

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	35365		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/haic	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:	$(NRFSR \times NR/100) + (RFSR \times R/100) : 1$		
	Proposed Non-Residential floor area =	15,335 or 65.8%		
	Proposed Residential floor area =	7,961 or 34.2%		
	Total proposed	23,296.00		
	Proposed FSR	$(6.6 \times 0.658) + (3.85 \times 0.342) : 1 = 4.343 + 1.317 : 1 = 5.660 : 1$		
		5.65 : 1		
			GFA Contribution	GFA / floor
	Level 1			
	Retail		1810	
	Taverns		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.

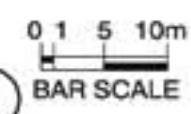
Preferred Concept (Option 1)





STAGE 3
 OXFORD SITE
 LEVEL 4 BASEMENT
 108 CARPARKS (105 + 3 DIS.)

STAGE 1
 DWYER'S SITE
 LEVEL 4 BASEMENT
 312 CARPARKS (306 + 6 DIS.)



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 LEVEL 4 BASEMENT FLOOR PLAN (108 CARPARKS) (105 + 3 DIS.)
 (108 CARPARKS) (105 + 3 DIS.)
 (108 CARPARKS) (105 + 3 DIS.)
 (108 CARPARKS) (105 + 3 DIS.)

PROJECT NAME
**CONCEPT PLAN
 DWYER & OXFORD TAVERN SITES**

DRAWING TITLE
**BASEMENT LEVEL 4
 FLOOR PLAN**

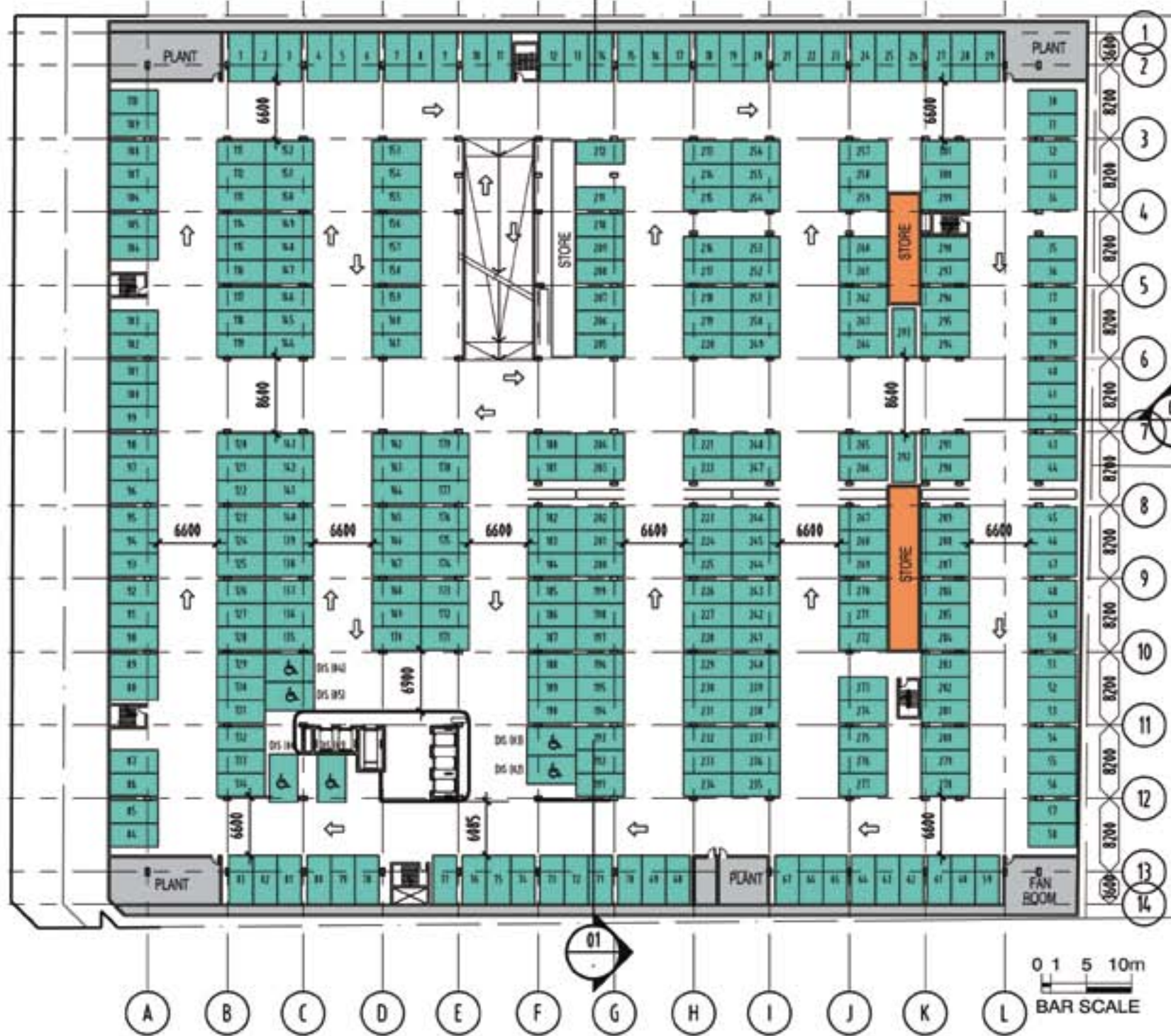
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DATE	SEPT 87
PROJECT NO.	MS303
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STAGE 3
 OXFORD SITE
 LEVEL 3 BASEMENT
 105 CARPARKS (100 + 5 DIS.)



STAGE 1
 DWYER'S SITE
 LEVEL 3 BASEMENT
 307 CARPARKS (301 + 6 DIS.)



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PROJECT NAME
**CONCEPT PLAN
 DWYER & OXFORD TAVERN SITES**

DRAWING TITLE
**BASEMENT LEVEL 3
 FLOOR PLAN**

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• SCALE	1:600 @ A3
• DATE	SEPT 17
• PROJECT NO.	W5303
• DRAWING NO.	A-CD-2202

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OXFORD SITE
LEVEL 2 BASEMENT
105 CARPARKS (100 + 5 DIS.)

DWYER'S SITE
LEVEL 2 BASEMENT
285 CARPARKS (279 + 6 DIS.)

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**CONCEPT PLAN
DWYER & OXFORD TAVERN SITES**

BASEMENT LEVEL 1 FLOOR PLAN

PLOTTED ON THE 21/09/2007 @ 10:52:52 BY S.Farrell

* DRAWN

PROJECT DIRECTOR

* SCALE 1 (H.D. 1)

DATE SEPT 87

* PROJECT NO. 465303

+ DRAWING NO. **A-CD-2204** **A**

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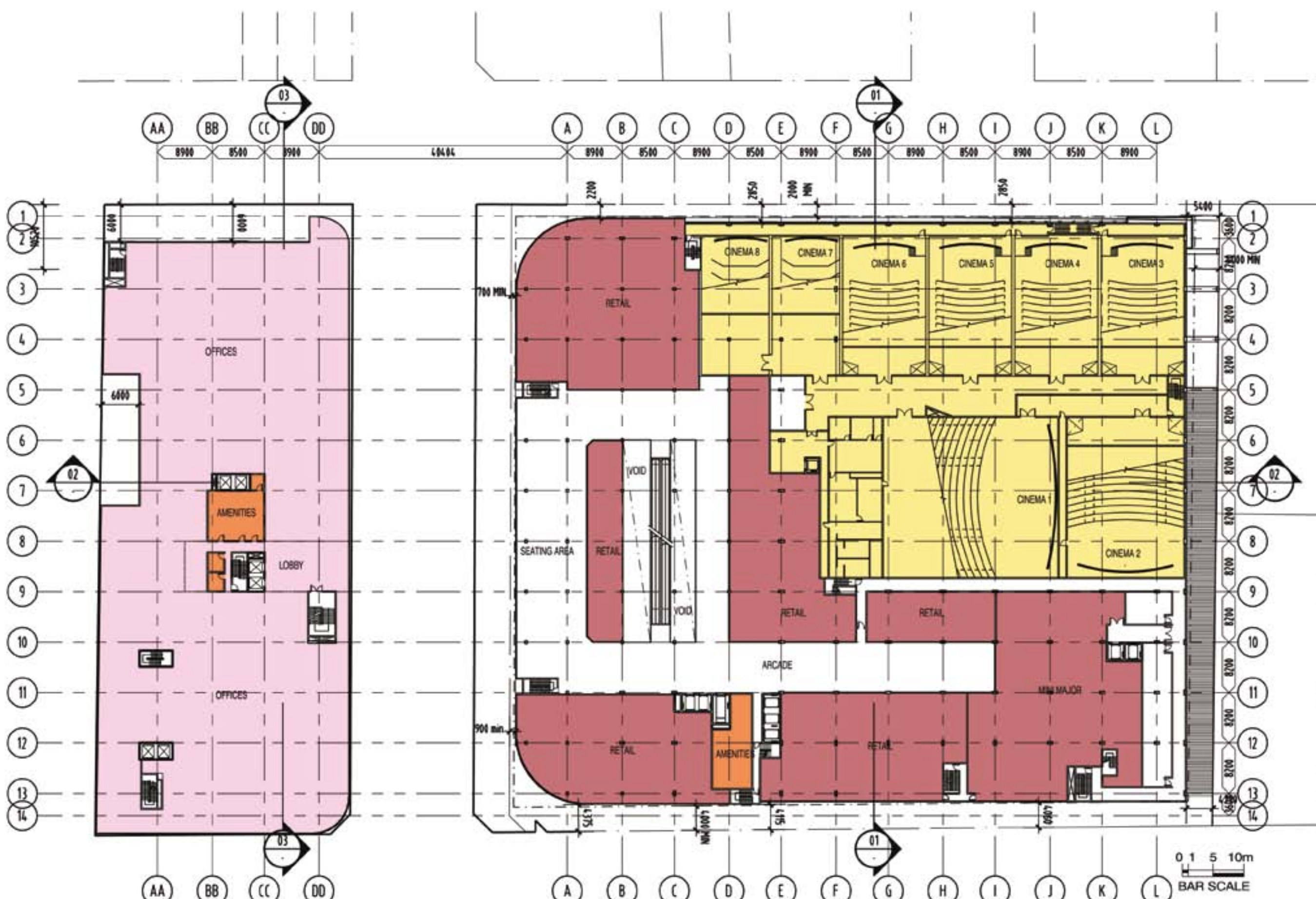
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* SCALE	1/8" = 1'-0"
* DATE	SEPT 17
* PROJECT NO.	46583
* DRAWING NO.	A-CD-2 205





REVISION	NO.	DATE	DESCRIPTION	BY	CHECK
A	2/01/2017	ISSUED FOR COUNCIL SUBMISSION		NR	NA



STAGE 3

OXFORD SITE
LEVEL 3
OFFICES
GFA 3550 m²

STAGE 1

DWYER'S SITE
LEVEL 3
RETAIL
GFA 5920 m²

STAGE 2

DWYER'S SITE
LEVELS 6 TO 13



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PROJECT NAME
**CONCEPT PLAN
DWYER & OXFORD TAVERN SITES**

DRAWING TITLE
**LEVEL 3
FLOOR PLAN**

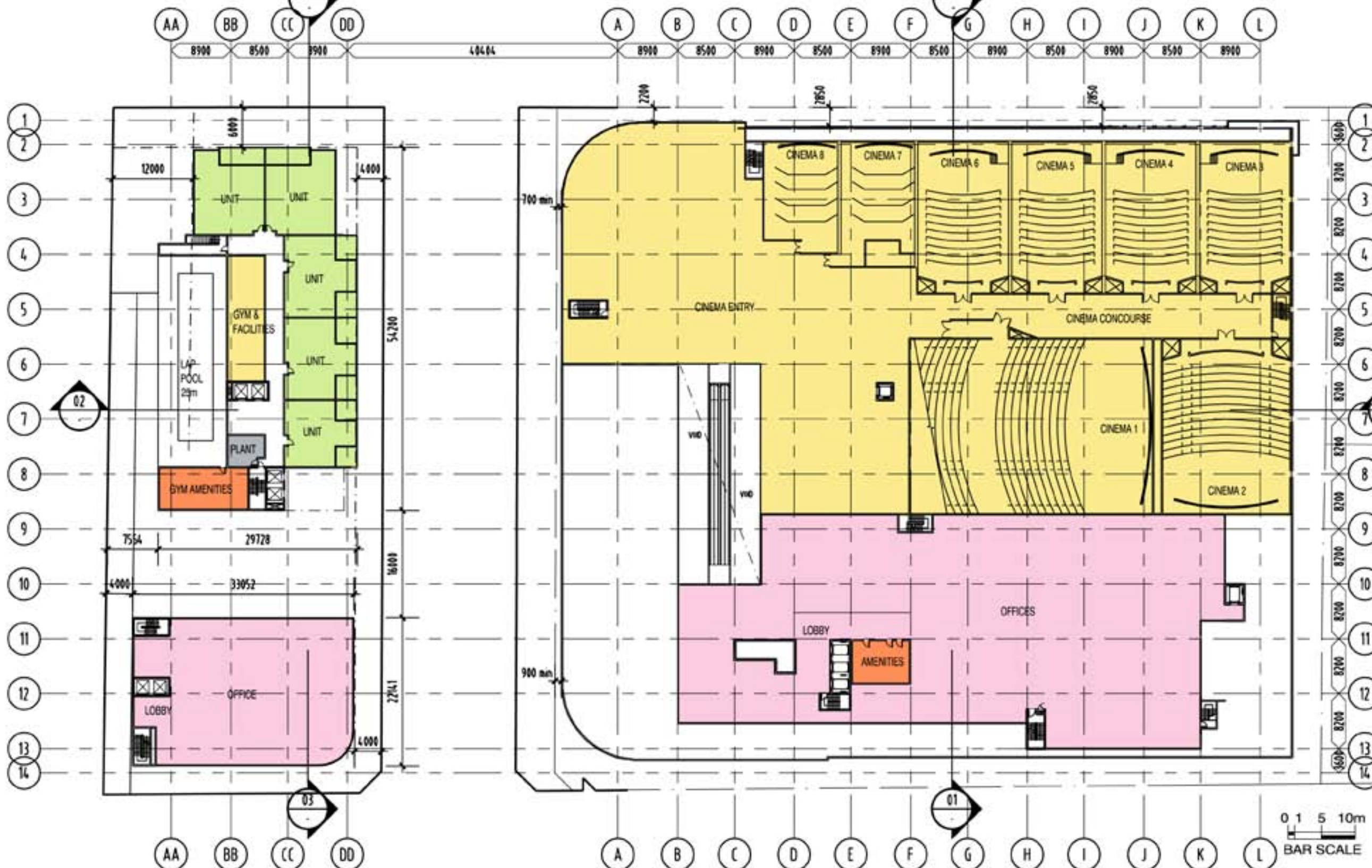
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DATE	SEPT 07
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DRAWING NO.	A-CD-2207

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REVISION			
NO.	DATE	DESCRIPTION	BY / CHECK
A	25/08/2017	ISSUED FOR COUNCIL SUBMISSION	NR / RA



STAGE 3

OXFORD SITE
LEVEL 4
RESIDENTIAL GFA 911 m²
OFFICE GFA 635 m²
TOTAL GFA 1546 m²

STAGE 1

DWYER'S SITE
LEVEL 4
CINEMAS GFA 5476 m²
OFFICES GFA 2400 m²
TOTAL GFA 7876 m²

STAGE 2

DWYER'S SITE
LEVELS 6 TO 13



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PROJECT NAME
**CONCEPT PLAN
DWYER & OXFORD TAVERN SITES**

DRAWING TITLE
**LEVEL 4
FLOOR PLAN**

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• SCALE	1:600 @ A3
• DATE	SEPT 17
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