

Crown Street

Environmental Assessment | Concept Plan and Stage 1 Project Application

Option 3 - Streetscape Perspectives



EAST VISTA DOWN CROWN STREET



VIEW NORTH UP CORRIMAL STREET

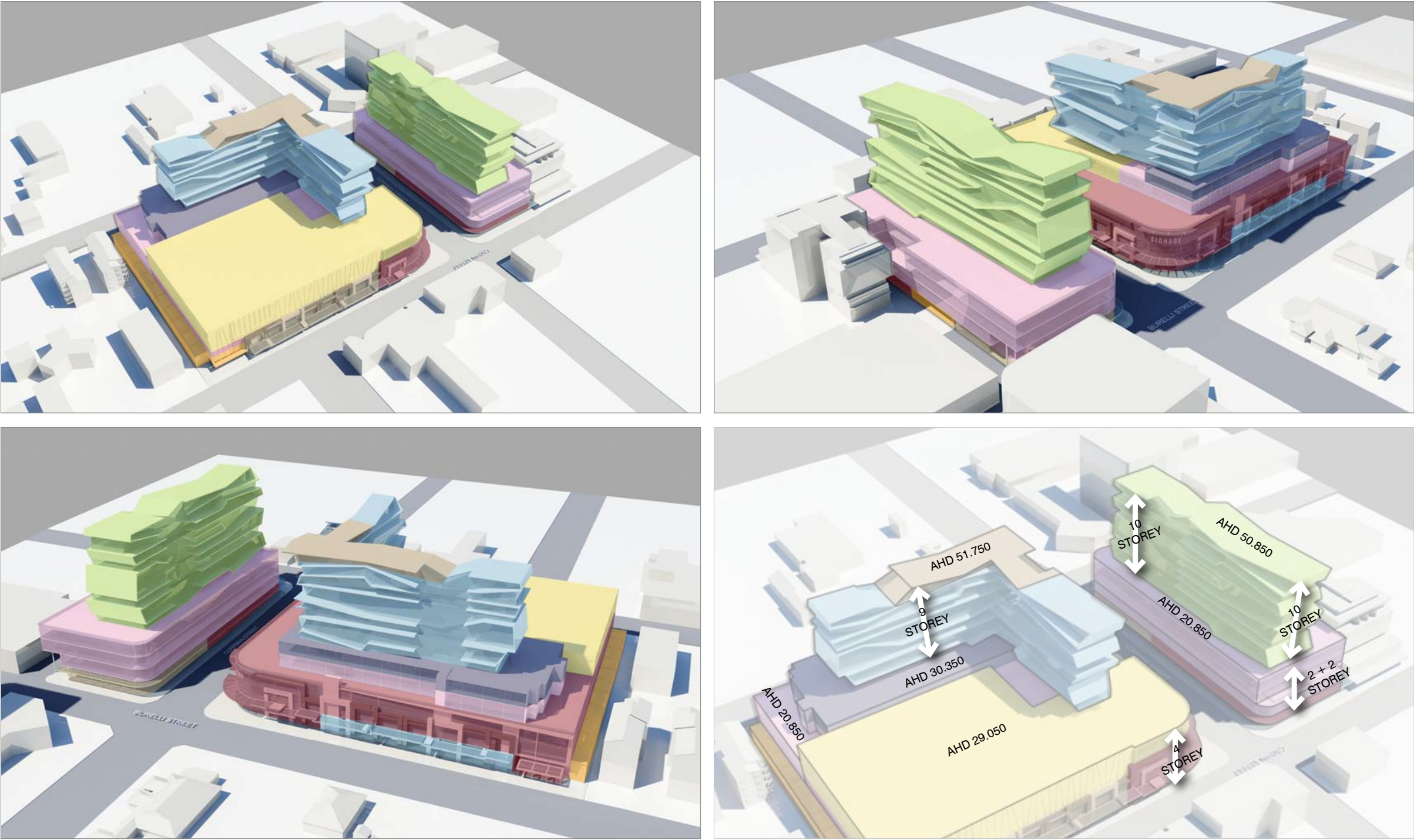


VIEW SOUTH ON CORRIMAL STREET



VIEW WEST ON BURELLI STREET

Option 3 - Building Envelope and Land Use Composition



- | | | |
|--|--|--|
| ■ Basement Parking | ■ Residential | ■ Service Vehicles |
| ■ Plant | ■ Hotel | |
| ■ Back of House/Amenities | ■ Office | |
| ■ Food & Beverage Outlets | ■ Entertainment (Cinema) | |
| ■ Retail | ■ Conference | |

Crown Street

Environmental Assessment | Concept Plan and Stage 1 Project Application

Option 3 - Shadow Impact



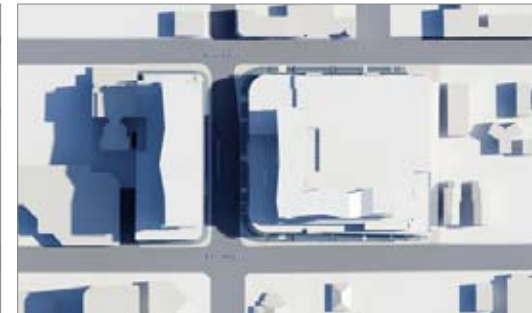
March 21 9:00am



June 21 9:00am



September 21 9:00am



December 21 9:00am



March 21 12:00noon



June 21 10:00am



September 21 12:00noon



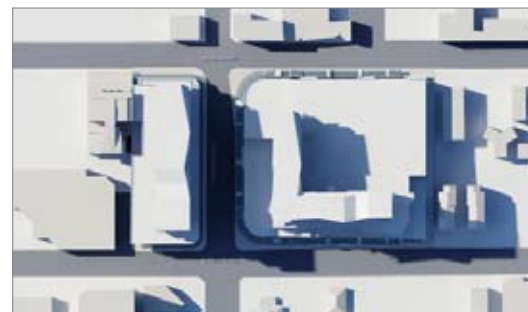
December 21 12:00noon



March 21 3:00pm



June 21 11:00am



September 21 3:00pm



December 21 3:00pm

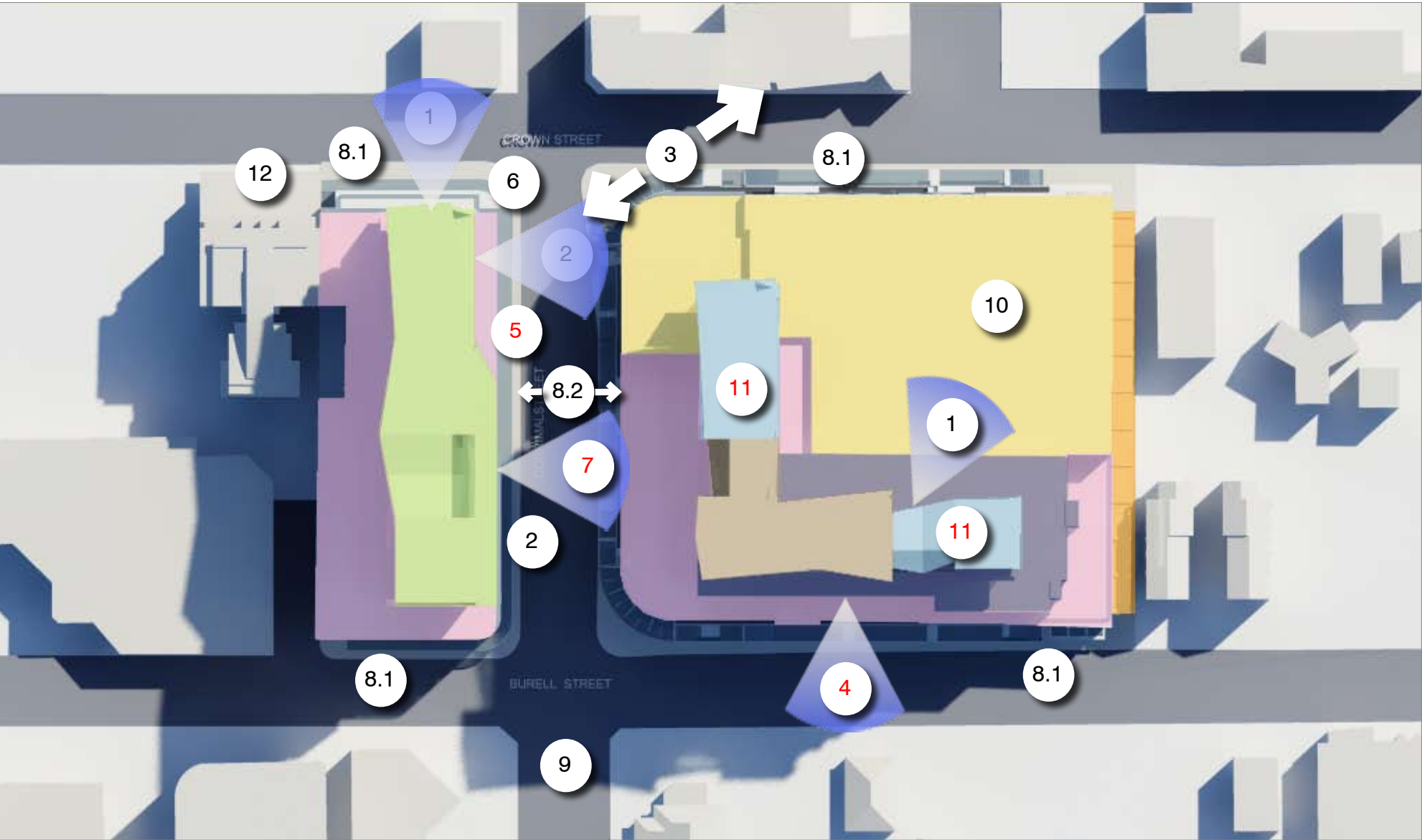


June 21 12:00noon



June 21 3:00pm

Option 3 - Discussion of Advantages and Disadvantages



- 1. NORTHERLY ASPECT - POTENTIAL VIEWS TO BEACH.
- 2. BEACH VIEWS
- 3. DESIRABLE NORTH EASTERLY ASPECT. WINTER MORNING SUN
- 4. SOUTHERLY ASPECT
- 5. OFFICE COMPONENT LOCATED IN PODIUM - LESS EFFECIENT FLOOR PLATE / DIFFICULT TO STRATA.
- 6. RESIDENTIAL TOWER ADDRESSES CORNER, AND FRAMES VISTAS ALONG CROWN STREET.
- 7. RESIDENTIAL TOWER ASPECT & VIEWS OBSCURED BY HOTEL TOWER. LOSS OF AMENITY.
- 8.1 L 1 RETAIL/PODIUM DEFINES STREET ALIGNMENT.
- 8.2 ARTICULATION OF PODIUM ELEMENTS ALONG CORRIMAL STREET - APPROPRIATE SCALE FOR PASSING MOTORISTS.
- 9. BUILT FORM /TOWER ESTABLISHES STRONG PRESENCE ON BUSY THROUGH-ACCESS STREET.
- 10. LANDSCAPED PODIUM - HIGH VISUAL AMENITY.
- 11. HOTEL SINGLE LOADED CORRIDOR LESS EFFICIENT AND INCREASES IMPACT ON AMENITY OF ADJACENT BUIDING.

Basement Parking	Residential	Service Vehicles
Plant	Hotel	
Back of House/Amenities	Office	
Food & Beverage Outlets	Entertainment (Cinema)	
Retail	Conference	

9 The proposal

9.1 The Concept Plan

9.1.1 Dwyer's site (Stage 1 and 2)

The proposed development on the Dwyer's parcel of land will include 2 stages. The Stage 1 component is an entertainment and leisure retail centre including:

- Retail (DDS, supermarket, mini-major and speciality shops).
- Commercial offices.
- Restaurants;
- Cinema complex.
- Associated car parking (1052 car parking spaces over four (4) basement car parking levels, loading and unloading facilities).

Consent for demolition of buildings and remediation of the Dwyers site has already been granted and is underway.

The Stage 2 component consists of a high quality (minimum 4 star) international hotel and conference facility. Specifically, the proposal will include the following:

- Hotel accommodation (7 floors, 200 rooms).
- Conversion of the level 5 Commercial office to a Conference Facility/Business Centre.
- Lobby/reception area.
- On site kitchen, laundry and staff facilities.
- Swimming pool and outdoor landscaped podium.

The Stage 2 development is proposed to be constructed above the Stage 1 entertainment and leisure retail centre podium.

Although the Stage 1 component has already been granted deferred commencement consent, this component is to be reapplied for under Part 3A.

A submission has been made to the Department and Council including amendment to the scheme as per the conditions of the deferred commencement consent relating to amendment to setbacks, car parking and podium design. At the time of writing this report the Department had issued concurrence to the amended scheme DA 2004/1565 in a letter 27th September 2007 and Council are currently dealing with the matter.

9.1.2 Oxford Tavern site (Stage 3)

The proposed development on the Oxford Tavern parcel of land forms Stage 3 of the proposal and will comprise the following:

- Demolition of all existing structures on the Oxford Tavern Site and necessary remediation works.
- Relocation of the Oxford Tavern and speciality retail/cafes on ground floor and two levels of commercial office space over the site. An 8 level commercial office tower facing Burelli Street above the 3 storey podium.
- Residential tower (11 levels and 55 apartments) above the 3 storey podium. The draft unit mix is proposed to be 6 x 1 Bedroom, 43 x 2 bedroom and 6 x 3 bedroom. This mix complies with DCP requirements and will be adjusted according to market demand and finalised in the context of the future Project Application.
- Arcade from Crown Street to commercial lobby on Corrimal Street.
- Associated car parking (369 spaces over four (4) basement car parking levels, loading and unloading facilities)

9.1.3 Aspects for which concept approval is sought

Aspects for which concept approval is sought include:

- Land use.
- Overall built form envelope including maximum height and FSR.
- Car parking numbers and general layout.
- Access arrangements.
- Development staging.
- Demolition of buildings on the Oxford Tavern site (demolition approval has already been granted and is underway on the Dwyers site).

Graphics of the proposed built or concept are included in **Section 9.5** below.

9.2 The Project Application (Stage 1)

The Stage 1 component of the concept is also subject of a Project Application. The Stage 1 component is an entertainment and leisure retail centre including:

- Retail (DDS, supermarket, mini-major and speciality shops).
- Commercial offices.
- Restaurants;
- Cinema complex.
- Associated car parking (1052 car parking spaces over four (4) basement car parking levels, loading and unloading facilities)

Details of the Stage 1 proposal are illustrated in the architectural plans by DBI Design attached at **Appendix S**.

It should be noted that in the Stage 1 scheme the ground level entrance foyer and drop-off zone for the Hotel are not included; this will be incorporated in the Stage 2 Project Application. In the Stage 1 scheme, the area will be temporarily used for retail and the entrance to the office. The retail and office foyer space has been designed so as to ensure a smooth conversion. No major design changes will be required. If constructed before the approval of the Stage 2 Project Application, the hotel foyer can be easily retrofitted into the existing space.

9.3 Demolition

Demolition of buildings and remediation of the Dwyers site has already been granted and these works are underway. The proposal seeks demolition of buildings on the Oxford Tavern site.

All buildings on the Oxford Tavern site are proposed to be demolished and the site remediated where necessary as part of the Stage 1 development. The buildings to be demolished are illustrated in the plan below.



9.4 Land use and floor area

The building layout in terms of the positioning and area of proposed land uses for the Stage 1 retail and entertainment component of the proposal has been subject to rigorous design development and assessment as part of the previously approved development application under Part 4 of the Act. The details of this component are sufficient to constitute a project application.

The uses within each stage of the development are described below:

Dwyers Stage 1 – Entertainment and Leisure Retail Centre

Stage 1 contains a mix of retail (DDS, supermarket, mini-majors and speciality shops), restaurants and cafes, cinemas, commercial office and four levels of basement car parking, totalling 1,052 spaces.

Basement Levels 2 to 4 – car parking

Basement Level 1 – a mini major (Liquor Store 1,232m² in floor area) sits amongst the car parking at this level. A Basement restaurant/Bar area totalling 424m² is located beneath the restaurants fronting Crown Street. A stormwater retention tank is also at this level.

Level 1 (ground floor) – a number of speciality shops and restaurants are centred around a full sized supermarket. All shops and restaurants around the perimeter are orientated toward the street to maximise the proportion of active street frontage. Restaurants are orientated north to face Crown Street to provide a continuation of the existing restaurants to the west of the site and provide for an ideal al-fresco dining environment.

Level 2 – a number of speciality shops are centred around a discount department store.

Level 3 - a mini-major and other speciality shops.

Level 4 – a cinema complex consisting of 8 cinemas will feature at this level and commercial office is proposed facing south.

Level 5 – commercial office in the same footprint as Level t (this office will be converted to conference facilities in the context of the Stage 2 development).

Dwyers Stage 2 – Hotel and Conference Centre

Level 5 – conference centre consisting of conference room/rooms, kitchen/amenities, lounge/bar and seating (converted from office approved with Stage 1 development). Facilities serving the hotel including a gym, spa and pool are also located at this level.

Levels 6-10 – hotel rooms (1,500m² floor area at each level). A total of 200 rooms are proposed.

Level 11 – publicly accessible restaurant (500m² floor area).

Oxford Tavern Stage 3 – Mixed Use Development

Basement Levels 1 to 4 – car parking for approximately 369 cars in total.

Level 1 (ground floor) – speciality retail space fronting Crown Street, including an arcade that traverses diagonally from Crown Street through to Corrimal Street. The reconstructed tower to be located over the southern portion of this level.

Level 2 and 3 – office space totalling 7,280m².

Residential Tower – 11 storey tower extending above podium (from Level 4 to Level 14) consisting of 55 units, a gym, lap pool, and other facilities at podium level. The proposed mix would consist of 6 x 1 bedroom, 43 x 2 bedrooms and 6 x 3 bedrooms within.

Office Tower – 8 storey tower extending above podium (from Level 4 to Level 11) with a floor plate of 650m².

The uses and floor area is also summarised in the table following prepared by **DBI Architects (see over)**.

S T A G E 1	Dwyer's Site			Date:22/06/07		
	Site Area	11795		11795		
	Plot Ratio Required	3		3.5 + 10% = 3.85		
	Total GFA	35385		45411		
	Required					
	Specialty	6500				
	Food	900				
	Office	3000-4000				
	Cinema	3750				
				GFA Contribution	GFA/floor	
	Basement Level 1					
	Mini Major (Liquor Store)			1232		
	Food			424	1656	
	Floor Area Level 1					
	Retail			2461		
	Supermarket			3760		
	Food			554		
	Circulation and Amenities			1143	7918	
	Floor Area Level 2					
	Retail			2242		
	Food (Mezzanine)			254		
	Major Retail (incl BOH)			5390		
	Circulation and Amenities			1077	8963	
	Floor Area Level 3					
	Retail			2633		
	Food Court			185		
	Public Seating			381		
	Mini Major			802		
	Circ & Amenities			1689		
	Offices			230	5920	
	Floor Area Level 4					
	Cinemas			3312		
	Offices			2354		
	terrace/balc.	1,717				
	Circulation			2164	7830	
	Floor Area Level 4 Mezz.					
	Access to Bio box/maintenance	492		0		
	Floor area Level 5					
	Offices			2167	2167	
					34454	

S T A G E 2	Dwyer's Site			Date:22/06/07		
	Floor Area Level 5					
	Conference	2,167		0		
	Floor Area Level 6					
	Hotel			1500	1500	
	Floor Area Level 7					
	Hotel			1500	1500	
	Floor Area Level 8					
	Hotel			1500	1500	
	Floor Area Level 9					
	Hotel			1500	1500	
	Floor Area Level 10					
	Hotel			1500	1500	
	Floor Area Level 11					
	Hotel			1500	1500	
	Floor Area Level 12					
	Hotel			1500	1500	
	Floor Area Level 13					
	Restaurant			457	457	
	Total Stage 1 & 2 GFA				45411	
	Ratio				3.85	

S T A G E 3	Oxford's Site			Date:22/06/07		
	Site Area	4120				
	Max FSR Non-Residential	6.6:1 (including + 10% as per clause 22B)				
	Max FSR Residential	3.85:1 (including + 10% as per clause 22B)				
	Formula for Mixed use Development:	(NRFSR x NR/100) + (RFSR x R/100) : 1				
	Proposed Non-Residential floor area =	15,335 or 65.8%				
	Proposed Residential floor area =	7,961 or 34.2%				
	Total proposed	23,296.00				
		(6.6 x 0.658) = (3.85 x 0.342) : 1 = 4.343 + 1.317 : 1 = 5.660 : 1				
	Proposed FSR	5.65 : 1				
	Level 1			GFA Contribution	GFA / floor	
	Retail			1810		
	Tavern			1045	2855	
	Level 2					
	Offices			3730	3730	
	Level 3					
	Offices			3550	3550	
	Level 4					
	Residential			911		
	Offices			650	1561	
	Level 5					
	Residential			705		
	Offices			650	1355	
	Level 6					
	Residential			705		
	Offices			650	1355	
	Level 7					
	Residential			705		
	Offices			650	1355	
	Level 8					
	Residential			705		
	Offices			650	1355	
	Level 9					
	Residential			705		
	Offices			650	1355	
	Level 10					
	Residential			705		
	Offices			650	1355	
	Level 11					
	Residential			705		
	Offices			650	1355	
	Level 12					
	Residential			705	705	
	Level 13					
	Residential			705	705	
	Level 14					
	Residential			705	705	
	Total Stage 3 GFA				23296	

9.5 Built form

The built form envelopes have been subject of a comprehensive site analysis and options analysis as outlined in **Sections 3 and 8** respectively. The option considered most appropriate was Option 1 and coloured concept drawings have been included below.

Project Application drawings of the Stage 1 component are attached at **Appendix S**. These plans are entirely consistent with the proposed concept plans but have been developed to include further details in relation to internal layout and façade presentation and finish.

The proposal has been designed to comply with the built form parameters of the City Centre LEP and DCP 2007. Some variations exist in relation to setback and separation. These variations are considered to be minor and justifiable as discussed in **Section 4.3.1 and 5.1** of the report.

Preferred Concept (Option 1)

