

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

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Approved Application No. MP10-0159

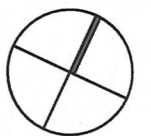
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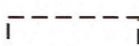


CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

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

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Urban Design  
Planning  
Interior Architecture

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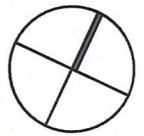
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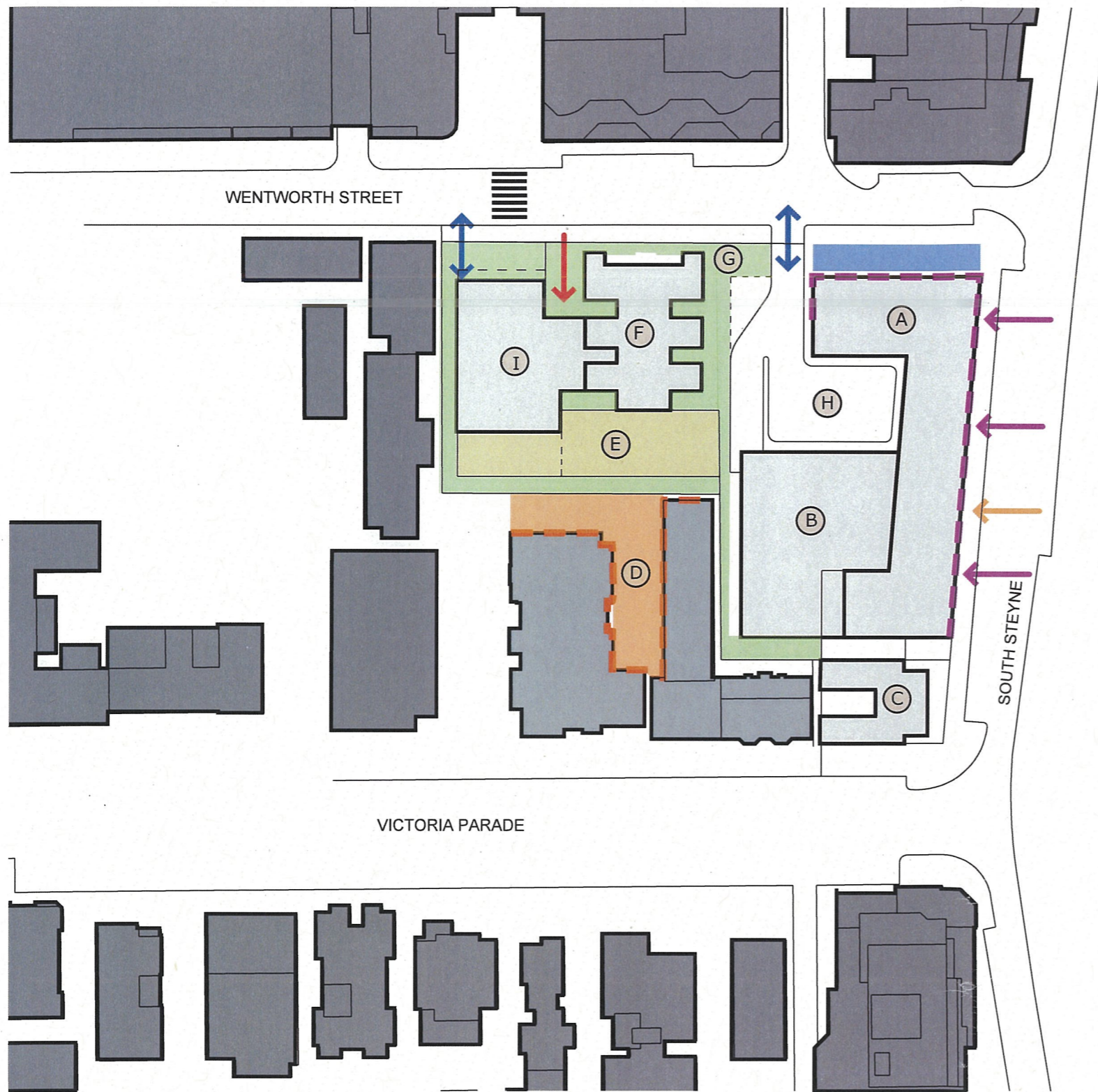
- (A) PROPOSED 'ROYAL FAR WEST' BUILDING. 8 FLOORS TOTAL, INCORPORATING ADMIN, CLINICAL AND EDUCATIONAL FACILITIES ON LOWER LEVELS AND SHORT TERM PARENTAL ACCOMODATION ON THE UPPER LEVELS
- (B) EXISTING HERITAGE BUILDING 'DRUMMOND HOUSE' TO BE RETAINED AND INCORPORATED INTO NEW ROYAL FAR WEST FACILITY. 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

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

DATE **04 DEC 2012**

Prepared for **ROYAL FAR WEST**

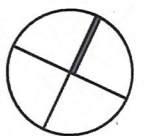
Drawing **PROPOSED GROUND FLOOR ANALYSIS**

Scale **1:1000**

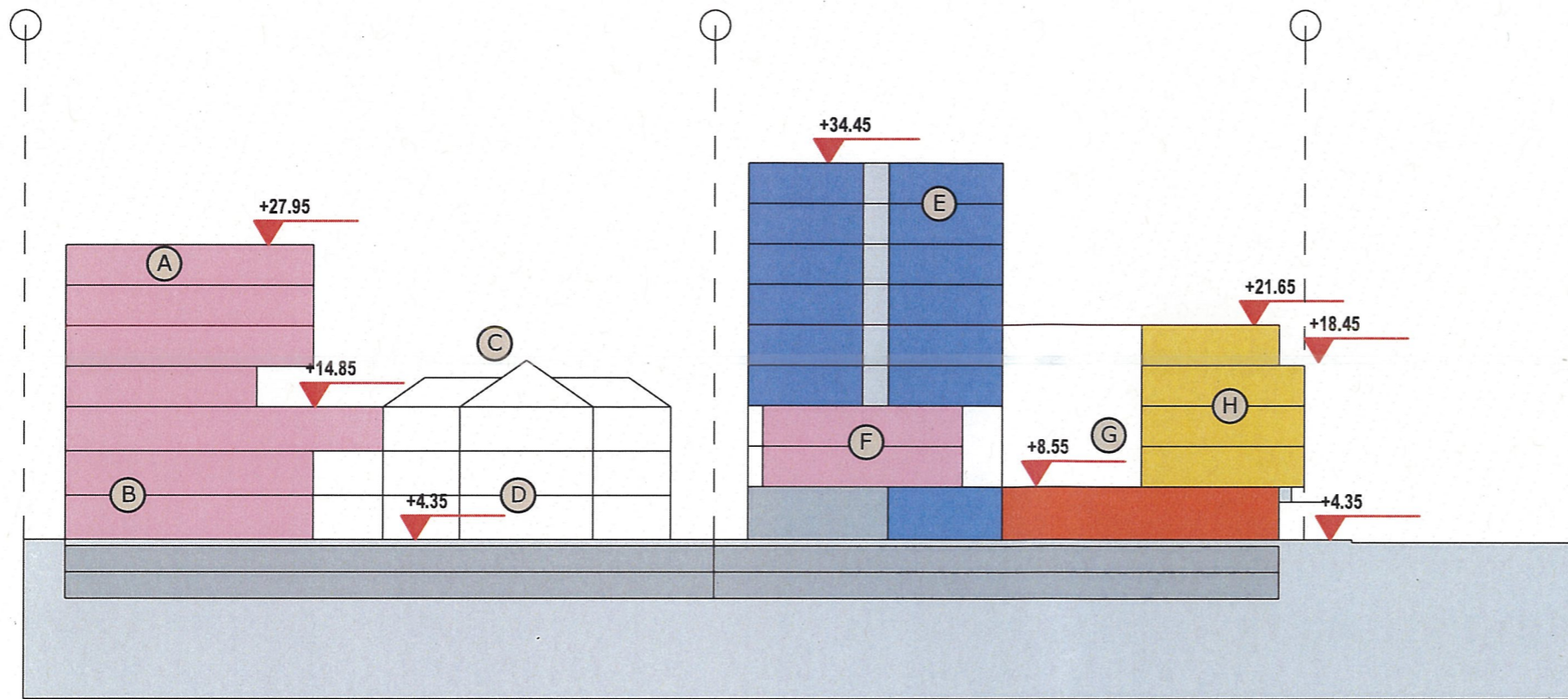
Drawing no **CP-06**

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

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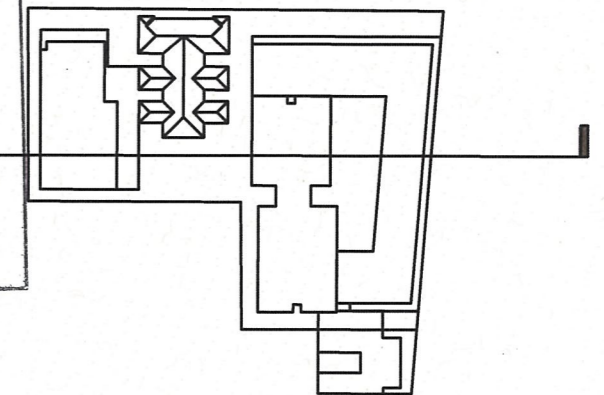
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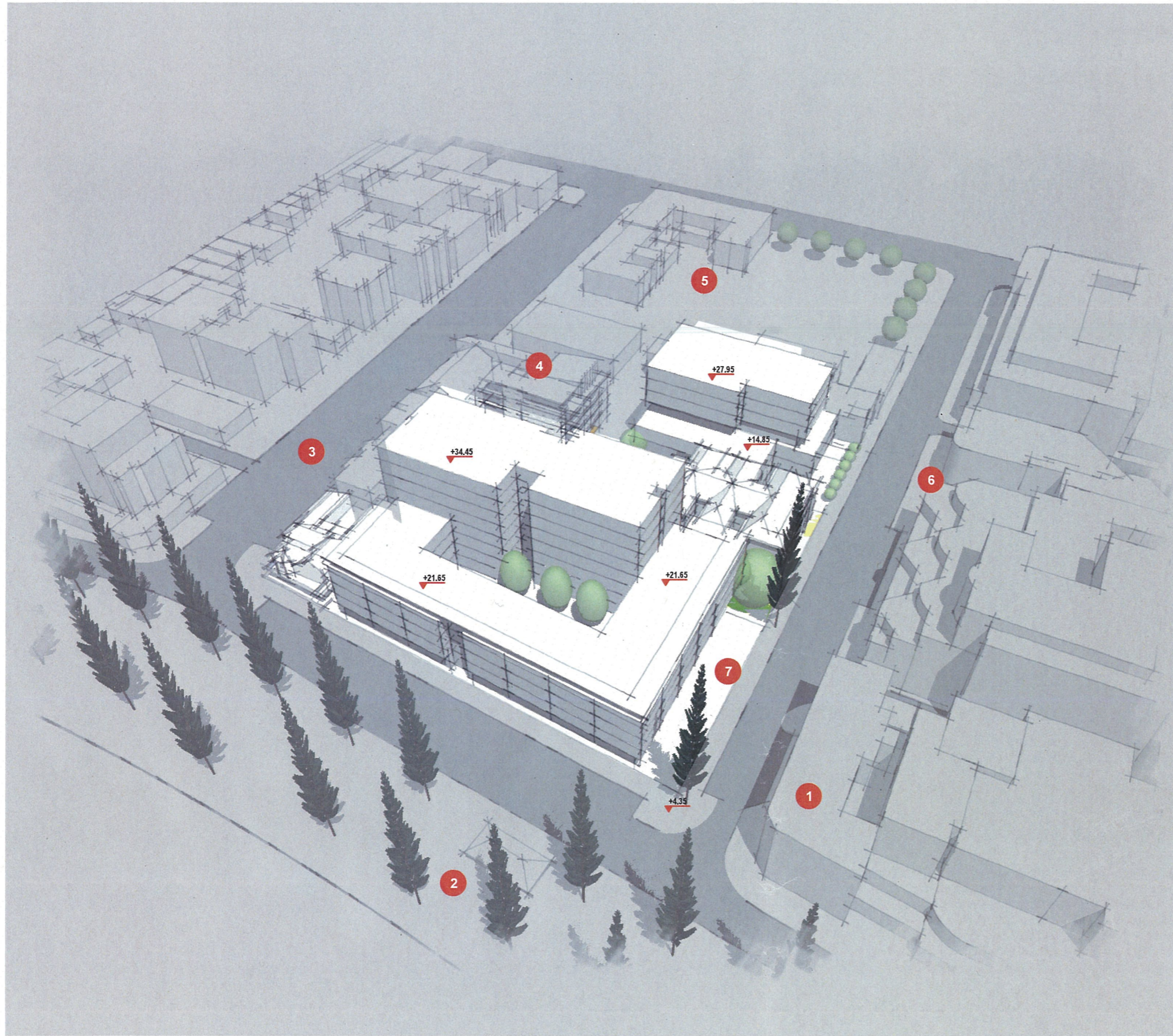
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**CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW**

**REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT**






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- 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**

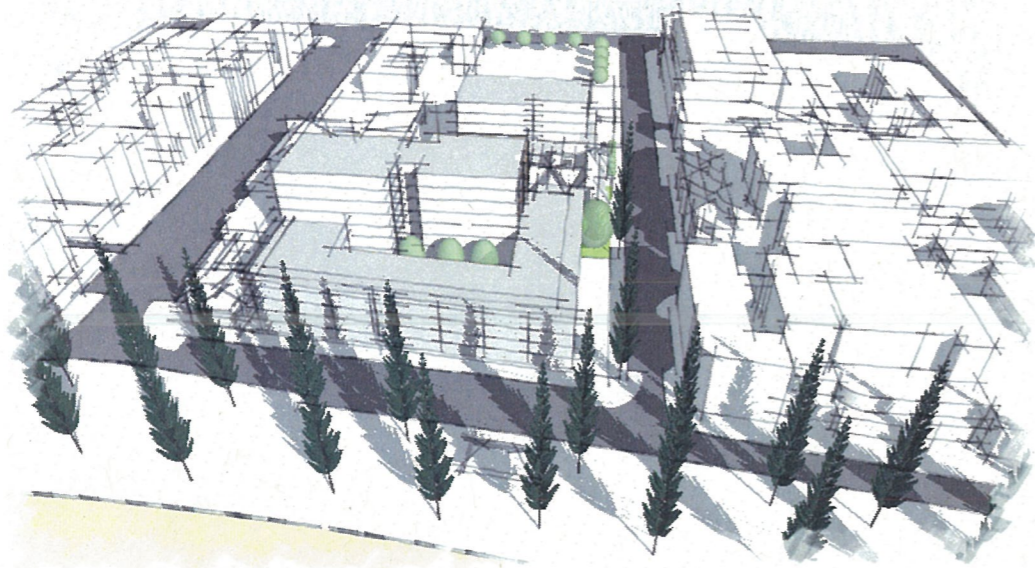
Drawing **3D MASSING VIEW**

Scale

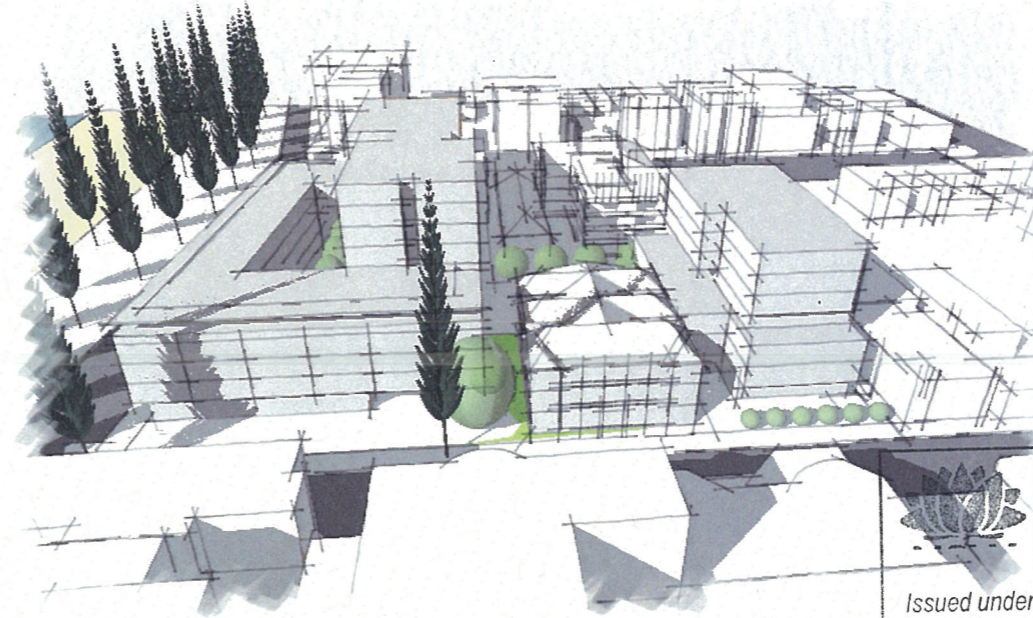
Drawing no  
**CP-08a**

Issue  
**J**





AERIAL VIEW FROM EAST



AERIAL VIEW FROM NORTH

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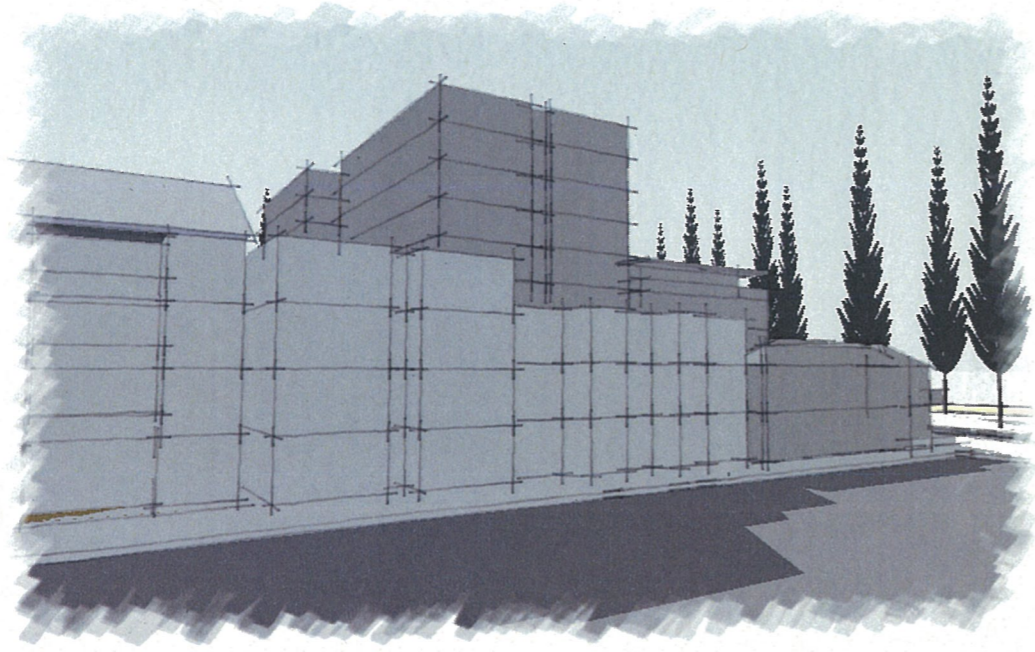
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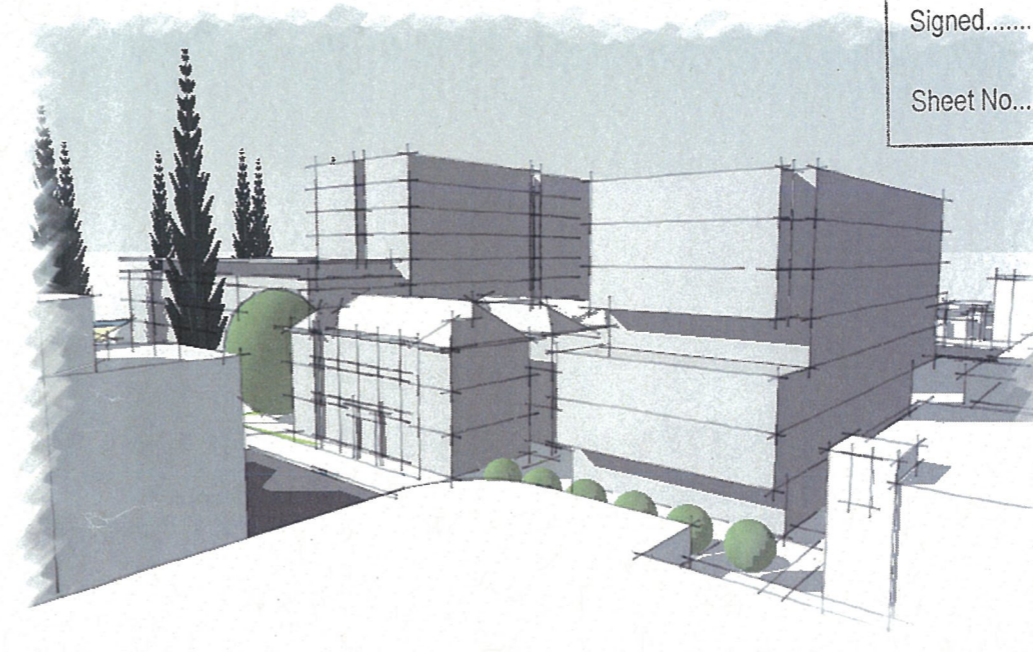
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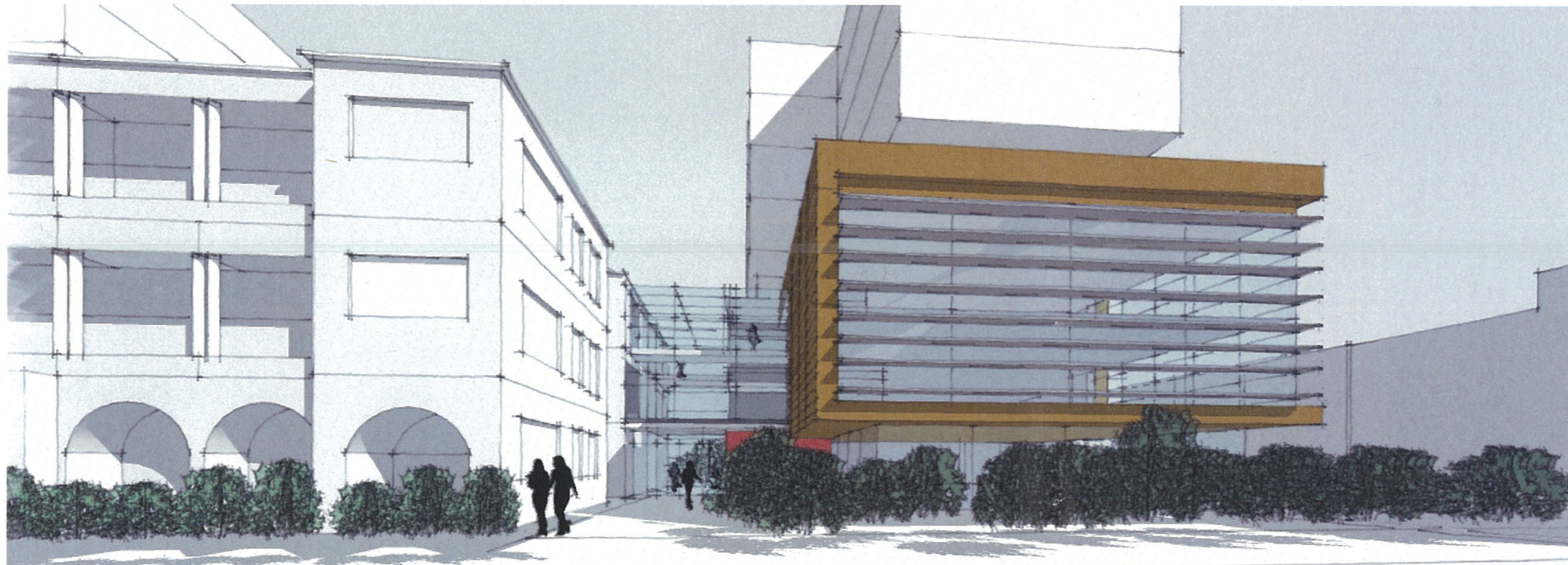


AERIAL VIEW FROM SOUTH. (VICTORIA PARADE)



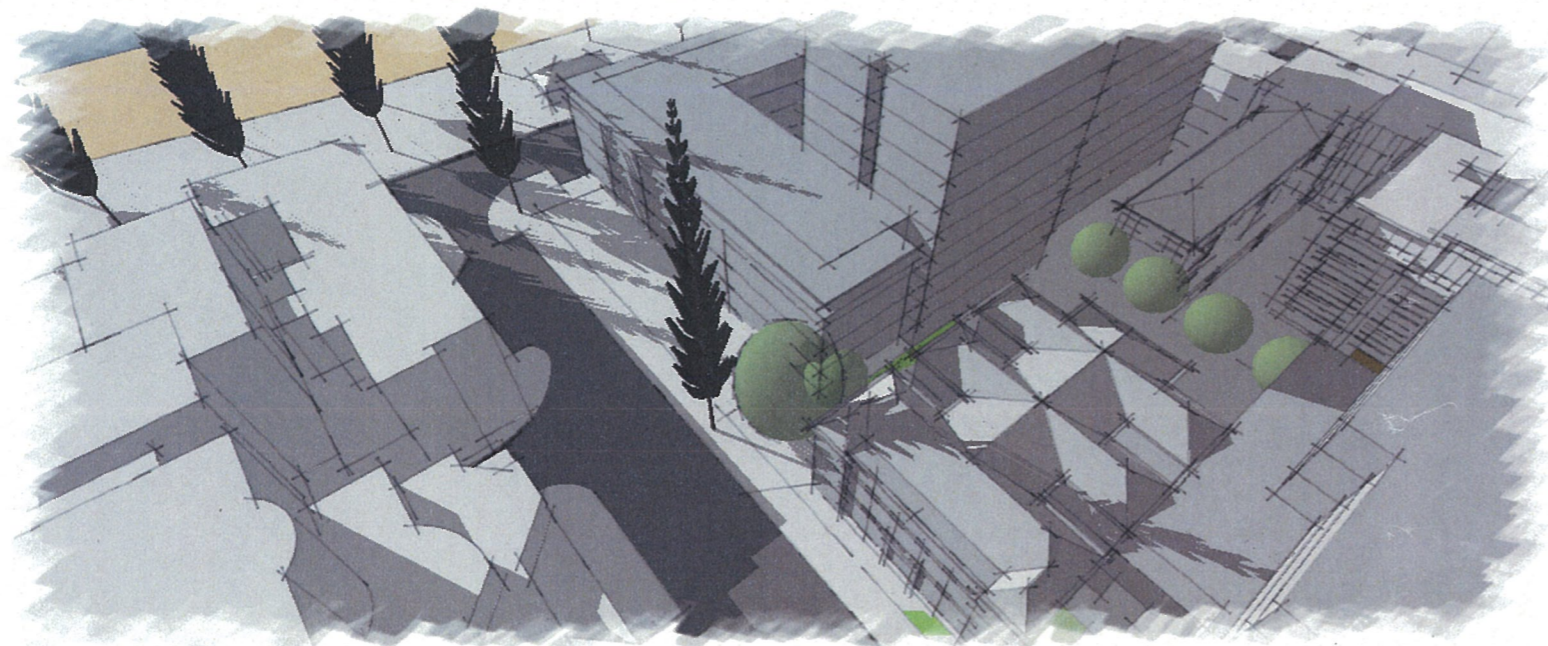
AERIAL VIEW FROM NORTH/WEST





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

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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**





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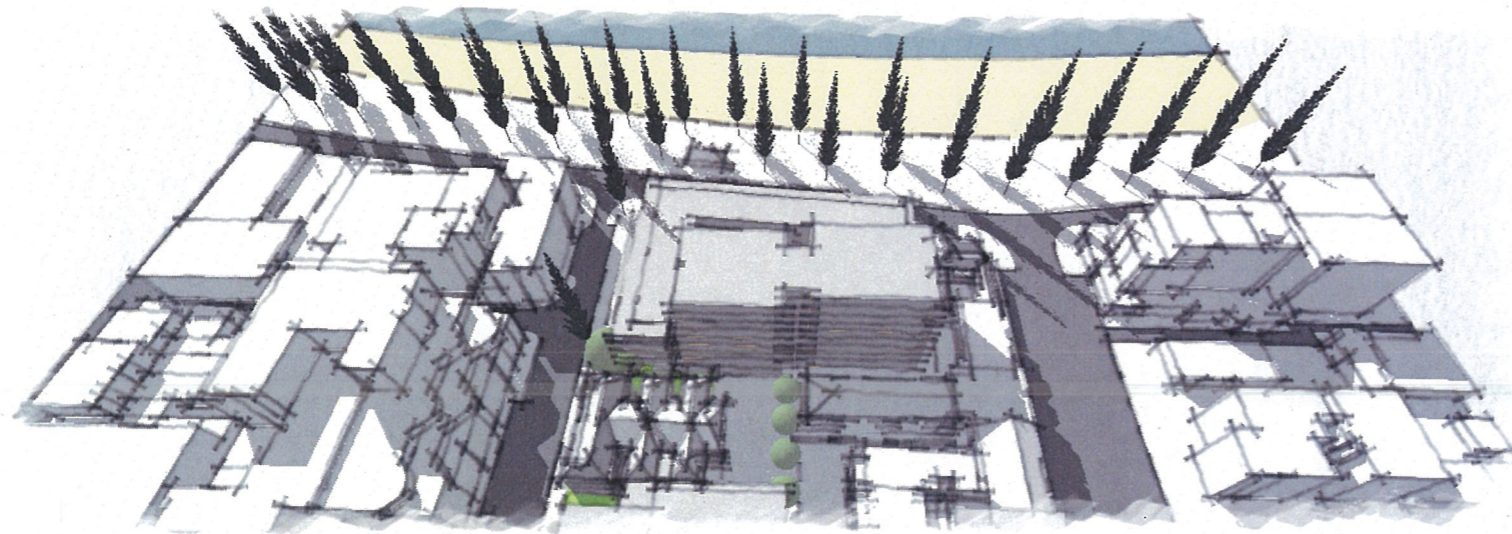
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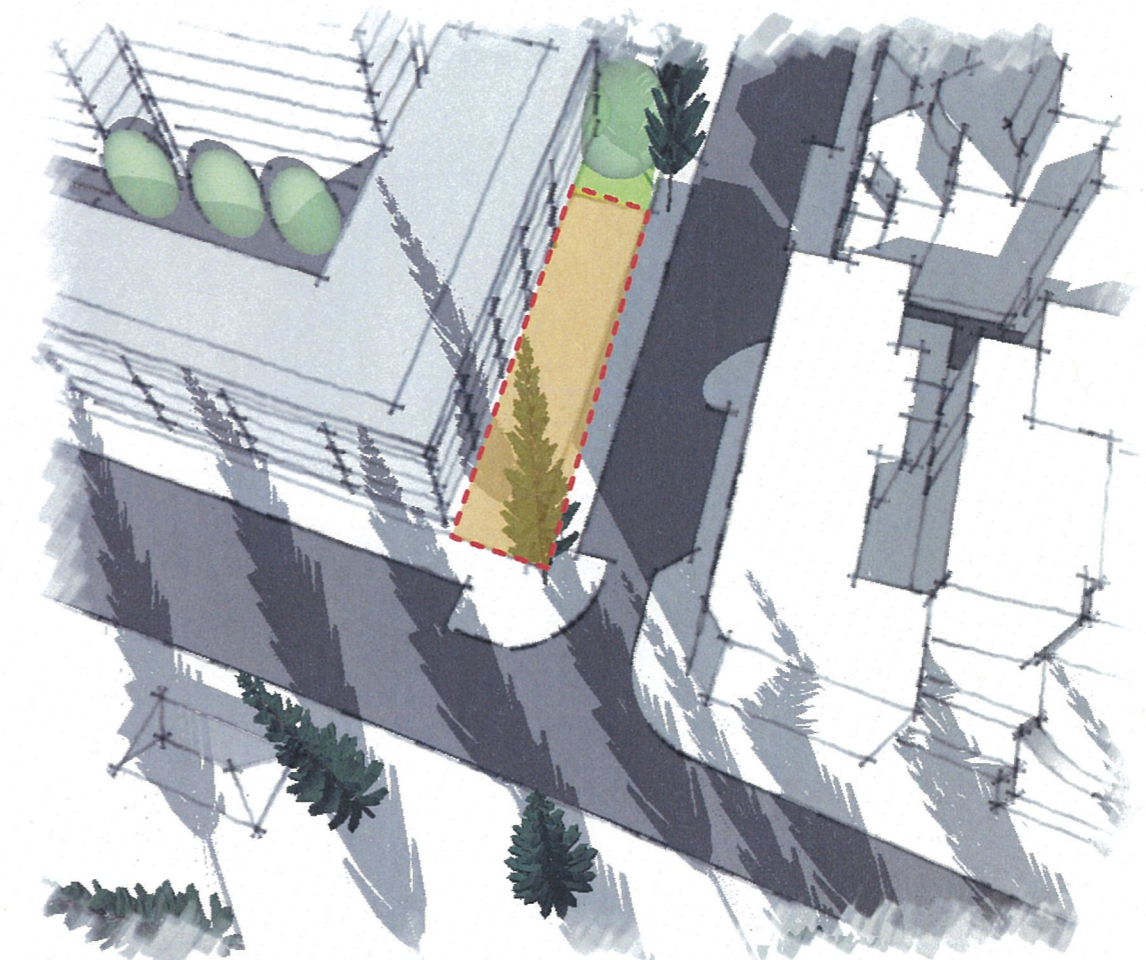
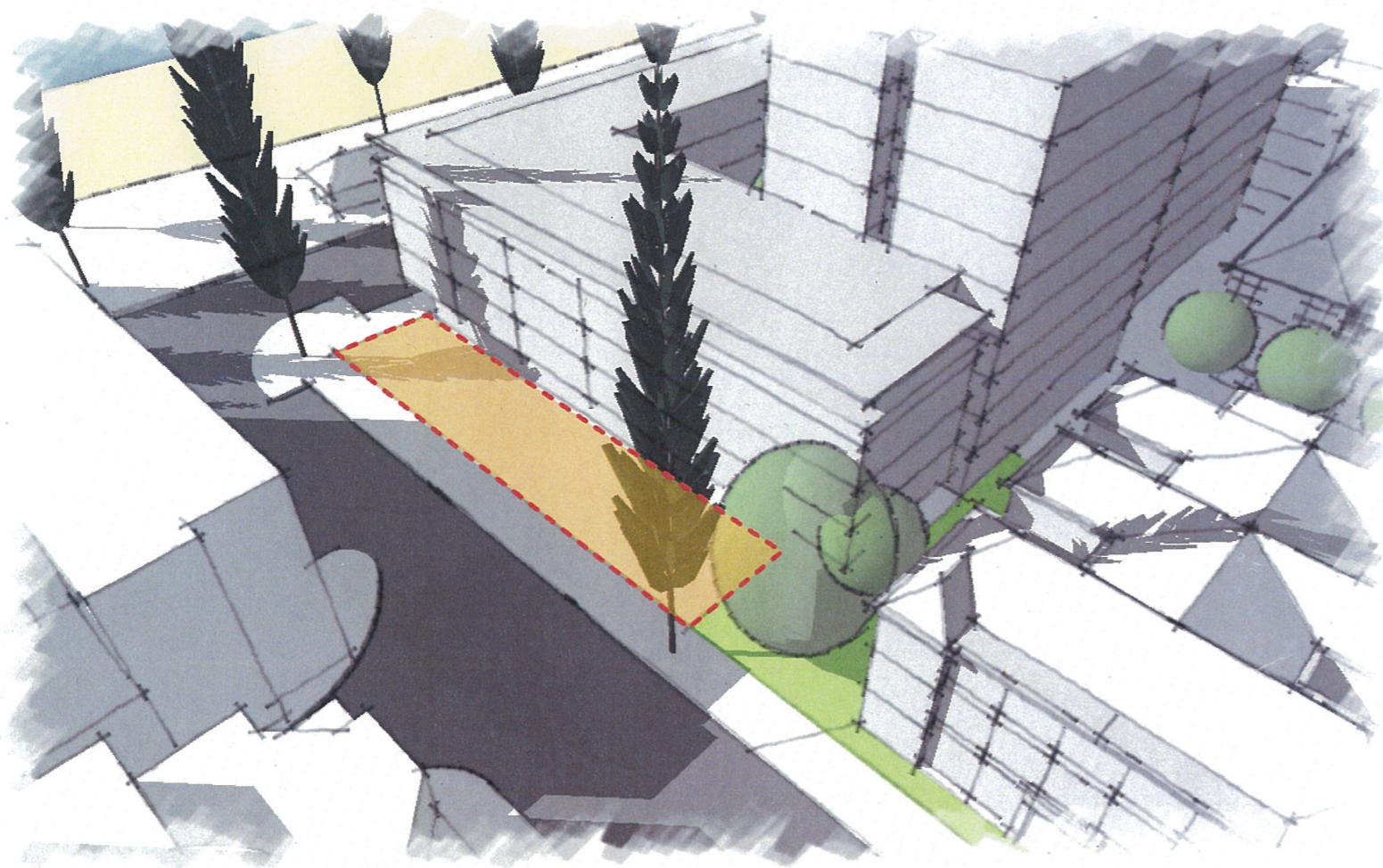
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DENOTES LOCATION OF NEW OUTDOOR SEATING AT CORNER OF SOUTH STEYNE AND WENTWORTH STREET



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**



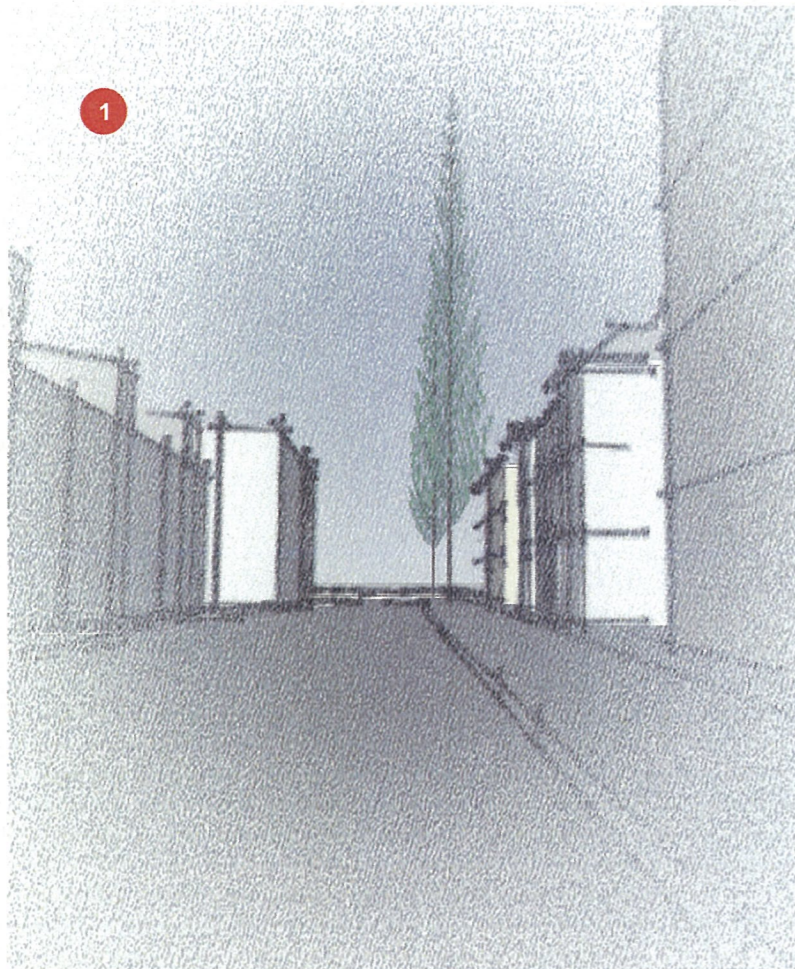
**COMPARATIVE ANALYSIS OF BUILT FORM ILLUSTRATING THE EVOLUTION OF BUILT FOR AT THE CORNER OF SOUTH STEYNE AND WENTWORTH STREET DURING THE CONCEPT PLAN PHASE AND AS A RESULT OF COMMUNITY CONSULTATION.**


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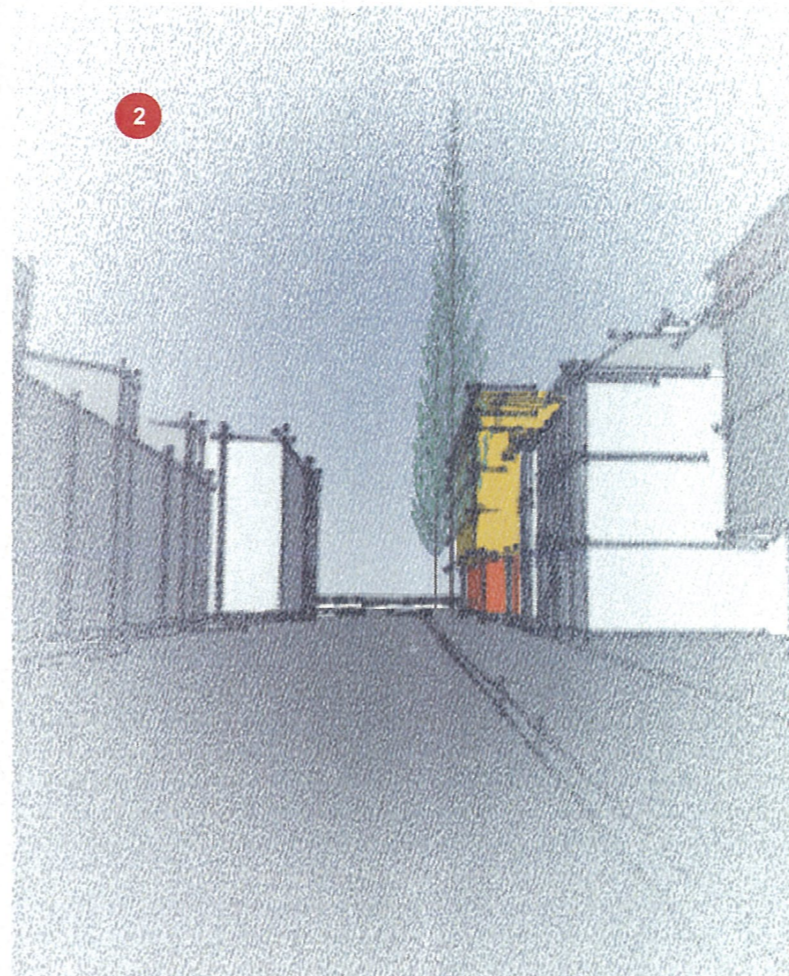
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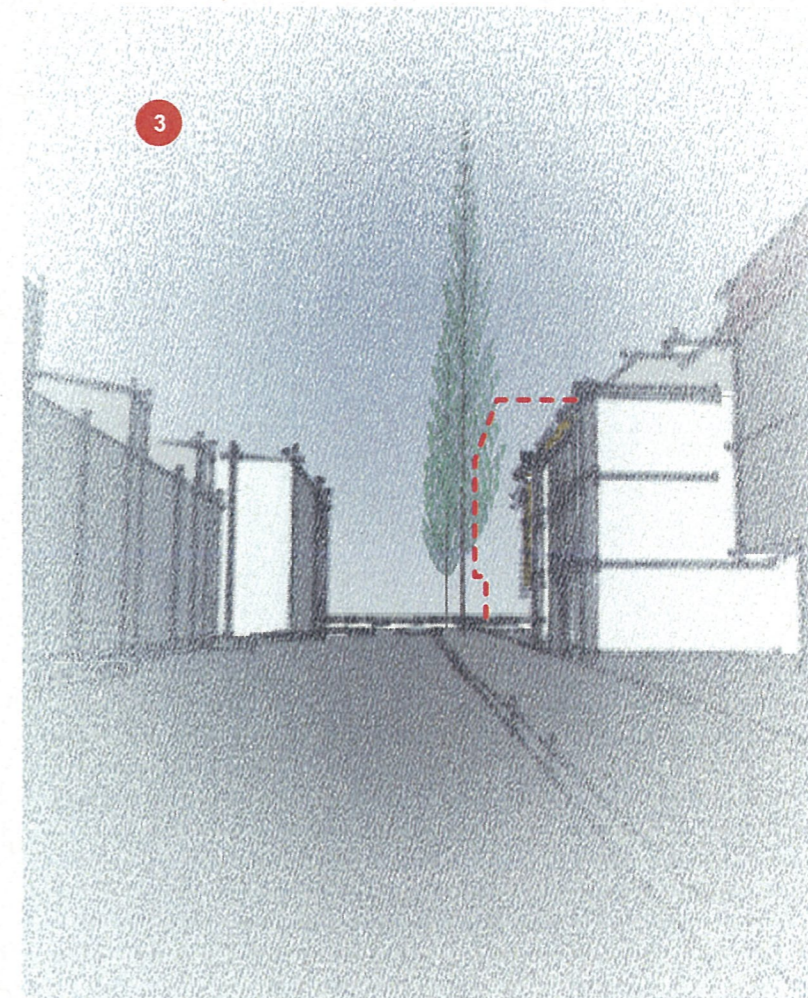
DENOTES OUTLINE OF PREVIOUS CONCEPT PLAN ENVELOPE



**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.

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Sheet No.....10.....of.....24.....



**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

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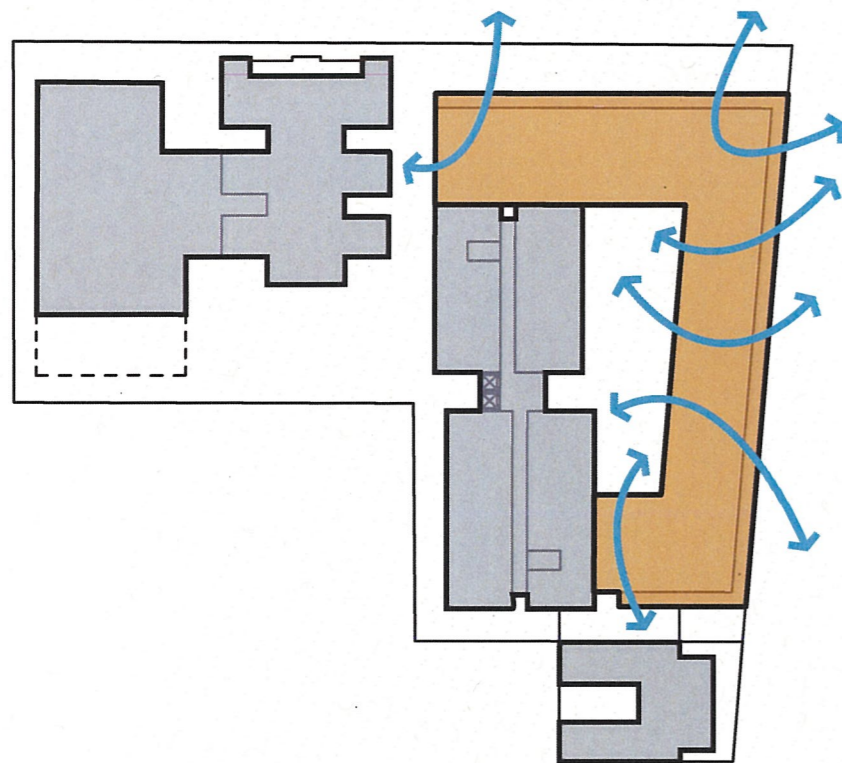
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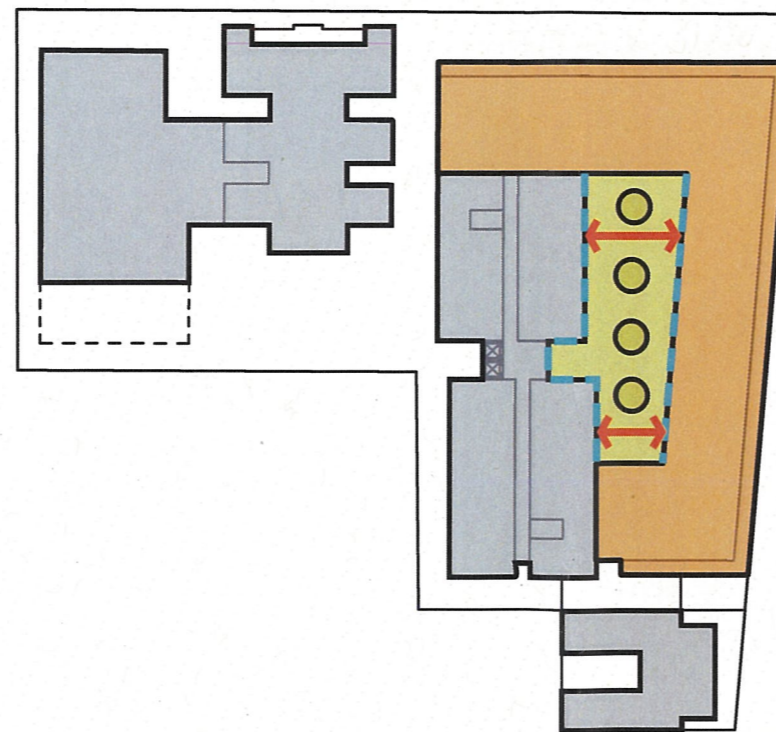
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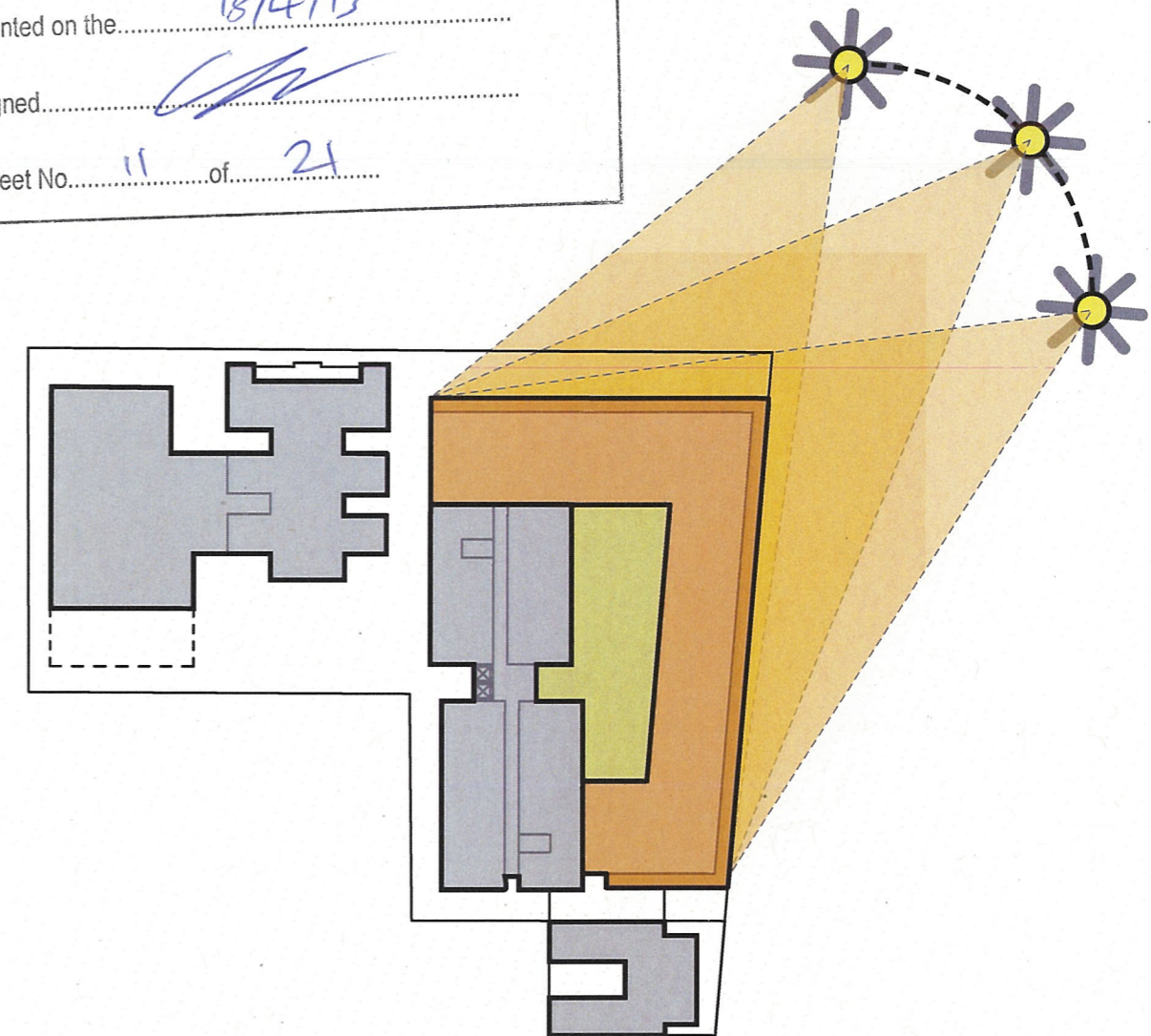
**CROSS VENTILATION AND VIEWS:**

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



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**REVISED Concept Plan Scheme:**

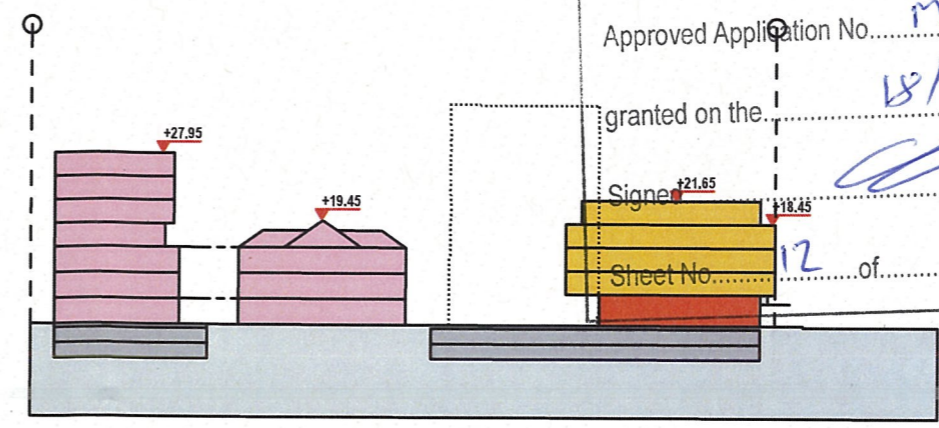
	Retail	Residential	Hotel	Terraces	Drummond House	Consulting Rooms	RFW
ground	1315	...	945	250	540	...	661
level 1	...	1300	470	200	540	450	696
level 2	...	1300	470	...	540	450	958
level 3	...	1300	1020	...	...	...	549
level 4	...	1200	1020	...	...	...	679
level 5	...	...	1020	...	...	...	679
level 6	...	...	1020	...	...	...	679
level 7	...	...	1020	...	...	...	...
level 8	...	...	1020	...	...	...	...
<b>totals</b>	<b>1315</b>	<b>5100</b>	<b>8005</b>	<b>450</b>	<b>1620</b>	<b>900</b>	<b>4900</b>

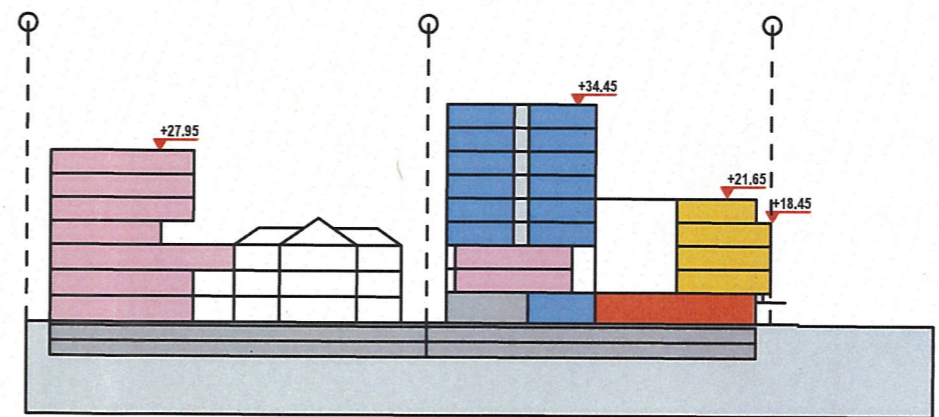
TOTAL GFA	<b>22290</b>
SITE AREA	<b>6950</b>
FSR	<b>3.2 :1</b>

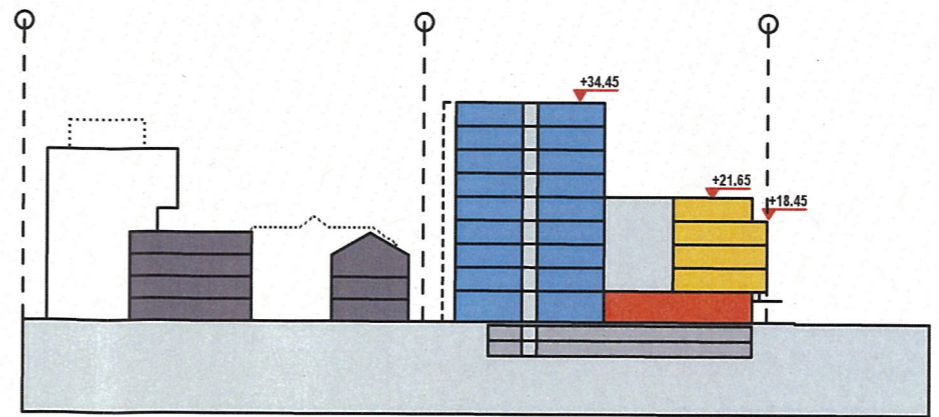
approx room/unit numbers	
hotel	<b>165</b>
res	<b>46</b>



SECTION C



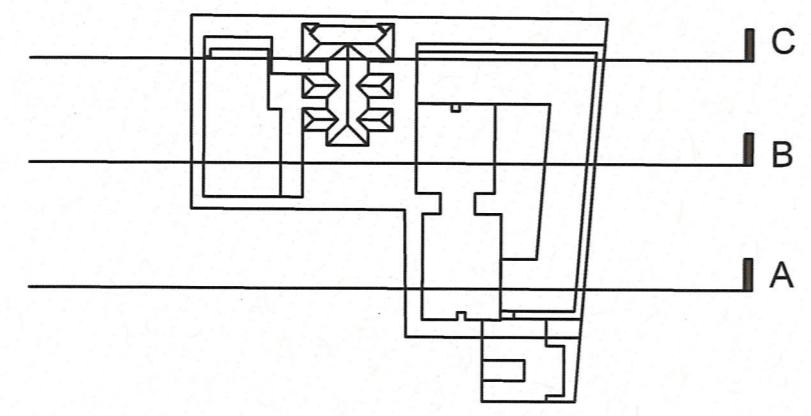
SECTION B



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 for drawing CP-39 for privacy impact)

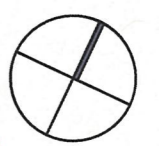
AREA SCHEDULE



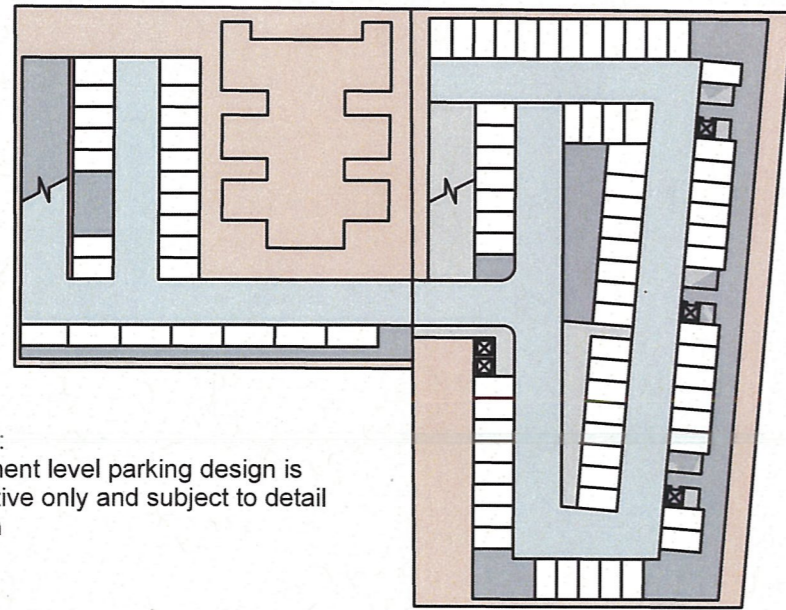
SECTION KEY

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

**REVISED CONCEPT PLAN : PREFERRED PROJECT REPORT**

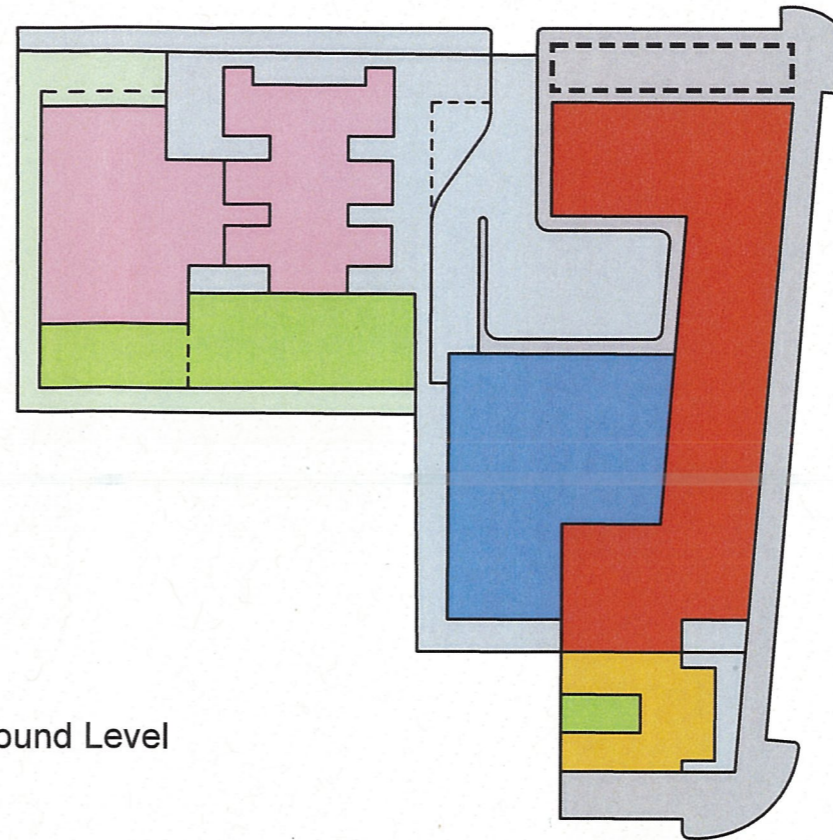




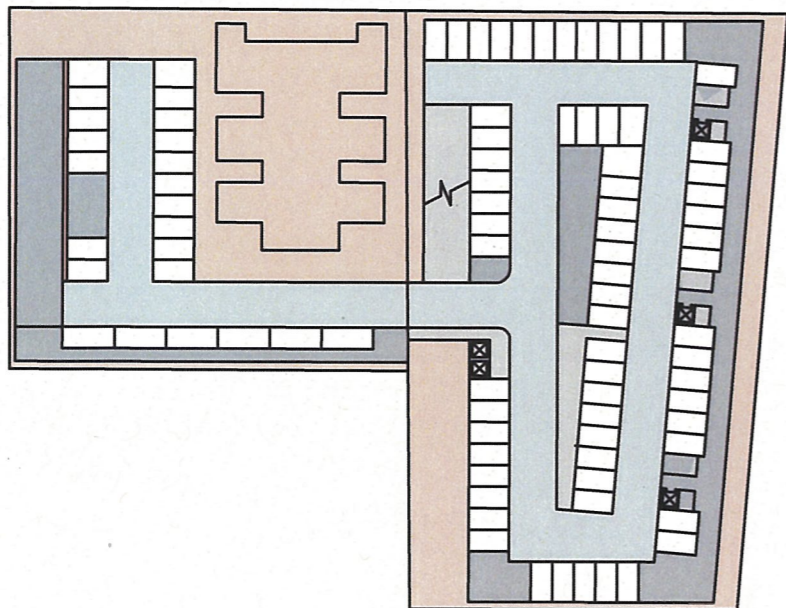


NOTE:  
basement level parking design is  
indicative only and subject to detail  
design

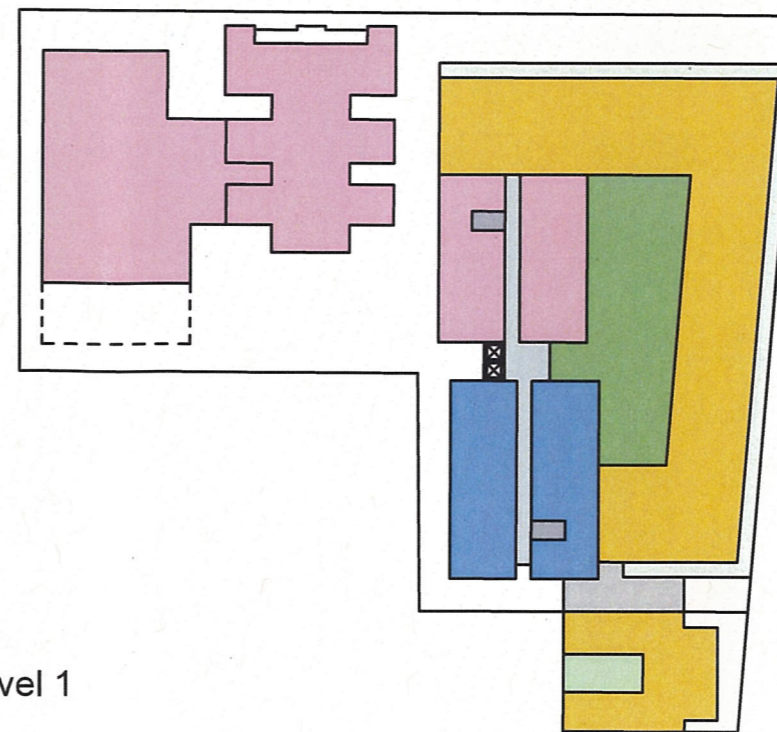
Level B2



Ground Level




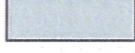

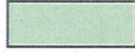


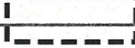



Level B1



Level 1

legend

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

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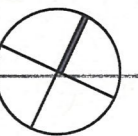
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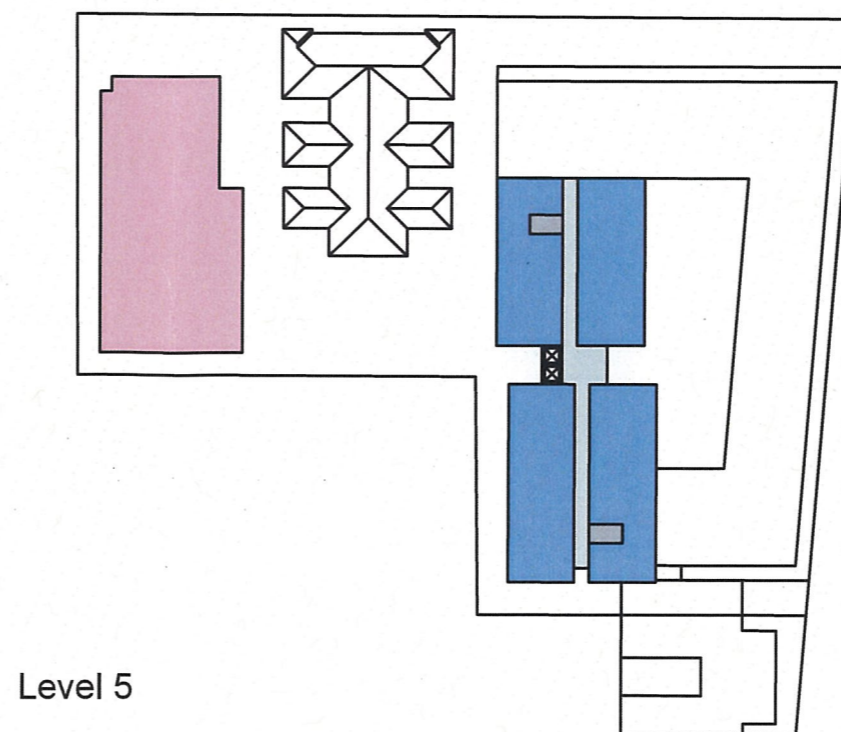
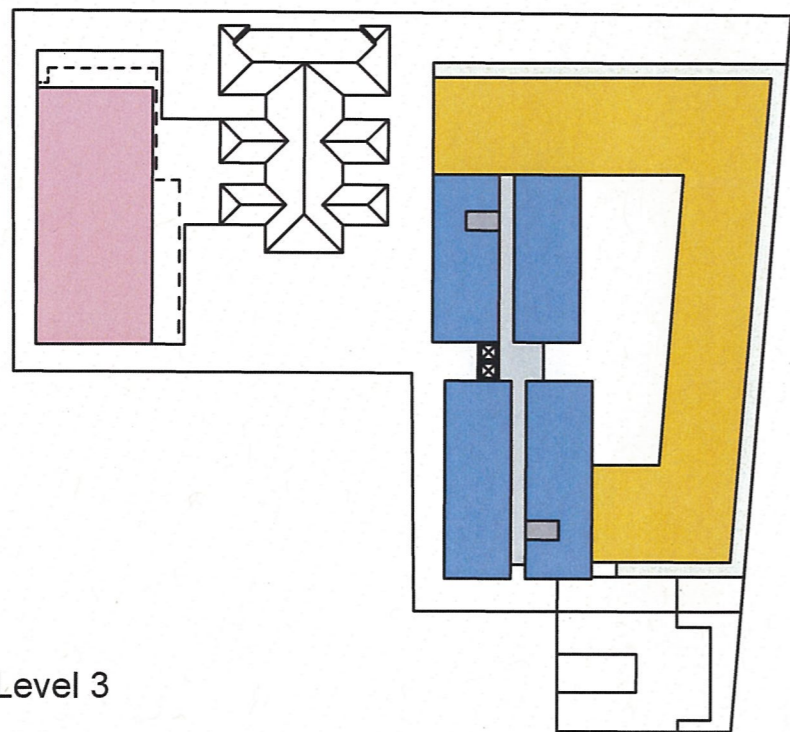
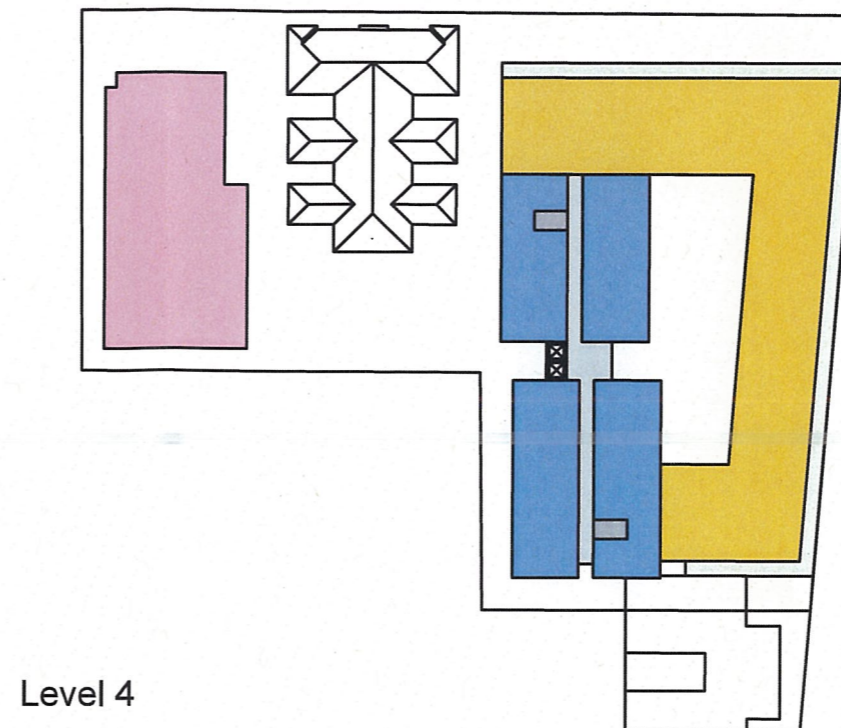
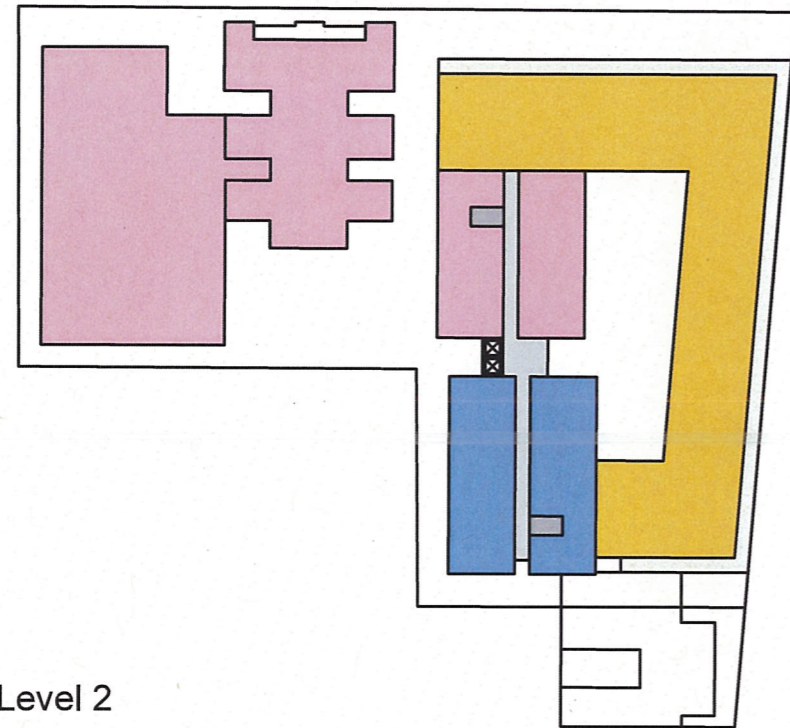
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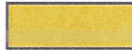
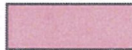

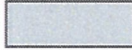




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legend

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

 NSW GOVERNMENT  
Planning

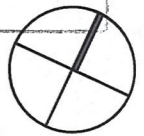
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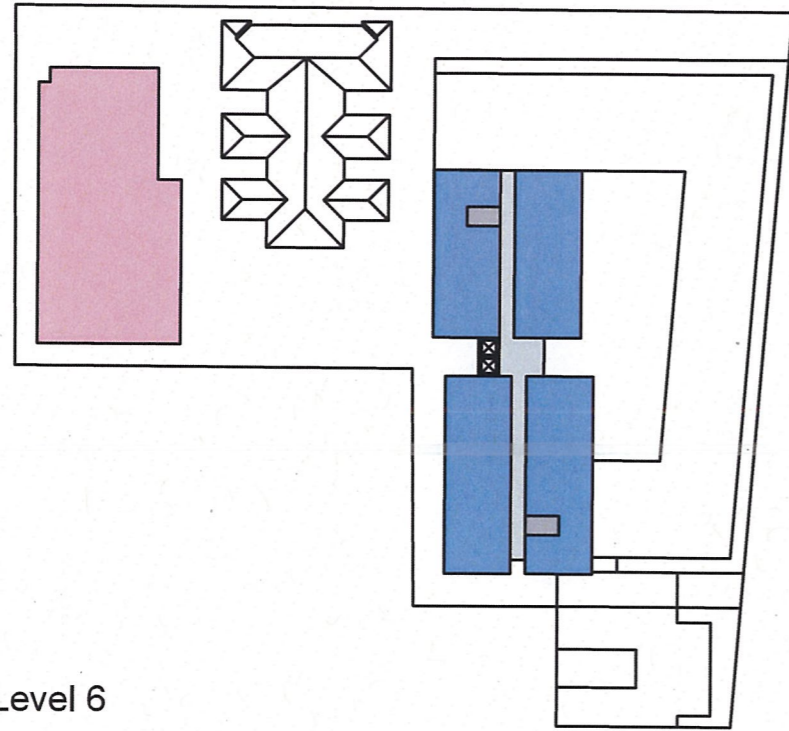
granted on the 18/4/13

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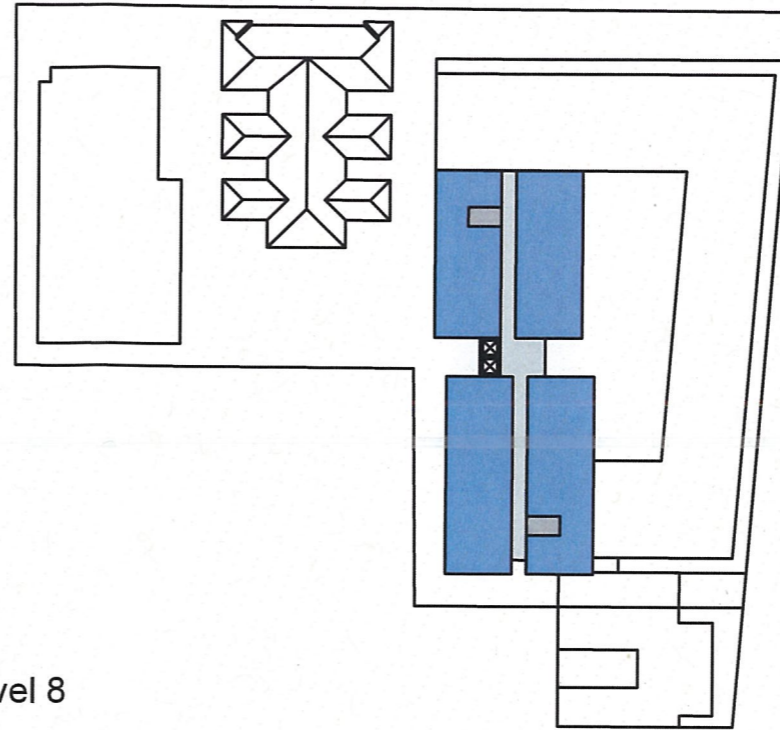
Sheet No. 14 of 21



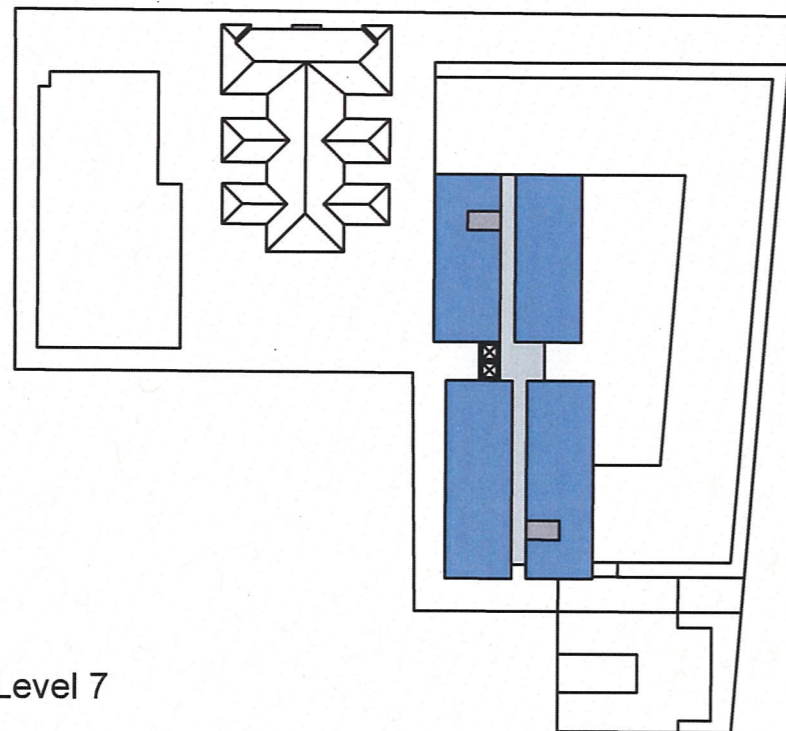




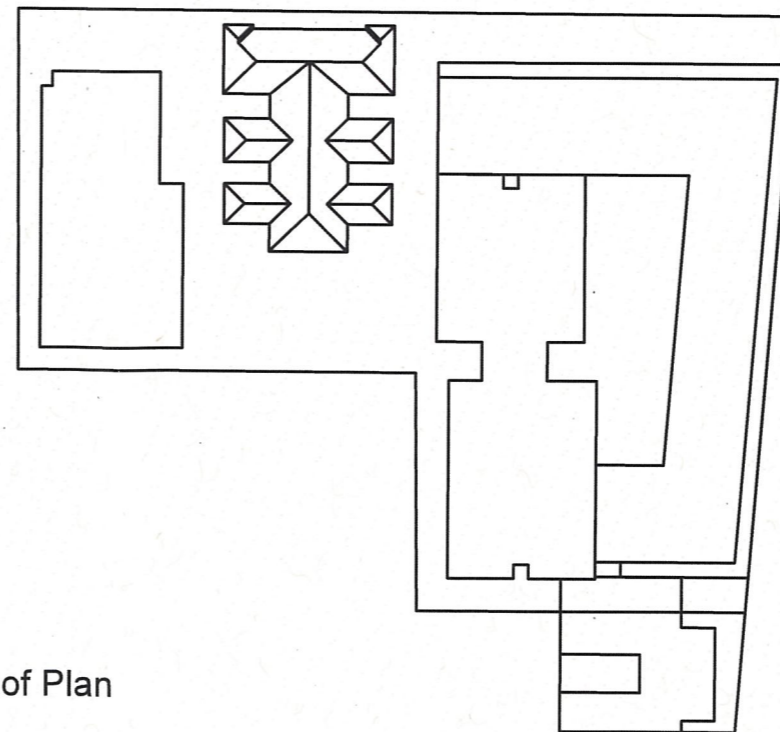
Level 6



Level 8




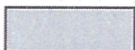







Level 7



Roof Plan

legend


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

 NSW GOVERNMENT  
Planning

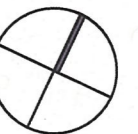
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Planning

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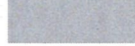


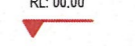
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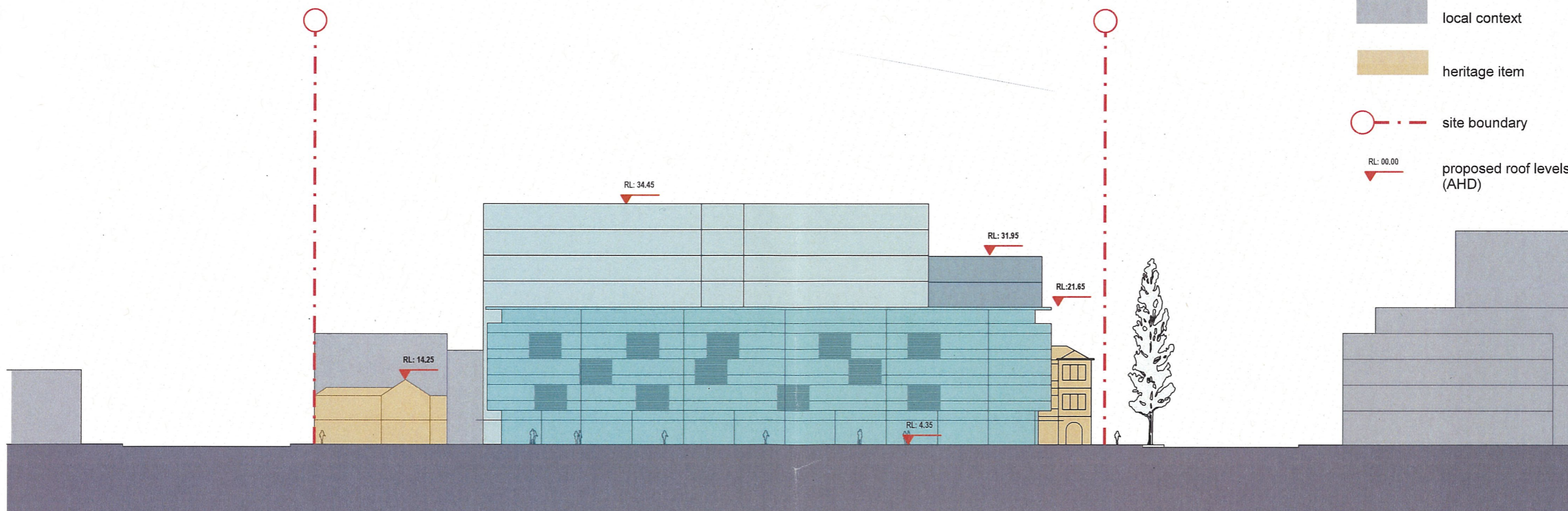
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architectus™

Architecture  
Urban Design  
Planning  
Interior Architecture

legend

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



INDICATIVE ELEVATION 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 STREET ELEVATIONS  
(SOUTH STEYNE)

Scale  
1:1000

Drawing no  
CP-16

Issue  
J





NSW GOVERNMENT  
Planning

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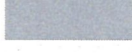


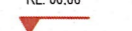
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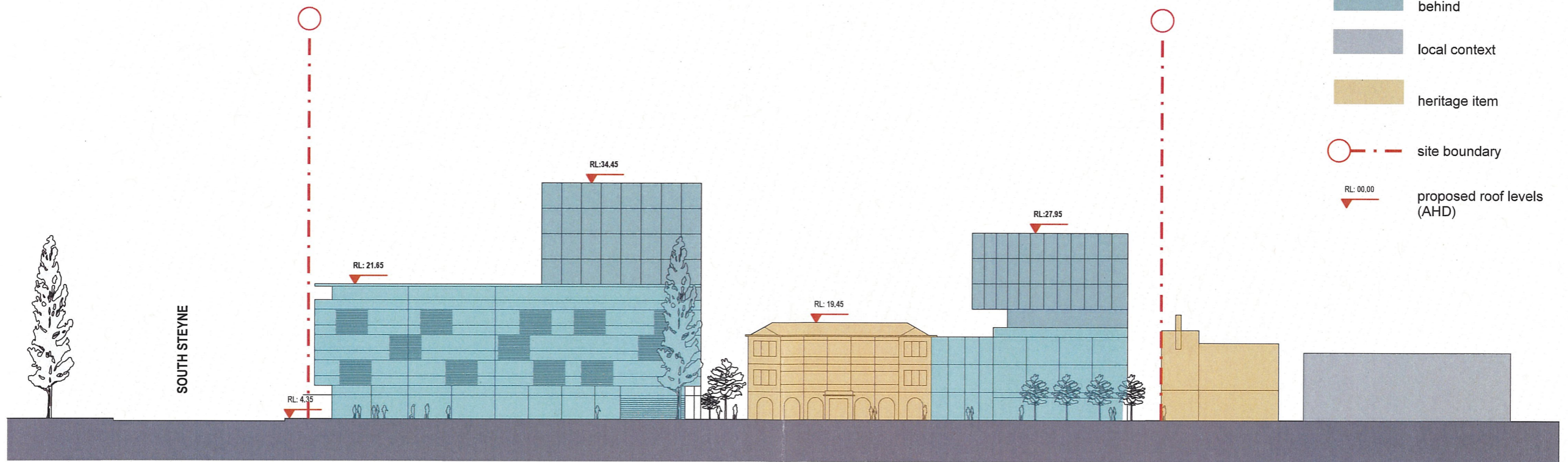
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Architecture  
Urban Design  
Planning  
Interior Architecture

legend

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



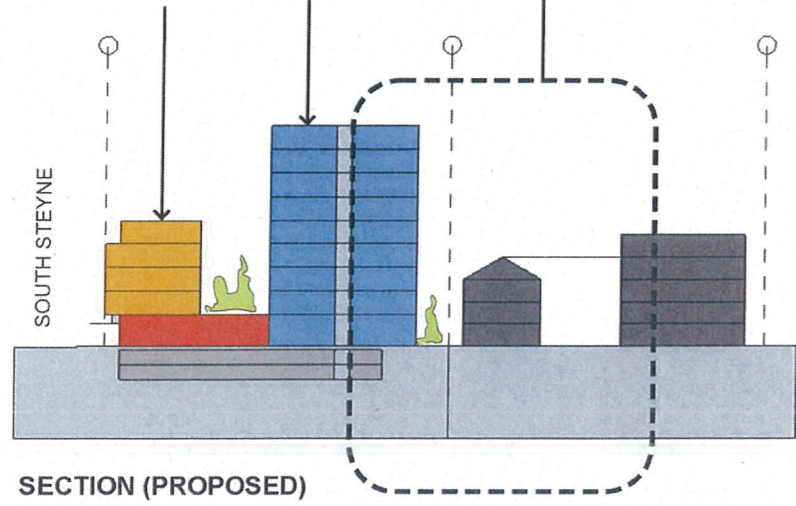
INDICATIVE ELEVATION ALONG WENTWORTH STREET



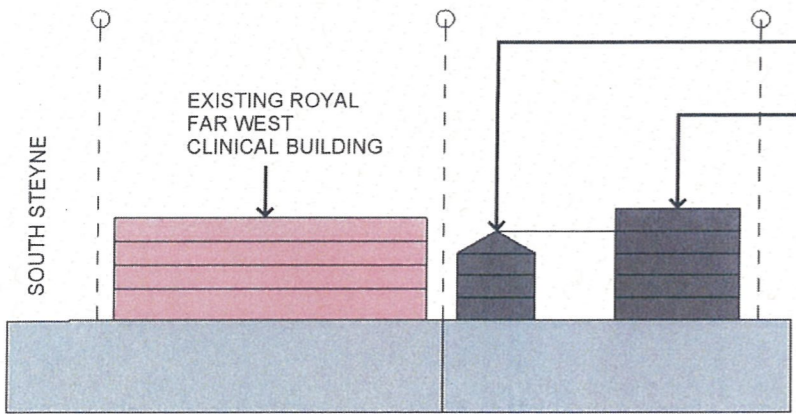
PROPOSED 5 STOREY  
RESIDENTIAL BUILDING

PROPOSED 9 STOREY  
HOTEL BUILDING

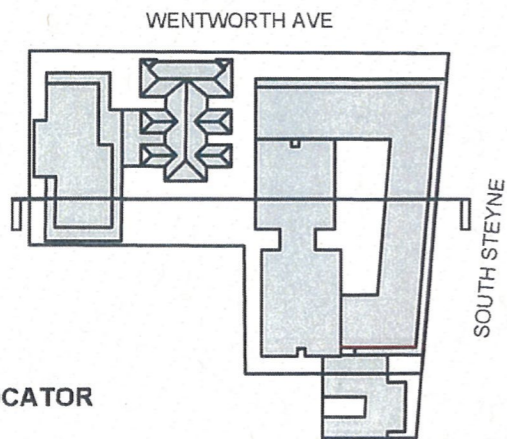
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SECTION (PROPOSED)



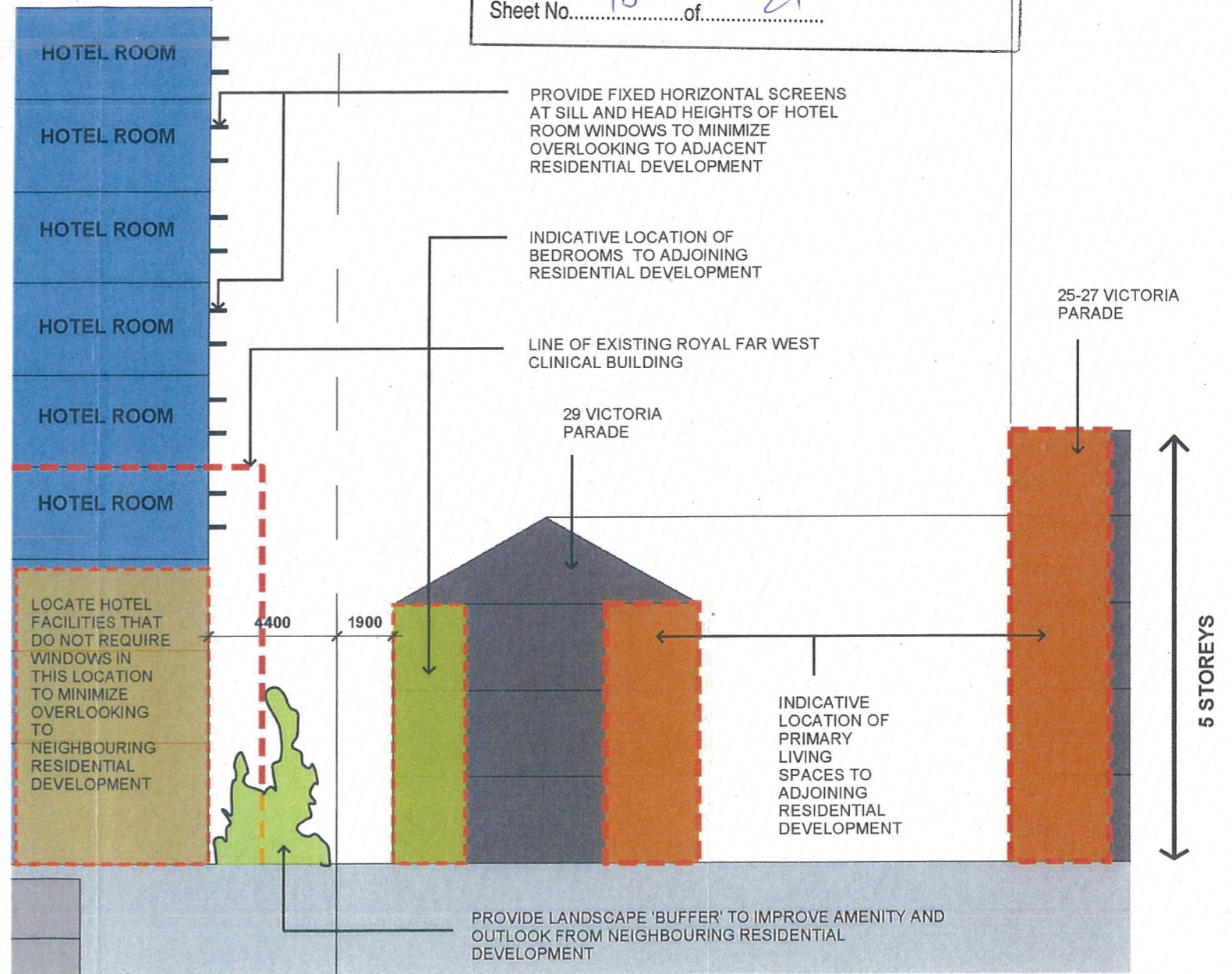
SECTION (EXISTING)



SECTION LOCATOR

29 VICTORIA  
PARADE

25-27 VICTORIA  
PARADE



DETAIL SECTION



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Planning

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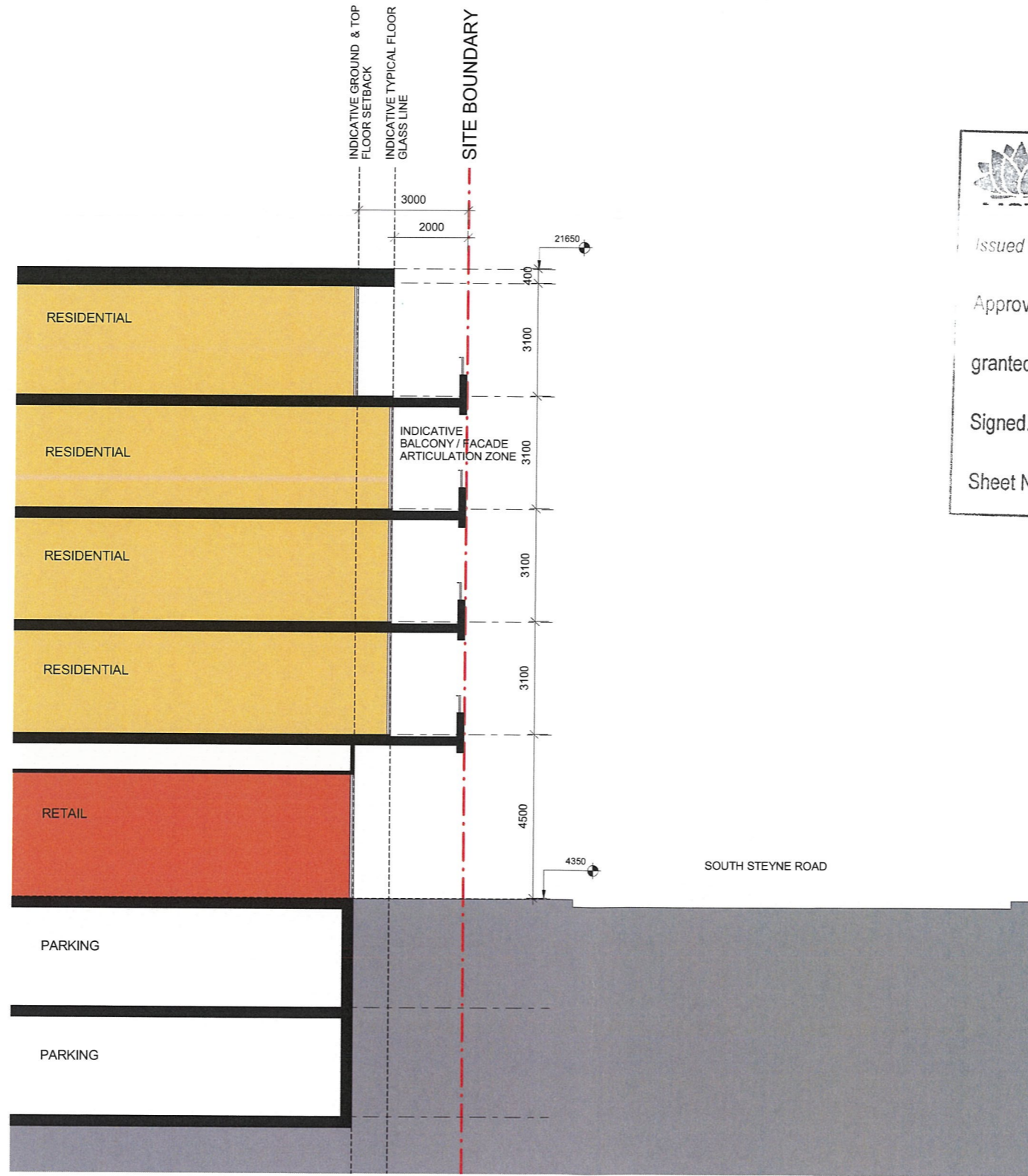
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Architecture  
Urban Design  
Planning  
Interior Architecture






**NSW GOVERNMENT**  
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**NSW GOVERNMENT**  
 Planning

**architectus™**  
 Architecture  
 Urban Design  
 Planning  
 Interior Architecture

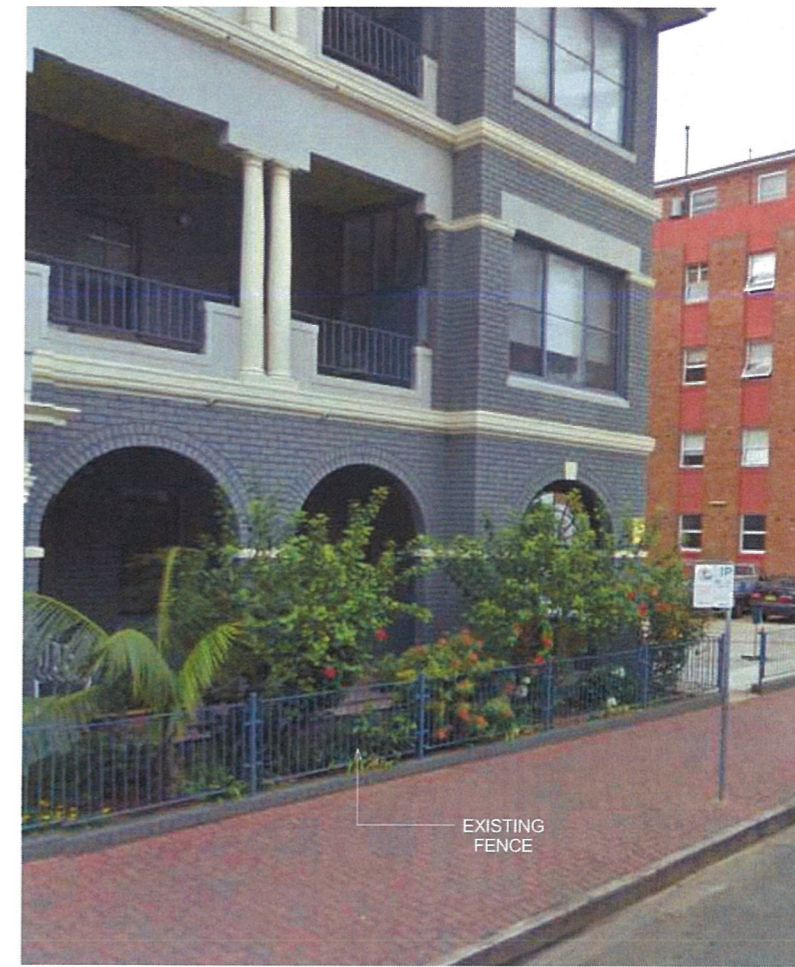
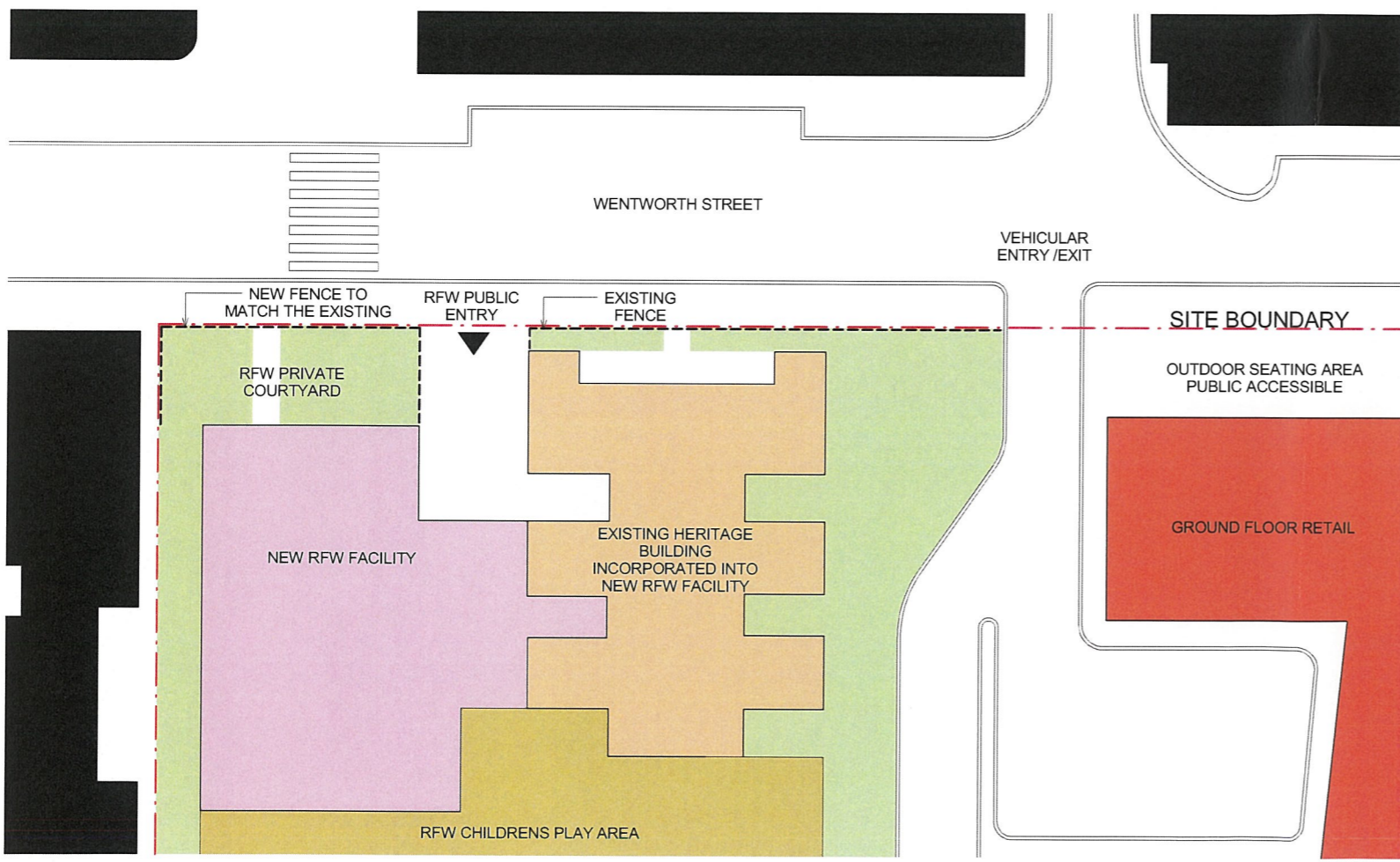
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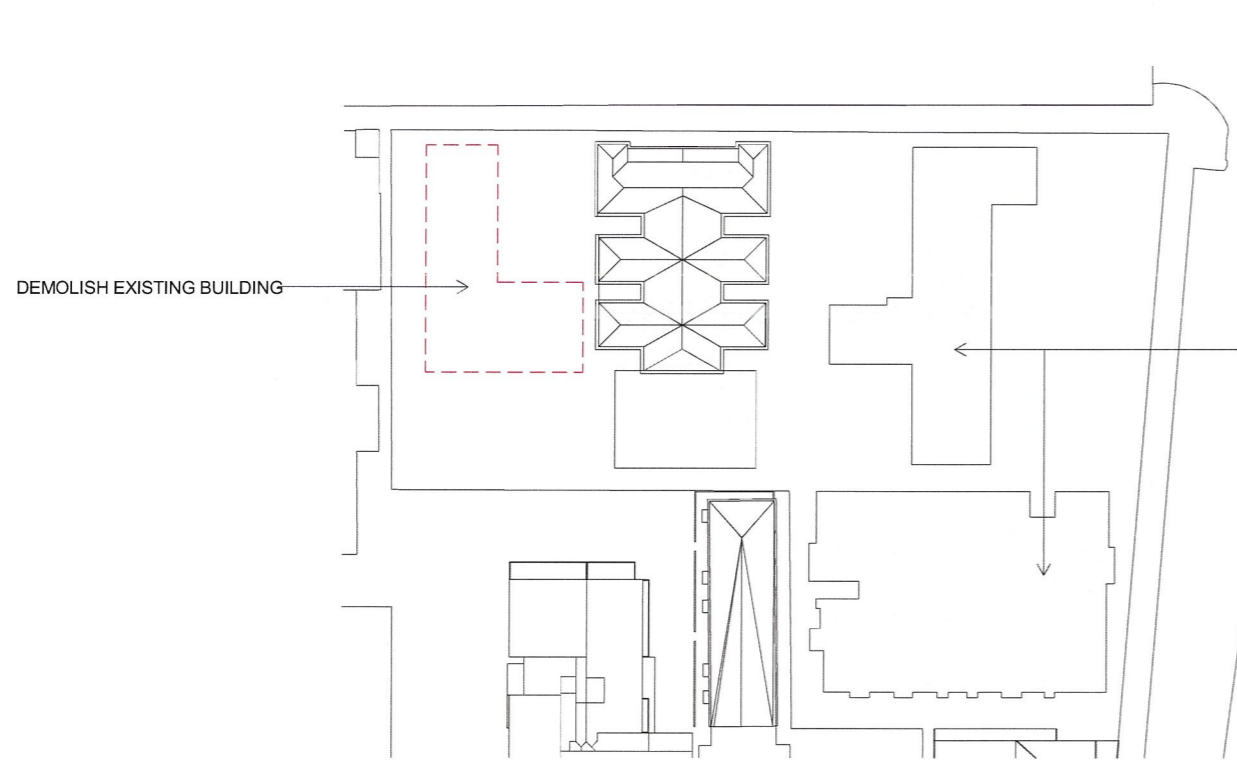
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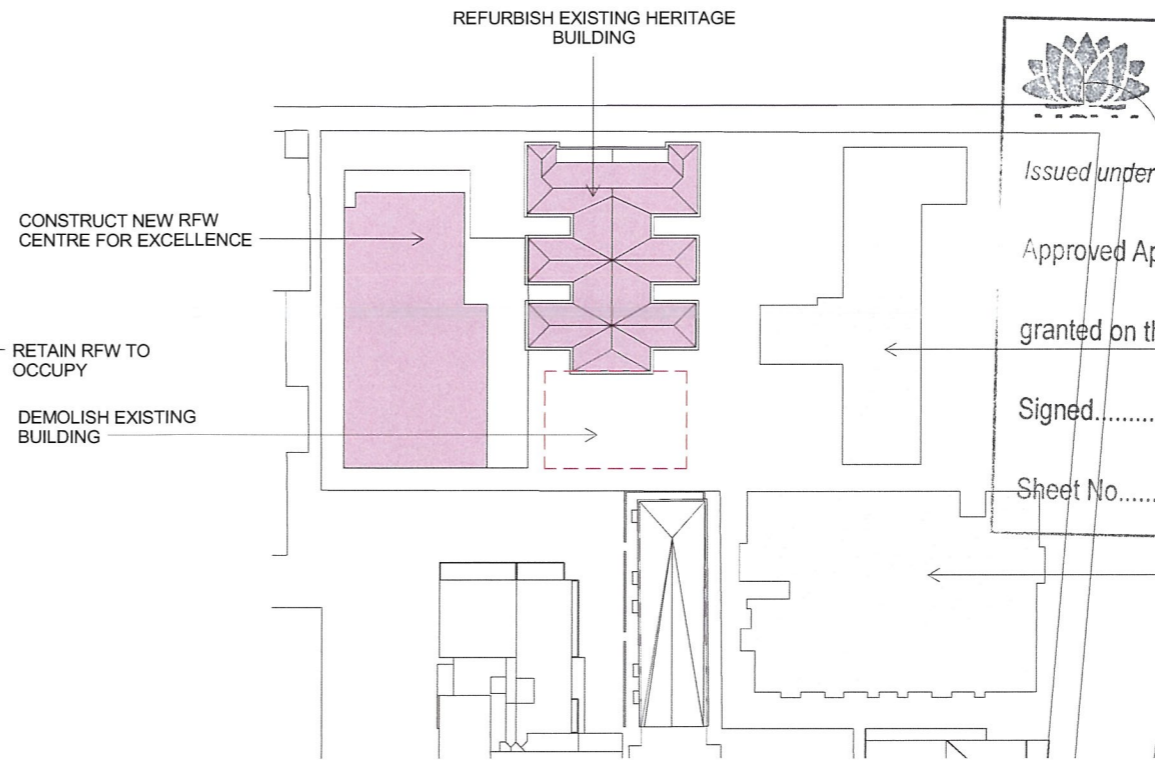


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STAGE\_1



STAGE\_2

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Planning

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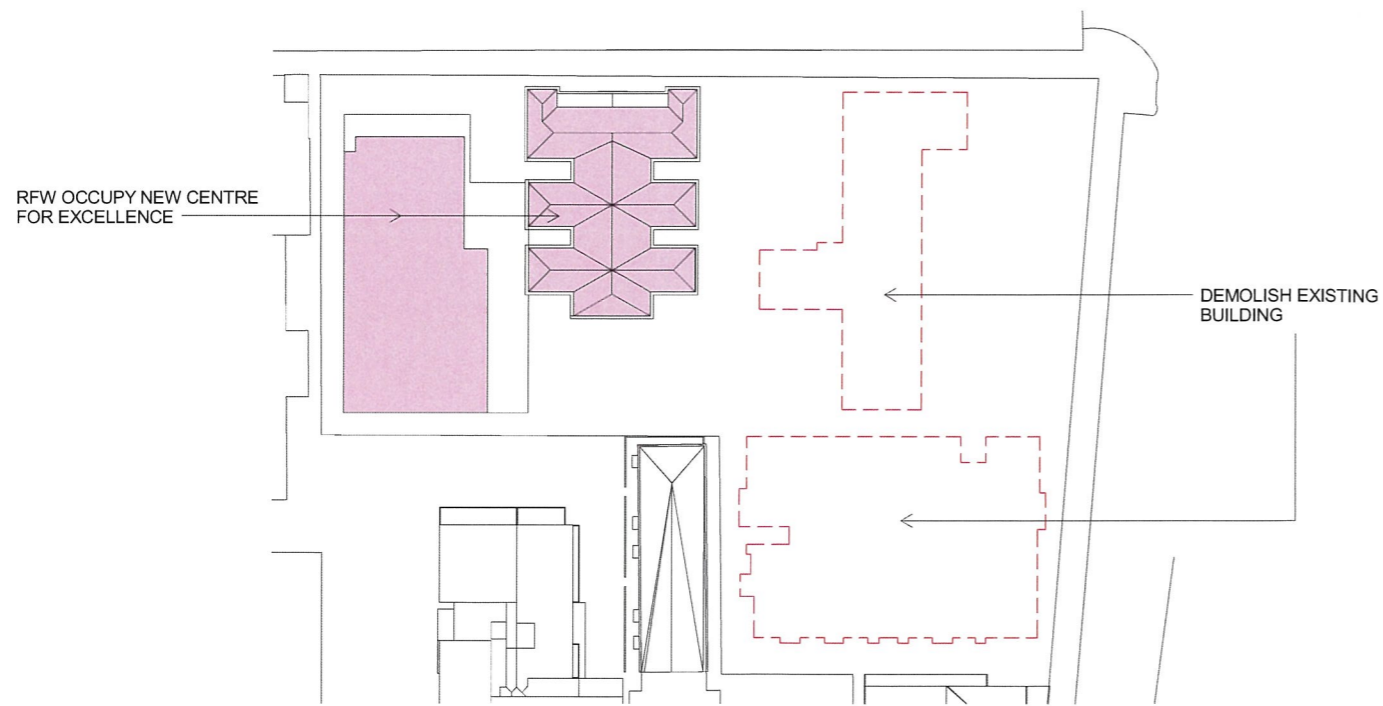
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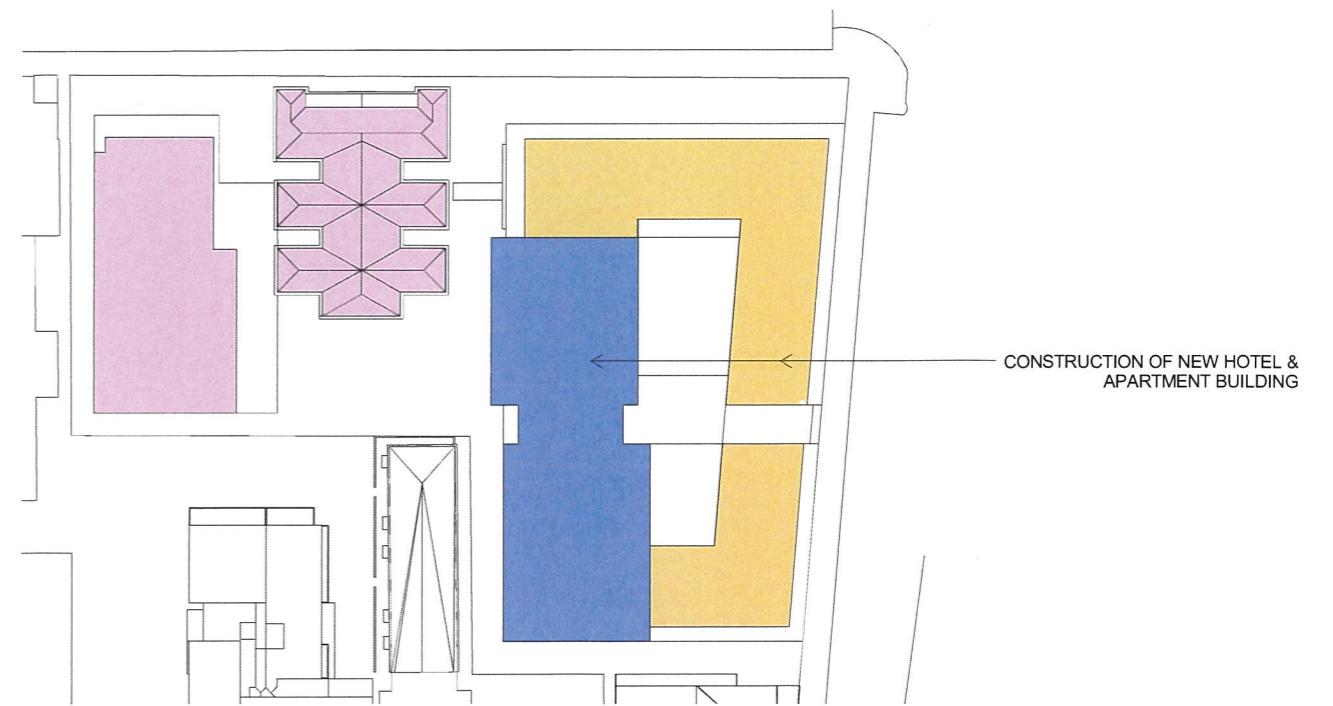
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RETAIN RFW TO OCCUPY



STAGE\_3



STAGE\_4