

Royal Far West 16-22 Wentworth Street & 19-21 South Steyne, Manly Thermal Comfort Results & Performance Requirements									
Min:		45.4	28.5						
Unit	Heating	Cooling	Star	Glazing Description	U-value	SHGC (at 10%)	Additional Ins To Exposed Floor Below Unit	Additional Ins To Non-Exposed Ceiling	Additional External Wall Ins
D0.1	22.5	18	6.9	Double, Clear	3.6	0.47	Unit Above	R3.50	As per Acoustic Specification
D0.1	11.2	13	8.2	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D0.1	13.1	16.1	6.5	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D4.1	25.6	10.7	7.2	Single, Low-e, Clear	4.8	0.51	Unit Below	R3.00	As per Acoustic Specification
D0.2	33	11.7	6.5	Double, Clear	3.6	0.47	R2.00	Unit Above	R1.50
D0.2	21.4	16	7.3	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D0.2	21.6	11.8	7.3	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D0.2	35	12.4	6.4	Single, Low-e, Clear	4.8	0.51	Unit Below	R3.00	As per Acoustic Specification
D0.3	31.2	11.8	6.4	Double, Clear	3.6	0.47	R2.00	Unit Above	R1.50
D0.3	21.1	11.8	7.3	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D0.3	22.7	11.3	7.4	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D0.3	31.6	11.8	6.5	Single, Low-e, Clear	4.8	0.51	Unit Below	R3.00	As per Acoustic Specification
D0.4	32.8	11.8	6.5	Double, Clear	3.6	0.47	R2.00	Unit Above	R1.50
D0.4	18.2	13.3	7.5	Single, Low-e, Clear	4.8	0.51	Unit Below	Unit Above	R1.50
D0.4	31.8	12.2	6.7	Single, Low-e, Clear	4.8	0.51	Unit Below	R3.00	As per Acoustic Specification
C0.1	25.9	16.9	6.7	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.1	26.9	17.2	6.6	Single, Low-e, Clear	4.8	0.51	R2.00	As per Acoustic Specification	R1.50
C0.1	24.9	20.1	6.5	Single, Low-e, Clear	4.8	0.51	R2.00	R2.00 where exposed above	R1.50
C0.1	25.3	18.7	6.4	Single, Low-e, Clear	4.8	0.51	R2.00	As per Acoustic Specification	R1.50
C1.1	14	26.1	6.9	Double, Clear	3.6	0.47	R2.00	R4.00 with reflective backing/ R2.00 where exposed above	R1.50
C0.2	42.4	22.6	5.1	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.2	29.1	28.4	5.8	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.2	28.5	18.1	6.5	Double, Clear	3.6	0.47	Unit Below	Unit Above	R1.50
C0.2	24.6	22.4	6.3	Double, Clear	3.6	0.47	R2.00 to exposed living floor	Unit Above	As per Acoustic Specification
C0.3	17.2	17.4	7.3	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.3	12.2	18.6	7.6	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.3	12.8	18.3	7.6	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.3	11.5	18.2	7.7	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.2	25.6	25.6	6.3	Single, Low-e, Clear	4.8	0.51	R2.00 where exposed below (including East BR)	R3.00	As per Acoustic Specification
C0.4	27.2	17.2	6.5	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.4	29.3	18.5	7	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.4	23.6	18.5	6.7	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.4	20.5	18.2	6.9	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C1.3	14.8	23.9	7	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R4.00 with reflective backing	R1.50
C0.5	40.9	17.4	5.4	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.5	22.6	24.3	6.9	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.5	24.1	19.5	6.6	Double, Clear	3.6	0.47	Unit Below	Unit Above	R1.50
C0.5	24.9	21.8	6.4	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	As per Acoustic Specification
C0.6	19.6	17.4	7.1	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.6	14.3	18.6	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.6	14.5	18.2	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.6	12.3	19.3	7.5	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C1.4	16.9	28.4	6.6	Single, Low-e, Clear	4.8	0.51	R2.00 where exposed below (including East BR)	R4.00 with reflective backing	R1.50
C0.7	18	18.2	7.2	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.7	12.1	18.2	7.6	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.7	14.9	18.5	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.7	12.8	20.4	7.4	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C1.5	31	24.8	6.9	Single, Low-e, Clear	4.8	0.51	R2.00 to vent exposed floor	R4.00 with reflective backing	R1.50
C0.8	37.5	17.6	5.7	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.8	18.8	25.7	6.6	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.8	24.1	19.5	6.6	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	R1.50
C0.8	24.9	22.8	6.4	Double, Clear	3.6	0.47	R2.00 where exposed below	Unit Above	As per Acoustic Specification
C0.9	31	14.7	6.2	Double, Clear	3.6	0.47	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.9	24.6	17.4	6.7	Double, Clear	3.6	0.47	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C0.9	39	17.2	6.6	Double, Clear	3.6	0.47	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C1.6	20.6	16.6	6.7	Double, Clear	3.6	0.47	R2.00 to vent exposed floor	R2.00 where exposed above	R1.50
C1.6	24.9	26.7	5.4	Double, Clear	3.6	0.47	R2.00 where exposed below (including East BR)	R4.00 with reflective backing	R1.50

BASIX & NatHERS Summary		
Minimum Glazing Performance Requirements		
Performance (Total System)	Description	Comment
≤U3.6 SHGC 0.47 +/-10%	Double, Aluminium, Clear.	Units D1.1, D.2, D1.3, D1.4, C3.2, C3.5, C3.8, C3.9, C4.2, C4.5, C4.8, C4.9, C5.2, C5.5, C5.8, C5.9, C6.2, C6.5, C6.8, C6.9, C7.1, C7.6
≤U4.8 SHGC 0.51 +/-10%	Single, Aluminium, Clear low-e.	All remaining units.
Minimum Insulation Performance Requirements		
Construction Element	Additional Insulation	Comment
Units with Roof/Exposed Ceiling Above <i>Medium Colour Roof</i>	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Units with Floors to Unconditioned Spaces Below	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
External Walls <i>Medium Colour Walls</i>	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Walls to Corridor & Intertencyancy Walls	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Walls to Riser & Lifts	>	Please refer to: <i>Thermal Performance Requirements Summary</i>
Floor Coverings	Kitchen/Living: Timber Wet Rooms: Tile Remaining: Carpet	
Ceilings	Plasterboard below Concrete	
Other Modelling Assumptions		
Modelling based on 3 sealed LED downlights per 10m² No fans simulated in NatHERS modelling		
Summary of Requirements: Dwellings		
Category	Item	Comment
Water	Fixtures	3 star showers (>6 but ≤ 7.5 L/min) 5 star toilets 5 star taps
	Appliances	5 Star dishwasher no clothes washer specified
	Hot Water	Gas instantaneous centralised system R1.00 insulation to ringmain & supply riser
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to facade or roof
	HVAC	Individual split units 4.5 Star Rating (Old Label GEMS 2012).
	Lighting	Sealed LED lighting throughout
Summary of Requirements: Common Areas	Appliances	4 Star refrigerator Gas cooktop & electric oven 3.5 Star dishwasher 5 Star dryer No clothes washer specified
Category	Item	Comment
Water	Fixtures	3 star showers (>6 but ≤ 7.5 L/min) 5 star toilets 5 star taps
	Appliances	No common laundry or washing facility
	Landscape	No Lawn Maximum 1,300m² Common Area Garden Minimum 1,200m² indigenous/low-water species
Energy	Lighting Type	LED required throughout
	Lighting Control	Please refer to BASIX Report for detailed requirements.
	Ventilation	
Central HW System	Central HW System	2 x Centralised gas systems
	Lifts	Gearless traction with VVVF motors required
	Solar PV	32kW PV system required

ARCHITECTURAL DRAWINGS

S4.55 MODIFICATION APPLICATION

PROJECT:
ROYAL FAR WEST MANLY

APPLICANT:
ROYAL FAR WEST

PROJECT No:
5899

ARCHITECT:
MURCUTT
CANDALEPAS
309 SUSSEX ST
SYDNEY NSW 2000
T: 9283 7755 F: 9283 7477
E: info@candalepas.com.au
NSW ARCHITECTS REG No. – 5773

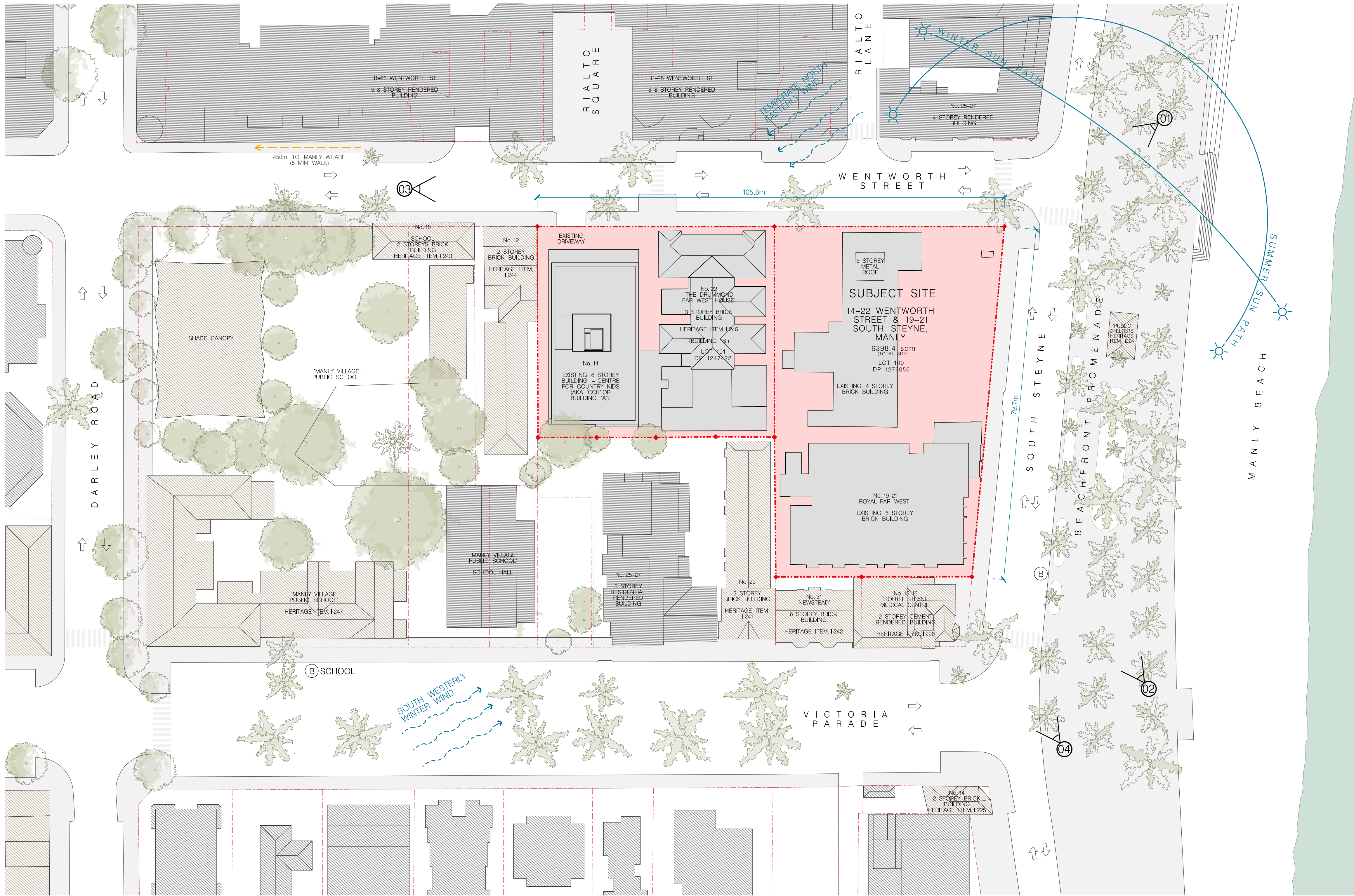
ARCHITECTURAL DRAWING SCHEDULE

\$4.55 100	COVER SHEET
\$4.55 101	SITE ANALYSIS PLAN
\$4.55 102	SITE PLAN
\$4.55 103	DEMOLITION PLAN – LEVEL GROUND
\$4.55 104	DEMOLITION PLAN – LEVEL 1
\$4.55 105	DEMOLITION PLAN – LEVEL 2
\$4.55 106	DEMOLITION PLAN – LEVEL 3
\$4.55 110	BASEMENT 2 FLOOR PLAN
\$4.55 111	BASEMENT 1 FLOOR PLAN
\$4.55 112	GROUND FLOOR PLAN
\$4.55 113	LEVEL 1 FLOOR PLAN
\$4.55 114	LEVEL 2 FLOOR PLAN
\$4.55 115	LEVEL 3 FLOOR PLAN
\$4.55 116	LEVEL 4 FLOOR PLAN
\$4.55 117	LEVEL 5 FLOOR PLAN
\$4.55 118	LEVEL 6 FLOOR PLAN
\$4.55 119	LEVEL 7 FLOOR PLAN
\$4.55 120	LEVEL 8 FLOOR PLAN (ROOF TERRACE)
\$4.55 125	SECTION A
\$4.55 126	SECTION B
\$4.55 127	SECTION C
\$4.55 128	SECTION D
\$4.55 135	NORTH ELEVATION
\$4.55 136	EAST ELEVATION
\$4.55 137	SOUTH ELEVATION

\$4.55 145	SHADOW ANALYSIS SHEET 1
\$4.55 146	SHADOW ANALYSIS SHEET 2
\$4.55 147	SHADOW ANALYSIS SHEET 3
\$4.55 148	SHADOW ANALYSIS SHEET 4
\$4.55 149	SHADOW ANALYSIS SHEET 5
\$4.55 150	SHADOW ANALYSIS SHEET 6
\$4.55 151	SHADOW ANALYSIS SHEET 7
\$4.55 152	SHADOW ANALYSIS SHEET 8
\$4.55 165	DEVELOPMENT CALCULATIONS
\$4.55 170	AMENIFY CALCULATIONS
\$4.55 175	KITCHEN BULKHEAD
\$4.55 180	ADAPTABLE UNITS SHEET 1
\$4.55 190	STAGING DIAGRAMS

300mm
250mm
200mm
150mm
50mm

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (i.e. structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes pages for further notation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be submitted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.	DRAWING: ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming	Project Manager: Lighthouse Project Group	Heritage Consultant: URBIS	BCA Consultant: City Plan	Geotech & Contamination: Douglas & Partners	Acoustic Engineer: Acoustic Logic	Landscape Architect: Jane Irwin Landscape Architecture	Fire Engineer: OMNII	Civil & Stormwater Engineers: Northrop	Hydr & Mech & Fire Services Eng: DSC Consulting	Structural Engineer: SCP Engineers & Development Consultants	Interior Designer: Carr	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 Registration No. NSW 5773	Drawing: COVER SHEET Drawing Number: \$4.55 - 100	Job Number: 5899 Issue: A.
		Scale: 1:9 Nanabang Way Bedford NSW 2085 proplab@limes.com.au T: 02 9986 2535	Level 2, 56 Berry St North Sydney NSW 2000 info@lighthousegroup.com.au T: 02 9986 2535	Angief Place, 18, 123 Pitt St Sydney NSW 2000 angel@urbisgroup.com.au T: 02 8233 9900	Level 6, 120 Sussex St Sydney NSW 2000 respon@bcacouncil.com.au T: 02 8270 3500	96 Hermitage Rd West Ryde NSW 2114 info@dgcp.com.au T: 02 9809 0666	9 Sarah Street Mascot NSW 2020 info@acousticlogic.com.au T: 02 8339 8000	Level 13, 345 George St Sydney NSW 2000 info@omni.com.au T: 02 8871 8200	Level 11, 345 George St Sydney NSW 2000 info@northrop.com.au T: 02 9441 4188	75-59 Hill St Roseville NSW 2069 info@hydrafire.com.au T: 02 9416 1177	L4: 31 Hindlers Lane Moolmeke VIC 3000 info@scpe.com.au T: 02 9665 2300	L4: 31 Hindlers Lane Moolmeke VIC 3000 info@scpe.com.au T: 02 9665 2300					
		NTS	Drawn By: BD, MC	Checked 1: MC	Checked 2: ACU	Approved: ACU											



01 SITE ANALYSIS
1:500

- LEGEND:
- DENOTES MANLY LEP 2013 HERITAGE ITEM
 - BUS STOP
 - PHOTOGRAPH VIEW CONE



01. PART VIEW OF SUBJECT SITE FROM THE BEACH PROMENADE LOOKING SOUTH WEST.



02. PART VIEW OF SUBJECT SITE FROM THE BEACH PROMENADE LOOKING NORTH WEST.

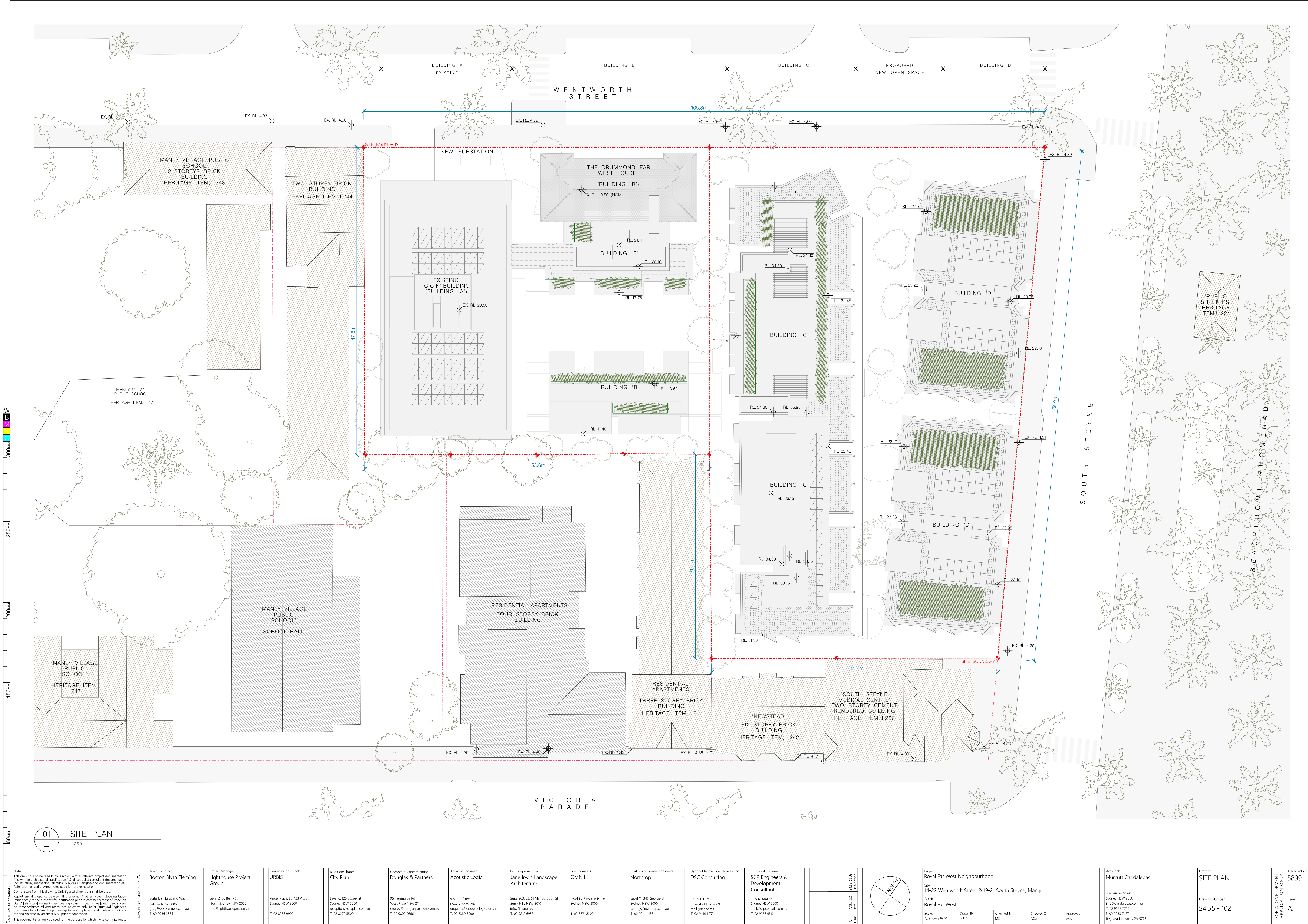


03. PART VIEW OF SUBJECT SITE ALONG WENTWORTH STREET



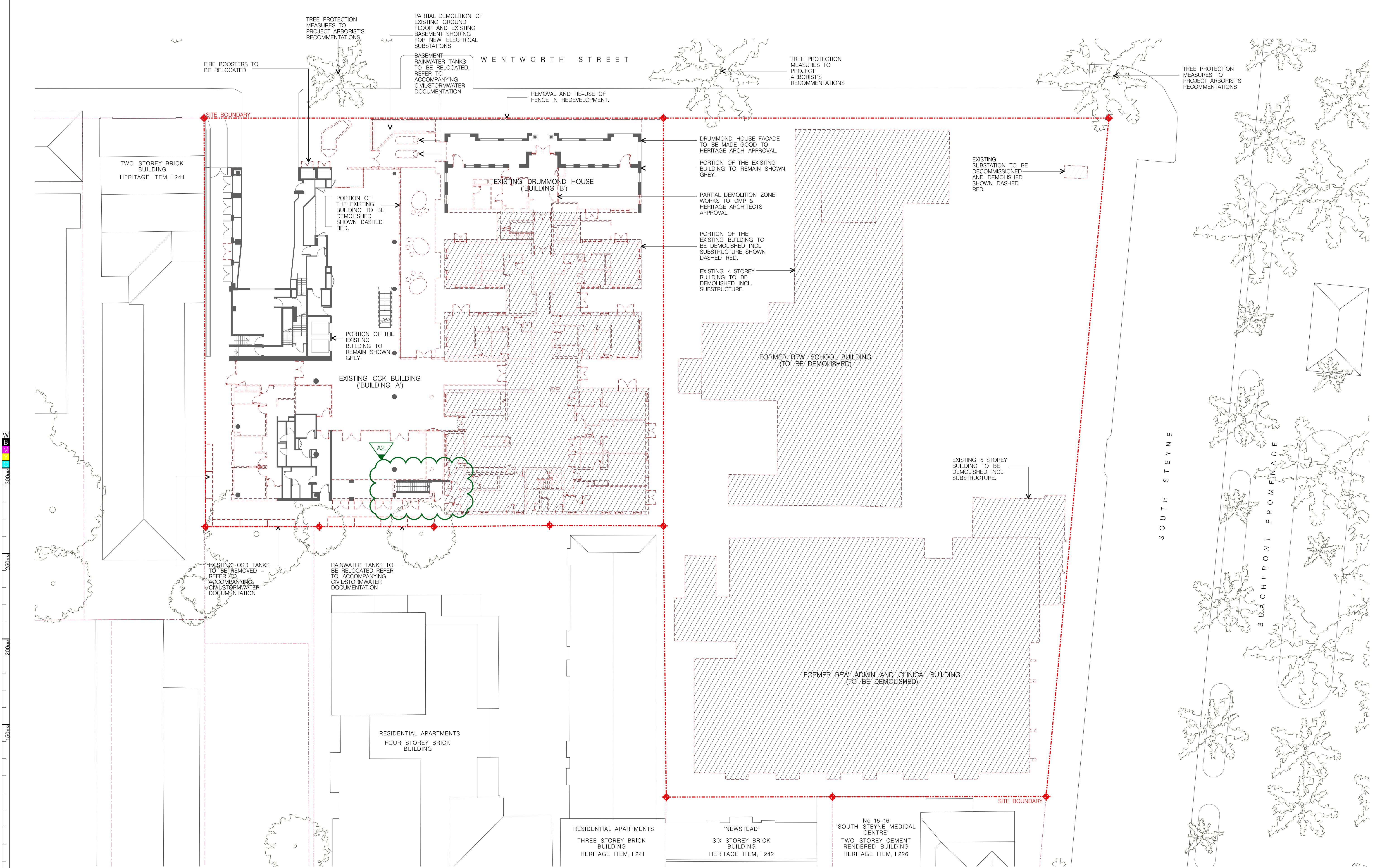
04. PART VIEW OF SUBJECT SITE FROM SOUTH STEYNE LOOKING NORTH WEST.

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc.) Refer architectural drawing notes page for further notation. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all masonry, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belford NSW 2085 greg@blythfleming.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthouseproject.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Jane Irwin Landscape Architecture 96 Hermitage Rd Mascot NSW 2020 enquiries@accountlogic.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 reception@accountlogic.com.au T: 02 9839 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 enquiries@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gsydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Broulee NSW 2209 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Revision A. 11/12/2022 Description As shown @ A1		Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1	Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: SITE ANALYSIS PLAN Drawing Number: \$4.55 - 101	Job Number: 5899 Issue: A.
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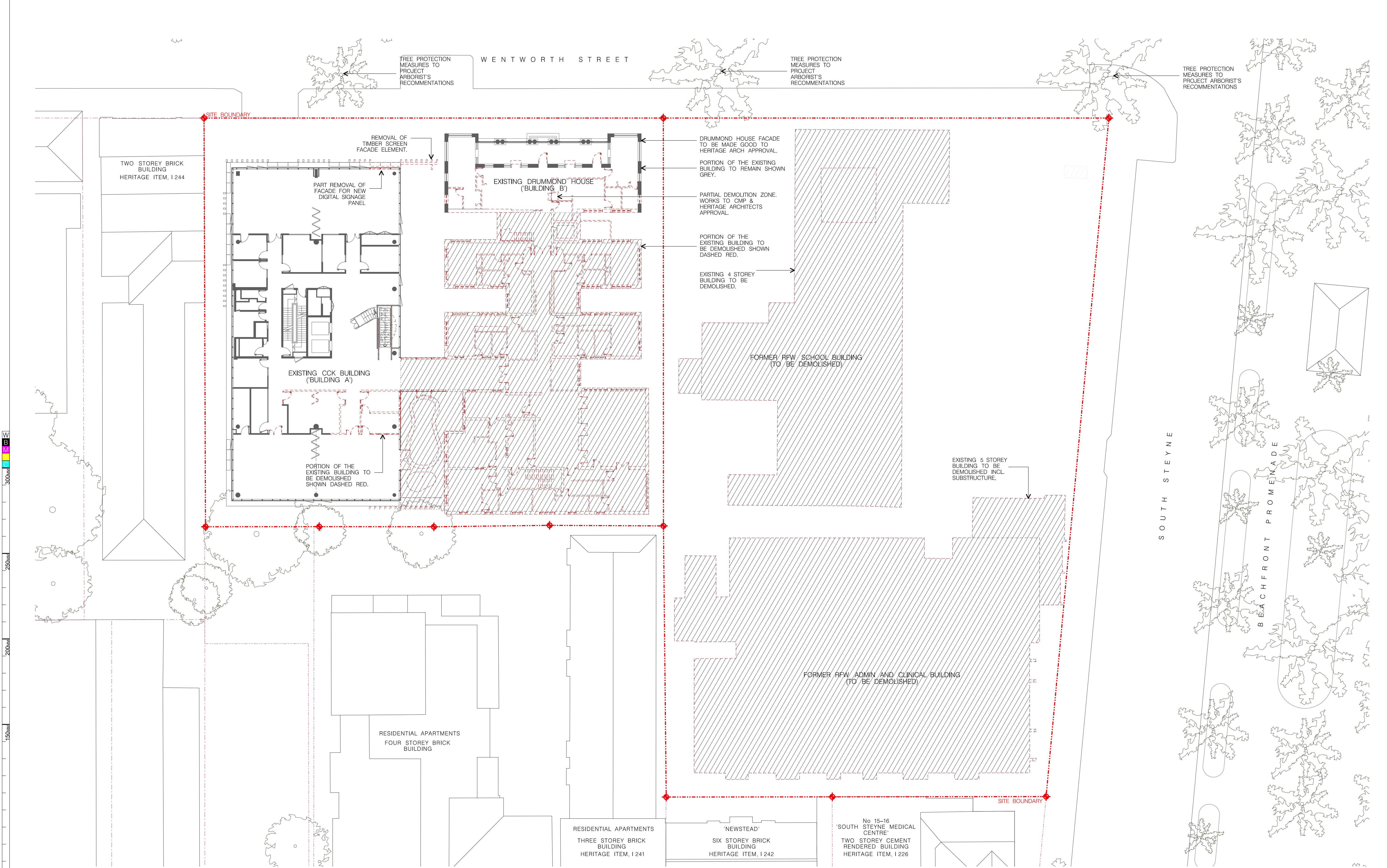
01 SITE PLAN
1:250

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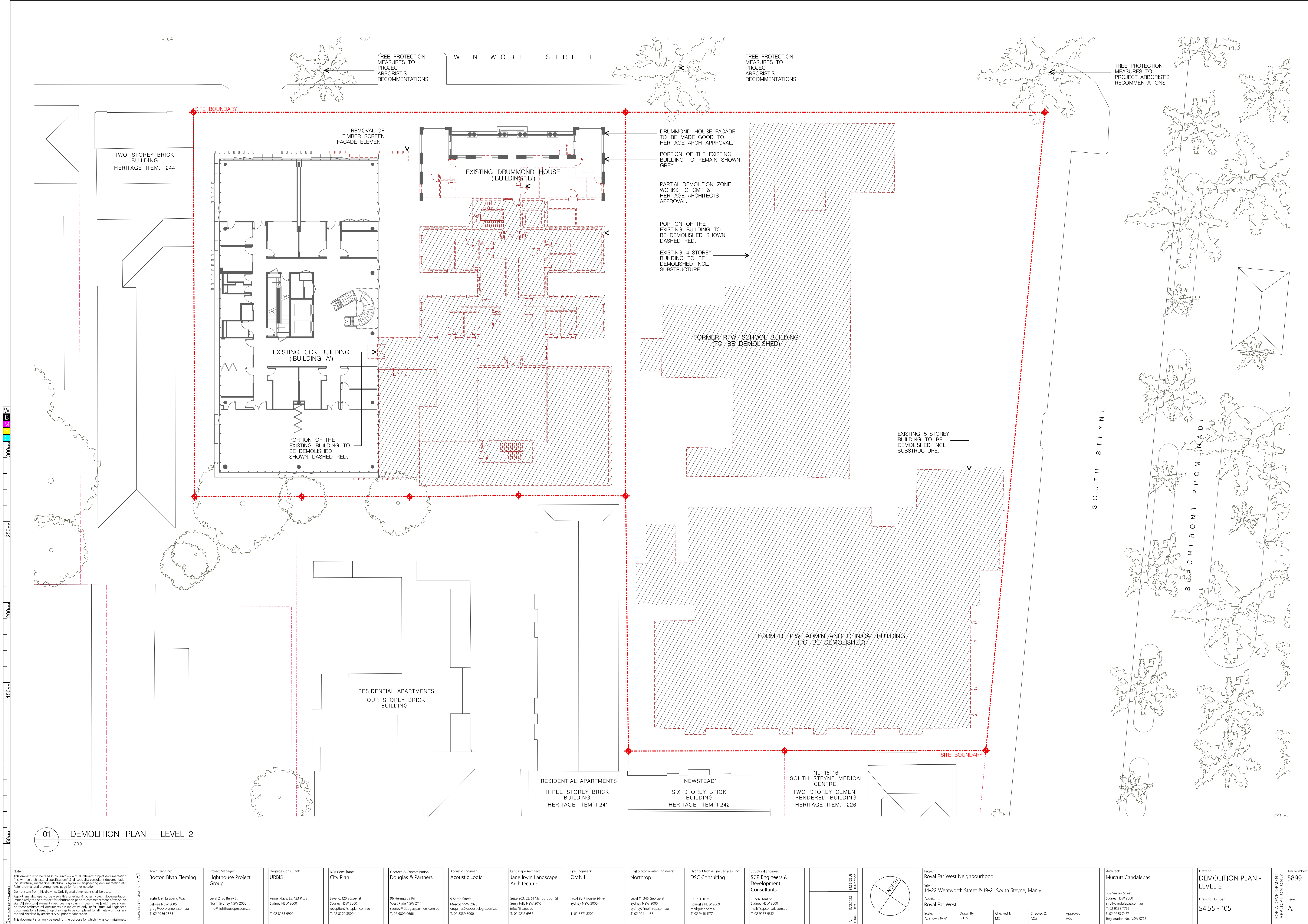
01 DEMOLITION PLAN – GROUND
1:200

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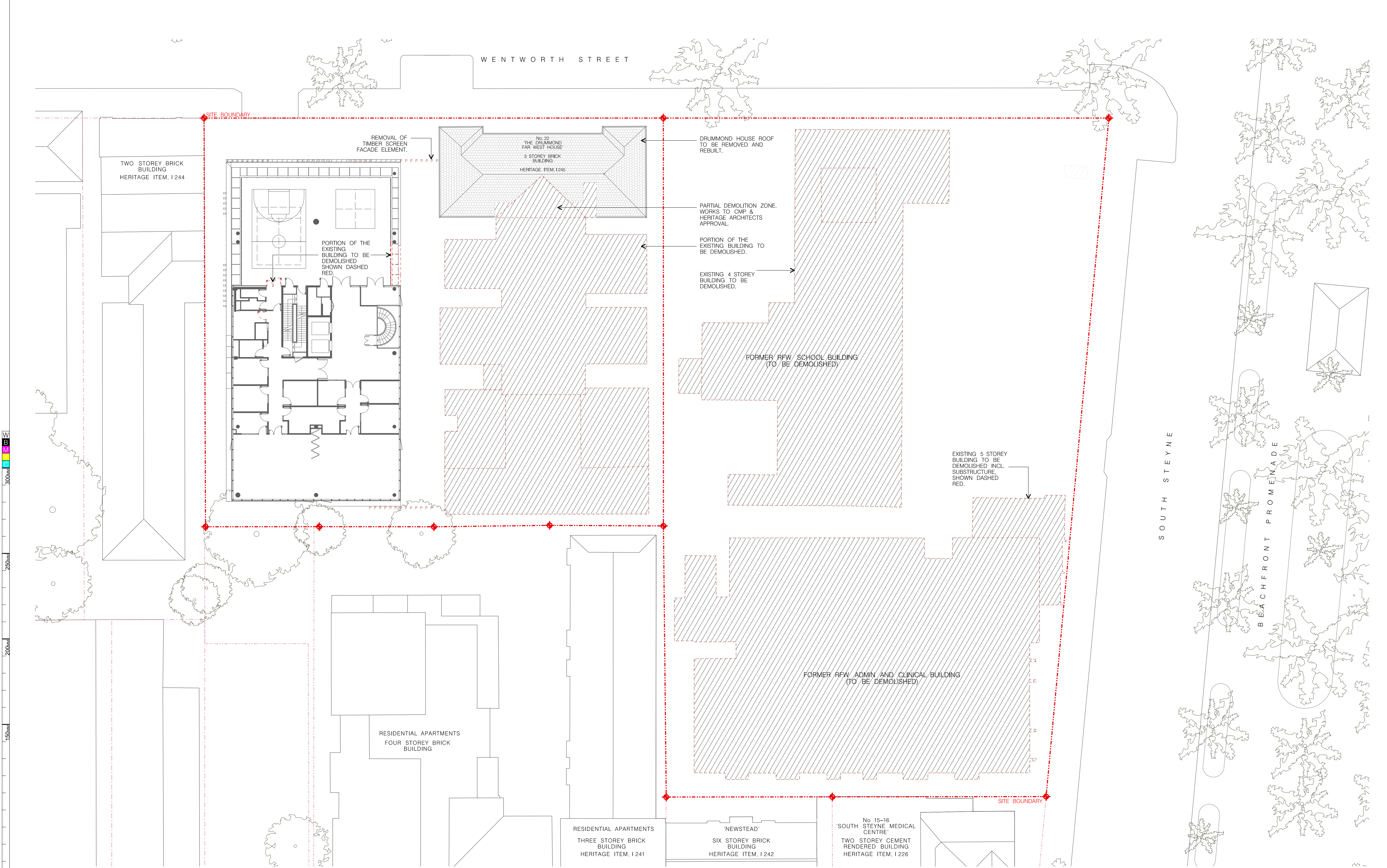


01 DEMOLITION PLAN – LEVEL 1
1:200

Drawing No.	Drawing Title	Drawing Scale	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing 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Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing 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Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing 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Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author
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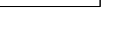


01 DEMOLITION PLAN – LEVEL 2
1:200



01 DEMOLITION PLAN – LEVEL 3
1:200

Drawing No.	Drawing Title	Drawing Scale	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing 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Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing Notes	Drawing Comments	Drawing Revision	Drawing Description	Drawing Date	Drawing Author	Drawing Checker	Drawing Approver	Drawing Status	Drawing 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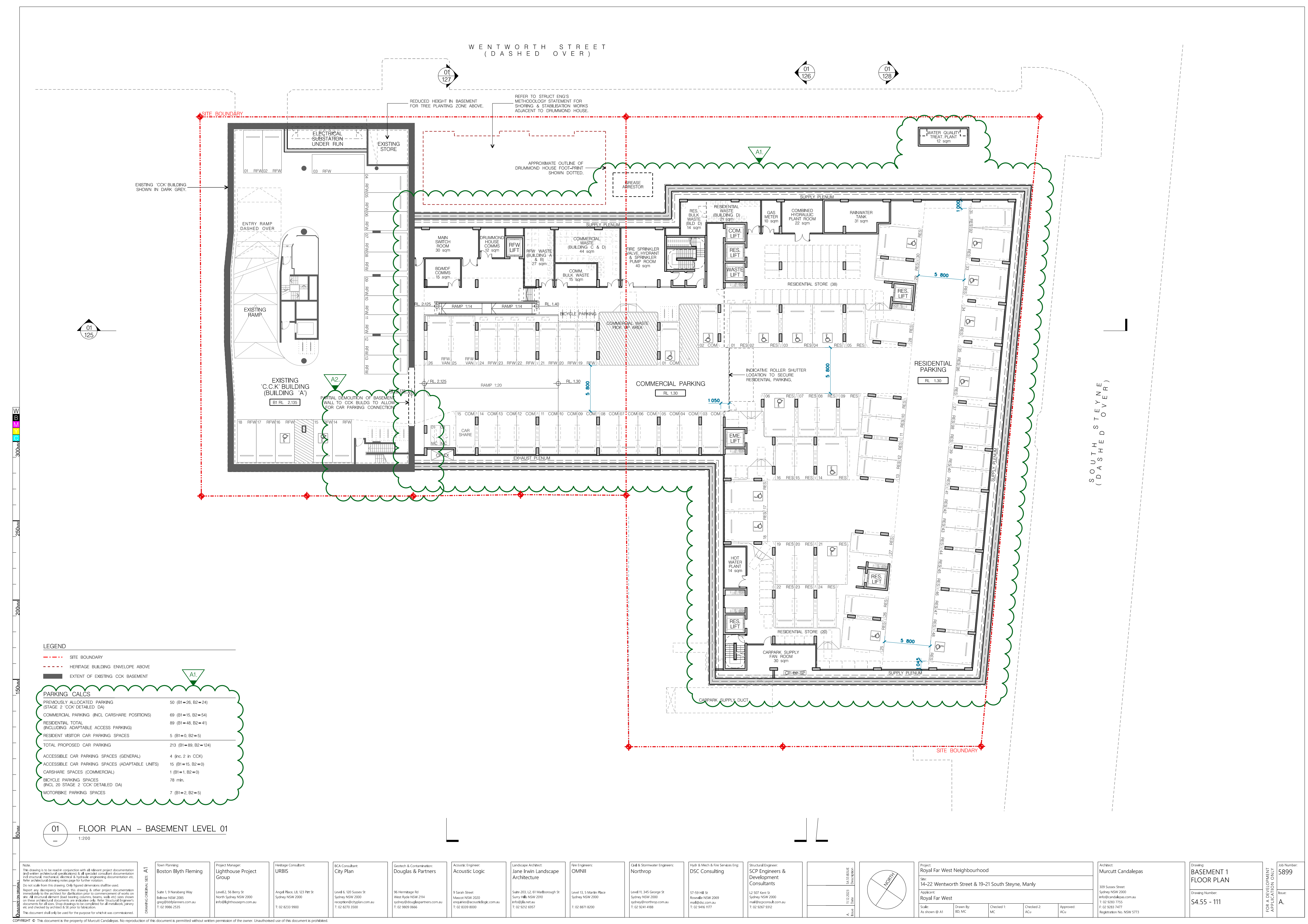


50mm

SITE BOUNDARY

01 FLOOR PLAN – BASEMENT LEVEL 02

FOR A DEVELOPMENT APPLICATION ONLY	Job Number:	5899
	Issue:	A.



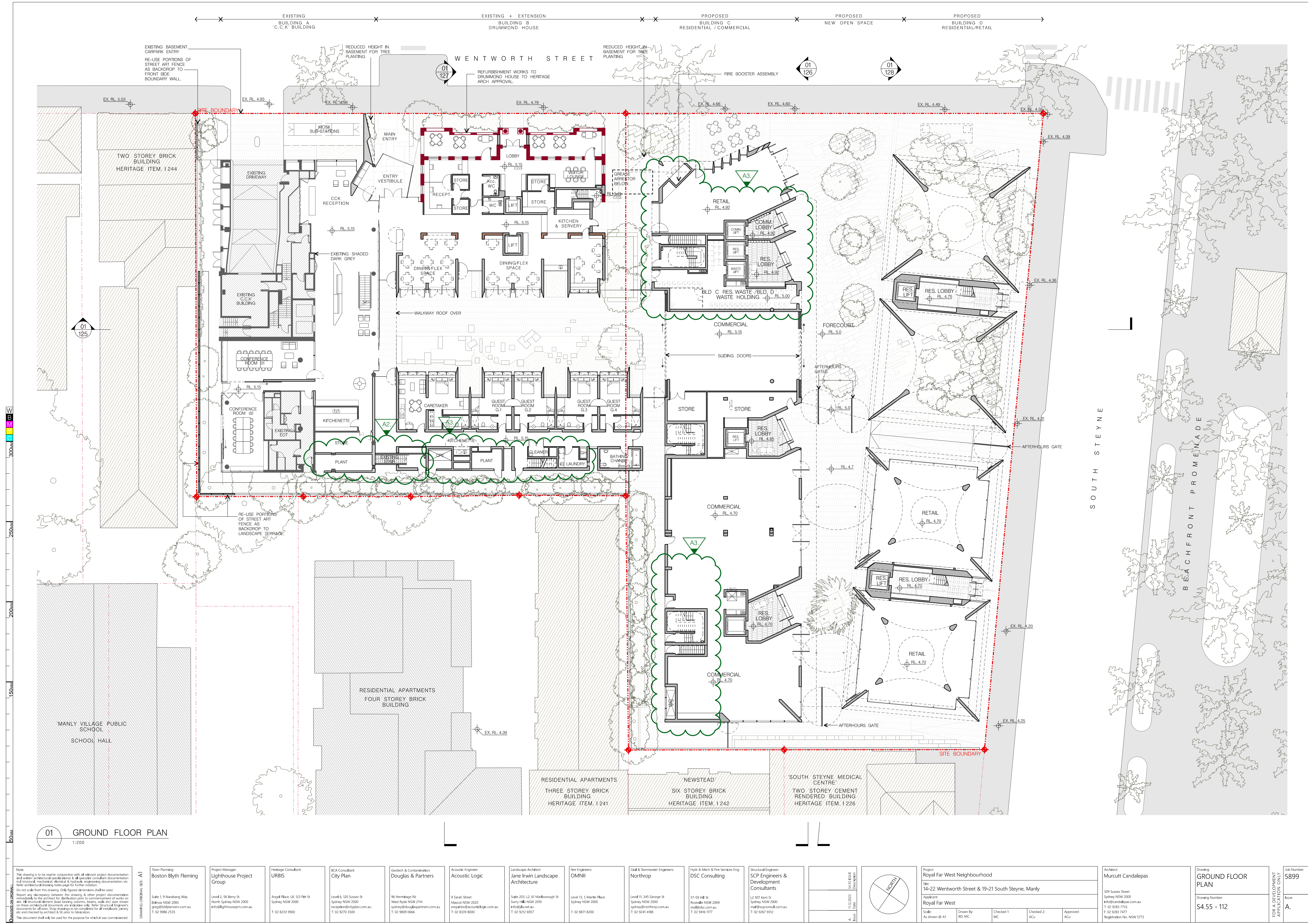
LEGEND

---	SITE BOUNDARY
---	HERITAGE BUILDING ENVELOPE ABOVE
---	EXTENT OF EXISTING CCK BASEMENT

PARKING CALCS

PREVIOUSLY ALLOCATED PARKING (STAGE 2 'CCK' DETAILED DA)	50 (B1=26, B2=24)
COMMERCIAL PARKING (INCL CARSHARE POSITIONS)	69 (B1=15, B2=54)
RESIDENTIAL TOTAL (INCLUDING ADAPTABLE ACCESS PARKING)	89 (B1=48, B2=41)
RESIDENT VISITOR CAR PARKING SPACES	5 (B1=0, B2=5)
TOTAL PROPOSED CAR PARKING	213 (B1=89, B2=124)
ACCESSIBLE CAR PARKING SPACES (GENERAL)	4 (inc. 2 in CCK)
ACCESSIBLE CAR PARKING SPACES (ADAPTABLE UNITS)	15 (B1=15, B2=0)
CARSHARE SPACES (COMMERCIAL)	1 (B1=1, B2=0)
BICYCLE PARKING SPACES (INCL 20 STAGE 2 'CCK' DETAILED DA)	78 min.
MOTORBIKE PARKING SPACES	7 (B1=2, B2=5)

01 FLOOR PLAN – BASEMENT LEVEL 01
1:200



Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belford NSW 2015 greg@bbfplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: GROUND FLOOR PLAN Drawing Number: S4.55 - 112	Job Number: 5899 Issue: A.
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01 LEVEL 1 FLOOR PLAN
1:200

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications. All specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc.) shall be submitted to the architect for review and approval prior to construction. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc.) shall be shown on these architectural documents as indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be submitted for all steelwork, joinery etc. and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belford NSW 2015 greg@bfbplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 info@lighthousepm.com.au T: 02 9809 2535	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd Mascot NSW 2020 enquiries@accountslogi.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jil.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gynsey@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scpsconsult.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 1 FLOOR PLAN Drawing Number: S4.55 - 113	Job Number: 5899 Issue: A.
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01 LEVEL 2 FLOOR PLAN
1:200

Note:
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This document shall only be used for the purpose for which it was commissioned.

DRAWING ORIGINAL SIZE: A1

Town Planning:
Boston Blyth Fleming
Suite 1, 9 Narabang Way
Belford NSW 2015
greg@bfbplanners.com.au
T: 02 9986 2535

Project Manager:
Lighthouse Project Group
Level 2, 56 Berry St
North Sydney NSW 2060
greg@lighthousepm.com.au
T: 02 8270 3500

Heritage Consultant:
URBIS
Angel Place, 18, 123 Pitt St
Sydney NSW 2000
T: 02 8233 9900

BCA Consultant:
City Plan
Level 6, 120 Sussex St
Sydney NSW 2000
reception@cityplan.com.au
T: 02 8270 3500

Geotech & Contamination:
Douglas & Partners
96 Hermitage Rd
West Ryde NSW 2114
enquiries@accountslogi.com.au
T: 02 9809 0666

Acoustic Engineer:
Acoustic Logic
9 Sarah Street
Mascot NSW 2020
enquiries@acousticlogic.com.au
T: 02 8339 8000

Landscape Architect:
Jane Irwin Landscape Architecture
Suite 203, 12, 61 Marlborough St
Sydney NSW 2000
info@jil.net.au
T: 02 9210 6957

Fire Engineers:
OMNII
Level 13, 5 Martin Place
Sydney NSW 2000
T: 02 8871 8200

Civil & Stormwater Engineers:
Northrop
Level 11, 345 George St
Sydney NSW 2000
gsydney@northrop.com.au
T: 02 9241 4188

Hydr & Mech & Fire Services Eng:
DSC Consulting
57-59 Hill St
Rouseville NSW 2069
mail@dsc.com.au
T: 02 9416 1177

Structural Engineer:
SCP Engineers & Development Consultants
L2 507 Kent St
Sydney NSW 2000
mail@scpcouncil.com.au
T: 02 9267 9312

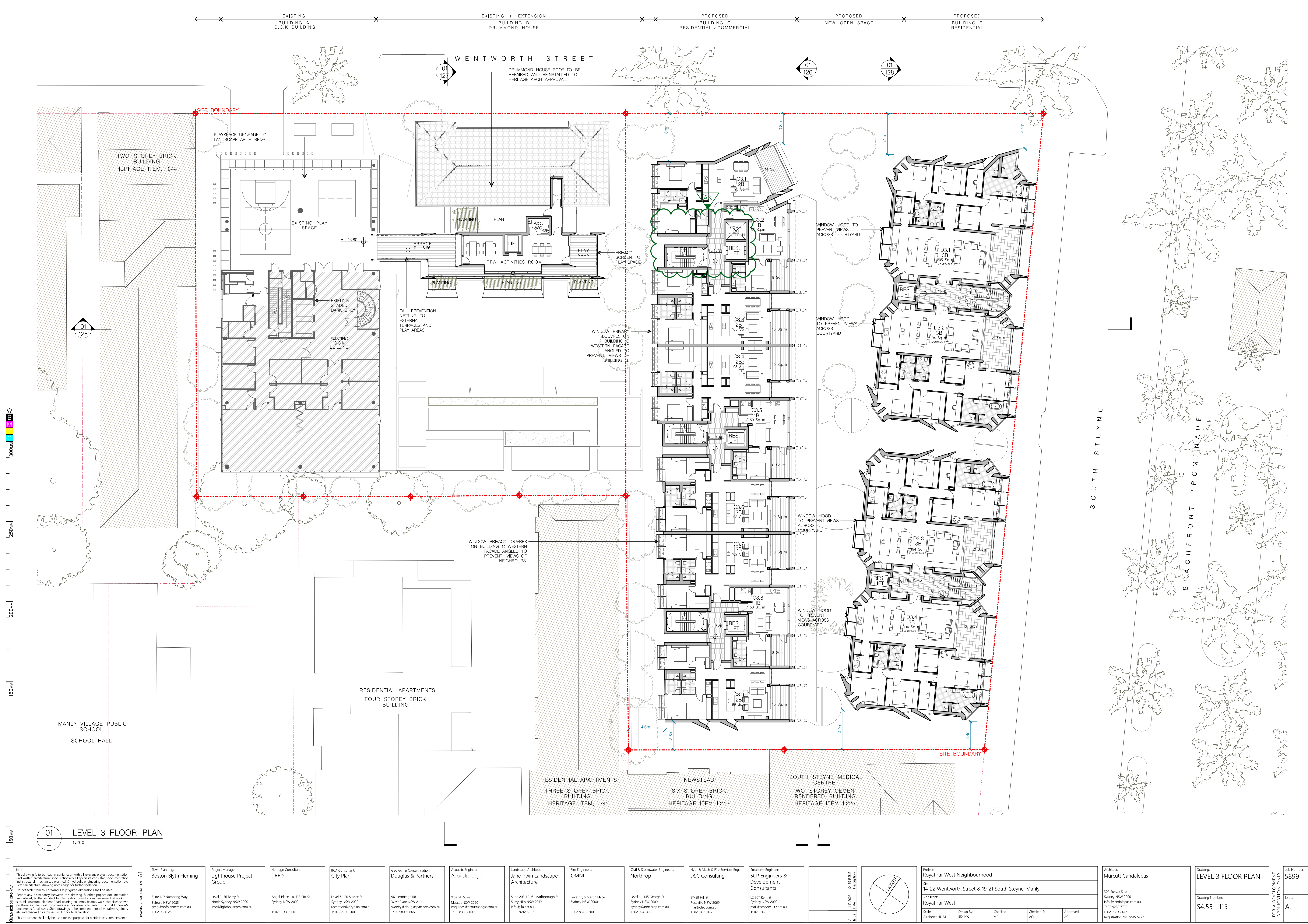
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Royal Far West Neighbourhood
Site:
14-22 Wentworth Street & 19-21 South Steyne, Manly
Applicant:
Royal Far West
Scale:
As shown @ A1
Drawn By:
BD, MC
Checked 1:
MC
Checked 2:
ACU
Approved:
ACU

Architect:
Murcutt Candalepas
309 Sussex Street
Sydney NSW 2000
info@murcuttcandalepas.com.au
T: 02 9283 7755
F: 02 9283 7477
Registration No. NSW 5773

Drawing:
LEVEL 2 FLOOR PLAN
Drawing Number:
S4.55 - 114

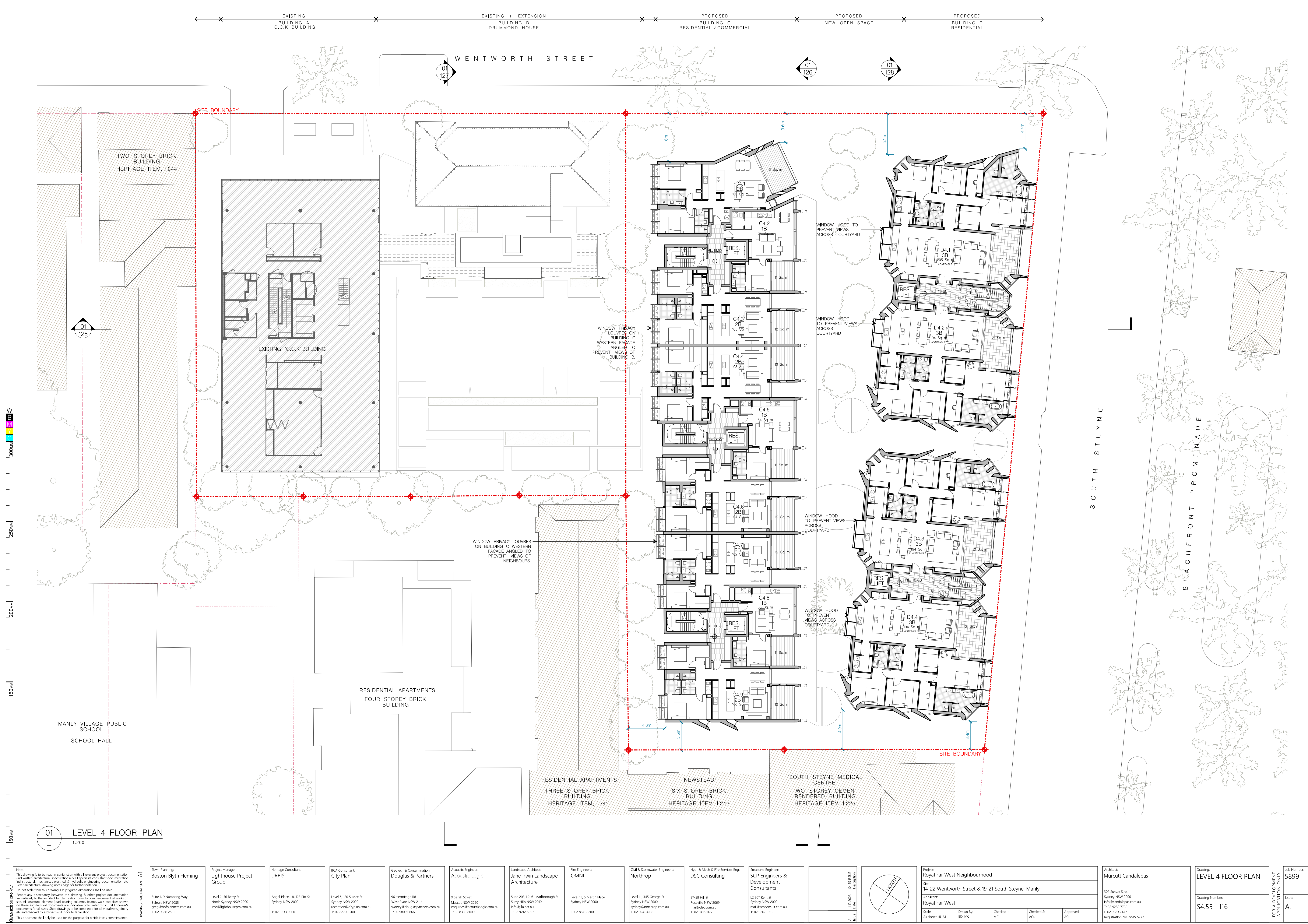
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Issue:
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FOR A DEVELOPMENT APPLICATION ONLY



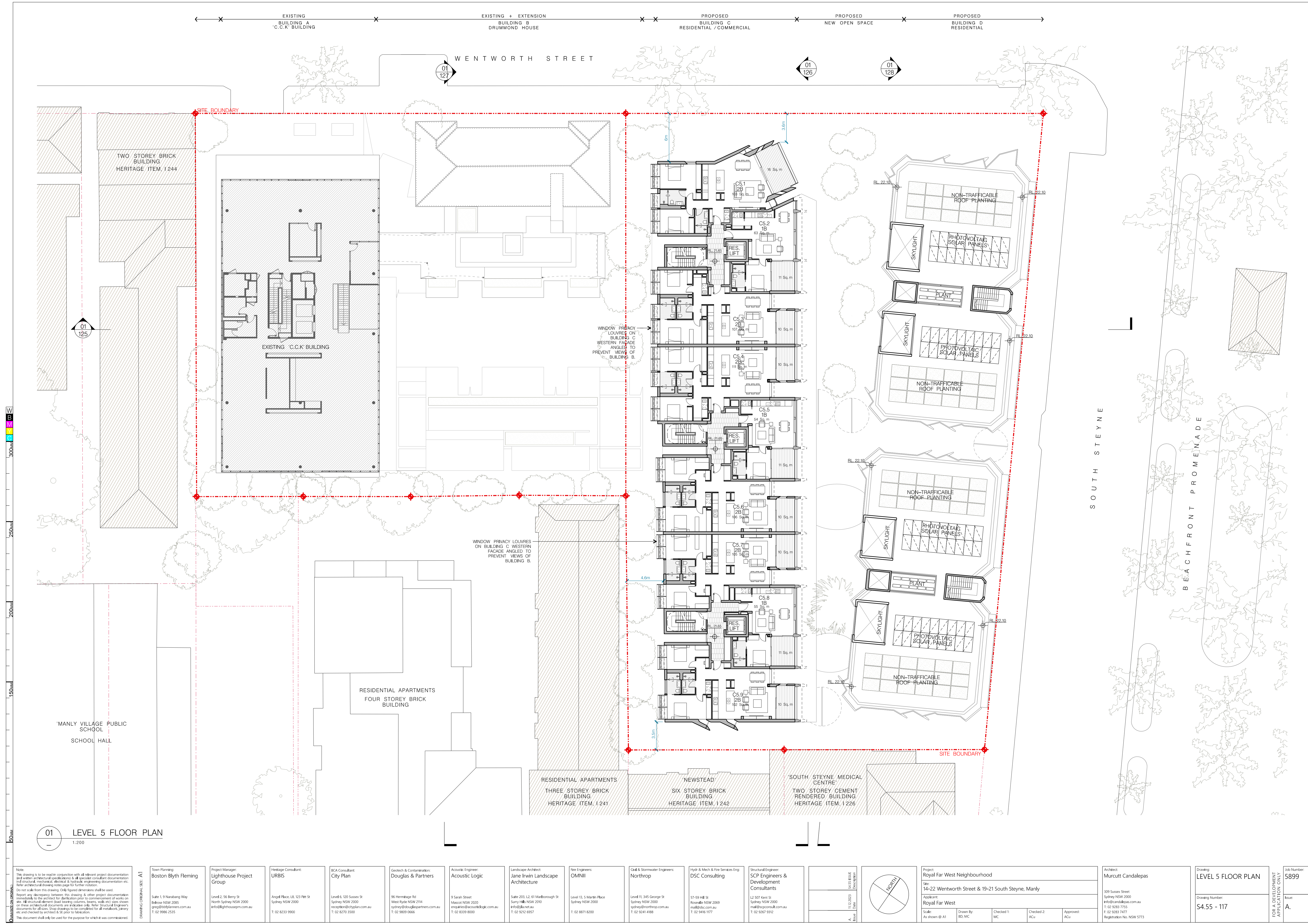
01 LEVEL 3 FLOOR PLAN
1:200

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		DRAWING ORIGINAL SIZE: A1	Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bfbplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2000 greg@lighthousepm.com.au T: 02 9986 2535	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@douglaspartners.com.au T: 02 9809 0666	Acoustic Engineer: Acoustic Logic 9 Sarah Street Nasca NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 jirwin@janet.net.au T: 02 9210 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1 Drawn By: BD, MC Checked 1: MC Checked 2: ACU Approved: ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 3 FLOOR PLAN Drawing Number: \$4.55 - 115	Job Number: 5899 Issue: A.
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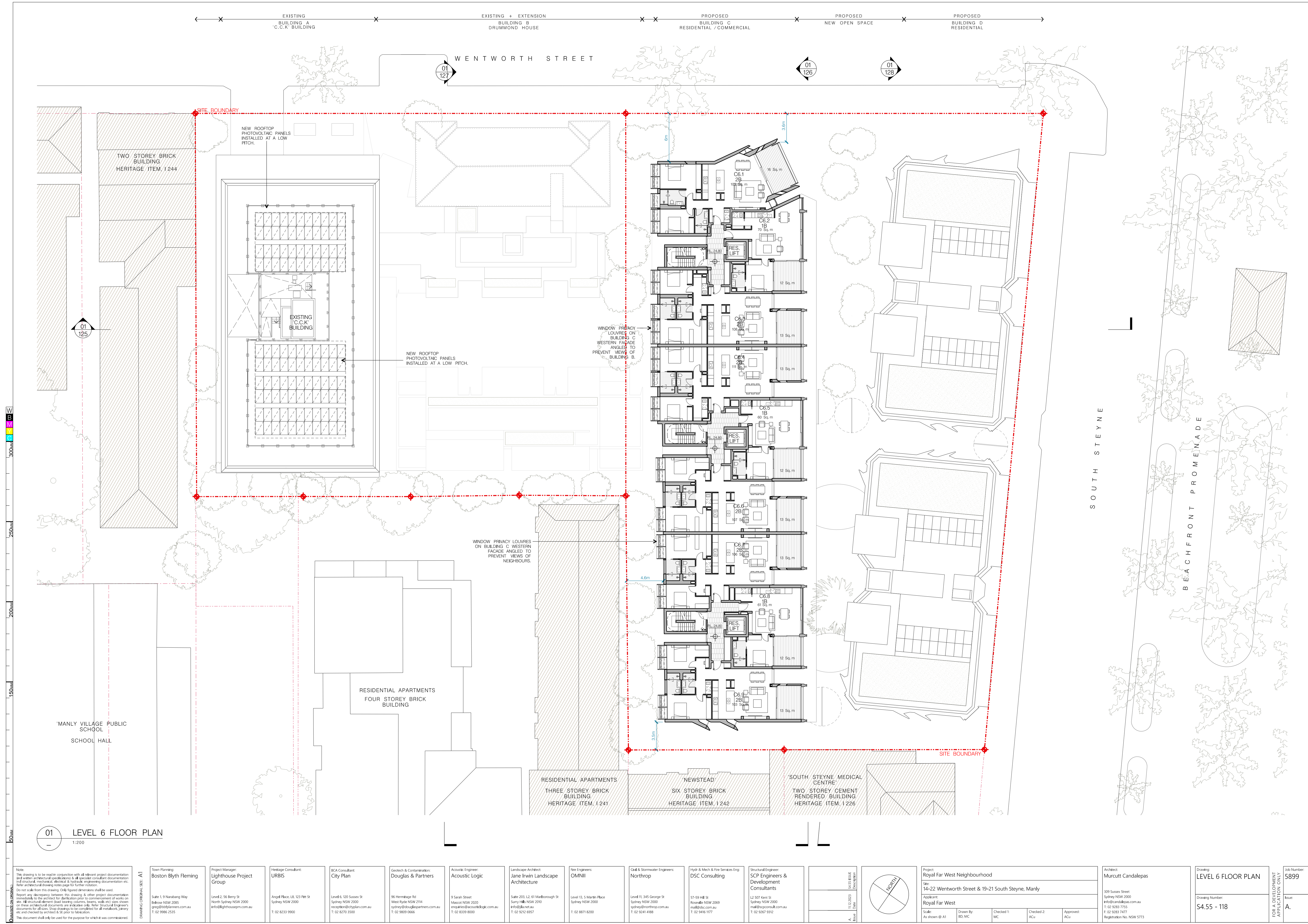
01 LEVEL 4 FLOOR PLAN
1:200

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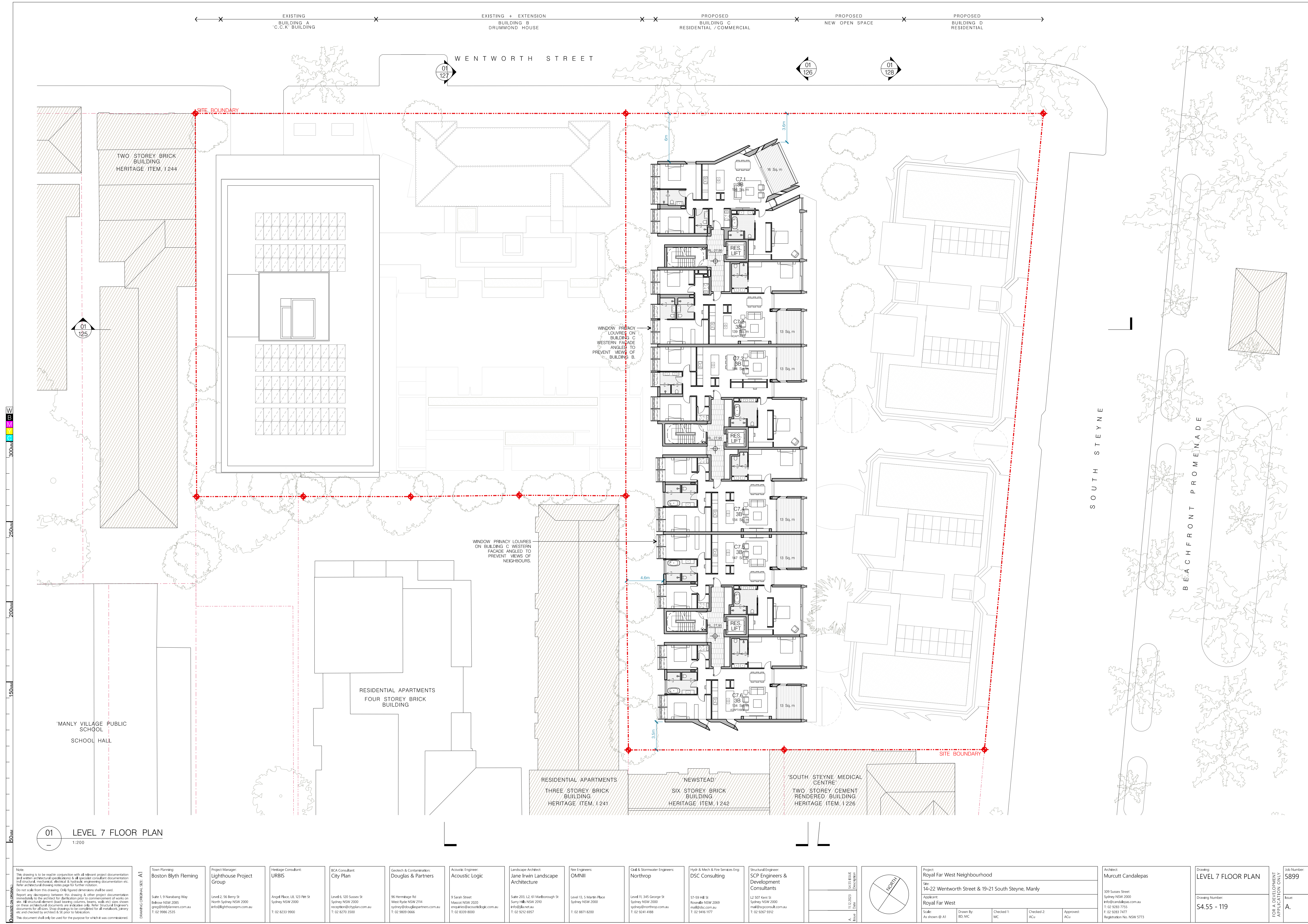
01 LEVEL 5 FLOOR PLAN
1:200

DRAWING ORIGINATOR: A1	Town Planning Boston Blyth Fleming		Project Manager: Lighthouse Project Group	Heritage Consultant: URBIS	BCA Consultant: City Plan	Geotech & Contamination: Douglas & Partners	Acoustic Engineer: Acoustic Logic	Landscape Architect: Jane Irwin Landscape Architecture	Fire Engineers: OMNII	Civil & Stormwater Engineers: Northrop	Hydr & Mech & Fire Services Eng: DSC Consulting	Structural Engineer: SCP Engineers & Development Consultants	Project: Royal Far West Neighbourhood	Architect: Murcutt Candalepas	Job Number: 5899	FOR A DEVELOPMENT APPLICATION ONLY		
	Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bostonblyth.com.au T: 02 9986 2535	Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	96 Hermitage Rd West Ryde NSW 2114 enquiries@accountslogi.com.au info@jls.net.au T: 02 8339 8000	9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au info@jls.net.au T: 02 8339 8000	Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Level 11, 345 George St Sydney NSW 2000 sydney@northrop.com.au T: 02 9241 4188	57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	L2, 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	14-22 Wentworth Street & 19-21 South Steyne, Manly	309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing Number: LEVEL 5 FLOOR PLAN			
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	Drawing Number: S4.55 - 117		Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117		Drawing Number: S4.55 - 117	Drawing Number: S4.55 - 117



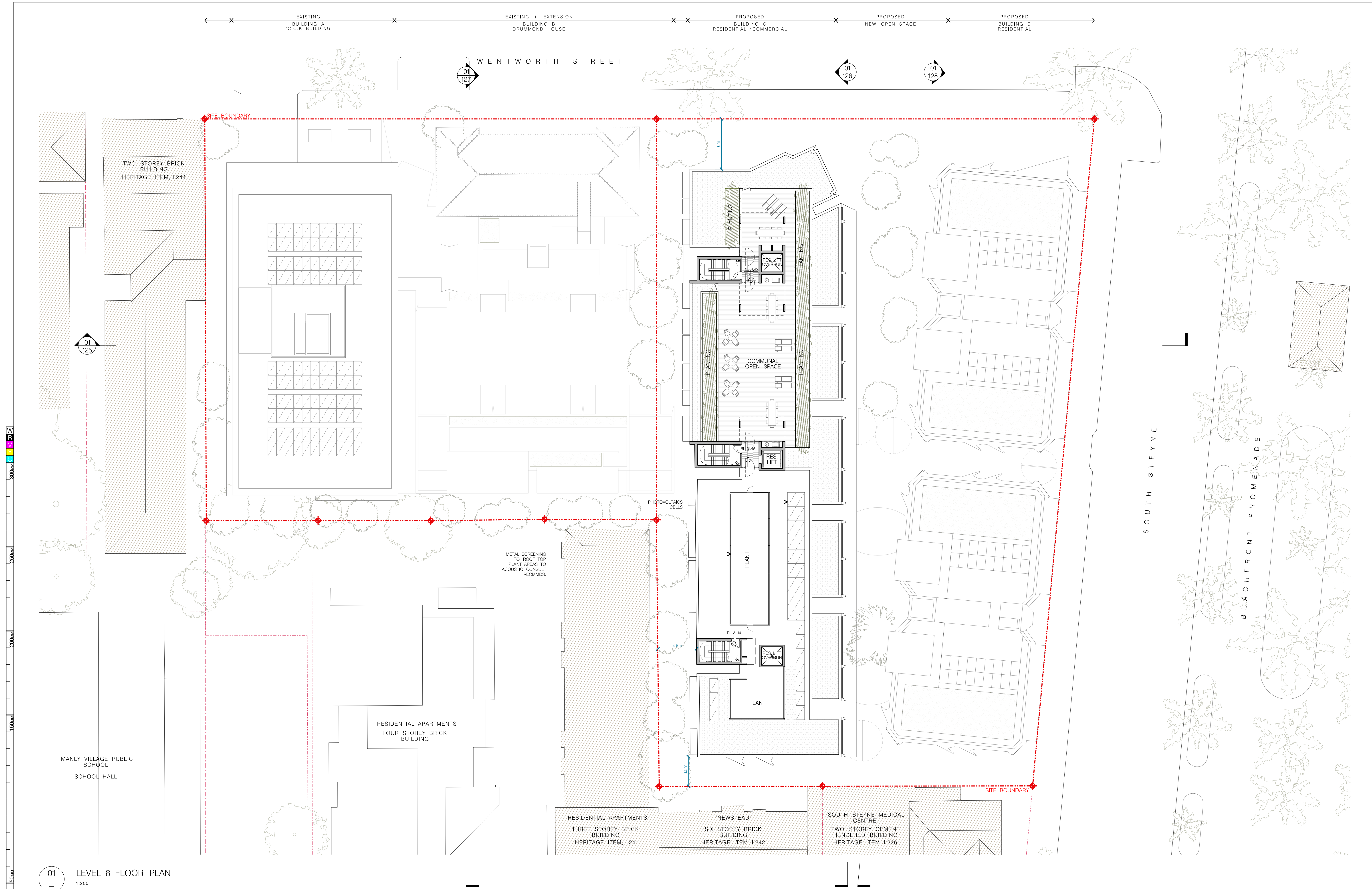
01 LEVEL 6 FLOOR PLAN
1:200

DRAWING ORIGINATOR	Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation (structural, mechanical, electrical & hydraulic engineering documentation etc). Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bdfplanners.com.au T: 02 9986 2535		Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666		Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900		BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500		Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@acousticlogic.com.au T: 02 9809 0666		Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000		Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jils.net.au T: 02 9210 6957		Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200		Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gsydney@northrop.com.au T: 02 9241 4188		Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177		Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312		<table><tr><td>A</td><td>13/12/2023</td><td>1:250 SCALE</td><td>Description</td></tr><tr><td>Issue</td><td>Date</td><td>Scale</td><td></td></tr></table>		A	13/12/2023	1:250 SCALE	Description	Issue	Date	Scale		NORTH		Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West <table><tr><td>Scale:</td><td>As shown @ A1</td></tr><tr><td>Drawn By:</td><td>BD, MC</td></tr><tr><td>Checked 1:</td><td>MC</td></tr><tr><td>Checked 2:</td><td>ACU</td></tr><tr><td>Approved:</td><td>ACU</td></tr></table>		Scale:	As shown @ A1	Drawn By:	BD, MC	Checked 1:	MC	Checked 2:	ACU	Approved:	ACU	Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773		Drawing: LEVEL 6 FLOOR PLAN Drawing Number: S4.55 - 118		Job Number: 5899 Issue: A. FOR A DEVELOPMENT APPLICATION ONLY	
	A	13/12/2023	1:250 SCALE	Description																																																		
	Issue	Date	Scale																																																			
Scale:	As shown @ A1																																																					
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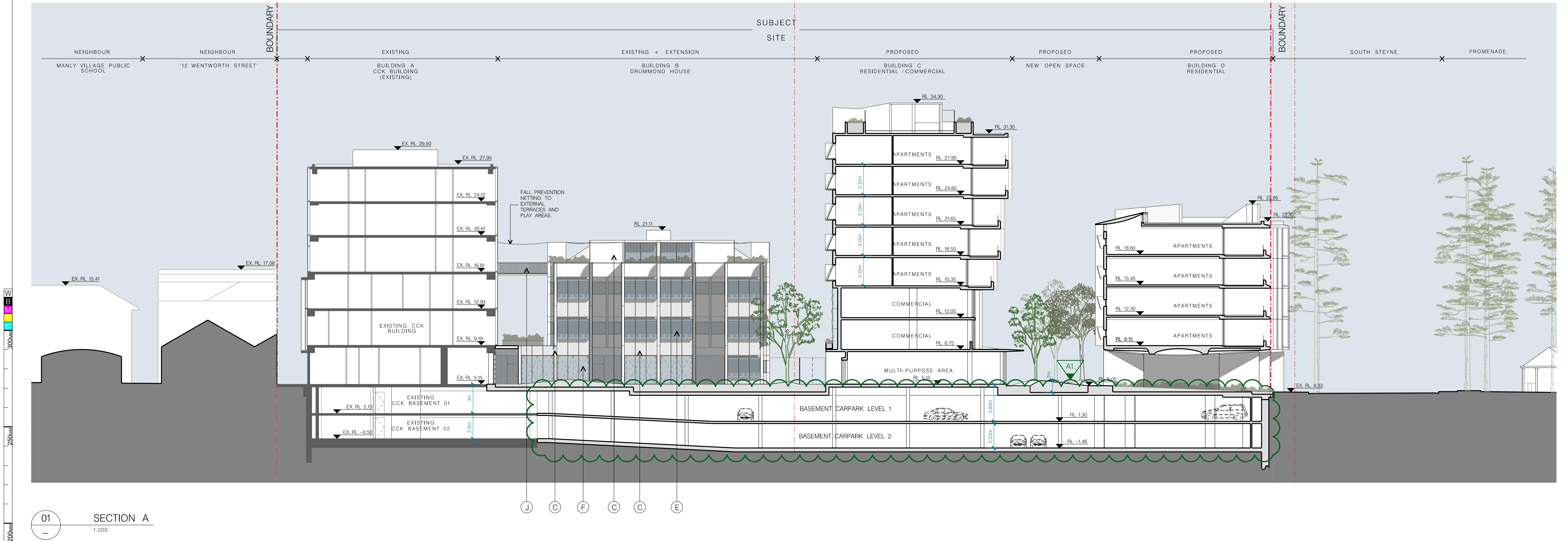
01 LEVEL 7 FLOOR PLAN
1:200

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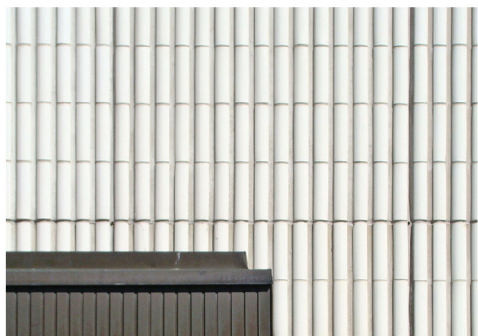


01 LEVEL 8 FLOOR PLAN
1:200

Note: This drawing is to be read in conjunction with all relevant project documentation and written architectural specifications & all specialist consultant documentation for structural, mechanical, electrical & hydraulic engineering documentation etc. Refer architectural drawing notes page for further information. Do not scale from this drawing. Only figured dimensions shall be used. Report any discrepancy between this drawing & other project documentation immediately to the architect for clarification prior to commencement of works on site. All structural elements (load bearing columns, beams, walls etc) sizes shown on these architectural documents are indicative only. Refer Structural Engineer's documents for all sizes. Shop drawings to be consulted for all steelwork, joinery etc and checked by architect & SE prior to fabrication. This document shall only be used for the purpose for which it was commissioned.		Town Planning: Boston Blyth Fleming Suite 1, 9 Narabang Way Belmore NSW 2055 greg@bfbplanners.com.au T: 02 9986 2535	Project Manager: Lighthouse Project Group Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Heritage Consultant: URBIS Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	BCA Consultant: City Plan Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	Geotech & Contamination: Douglas & Partners 96 Hermitage Rd West Ryde NSW 2114 enquiries@accountslogix.com.au T: 02 8339 8000	Acoustic Engineer: Acoustic Logic 9 Sarah Street Mascot NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Landscape Architect: Jane Irwin Landscape Architecture Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jils.net.au T: 02 9212 6957	Fire Engineers: OMNII Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Civil & Stormwater Engineers: Northrop Level 11, 345 George St Sydney NSW 2000 gsydney@northrop.com.au T: 02 9241 4188	Hydr & Mech & Fire Services Eng: DSC Consulting 57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	Structural Engineer: SCP Engineers & Development Consultants L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312	Revision A 13/12/2023 Description As shown @ A1		North		Project: Royal Far West Neighbourhood Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly Applicant: Royal Far West Scale: As shown @ A1		Architect: Murcutt Candalepas 309 Sussex Street Sydney NSW 2000 info@murcuttcandalepas.com.au T: 02 9283 7755 F: 02 9283 7477 Registration No. NSW 5773	Drawing: LEVEL 8 FLOOR PLAN (ROOF TERRACE) Drawing Number: \$4.55 - 120	Job Number: 5899 Issue: A.
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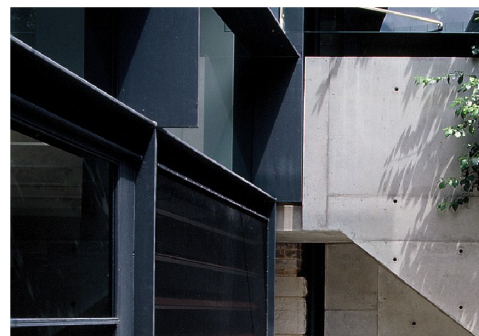
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK -
ARTHUR & YVONNE BOYD CENTRE.



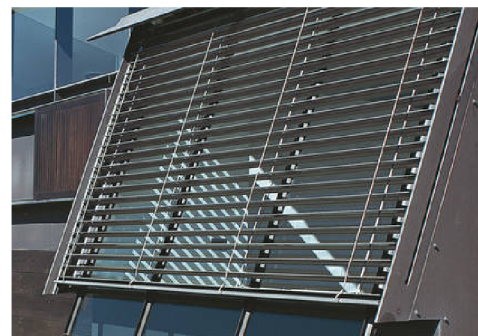
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ALVARO AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



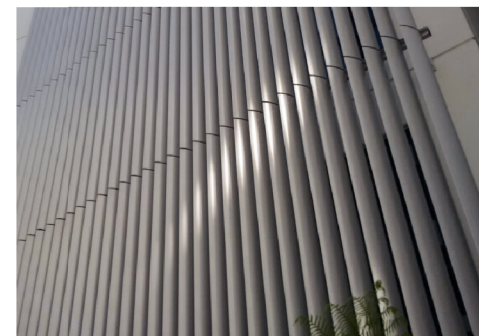
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GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



E - METAL LOUVRES
GLENN MURCUTT - WALSH HOUSE.



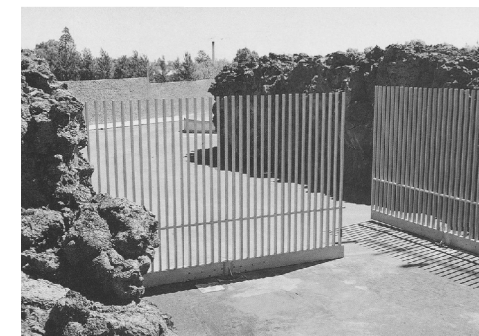
F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



G - METAL FIXED FACADE LOUVRES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.



I - SECURITY GATE
LUS BARRAGAN - JARDINS D'EL PEDREGAL.



J - METAL PAUSE/BALUSTRADE
CANDALEPAS ASSOCIATES - FINLAYSON ST, LANE COVE.

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Suite 1, 9 Narabang Way
Belford NSW 2085
greg@bfbplanners.com.au
T: 02 9986 2535

Project Manager:
Lighthouse Project Group
Level 2, 56 Berry St
North Sydney NSW 2060
greg@lighthousepm.com.au
T: 02 9809 0666

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URBIS
Angel Place, 18, 123 Pitt St
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reception@urbis.com.au
T: 02 8233 9900

BCA Consultant:
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Sydney NSW 2000
reception@cityplan.com.au
T: 02 8270 3500

Geotech & Contamination:
Douglas & Partners
96 Hermitage Rd
West Ryde NSW 2114
info@dgpartners.com.au
T: 02 9809 0666

Acoustic Engineer:
Acoustic Logic
9 Sarah Street
Mascot NSW 2020
enquiries@acousticlogic.com.au
T: 02 8339 8000

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Suite 203, 12, 61 Marlborough St
Sydney NSW 2000
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T: 02 8871 8200

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Northrop
Level 11, 345 George St
Sydney NSW 2000
gysney@northrop.com.au
T: 02 9241 4188

Hydr & Mech & Fire Services Eng:
DSC Consulting
57-59 Hill St
Rouseville NSW 2069
mail@dsc.com.au
T: 02 9416 1177

Structural Engineer:
SCP Engineers & Development Consultants
L2, 507 Kent St
Sydney NSW 2000
mail@scponline.com.au
T: 02 9267 9312

A	11/12/2023	14/12/2023
Issue	Date	Description
1	11/12/2023	Issue

Project:
Royal Far West Neighbourhood
Site:
14-22 Wentworth Street & 19-21 South Steyne, Manly
Applicant:
Royal Far West

Scale:
As shown @ A1
Drawn By:
BD, MC
Checked 1:
MC
Checked 2:
ACU
Approved:
ACU

Architect:
Murcutt Candalepas
309 Sussex Street
Sydney NSW 2000
info@candalepas.com.au
T: 02 9283 7755
F: 02 9283 7477
Registration No. NSW 5773

Drawing:
SECTION A
Drawing Number:
S4.55 - 125

Job Number:
5899
Issue:
A.

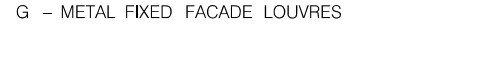
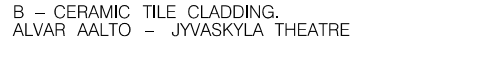
FOR A DEVELOPMENT APPLICATION ONLY

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C



DRAWING ORIGINAL SIZE: A1

Town Planning:
Boston Blyth Fleming

Suite 1, 9 Narabang Way
Belrose NSW 2085
greg@bbfplanners.com.au
T: 02 9986 2535

BCA Consultant:
City Plan
Level 6, 120 Sussex St
Sydney NSW 2000
reception@cityplan.com.au
T: 02 8270 3500

Acoustic Engineer:
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Mascot NSW 2020
enquiries@acousticlogic.com.au
T: 02 8339 8000

Fire Engineers:
OMNII

Level 13, 5 Martin Place
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T: 02 8871 8200

Hydr & Mech & Fire Services Eng:
DSC Consulting
57-59 Hill St
Roseville NSW 2069
mail@dsc.com.au
T: 02 9416 1177

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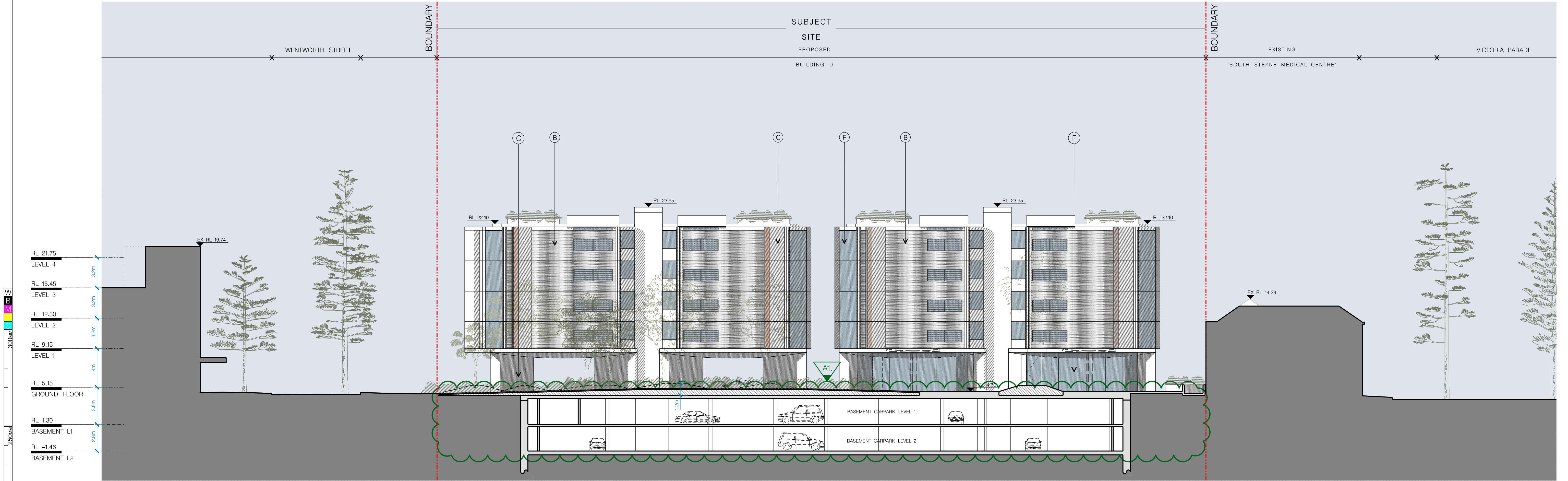
Project: Royal Far West Neighbourhood	
Site: 14-22 Wentworth Street & 1 st Street	
Applicant: Royal Far West	
Scale: As shown @ A1	Drawn By: BD, MC

Approved: ACU	

Drawing:
SECTION C

Drawing Number:
S4.55 - 127

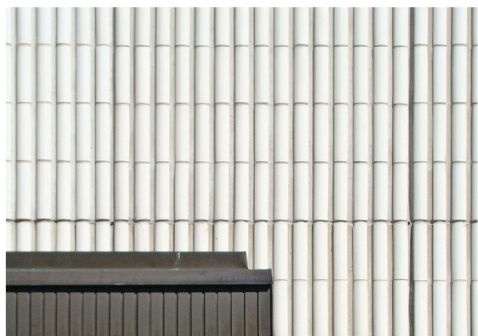
FOR A DEVELOPMENT APPLICATION ONLY	Job Number: 5899
	Issue: A.



01 SECTION D
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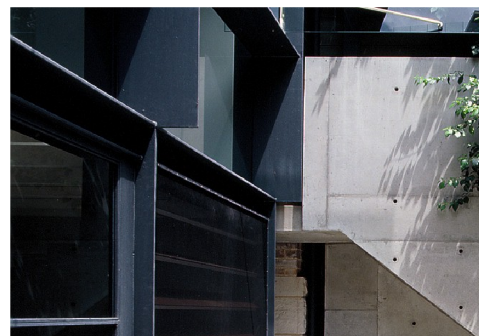
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GLENN MURCUTT, WENDY LEWIN AND REG LARK -
ARTHUR & YVONNE BOYD CENTRE.



B - CERAMIC TILE CLADDING
ALVAR AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



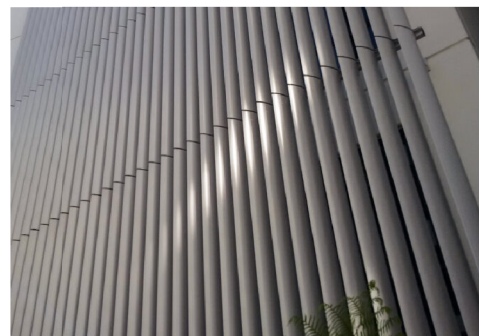
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



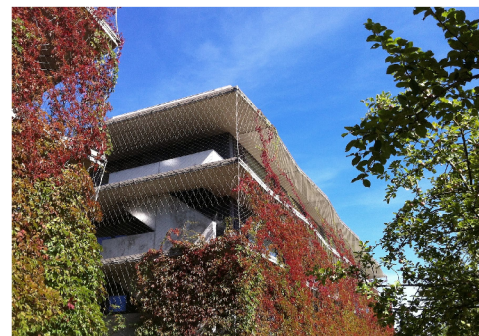
E - METAL LOUVERES
GLENN MURCUTT - WALSH HOUSE.



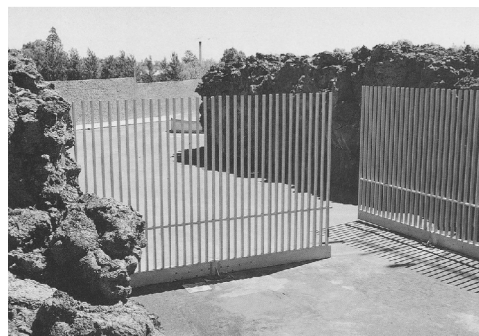
F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



G - METAL FIXED FACADE LOUVERES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING, GARCHING.



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Boston Blyth Fleming
Suite 1, 9 Narabang Way
Belfox NSW 2085
greg@bfbplanners.com.au
T: 02 9986 2535

Project Manager:
Lighthouse Project Group
Level 2, 56 Berry St
North Sydney NSW 2060
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URBIS
Angel Place, 18, 123 Pitt St
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Geotech & Contamination:
Douglas & Partners
96 Hermitage Rd
West Ryde NSW 2114
greg@dbplanners.com.au
T: 02 9809 0666

Acoustic Engineer:
Acoustic Logic
9 Sarah Street
Hawcutt NSW 2020
enquiries@acousticlogic.com.au
T: 02 8339 8000

Landscape Architect:
Jane Irwin Landscape Architecture
Suite 203, 12, 61 Marlborough St
Sydney NSW 2000
info@jils.net.au
T: 02 9212 6957

Fire Engineers:
OMNII
Level 13, 5 Martin Place
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T: 02 9416 1177

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SCP Engineers & Development Consultants
L2 507 Kent St
Sydney NSW 2000
mail@scpsconsult.com.au
T: 02 9267 9312

A	11/12/2023	14/12/2023
Issue	Date	Description

Project:	Royal Far West Neighbourhood
Site:	14-22 Wentworth Street & 19-21 South Steyne, Manly
Applicant:	Royal Far West
Scale:	As shown @ A1
Drawn By:	BD, MC
Checked 1:	MC
Checked 2:	ACU
Approved:	ACU

Project:
Royal Far West Neighbourhood
Site:
14-22 Wentworth Street & 19-21 South Steyne, Manly
Applicant:
Royal Far West
Scale:
As shown @ A1

Drawn By:
BD, MC
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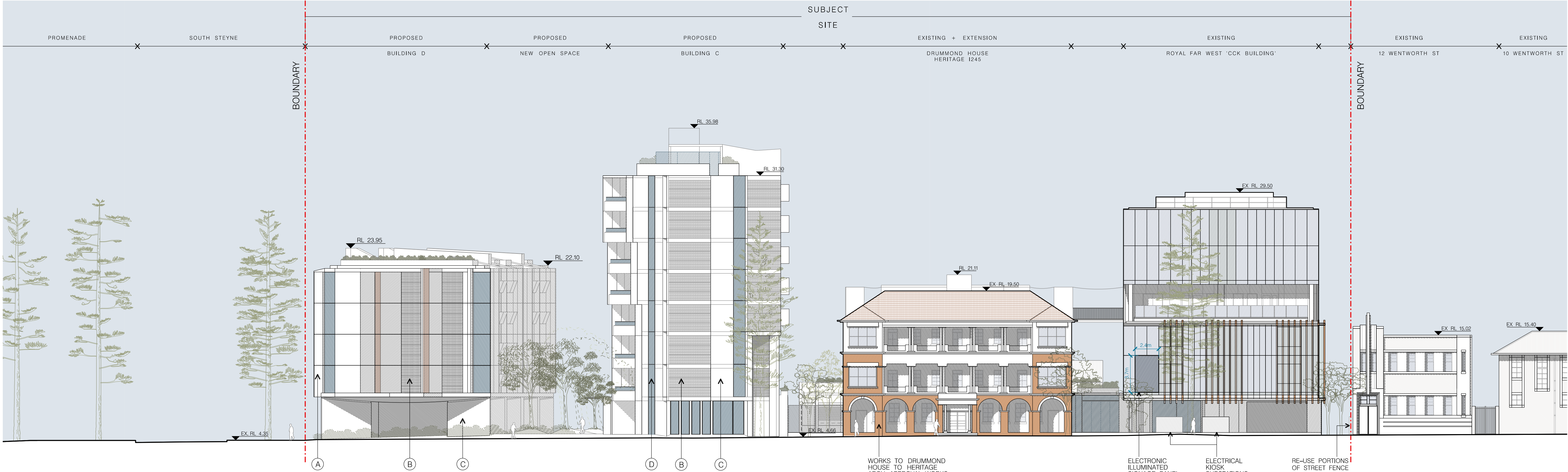
Architect:
Murcutt Candalepas
309 Sussex Street
Sydney NSW 2000
info@candalepas.com.au
T: 02 9283 7755
F: 02 9283 7477
Registration No. NSW 5773

Drawing:
SECTION D
Drawing Number:
S4.55 - 128

Job Number:
5899
Issue:
A.

FOR A DEVELOPMENT APPLICATION ONLY

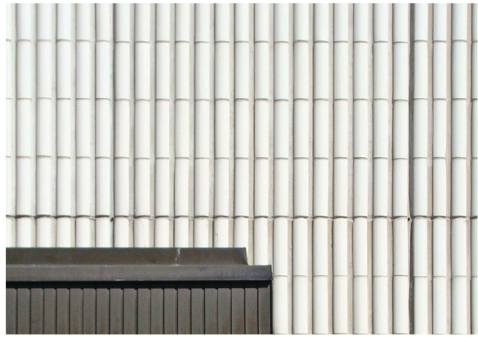
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250m
200m
150m
100m
50m



01 NORTH ELEVATION – WENTWORTH STREET
1:200



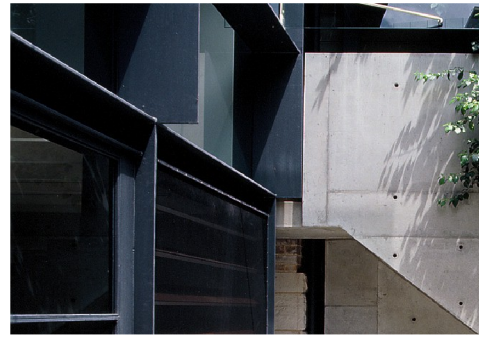
A – OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK – ARTHUR & TYONNE BOYD CENTRE.



B – CERAMIC TILE CLADDING
ALVARO AALTO – JYVASKYLÄ THEATRE



C – WHITE CONCRETE
CANDALEPAS ASSOCIATES – BOTANY RD, ZETLAND.



D – METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN – MOSMAN HOUSE.



E – METAL LOUVERES
GLENN MURCUTT – WALSH HOUSE.



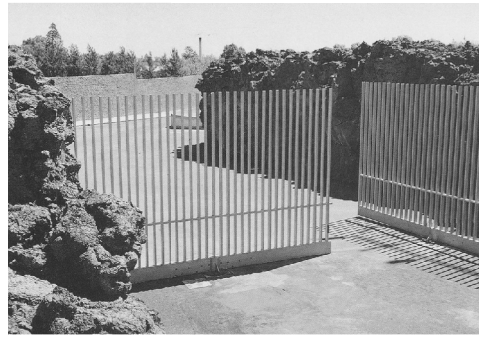
F – GLASS
CANDALEPAS ASSOCIATES – 478 GEORGE STREET.



G – METAL FIXED FACADE LOUVERES



H – FACADE TRELLIS PLANTING
PINK + JOCHER – STUDENT HOUSING GARCHING.



I – SECURITY GATE
LUS BARRAGAN – JARDINS D'EL PEDREGAL.



J – METAL PAUSADE BALUSTRADE
CANDALEPAS ASSOCIATES – FINLAYSON ST, LANE COVE.

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Suite 1, 9 Narabang Way
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Level 2, 56 Berry St
North Sydney NSW 2060
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Douglas & Partners
96 Hermitage Rd
West Ryde NSW 2114
enquiries@accountslogi.com.au
T: 02 8339 8000

Acoustic Engineer:
Acoustic Logic
9 Sarah Street
Mascot NSW 2020
enquiries@acousticlogic.com.au
T: 02 8339 8000

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Jane Irwin Landscape Architecture
Suite 203, 12, 61 Marlborough St
Sydney NSW 2000
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A	13/03/2023	14/03/2023	Description
Issue	Date	Date	

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Royal Far West

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T: 02 9283 7755
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Registration No. NSW 5773

Drawing:
NORTH ELEVATION
Drawing Number:
S4.55 - 135

Job Number:
5899
Issue:
A.

FOR A DEVELOPMENT APPLICATION ONLY

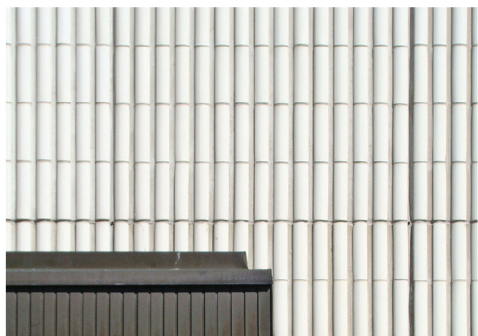
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200m
150m
100m
50m



01 EAST ELEVATION
1:200



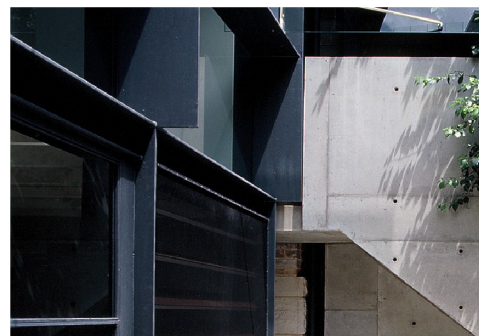
A - OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK - ARTHUR & YVONNE BOYD CENTRE.



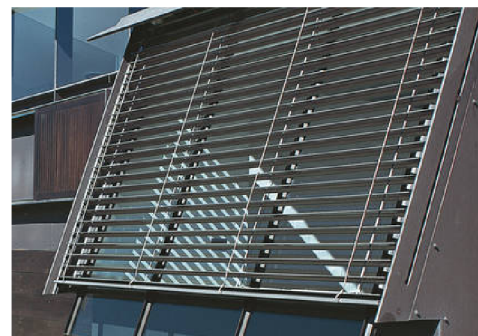
B - CERAMIC TILE CLADDING
ALVARO AALTO - JYVASKYLÄ THEATRE



C - WHITE CONCRETE
CANDALEPAS ASSOCIATES - BOTANY RD, ZETLAND.



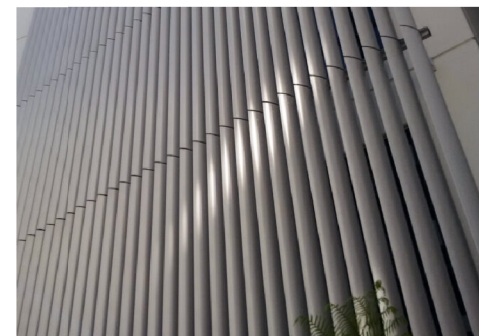
D - METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN - MOSMAN HOUSE.



E - METAL LOUVERES
GLENN MURCUTT - WALSH HOUSE.



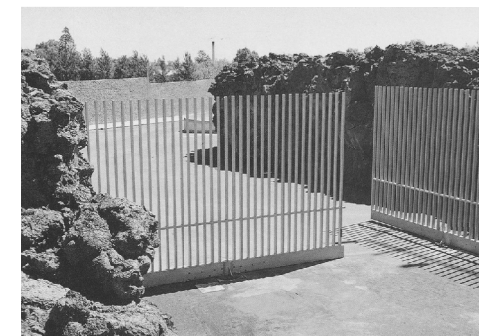
F - GLASS
CANDALEPAS ASSOCIATES - 478 GEORGE STREET.



G - METAL FIXED FACADE LOUVERES



H - FACADE TRELLIS PLANTING
PINK + JOCHER - STUDENT HOUSING GARCHING.



I - SECURITY GATE
LUIS BARRAGAN - JARDINS D'EL PEDREGAL.



J - METAL PAUSE/BALUSTRADE
CANDALEPAS ASSOCIATES - FINLAYSON ST, LANECOVE.

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A	11/12/2023	12/12/2023
Issue	Date	Description

Project:
Royal Far West Neighbourhood
Site:
14-22 Wentworth Street & 19-21 South Steyne, Manly
Applicant:
Royal Far West

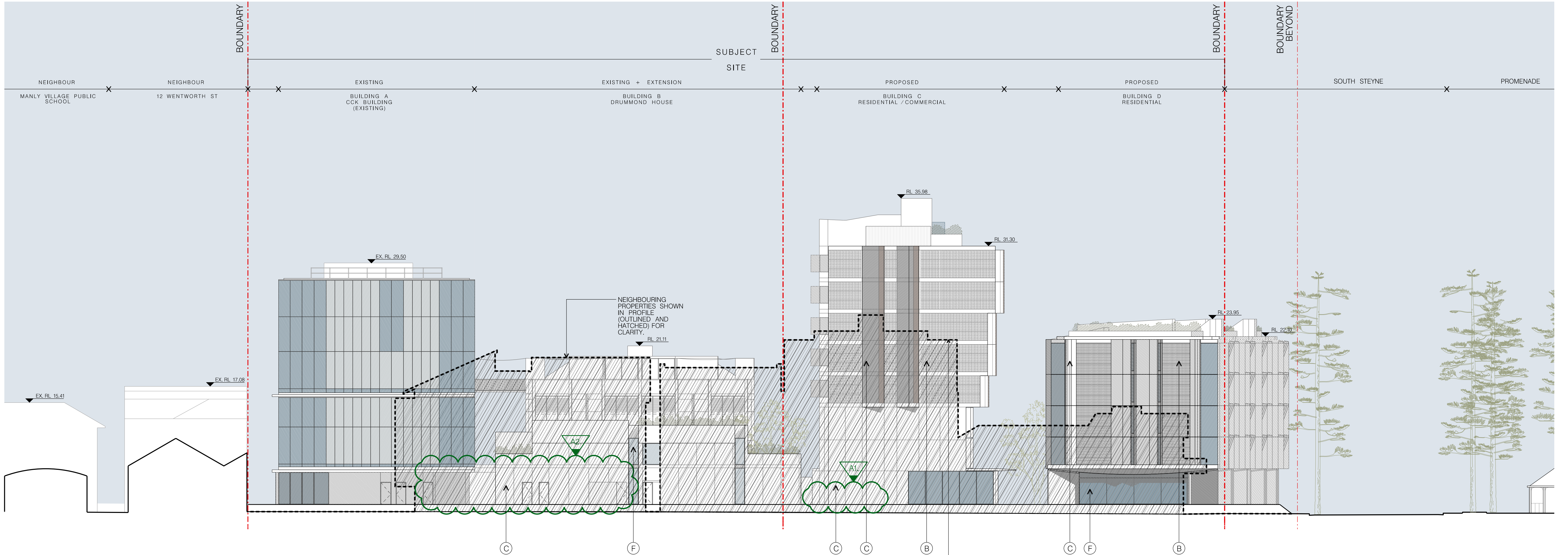
Scale:	Drawn By:	Checked 1:	Checked 2:	Approved:
As shown @ A1	BD, MC	MC	ACu	ACu

Architect:
Murcutt Candalepas
309 Sussex Street
Sydney NSW 2000
info@candalepas.com.au
T: 02 9283 7755
F: 02 9283 7477
Registration No. NSW 5773

Drawing:
EAST ELEVATION
Drawing Number:
S4.55 - 136

Job Number:
5899
Issue:
A.

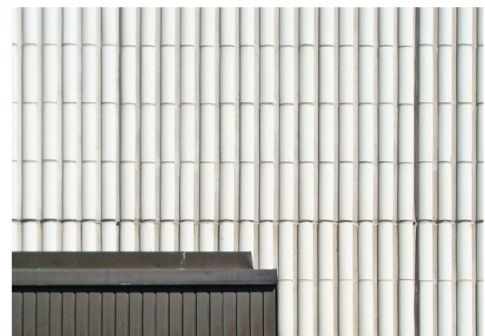
300m
250m
200m
150m
100m
50m



01 ELEVATION SOUTH
1:200



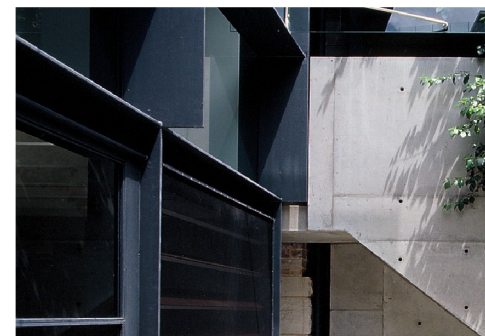
A – OFF-FORM CONCRETE
GLENN MURCUTT, WENDY LEWIN AND REG LARK – ARTHUR & IVONNE BOTO CENTRE.



B – CERAMIC TILE CLADDING
ALVARO AALTO – JYVASKYLA THEATRE



C – WHITE CONCRETE
CANDALEPAS ASSOCIATES – BOTANY RD, ZETLAND.



D – METAL FRAMED WINDOWS
GLENN MURCUTT & WENDY LEWIN – MOSMAN HOUSE.



E – METAL LOUVRES
GLENN MURCUTT – WALSH HOUSE.



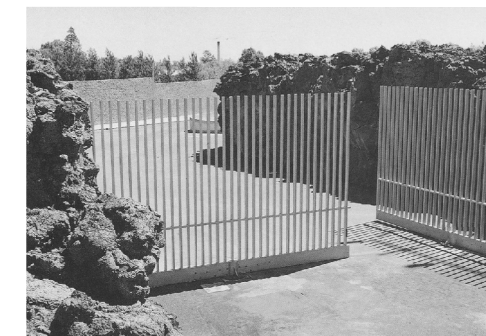
F – GLASS
CANDALEPAS ASSOCIATES – 478 GEORGE STREET.



G – METAL FIXED FACADE LOUVRES



H – FACADE TRELLIS PLANTING
FINK + JOCHER – STUDENT HOUSING GARCHING.



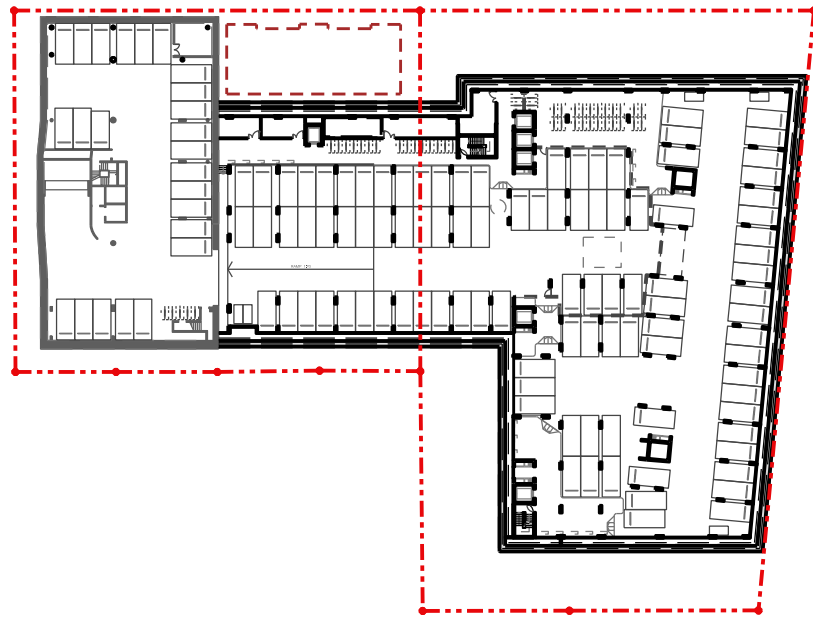
I – SECURITY GATE
LUIS BARRAGAN – JARDINS D'EL PEDREGAL.



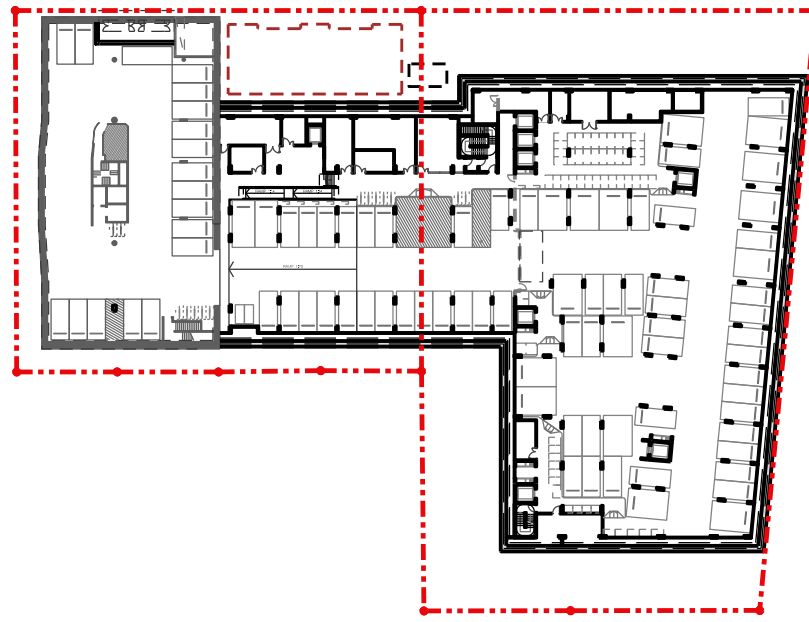
J – METAL PAUSE BALUSTRADE
CANDALEPAS ASSOCIATES – FINLAYSON ST LANE COVE.

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		Suite 1, 9 Narabang Way Belfox NSW 2085 greg@lighthousepm.com.au T: 02 9986 2535	Level 2, 56 Berry St North Sydney NSW 2060 greg@lighthousepm.com.au T: 02 9809 0666	Angel Place, 18, 123 Pitt St Sydney NSW 2000 T: 02 8233 9900	Level 6, 120 Sussex St Sydney NSW 2000 reception@cityplan.com.au T: 02 8270 3500	96 Hermitage Rd West Ryde NSW 2114 greg@urbisplanners.com.au T: 02 9809 0666	9 Sarah Street Hawcut NSW 2020 enquiries@acousticlogic.com.au T: 02 8339 8000	Suite 203, 12, 61 Marlborough St Sydney NSW 2000 info@jila.net.au T: 02 9212 6957	Level 13, 5 Martin Place Sydney NSW 2000 T: 02 8871 8200	Level 11, 345 George St Sydney NSW 2000 mail@scponline.com.au T: 02 9241 4188	57-59 Hill St Rouseville NSW 2069 mail@dsc.com.au T: 02 9416 1177	L2 507 Kent St Sydney NSW 2000 mail@scponline.com.au T: 02 9267 9312				
		Project: Royal Far West Neighbourhood	Site: 14-22 Wentworth Street & 19-21 South Steyne, Manly	Applicant: Royal Far West	Scale: As shown @ A1	Drawn By: BD, MC	Checked 1: MC	Checked 2: ACU	Approved: ACU	Registration No. NSW 5773	Drawing Number: S4.55 - 137					

300mm
250mm
200mm
150mm
50mm



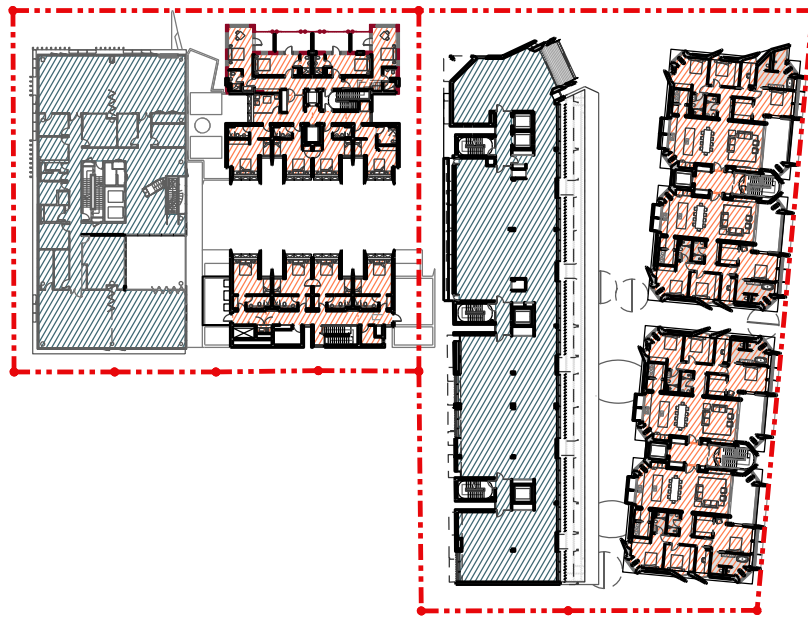
BASEMENT 2	
CARPARK & STORAGE	TOTAL GFA - m ²



BASEMENT 1	
CARPARK & STORAGE	TOTAL GFA - m ²



GROUND FLOOR	
BUILDING A (EXISTING CCK)	551 m ²
BUILDING B (132 + 567)	699 m ²
BUILDING C (639 + 179 + 111)	929 m ²
BUILDING D (359 + 58)	417 m ²
TOTAL GFA	



LEVEL 1	
BUILDING A (EXISTING CCK)	551 m ²
BUILDING B (128 + 340)	468 m ²
BUILDING C	795 m ²
BUILDING D	816 m ²
TOTAL GFA	



LEVEL 2	
BUILDING A (EXISTING CCK)	683 m ²
BUILDING B (125 + 162)	287 m ²
BUILDING C	795 m ²
BUILDING D	816 m ²
TOTAL GFA	



LEVEL 3	
BUILDING A (EXISTING CCK)	418 m ²
BUILDING B	0 m ²
BUILDING C	813 m ²
BUILDING D	816 m ²
TOTAL GFA	



LEVEL 4	
BUILDING A (EXISTING CCK)	646 m ²
BUILDING B	0 m ²
BUILDING C	838 m ²
BUILDING D	816 m ²
TOTAL GFA	



LEVEL 5	
BUILDING A (EXISTING CCK)	620 m ²
BUILDING B	0 m ²
BUILDING C	851 m ²
BUILDING D	0 m ²
TOTAL GFA	



LEVEL 6	
BUILDING A (EXISTING CCK)	0 m ²
BUILDING B	0 m ²
BUILDING C	875 m ²
BUILDING D	0 m ²
TOTAL GFA	



LEVEL 7	
BUILDING A (EXISTING CCK)	0 m ²
BUILDING B	0 m ²
BUILDING C	914 m ²
BUILDING D	0 m ²
TOTAL GFA	



LEVEL 8	
ROOF TERRACE	12 m ²
TOTAL GFA	

DEVELOPMENT CONTROLS

14-22 WENTWORTH STREET, MANLY

SITE CONDITIONS

TOTAL SITE AREA:	6,398 m ²
APPROVED FSR	3 : 1
TOTAL ALLOWABLE GFA	19,194 m ²

FLOOR PLATE	APPROX. GFA
BASEMENT 2	- m ²
BASEMENT 1	- m ²
GROUND	2596 m ²
LEVEL 1	2702 m ²
LEVEL 2	2581 m ²
LEVEL 3	2099 m ²
LEVEL 4	2300 m ²
LEVEL 5	1471 m ²
LEVEL 6	875 m ²
LEVEL 7	914 m ²
LEVEL 8	12 m ²
APPROX. TOTAL PROPOSED GFA	15,550 m ²
PROPOSED TOTAL GFA	15,550 m ²
PROPOSED FSR	2.43 : 1

RESIDENTIAL ACCOMMODATION

APARTMENT TOTALS	TYPE	QUANTITY
BUILDING C	1B	12 (3 x 4)
	2B	24 (6 x 4)
	3B	6
BUILDING D	1B	-
	2B	-
	3B	16 (4 x 4)
TOTAL		58

RESIDENTIAL MIX	TYPE	QUANTITY	%
1B	1B	12	21%
	2B	24	41%
	3B	22	38%

ROYAL FAR WEST GUEST SHORT STAY ACCOMMODATION	LEVEL	QUANTITY
GROUND	GROUND	4
	LEVEL 1	12
	LEVEL 2	8
TOTAL		24*

* NOTE: EXCLUDING CARE TAKERS APARTMENT

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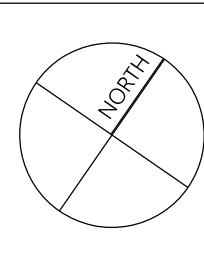
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Registration No. NSW 5773

Drawing:
DEVELOPMENT CALCULATIONS
Drawing Number:
\$4.55 - 165

Job Number:
5899
Issue:
A.