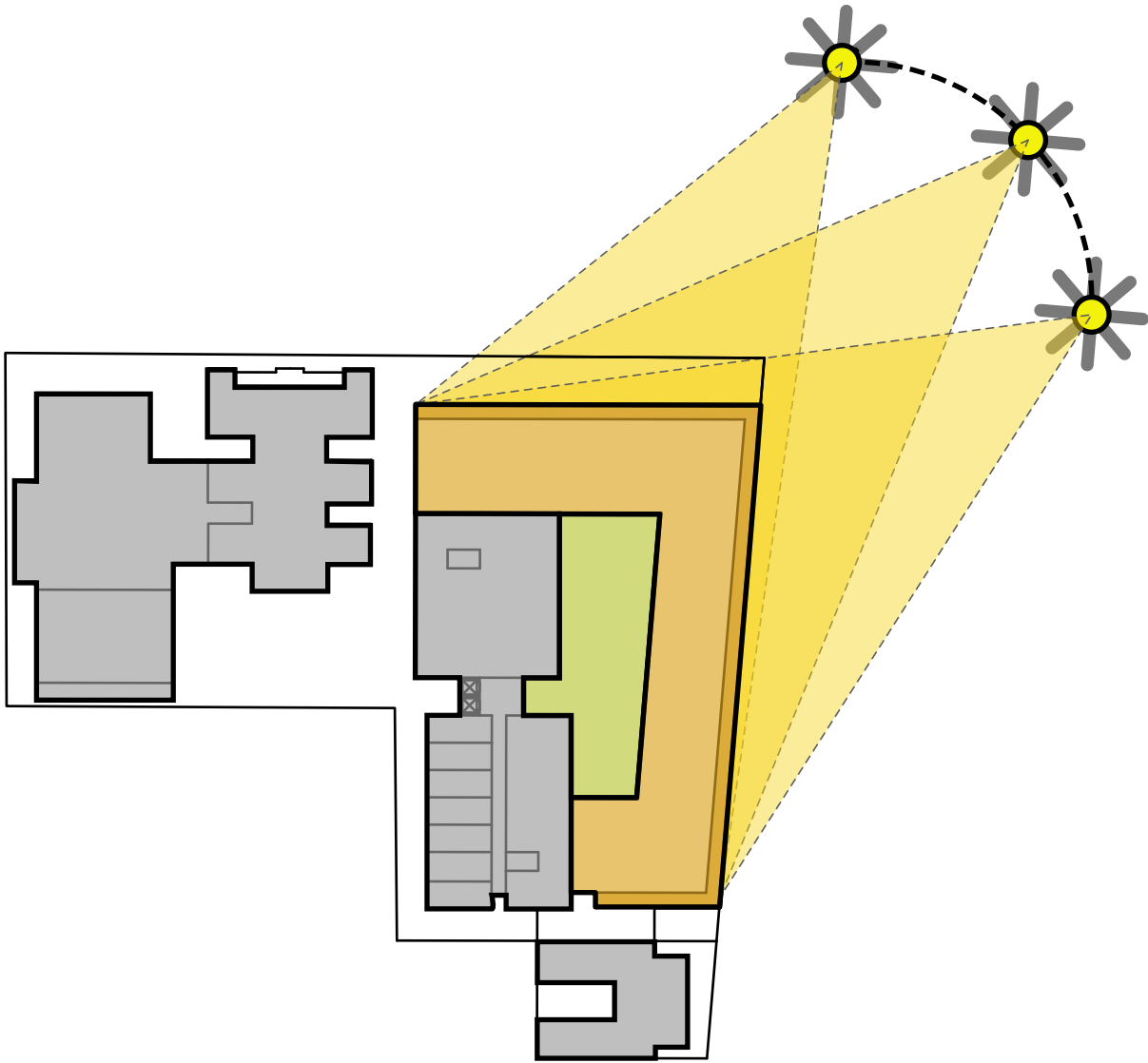
The diagrams below illustrate some of the core sepp 65 principles that have been addressed at this 'concept plan' stage. Refer to the attached Sepp 65 compliance checklist



**CROSS VENTILATION AND VIEWS:**  
The residential floor plate has been designed to acheive natural cross ventilation and ocean/beach views to approx 90% of all units.



**PRIVACY AND COMMUNAL OPEN SPACE:**  
The level 1 courtyard consists of approx 600m2 of communal open landscaped space. To ensure privacy, primary living spaces and master bedrooms are oriented to the street whilst secondary bedroom windows utilize privacy screens and service balconies are oriented to the courtyard.  
Any privacy concerns from the hotel tower are again mitigated via the implimentation of fixed privacy screens to the lower portion of the tower. In addition, it is proposed to integrate deep soil planting zones that will allow for mature trees to act as a further privacy barrier and enhance the overall amenity of the coutyard.



**SOLAR ACCESS:**  
The residential component of the proposed development has been located to ensure maximum solar access to all apartments and to take advantage of the desirable northern and eastern aspects from the site. There are no single aspect, south facing units and it is envisaged that over the requires 70% of units will receive between 2 and 3 hours of direct sunlight during the winter months



REVISED Concept Plan Scheme:

	Retail	Residential	Hotel	Terraces	Drummond House	Consulting Rooms	RFW
ground	1315	...	945	250	540	...	700
level 1	...	1300	470	200	540	450	700
level 2	...	1300	470	...	540	450	850
level 3	...	1300	1020	...	...	...	450
level 4	...	1200	1020	...	...	...	550
level 5	...	...	1020	...	...	...	550
level 6	...	...	1020	...	...	...	550
level 7	...	...	1020	...	...	...	550
level 8	...	...	1020	...	...	...	...

ground	1315	...	945	250	540	...	700
level 1	...	1300	470	200	540	450	700
level 2	...	1300	470	...	540	450	850
level 3	...	1300	1020	...	...	...	450
level 4	...	1200	1020	...	...	...	550
level 5	...	...	1020	...	...	...	550
level 6	...	...	1020	...	...	...	550
level 7	...	...	1020	...	...	...	550
level 8	...	...	1020	...	...	...	...

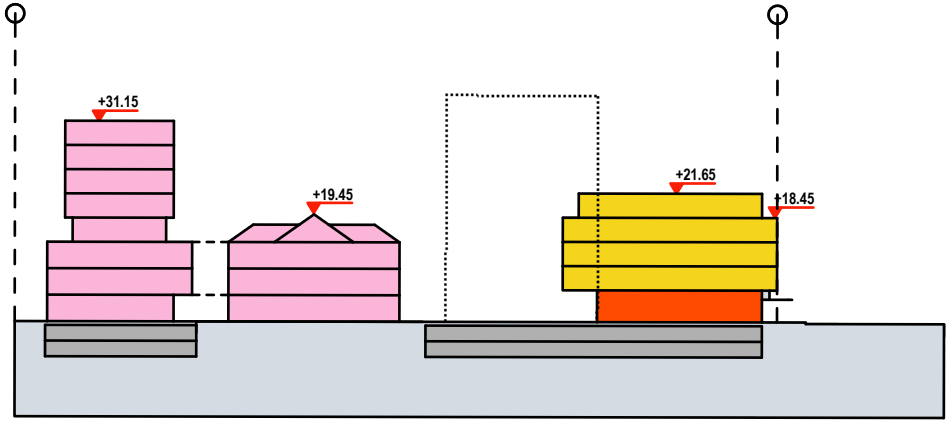
totals	1315	5100	8005	450	1620	900	4900
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TOTAL GFA	22290
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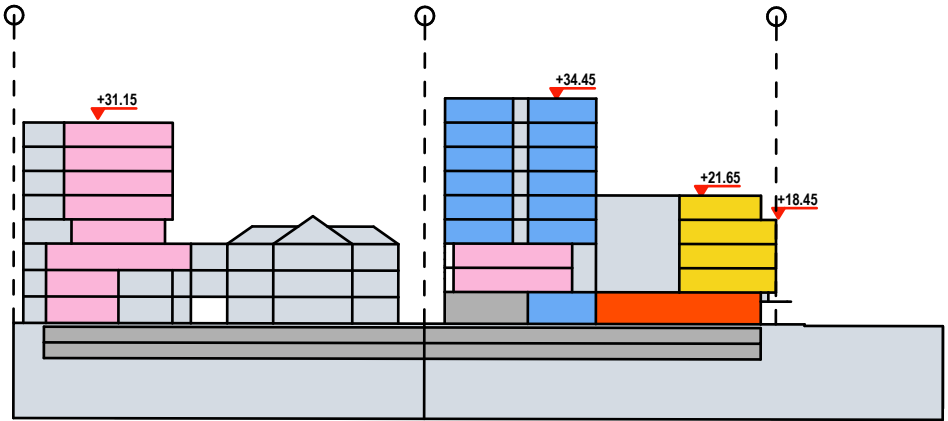
SITE AREA	6950
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FSR	3.2 :1
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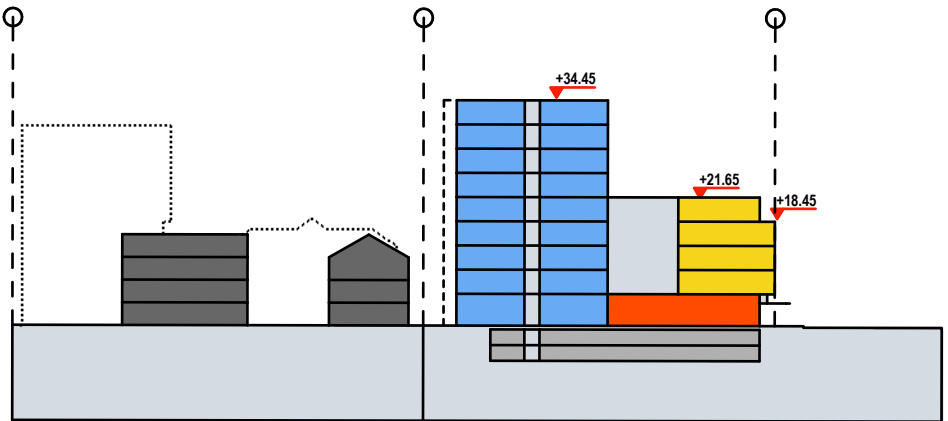
approx room/unit numbers	
hotel	165
res	46



SECTION C



SECTION B

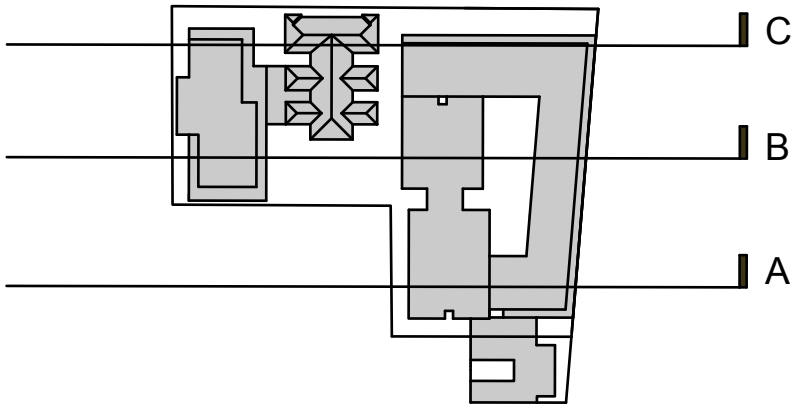


SECTION A

legend

- residential
- royal far west use
- hotel use
- roof below
- retail
- Ground Level Landscaping
- Level 1 courtyard
- Childrens Playground
- Adjoining residential development. (Refer to drawing CP-39 for privacy impact)

AREA SCHEDULE

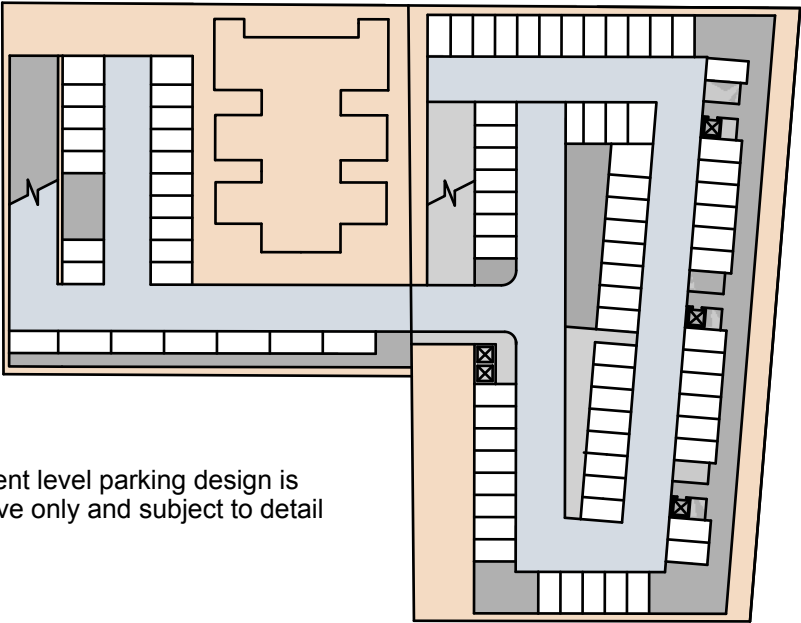


SECTION KEY

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

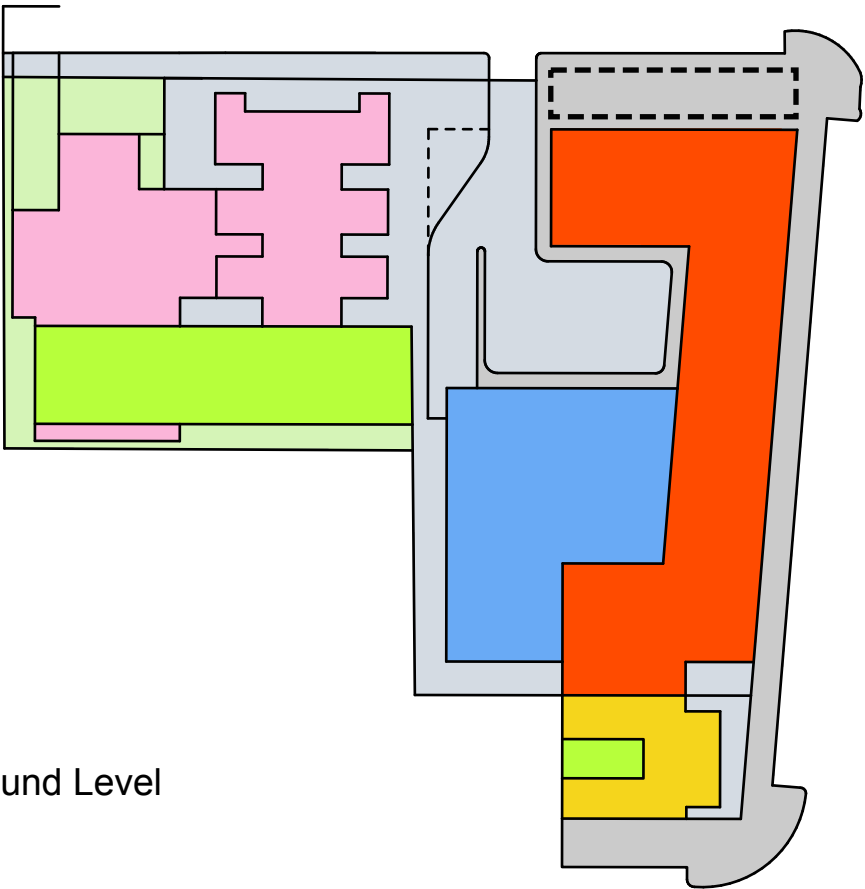
legend

- residential
- royal far west use
- hotel use
- roof below
- retail
- Ground Level Landscaping
- Level 1 courtyard
- Childrens Playground
- outdoor seating area

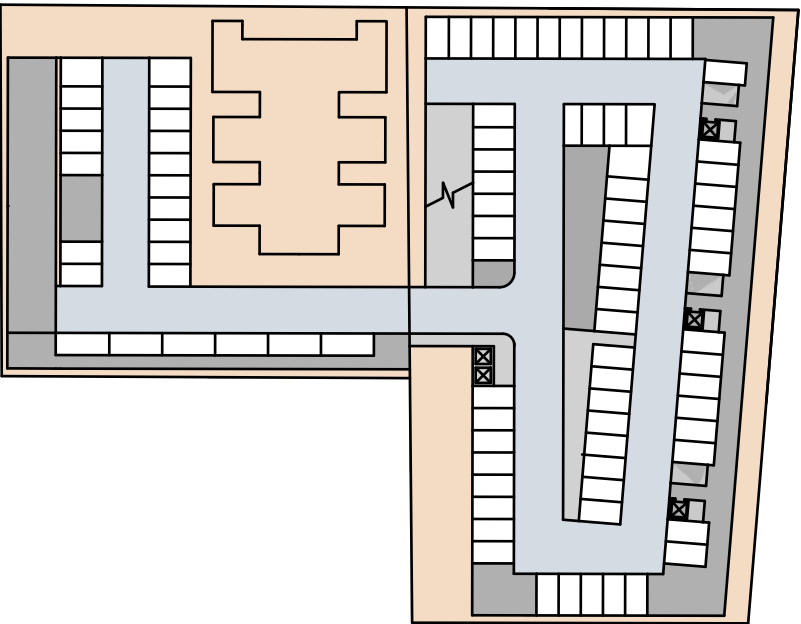


NOTE:  
basement level parking design is  
indicative only and subject to detail  
design

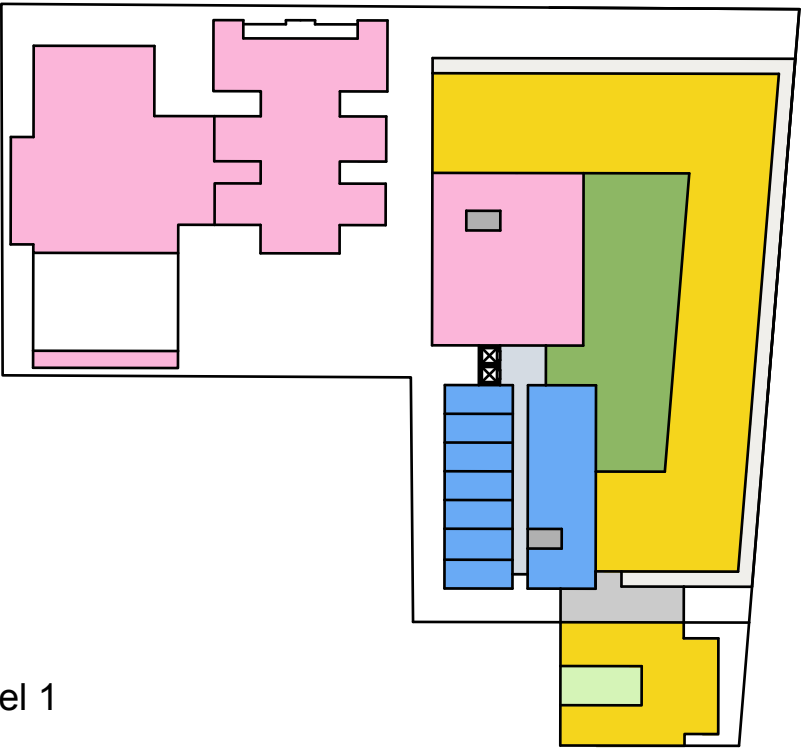
Level B2



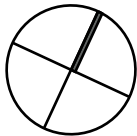
Ground Level



Level B1

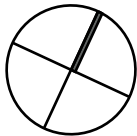
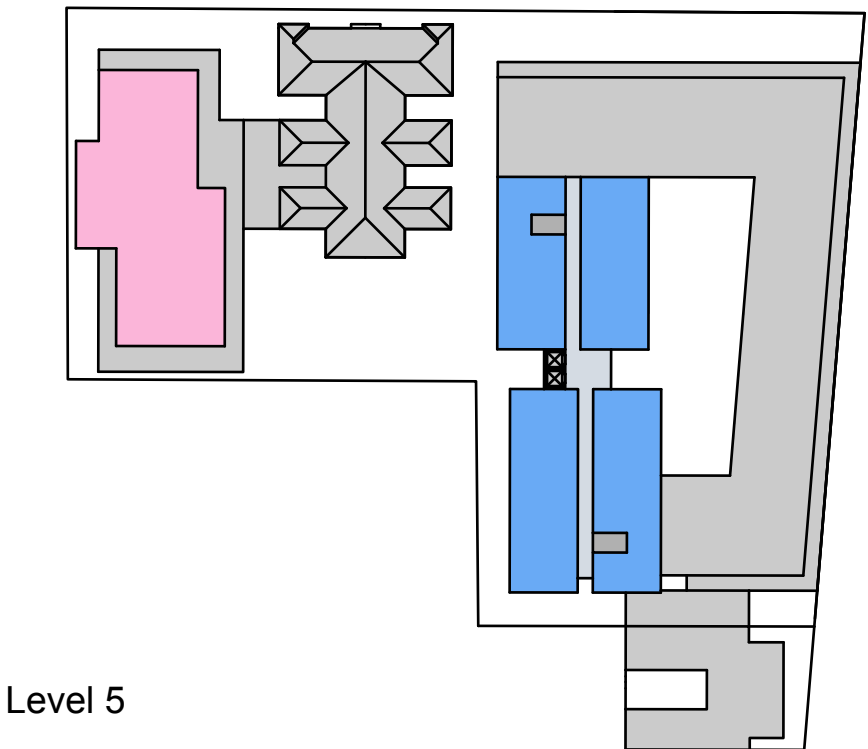
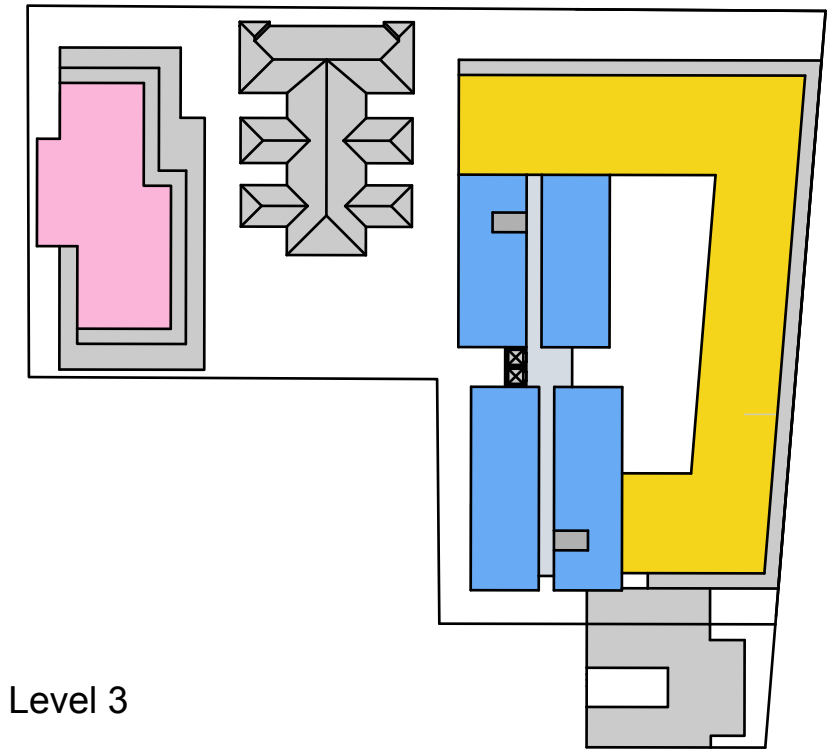
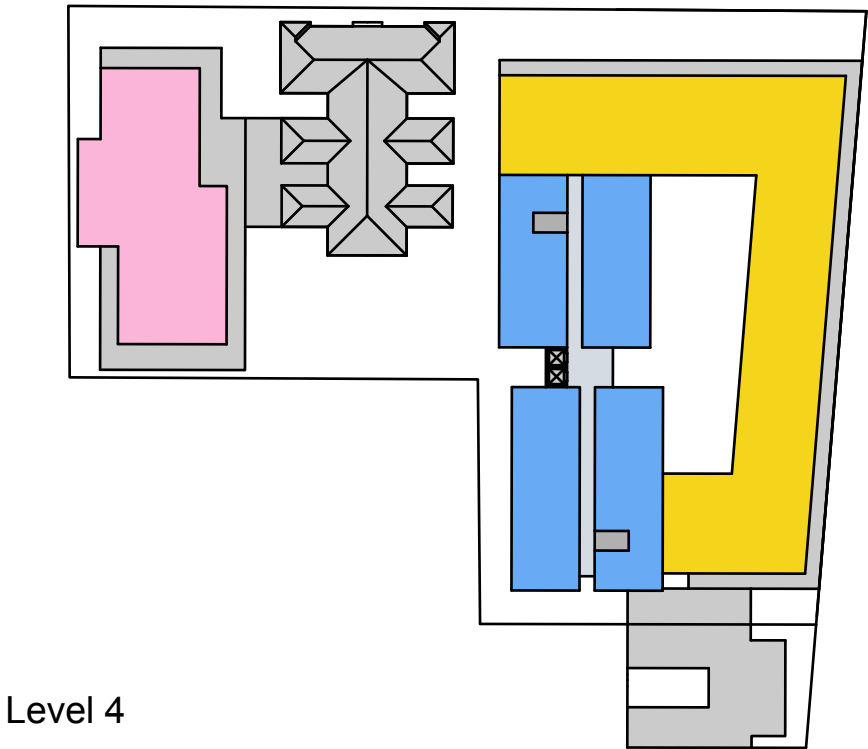
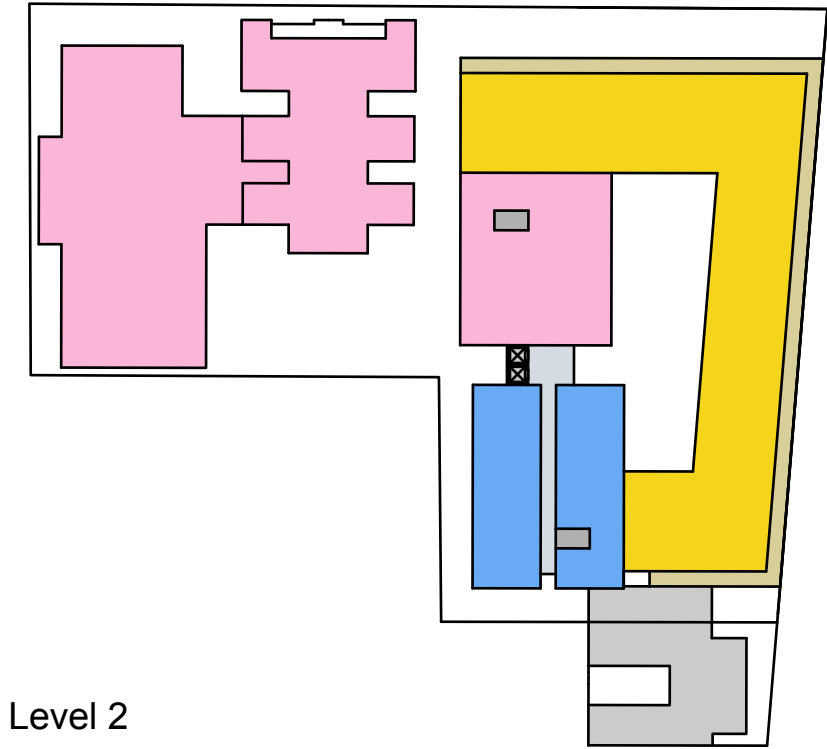


Level 1



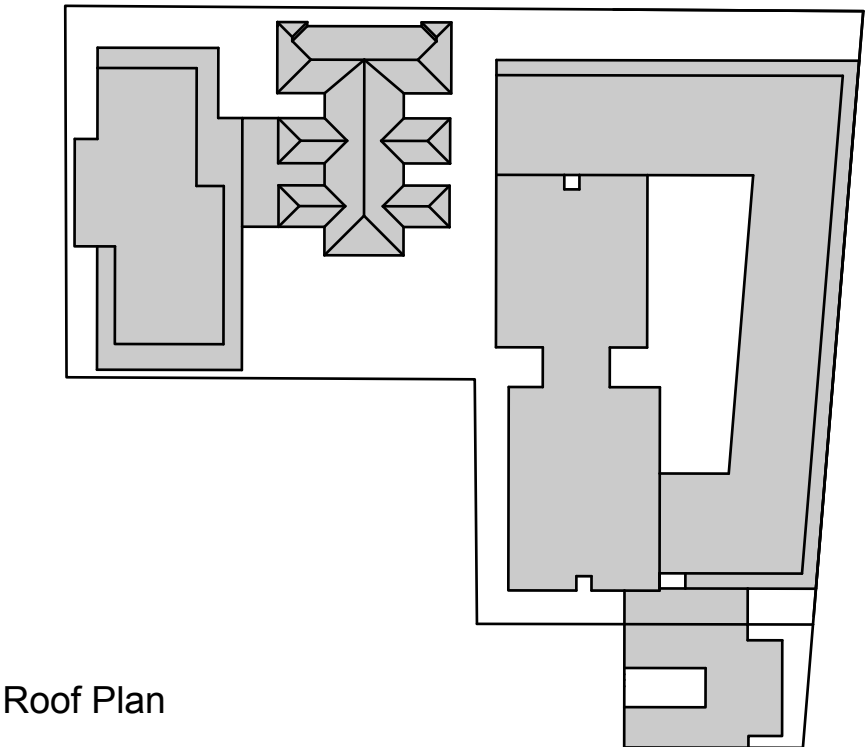
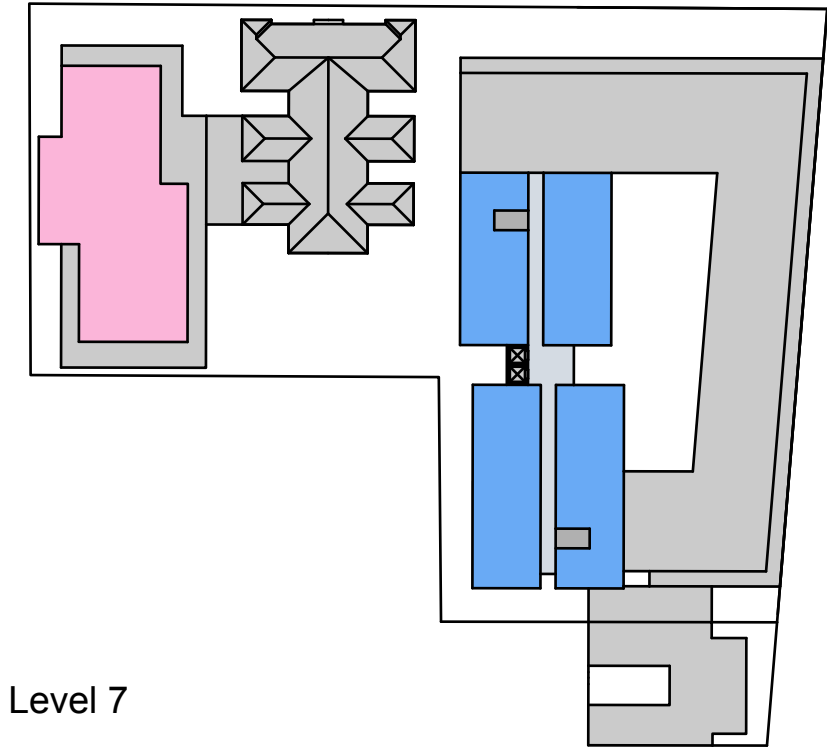
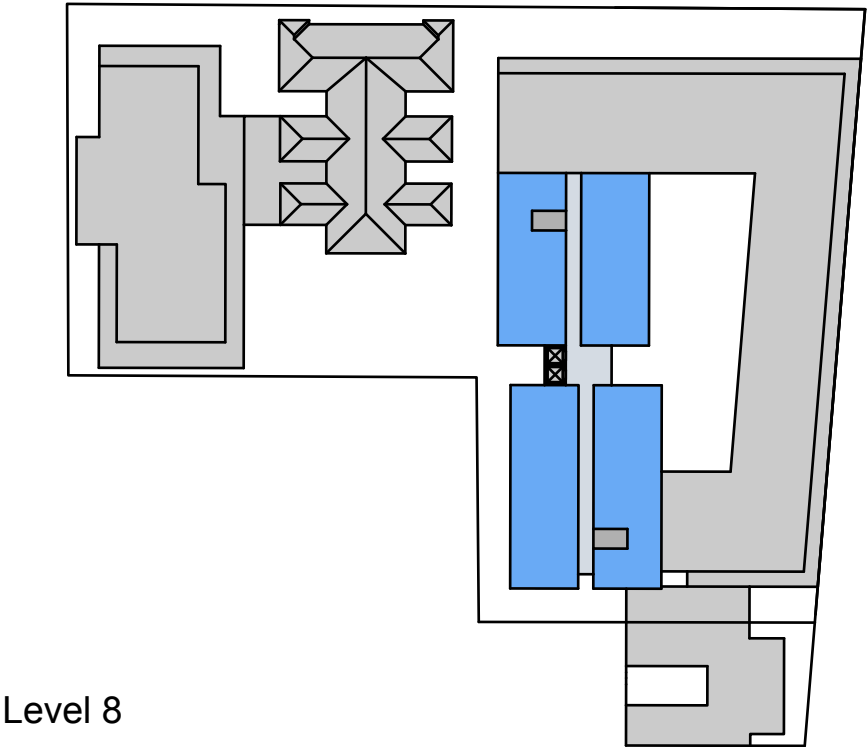
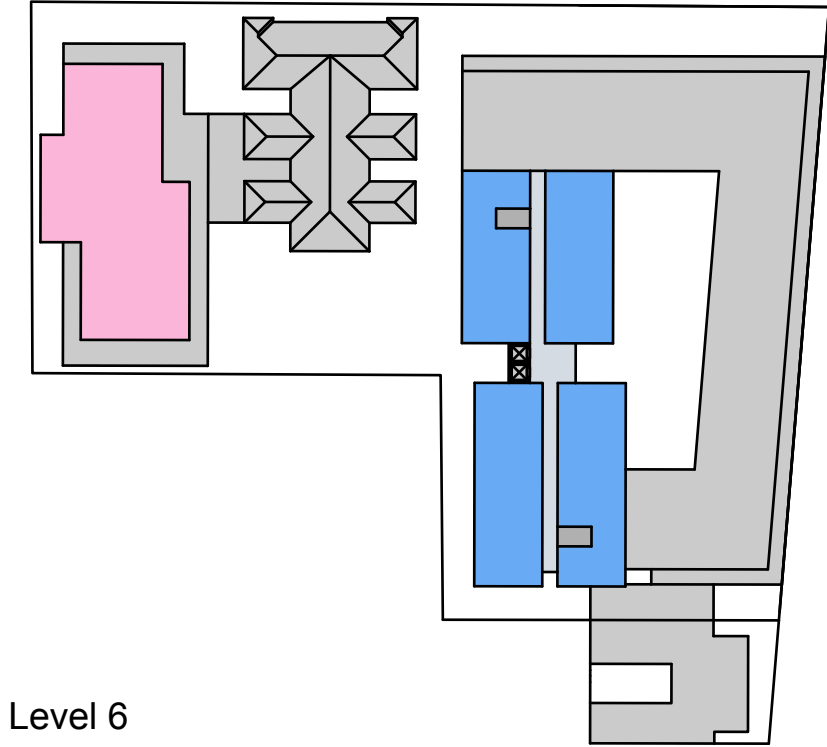
legend

- residential
- royal far west use
- hotel use
- roof below
- retail
- Ground Level Landscaping
- Level 1 courtyard
- Childrens Playground



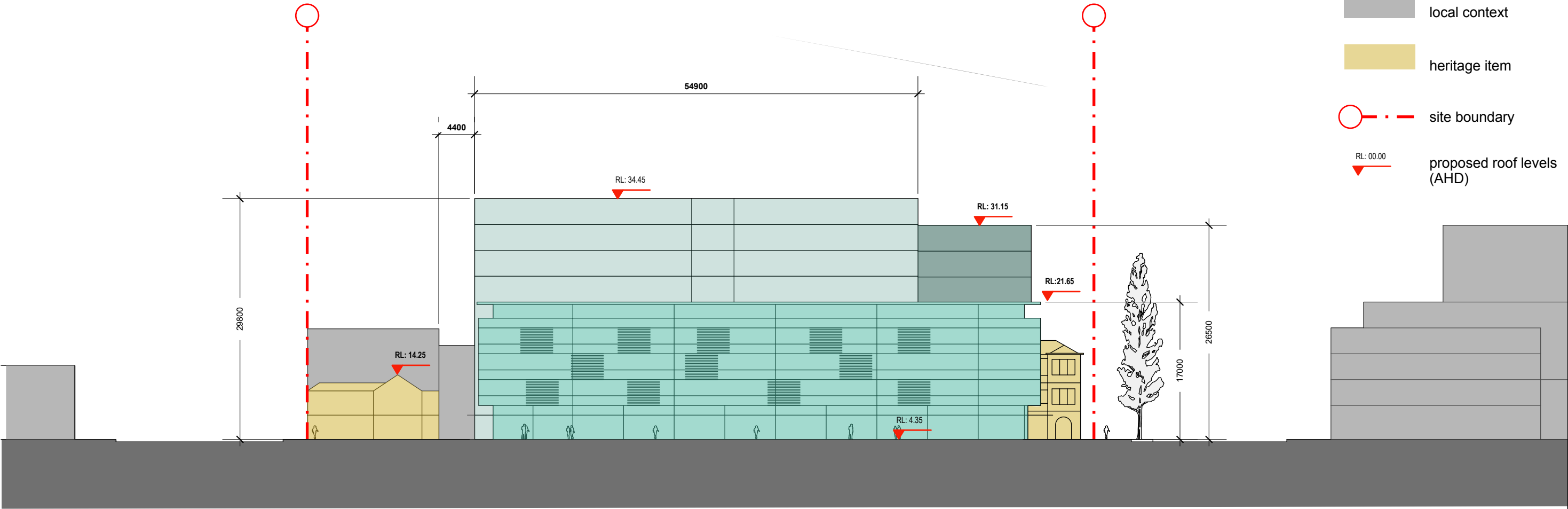
legend

- residential
- royal far west use
- hotel use
- roof below
- retail
- Ground Level Landscaping
- Level 1 courtyard
- Childrens Playground



legend

- proposed built form  
infront
- proposed built form  
behind
- local context
- heritage item
- site boundary
- proposed roof levels  
(AHD)

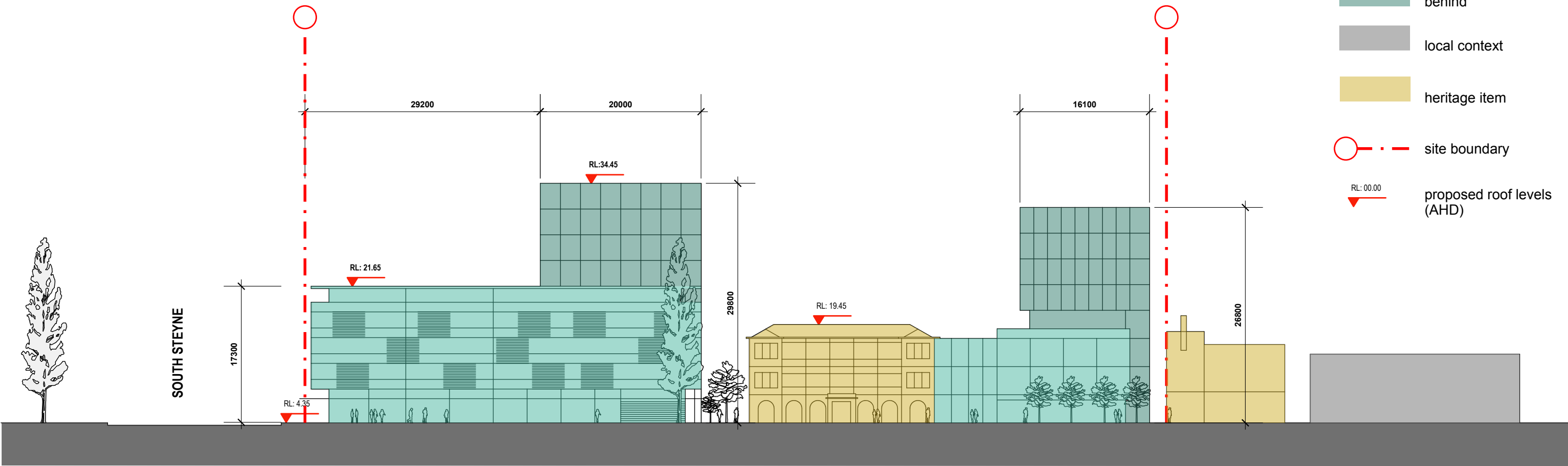


INDICATIVE ELEVATION ALONG SOUTH STEYNE



legend

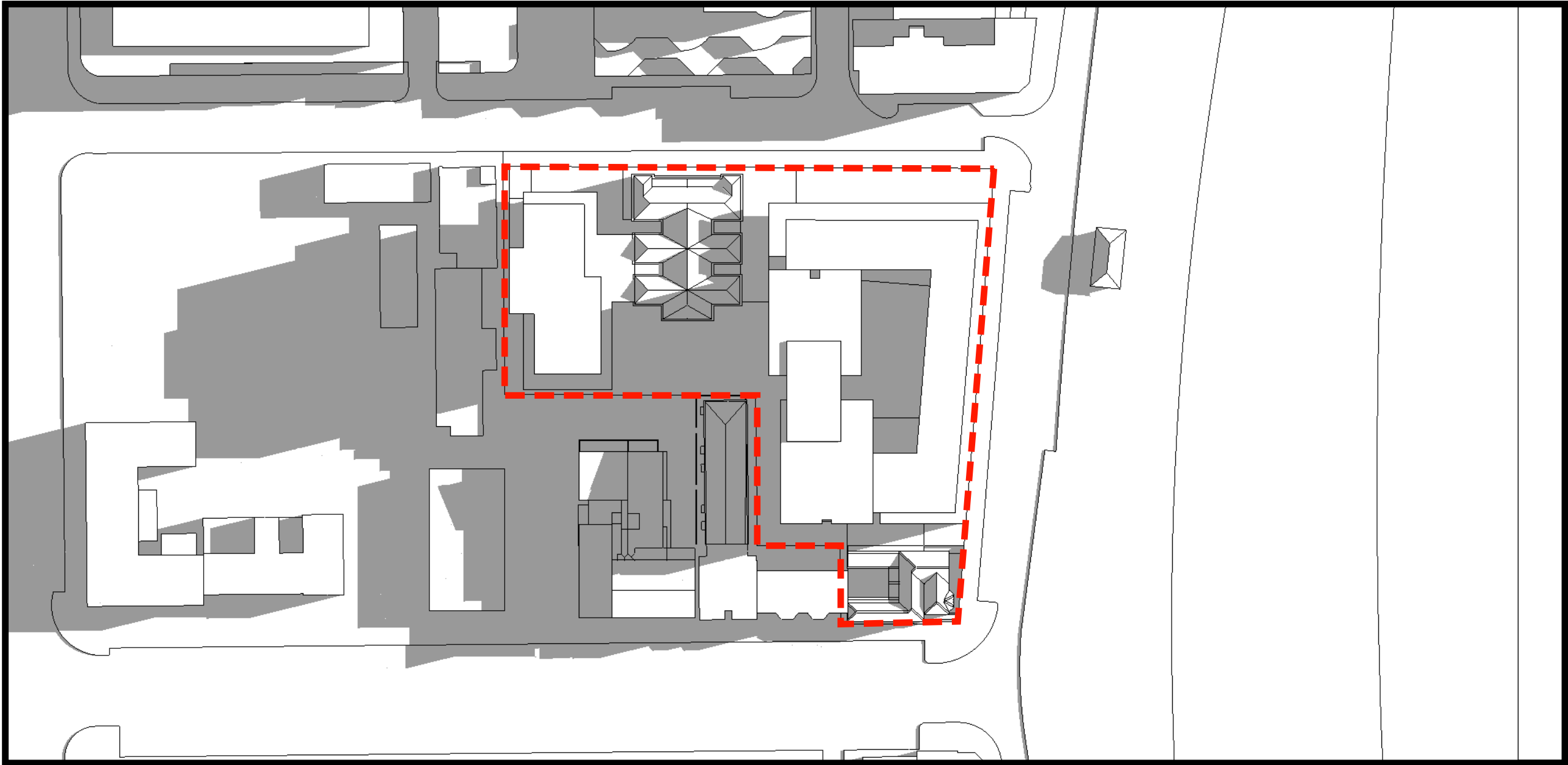
- proposed built form infront
- proposed built form behind
- local context
- heritage item
- site boundary
- proposed roof levels (AHD)



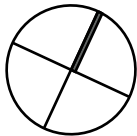
INDICATIVE ELEVATION ALONG WENTWORTH STREET

SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE

Architecture  
Urban Design  
Planning  
Interior Architecture

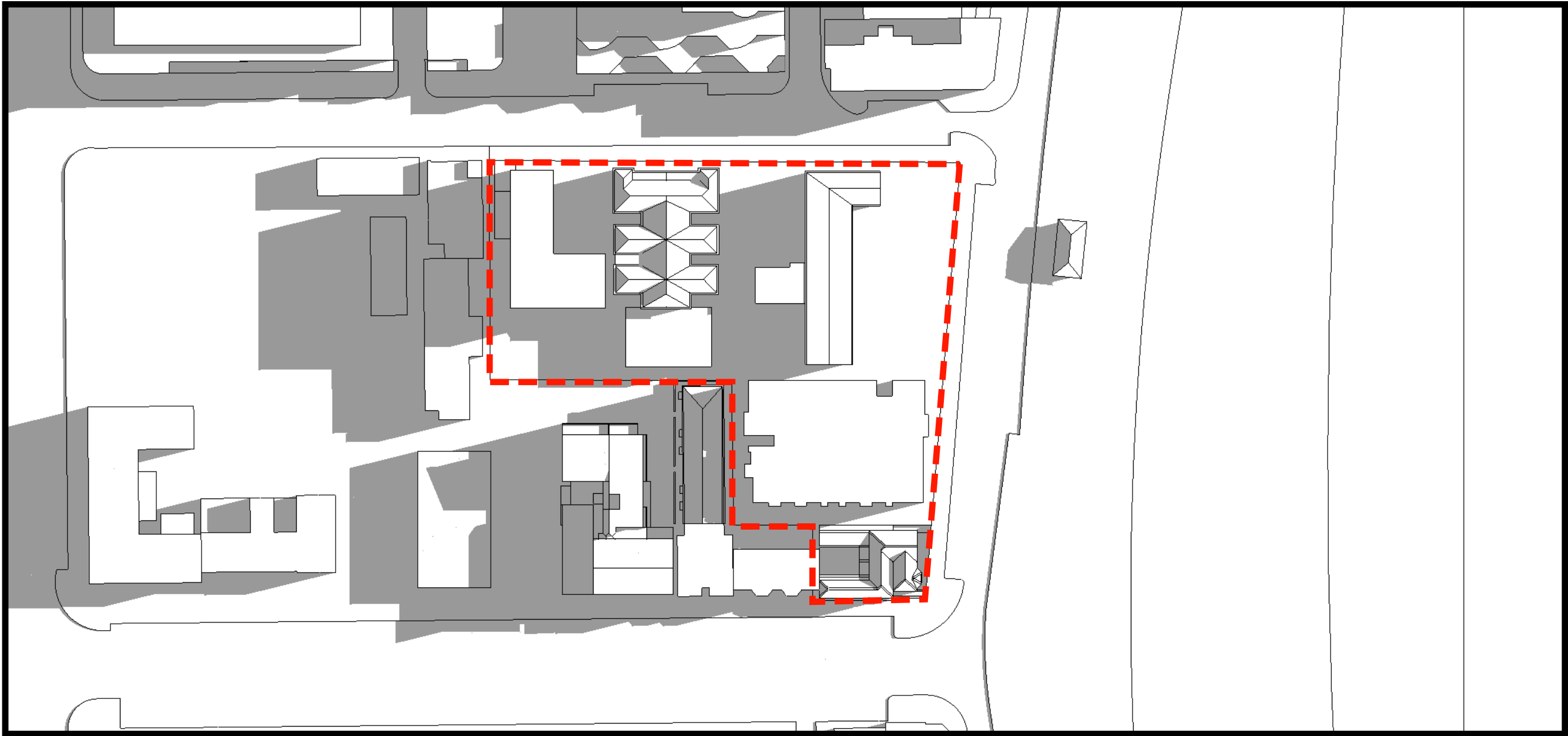


PROPOSED SHADOWS 9AM

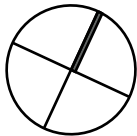


SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE

Architecture  
Urban Design  
Planning  
Interior Architecture



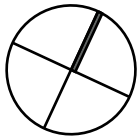
EXISTING SHADOWS 9AM



SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE

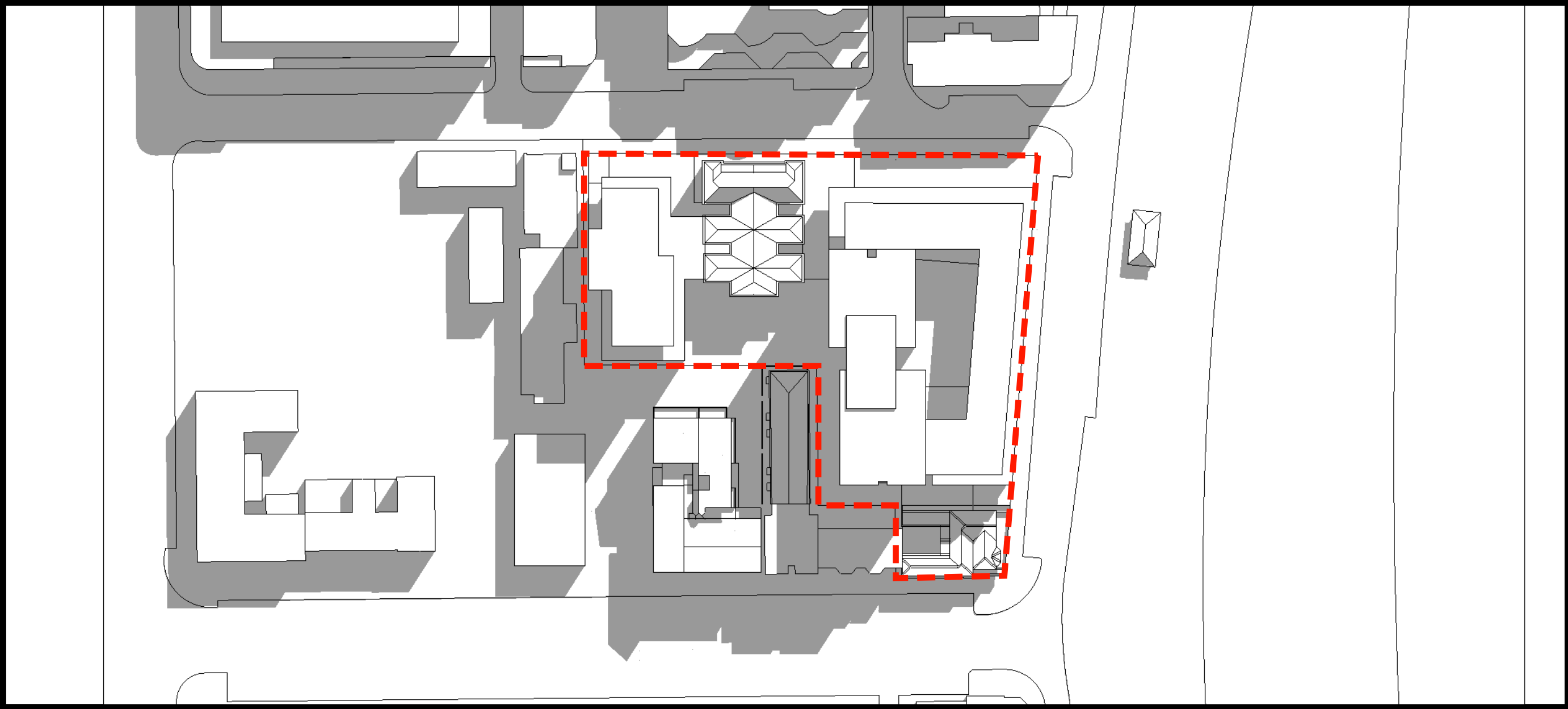


EXISTING SHADOWS MIDDAY



SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE

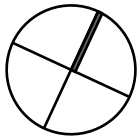
Architecture  
Urban Design  
Planning  
Interior Architecture



PROPOSED SHADOWS MIDDAY

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

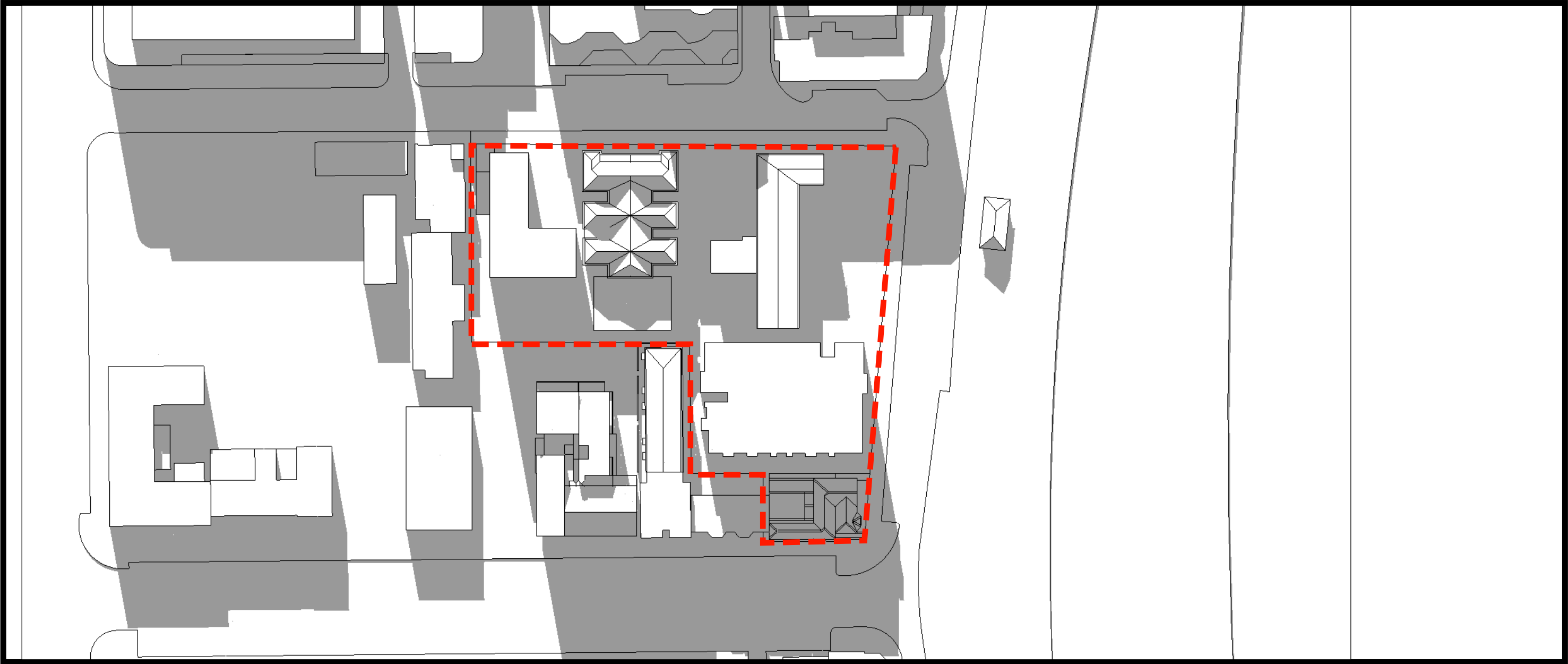
REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT



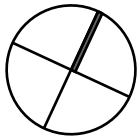


SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE

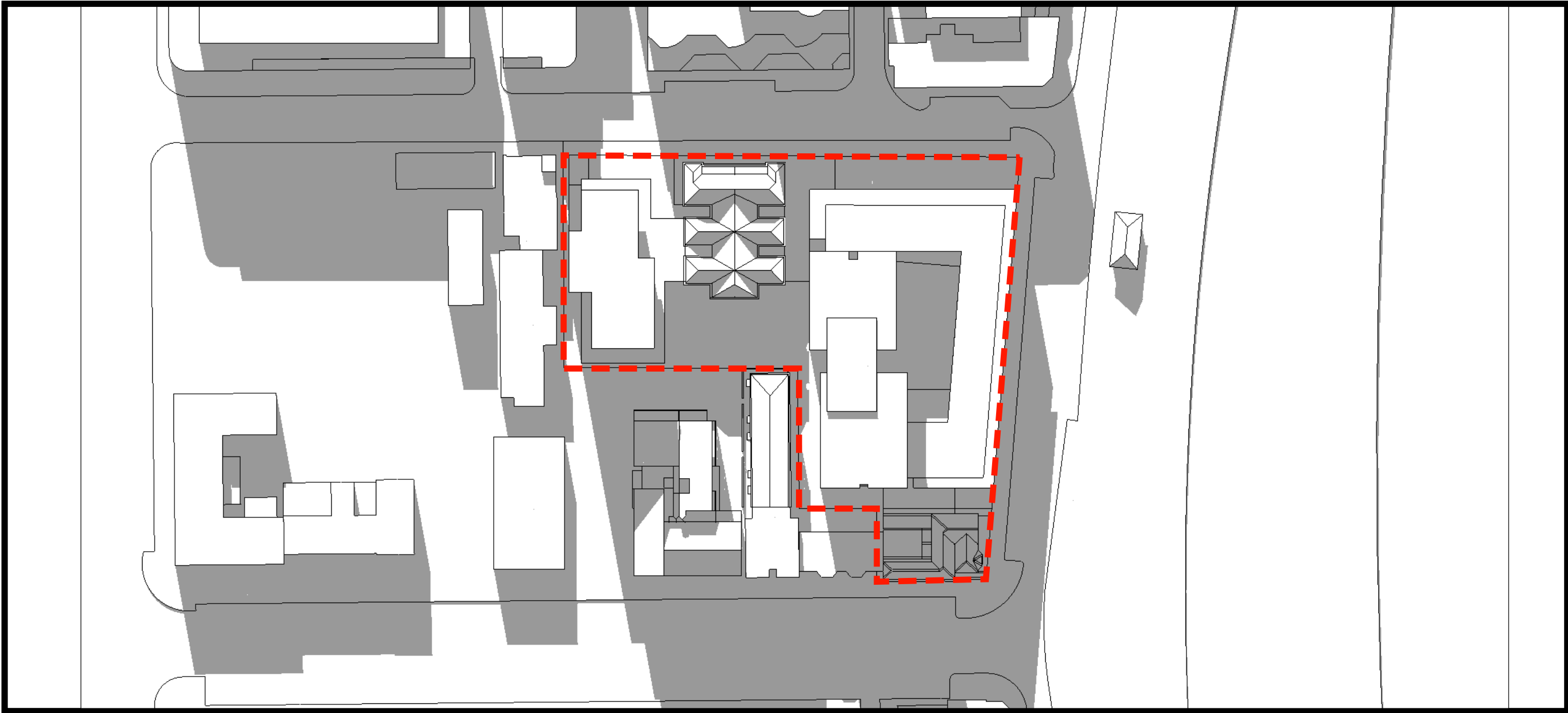
Architecture  
Urban Design  
Planning  
Interior Architecture



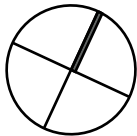
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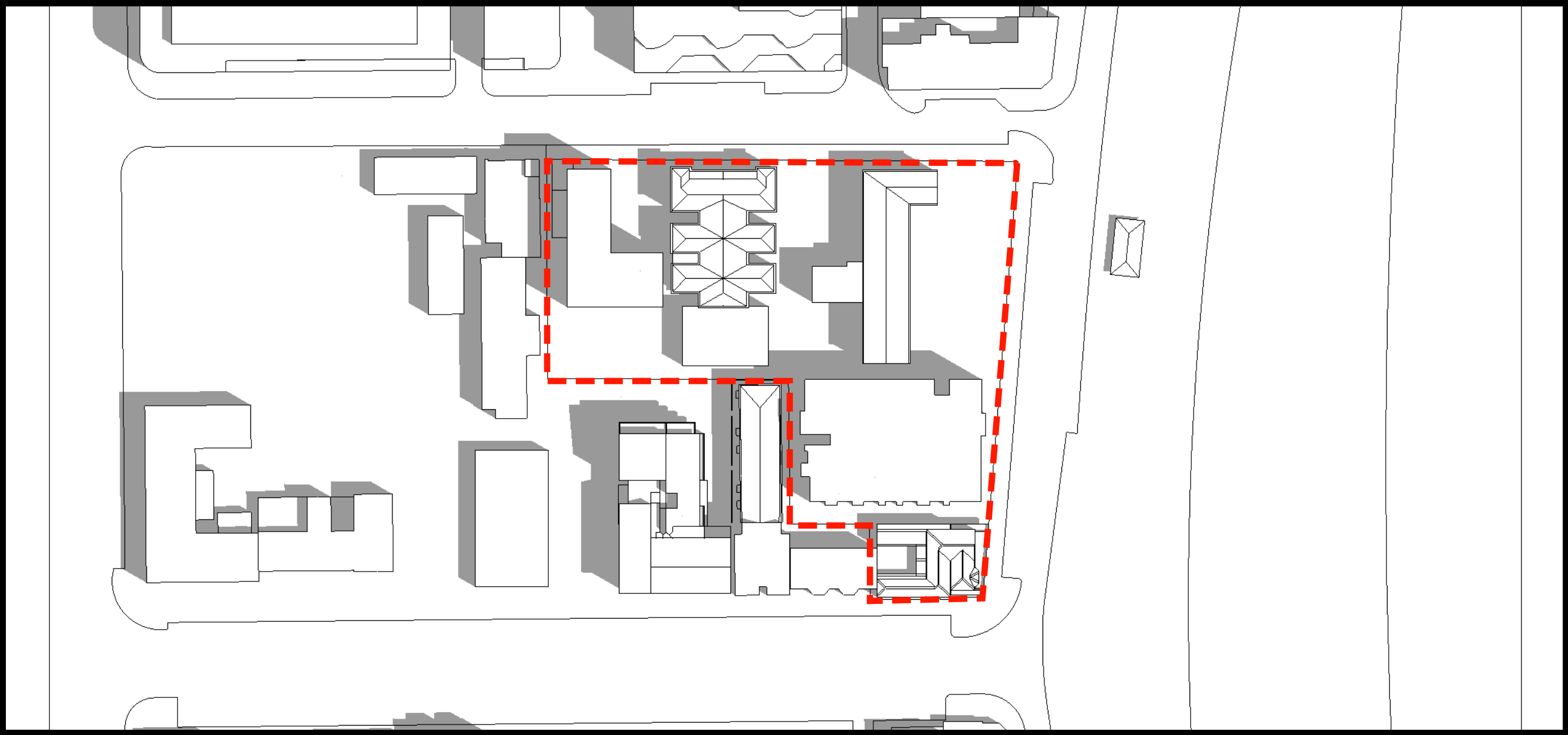
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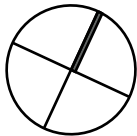
PROPOSED SHADOWS 3PM



SHADOW DIAGRAMS - SUMMER SOLSTICE 21 DECEMBER



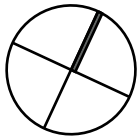
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SHADOW DIAGRAMS - SUMMER SOLSTICE 21 DECEMBER

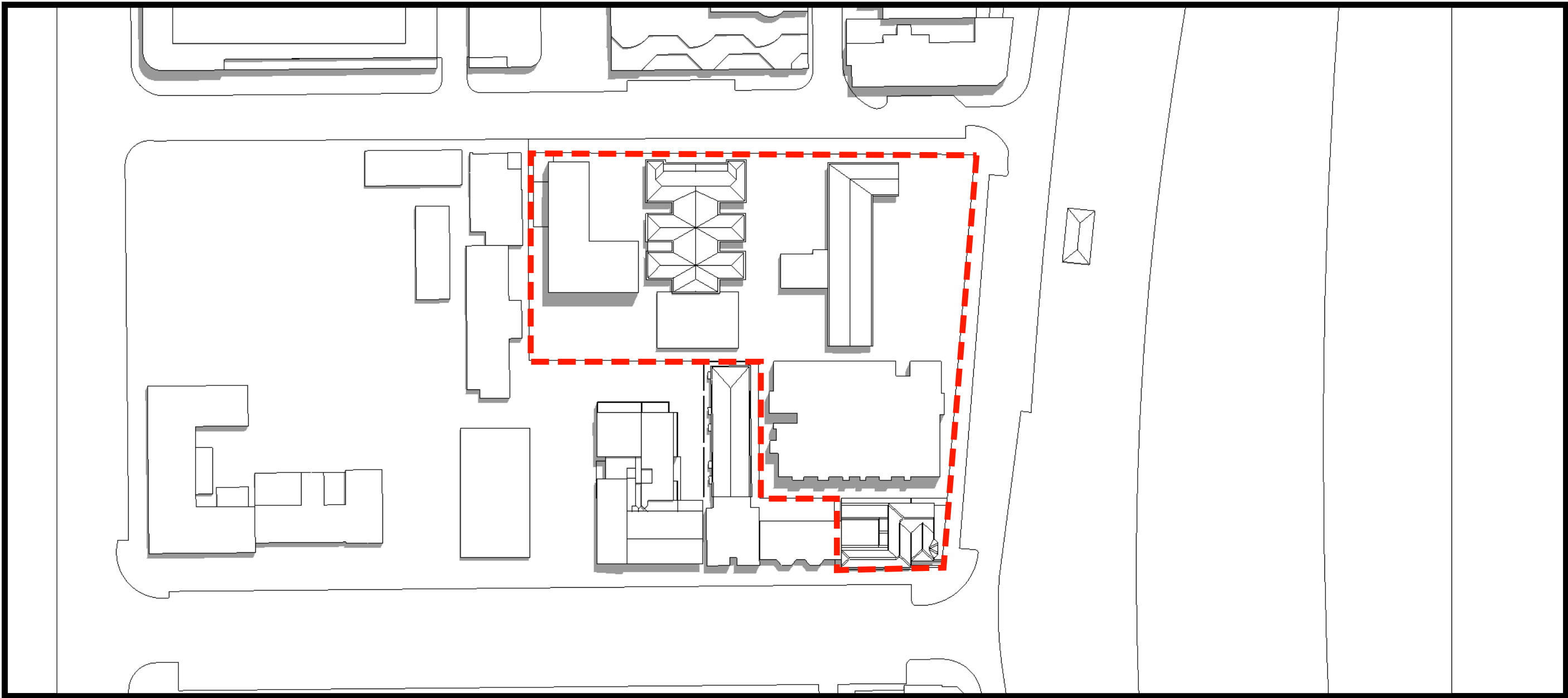


PROPOSED SHADOWS 9AM

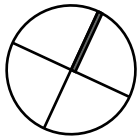




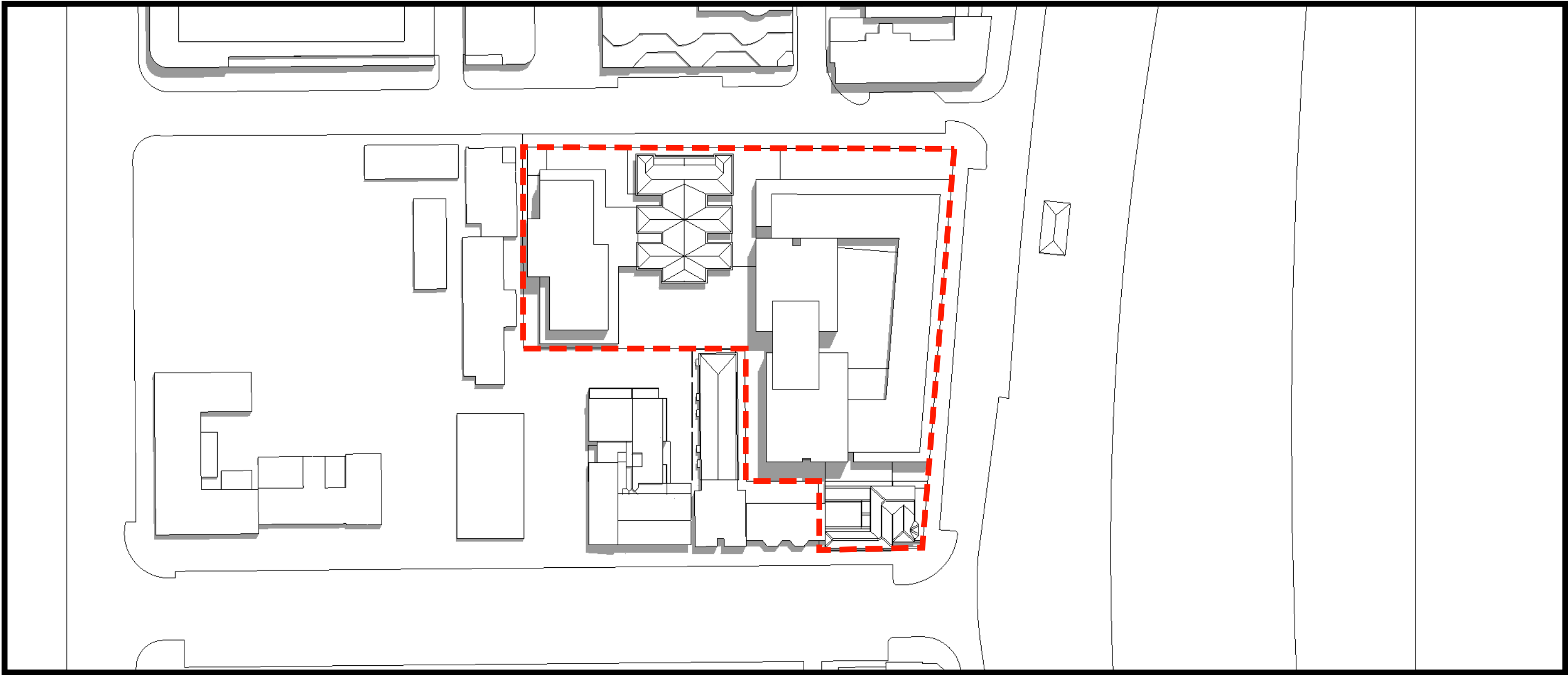
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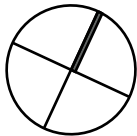
EXISTING SHADOWS MIDDAY



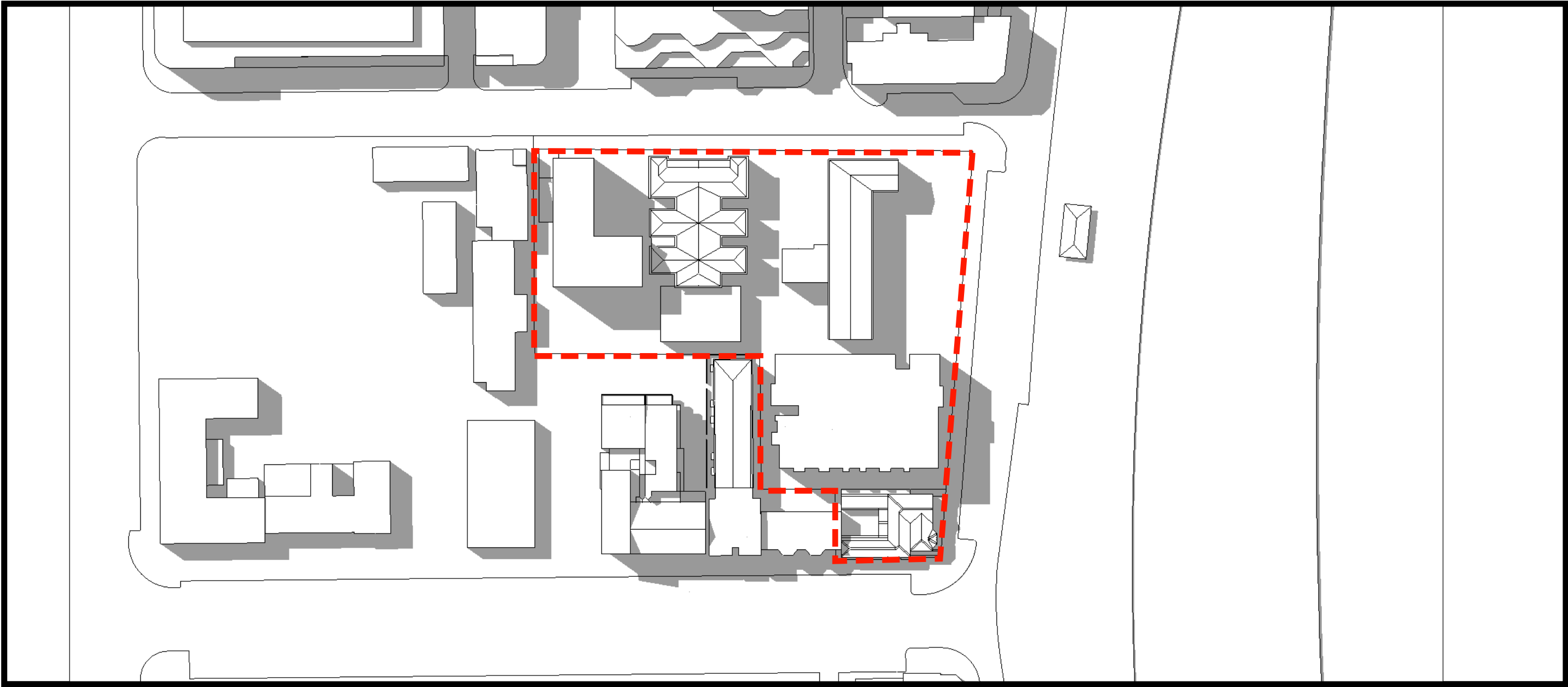
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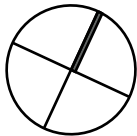
PROPOSED SHADOWS MIDDAY



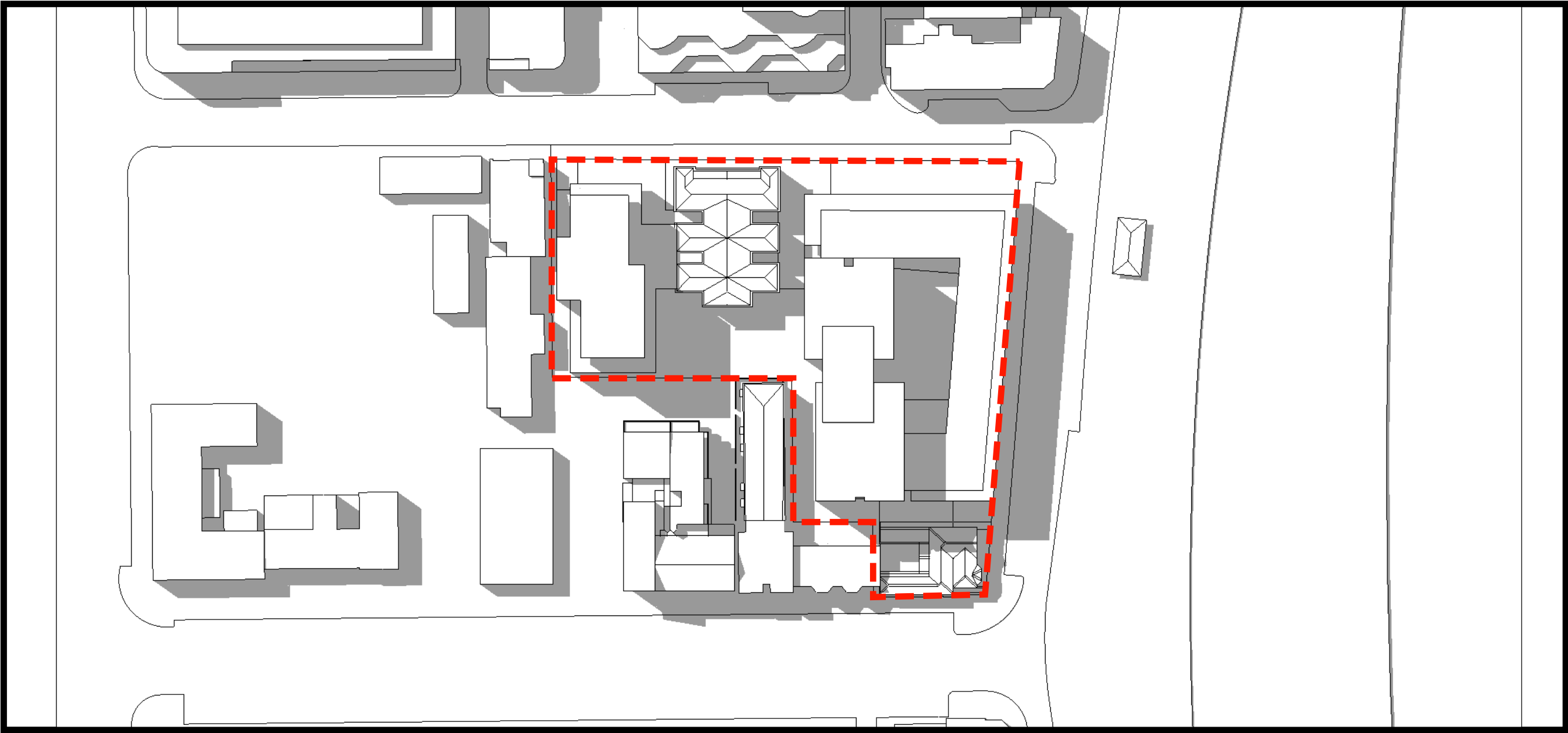
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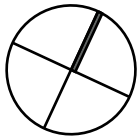
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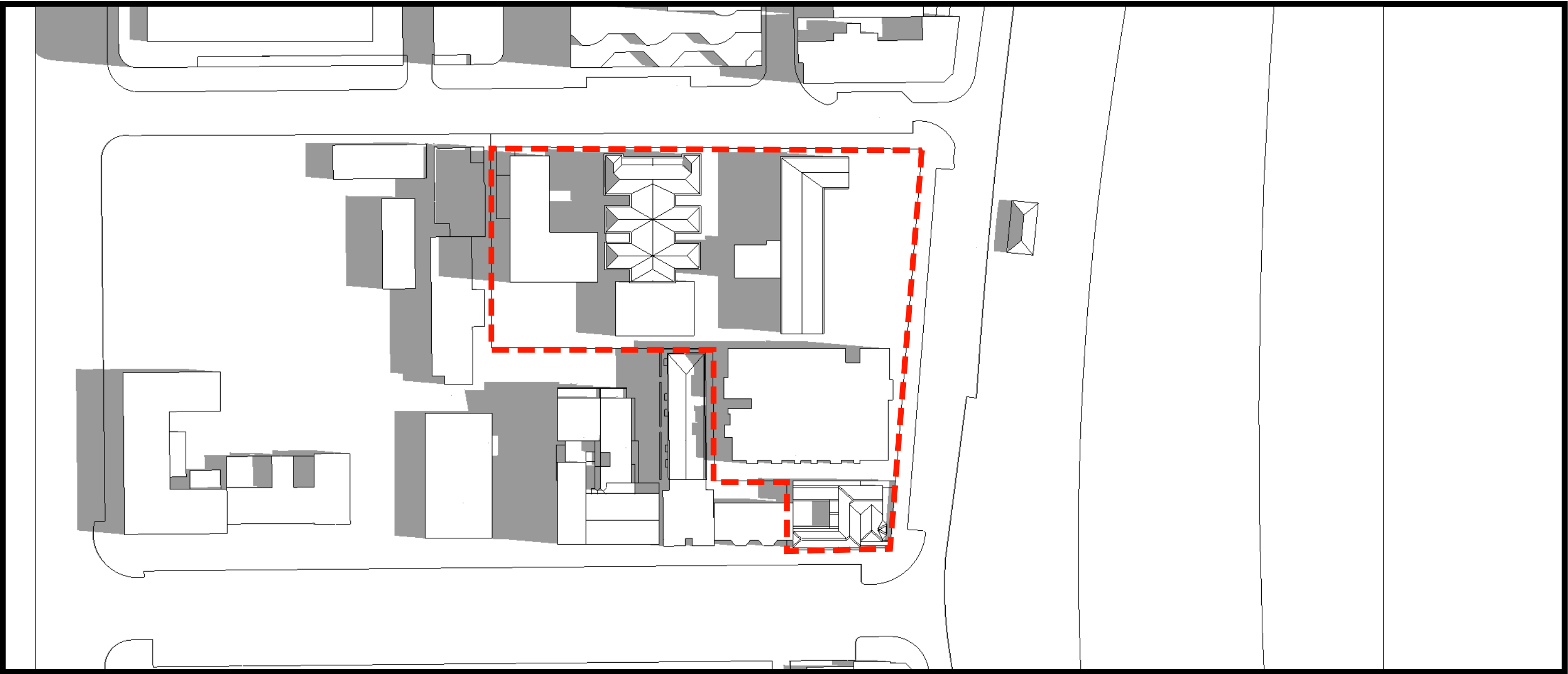
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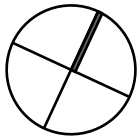
PROPOSED SHADOWS 3PM



SHADOW DIAGRAMS - EQUINOX 21 MARCH

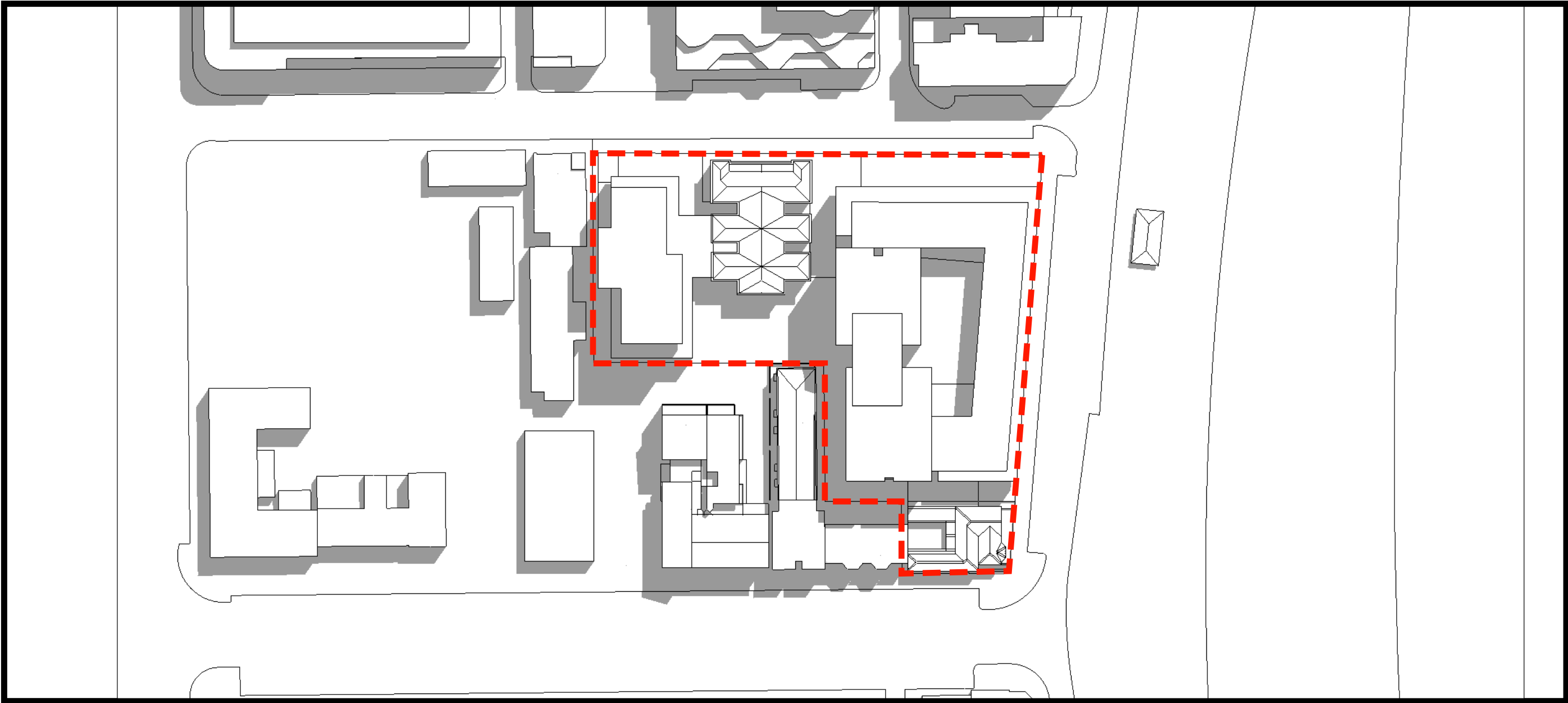


EXISTING SHADOWS 9AM

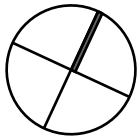




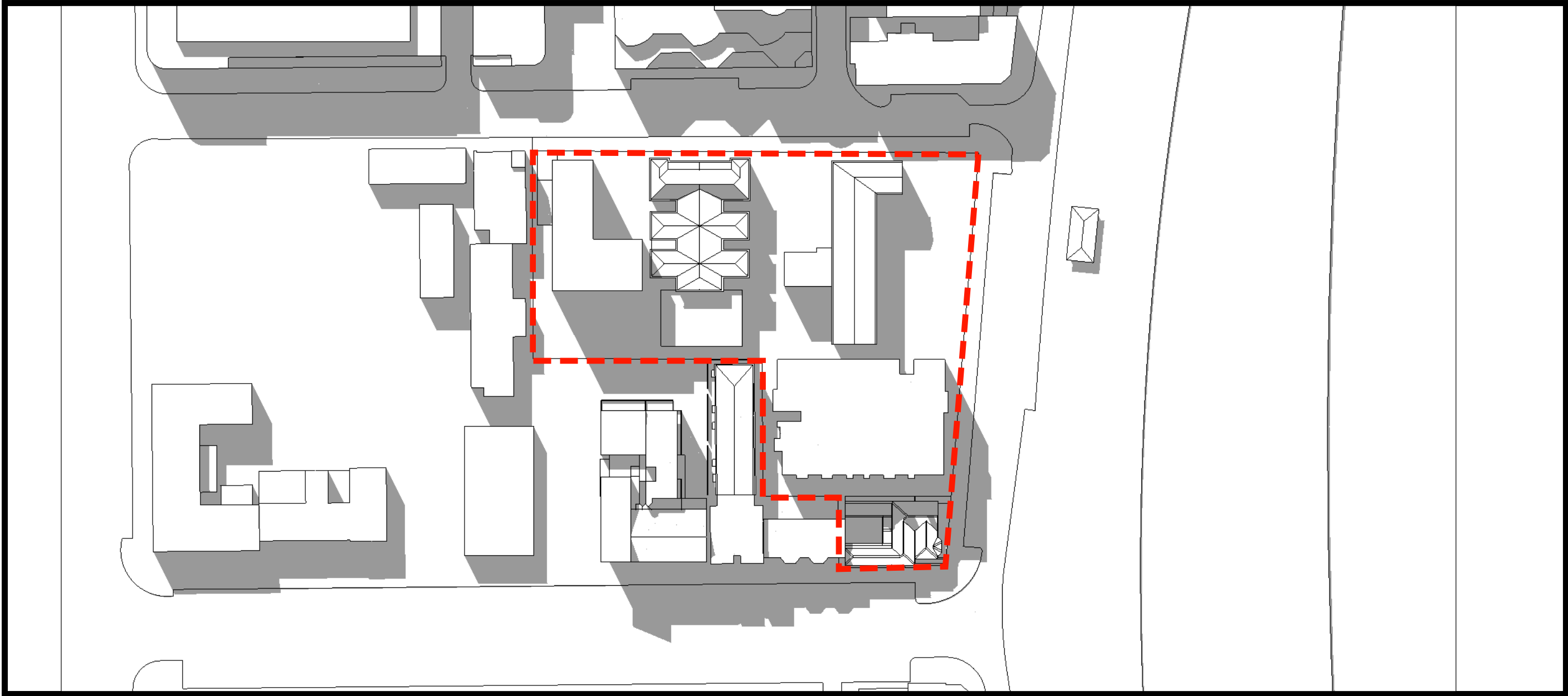
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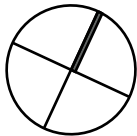
PROPOSED SHADOWS MIDDAY



SHADOW DIAGRAMS - EQUINOX 21 MARCH

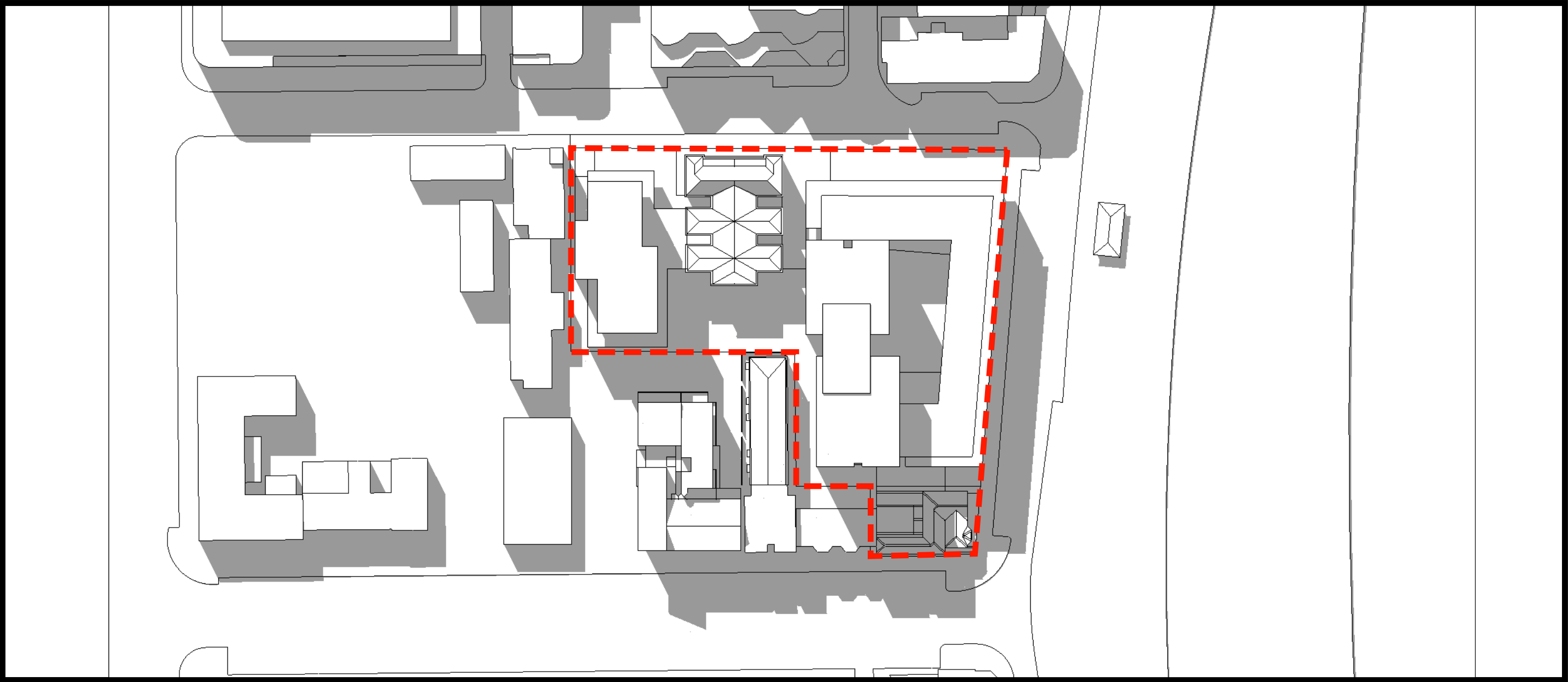


EXISTING SHADOWS 3PM



SHADOW DIAGRAMS - EQUINOX 21 MARCH

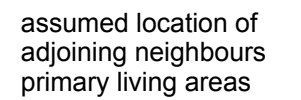
Architecture  
Urban Design  
Planning  
Interior Architecture



PROPOSED SHADOWS 3PM

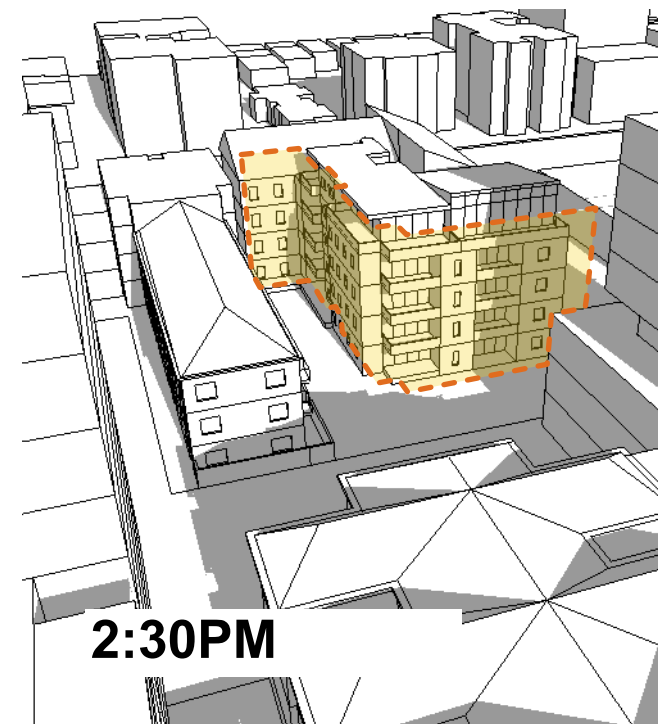
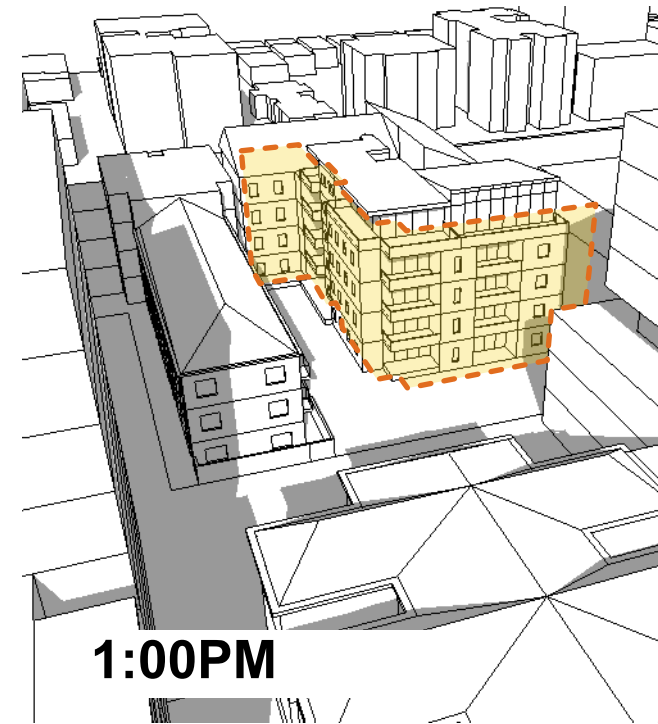
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legend



Highlighted on the diagrams are the building elevations that contain the primary living spaces. The diagrams are at half hour intervals and demonstrate that between 2 and 3 hours of sunlight during the winter months is achievable.

Note that the adjoining residential building is under construction at the time of writing and the diagrams have been based on currently available information.

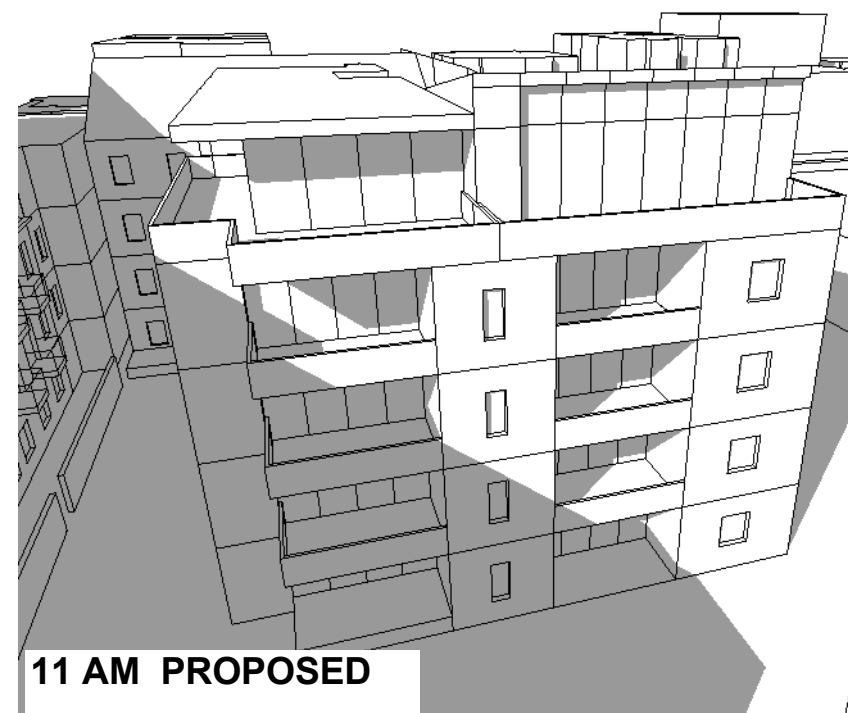
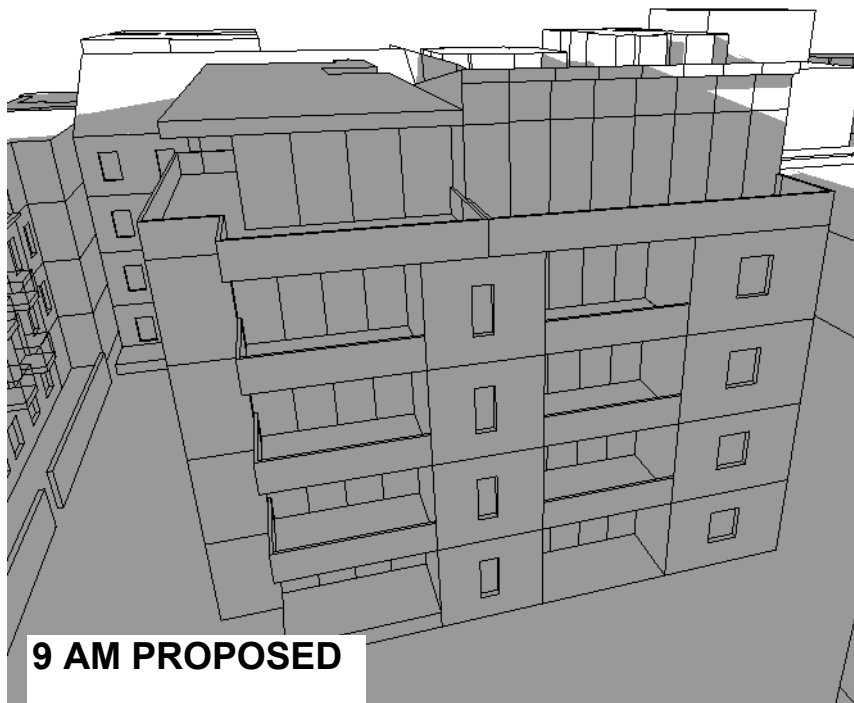




**WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE**  
**NORTH FACADE**

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Architecture  
Urban Design  
Planning  
Interior Architecture



## CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

DATE **JUNE 2012**Prepared for **ROYAL FAR WEST**Drawing **SHADOW STUDIES**

Scale

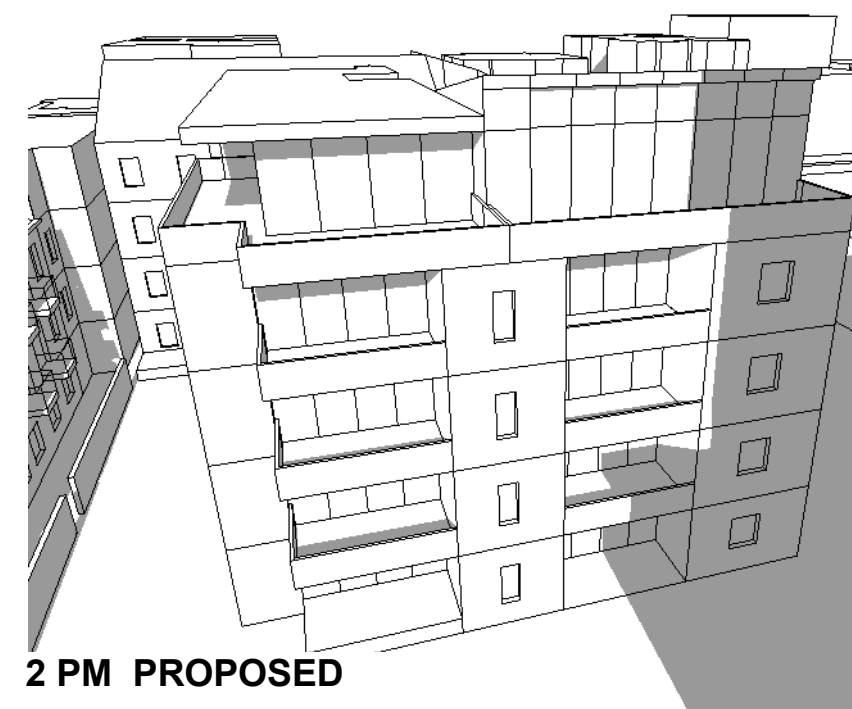
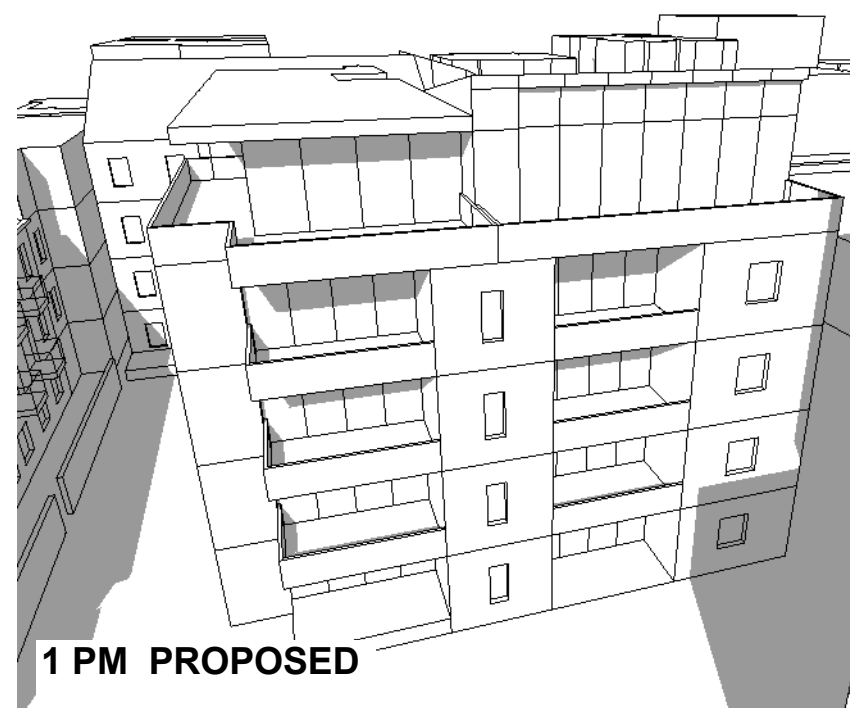
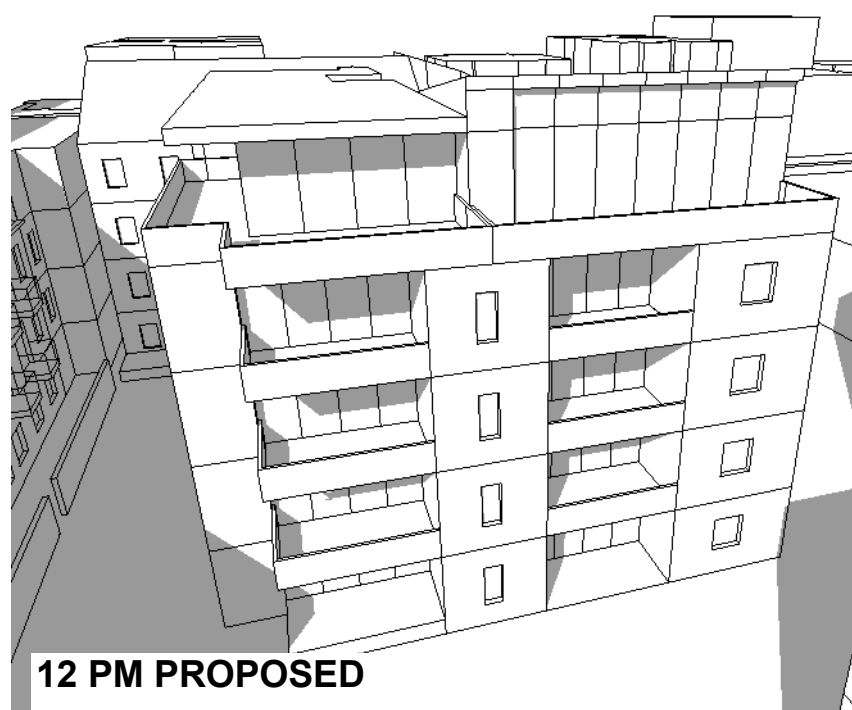
Drawing no  
**CP-38**

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Issue  
**F**

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Architecture  
Urban Design  
Planning  
Interior Architecture



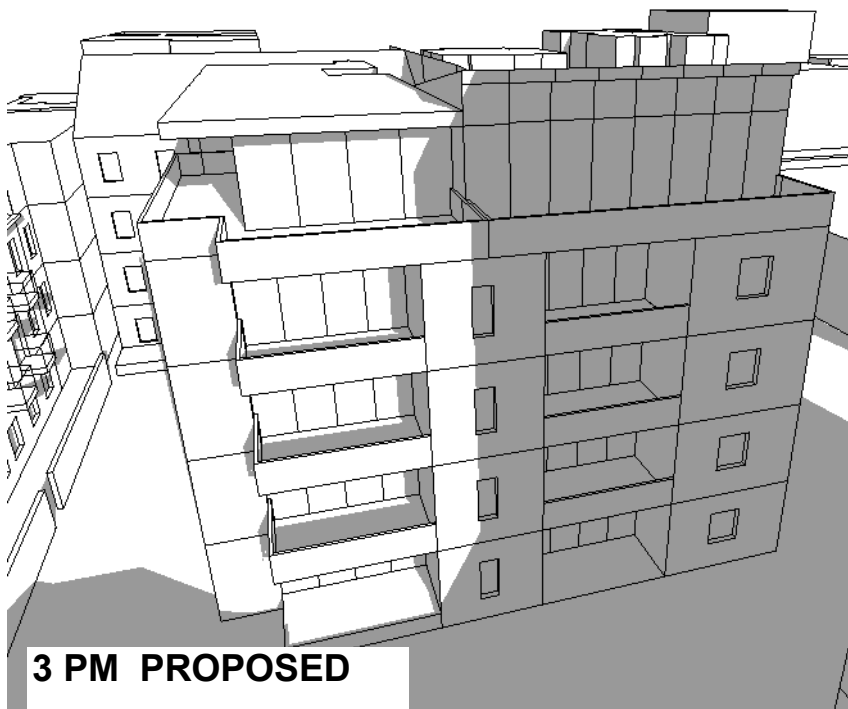
## CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

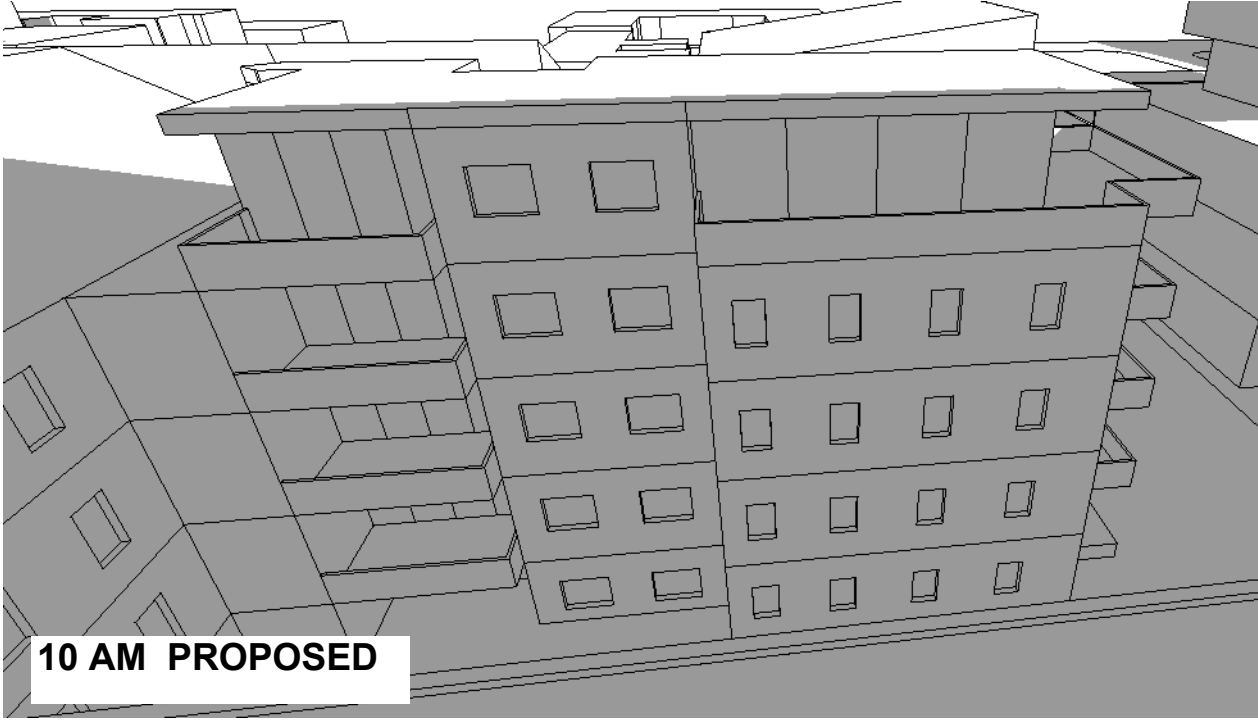
**WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE**  
**NORTH FACADE**

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Architecture  
Urban Design  
Planning  
Interior Architecture



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE  
EAST FACADE





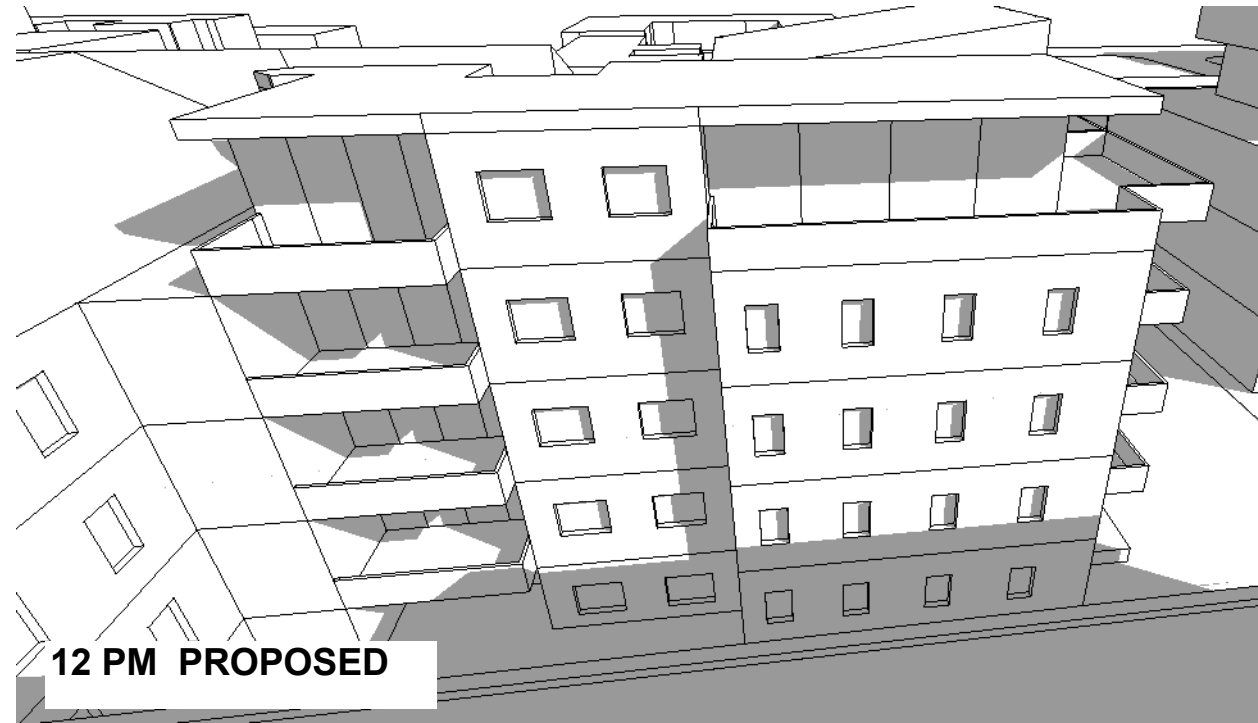
## 11 AM EXISTING



## 12 PM EXISTING



**11 AM PROPOSED**

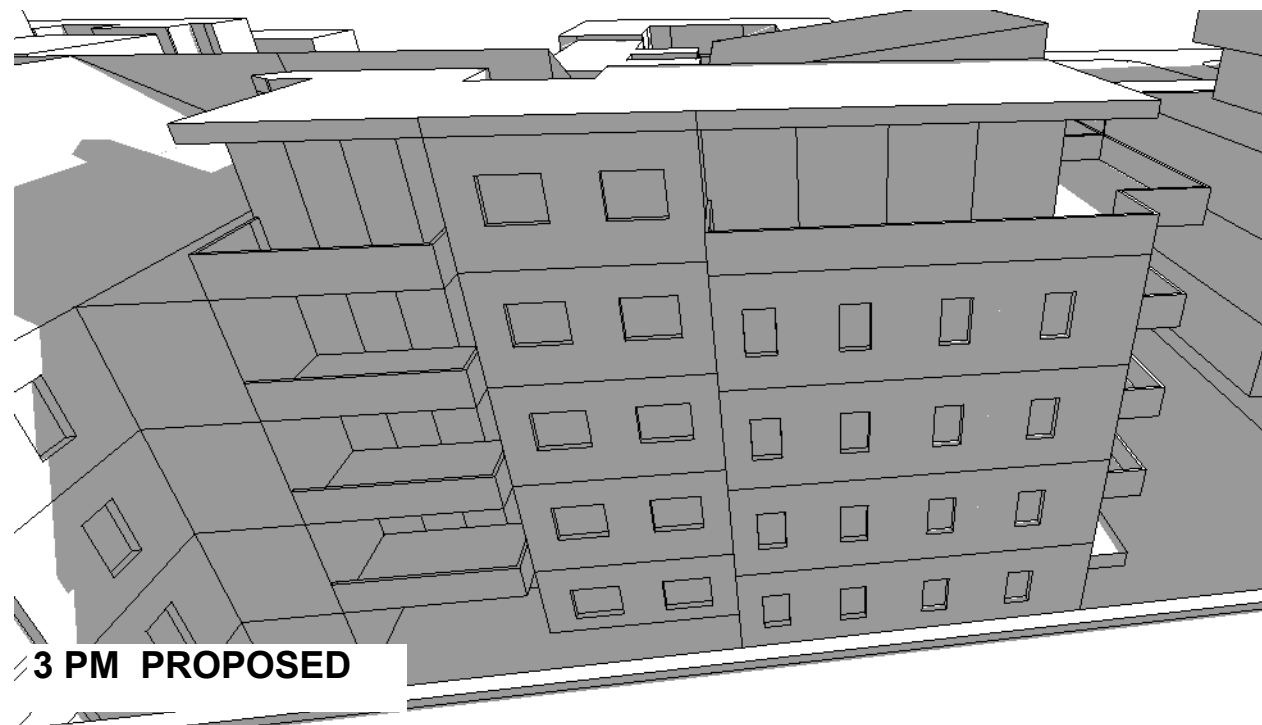


**12 PM PROPOSED**



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**3 PM EXISTING**



**WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (29 VICTORIA PARADE) - 21 JUNE  
NORTH AND WEST FACADE**

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Architecture  
Urban Design  
Planning  
Interior Architecture



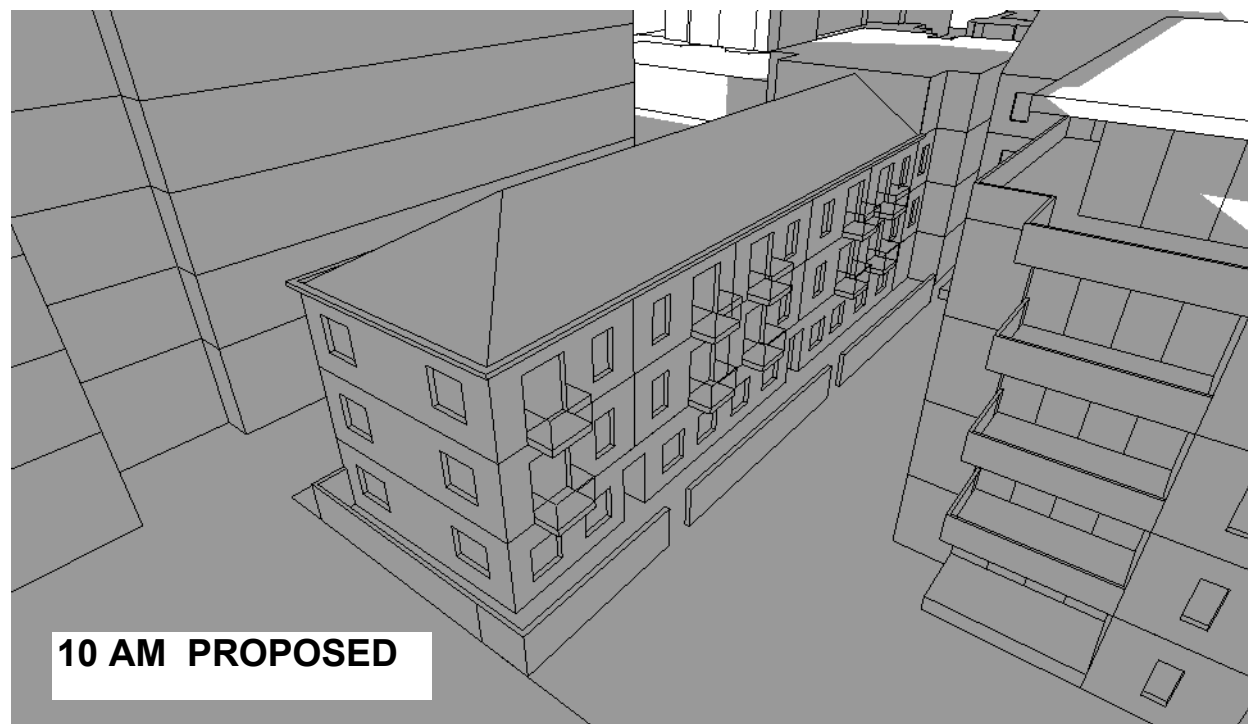
**9 AM EXISTING**



**10 AM EXISTING**



**9 AM PROPOSED**



**10 AM PROPOSED**

## CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

DATE **JUNE 2012**Prepared for **ROYAL FAR WEST**Drawing **SHADOW STUDIES**

Scale

Drawing no  
**CP-45**

Issue  
**F**



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## 11 AM EXISTING

**12 PM EXISTING**

**11 AM PROPOSED**

**12 PM PROPOSED**

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

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## 1 PM EXISTING

## 2 PM EXISTING

**1 PM PROPOSED**

**2 PM PROPOSED**

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

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### 3 PM EXISTING

**3 PM PROPOSED**

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

