

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

CONCEPT PLAN ONLY: SUBJECT TO DETAIL DESIGN

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4. ADDITIONAL INFORMATION PROVIDED AS PER PLANNING NSW REQUEST



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)

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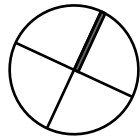
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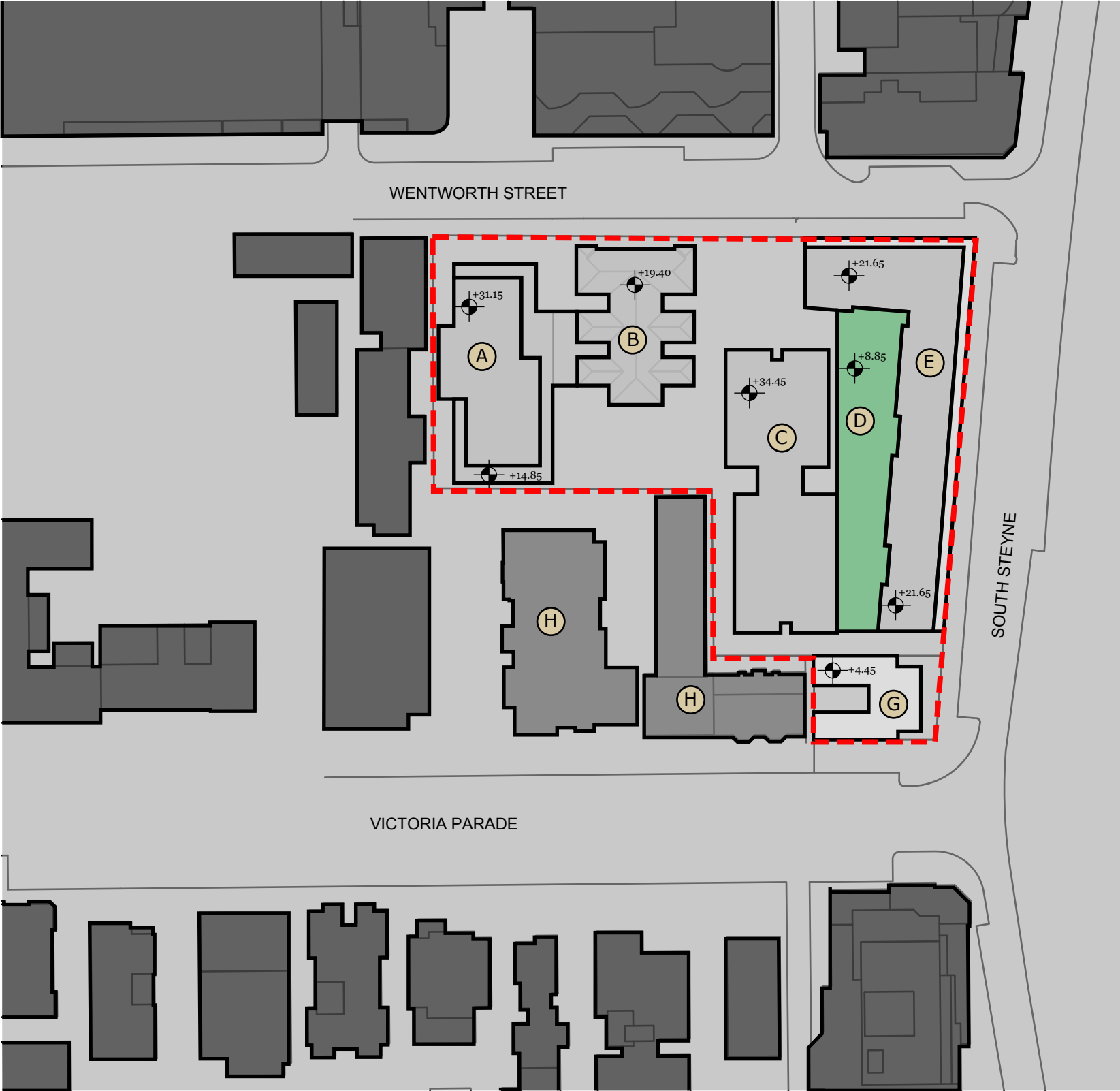


ANALYSIS LEGEND

- 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) | | |





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.
- (F) BEACHFRONT RESIDENTIAL BUILDING, 5 STOREYS INCORPORATING RETAIL AT GROUND LEVEL. TOP FLOORS 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)

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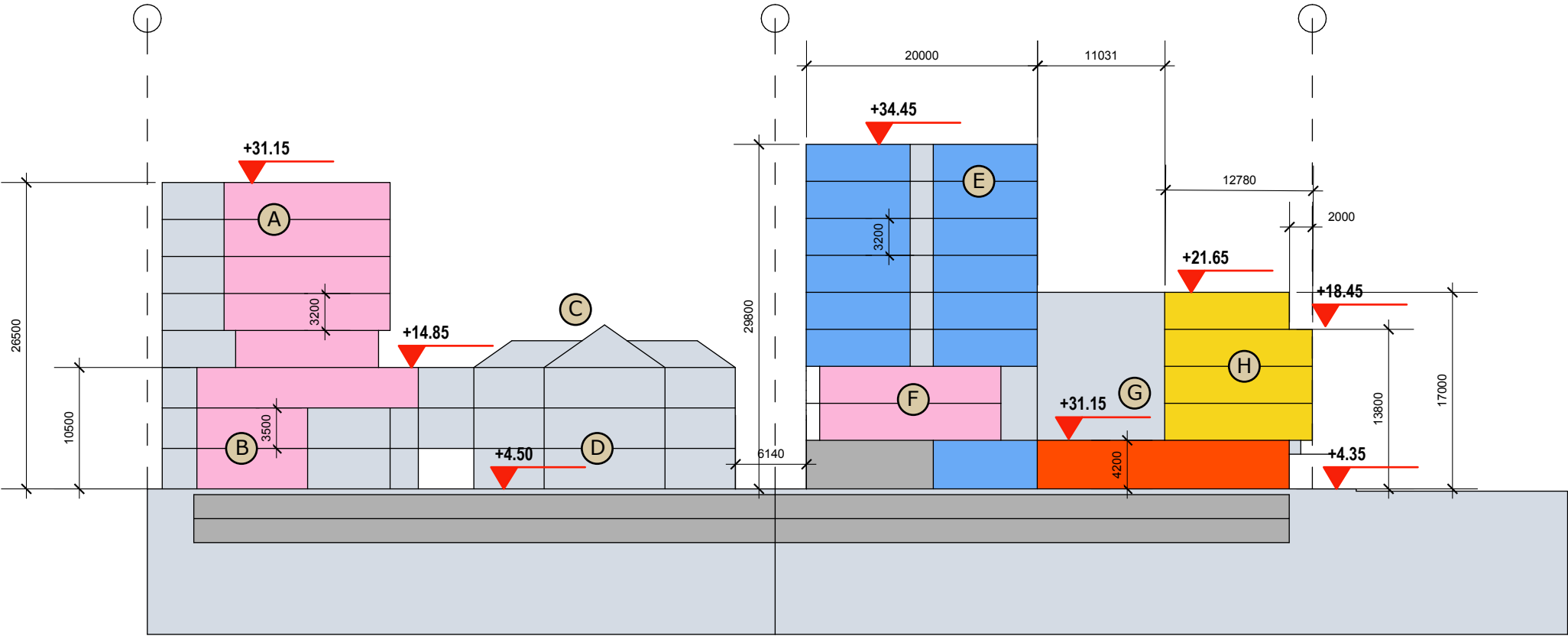


ANALYSIS LEGEND

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

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legend

- residential
- royal far west use
- hotel use
- retail
- service area
- basement parking
- basement parking beyond

- (A) RFW ACCOMODATION

(B) RFW SCHOOL

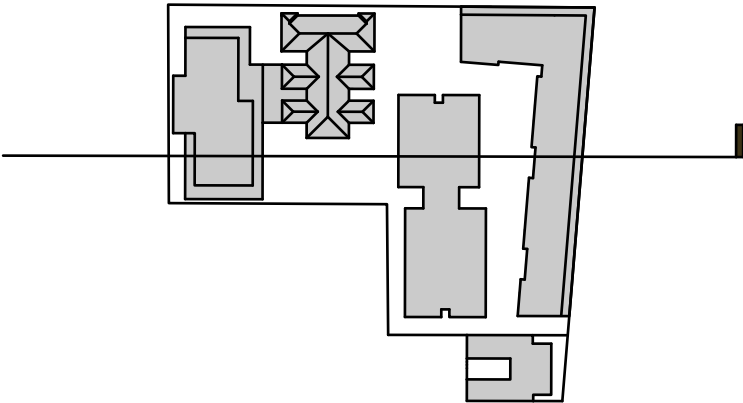
(C) DRUMMOND HOUSE

(D) CHILDRENS PLAYGROUND
- (E) HOTEL BUILDING

(F) RFW CLINICAL SUITES

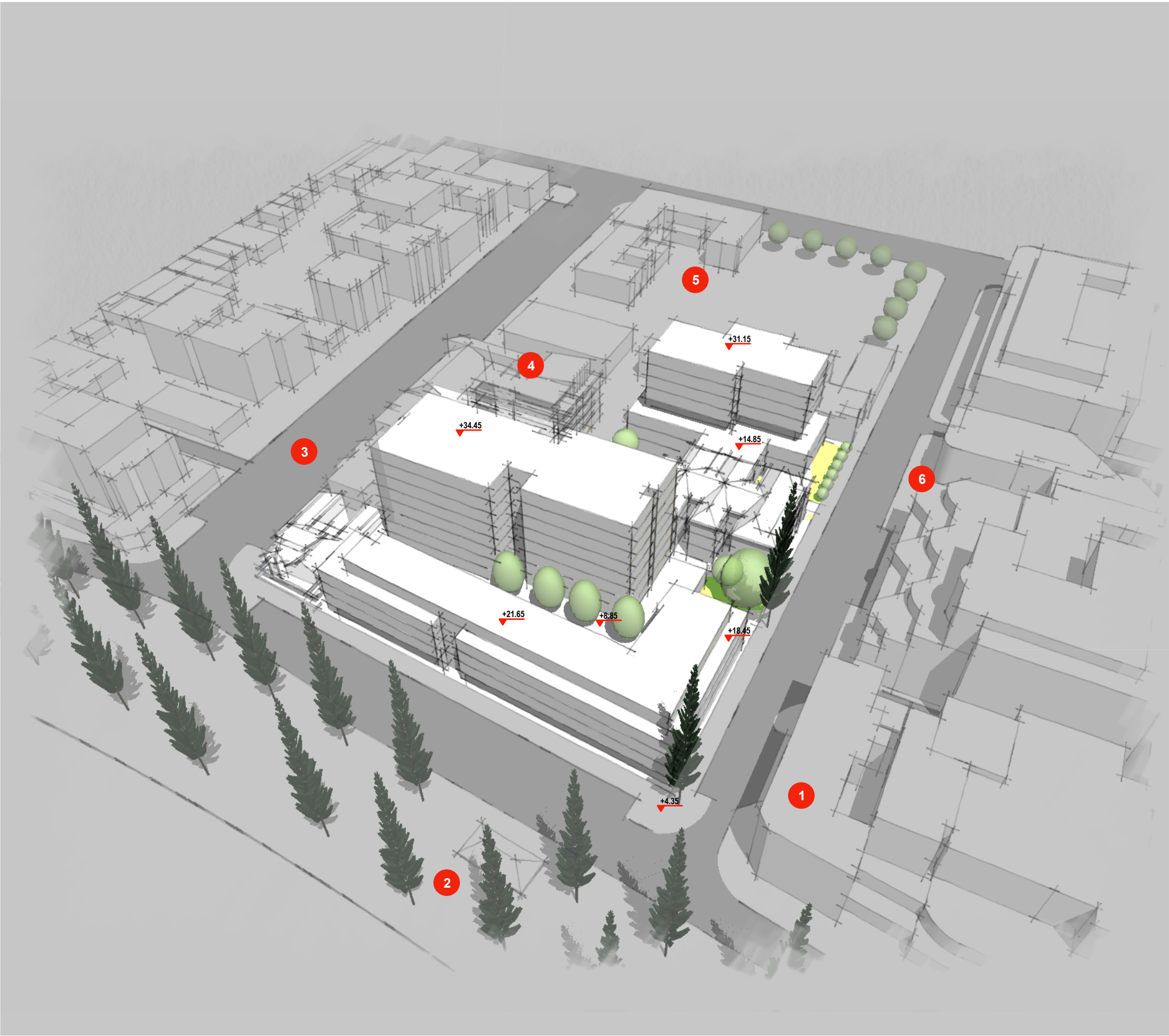
(G) COURTYARD

(H) RESIDENTIAL BUILDING



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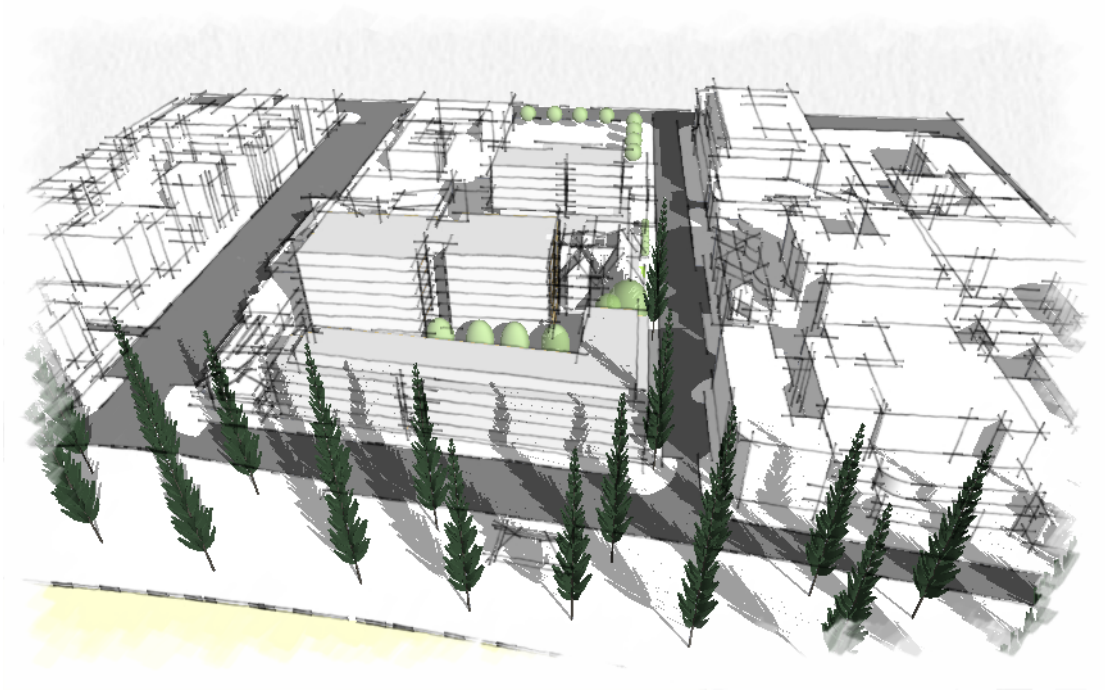
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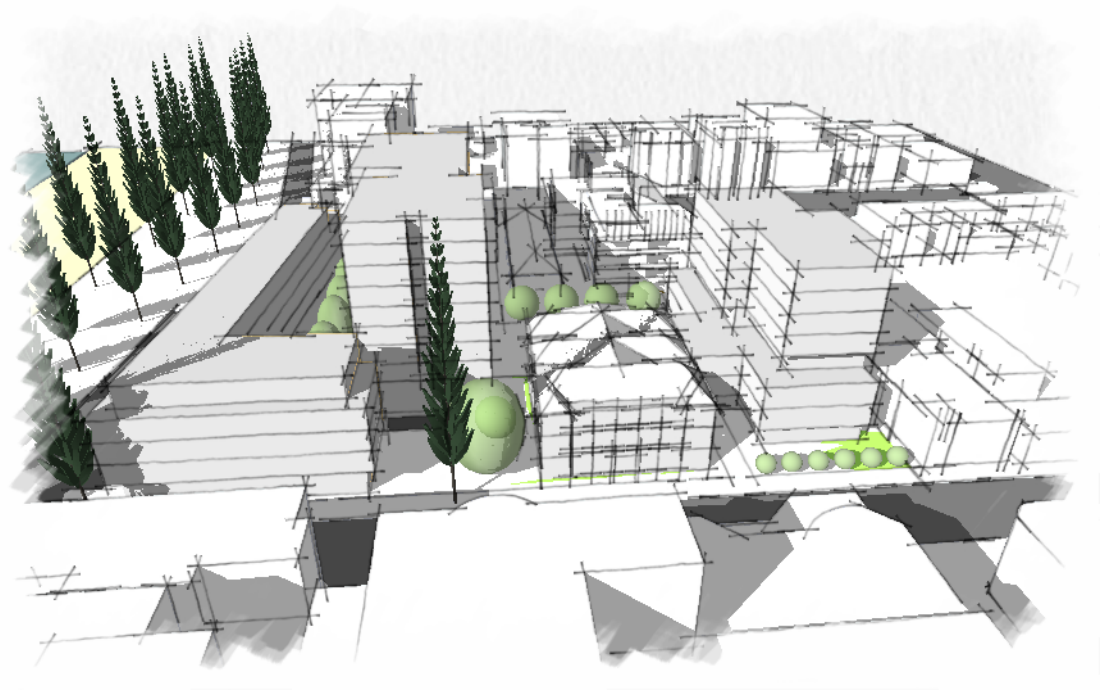
- 1, Existing 4 storey corner building
- 2, Manly beachfront promenade
- 3, Victoria Parade
- 4, Adjoining multi unit residential building. (under construction)
- 5, Many Village Public School
- 6, Rialto Square

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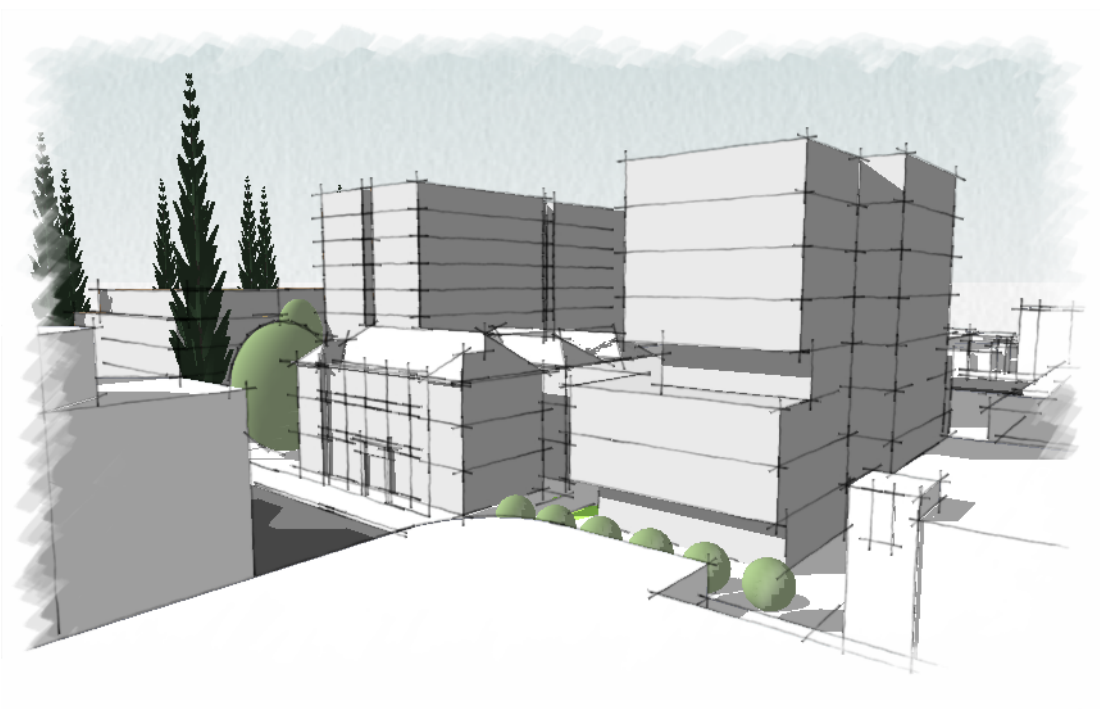
AERIAL VIEW FROM EAST



AERIAL VIEW FROM NORTH



AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM NORTH/WEST

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

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



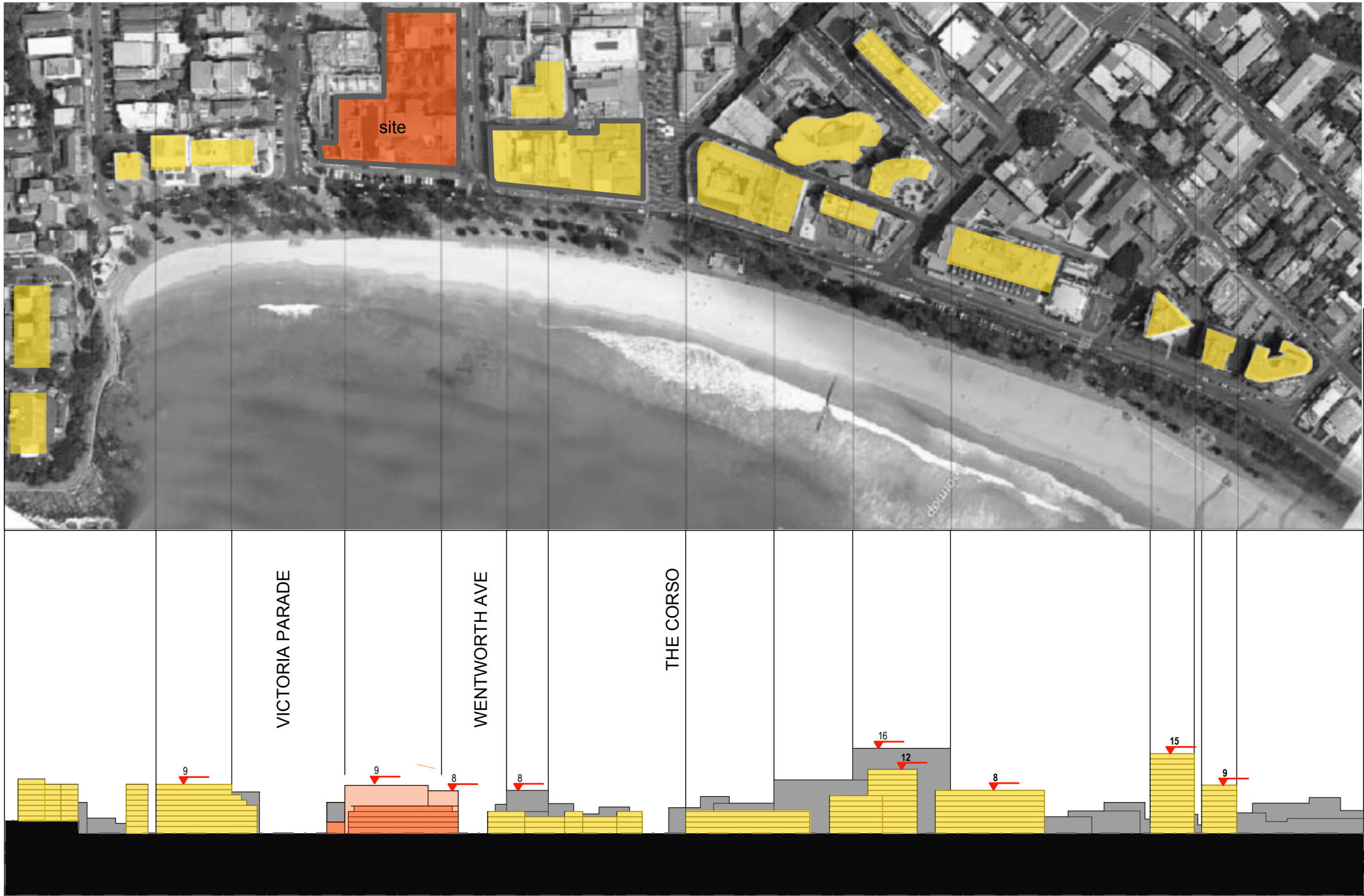
BUILT FORM AT CORNER OF SOUTH STEYNE AND
WENTWORTH STREET



INTERFACE BETWEEN HERITAGE TERRACES AND NEW
RESIDENTIAL BUILDING ALONG SOUTH STEYNE

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

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BEACHFRONT ELEVATION VIEW FROM EAST.

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.

SEPP 65:

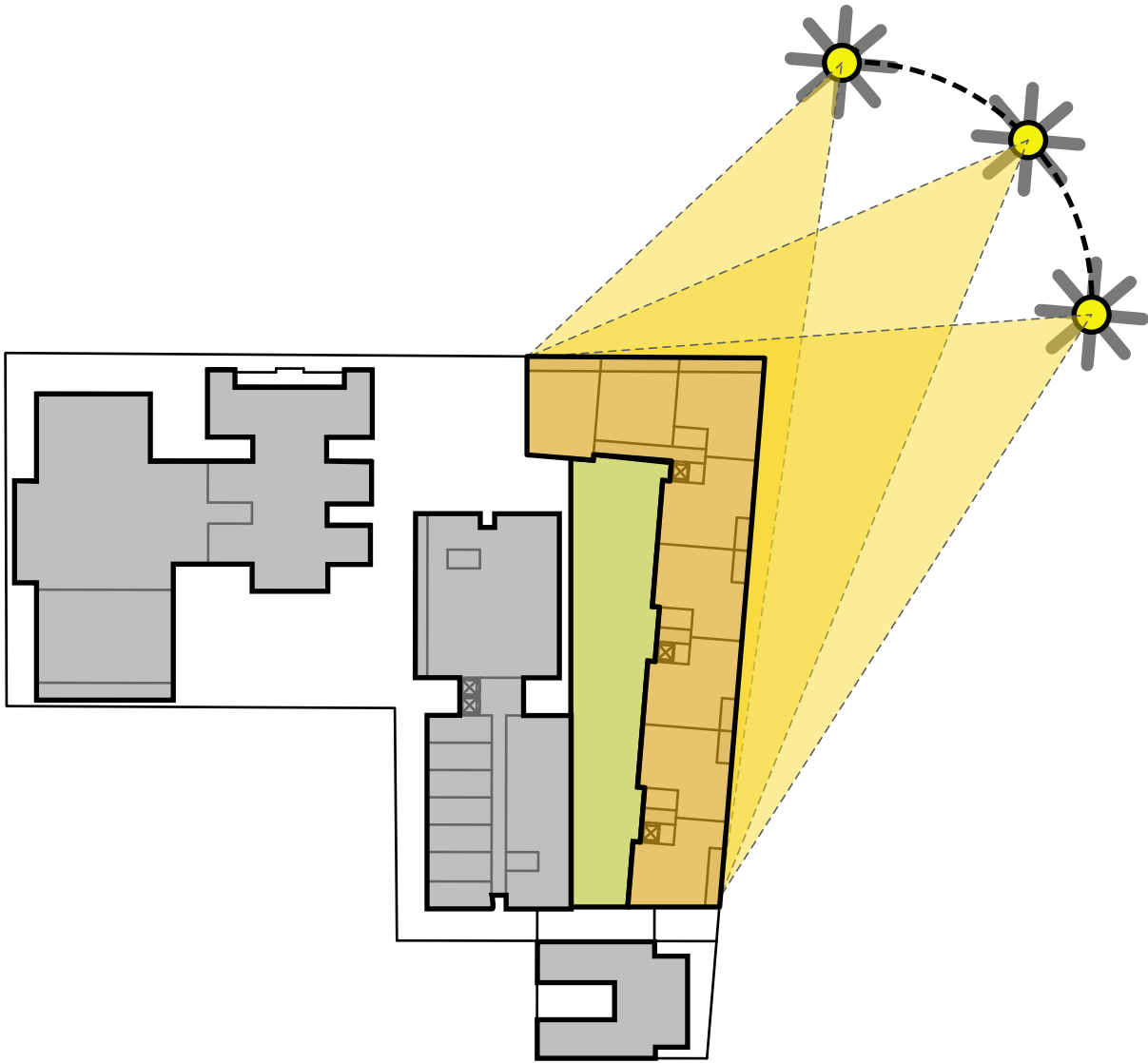
The diagrams below illustrate some of the core sepp 65 principles that have been addressed at this 'concept plan' stage. Refer to the attached Sepp 65 compliance checklist



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 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

Royal Far West : Area Schedule 14/04/2011

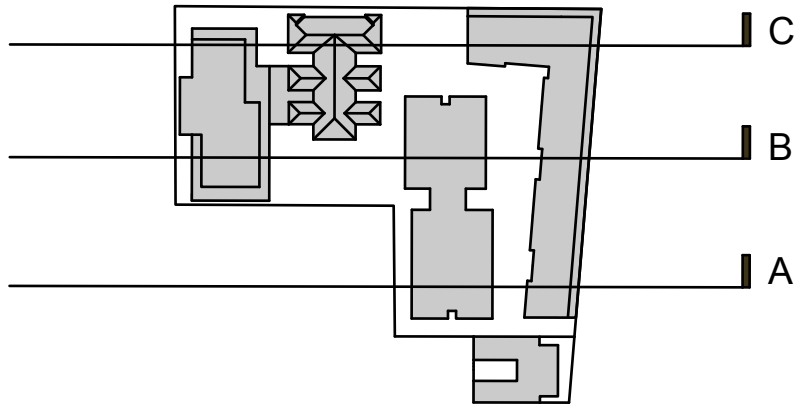
	Retail	Residential	Hotel	Terraces	Drummond House	Prof Consulting Rooms	RFW
ground	1327	...	780	250	540	...	700
level 1	...	1200	620	200	540	400	700
level 2	...	1200	620	...	540	400	850
level 3	...	1200	1020	450
level 4	...	1100	1020	550
level 5	1025	550
level 6	1020	550
level 7	1020	550
level 8	1020

ground	1327	...	780	250	540	...	700
level 1	...	1200	620	200	540	400	700
level 2	...	1200	620	...	540	400	850
level 3	...	1200	1020	450
level 4	...	1100	1020	550
level 5	1025	550
level 6	1020	550
level 7	1020	550
level 8	1020

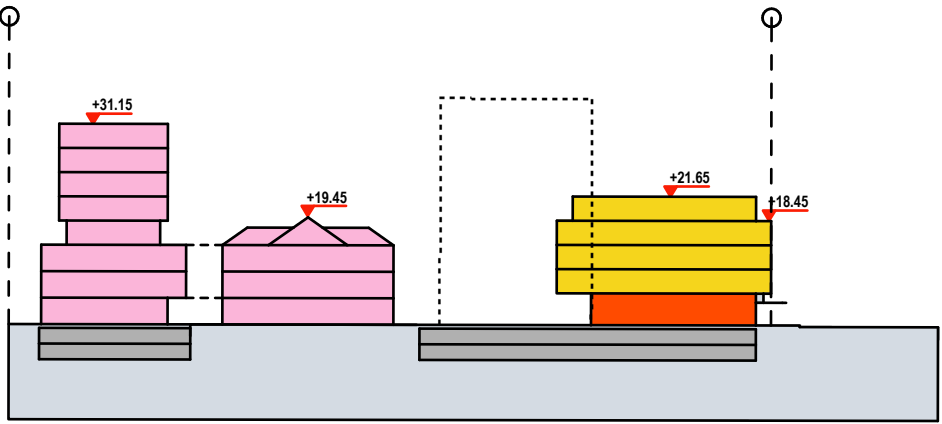
totals	1327	4700	8145	450	1620	800	4900
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TOTAL GFA	21942	approx room/unit numbers	
SITE AREA	6950	hotel	164
FSR	3.2 :1	residential	32

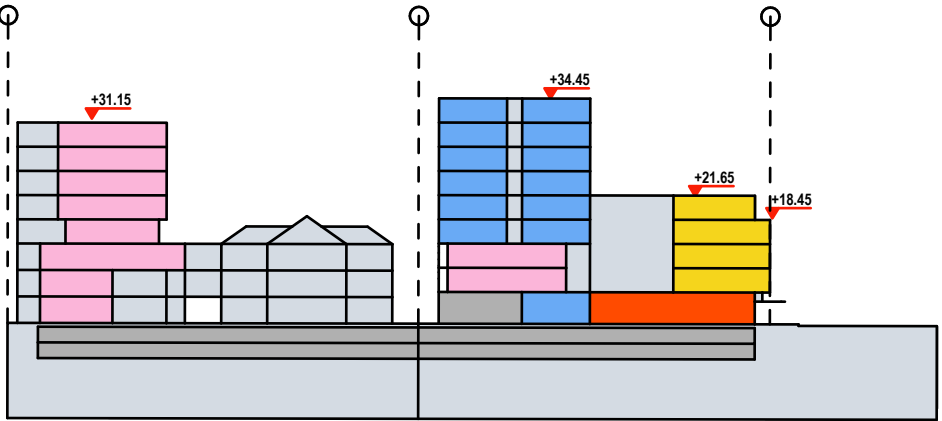
AREA SCHEDULE



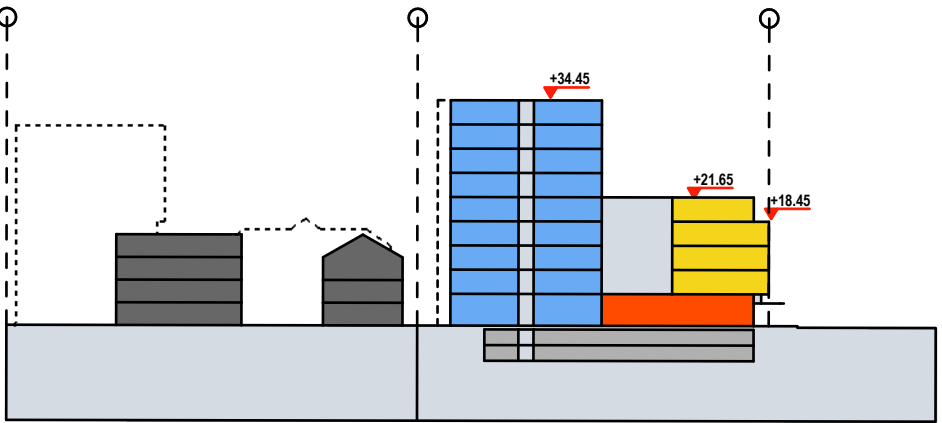
SECTION KEY



SECTION C



SECTION B



SECTION A

legend

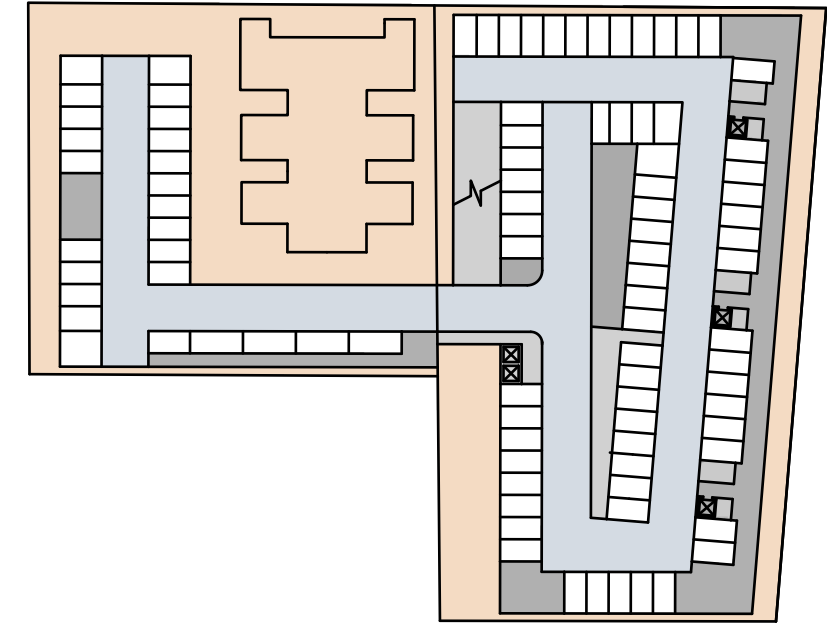
- residential
- royal far west use
- hotel use
- roof below
- retail
- Ground Level Landscaping
- Level 1 courtyard
- Childrens Playground
- Adjoining residential development. (Refer to drawing CP-39 for privacy impact)

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legend

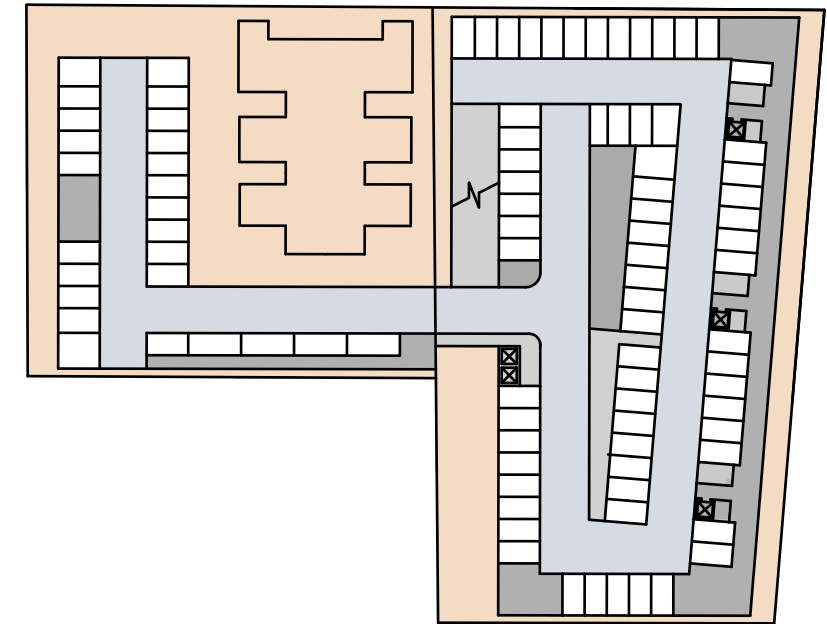
- residential
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- Level 1 courtyard
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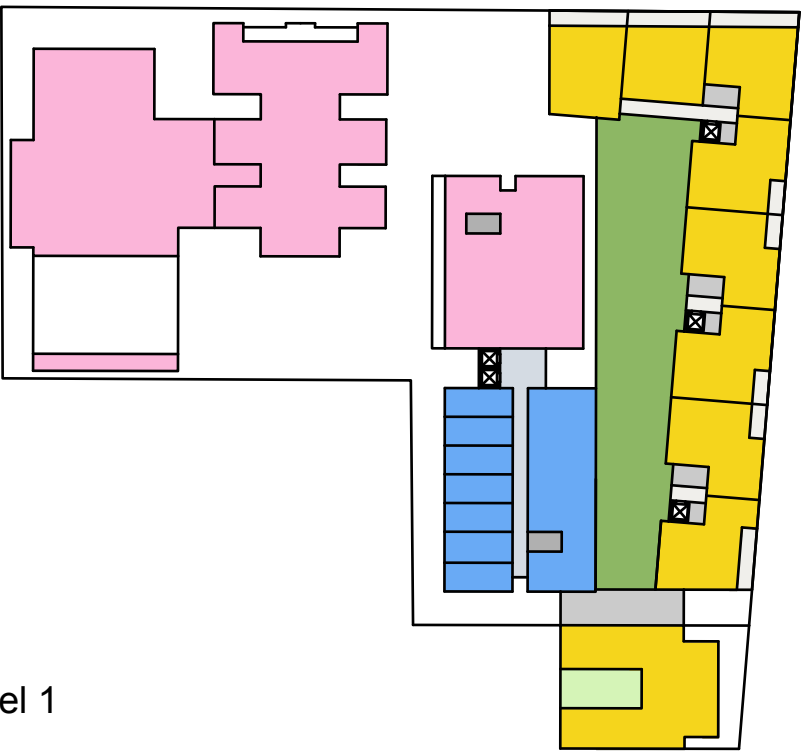
Level B2



Ground Level



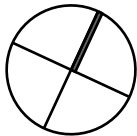
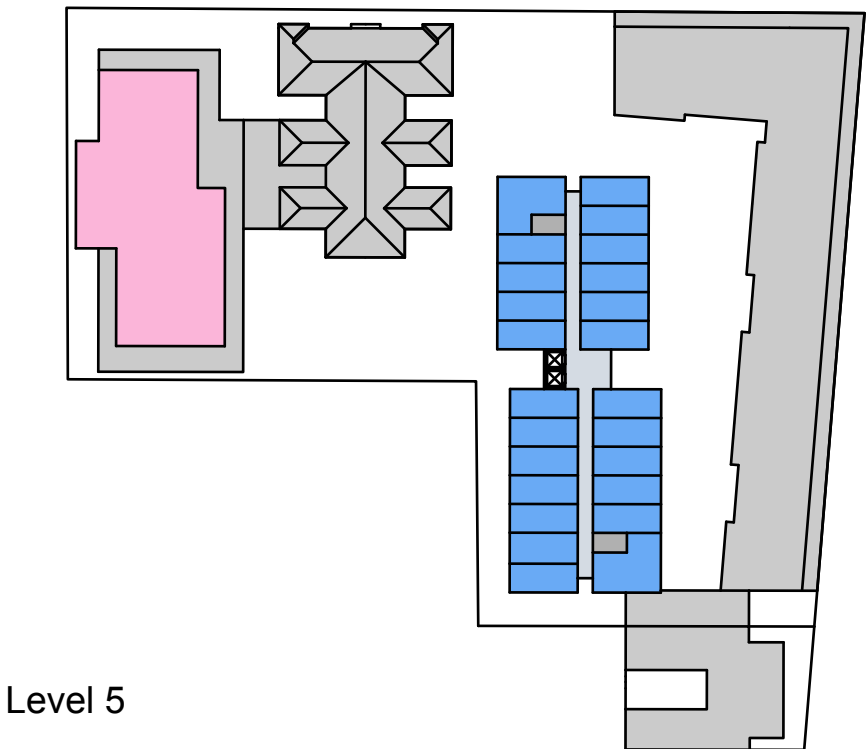
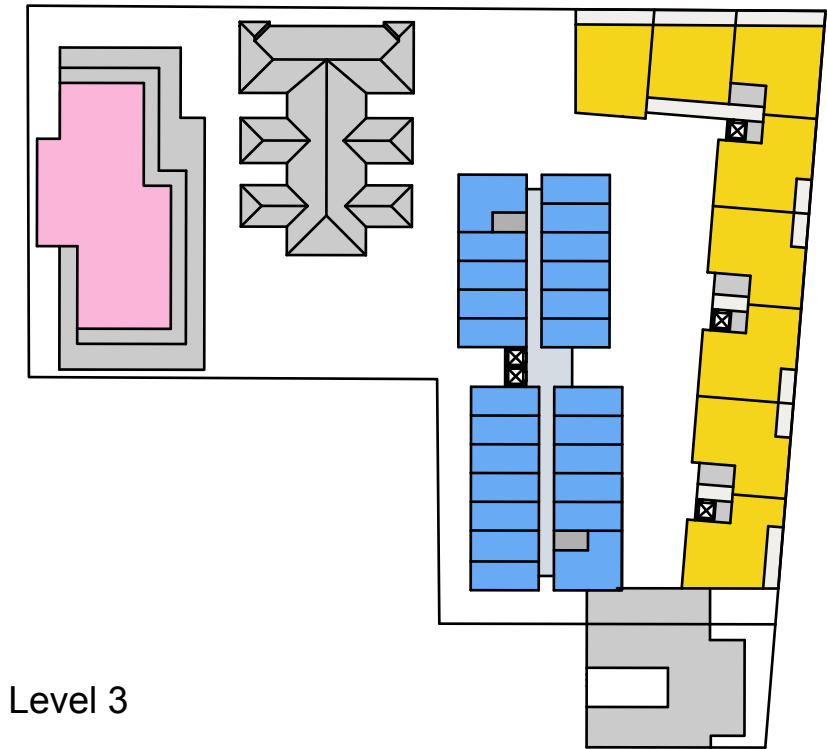
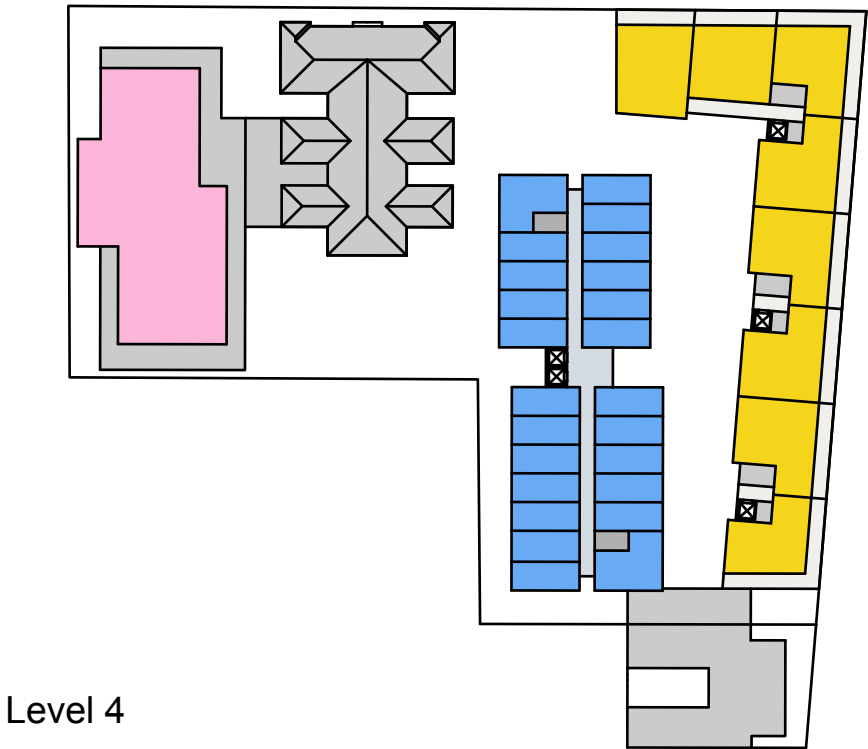
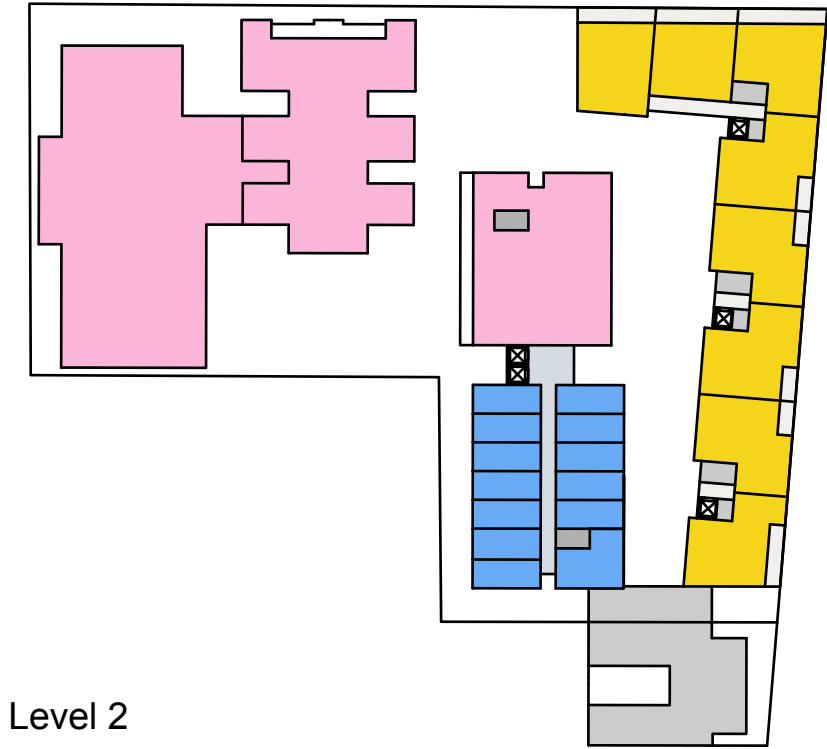
Level B1



Level 1

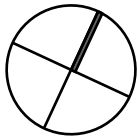
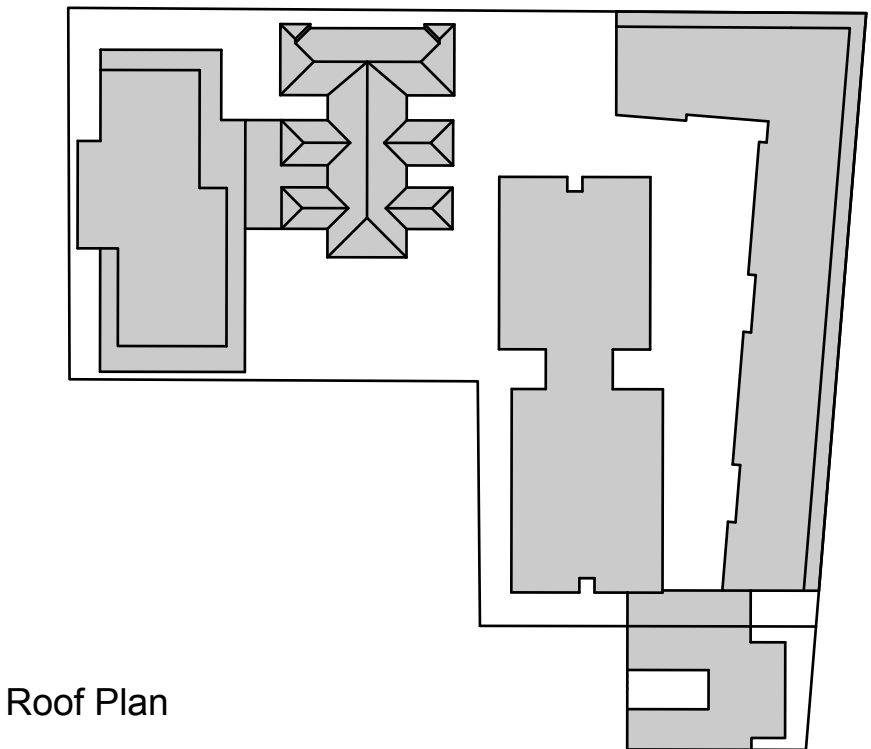
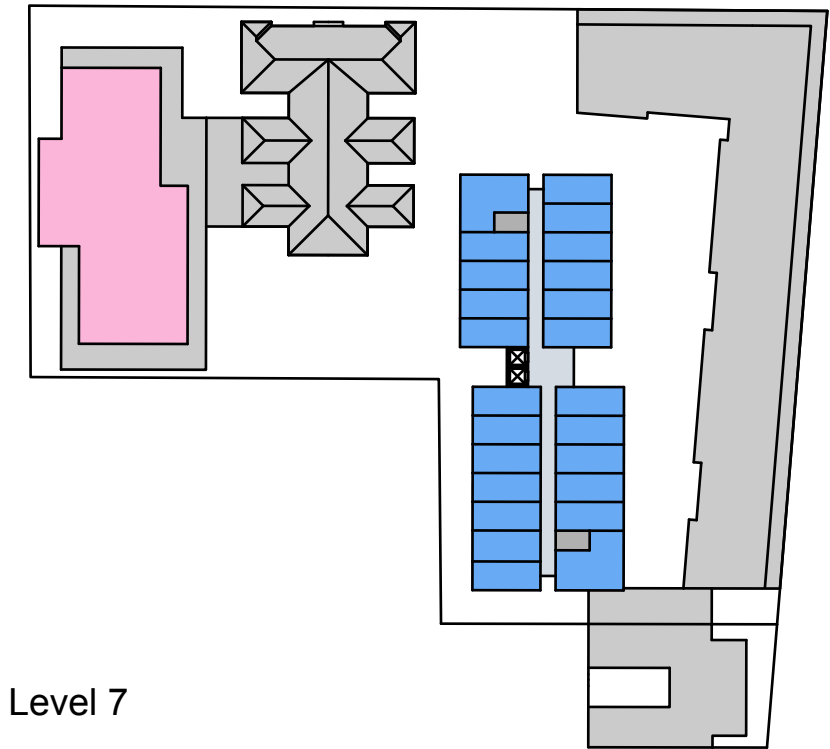
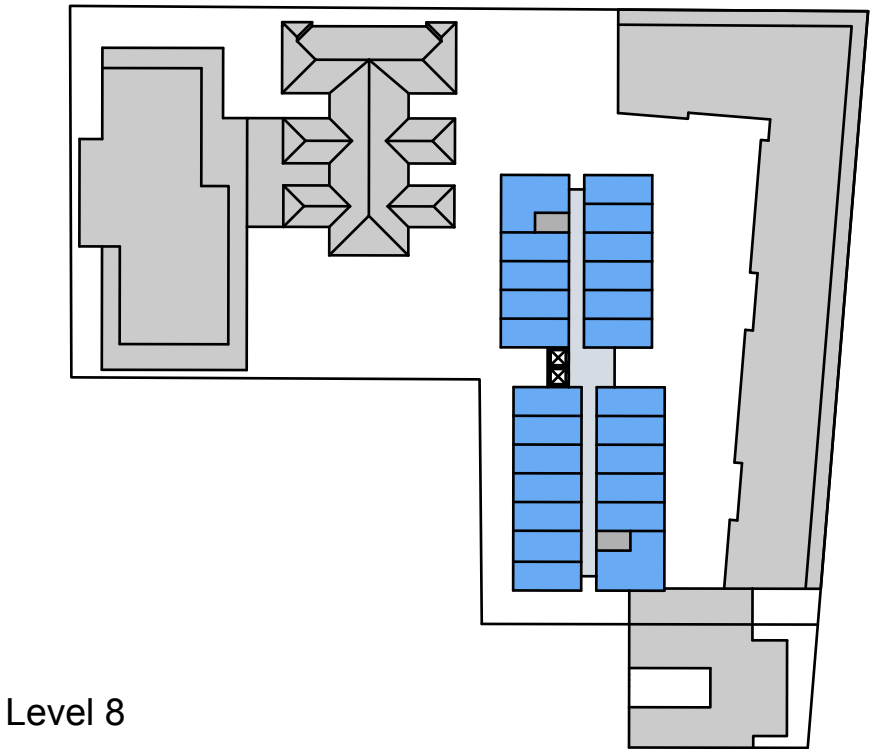
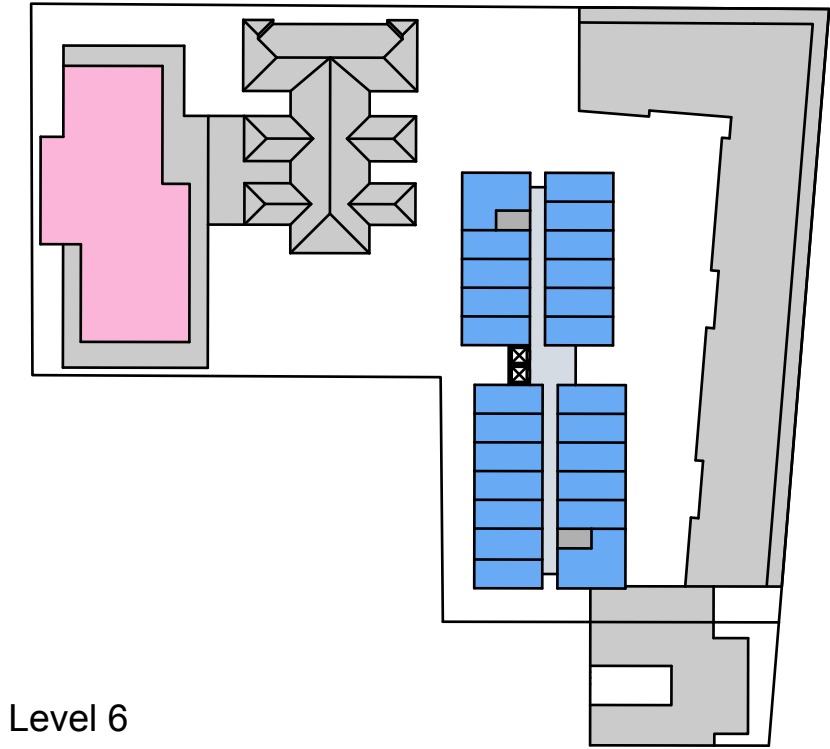
legend

- 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
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legend

proposed built form
infront

proposed built form
behind

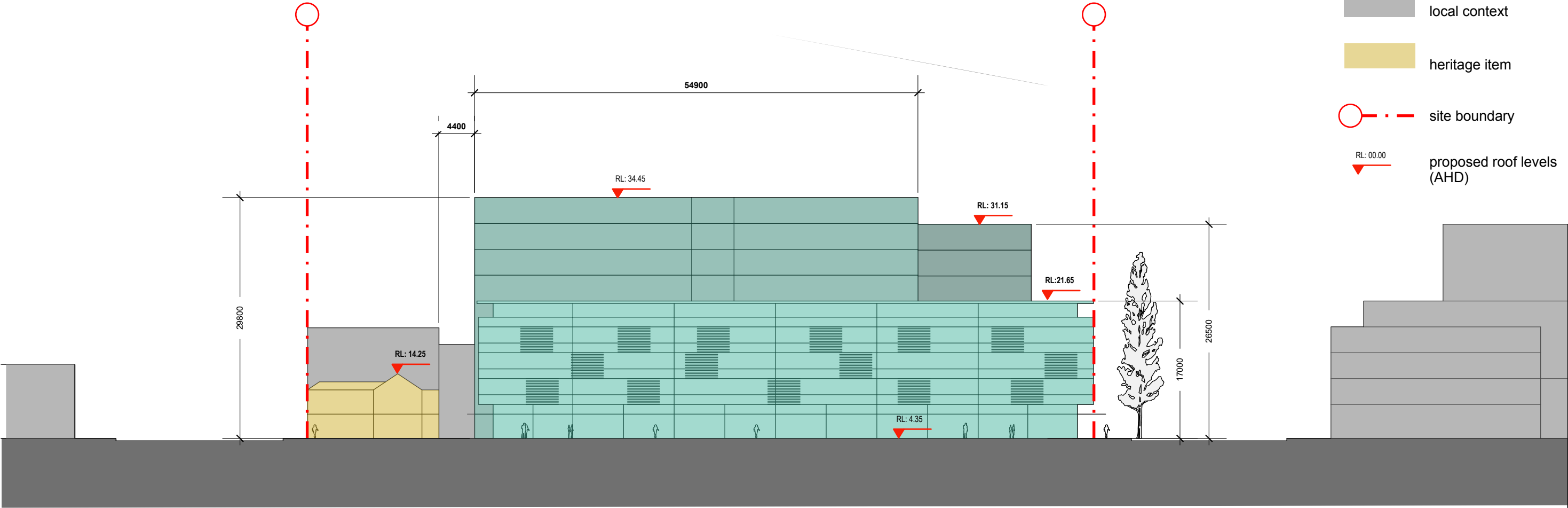
local context

heritage item

site boundary

RL: 00.00

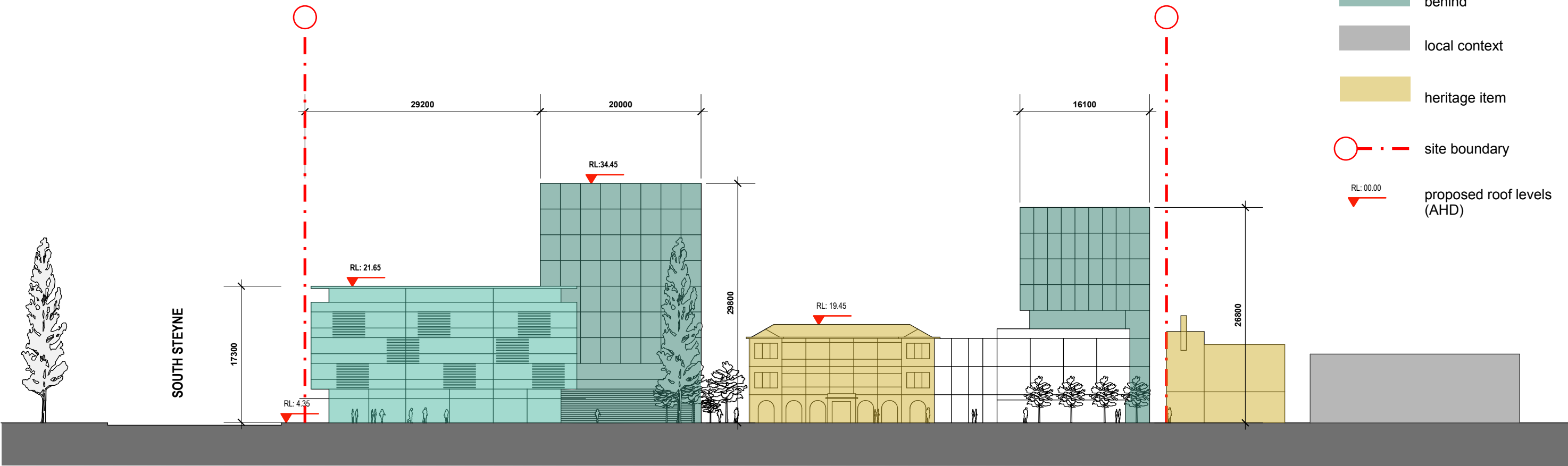
proposed roof levels
(AHD)



INDICATIVE ELEVATION ALONG SOUTH STEYNE

legend

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

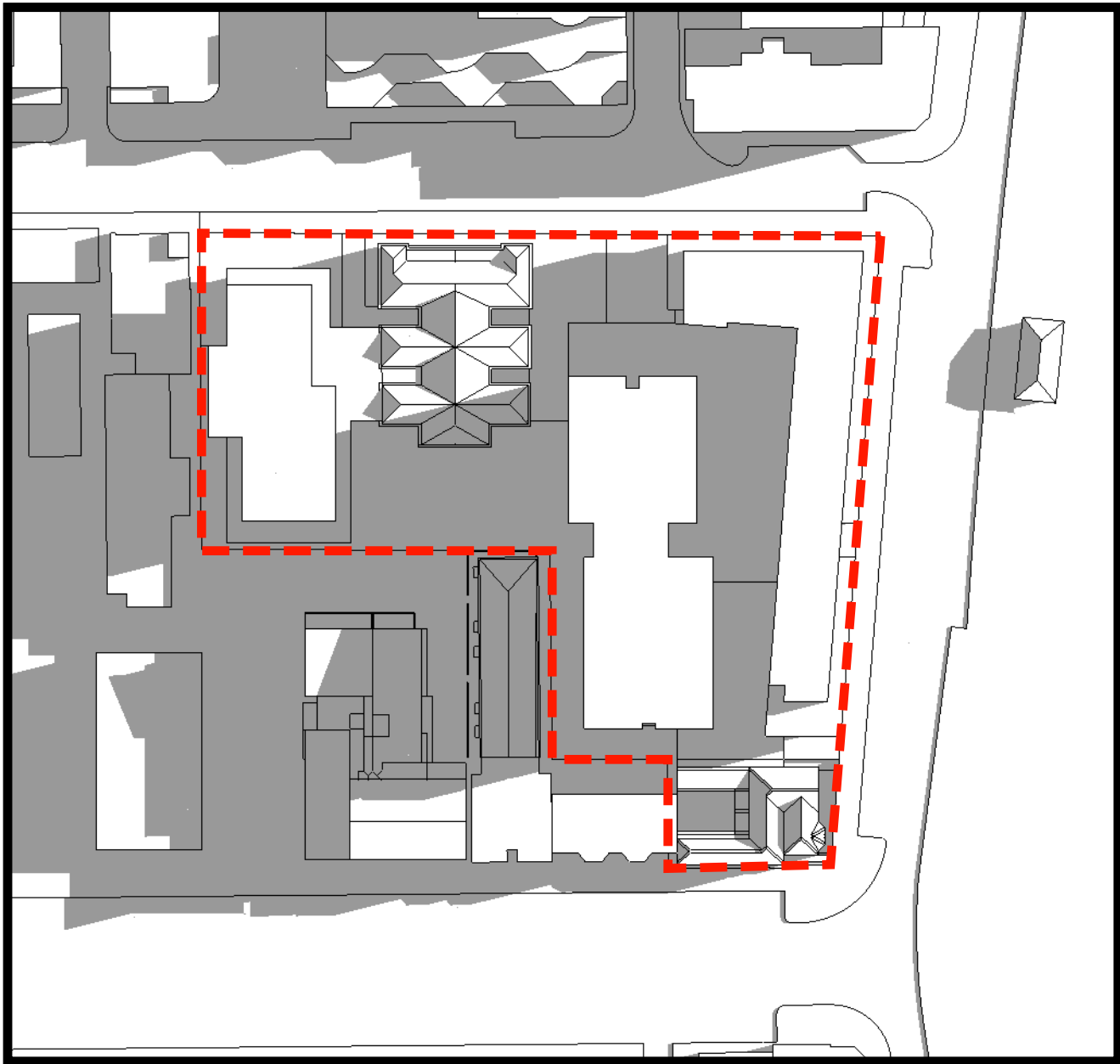


INDICATIVE ELEVATION ALONG WENTWORTH STREET

SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE



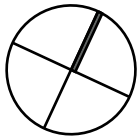
EXISTING SHADOWS 9AM



PROPOSED SHADOWS 9AM

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SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE



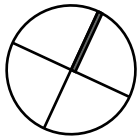
EXISTING SHADOWS MIDDAY



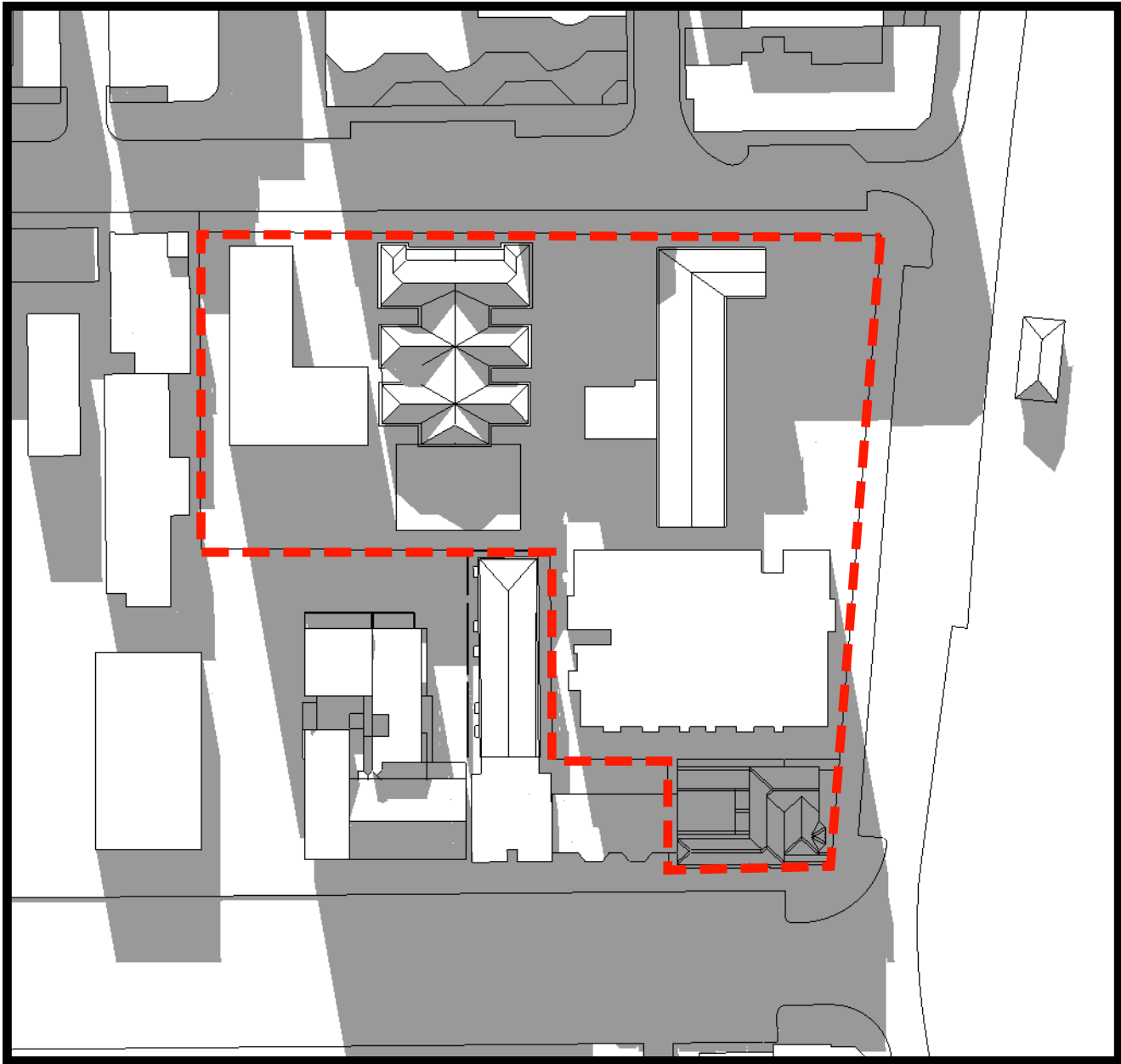
PROPOSED SHADOWS MIDDAY

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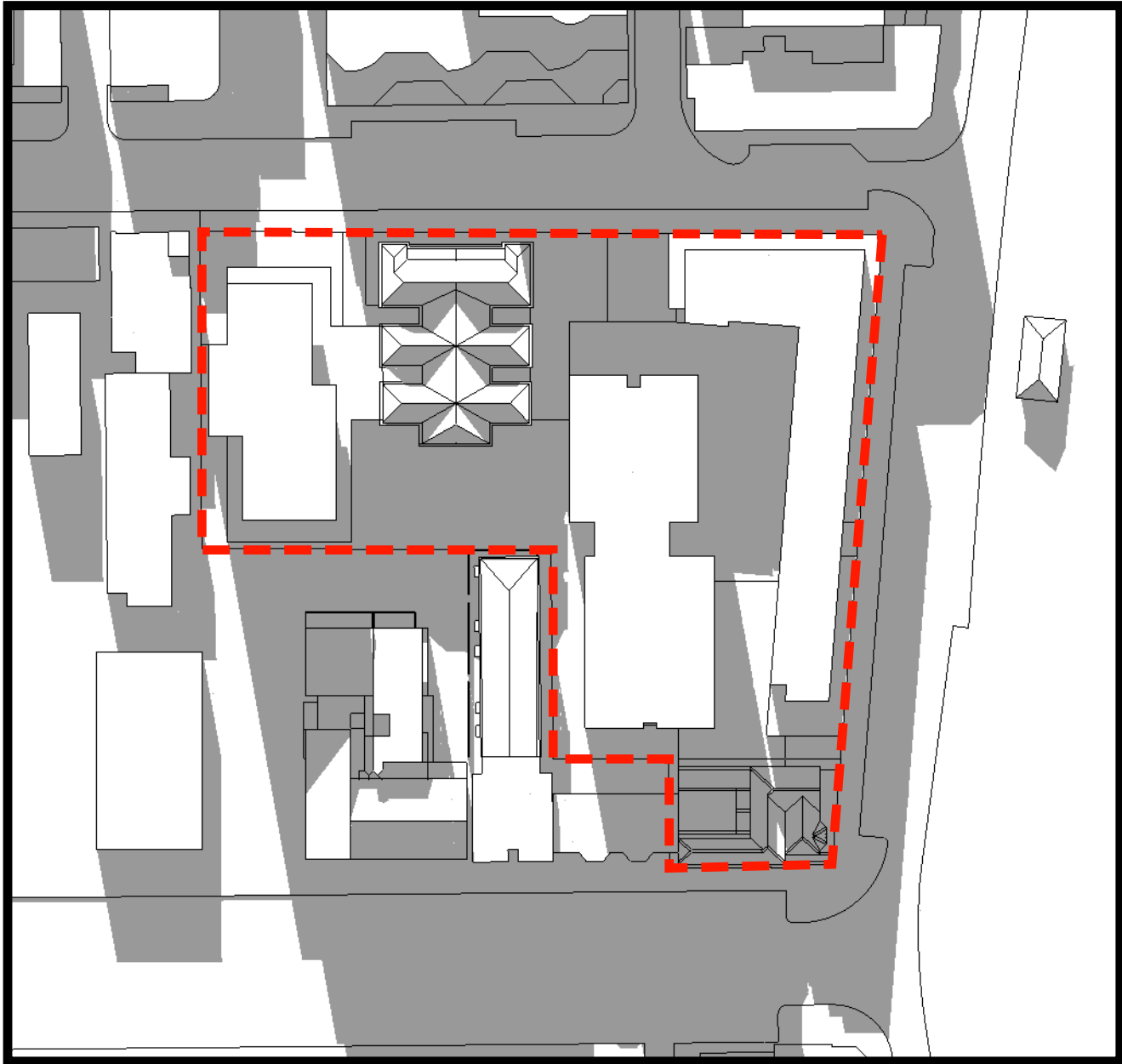
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SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE



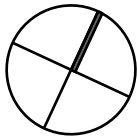
EXISTING SHADOWS 3PM



PROPOSED SHADOWS 3PM

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SHADOW DIAGRAMS - SUMMER SOLSTICE 21 DECEMBER



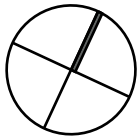
EXISTING SHADOWS 9AM



PROPOSED SHADOWS 9AM

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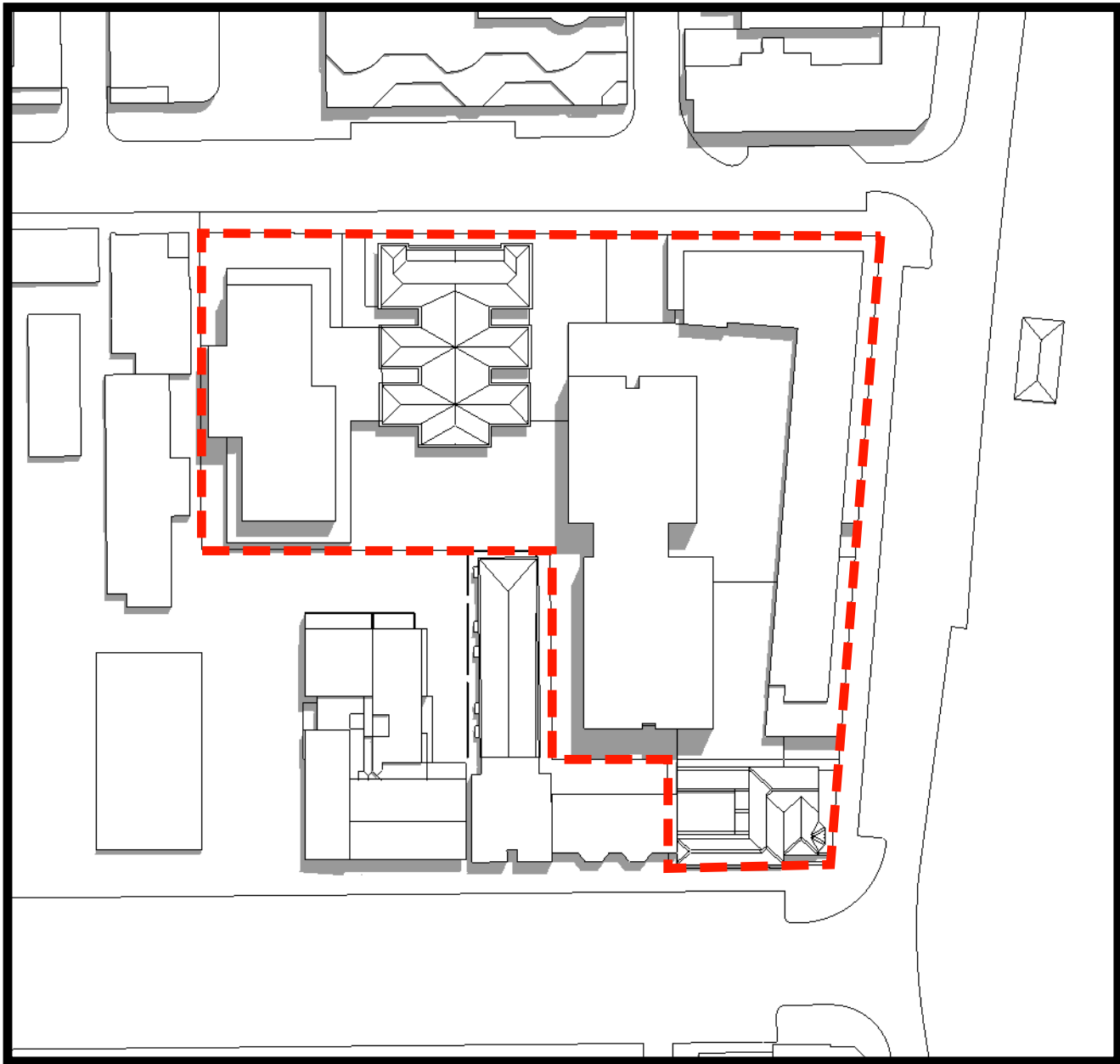
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SHADOW DIAGRAMS - SUMMER SOLSTICE 21 DECEMBER



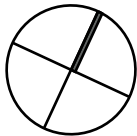
EXISTING SHADOWS MIDDAY



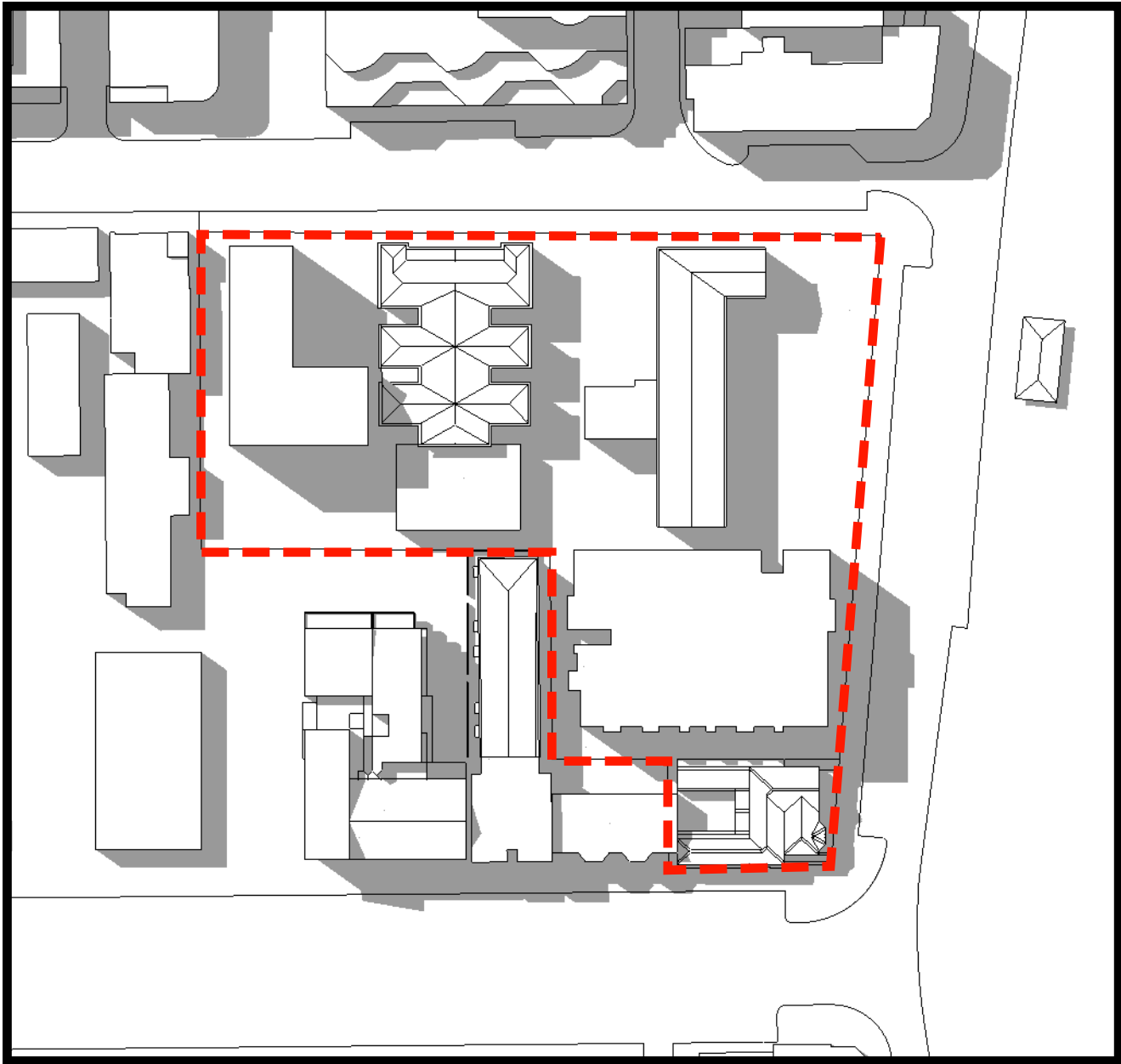
PROPOSED SHADOWS MIDDAY

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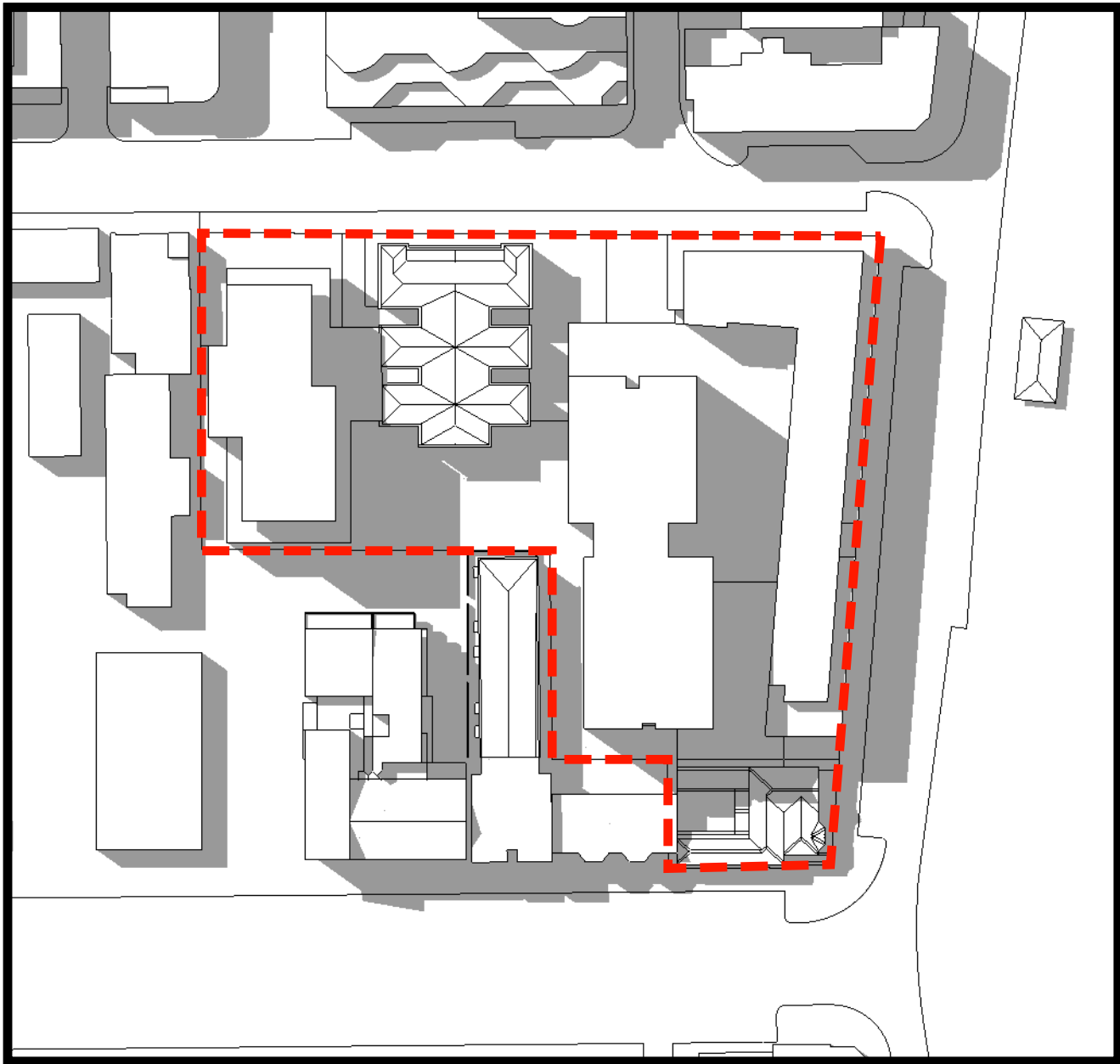
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SHADOW DIAGRAMS - SUMMER SOLSTICE 21 DECEMBER



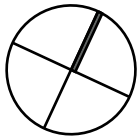
EXISTING SHADOWS 3PM



PROPOSED SHADOWS 3PM

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SHADOW DIAGRAMS - EQUINOX 21 MARCH



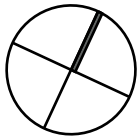
EXISTING SHADOWS 9AM



PROPOSED SHADOWS 9AM

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SHADOW DIAGRAMS - EQUINOX 21 MARCH



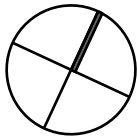
EXISTING SHADOWS MIDDAY



PROPOSED SHADOWS MIDDAY

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

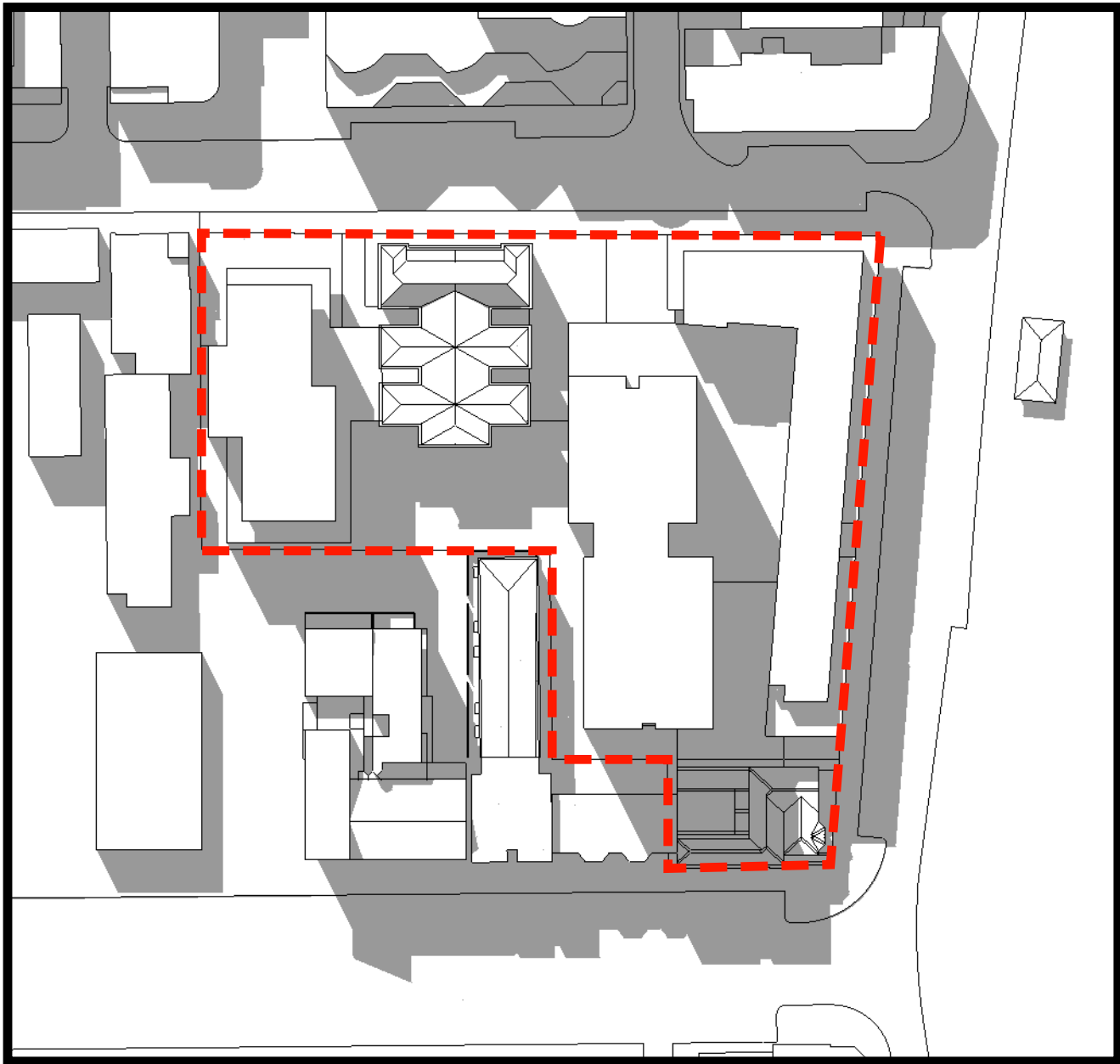
CONCEPT PLAN ONLY: SUBJECT TO DETAIL DESIGN



SHADOW DIAGRAMS - EQUINOX 21 MARCH



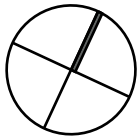
EXISTING SHADOWS 3PM



PROPOSED SHADOWS 3PM

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW


CONCEPT PLAN ONLY: SUBJECT TO DETAIL DESIGN



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE

Architecture
Urban Design
Planning
Interior Architecture

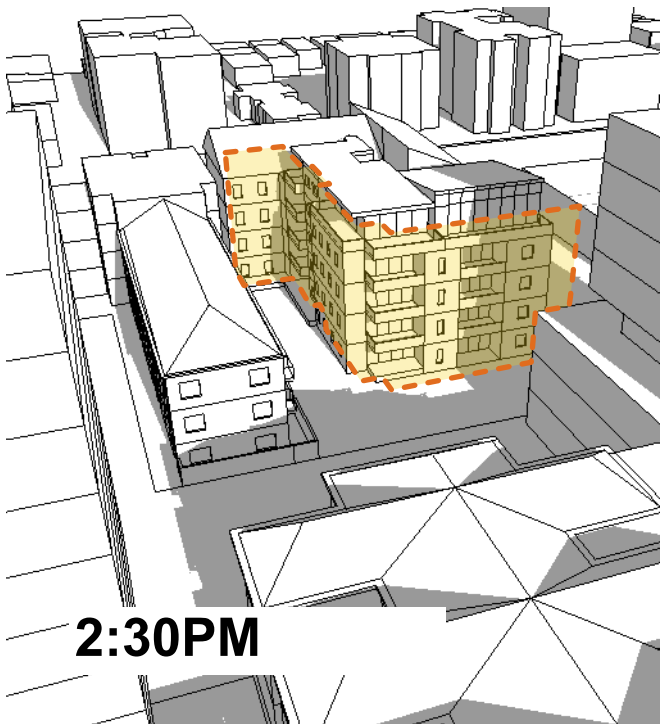
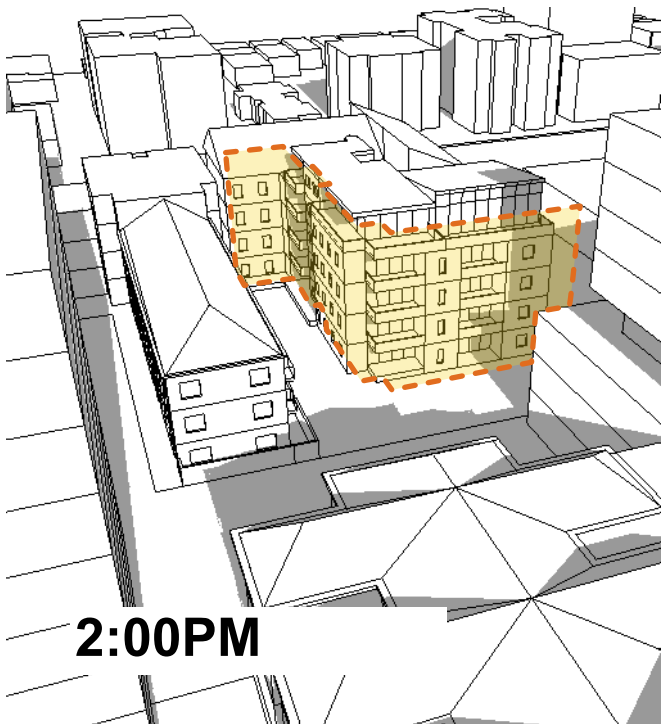
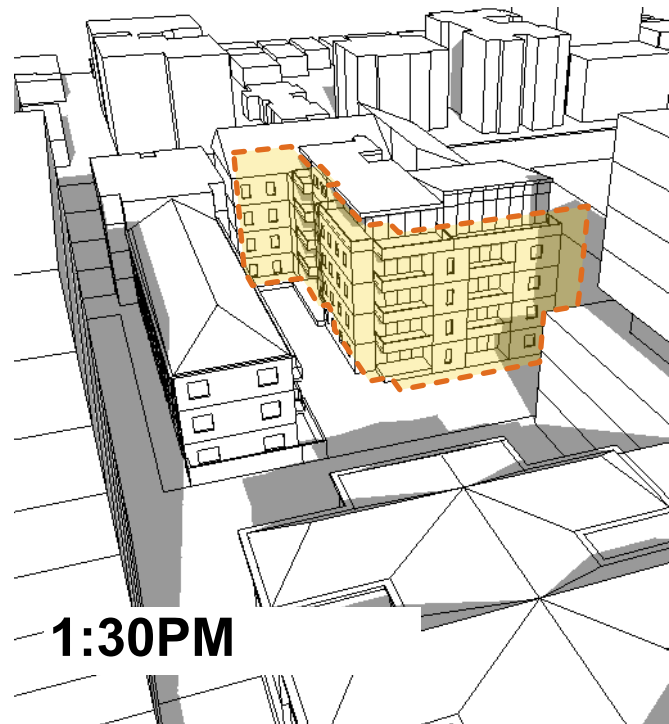
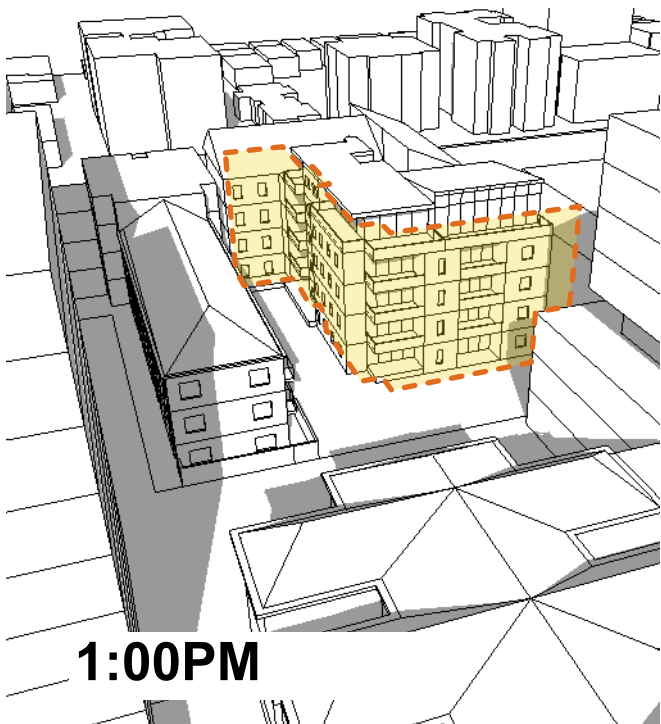
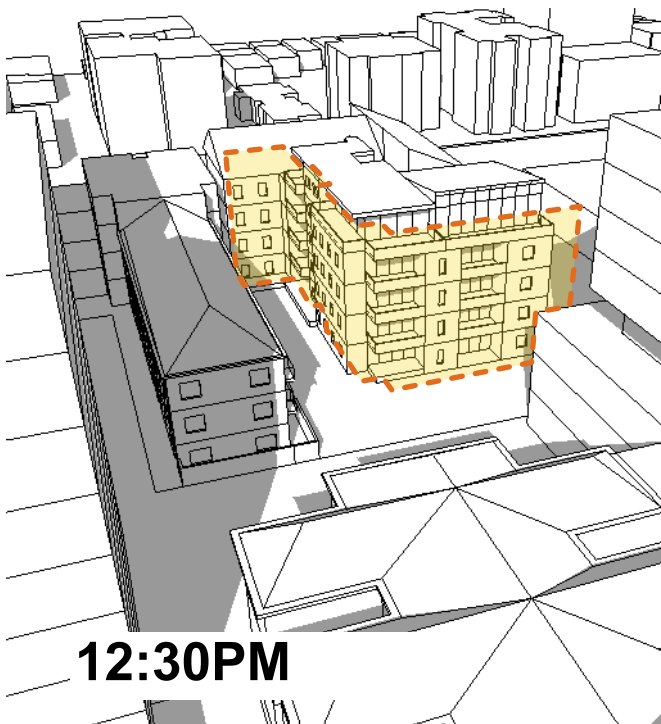
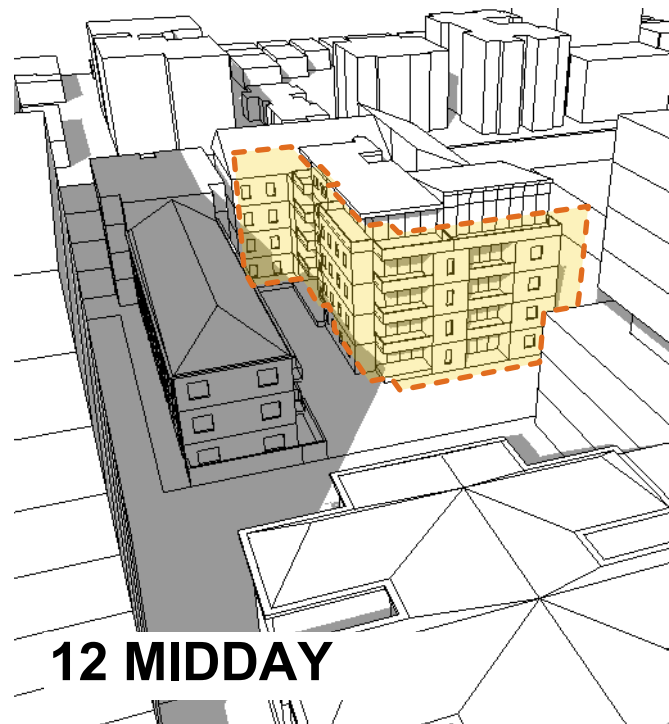
legend

 assumed location of adjoining neighbours primary living areas

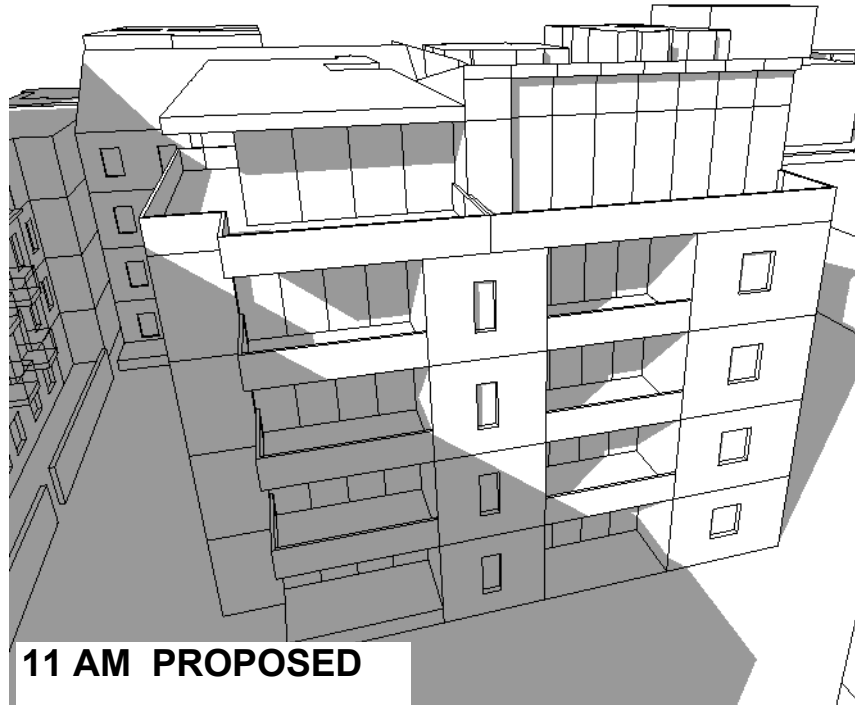
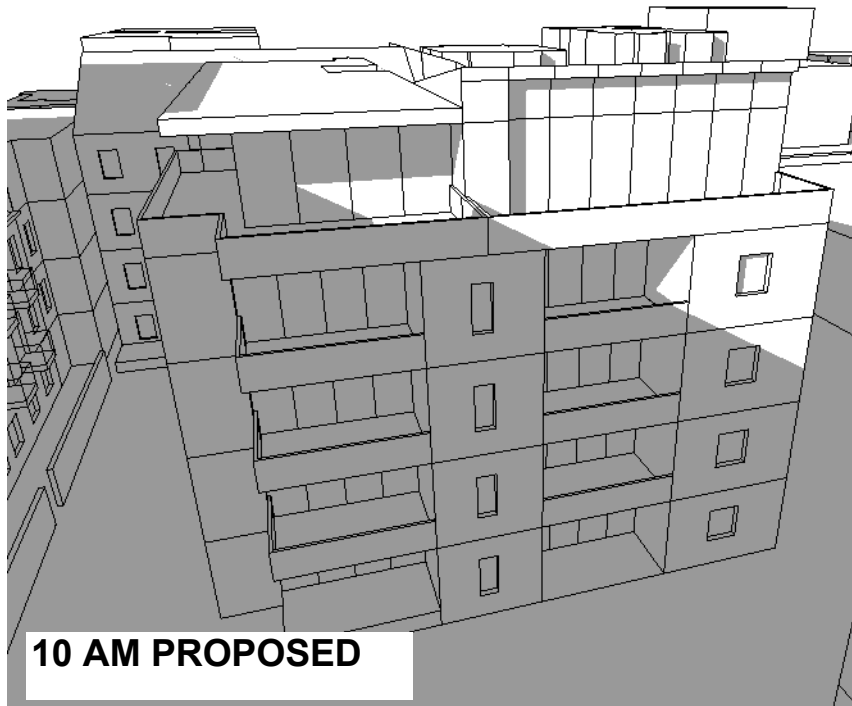
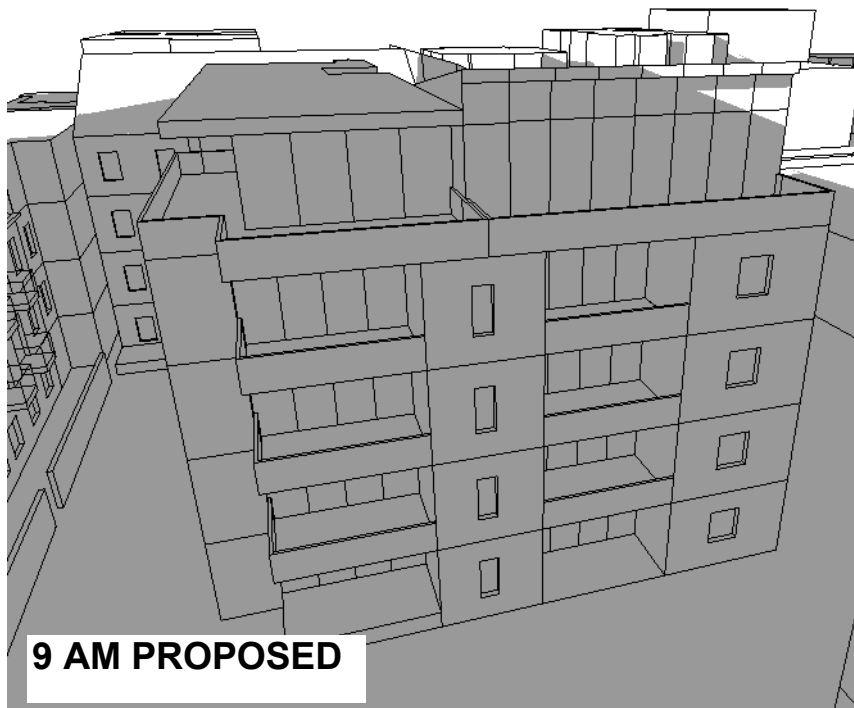
The shadow diagrams on this page illustrate the available direct solar access the adjoining residential development the south.

Highlighted on the diagrams are the building elevations that contain the primary living spaces. The diagrams are at half hour intervals and demonstrate that between 2 and 3 hours of sunlight during the winter months is achievable.

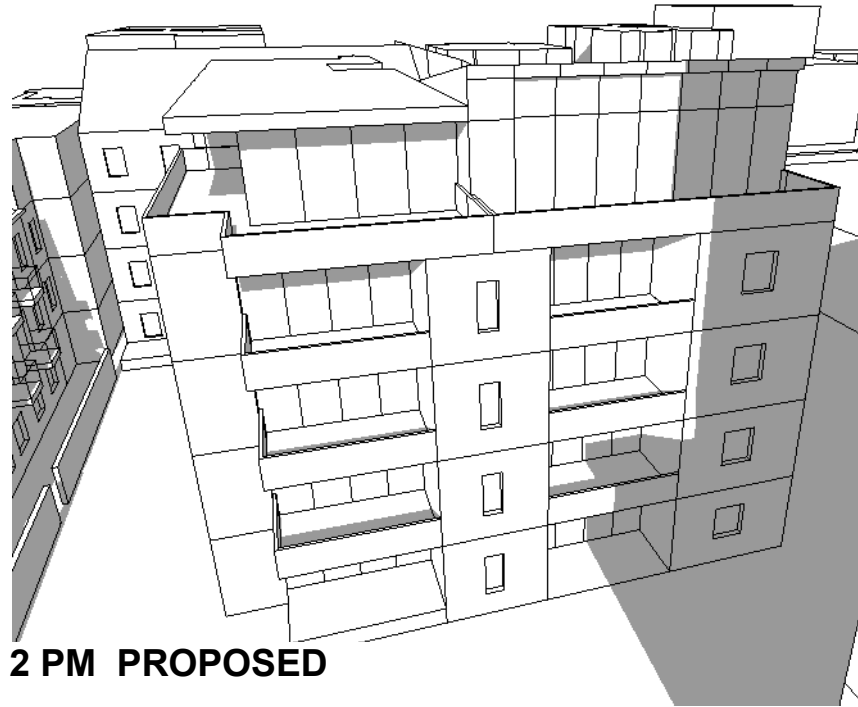
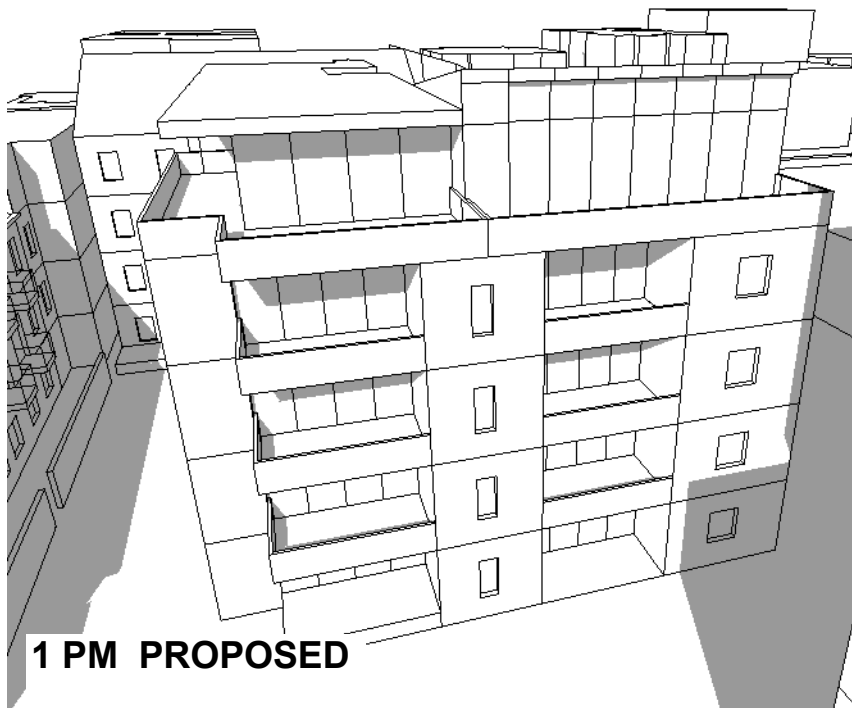
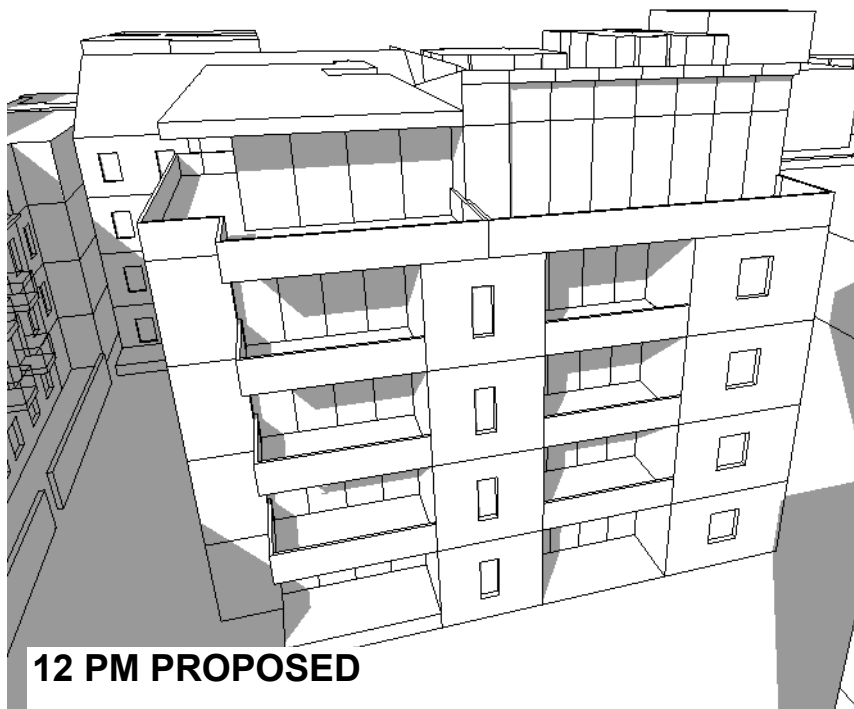
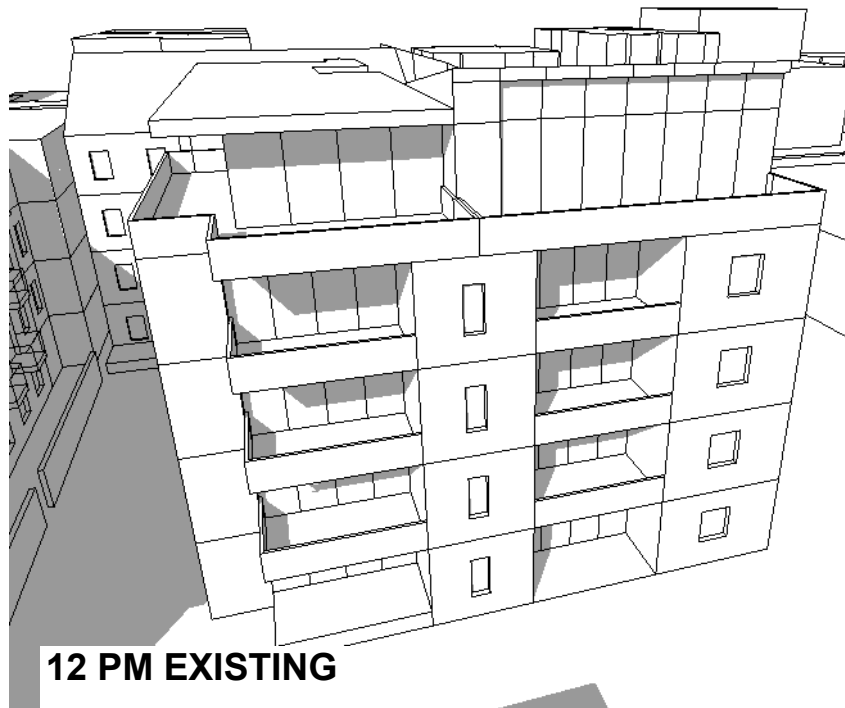
Note that the adjoining residential building is under construction at the time of writing and the diagrams have been based on currently available information.



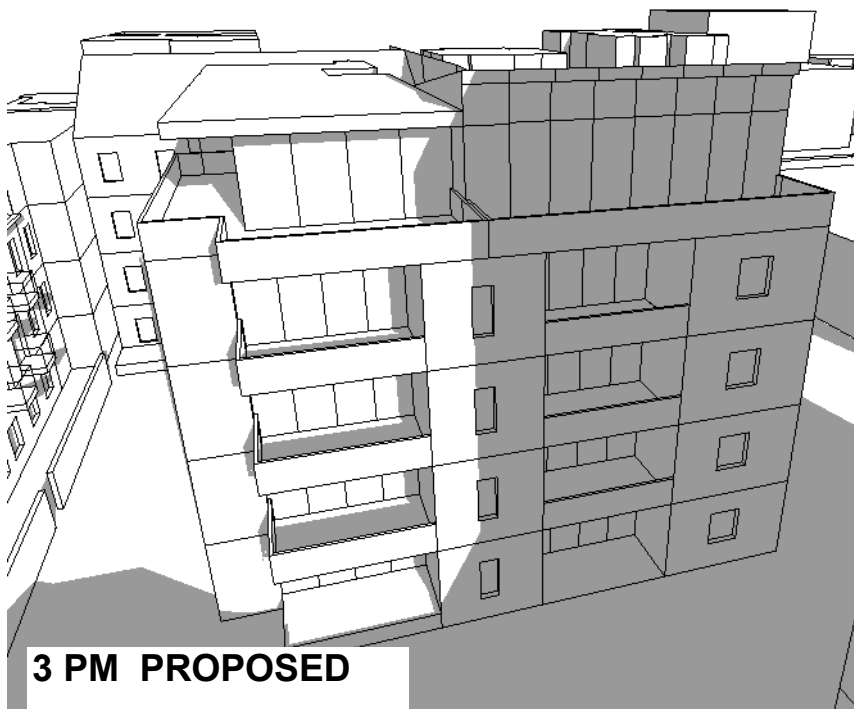
WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
NORTH FACADE



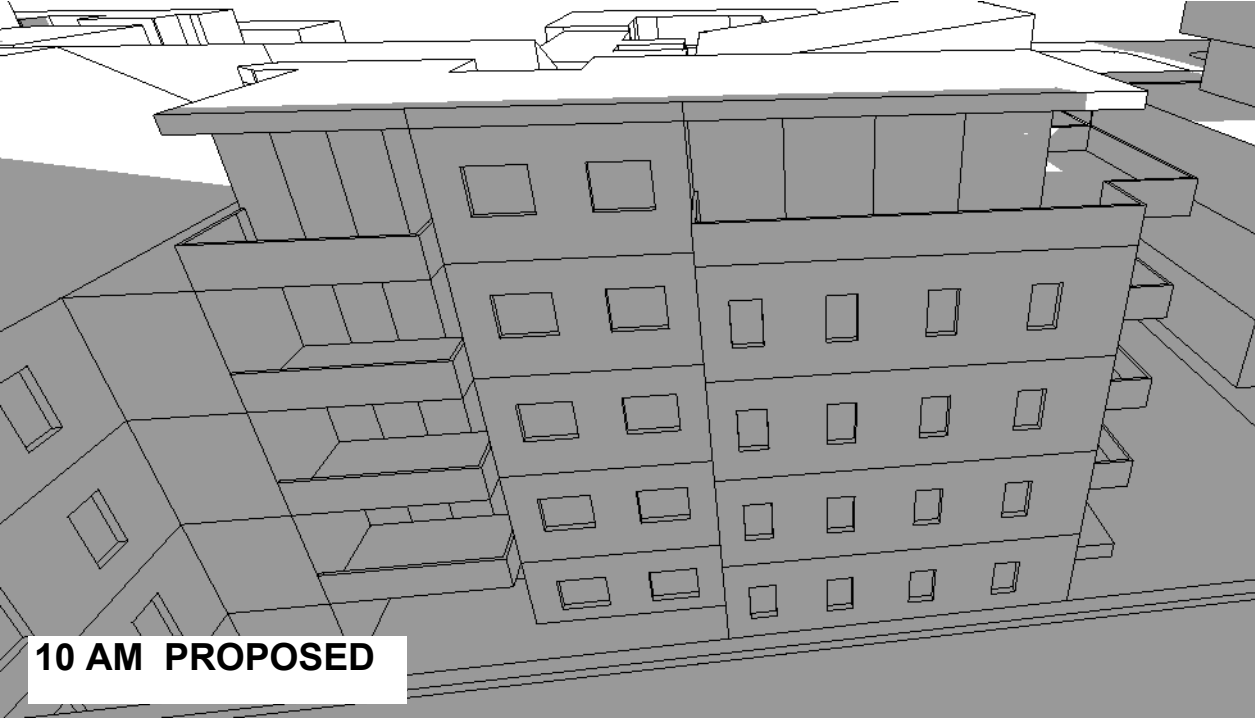
WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
NORTH FACADE



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
NORTH FACADE



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
EAST FACADE



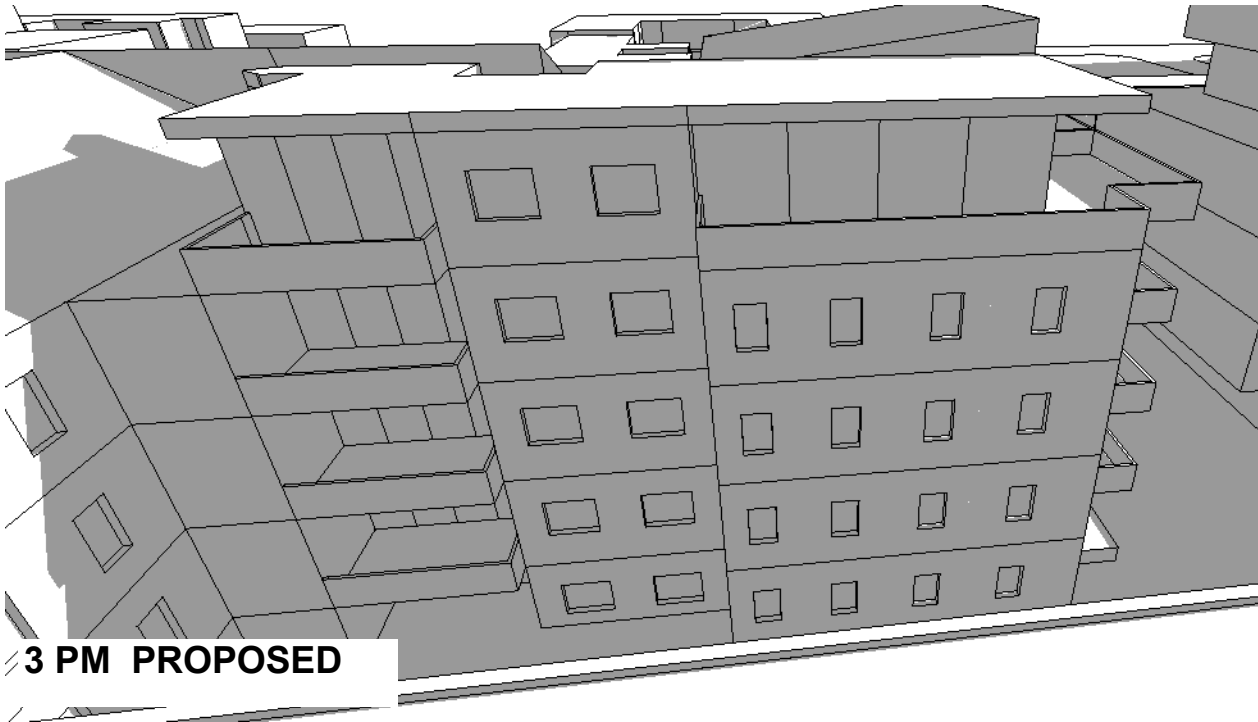
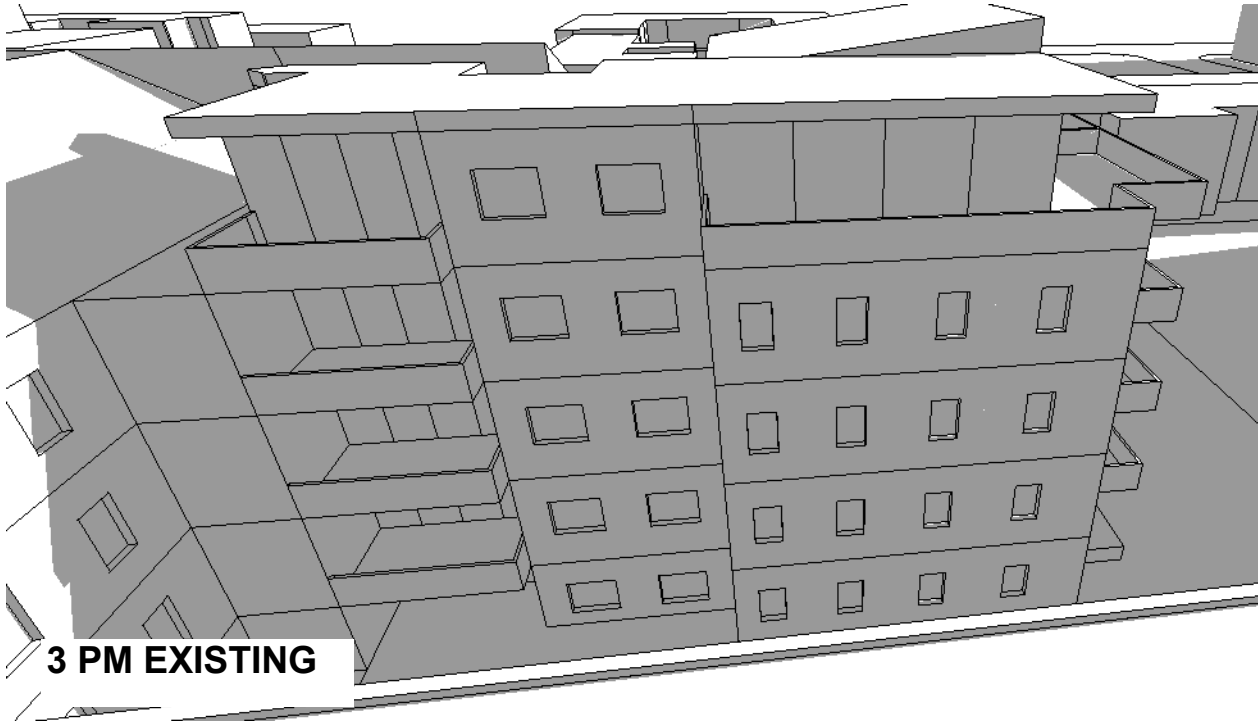
WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
EAST FACADE



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
EAST FACADE



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (25-27 VICTORIA PARADE) - 21 JUNE
EAST FACADE



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (29 VICTORIA PARADE) - 21 JUNE
NORTH AND WEST FACADE



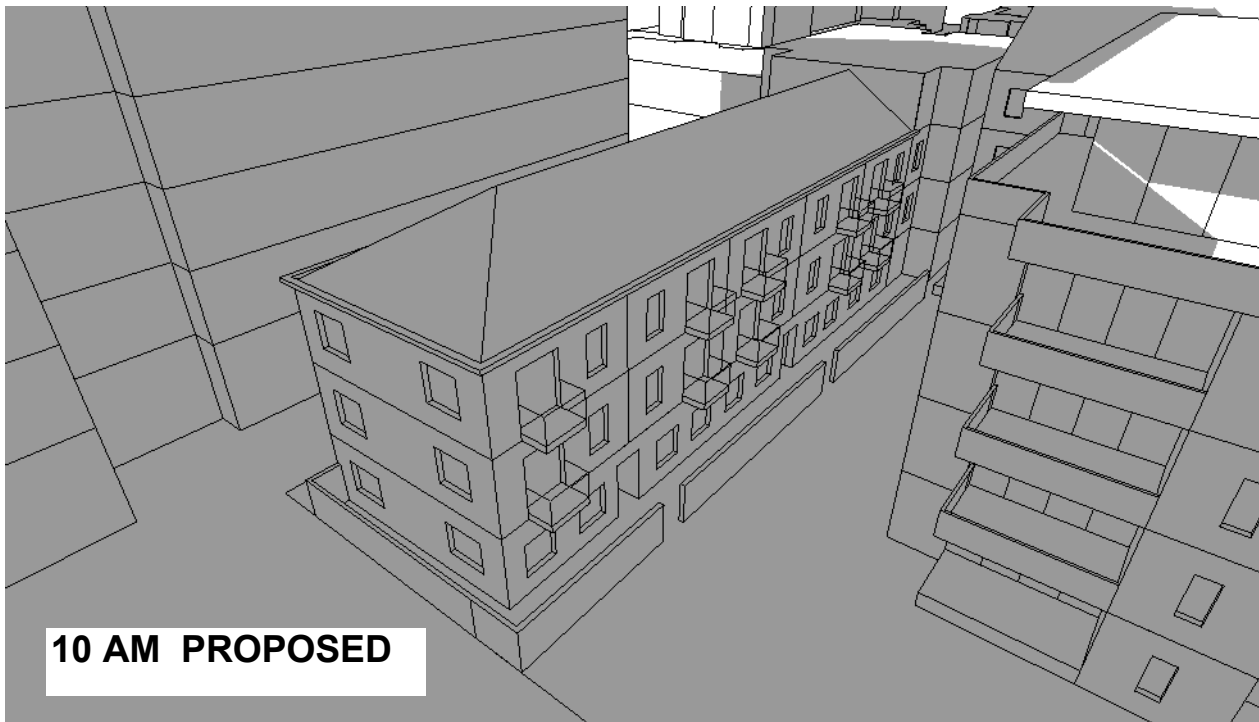
9 AM EXISTING



10 AM EXISTING



9 AM PROPOSED



10 AM PROPOSED

WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (29 VICTORIA PARADE) - 21 JUNE
NORTH AND WEST FACADE



WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (29 VICTORIA PARADE) - 21 JUNE
NORTH AND WEST FACADE

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CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

CONCEPT PLAN ONLY: SUBJECT TO DETAIL DESIGN

DATE **AUG 2011**

Prepared for **ROYAL FAR WEST**

Drawing **SHADOW STUDIES**

Scale

Drawing no
CP-36

Issue
D

WINTER SOLAR ACCESS TO ADJOINING RESIDENTIAL PROPERTY (29 VICTORIA PARADE) - 21 JUNE
NORTH AND WEST FACADE



3 PM EXISTING

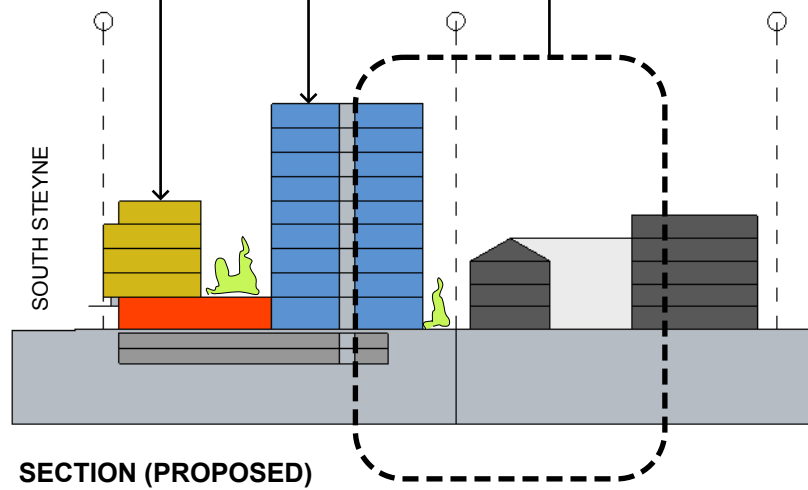


3 PM PROPOSED

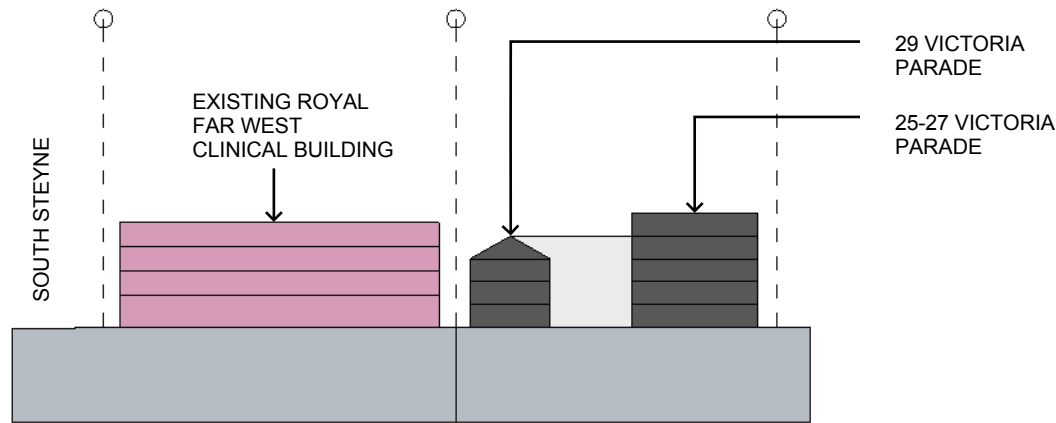
PROPOSED 5 STOREY
RESIDENTIAL BUILDING

PROPOSED 9 STOREY
HOTEL BUILDING

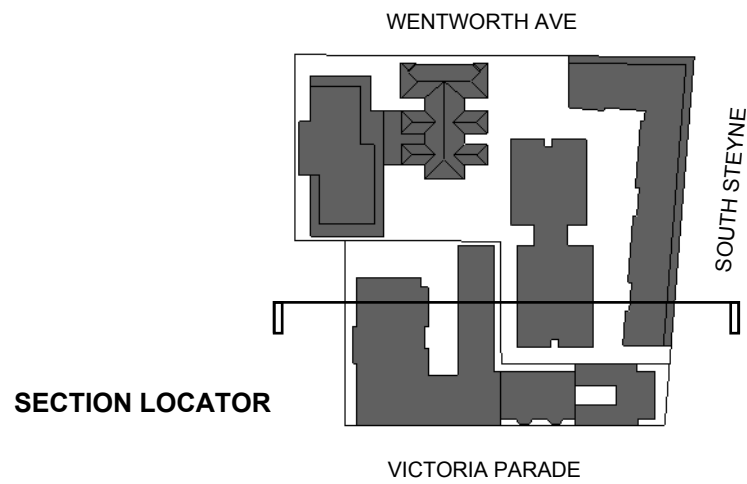
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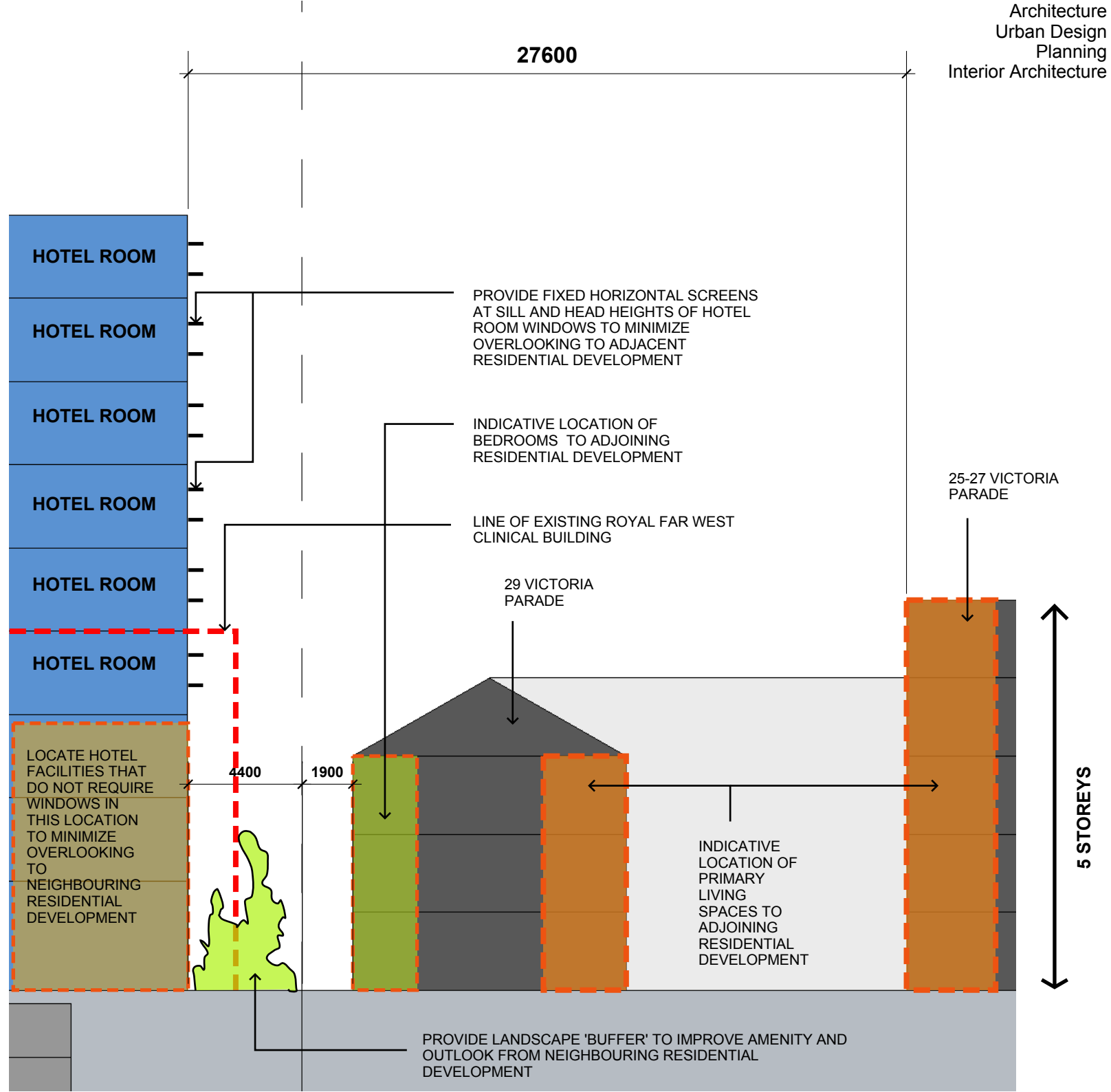
SECTION (PROPOSED)



SECTION (EXISTING)



SECTION LOCATOR



DETAIL SECTION

CONCEPT PLAN -PROPOSED MIXED USE DEVELOPMENT. MANLY, NSW

CONCEPT PLAN ONLY: SUBJECT TO DETAIL DESIGN