

## **ARCHITECTURAL DESIGN EXCELLENCE STATEMENT**

Project No 5899

**14-22 Wentworth Street &  
19-21 South Steyne, Manly.**

Prepared on behalf of

**Royal Far West**

Prepared by

**MURCUTT  
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## 1.0 Introduction

### Introduction

This Architectural Design Excellence Statement has been prepared on behalf of Royal Far West and to accompany a Section 75W application ('S75W') to modify a Part 3A (NSW EP&A Act) development consent (Application No MP10\_0159) submitted to the NSW Department of Planning, Industry and Environment. This application relates to the redevelopment of the site at 14-22 Wentworth Street & 19-21 South Steyne, Manly ('the Site').

### Background & site description

The project's initial concept approval was granted using the environmental planning Instrument ('EPI') – *NSW EP&A Act Part 3A - Major infrastructure and other projects*. As noted in Condition B2, Schedule 2, Part B of this Concept approval (Application No: MP10\_0159) 'Future applications shall demonstrate design excellence in accordance with the Director General's Design Excellence Guidelines.' This Architectural Design Excellence Statement has been prepared to illustrate some of the key design excellence strategies which have been incorporated into the project's design.

The site of the proposed development can be identified as Lot 1 DP 1093126, Lot 2 DP 1093126, Lot 12 DP 1096038, Lot 1 DP 435023, Lot 1 DP 223468, Lot 2 DP 223468, Lot 101 DP 1247522 and PT 2587 DP 752038.



**Figure 1:** The subject site. Source SIX Maps NSW; <https://maps.six.nsw.gov.au>



**Figure 2:** Photography of the site currently viewed from the North East.

## Design Excellence

Within the context of this statement, the word excellence is understood as *‘the quality of being outstanding or extremely good’*<sup>1</sup>. Following therefore Design (or how a building or product is to be made) Excellence, would be the design of a building (and its associated elements) which is of a high standard, outstanding in nature.

This statement will examine a number of key aspects of the project’s building design (or architecture) to better understand its high-quality attributes. This examination will be based on the following broad design themes: urban & public domain design (or ‘design in context’), architectural expression, landscape design & sustainability.

This statement draws on, and is consistent with, the underlying principles of both the *NSW Director General’s Design Excellence Guidelines (2011)* as well as the *DRAFT NSW Government Architect’s Design Excellence Competition Guidelines (2018)*. It is understood that the NSW Government Architect’s guidelines will replace these NSW Director General’s Guidelines in the near future.

*‘Good building design should positively contribute to the overall architectural quality of the city and provide buildings appropriate to their context. In some circumstances, this contribution may be as an iconic or landmark building, but more typically it is as a well-designed building that fits sensitively into the streetscape.’*

NSW Director General’s Design Excellence Guidelines (2011).

*‘Design Excellence is a term used in Environmental Planning Instruments (EPIs) to refer to the design quality of a building or project and describes an expectation that a project will achieve a level of design quality that is above and beyond the usual. It also describes a variety of requirements and processes that are intended to support this. The description of Design Excellence is broadly consistent across planning legislation where it is often summarised as ‘the highest standard of architectural, urban and landscape design.’ Design Excellence descriptions vary in their detail but include references to context, accessibility, public domain, streetscape, massing and sustainability.’*

Government Architect’s Design Excellence Competition Guidelines (2018).

<sup>1</sup> excellence. (n) Oxford Languages dictionary (2020) <https://languages.oup.com/research/oxford-english-dictionary/>.

In addition, this statement makes reference to the Design Excellence considerations noted in Part 6, Clause 6.13, Manly LEP 2013 ('MLEP2013'). We also note that the project is located on land in the *B2 Local Centre* zone and therefore it is understood that these MLEP2013 Design Excellence provisions apply to the project. A more detailed consideration of these provisions is contained in Appendix A.

As part of the preparation process for this Section 75W application, a pre-lodgement engagement process has been commenced with the NSW Department of Planning, Industry and Environment. As part of this engagement process, the project has been reviewed by the NSW State Design Review Panel ('SDRP'). It is understood that the SDRP is an *'independent design quality evaluation process, in which a panel of design and built environment experts provide constructive feedback on the design of significant projects'*.<sup>2</sup> Given the assessment process for a Section 75W, it is understood that the Panel will also benefit as *'a way of improving design quality where there is no established design excellence provision in the relevant EPI'*.<sup>3</sup> A discussion of how this Section 75W application has incorporated items raised by the SDRP is contained in Appendix B.

### Concept development approval (Part 3A)

A Concept Plan (the 'Part 3A') approval was granted by the Planning Assessment Commission of New South Wales (PAC) as a delegate of the Minister for Planning and Infrastructure on the 18<sup>th</sup> April 2013 subject to conditions. The Concept Plan approval provides for a mixed-use development, described as follows:

- Use of the site for a mixed-use development with associated hospital facility, "Centre for Excellence";
- Indicative building envelopes for buildings to a maximum height of 8 storeys;
- Tourist and visitor accommodation, residential, retail/commercial and hospital/medical uses to a maximum FSR of 3:1;
- Basement car parking for 184 car spaces; and
- Landscaping area throughout the site.

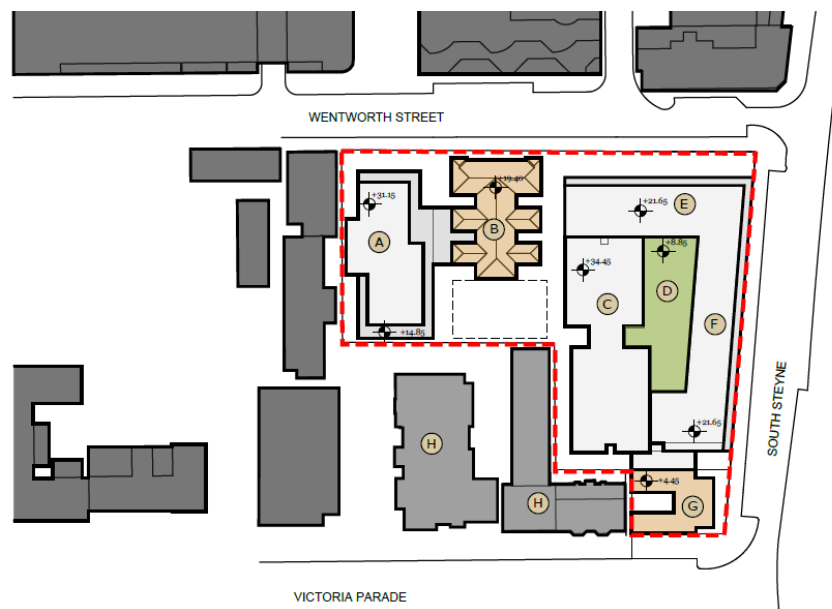


Figure 3: Site Plan of the approved Part 3A application.

<sup>2</sup> GANSW Advisory Note - NSW SDRP: Guidelines for Project teams, V3 25/11/2020.

<sup>3</sup> Department of Planning and Environment – Planning Circular PS 18-005, 28 June 2018

Key aspects of the concept approval being sought to be modified are as follows:

1. **An openness to Manly.** The proposed S75W modification seeks to create a strong visual and design connection through the project to Manly beach. This is both to allow for a sense of connection of Royal Far West (and its Mission) to the Manly community as well as allowing Royal Far West to re-establish a strong connection back to Manly Beach and the ocean (one of the original reasons why Royal Far West was located opposite the beach originally was to allow the children from remote communities' access to the restorative properties of the ocean).
2. **Public and private open space (landscape).** A relocation and expansion of both public and private open space domains. This would be for the general public as well as Royal Far West's clients and the occupants of the residential apartments. This modification proposes the creation of a new public open space with strong visual connections to Manly Beach promenade, Wentworth St as well as a new north/south spine of ground floor commercial tenancies (e.g. retail, medical facilities etc). Further this new forecourt space includes a generous landscaping with 1m soil depths for established tree planting. The Part 3A's location of the residential communal open space on a podium, enclosed on all sides, results in low levels of solar access, views as well as low amounts of visual privacy (overlooked by hotel patrons).
3. **Soft landscaping areas.** This includes the accommodation of the necessary conditions to allow for general softworks planting including medium to tall trees. Soil depths in many softworks zones in the S75W modification are to be a minimum of 1m deep. This strategy has included the lifting of the ground plane to achieve min 1m soil planting zones and an integration of landscape planting to all rooftops in the development. Careful design planning has been undertaken to ensure that the new circulation cores and rooftop shade structures etc do not unduly impact solar access to neighbouring properties.
4. **Superior architectural expression.** An allowance for a façade design is proposed in this modification application which includes high levels of articulation and relief and has not been formulated around using a curtain wall type, shallow façade system. The Part 3A application included long uninterrupted and shadow facades which do not readily yield a high quality residential architectural expression.
5. **SEPP65 compliance issues.** The concept approvals enclosed form (or 'doughnut') does not allow for the required amounts of residential natural cross ventilation, solar access to communal areas, visual privacy etc.
6. **Consolidation of vehicle access points in a single entry.** The S75W modification seeks to consolidate vehicle access points in a single entry as well as removing on grade parking and vehicular drop off areas. This will result in a superior outcome for both pedestrian safety as well as a coherent urban form.
7. **Client Accommodation** This includes the modification of the Drummond House to create a reasonable level of occupant visual privacy, adaptability (family group sizes greater than 3 people) environmental sustainability (e.g. natural ventilation, operable windows), breakout and gathering areas, dining spaces etc.
8. **Children's' play space.** Provision of a suitable play space for Royal Far West which is better able to accommodate acoustic, privacy and safety issues.

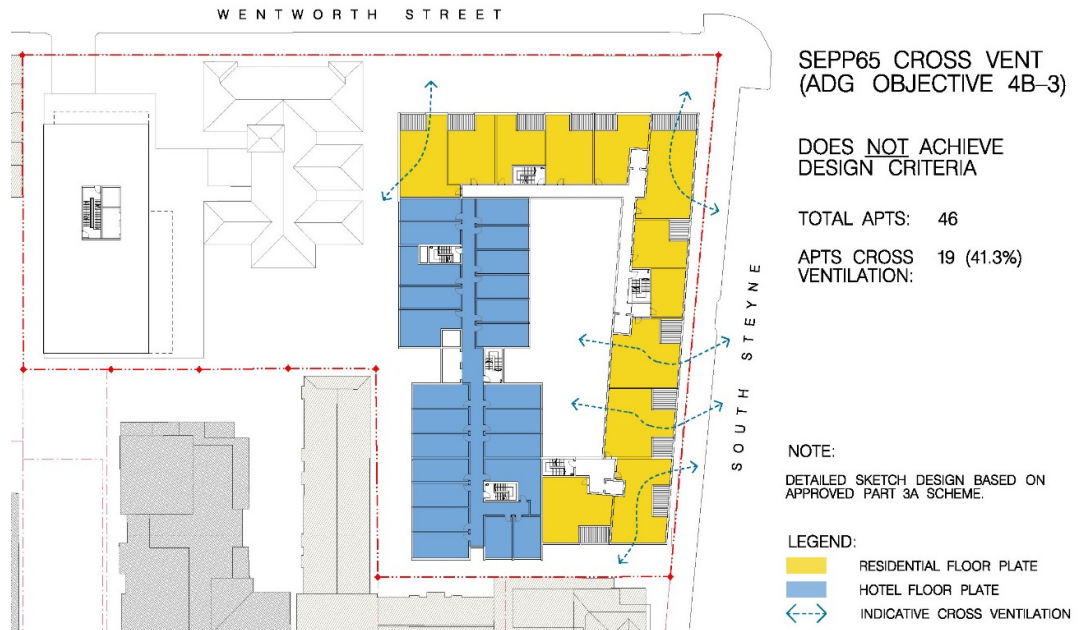


Figure 4: Part 3A Concept Plan - upper-level floor plan diagram examining a possible apartment configuration and the resulting natural ventilation outcomes.

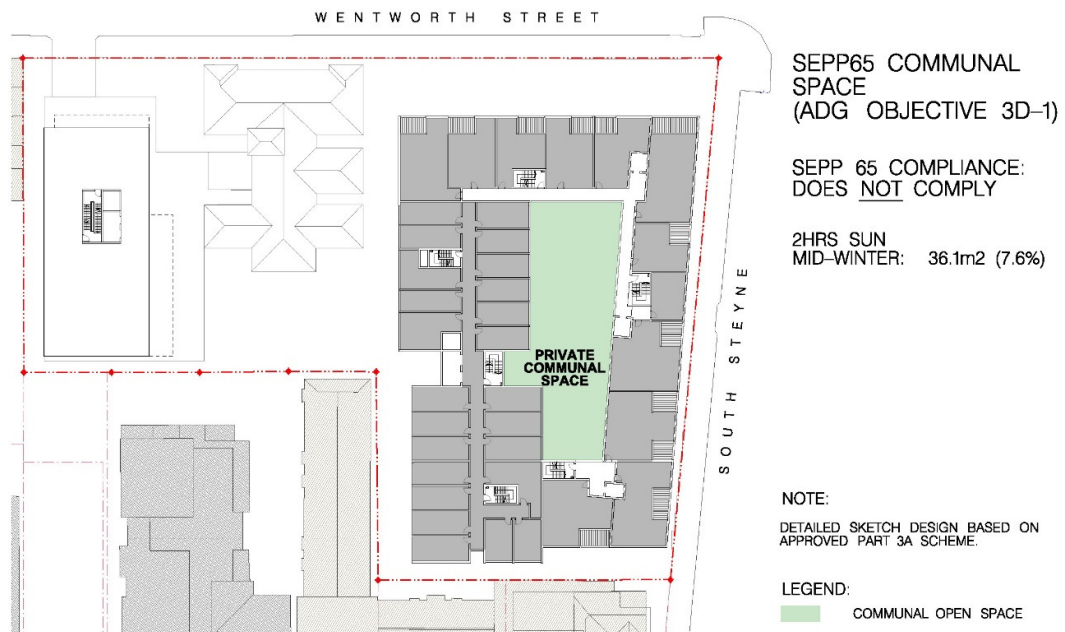


Figure 5: Part 3A Concept Plan - podium level floor plan diagram examining the solar access to the communal open space.



Figure 6: North Elevation with Part 3A massing in red showing limited openness on the ground plane and wide vehicle entry.

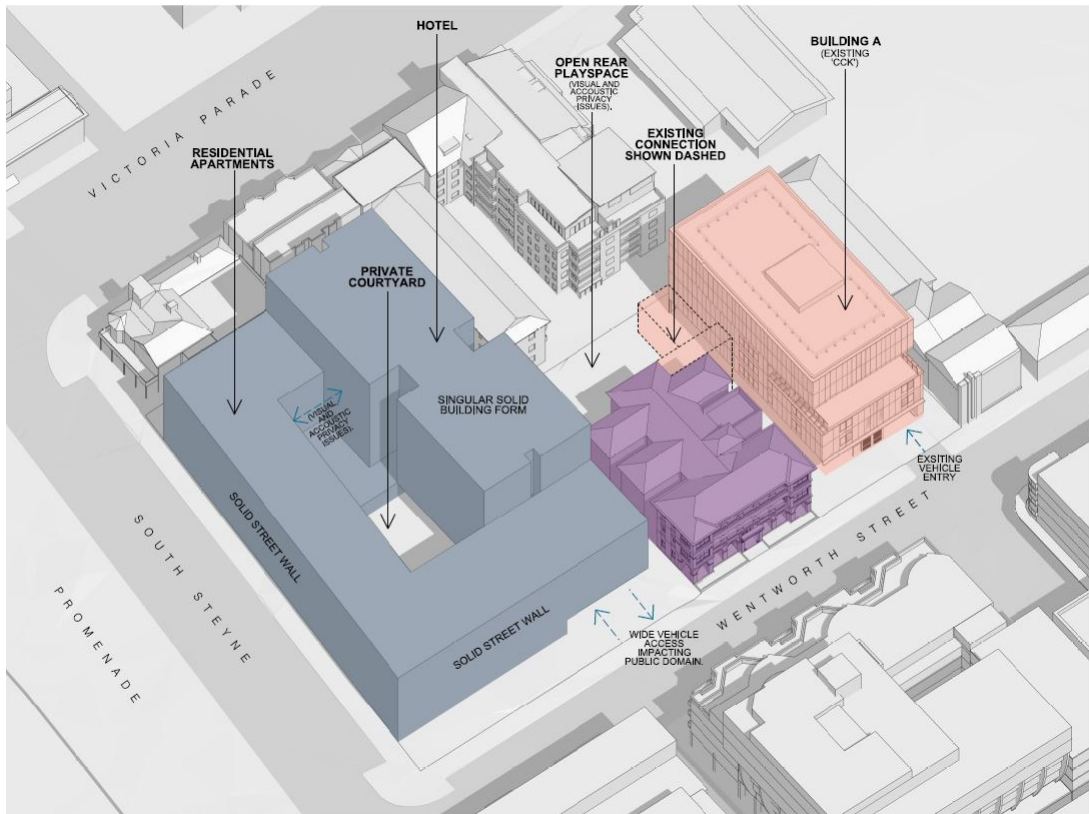


Figure 7: Axonometric diagram of the approved Part 3A concept plan.

### 3.0 The S75W Modification

#### A brief overview of the proposed development.

This re-development proposal includes the following key aspects:

1. Demolition of existing structures on the site (including rear wings to Drummond House, RFW School Building & the former RFW Admin and Clinical Building)
2. Construction of a mixed-use building which includes 5 storeys of residential apartments ('Building C'). This building also includes 3 levels of commercial accommodation on the lower levels.
3. Construction of a 5-storey residential apartment block ('Building D') which is aligned with the site's eastern boundary along South Steyne. This building comprises of 4 storeys of residential apartments surmounting a landscaped open ground level.
4. Alteration and addition to the existing Drummond House ('Building B'). This building will comprise of short stay guest accommodation and associated facilities for Royal Far West.
5. Minor alteration and addition to the existing Centre for Country Kids ('CCK – Building A').
6. Construction of a two level basement for vehicle parking, services and storage.
7. A new public forecourt space with generous amounts of soft landscaping.

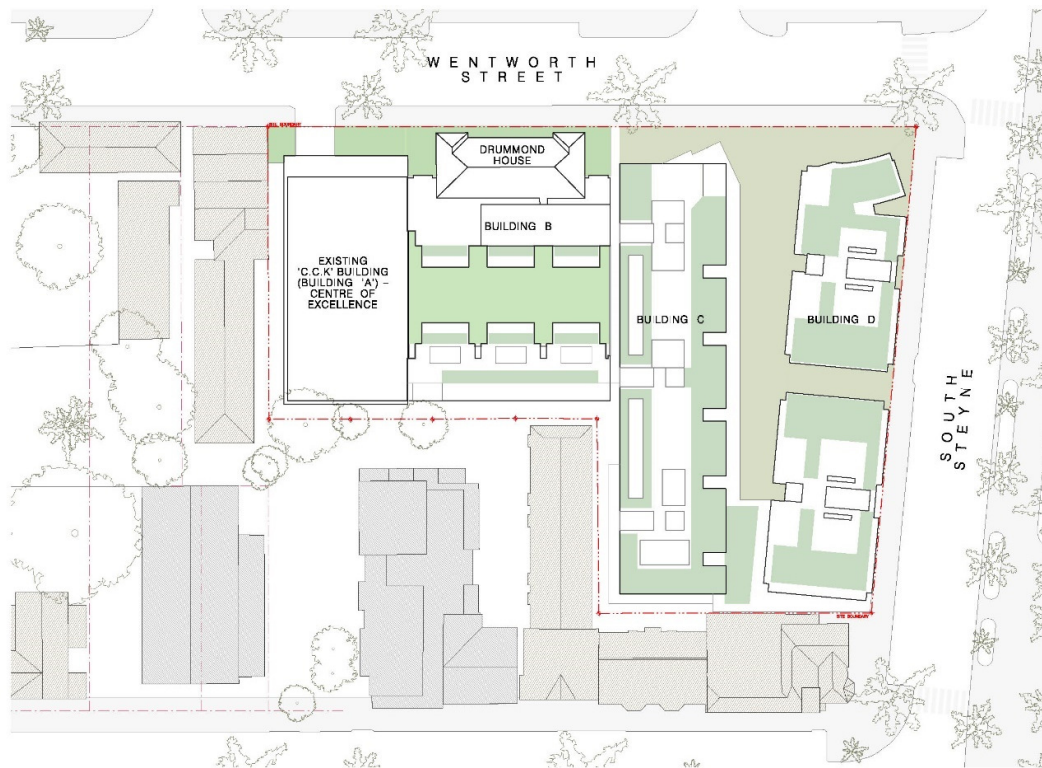


Figure 9: Site plan of the proposed development.



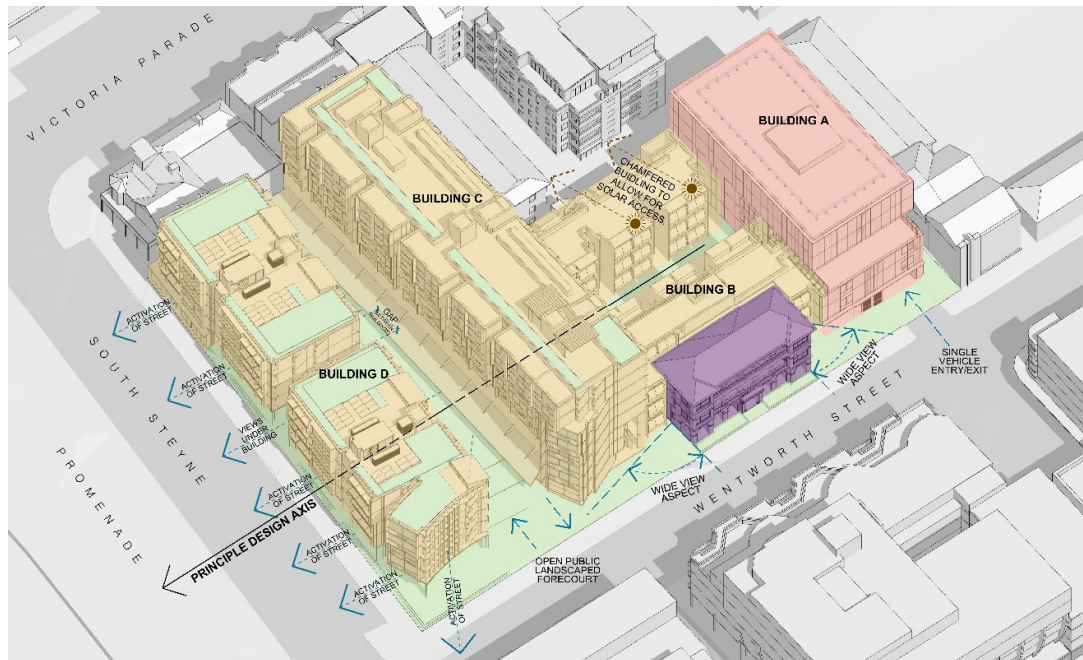


Figure 10: Axonometric diagram of the proposed S75W modification application.

## Design in Context

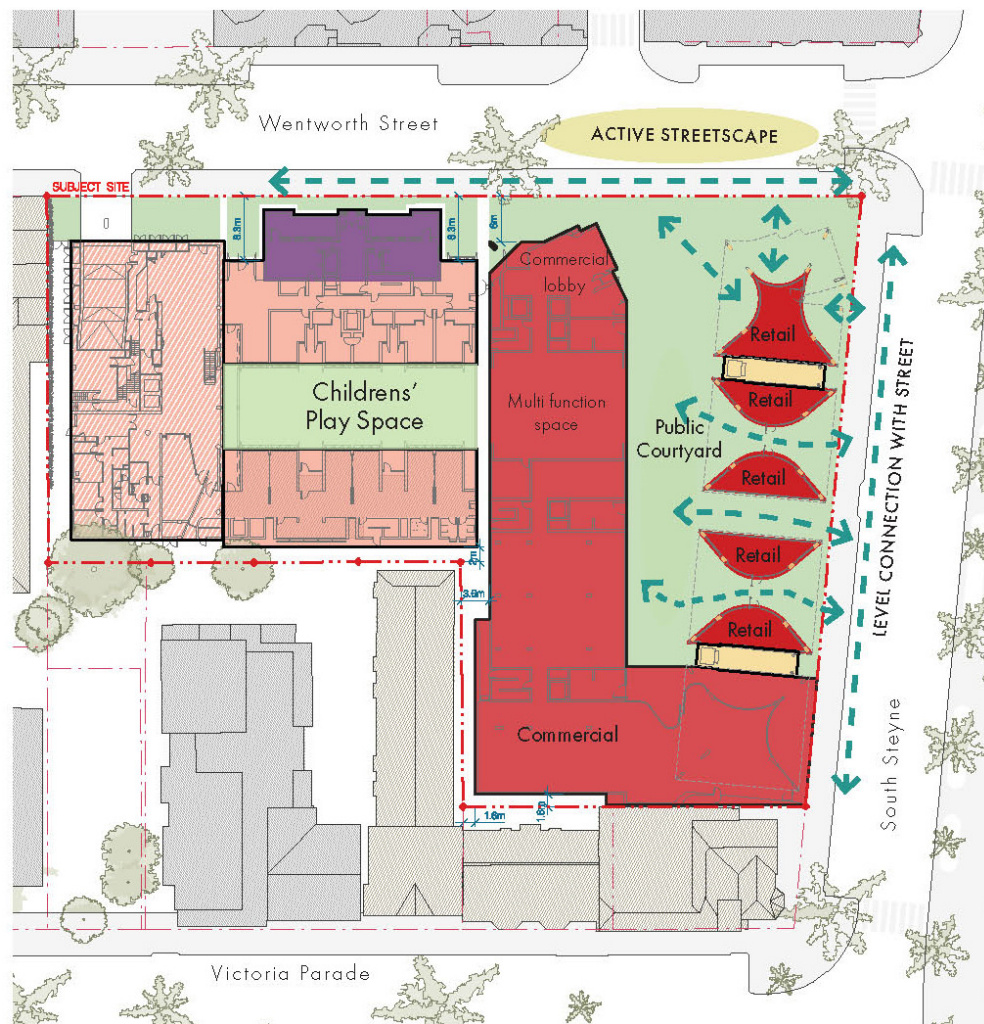
The development site is located at the corner of Wentworth Street and South Steyne, Manly NSW. The site is opposite Manly Beach (and promenade), is located in the Manly Town Centre and in close proximity to the 'the Corso'. The beach environment creates a strong visual and sensory focus for the site and its surrounds. Significant proportions of activities in the local area make a direct link to this beach environment.

The proposed redevelopment of the Site seeks to achieve a compatibility of development both to the existing and future desired character of the area. The project has loosely been divided into 4 separate building forms, arranged along a north/south axis. This partitioning of the development site into these 4 areas or buildings allows for a consideration of each portion of the development into a suitable fine grain scale rather than one larger mass. Further this separation allows for the creation of important open spaces around these discreet buildings. The building forming the South Steyne street frontage ('Building D') is of a lower scale commensurate with the scale of buildings along South and North Steyne and its beach side environment. This building is then further divided into two smaller separate buildings, affording a good degree of openness to the forecourt (and landscaping) behind as well as the resulting fine grain highly articulated facade facing the street with retail nodes along the street frontage to achieve a high degree of street and courtyard activation.

The primary north south axis for the buildings in the proposal allows for a high degree of open space fronting Wentworth St. This includes the forming of a public forecourt space between Buildings C & D as well as presenting a small end elevation to the street. The taller Building C is well setback from the beach frontage of South Steyne and this S75W application allows for a variety of architectural devices to erode its mass, provide visual interest and provide an anchoring element in the project's overall composition. The adjustment of Building C Wentworth St setback has allowed for the removal of building accommodation at the base of Building D and along Wentworth St. This allows for significant amounts of openness on the ground plane to be achieved and the consequential public space created whilst also allowing for commercial nodes under Building D to activate both South Steyne and the eastern side of the new forecourt space. on balance is considered a superior outcome to that presented in the Part 3A proposal.

Building bulk and scale is mediated across the site by making careful use of massing, proportion, architectural articulation, and open spaces to achieve an outcome which will enhance the local area. The lower scaled Building D faces the primary street frontage (South Steyne) with the building's form further eroded into 4 separately legible and finer scaled building wings. The larger Building C has been oriented to minimise its size, set back from the street and a future detailed development application can use a variety of design strategies of also reduce an unwanted apparent bulk e.g., varying façade setbacks (to street and neighbouring developments), deeply recessed and layered architectural articulation (to create a rich interplay of light and shadow shadowing), modular well-proportioned façade compositions etc. Views of the site from the most active street frontage (Wentworth St) sees each building present their smaller narrow dimension. This allows for the formation of a public forecourt which further reduces the proposal's visual bulk, creating a suitably scaled and inviting public space with good views of the ocean through the undercroft to Building D as well as a variety of uses to activate this space throughout the day.

The proposed formation of a new public forecourt sees the activation and enlivening of South Steyne both with the generous amounts of softworks landscaping along with the high degree of visual connection to the forecourt behind and its active commercial uses. The South Steyne street frontage also contains commercial space immediately abutting the street, with this space and its generous and open character lending itself to a variety of commercial and active enterprises.



**Figure 12:** Diagram illustrating key element of the S75W ground floor plan.

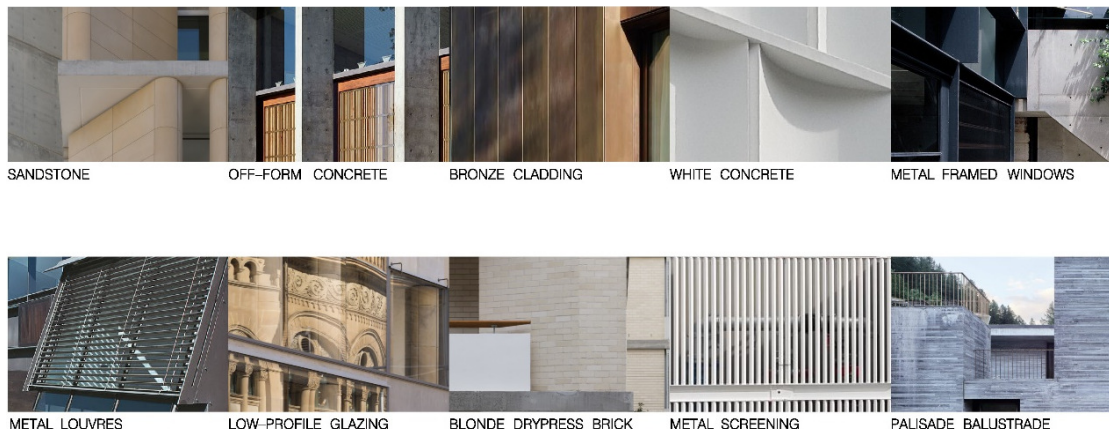
## Architectural Design

Pleasing proportions are at the core of human aesthetics. The proposal is based around a building form with elegant horizontal and vertical proportions, a sense of depth and rhythm across the façades as well as high levels of building articulation always with human scale in mind.

This S75W allows for a future detailed development application which is able to include a detailed layering of façade elements. Examples of these elements could be sculptural off-form architectural concrete, bronze cladding, metal window framing with projecting sunshade hoods and fins as well as deep façade recesses have been used to ensure a both delicate and robust architectural expression. These elements would not be at the expense of the internal occupant amenity or the creation of an un-unified whole

This S75W design is able to include a material palette of both long lasting and natural materials. These materials could include a combination of coloured and textured high quality off-form concrete, brickwork, bronze and aluminium metal trims, blades and the like, timber trims and mouldings, low profile metal framed glazing, bronze cladding, sandstone, and other durable, natural, and timeless materials. The use of these materials in a future detailed development application is able to be well integrated and intrinsic to the architectural expression (not an applied secondary applique). These materials are also considered appropriate for the local climate, durable and require less maintenance whilst also speaking to natural, eternal values associated with this beach side environment.

The building design (represented in this S75W application) positively responds to the principles of scale, proportion, and composition. This S75W design will offer a positive contribution to the changing character of the area.

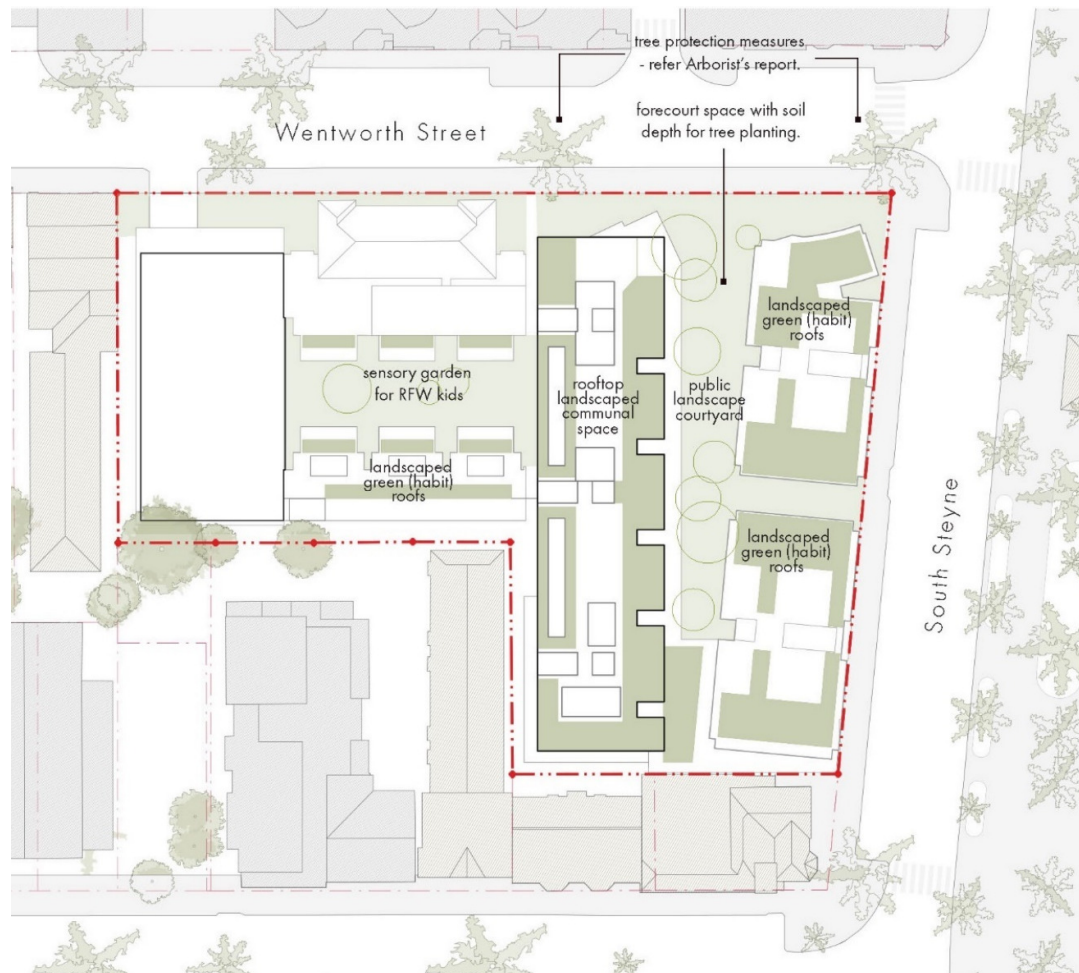


**Figure 15:** A possible palette of façade elements for a future detailed development application.

## Landscape Design

The landscape design for the project has been designed in collaboration with Jane Irwin Landscape Architecture ('JILA') and will provide a high-quality outcome for both the users of the development and the people of Manly. A key landscape feature of the proposal will be the new publicly accessible forecourt which runs along the long axis of the site (apprx. north/south). An important element of this new public space will be the inclusion of many mature native trees (e.g. *Angophora costata*). Given the proposed tree sizes and locations, they will provide both generous shade to this new forecourt space, as well as a pleasing visual outlook for development occupants and the general public.

Another important element in this new forecourt space is the connection to South Steyne. The design as represented in this Section 75W application sees a direct pedestrian link from the courtyard to South Steyne ensuring good amounts of activation from both the street as well as the commercial spaces adjacent.



**Figure 17:** A roof plan (Section 75W application) detailing the various areas which include landscape planting.

The project includes many landscaped and active rooftop areas including a communal residents' space in Building C, a rooftop play space for Building B (for Royal Far West children) and a non-trafficable looking garden to Building D. The design included in the S75W has the ability to enable these rooftop active areas to contain a variety of gather spaces, shade devices and communal use facilities such as BBQs. These areas can also be detailed (in a future detailed development application) to provide generous amounts of well-

integrated soft landscaping. This planting will aid in reducing unwanted heat gain (e.g. heat island effect) as well as provide habitat, a connection to Country and buffering to increase visual privacy.

Please refer to the enclosed Landscape Architect's statement prepared by Jane Irwin Landscape Architecture for further details.

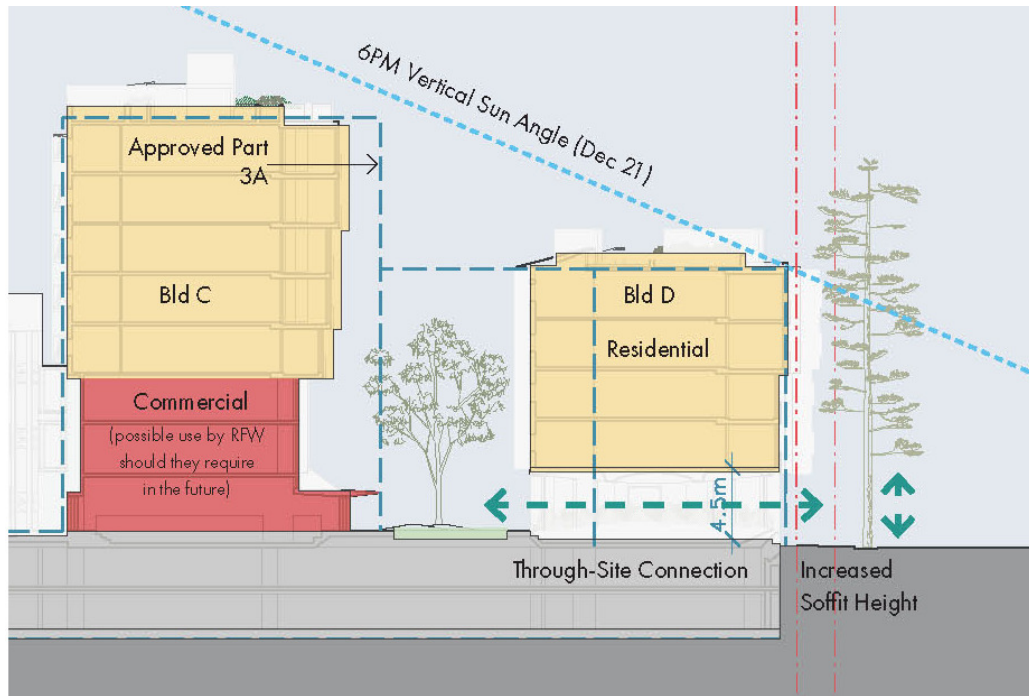


Figure 18: A sectional illustration (S75W) describing the connection of new courtyard space to South Steyne.

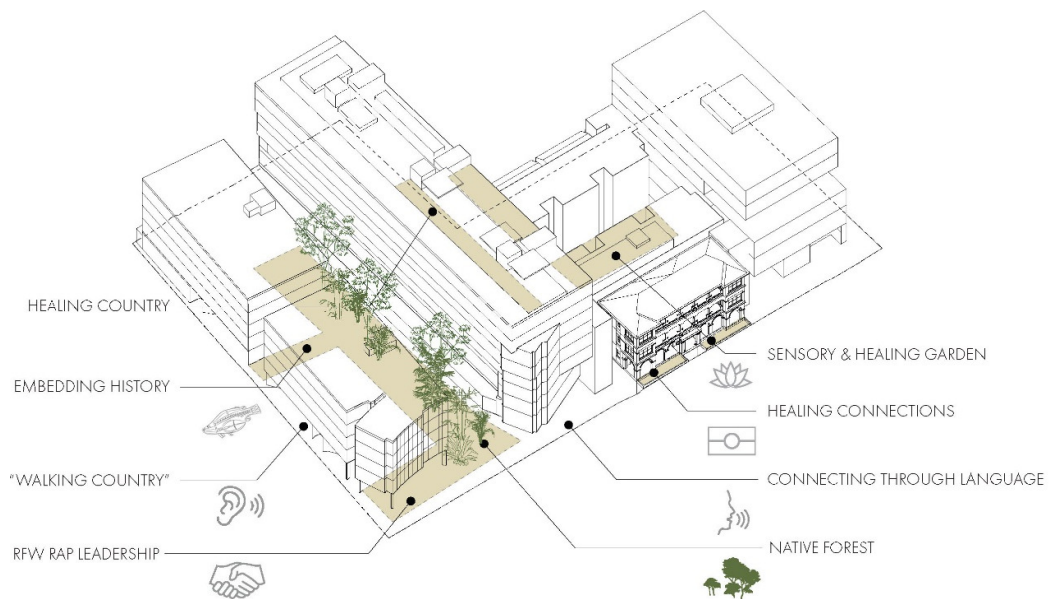


Figure 19: An illustration of potential areas of the project where engagement with Traditional Owners and first peoples can be exemplified.

## Sustainability

The design represented in this S75W application is capable of exceeding the targets set out in the NSW Building & Sustainability Index (BASIX) and the ADG and commits to the achieving of voluntary Greenstar development targets (as part of the original Part 3A application). The design represented in the S75W has the ability to include many simple, robust and long-lasting sustainable building design strategies which are integral with its design.

Some of these include:

1. North easterly aspect to living spaces in 100% of the units to optimise solar access and daylight penetration.
2. An ability to achieve cross ventilation to approx. 80% residential apartments with most apartments enjoying multiple aspects. Non-dual aspect units are provided with significant portions of façade and associated openings to achieve high levels of ventilation and daylighting etc.
3. An ability to make extensive use of sun-screening to most building openings with also generous north-east facing terraces and façade articulation. The west façade makes use of integral sun shading, mounted externally to prevent unwanted heat gain in summer whilst also allowing for more favourable heat gain in winter.
4. Generous amounts of landscaping with suitable amounts of rainwater capture and reuse to irrigate these landscaped areas. This amount of landscaped area will both help with local biodiversity (using native species to provide habitat) along with reducing heat loads (reducing thermal mass exposed to the sun as well as via evapotranspiration) whilst also providing a visually pleasing backdrop to its neighbourhood.
5. The ability to prepare a detailed design which uses long lasting, aesthetically pleasing, and robust material palette. Some of these materials include low carbon high salt resistant concrete, bronze cladding, and trims and reused sandstone. These materials will translate into reduced and less intensive building maintenance and replacement cycles.
6. Reduced impacts on urban infrastructure expansion through adaptively repurposing exiting inner-city areas.
7. Commitment to voluntary Greenstar development targets.



**Figure 20:** A example reference design floor plan detailing levels of apartment cross ventilation paths through residential apartments on a typical level (Building C).

**APPENDIX A:** Clause 6.13 MLEP 2013 Design Excellence schedule.

| MLEP 2013 CLAUSE 6.13 CRITERIA  | RESPONSE   |
|---|--|
| <i>In considering whether development exhibits design excellence, the consent authority must give consideration to whether the development -</i>    |  |
| <i>(a) contains buildings that consist of a form, bulk, massing and modulation that are likely to overshadow public open spaces, and</i>            | <p>Complies.</p> <p>The proposed design sees the lower scaled building forms abutting the principle adjacent public open space i.e. the beach promenade. This is in order to minimise unwanted visual bulk and overshadowing etc.</p> <p>The proposed building forms along South Steyne are consistent with the approved Part 3A development application envelopes.</p>  |
| <i>(b) is likely to protect and enhance the streetscape and quality of the public realm, and</i>  | <p>Complies.</p> <p>The proposed design features high levels of articulation with pleasing human scaled proportions. The buildings are focused around a new public forecourt which features a high degree of openness and generous amounts of landscaping. Also included is a strong amount of street level activation both along South Steyne and Wentworth Street.</p>   |
| <i>(c) clearly defines the edge of public places, streets, lanes and plazas through separation, setbacks, amenity, and boundary treatments, and</i> | <p>Complies.</p> <p>The proposed design incorporates a nuanced but also clearly demarcated interface with the adjacent public streetscape. A new public forecourt space is proposed which is framed and defined by the adjacent north south oriented Building C &amp; Building D. These building forms are well defined, contrasting to the openness and landscaped new public areas in the development.</p>   |
| <i>(d) minimises street clutter and provides ease of movement and circulation of pedestrian, cycle, vehicular and service access, and.</i>          | <p>Complies.</p> <p>A singular vehicle entry is proposed to avoid conflicts in the public domain between pedestrians and vehicles as well as minimising the negative urban design impacts from multiple vehicle entries. Pedestrian entries are clear, accessible and do not conflict with vehicular access points.</p>  |
| <i>(e) encourages casual surveillance and social activity in public places, streets, laneways and plazas, and</i>                                   | <p>Complies.</p> <p>The proposal features a new public forecourt with a high level of ground plane openness. Located on the ground floor are a variety of uses which will activate this new public plaza along with establishing a strong visual connection to the adjacent manly beach promenade. The project includes a strong amount of street level activation both along South Steyne and Wentworth Street. These activities along with the through site transparency will assist in activating and surveying the space throughout the day and night.</p> |

| MLEP 2013 CLAUSE 6.13 CRITERIA   | RESPONSE   |
|--|--|
| <i>In considering whether development exhibits design excellence, the consent authority must give consideration to whether the development -</i> |  |
| <i>(f) is sympathetic to its setting, including neighbouring sites and existing or proposed buildings, and</i>                                   | <p>Complies.</p> <p>The project makes a strong connection to its site, greatly enhancing the public domain as well setting back and modulating its forms to maintain amenity to its neighbours.</p> <p>For example, the proposed rear addition to Building B has been designed to minimise visual and acoustic privacy impacts onto the neighbours (to the south) whilst also being sculpted to allow for solar access to these properties mid-winter.</p>   |
| <i>(g) protects and enhances the natural topography and vegetation including trees, escarpments or other significant natural features, and</i>   | <p>Complies.</p> <p>The project is located in a dense urban portion of Manly and seeks to establish a number of generous landscaped areas in order to enhance its beach front natural environment. This includes a generous open public plaza with large native trees as well as more finer grain planting zones including along South Steyne and on building roof tops.</p>   |
| <i>(h) promotes vistas from public places to prominent natural and built landmarks, and</i>  | <p>Complies.</p> <p>The project includes a high degree of ground plane openness in order to allow for strong visual connection both into the proposed new public forecourt as well as views through the development to the beach and ocean beyond. Also included is a strong amount of street level activation both along South Steyne and Wentworth Street.</p> <p>Building forms have been designed to also allow for a legibility from the public domain of the heritage building – Drummond House. These setbacks vary in nature and are such that they both maintain an urban street form clarity whilst also ‘opening up’ to allow for the reading from the street of Drummond House’s principal street facing form.</p> |
| <i>(i) uses high standards of architectural design, materials and detailing appropriate to the building type and location, and</i>               | <p>Complies.</p> <p>This Section S75 allows for a future detailed design which can include design features such as high quality materials, high levels of articulation with pleasing human scaled proportions. This S75W application includes positive urban features such as new public forecourt along with high levels of occupant amenity.</p>   |



| MLEP 2013 CLAUSE 6.13 CRITERIA   | RESPONSE  |
|--|---|
| <i>In considering whether development exhibits design excellence, the consent authority must give consideration to whether the development -</i> |   |
| <i>(j) responds to environmental factors such as wind, reflectivity and permeability of surfaces, and</i>  | <p>Complies.</p> <p>The project responds to its local environment featuring many sustainable building design initiatives. A future detailed design which can include high rates of natural and cross ventilation, good solar access, high levels of daylighting, high levels of internal thermal mass, good amounts of integrated façade sun shading, robust and long life materials, photovoltaic panels, generous amounts of native planting and landscaping (with rainwater capture for irrigation) etc.</p> |
| <i>(k) coordinates shared utility infrastructure to minimise disruption at street level in public spaces.</i>                                    | <p>Complies.</p> <p>The project has carefully coordinated its requirements on the local adjacent public infrastructure. Examples of this include: the provision for an onsite electrical substation, computer modelling and surveying of existing catchment stormwater infrastructure to ensure proposed flows do not negatively impact the nearby environment and a detailed consideration of the local traffic network and its capacity (refer to the accompanying Traffic Engineering documentation).</p>    |

**APPENDIX B:** Murcutt Candalepas letter to the NSW Department of Planning, Industry & Environment, 22 July 2021.

22 July 2021  
5899

Mr Andy Nixey  
NSW Planning, Industry & Environment  
GPO Box 39  
Sydney NSW 2001

Dear Mr Nixey,

**Re: Modification to a Part 3A Concept Approval ('S75W') at  
14-22 Wentworth Street & 19-21 South Steyne, Manly ('the Property')**

We write on behalf of our Client, Royal Far West ('RFW') and further to the NSW Government Architect's project correspondence dated 11<sup>th</sup> May 2021. Our consideration of issues raised in this letter is provided below.

### **1. Masterplan - Activation**

The design as reflected in the amended Section 75W ('S75W') modification application (Issue B, dated July 2021) sees a significant increase in both street activation as well as activation of the main public courtyard space when compared to the earlier S75W design. Key aspects of this amended design with respect to ground floor activation include:

- The establishing of a direct and on grade pedestrian linkage under Building D from South Steyne into the main courtyard space. The earlier proposed raised and mounded planting areas along the South Steyne frontage has been removed, replaced with low, hardy coastal planting carefully interspersed into the ground level stone feature paving.
- 8 active addresses to South Steyne where previously there was only 1 (when compared with the earlier version of this S75W). These addresses include 6 new retail tenancies, 2 residential lobbies and a large commercial tenancy. The 6 retail tenancies and 2 residential lobbies also address the public courtyard space behind, ensuring a strong visual surveillance of both these areas.
- An increase to the under-croft soffit height to Building D (the building facing South Steyne). This will allow for a greater level of visual connection through the development as well as providing greater visibility of the sculptural soffit proposed for this building (made more impactful through a future careful consideration of artificial lighting).
- The earlier proposed continuous carpark ventilation grille along the South Steyne has been removed.
- A secure perimeter line has been included on the ground floor to enable the courtyard space to be secured after hours. This secure line includes a number of elements such as retail tenancies, frameless pivot gates and landscape treatments such that this perimeter can be integrated into the project's architectural design and positively contribute to the adjacent streetscape.

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Nominated Architects:  
Glenn Murcutt  
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Angelo Candalepas  
Registration No NSW 5773



Figure 1: Diagram of proposed perimeter security line (in a dashed green line) for the ground floor level.

## 2. Masterplan - Drummond House.

As part of this S75W application, both a project Heritage Impact Statement and an amended Heritage Conservation Management Plan for the site has been prepared. Included in these documents is a detailed discussion of this proposal and how it contributes to the maintenance of heritage values on the site.

Also included into this application is a study of the current levels of residential amenity afforded to the clients of Royal Far West ('RFW') in the residential accommodation housed in the rear portions of Drummond House (drawing sheet S75W-1853 Issue B). As evident in this study, RFW's client accommodation achieves relatively low levels of visual and acoustic privacy, low levels of environmental performance (thermal comfort, daylighting etc.) as well as being deficient in a number of operational criteria (leading to amongst other issues, inadequate supervision and budget impacts due to increased levels of staffing). As discussed in the application's Heritage Impact Statement, an important part of the significance of Drummond House lay in its continued relevance and use by RFW. This application ensures that Drummond House will remain relevant to RFW by achieving high standards of client/patient accommodation whilst also maintaining the culturally and historically significant elements of Drummond House.

## 3. Masterplan - Street Setbacks

With respect to building street setbacks, the revised S75W application has been amended to now include a setback to Wentworth Street which is closely aligned to the Part 3A Concept Plan's Wentworth St setback.

With respect to apparent building bulk and scale, these proposed amendments when considered as part of the overall S75W application achieve an acceptable development outcome for the following reasons:

- The profiled form to the building adjacent to Drummond House allows for a clear and holistic reading of the significant parts of Drummond House.
- Achieves a reasonable balance between the protection of private views and the protection of public domain views. Refer to the accompanying Visual Impact Assessment for an examination of both public and private visual impacts.
- The proposed S75W building arrangement allows for a number of enhancements over the earlier approved Part 3A Concept Plan. Some of these enhancements include: a new public forecourt space with generous amounts of tree planting, a significantly increased level of ground plane openness both into the development and across to the Manly foreshore, good levels of street and courtyard activation, high levels of residential amenity, and the provision of high-quality accommodation for the continued growth of Royal Far West's charitable mission.

#### **4. Masterplan - Shadow Studies**

As part of this S75W application, a number of shadow and solar access studies have been prepared. These studies examine both shadows created by the S75W proposal as well as those of the approved Part 3A Concept Plan. Also included in this application is a study of solar access to the neighbouring residential apartment development at No. 25-29 Victoria Parade. This study notes that the solar access impacts of the S75W proposal complies with the guidelines detailed in the NSW Residential Apartment Guide (Objective 3B-2 Design guidance).

The overshadowing studies prepared for the S75W application have been reviewed and certified by a third-party specialist architectural visualisation consultant, Deneb Design.

#### **5. Masterplan – Wind.**

Included in this S75W application is a wind impact statement prepared by Arup. This statement examines the general overall wind effects of the proposed S75W application as well as providing guidance for the subsequent detailed design development.

#### **6. Architecture and landscape.**

This S75W proposal significantly increases the amount of available planting zones when compared with the approved Part 3A Concept Plan. Further these planting areas are well distributed throughout the design being both in the public and more private domains. A number of these landscape areas have been designed to include soil depths (900mm) to allow for medium to large tree planting e.g. *Angophora costata*. We note that the approved Part 3A Concept Plan did not include any deep soil planting zones (or areas for tree planting) and that the softworks areas nominated (especially on the ground plane) are significantly less than the S75W proposal. Please refer to the project's landscape architect's design statement for more details on the project's landscape design.

Included in this Section 75W application is an arboricultural report which examines the possible impacts on the adjacent street tree planting from the proposed development. This report recommends the management requirements for work near these trees to minimise potential for impact.

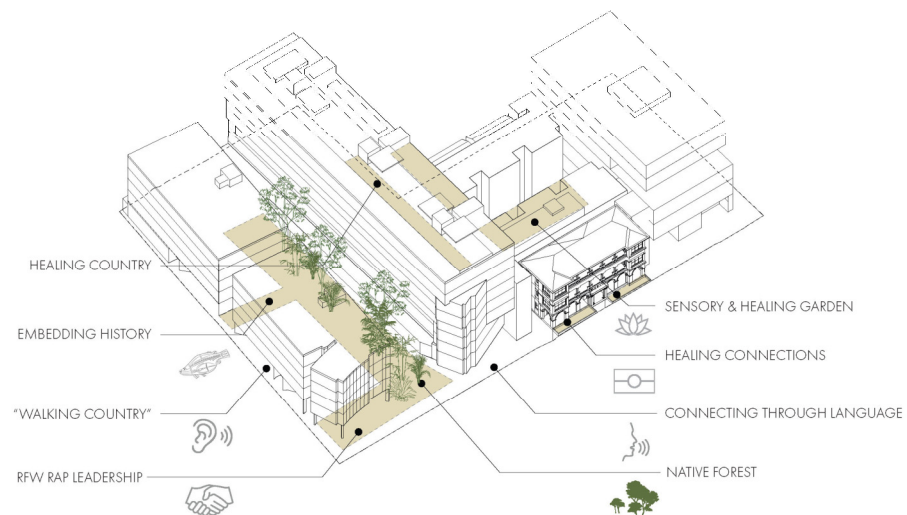
We also note that this revised Section 75W application now includes increased building setback to Wentworth St, closely aligning itself to the approved Part 3A Concept Plan's footprint (both above and below ground). These increased setbacks will allow for more canopy clearance around these street trees.

Other aspects of this amended S75W proposal include:

- A provision for adaptability and growth for Royal Far West. Building C's design sees this building being able to interface with the street (to the north) and also to Royal Far West's facilities in the west. This dual aspect characteristic enables this building's 3 commercial levels to easily be re-adapted to service Royal Far West whilst still maintaining separation from the building's other user groups. These three commercial levels represent over 3,000 sqm of available floor space.
- The design of the ground floor's central multi-function space sees it form a node in the campus both interfacing to Royal Far West's facilities in the west as well as addressing the public via the courtyard (in the east) and commercial building lobby (access via Wentworth St in the north). This dual aspect characteristic will see this space being able to cater to a number of different user groups (both RFW and more public groups) without the access issues usually associated with such spaces i.e. each user controls their own access. In addition, the eastern and western facades to this space are able to be configured (by each user group) to enable the user to either completely separate themselves from the space adjacent, achieve a more filtered connection, or completely connect as would be seen on more public event days.

## 7. Response to Country.

Included in this S75W application is a submission detailing our Client's long and deep connection with both the area's Traditional Owners and first nations more generally. As part of this submission, a number of areas in the project have been identified for the incorporation of an integrated response to Country and place.



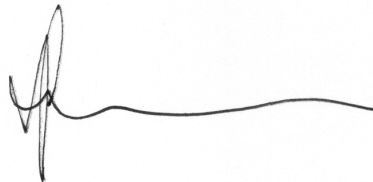
**Figure 2.** An illustration of potential areas for the project to incorporate (and embed) a respond to the traditional owners and first peoples.

## **8. Wayfinding**

As part of our next presentation to the State Design Review Panel, a discussion of ground plane wayfinding is proposed. We note that the project has a clear articulation of use which moves from west to east. The west sees all the RFW activities entered from the address which is in between Buildings A & B. These two building will present as the face of Royal Far West to the street. Building C's commercial levels are accessed via a commercial lobby addressing Wentworth St. This street end façade to Building C can be detailed in such a way that it can clearly identify as the entry to the commercial portions of this building. The private residential (apartments) portions of the development are able to be accessed through private lobbies directly opening onto the main courtyard space. Residential lobbies to Building D are also able to be accessed directly from South Steyne.

We trust that this letter and the accompanying S75W application addresses issues identified earlier and should you require any additional information or wish to discuss these issues further, please don't hesitate to contact the undersigned.

Yours faithfully,  
MURCUTT CANDALEPAS PTY LTD

A handwritten signature in black ink, consisting of a series of loops and a long horizontal tail.

Evan Pearson  
Architect