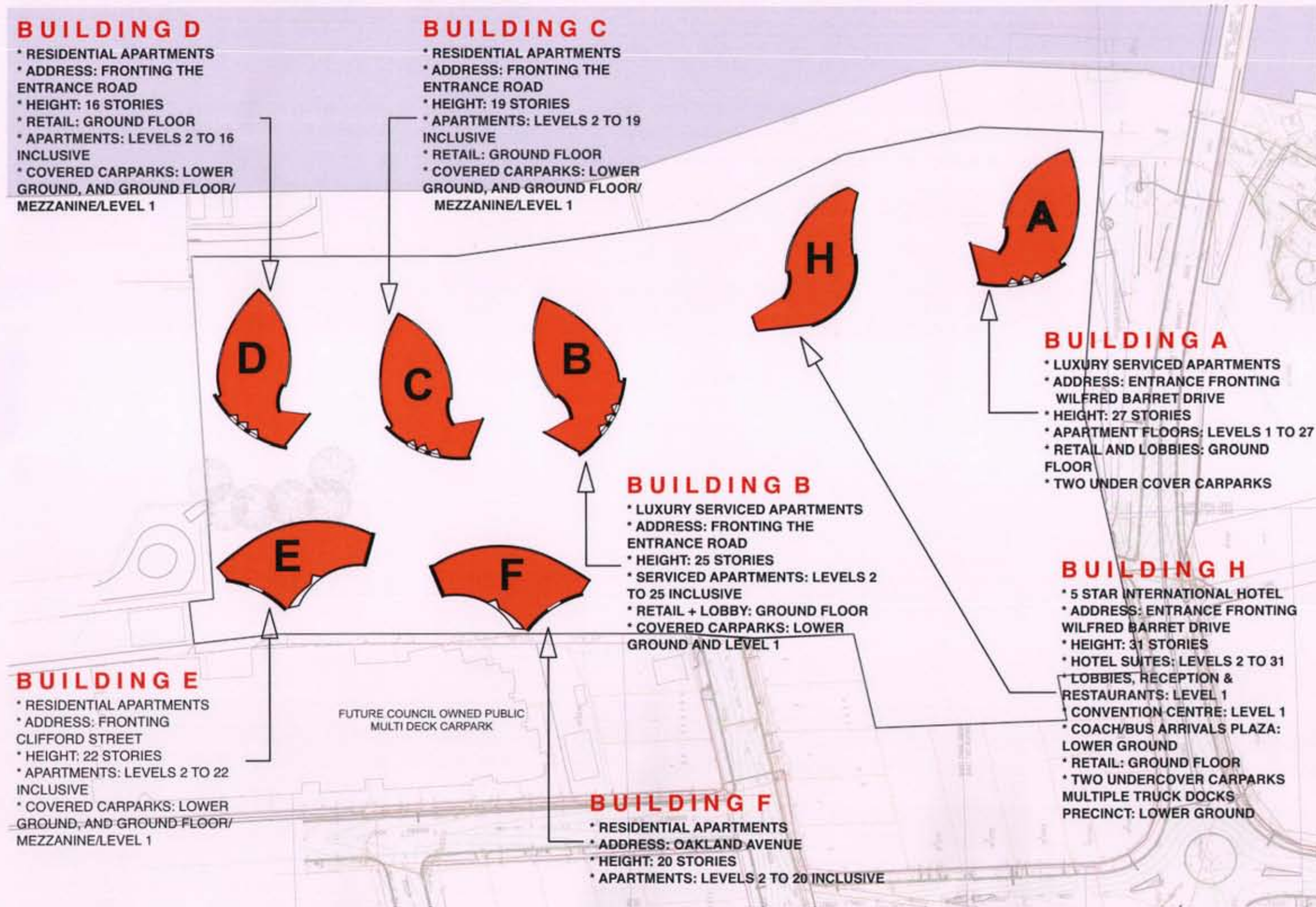


7.0 INDICATIVE SCHEME

7.1 MACRO MASSING COMPOSITION



MASSING DIAGRAM FOR THE MAJOR ENVELOPES PROPOSED IN THE INDICATIVE SCHEME



STATISTICS:

The GFA and FSR statistics for the indicative scheme proposed for the site are as follows:-

Total Site Area: 39,267 m²

Gross Floor Areas:

Building A (Serviced Apartments)	27 floors	16,680m ²
Building B (Serviced Apartments)	25 floors	15,125m ²
Building C (Residential)	19 floors	11,590m ²
Building D (Residential)	16 floors	8,945m ²
Building E (Residential)	22 floors	11,895m ²
Building F (Residential)	20 floors	10,235m ²
Building H (5 Star International Hotel)	31 floors	20,250m ²
Convention Centre (Level 1)		1,300m ²
Retail (Ground Floor)		7,050m ²
Tavern (Ground and First Floor)		448m ²
Internal Arcades + Food Court etc		1,746m ²
Staff Rooms + Backup Kitchen Admin etc		380m ²
GFA Total		105,644m²

Floor Space Ratio:	GFA	105,644m ²
	Site Area	39,267m ²
	FSR	2.690 : 1 (3:1 if water park is included)

Other Areas:

- Regional Water Theme Park: 15,000 sqm
- On-Ground Open Space.
- Podium Open Space at Level 1.
- Covered Public & Private Carparking Areas
- Plant Rooms & Loading Areas etc.

DEVELOPMENT COMPONENTS:

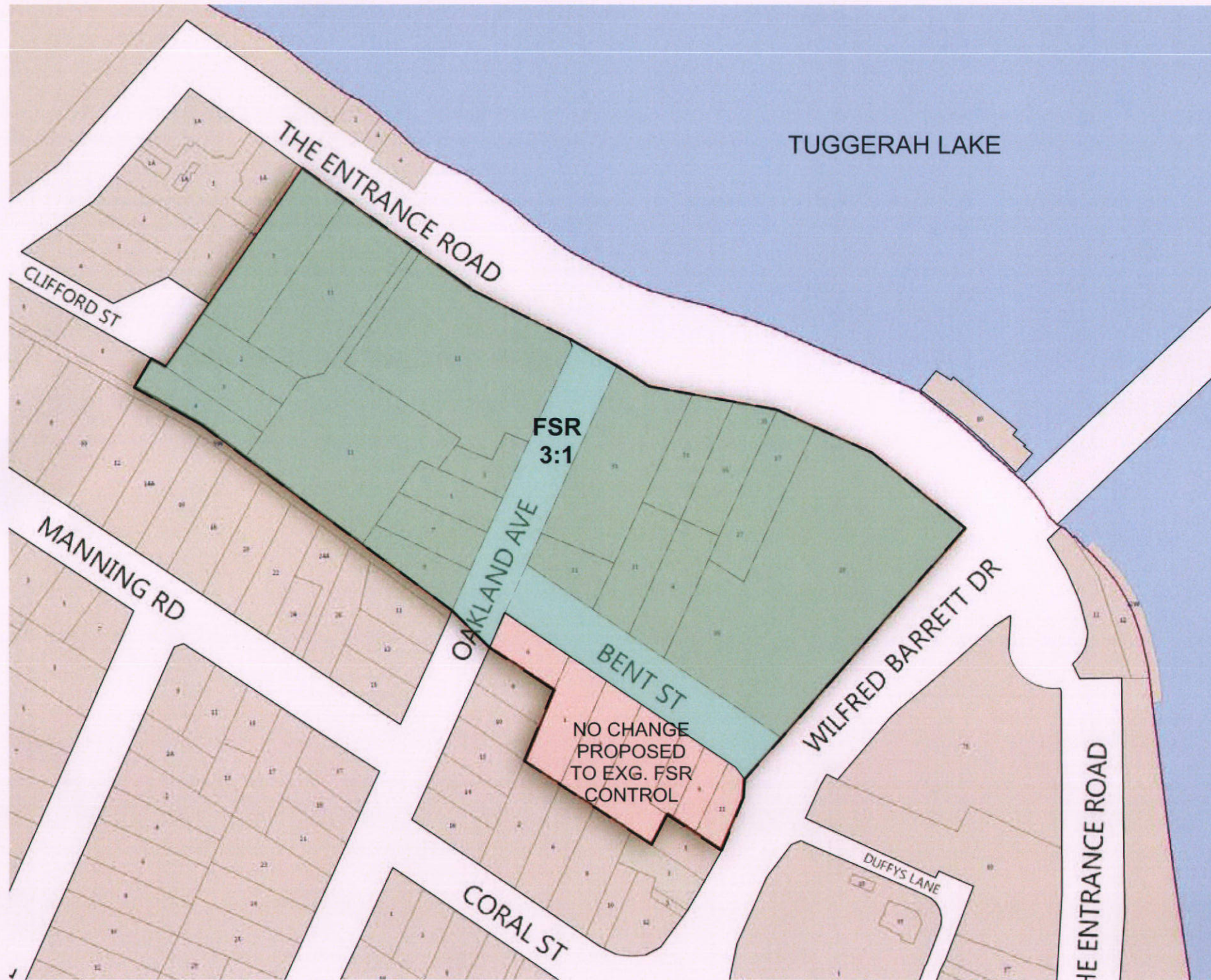
The principle components proposed by the indicative scheme for the site are:

1. International standard Water Theme Park.
2. All year round indoor environment and heated water activities.
3. Climate responsive technology, operable roofs + resource sustainability innovations.
4. International standard Civic Plaza upgrade to the lake foreshore.
5. Five (5) star destination category hotel complex.
6. Convention Centre.
7. First class serviced apartment towers.
8. Residential apartments – Living precinct.
9. Shopping Mall including air-conditioned Food Court.
10. Retention of existing heritage building.
11. Under cover Public Carpark, easy access, all on one level.



INDICATIVE SCHEME

7.3 DENSITY



DENSITY FSR DIAGRAM MAP

Refer to the accompanying plan showing how in terms of proposed density controls, the site is divided into two FSR sectors, being:

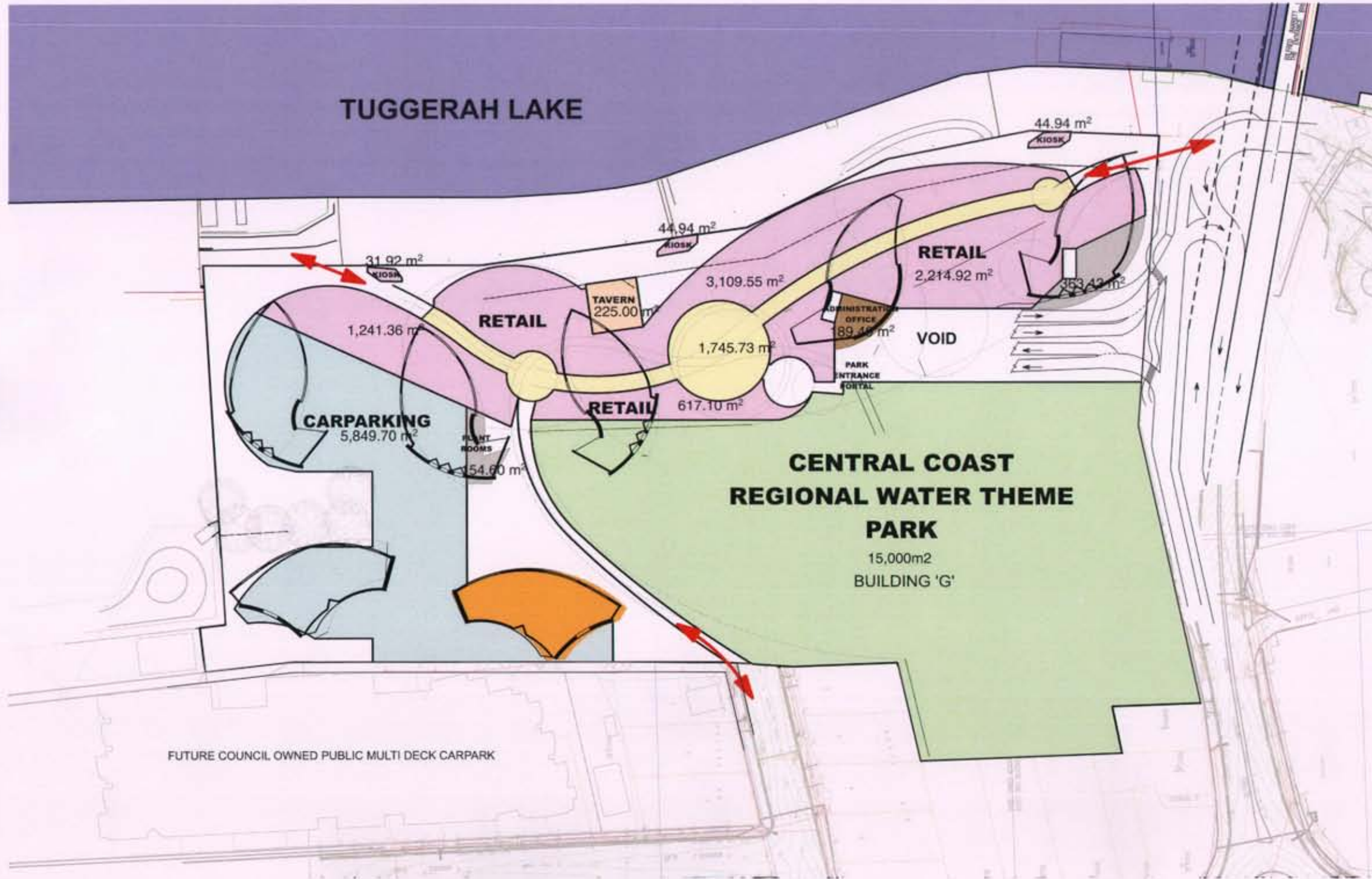
- The majority portion: 3:1 FSR
- The small portion south of Bent St: no FSR change proposed or needed from the current controls.

It is important to note that the FSR proposed has been derived from calculations carried out to determine the minimum gross floor space critical mass that will be absolutely essential for the development to achieve threshold feasibility.



INDICATIVE SCHEME

7.4 GROUND FLOOR

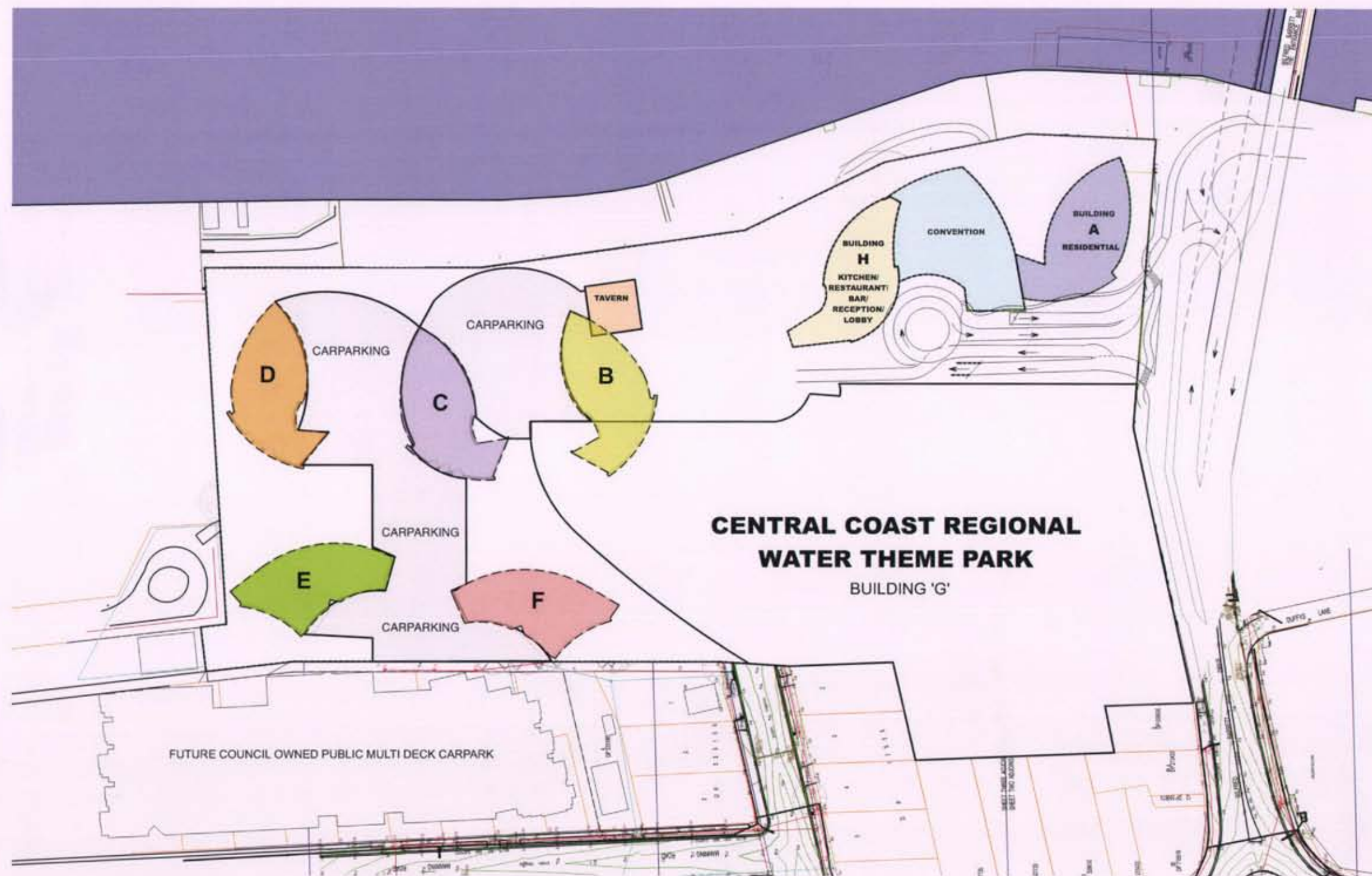


Refer to this plan showing the indicative schematic organisational master planning proposed for across the main ground level of the precinct.



INDICATIVE SCHEME

7.5 FIRST FLOOR

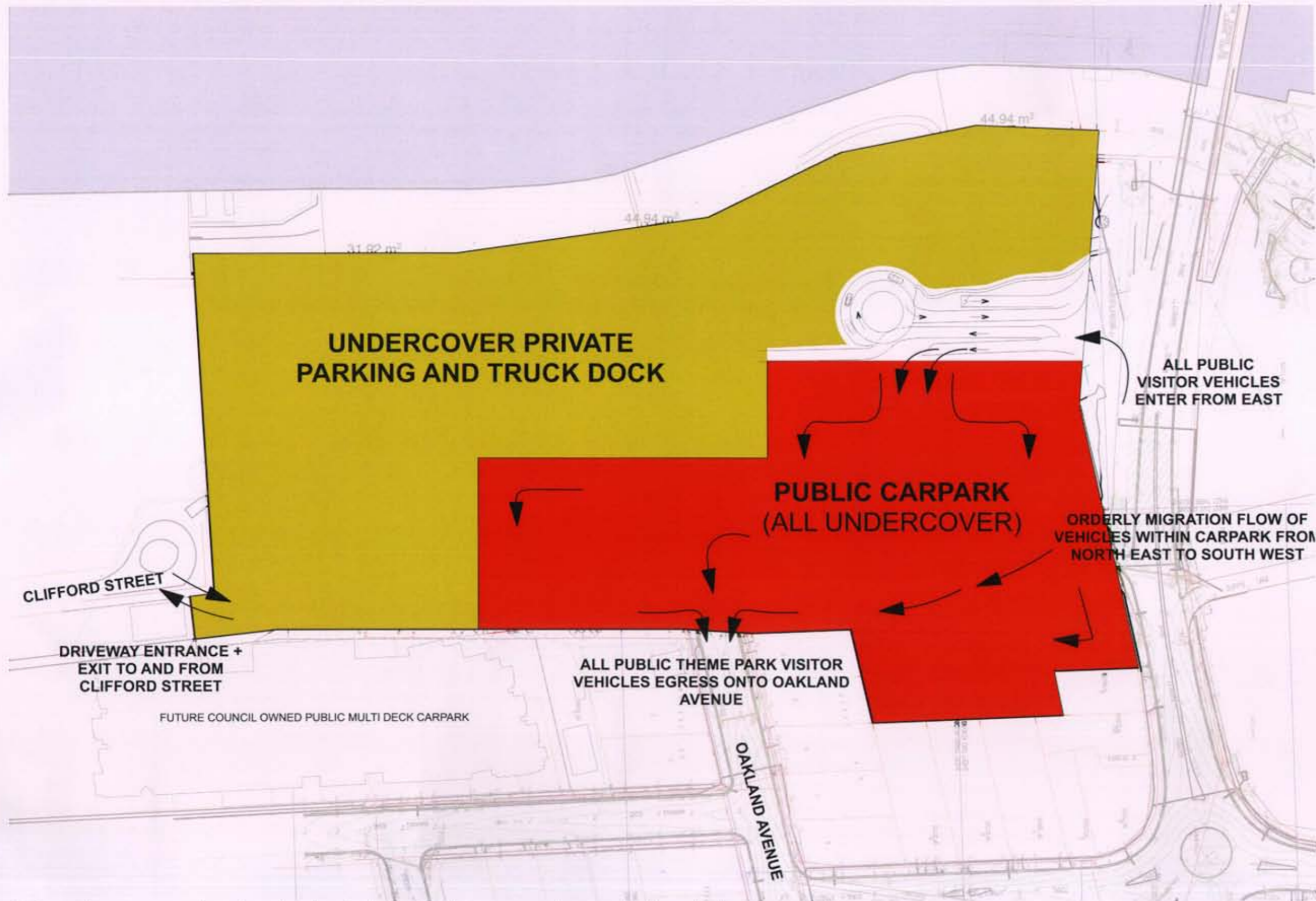


This plan shows the indicative schematic masterplanning for the Level 1 podium layer across the precinct.



INDICATIVE SCHEME

7.6 LOWER GROUND PARKING

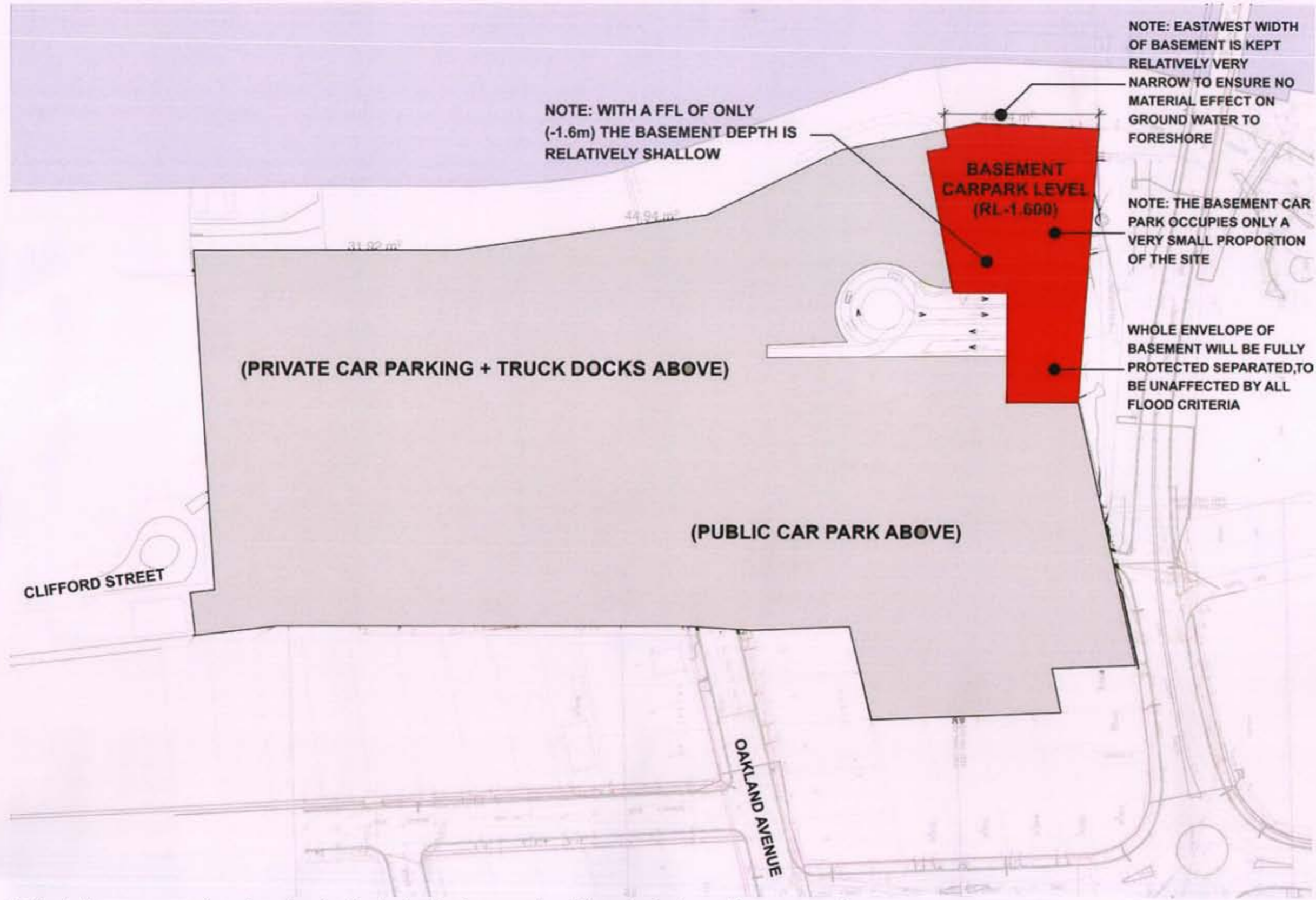


Refer to the accompanying plan showing the indicative lower ground car park with multiple access and egress



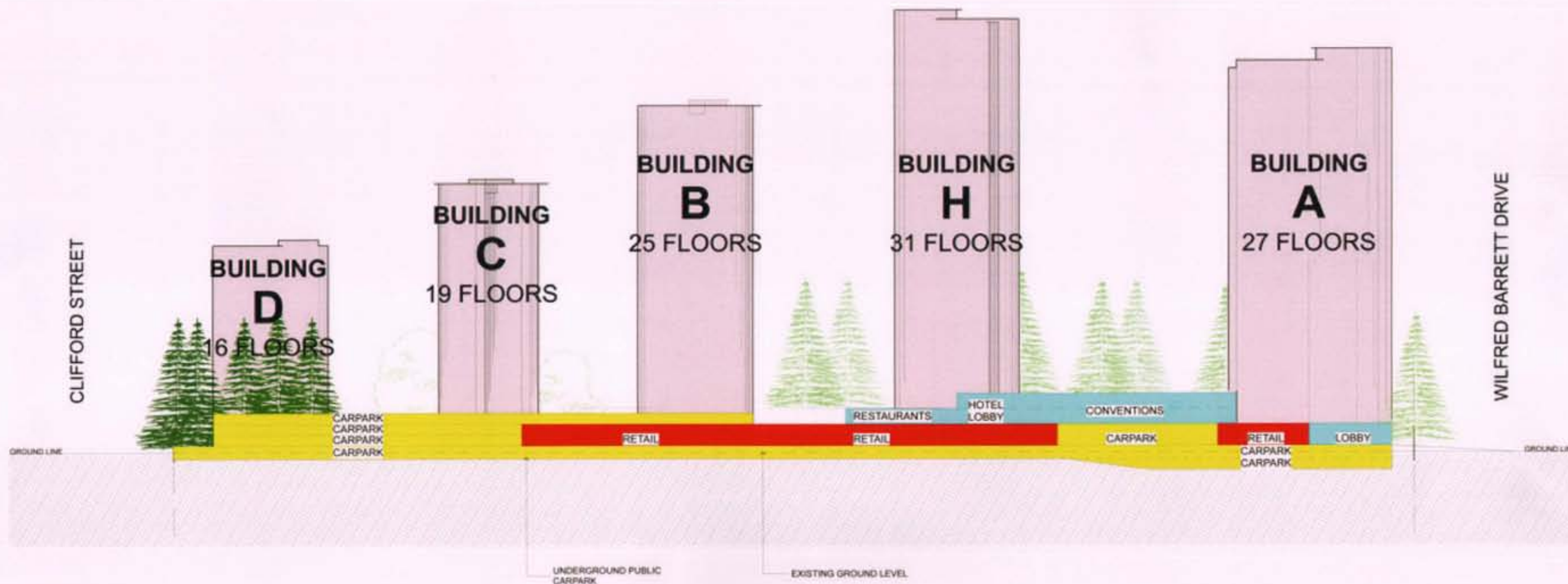
INDICATIVE SCHEME

7.7 BASEMENT PARKING



Refer to the accompanying plan showing the indicative basement public and private parking accessed





EAST/WEST SCHEMATIC PRECINCT SECTION
(LOOKING NORTH)

(NOTE. BUILDINGS PROFILE LINE WORK IS GENERIC ONLY,
AND IN NO WAY CONVEYS ARCHITECTURAL FORM)



8.0 PUBLIC BENEFIT

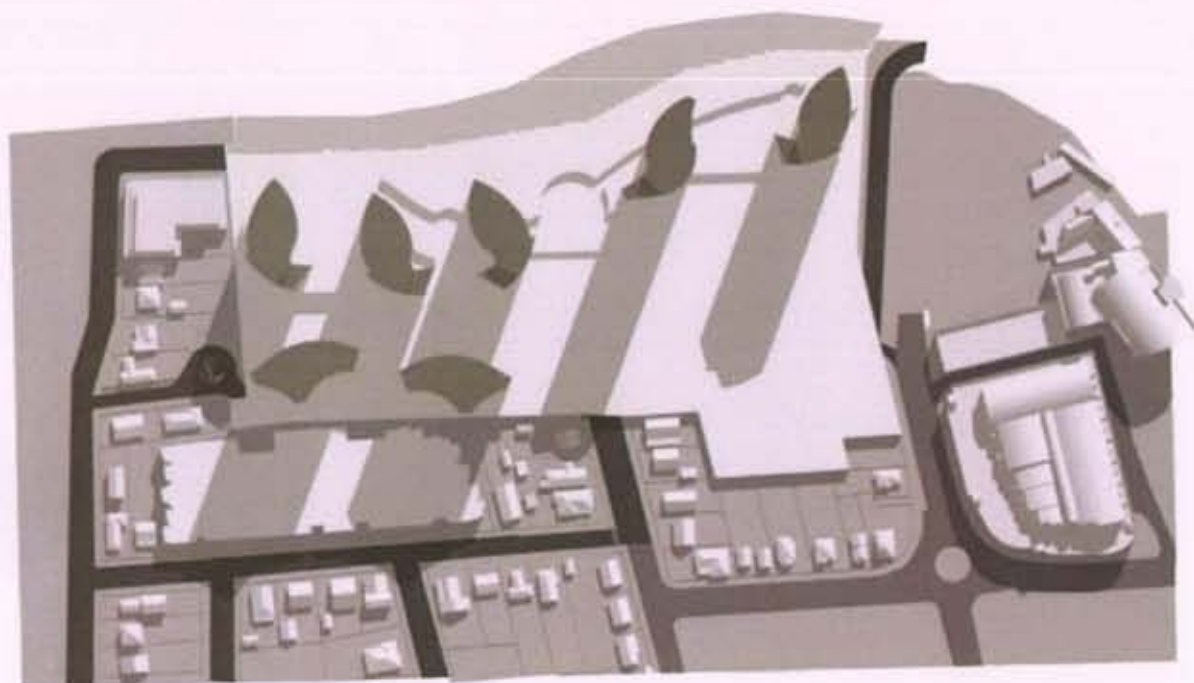
This major Resort and Water Theme Park development will produce the following range of benefits for both the public, and also for The Entrance town as a whole:

- A destination category Water Theme Park for the town, region and State.
- Major Tourist attractor / catalyst - distinguishing The Entrance from all other NSW seaside towns.
- All year round / 4 seasons - visitor generation for the shire, (provided by the climate responsive indoor / outdoor modes for the theme park).
- Ongoing high profile Tourism Publicity for the town, region and State.
- New First Class Foreshore Public Waterfront Plaza Reserve being created - 350m long.
- Designed by internationally renowned, leading Landscape Architects, Site Image.
- First major 5 Star Tourist Hotel for the Wyong Shire.
- First major Convention Centre for Wyong Shire.
- Major Employment boost.
- A new Market Category for The Entrance to draw from.
- New Public Carpark - all 450 spaces undercover, & located right at doorstep of the lake foreshore.
- New Public Roads reconstruction & road improvements surrounding the development.
- New Public Pedestrian Elevator / lift - providing much needed short cut access straight off the Bridge down to the new foreshore plaza (lift car size large enough for bicycles too),
- New Public Pedestrian routes created, - for higher quality public pedestrian experiences.
- New Passive Outdoor Public Recreation Spaces created, - higher quality recreation experiences.
- Economic Stimulus for the Town.
- Heritage Building facades restored.

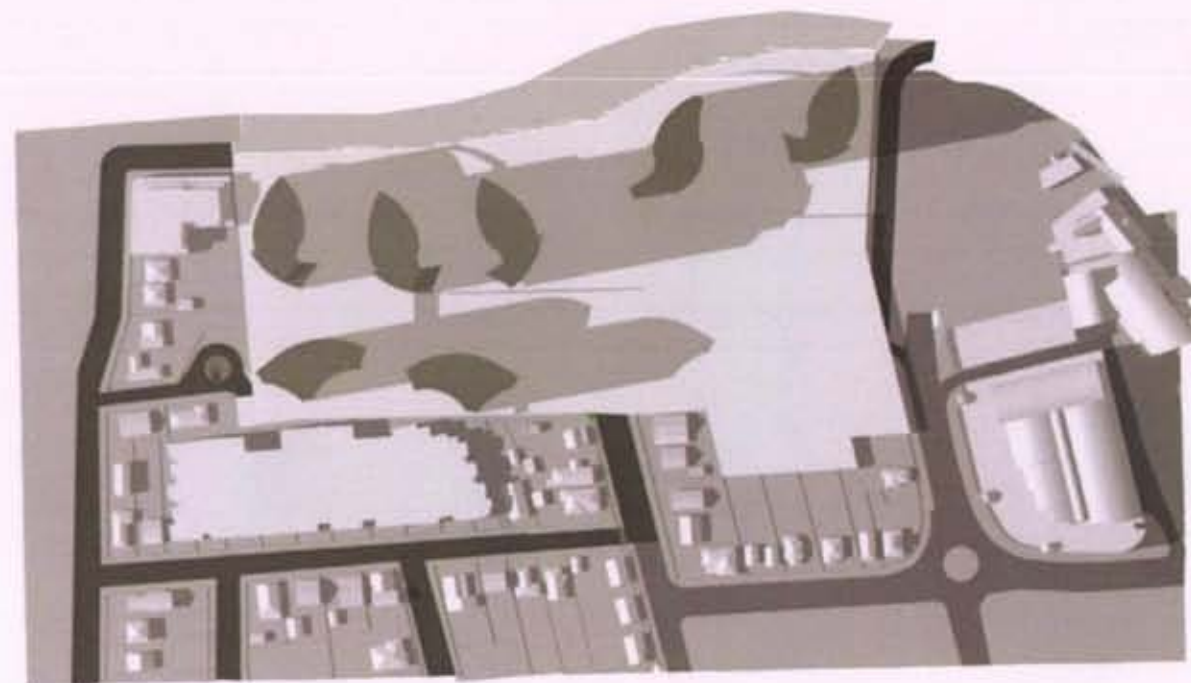


PHOTOMONTAGE OF CONCEPTUAL DESIGN

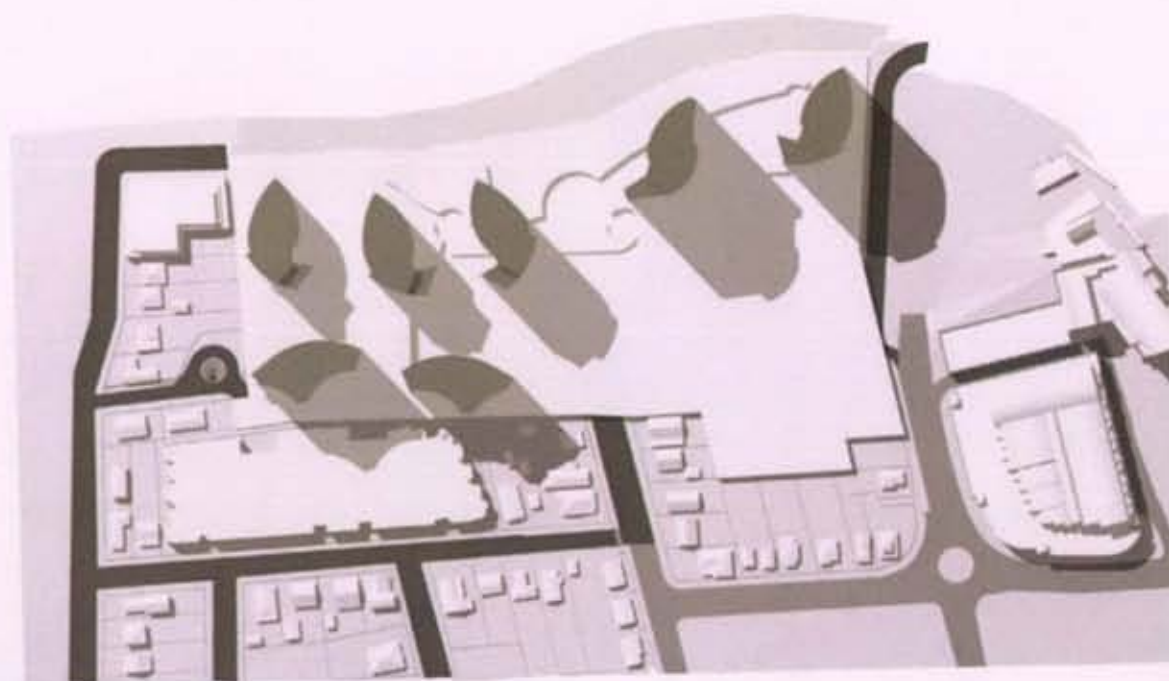
9.0 SHADOW DIAGRAMS



9am SHADOWS - 21 SEPTEMBER



3pm SHADOWS - 21 SEPTEMBER



12pm SHADOWS - 21 SEPTEMBER

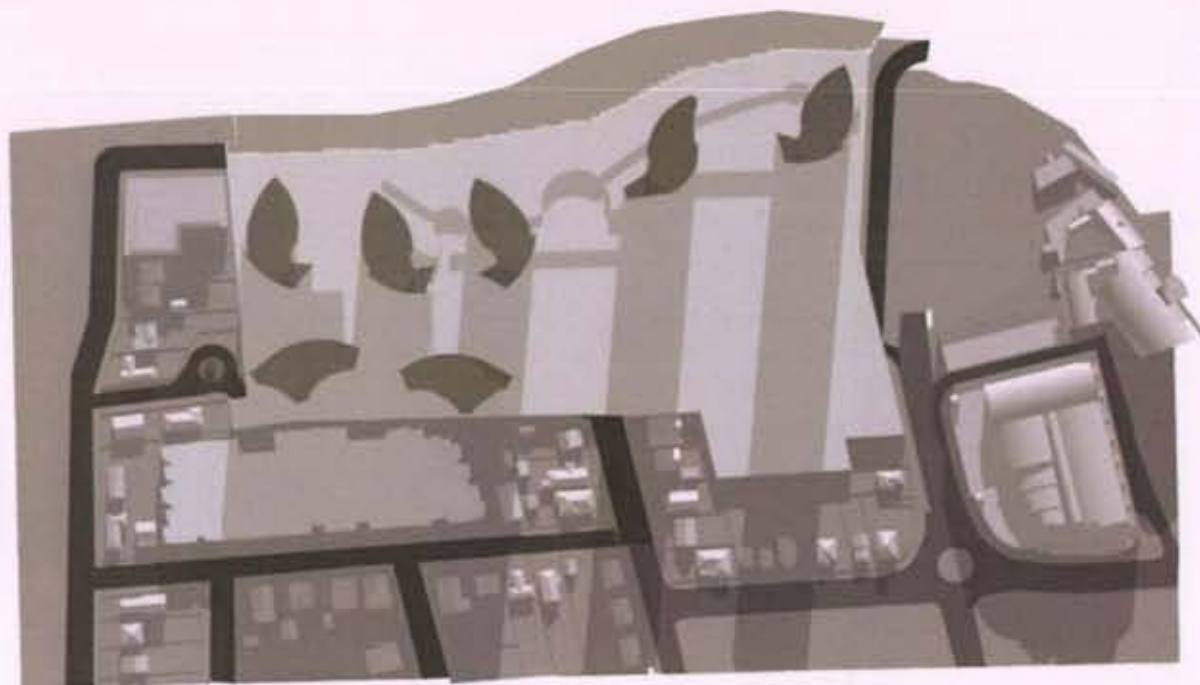
The accompanying plans show computer modelled forecast shadow projections for the equinox + Winter solstice. The outcome of the shadow diagrams all demonstrate that almost all shadows cast fall either on the subject site itself or on adjacent roads. The only exception to this is a small amount of shadowing into the rear yards of dwellings along the North side of Manning Street. It is noted however, that this shadowing has already been reviewed by council and advised to be within acceptable parameters. It is also noted that this row of houses in Manning Street is earmarked by council for replacement and the construction of a large multideck parking station. Council in recent years has been progressively acquiring these houses for that purpose.

thrum
ARCHITECTS

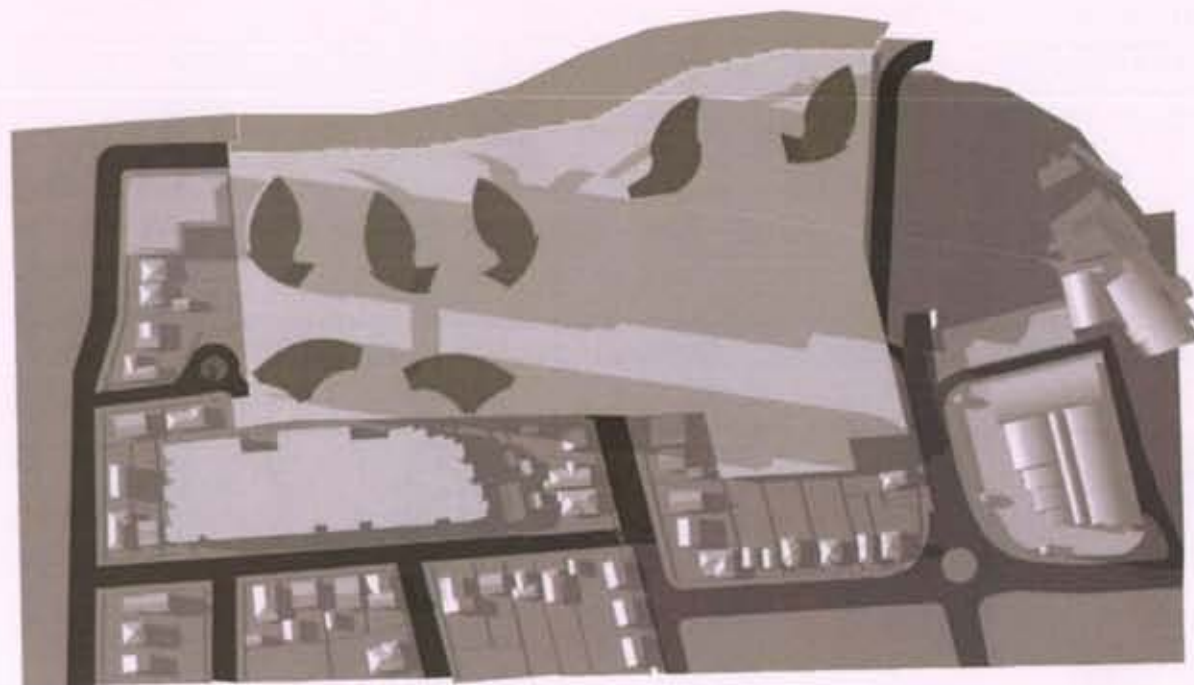


SHADOW DIAGRAMS

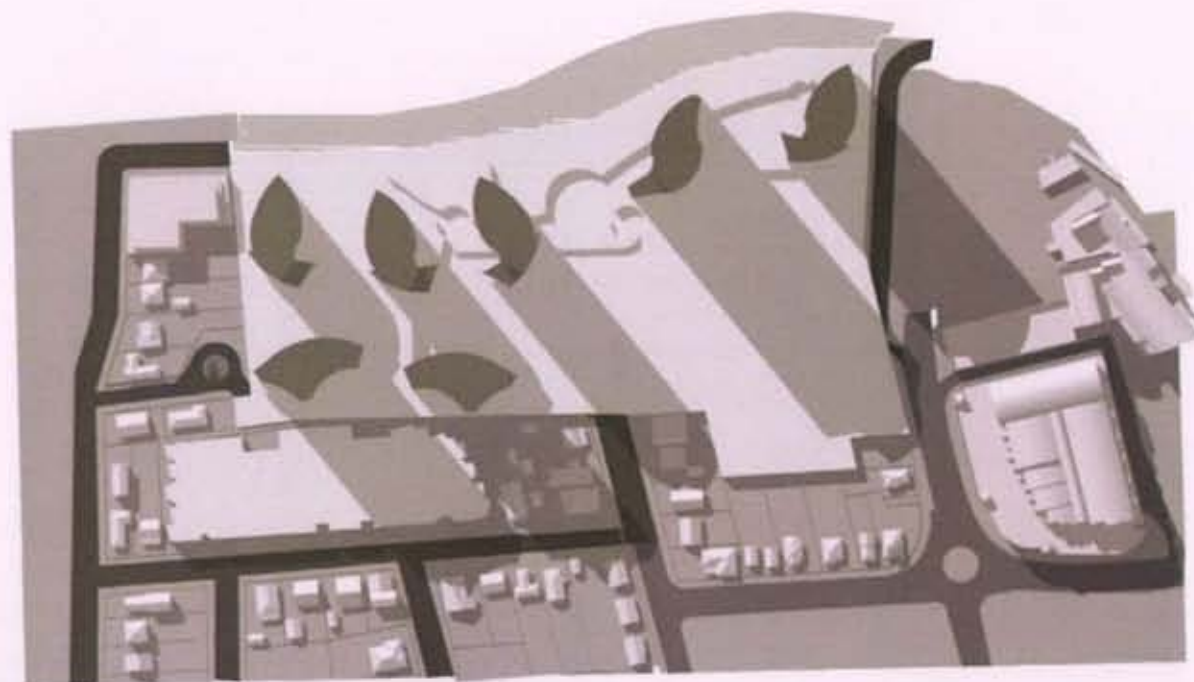
9.1 SHADOW DIAGRAMS



9am SHADOWS - 21 JUNE



3pm SHADOWS - 21 JUNE



12pm SHADOWS - 21 JUNE

Refer to the accompanying plan showing longest forecast shadow projections during the month of June, for the indicative scheme

