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NOT INCLUDED IN THIS ISSUE



legend

- Existing heritage item to retain
- Existing building to be demolished
- Existing Soft Landscaping

Site boundary

AHD levels as indicated

- A EXISTING 5 STOREY ROYAL FAR WEST ACCOMODATION BUILDING 'ELSIE HILL'
- B EXISTING 3 STOREY ROYAL FAR WEST HERITAGE BUILDING 'DRUMMOND HOUSE'
- C EXISTING 3 STOREY ROYAL FAR WEST SCHOOL BUILDING
- D EXISTING 4 STOREY ROYAL FAR WEST ADMIN AND CLINICAL BUILDING
- E EXISTING 2 STOREY HERITAGE TERRACES (CLINICAL FACILITY)
- F EXISTING 3 STOREY ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION)
- G EXISTING 4 STOREY ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION)

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

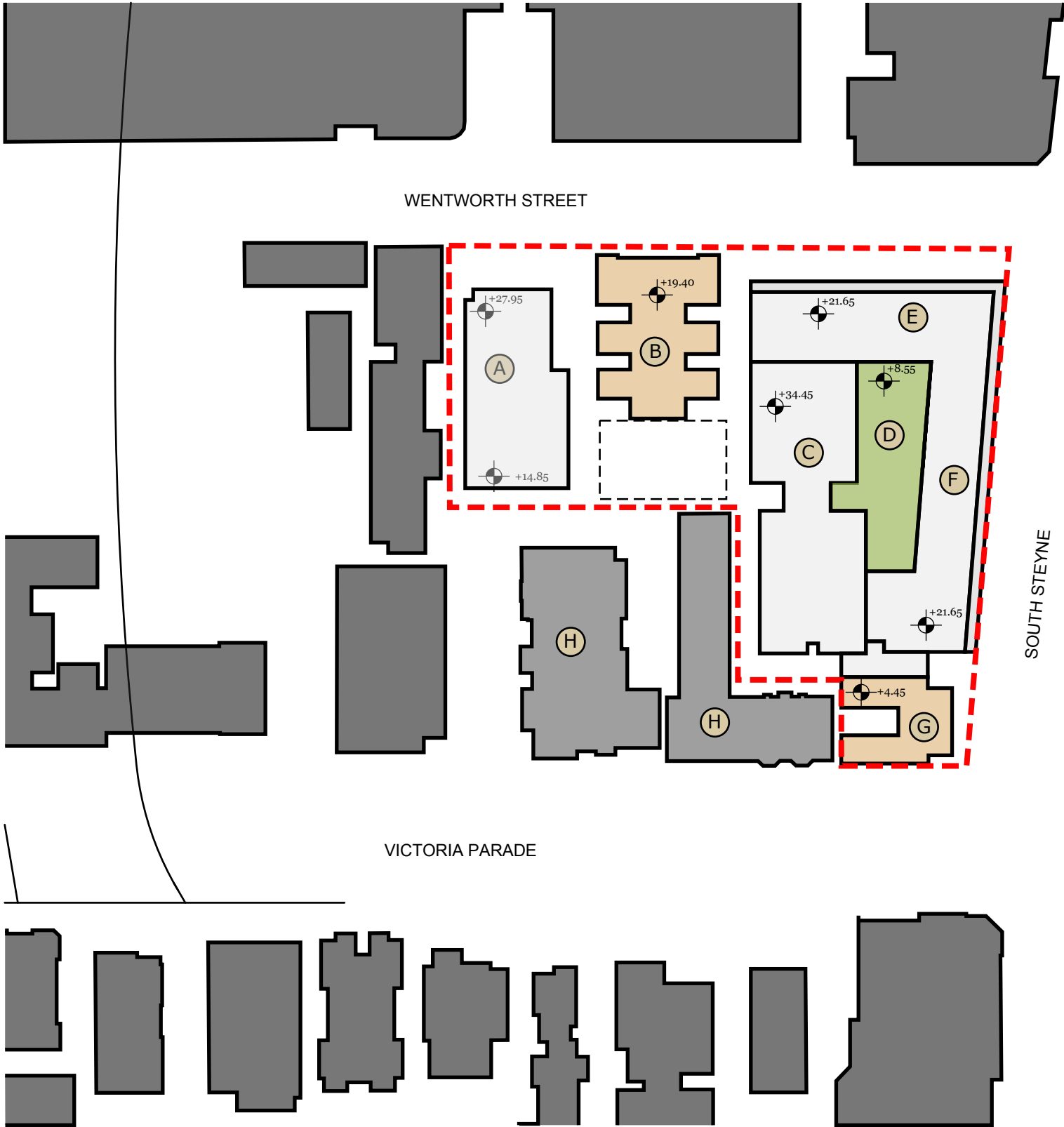


ANALYSIS LEGEND

- 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

- EXISTING RFW ACCOMODATION BUILDING 'ELSIE HILL'
- EXISTING RFW HERITAGE BUILDING 'DRUMMOND HOUSE'
- EXISTING RFW SCHOOL BUILDING
- EXISTING RFW ADMIN AND CLINICAL BUILDING
- EXISTING HERITAGE HOUSE (CLINICAL FACILITY)
- EXISTING ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION)
- EXISTING ADJOINING RESIDENTIAL FLAT BUILDING (UNDER CONSTRUCTION)
- EXISTING 'MANLY COMMUNITY CENTRE' BUILDING
- EXISTING 'MIXED USE' RETAIL AND RESIDENTIAL BUILDING
- EXISTING 'MIXED USE' RETAIL AND RESIDENTIAL BUILDING
- EXISTING 'MIXED USE' RETAIL AND RESIDENTIAL BUILDING





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

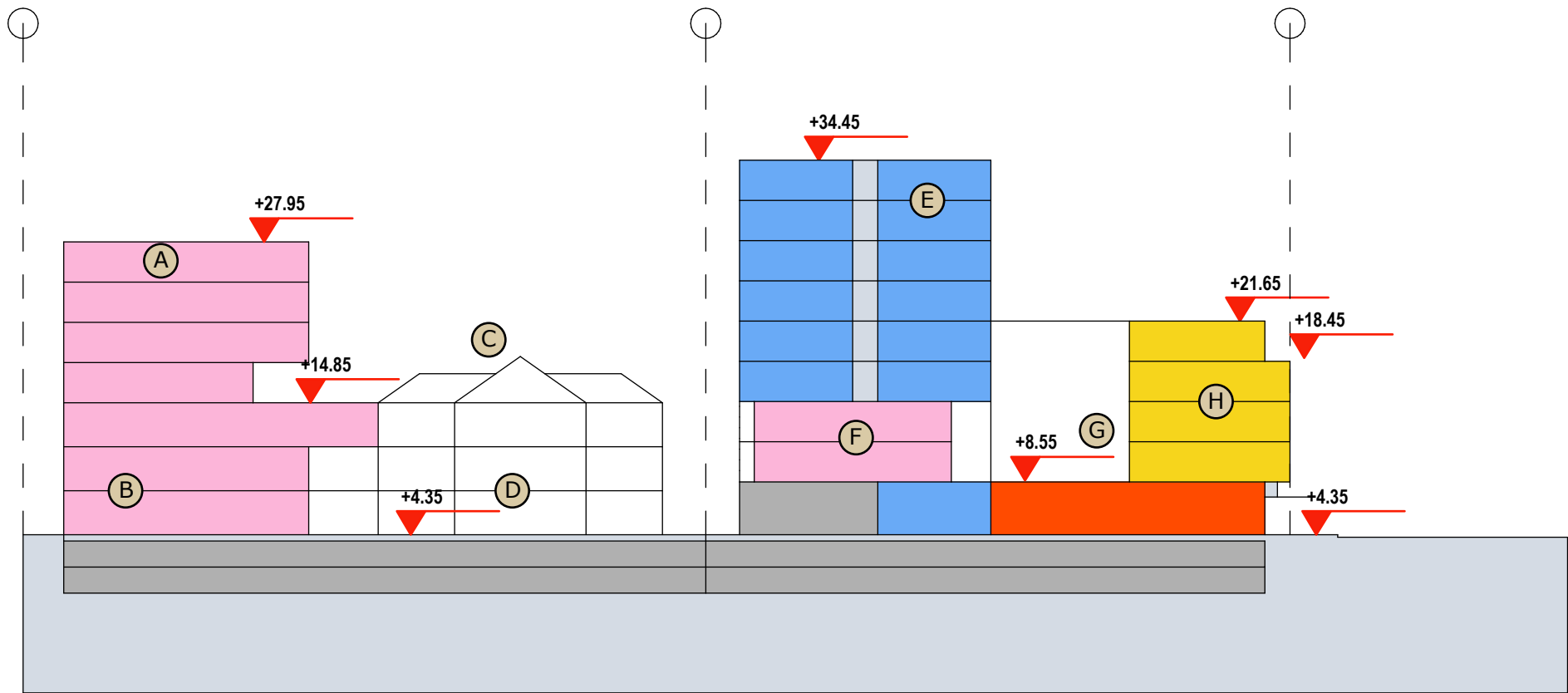


ANALYSIS LEGEND

- 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
- GROUND FLOOR RETAIL OR F&B USE
- HOTEL LOBBY WITH PEDESTRIAN ACCESS FRONTING BEACH
- EXISTING 2 STOREY HERITAGE HOUSE TO BE CONVERTED FROM CLINICAL TO RESIDENTIAL USE
- ADJOINING NEIGHBOURS PRIVATE OPEN SPACE
- RFW CHILDRENS GAMES AREA INCORPORATING INDOOR / OUTDOOR LEARNING FACILITY
- EXISTING HERITAGE BUILDING (DRUMMOND HOUSE) TO REMAIN AND BE INCORPORATED INTO NEW RFW FACILITY
- CURTILAGE TO HERITAGE FACADE MAINTAINED WITH SURROUNDING OPEN LANDSCAPED AREAS
- PROPOSED VEHICULAR DROP OFF AND SERVICE ENTRY
- 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

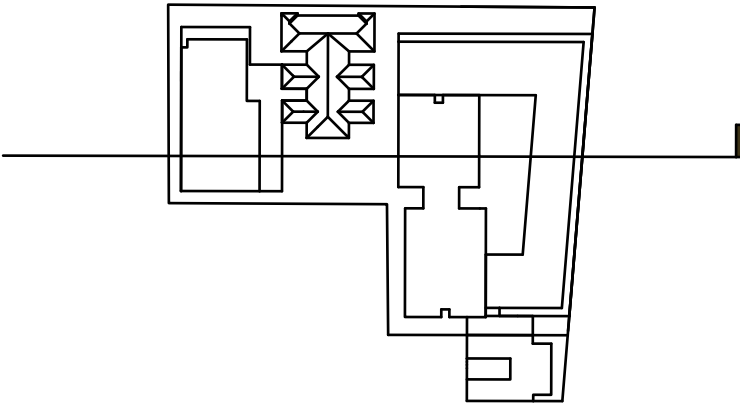
C DRUMMOND HOUSE

D CHILDRENS PLAYGROUND
- E HOTEL BUILDING

F RFW CLINICAL SUITES

G COURTYARD

H RESIDENTIAL BUILDING



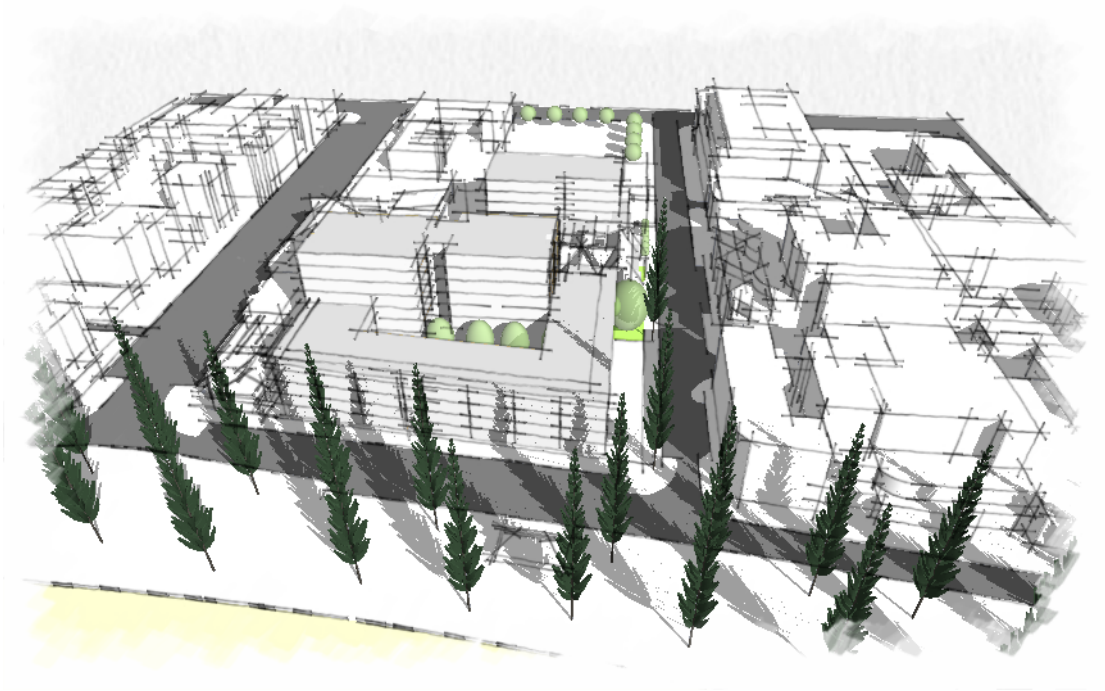
CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

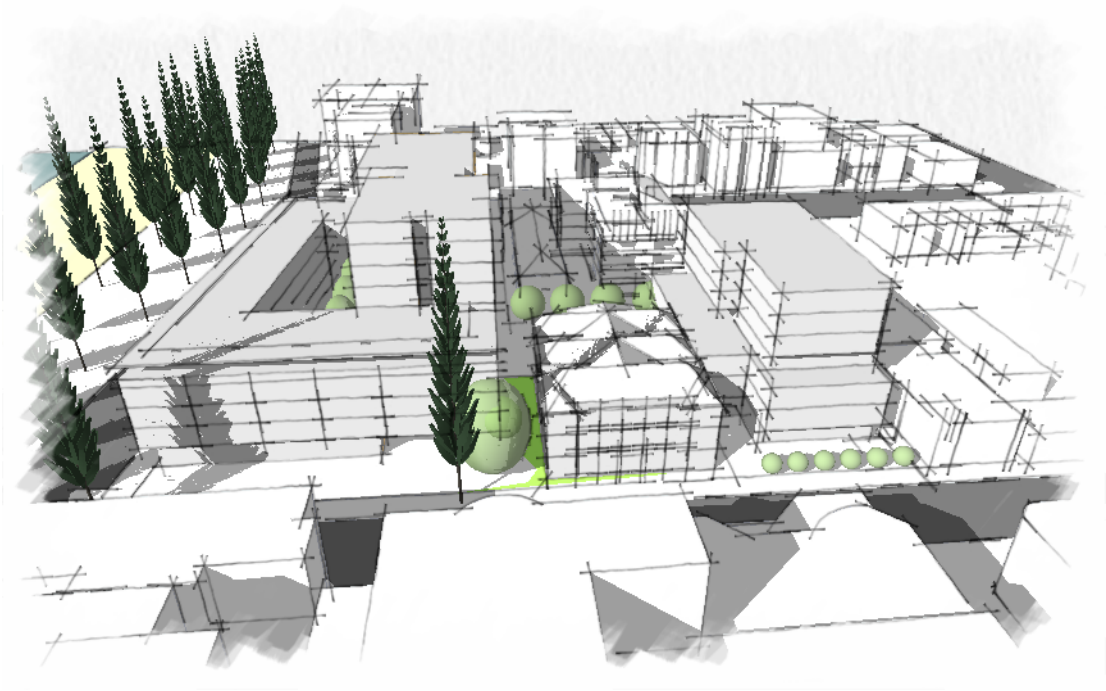


- 1, Existing 4 storey corner building
- 2, Manly beachfront promenade
- 3, Victoria Parade
- 4, Adjoining multi unit residential building. (under construction)
- 5, Many Village Public School
- 6, Rialto Square
- 7, building setback to allow outdoor seating and provide curtilage to Drummond House.

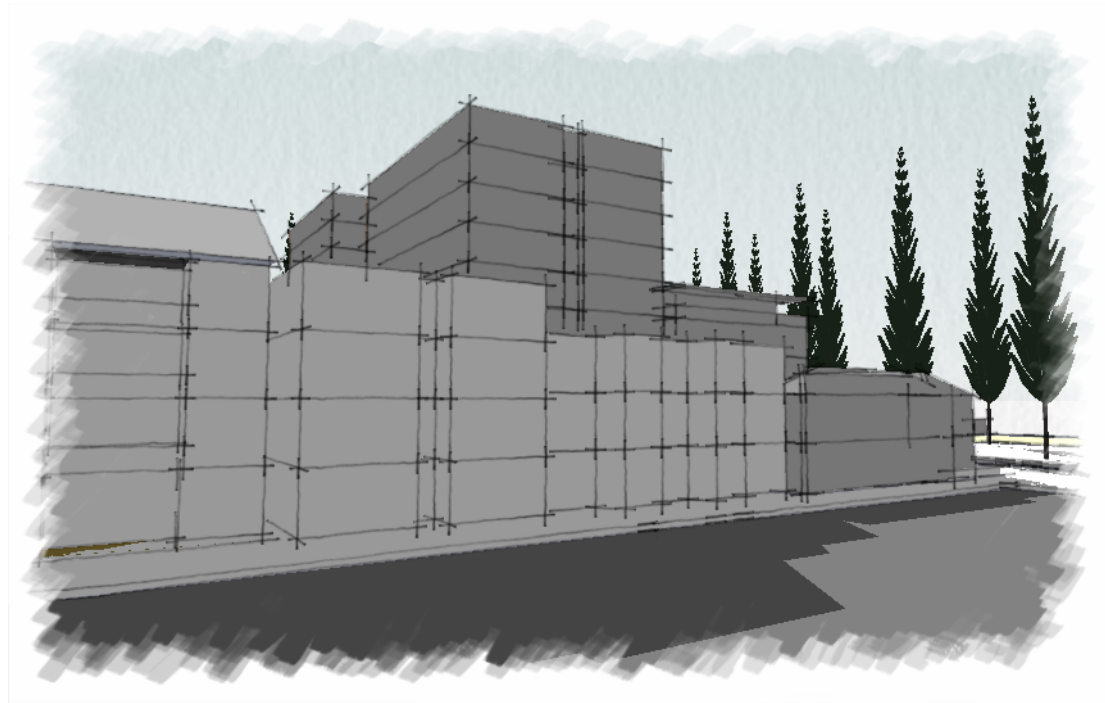




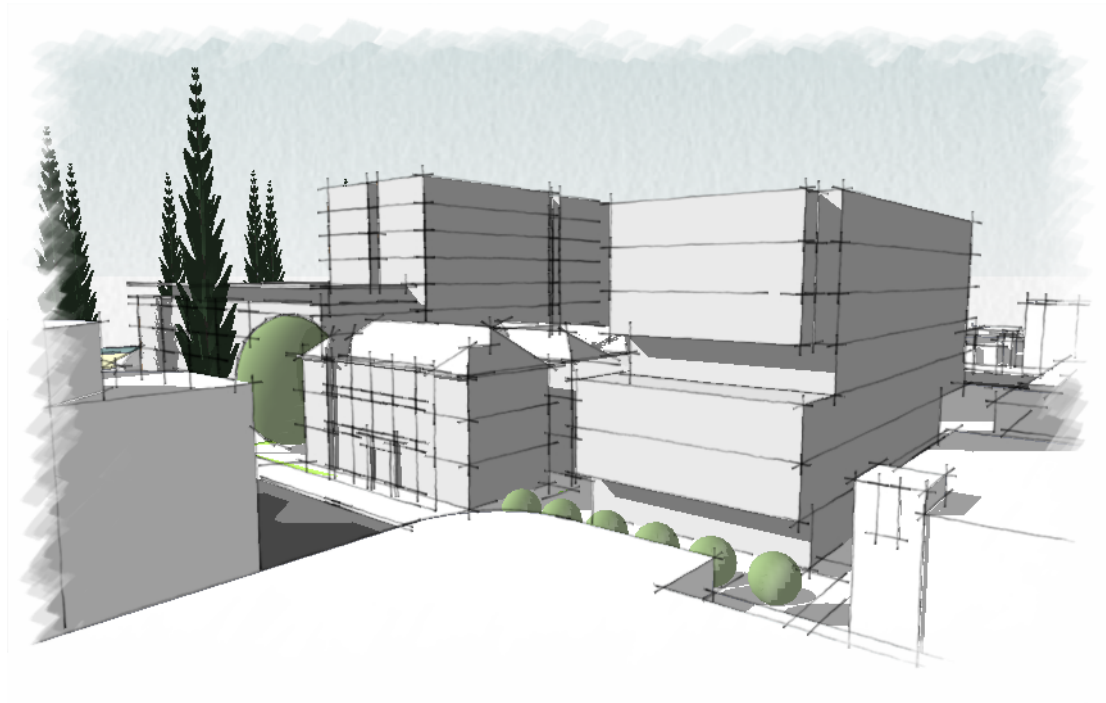
AERIAL VIEW FROM EAST



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH. (VICTORIA PARADE)

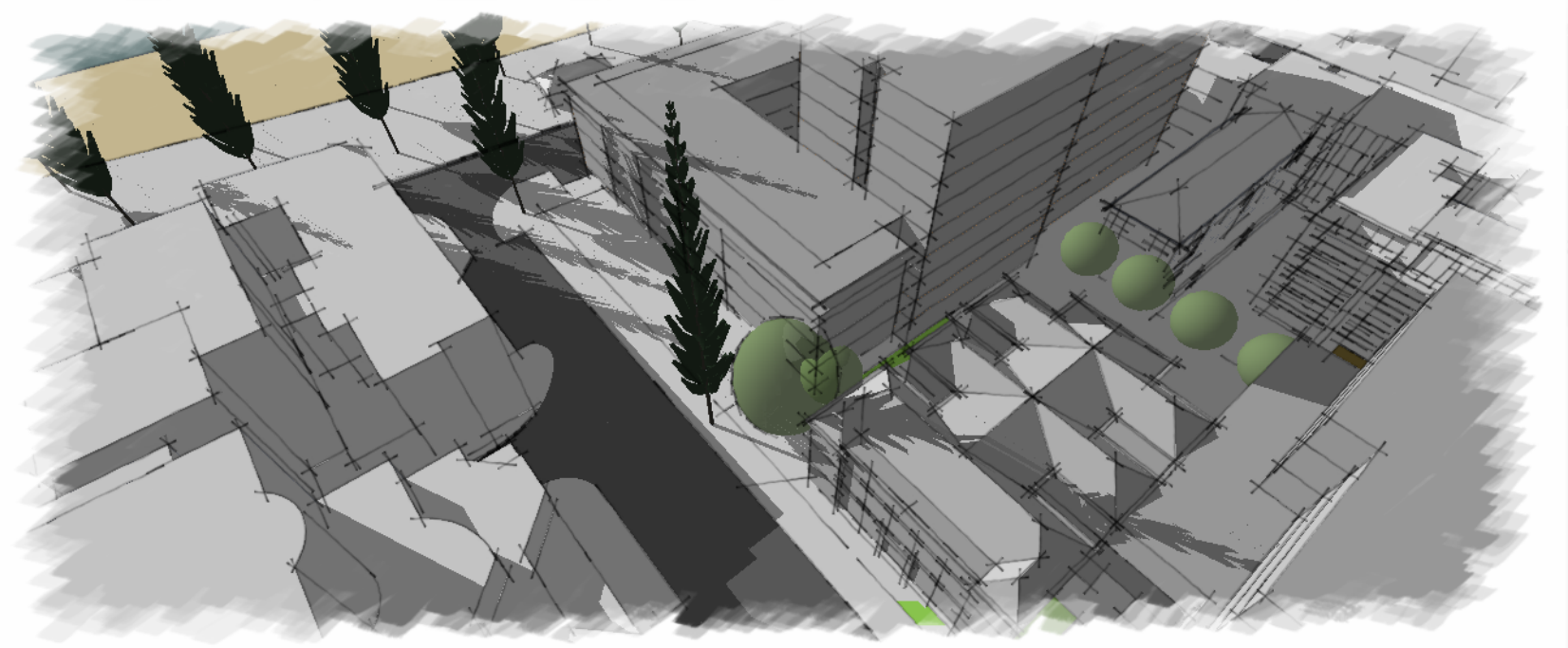


AERIAL VIEW FROM NORTH/WEST





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



BUILT FORM AT CORNER OF SOUTH STEYNE AND  
WENTWORTH STREET

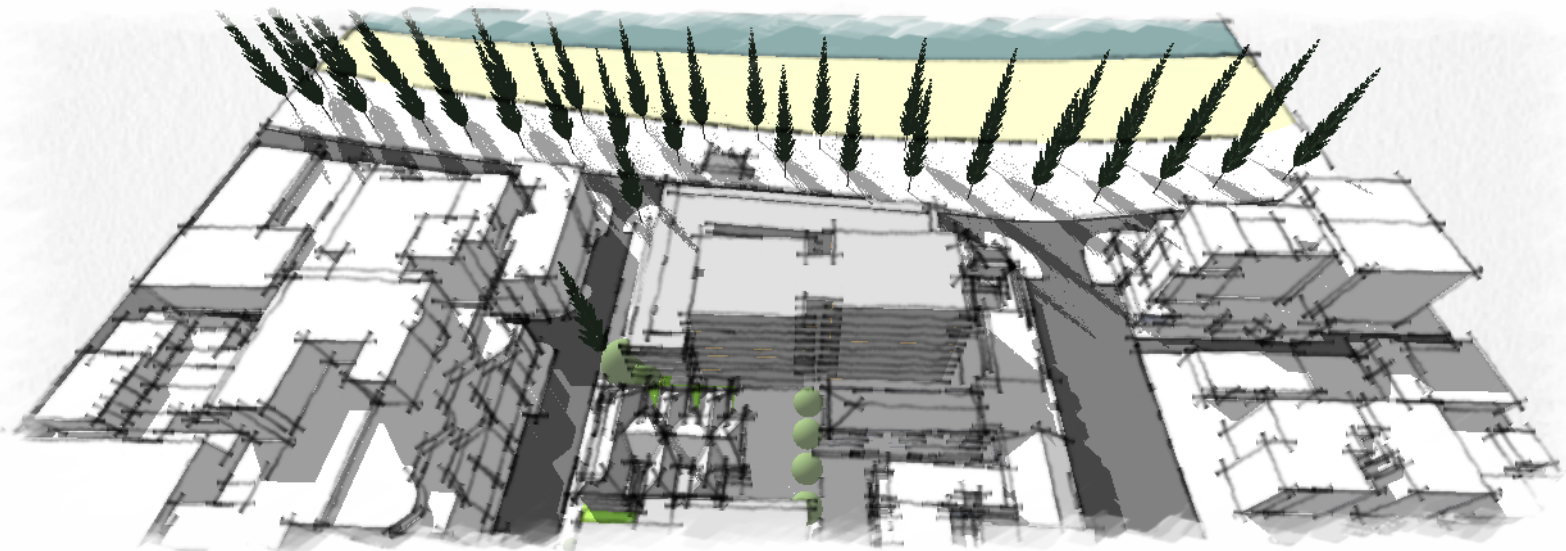


INTERFACE BETWEEN HERITAGE TERRACES AND NEW  
RESIDENTIAL BUILDING ALONG SOUTH STEYNE

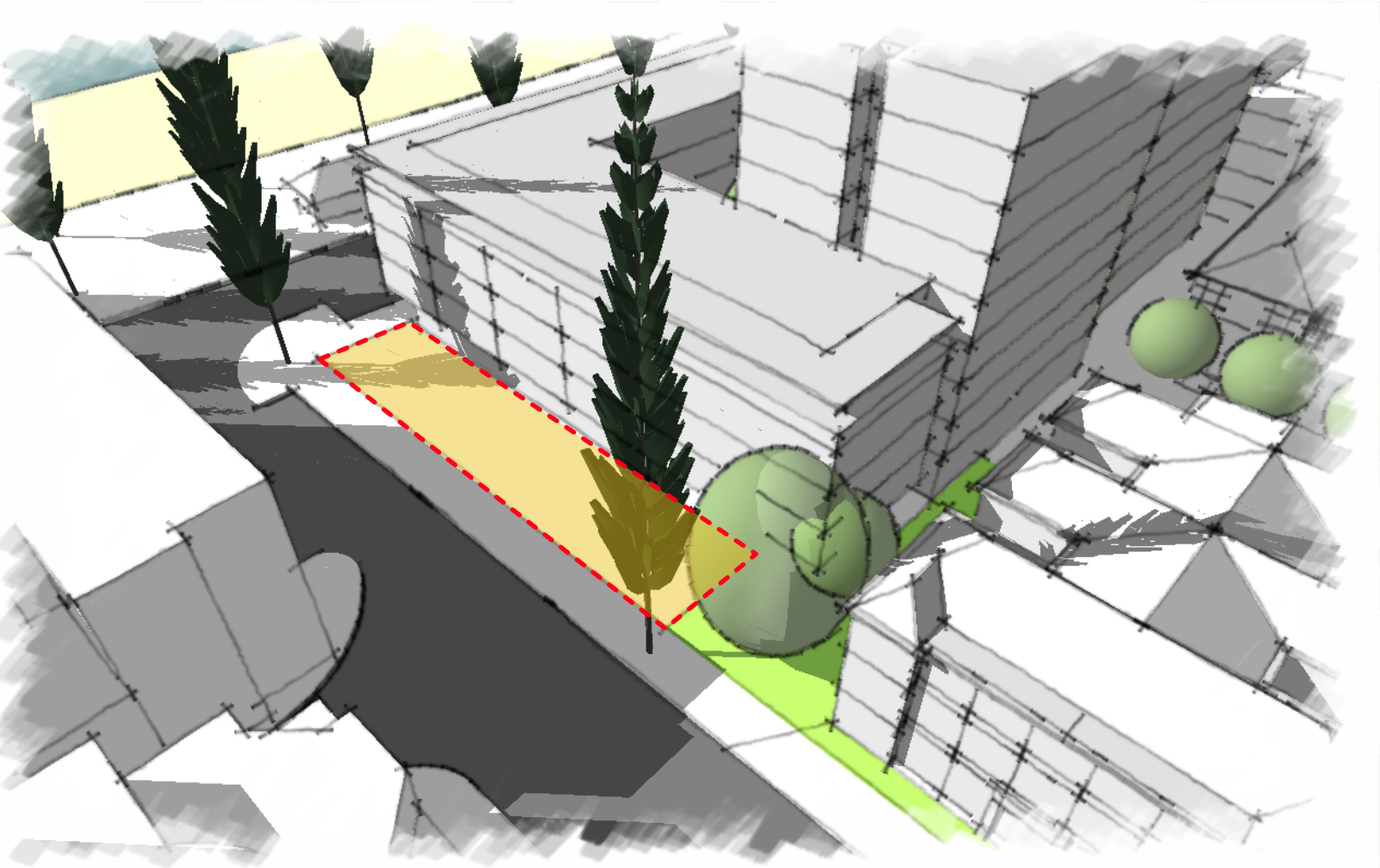
**CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW**

**REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT**

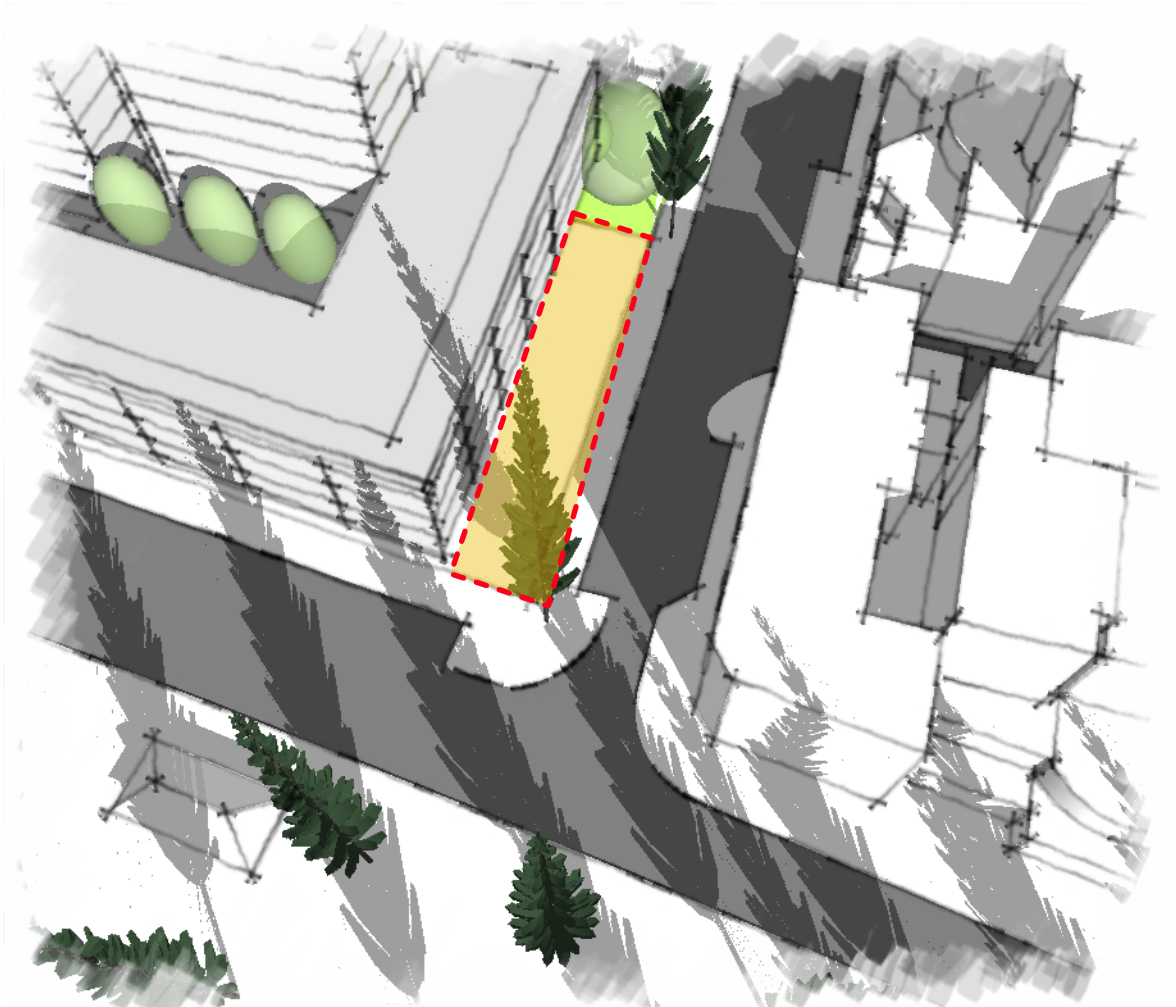




DENOTES LOCATION OF NEW OUTDOOR SEATING AT CORNER OF SOUTH STEYNE AND WENTWORTH STREET



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



CORNER OF SOUTH STEYNE AND WENTWORTH STREET

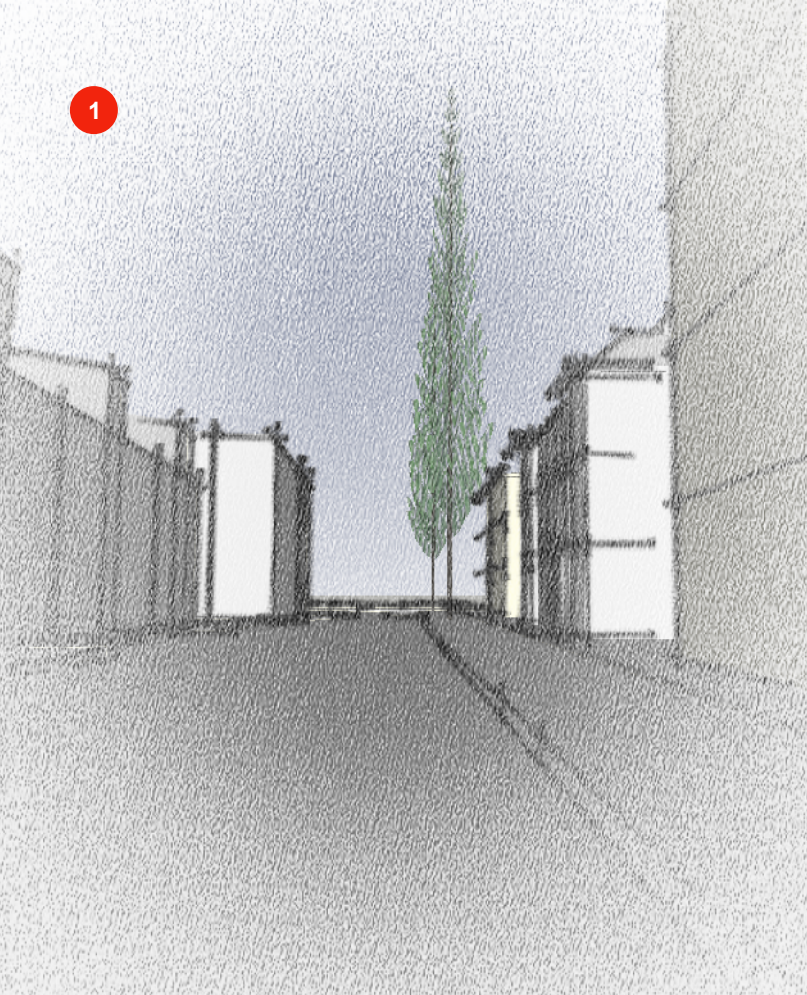
**CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW**

**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.

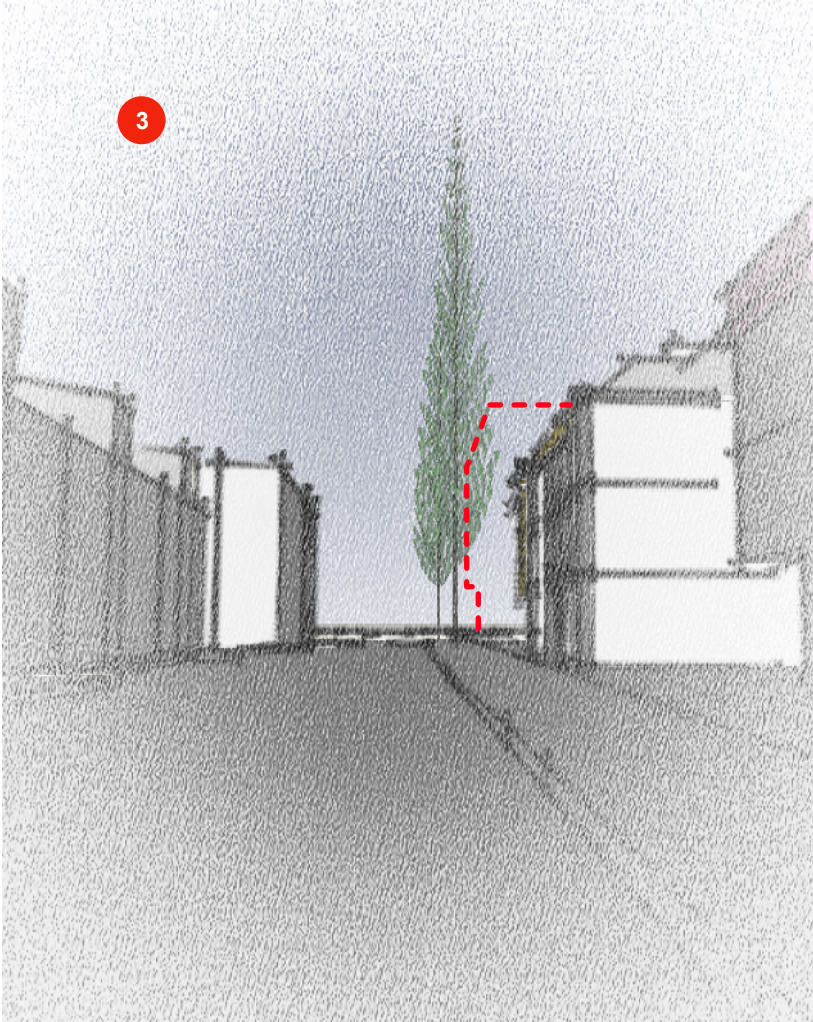
----- DENOTES OUTLINE OF PREVIOUS CONCEPT PLAN ENVELOPE



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



legend

surrounding built form

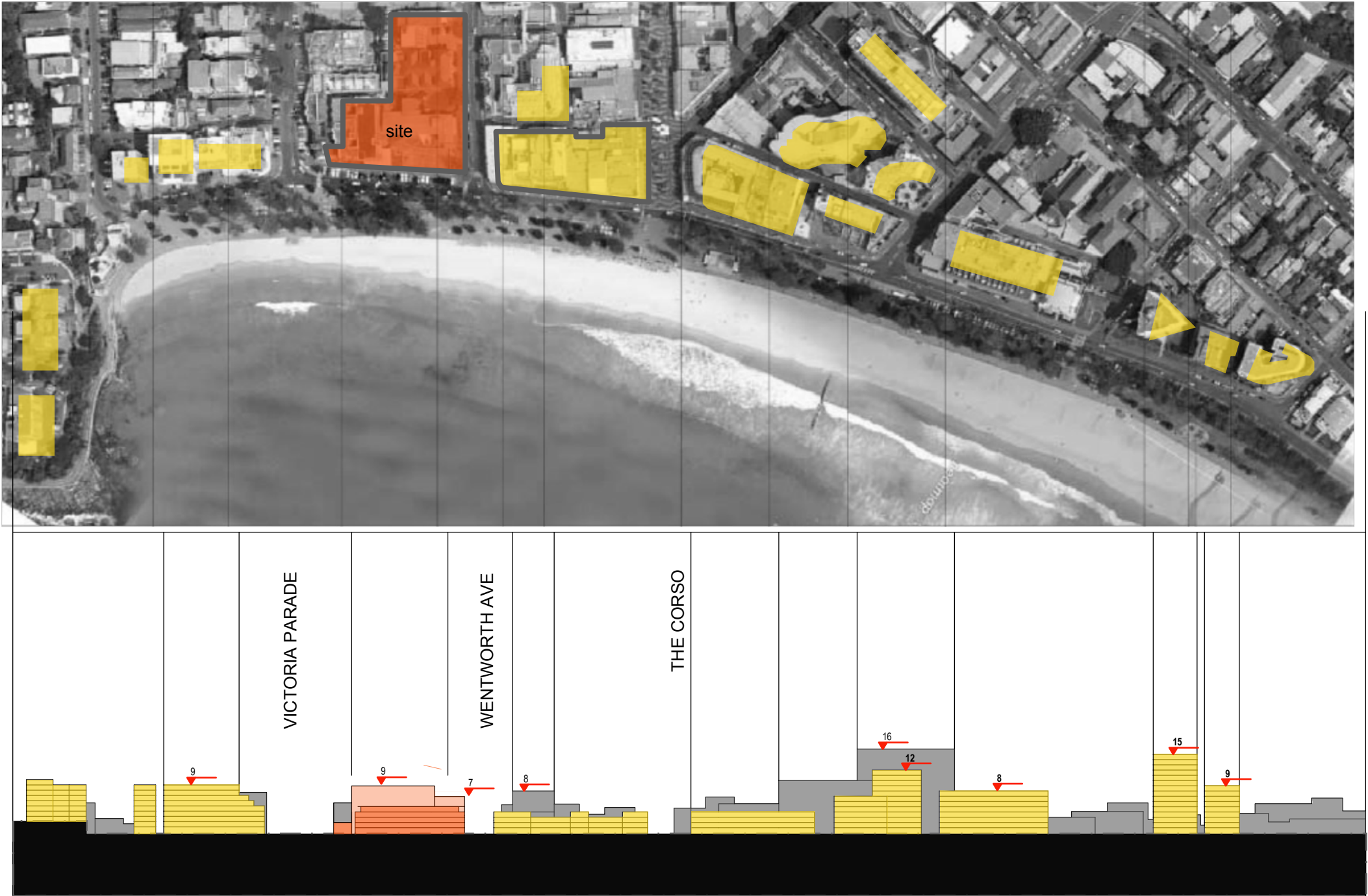
site

indicative height ( floors)

beachfront buildings

buildings behind

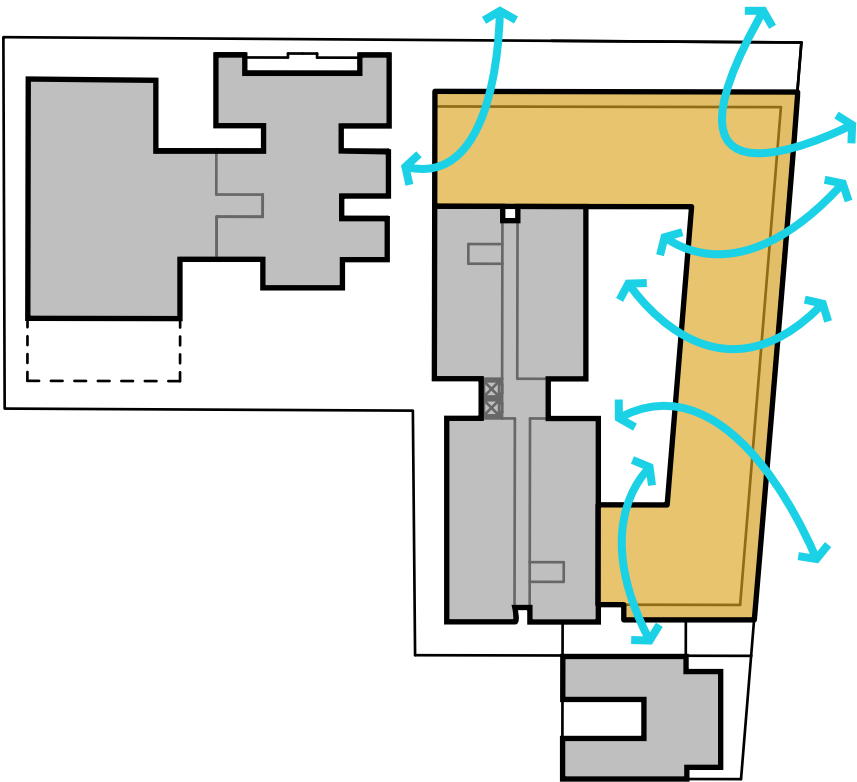
**CONTEXTUAL HEIGHTS DIAGRAM:**  
This diagram seeks to illustrate the relationship of heights of the proposed built form and the heights of the existing surrounding building. Emphasis is on the beachfront buildings, significant buildings located in steets behind are also considered.



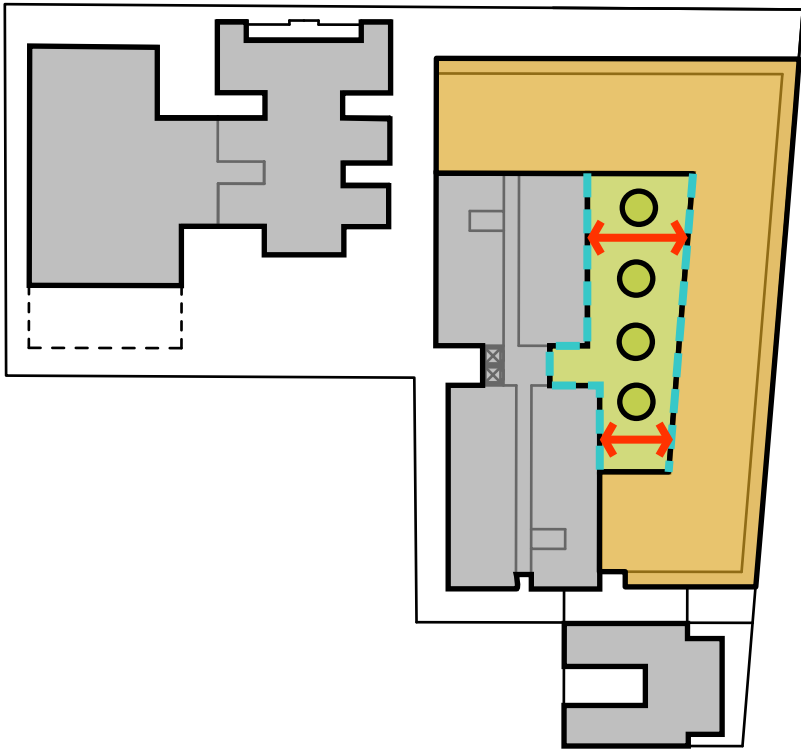
BEACHFRONT ELEVATION VIEW FROM EAST.

SEPP 65:

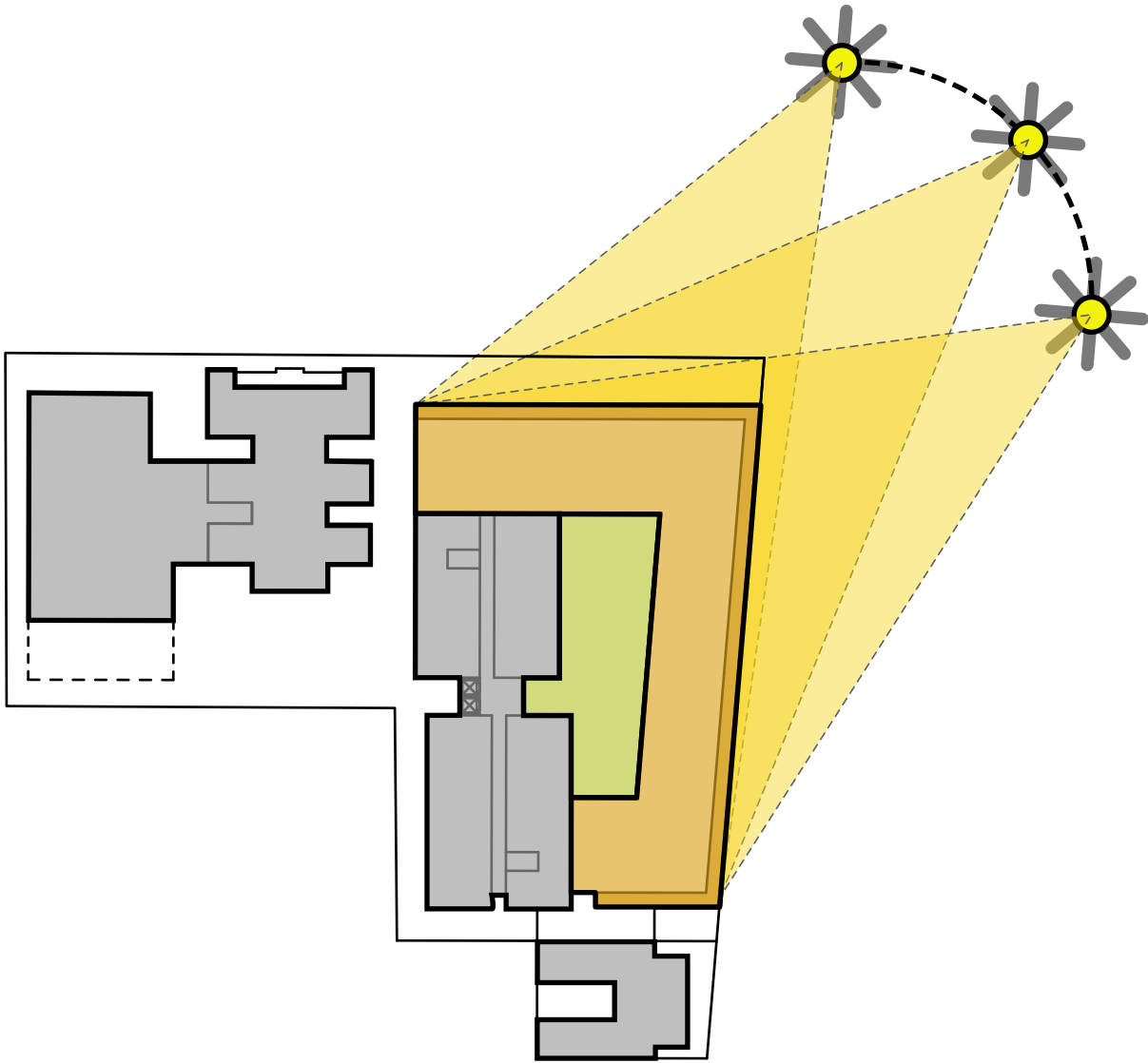
The diagrams below illustrate some of the core sepp 65 principles that have been addressed at this 'concept plan' stage. Refer to the attached Sepp 65 compliance checklist



**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	...	661
level 1	...	1300	470	200	540	450	696
level 2	...	1300	470	...	540	450	958
level 3	...	1300	1020	...	...	...	549
level 4	...	1200	1020	...	...	...	679
level 5	...	...	1020	...	...	...	679
level 6	...	...	1020	...	...	...	679
level 7	...	...	1020	...	...	...	...
level 8	...	...	1020	...	...	...	...

ground	1315	...	945	250	540	...	661
level 1	...	1300	470	200	540	450	696
level 2	...	1300	470	...	540	450	958
level 3	...	1300	1020	...	...	...	549
level 4	...	1200	1020	...	...	...	679
level 5	...	...	1020	...	...	...	679
level 6	...	...	1020	...	...	...	679
level 7	...	...	1020	...	...	...	...
level 8	...	...	1020	...	...	...	...

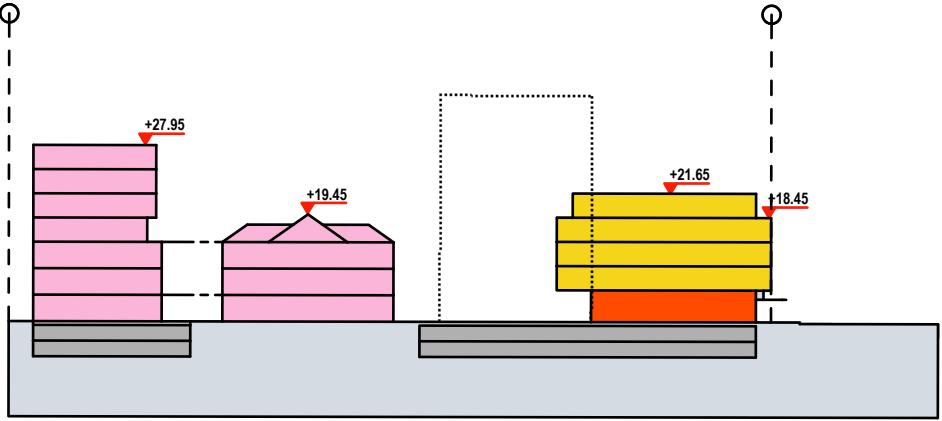
totals	1315	5100	8005	450	1620	900	4900
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TOTAL GFA	22290
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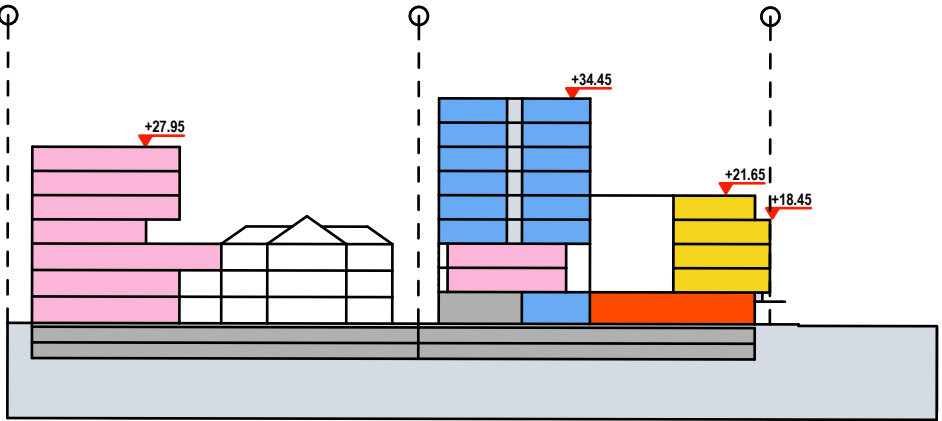
SITE AREA	6950
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FSR	3.2 :1
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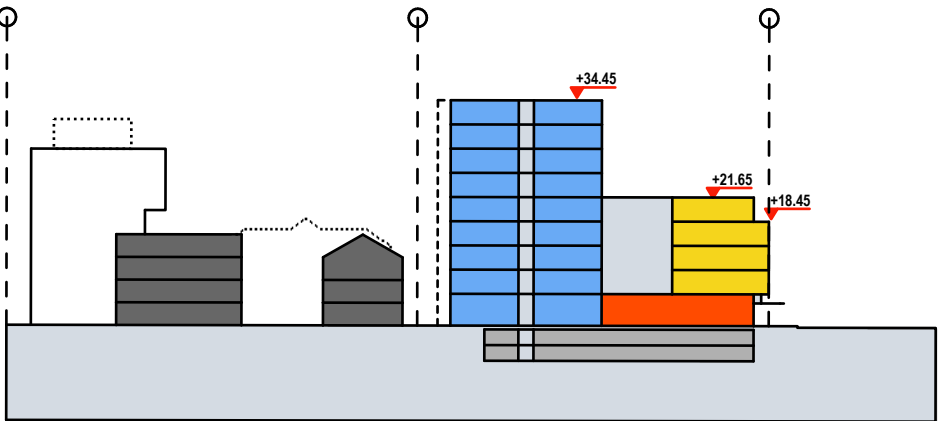
approx room/unit numbers	
hotel	165
res	46



SECTION C



SECTION B

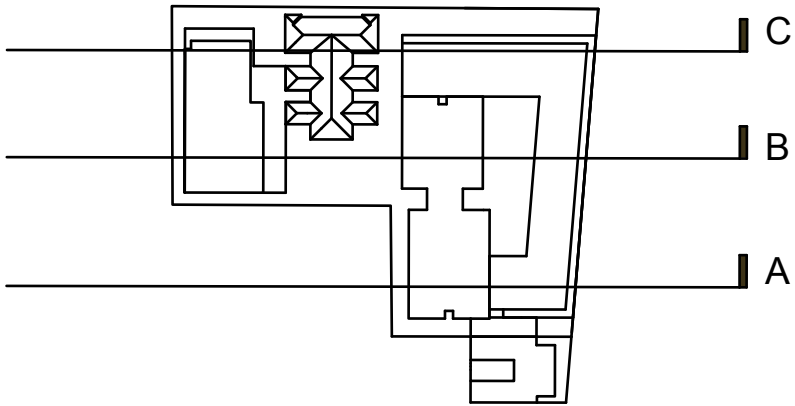


SECTION A

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

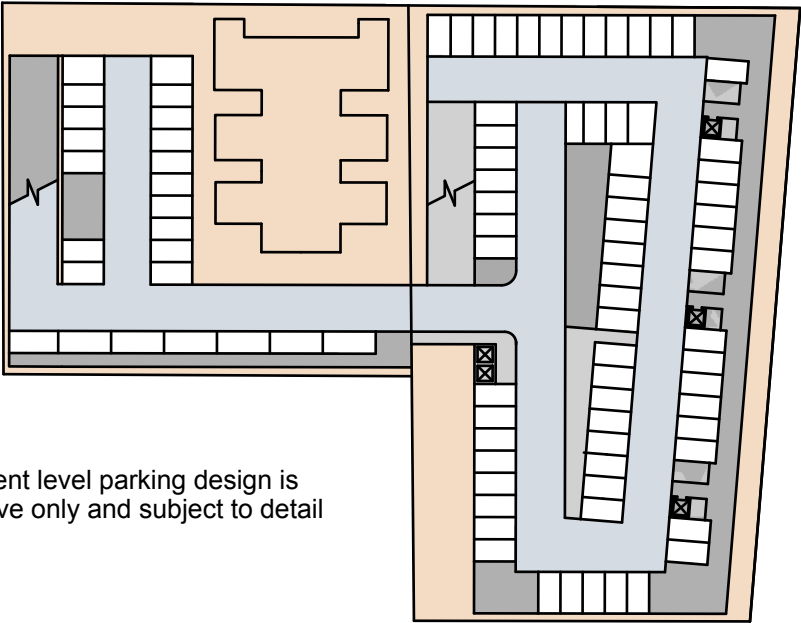


SECTION KEY

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

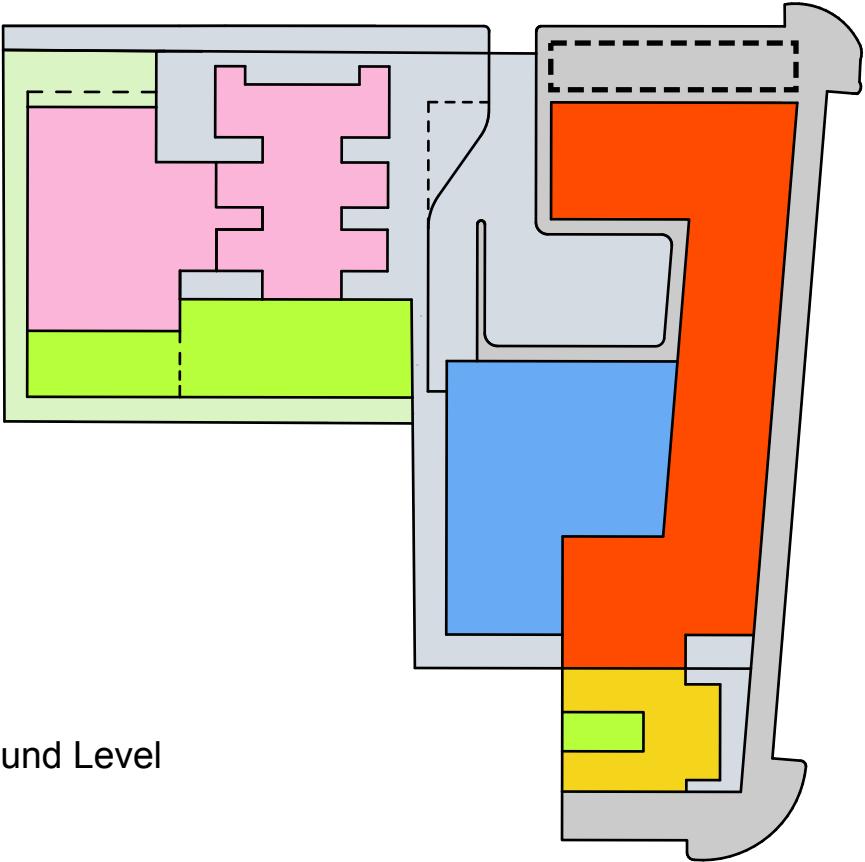
legend

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

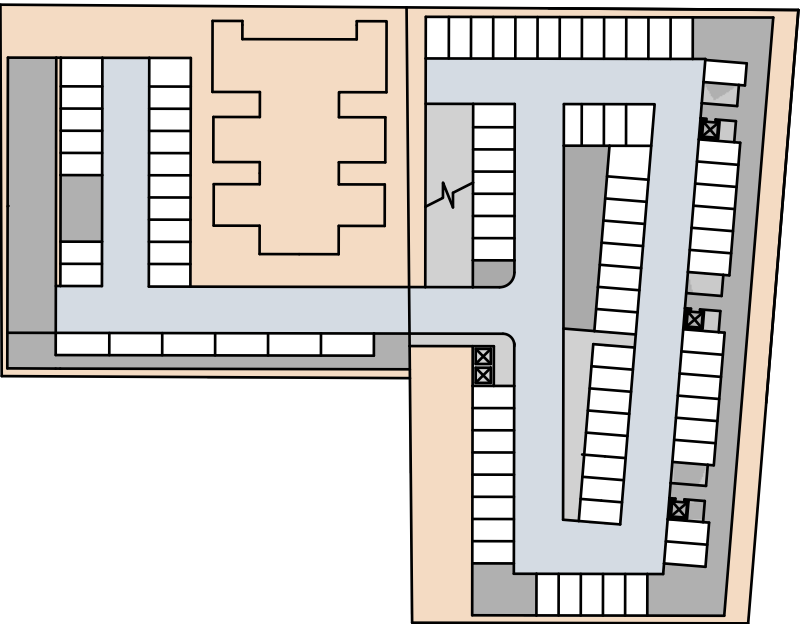


NOTE:  
basement level parking design is  
indicative only and subject to detail  
design

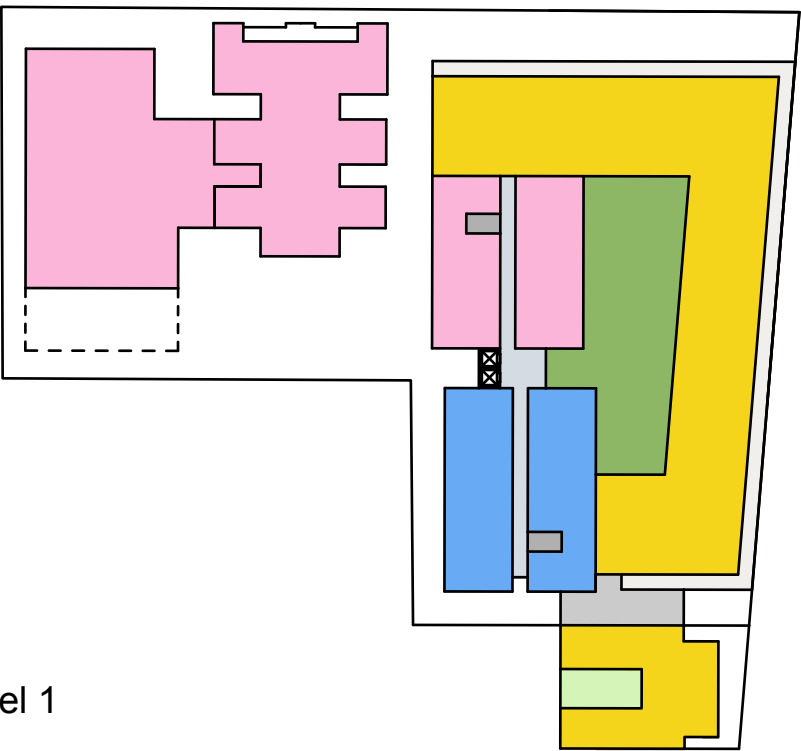
Level B2



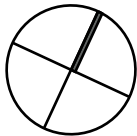
Ground Level



Level B1

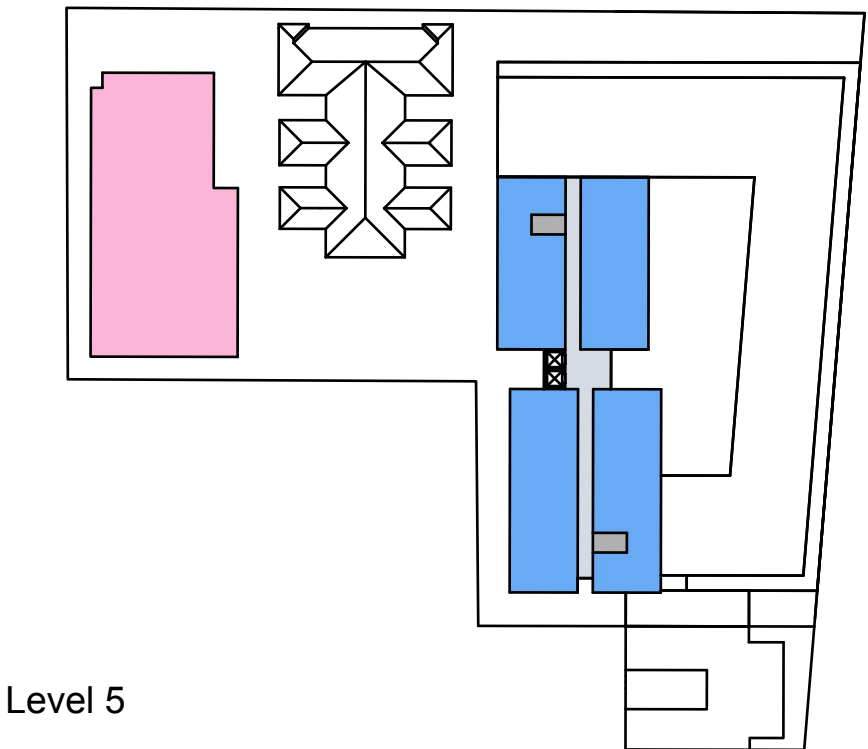
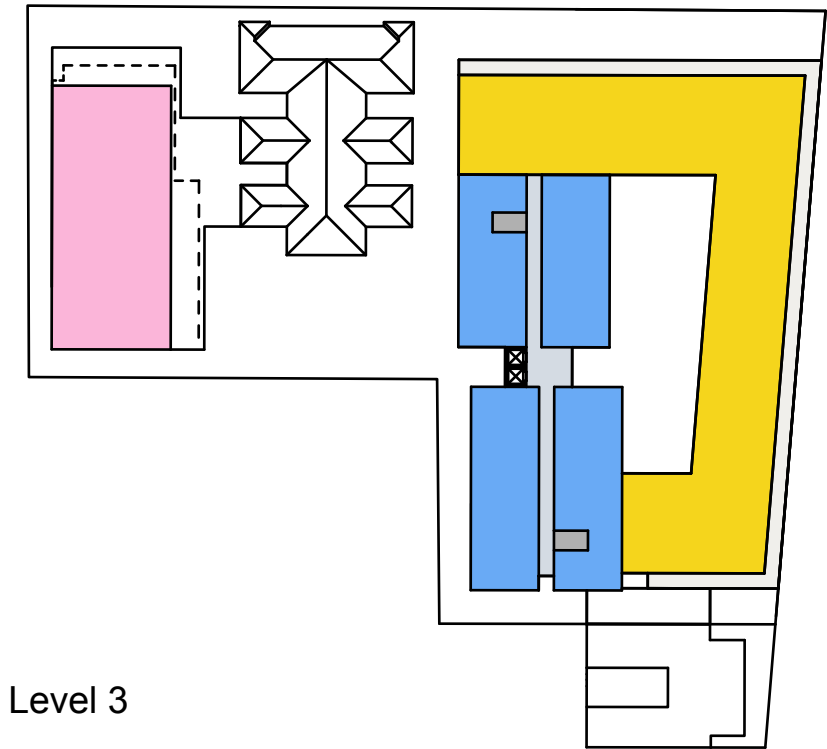
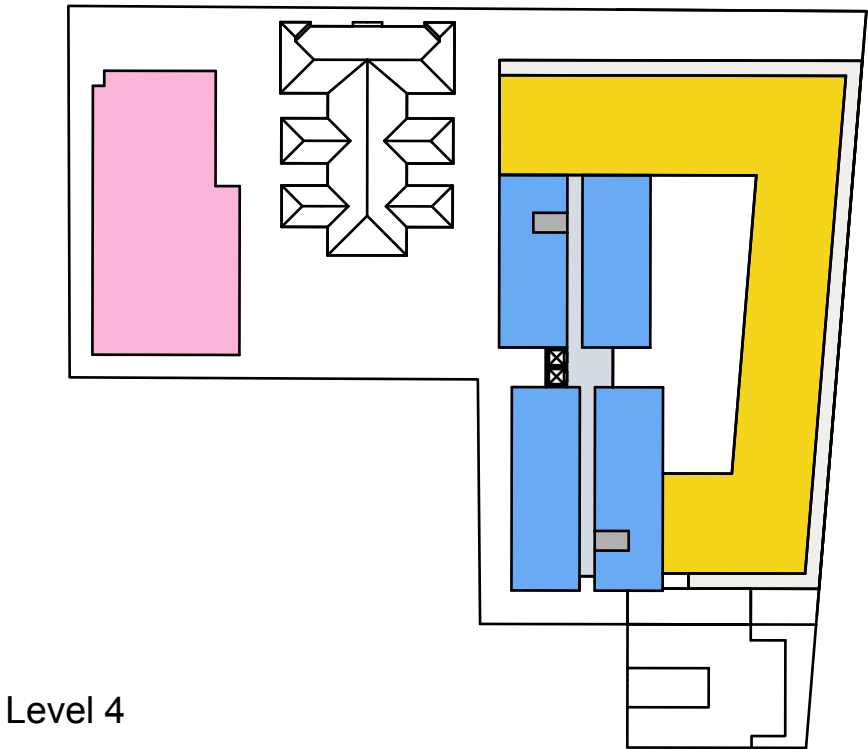
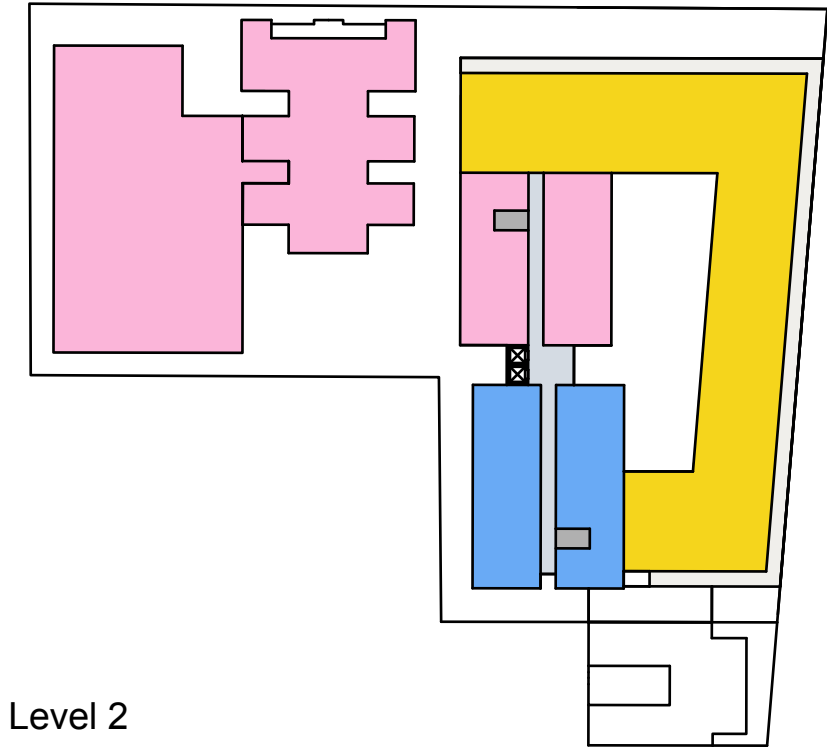


Level 1



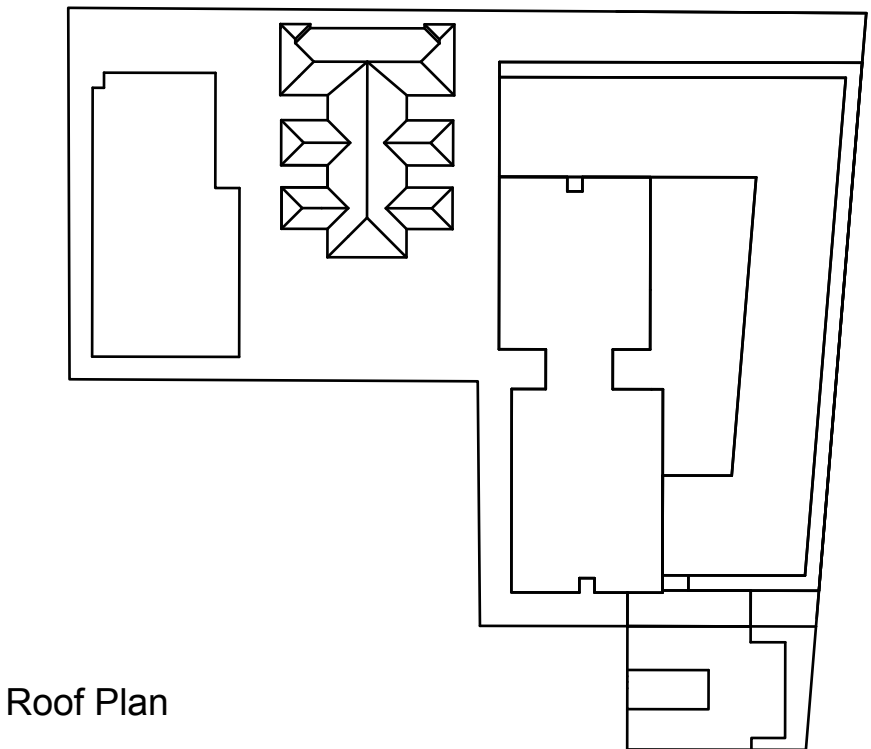
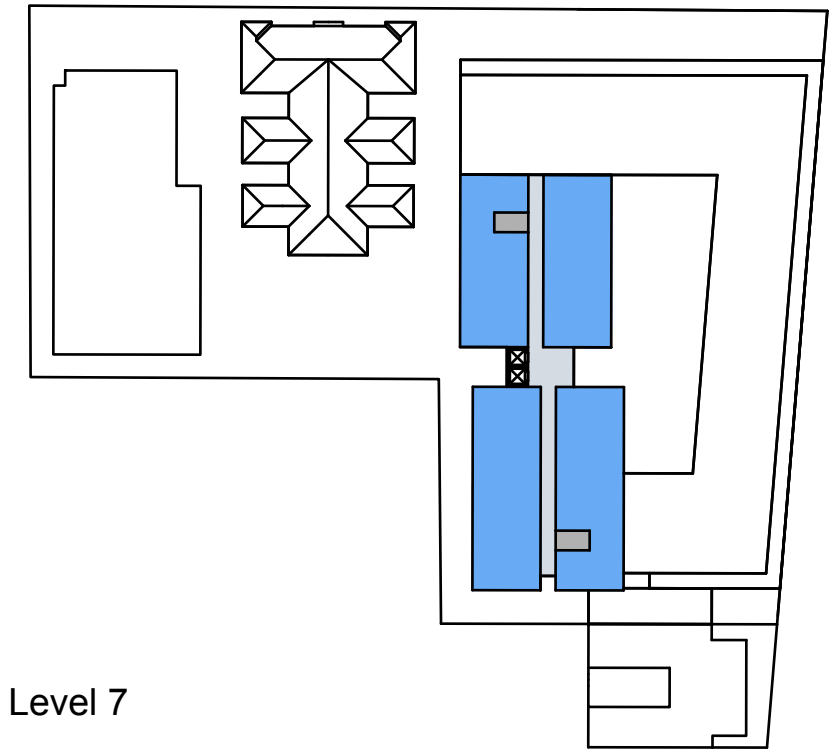
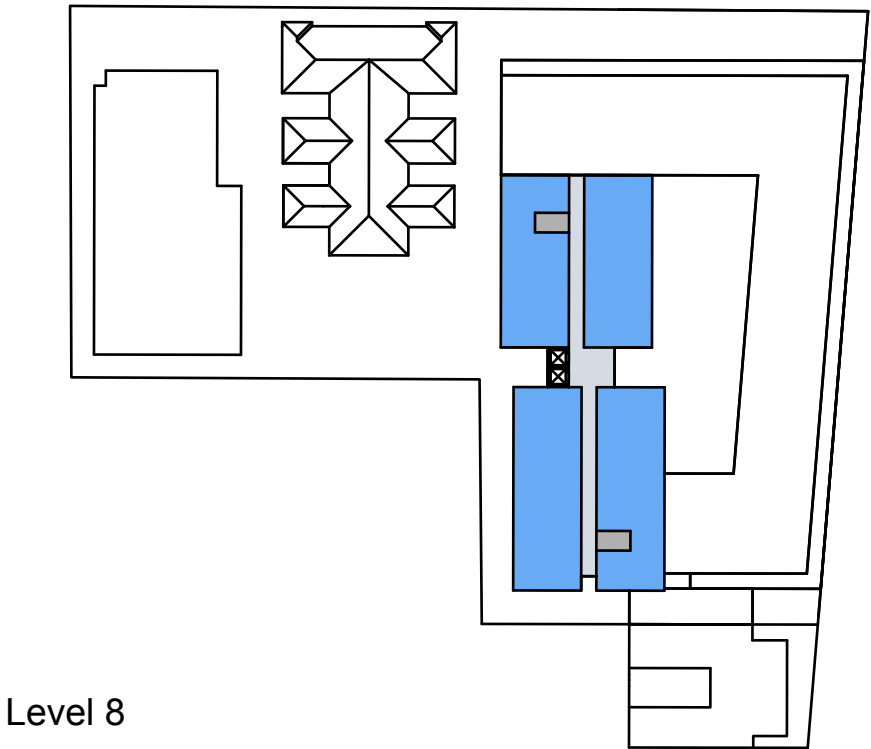
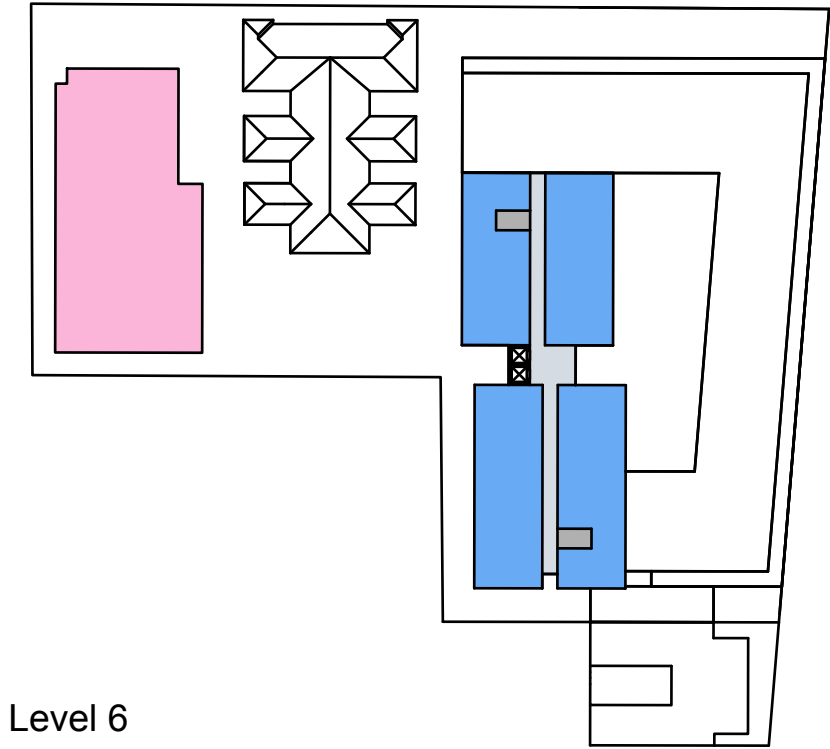
legend

- 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

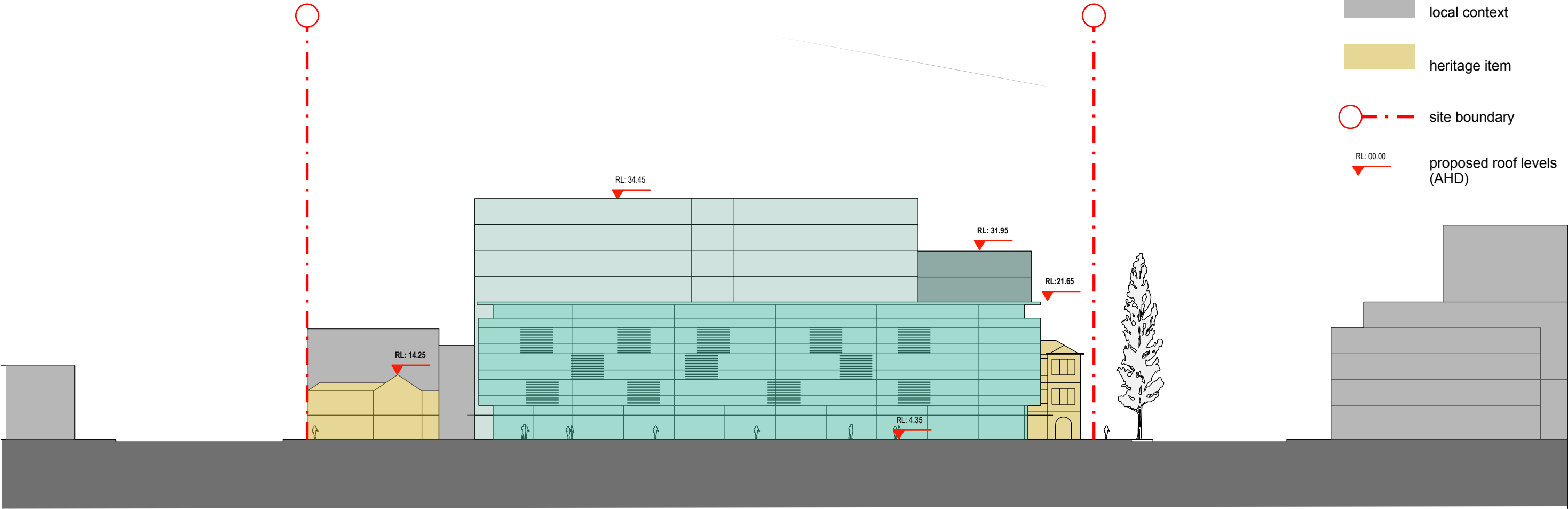
local context

heritage item

site boundary

RL: 00.00

proposed roof levels  
(AHD)



INDICATIVE ELEVATION ALONG SOUTH STEYNE



legend

proposed built form  
infront

proposed built form  
behind

local context

heritage item

site boundary

RL: 00.00

proposed roof levels  
(AHD)



INDICATIVE ELEVATION ALONG WENTWORTH STREET