



# 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

DATE 04 DEC 2012

Prepared for ROYAL FAR WEST

Drawing SITE ANALYSIS

Scale  
1:1000

Drawing no  
CP-04







Issue  
J

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 ACCOMMODATION 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

DATE 04 DEC 2012

Prepared for ROYAL FAR WEST

Drawing PROPOSED BUILT FORM ANALYSIS

Scale  
1:1000

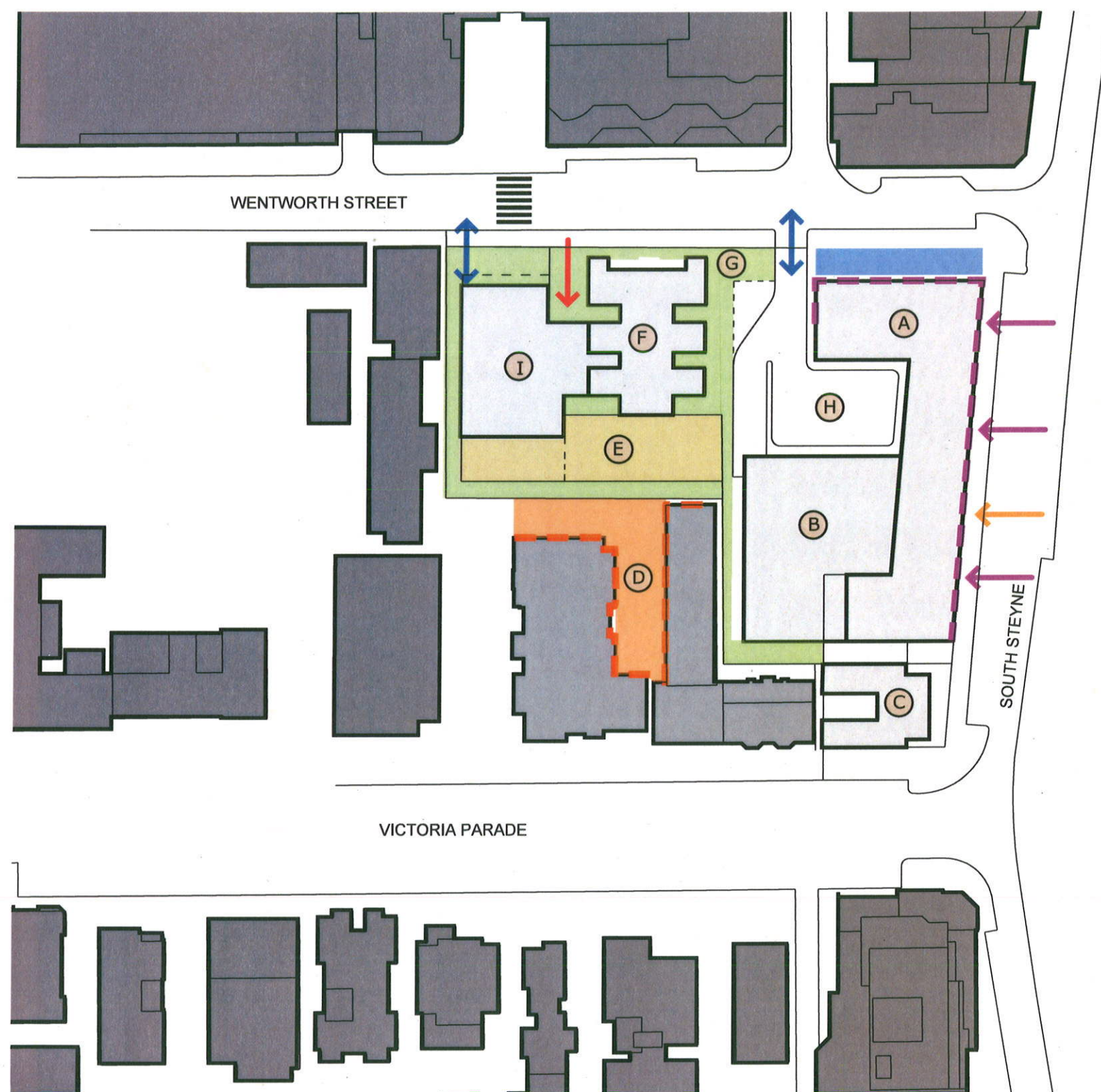
Drawing no  
CP-05

Issue  
J

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

DATE 04 DEC 2012

Prepared for ROYAL FAR WEST

Drawing PROPOSED GROUND FLOOR ANALYSIS

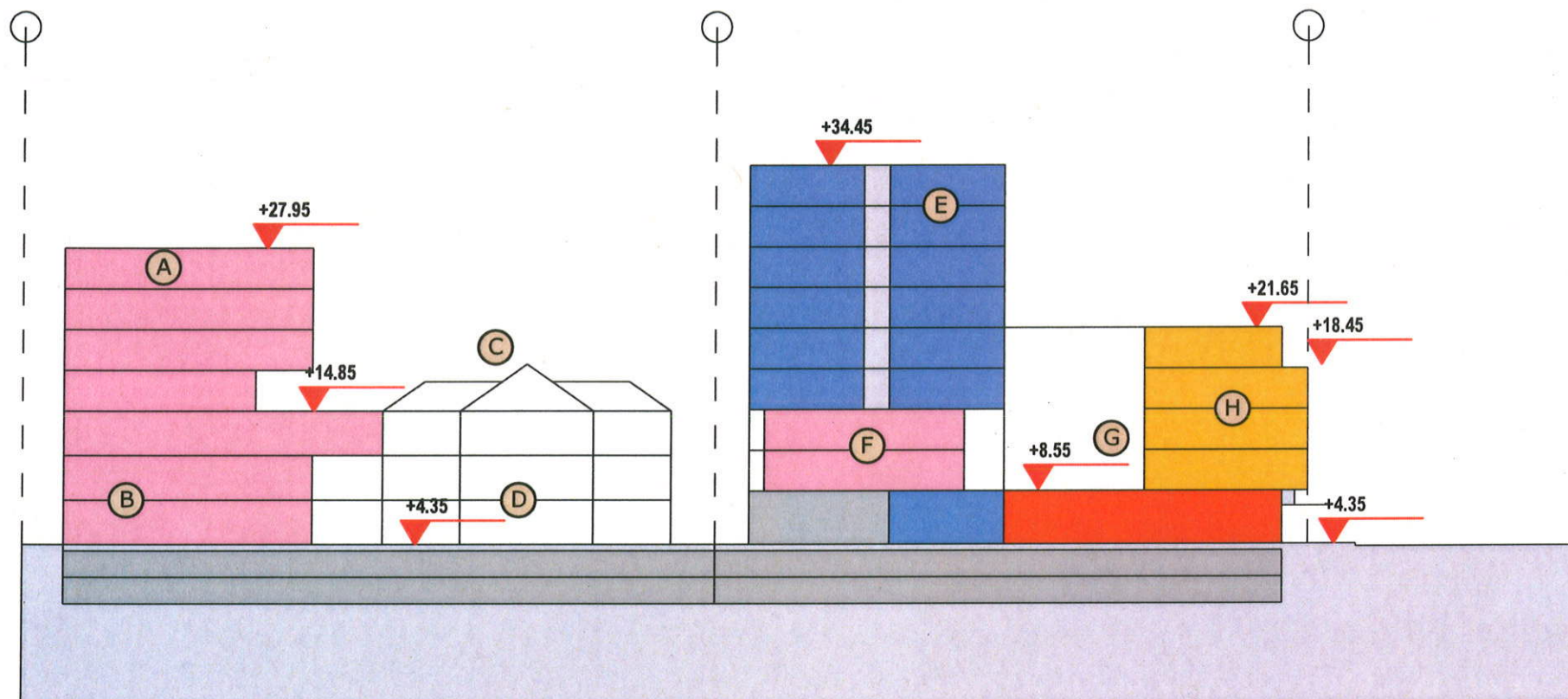
Scale 1:1000

Drawing no CP-06

Issue J

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT



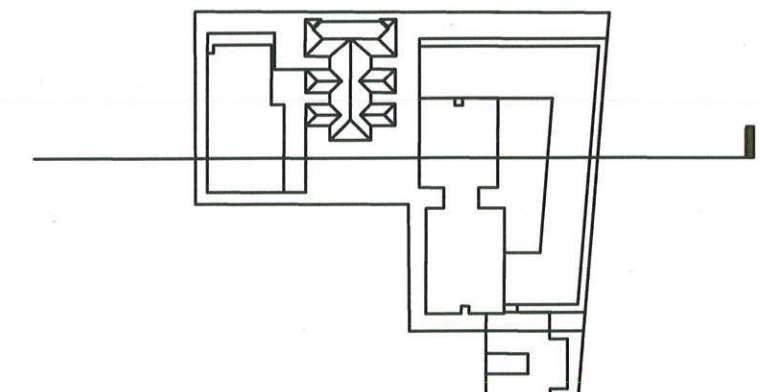


legend

- 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

DATE 04 DEC 2012

Prepared for ROYAL FAR WEST

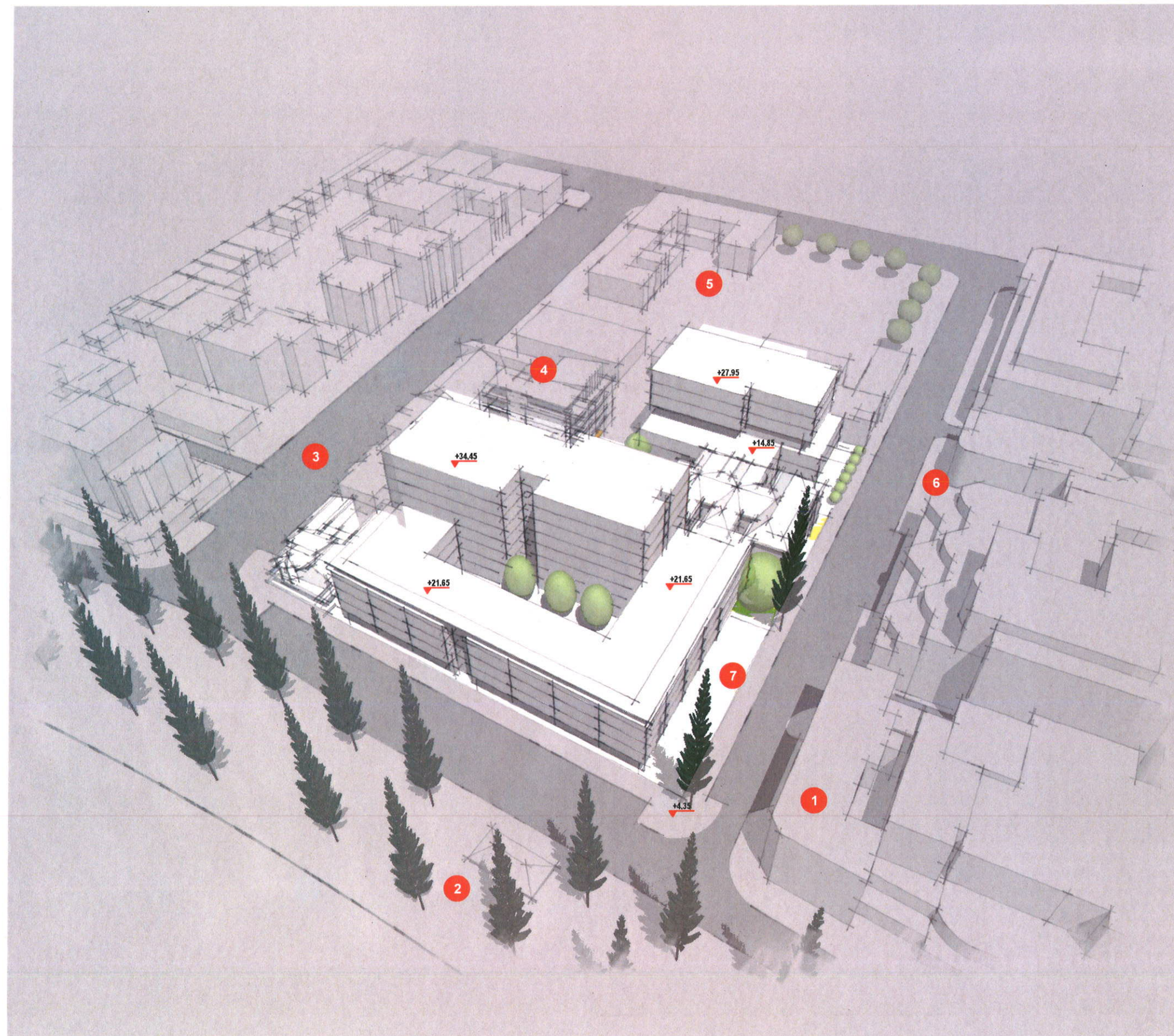
Drawing INDICATIVE BUILDING ENVELOPE  
SECTION

Scale  
1:500

Drawing no  
CP-07

Issue  
J





- 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**

DATE **04 DEC 2012**

Prepared for **ROYAL FAR WEST**

Drawing **3D MASSING VIEW**

Scale

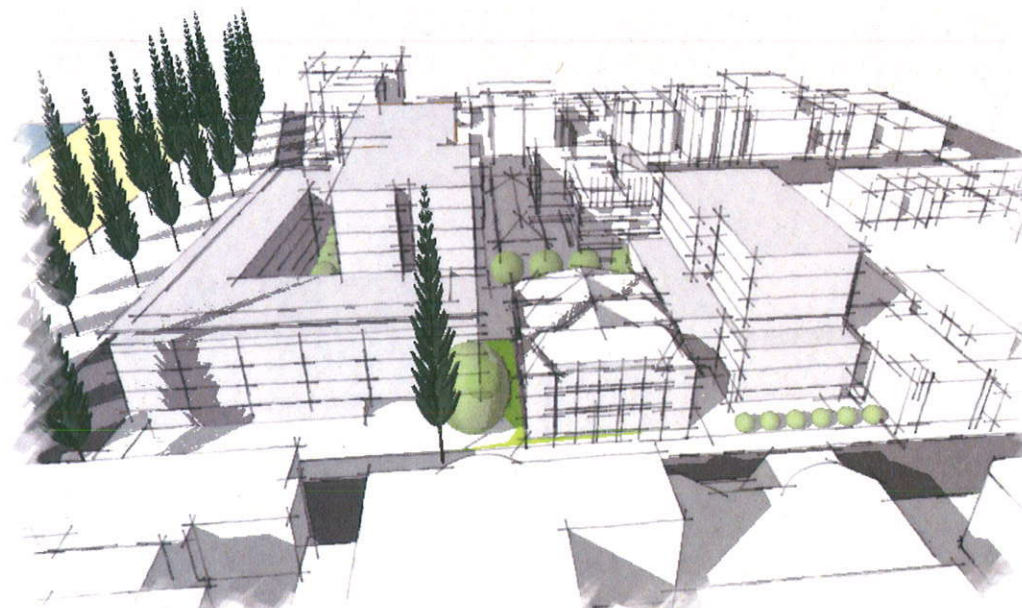
Drawing no  
**CP-08a**

Issue  
**J**

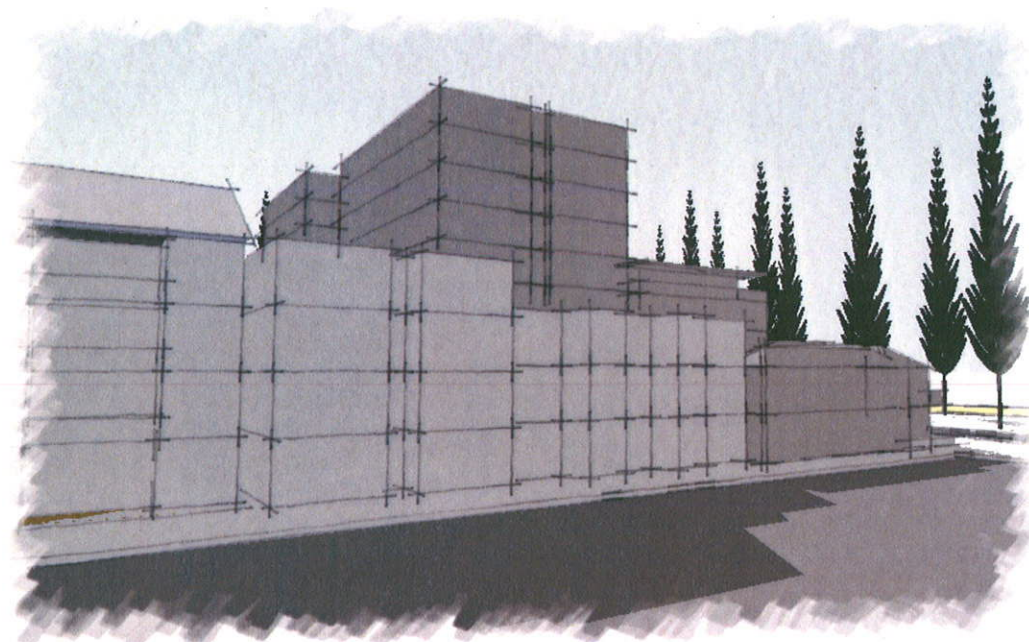




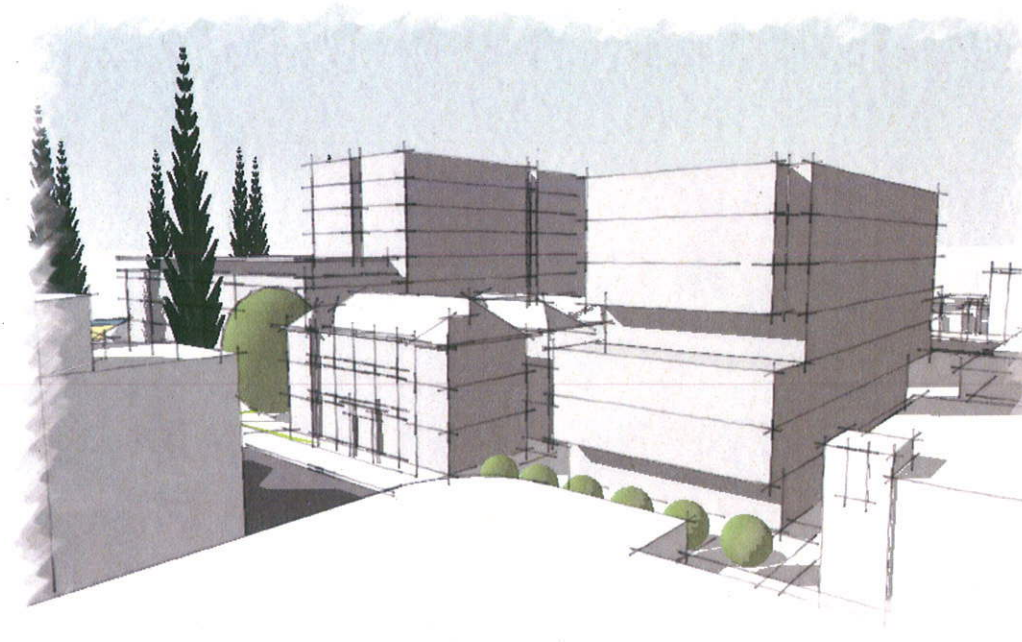
AERIAL VIEW FROM EAST



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH. (VICTORIA PARADE)



AERIAL VIEW FROM NORTH/WEST