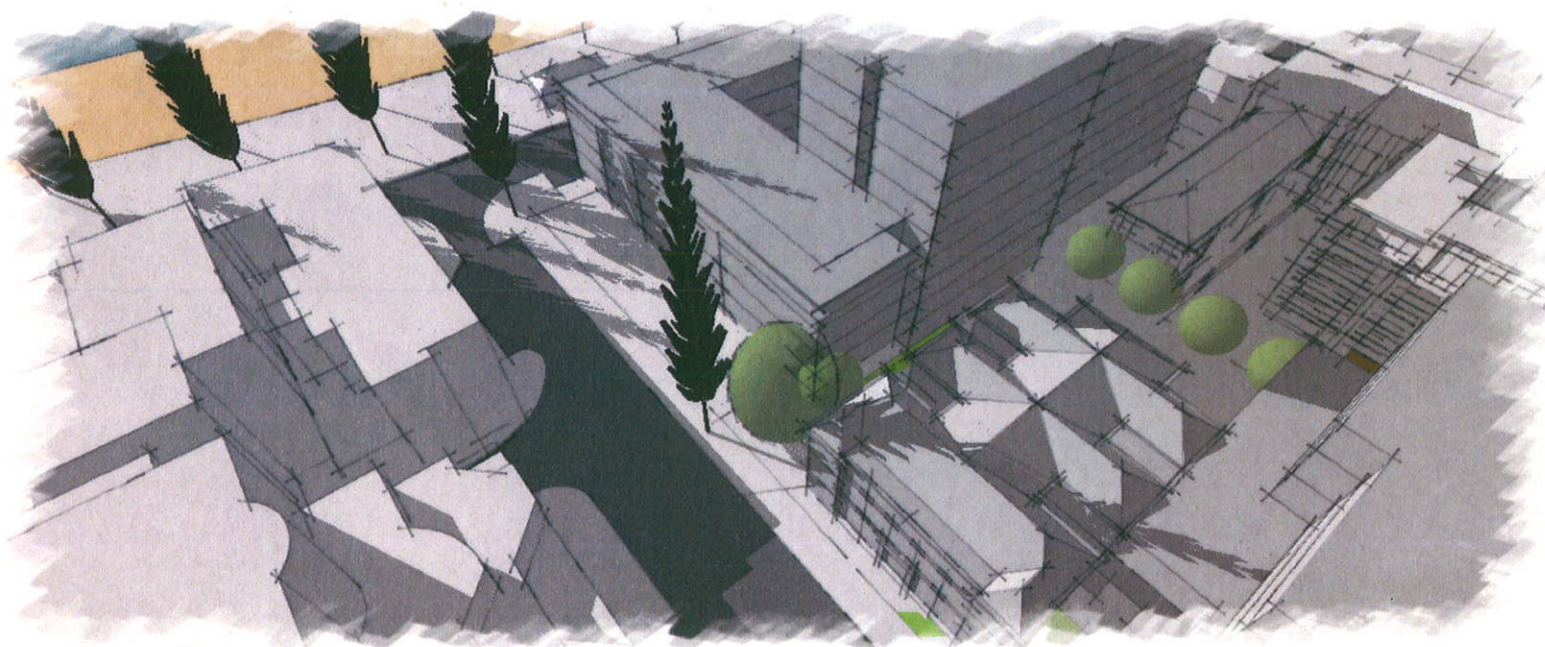


INTERFACE BETWEEN DRUMMOND HOUSE AND THE NEW
RFW BUILDING ON WENTWORTH STREET



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

DATE **04 DEC 2012**

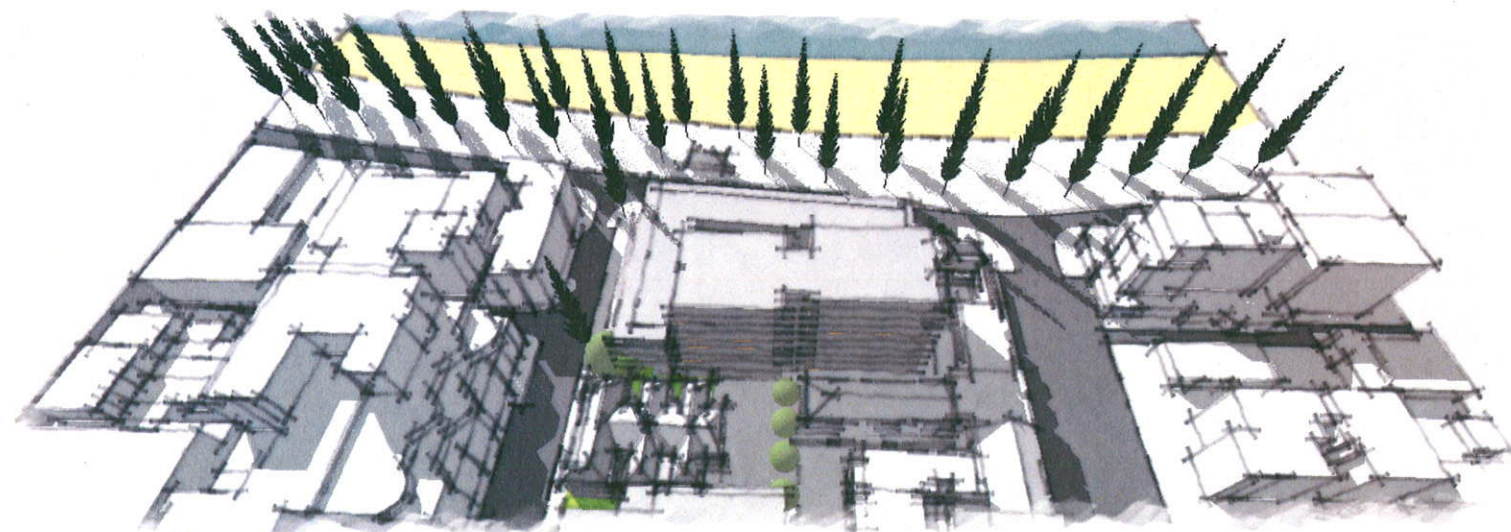
Prepared for **ROYAL FAR WEST**

Drawing **INDICATIVE 3D SKETCH VIEWS**

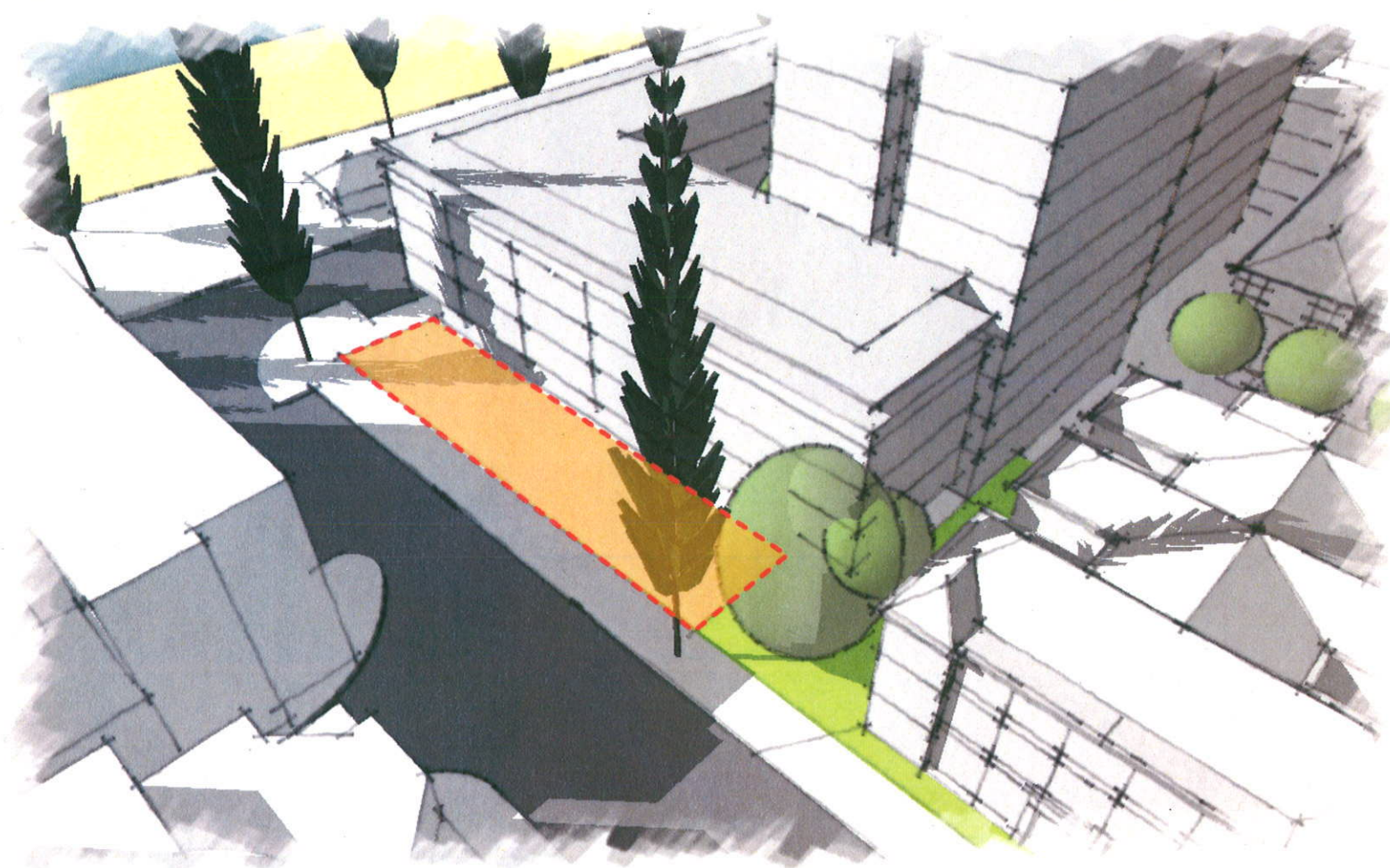
Scale

Drawing no
CP-9a

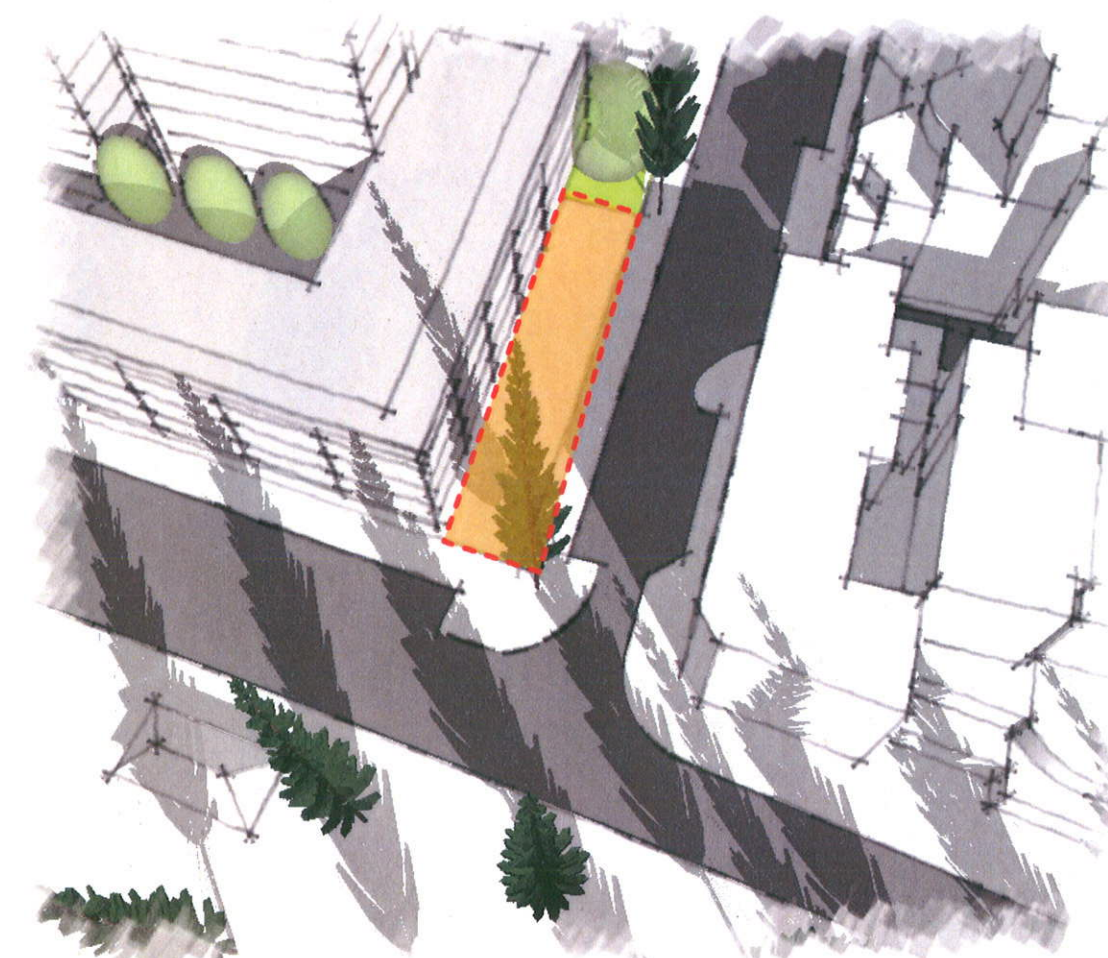
Issue
J



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

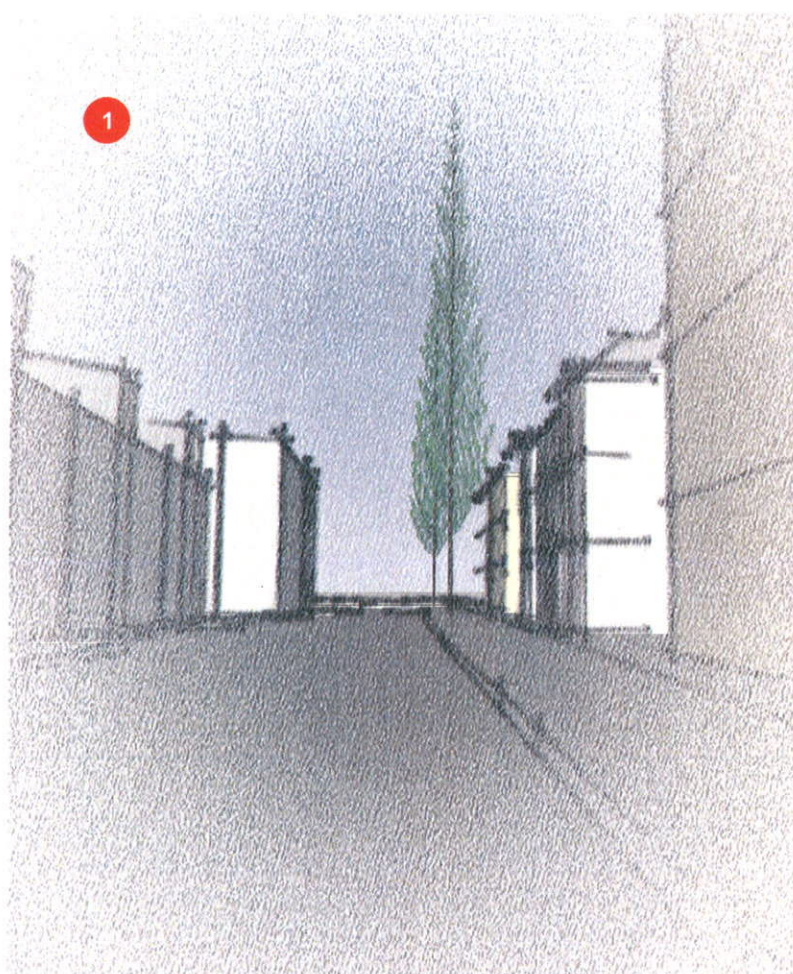


CORNER OF SOUTH STEYNE AND WENTWORTH STREET

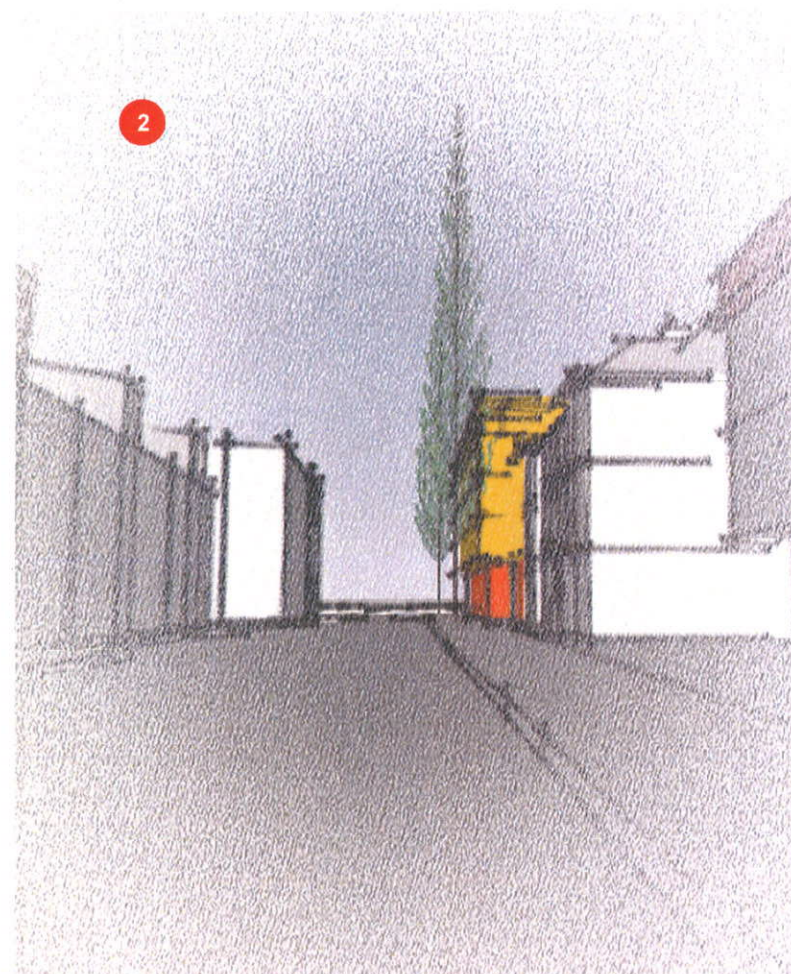
CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

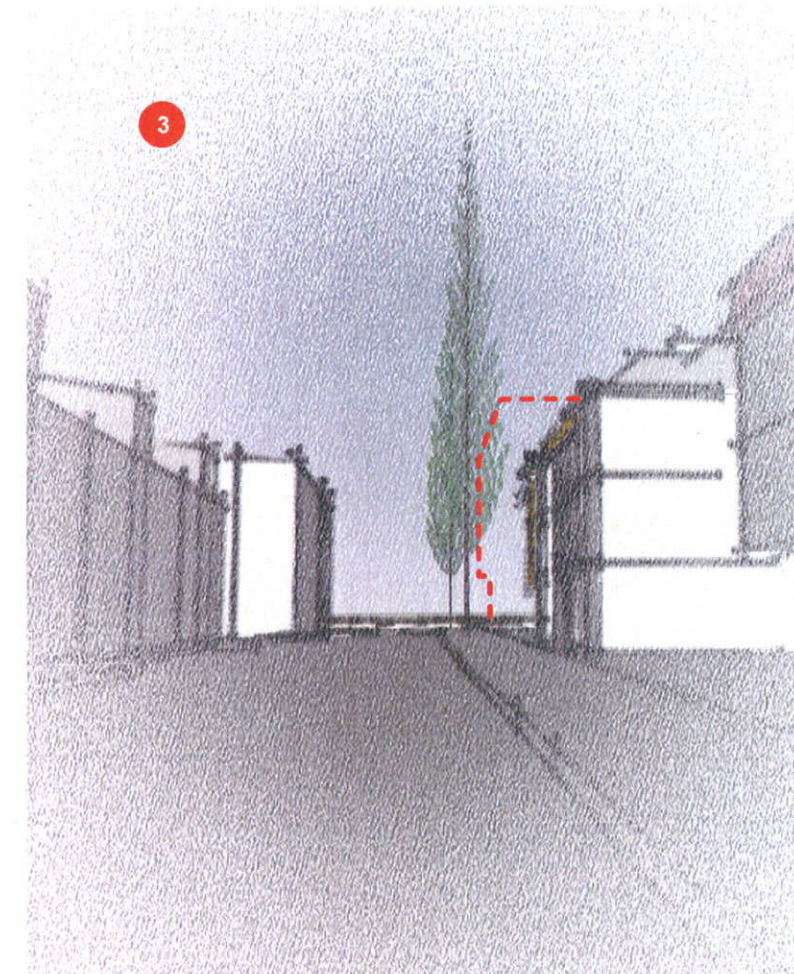
COMPARATIVE ANALYSIS OF BUILT FORM ILLUSTRATING THE EVOLUTION OF BUILT FORM AT THE CORNER OF SOUTH STEYNE AND WENTWORTH STREET DURING THE CONCEPT PLAN PHASE AND AS A RESULT OF COMMUNITY CONSULTATION.



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

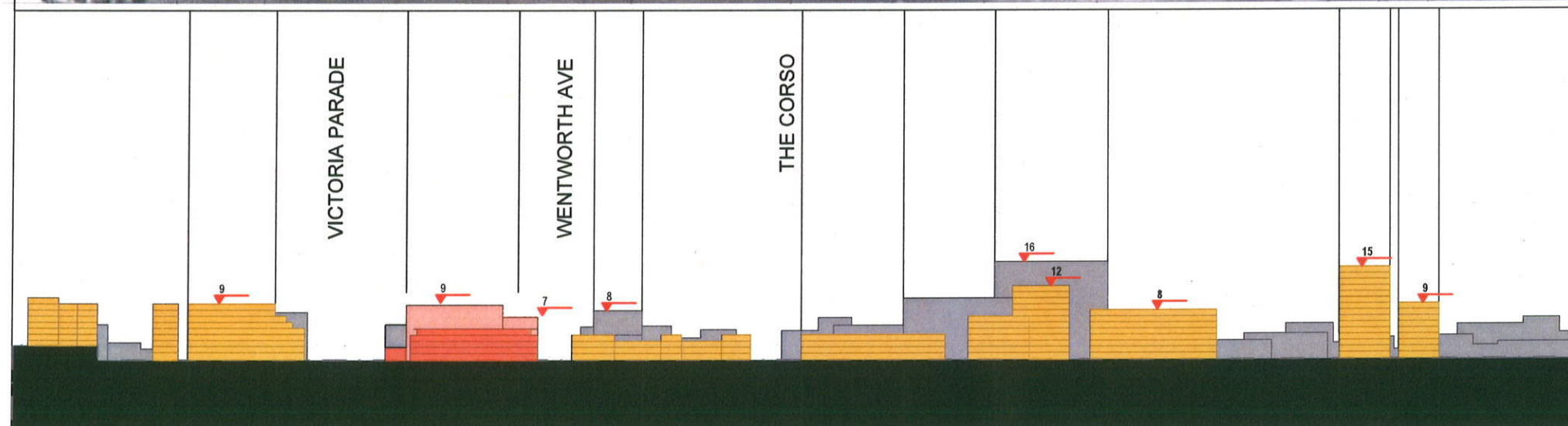
----- DENOTES OUTLINE OF PREVIOUS CONCEPT PLAN ENVELOPE



legend

- surrounding built form
- site
- 00
indicative height (floors)
- beachfront buildings
- buildings behind

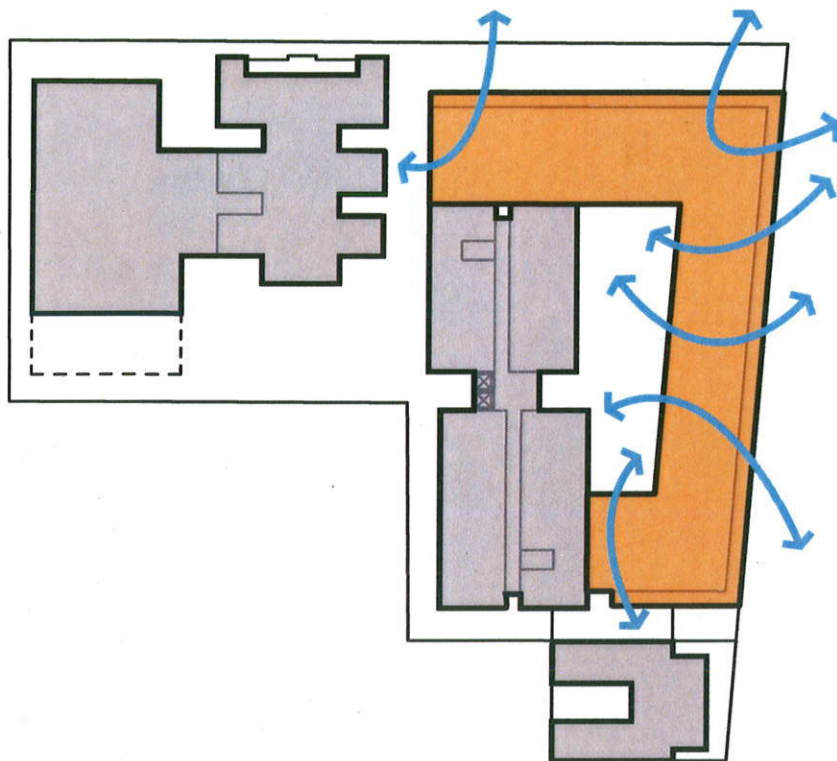
CONTEXTUAL HEIGHTS DIAGRAM:
This diagram seeks to illustrate the relationship of heights of the proposed built form and the heights of the existing surrounding building. Emphasis is on the beachfront buildings, significant buildings located in steets behind are also considered.



BEACHFRONT ELEVATION VIEW FROM EAST.

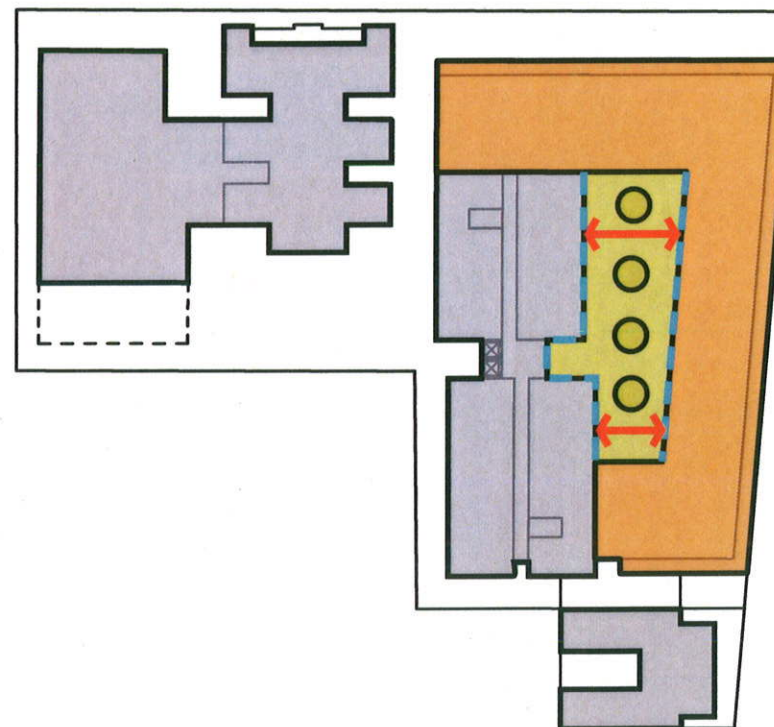
SEPP 65:

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



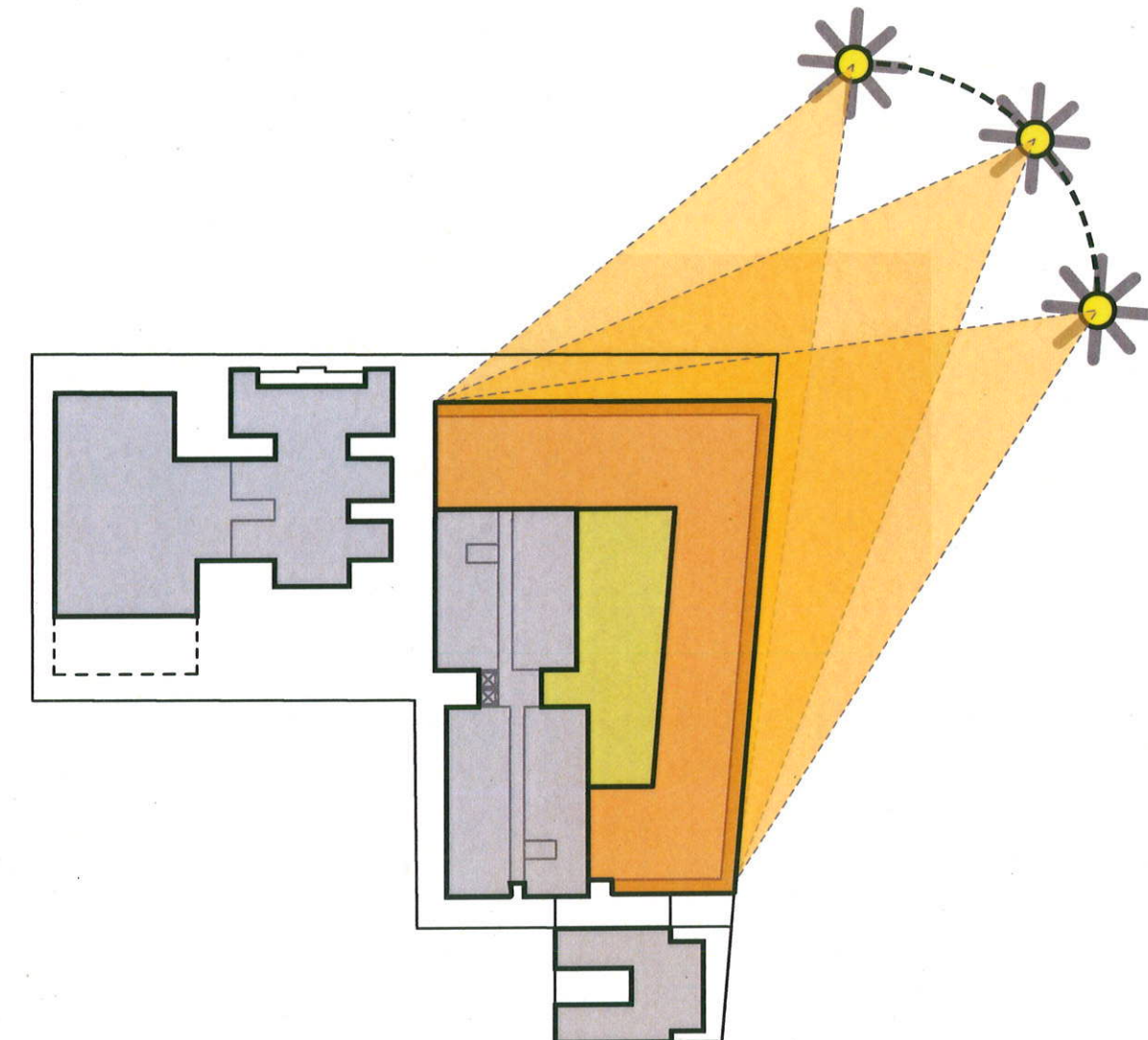
CROSS VENTILATION AND VIEWS:

The residential floor plate has been designed to achieve 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 implementation 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 courtyard.



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

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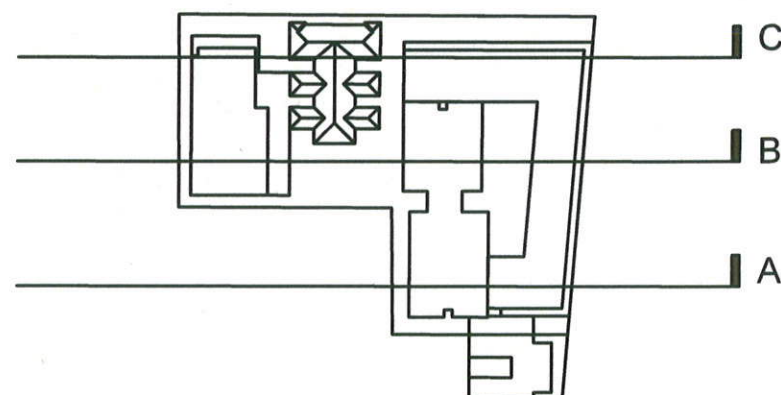
TOTAL GFA	22290
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SITE AREA	6950
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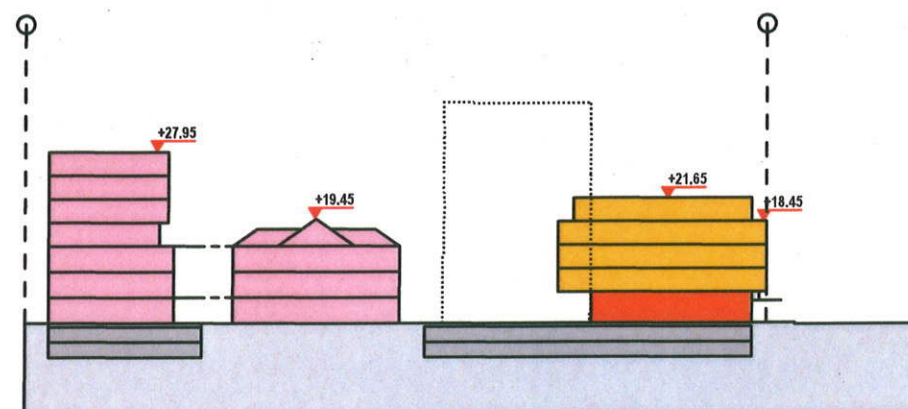
FSR	3.2 :1
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approx room/unit numbers	
hotel	165
res	46

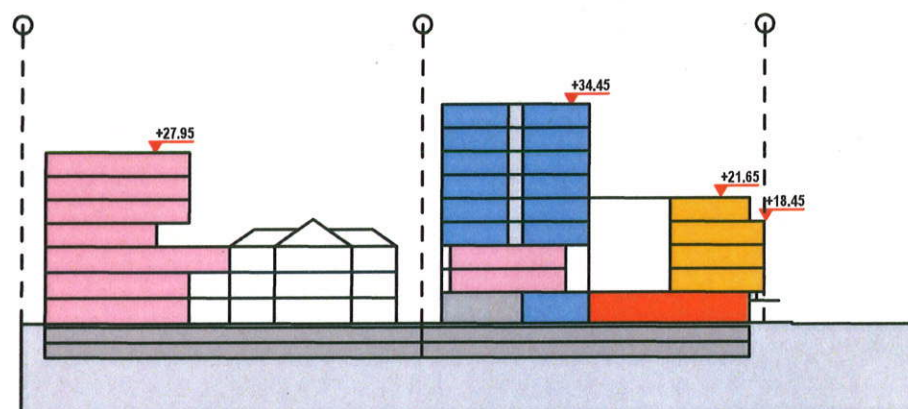
AREA SCHEDULE



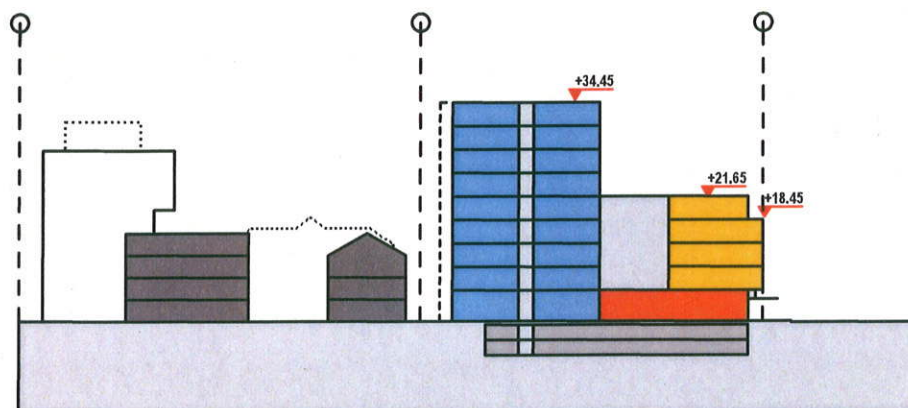
SECTION KEY



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)

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

DATE 04 DEC 2012

Prepared for ROYAL FAR WEST

Drawing INDICATIVE SECTION AND AREA
TABLE

Scale
1:1000 @ A3

Drawing no
CP-12

Issue
J

REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT

