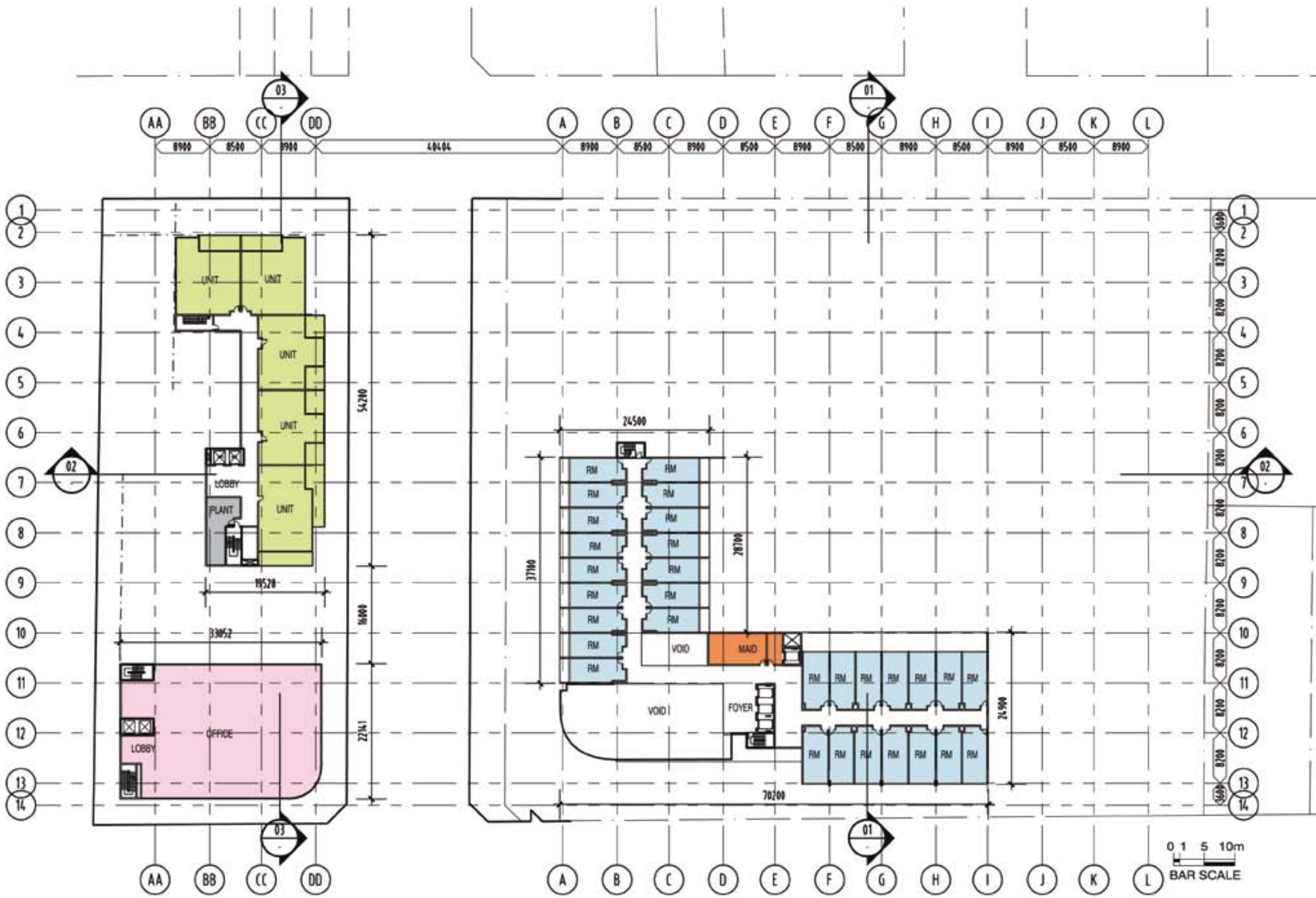




STAGE 3

OXFORD SITE
LEVELS 6 7 8 9 10 AND 11
RESIDENTIAL 705 m²
OFFICE 635 m²
TOTAL GFA 1340 m²

STAGE 2

DWYER'S SITE
LEVELS 6 7 8 9 10 AND 11
HOTEL
GFA 1500 m²



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LEVELS 1-11 PROVIDED BY ARCHITECTURAL RECORDS LTD. (PLOT 1) AND ARCHITECTURAL RECORDS LTD. (PLOT 2) SUBJECT TO SITE INVESTIGATION AND SURVEYING AND SUBJECT TO SITE INVESTIGATION AND SURVEYING
DO NOT SCALE OFF THIS DRAWING

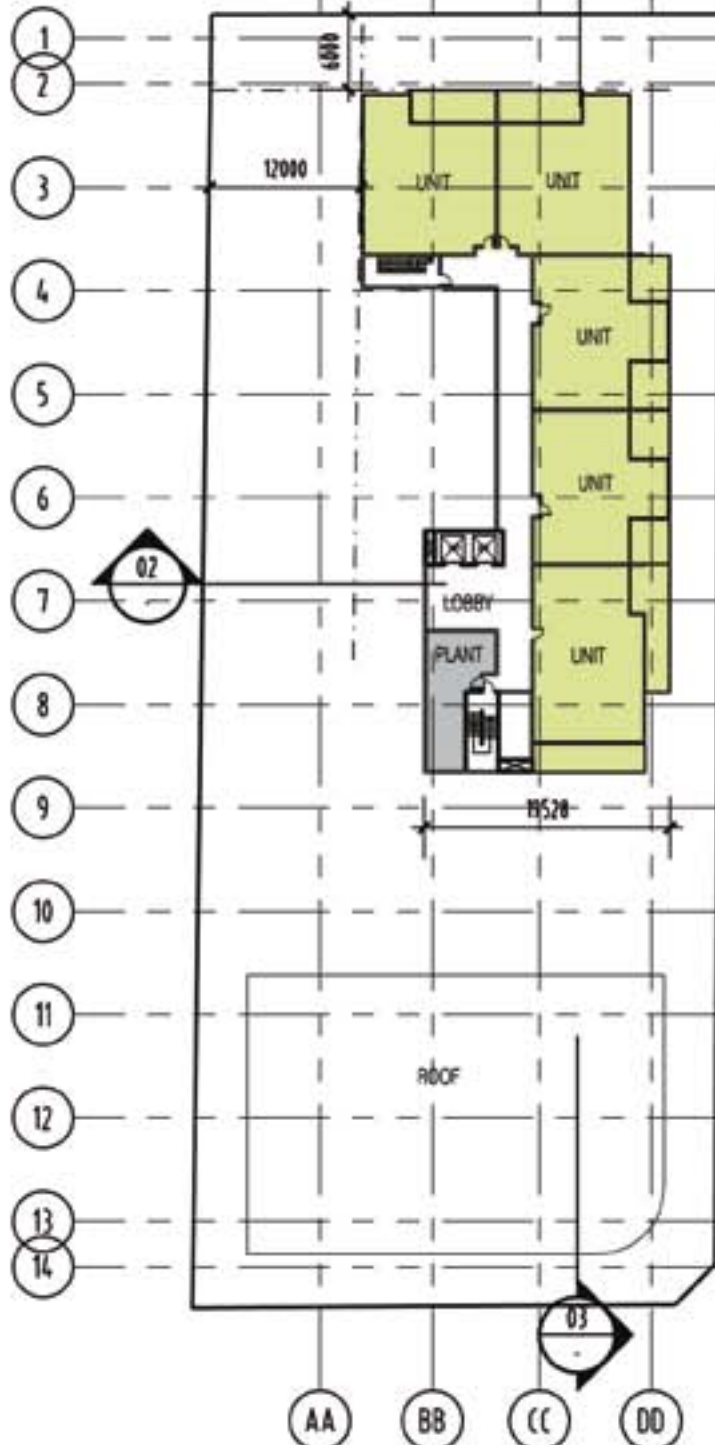
PROJECT NAME
**CONCEPT PLAN
DWYER & OXFORD TAVERN SITES**

DRAWING TITLE
**LEVEL 6 TO 11
FLOOR PLAN**

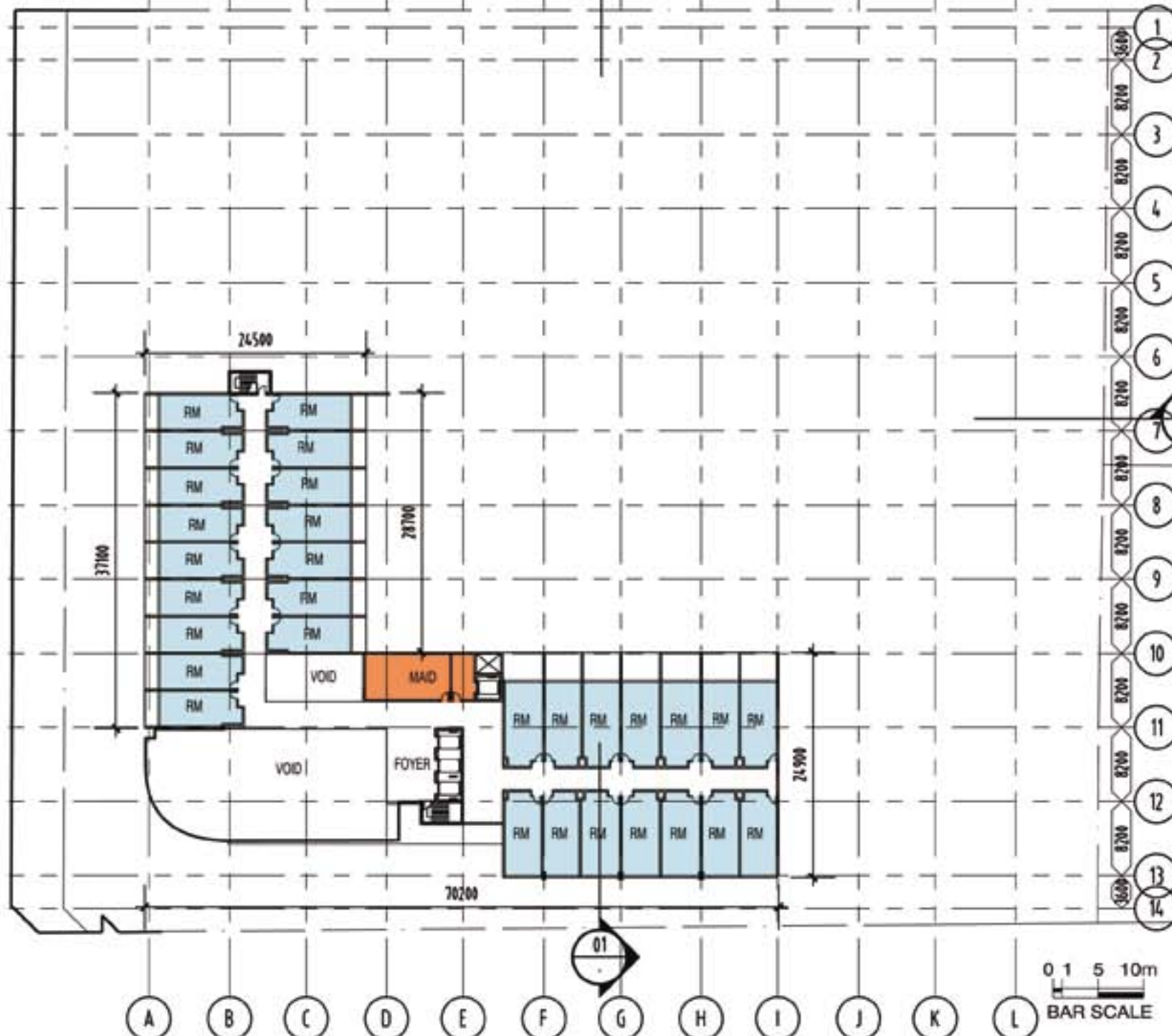
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• DRAWN	NR
• CHECKED	PROJECT DIRECTOR
• SCALE	1:600 @ A3
• DATE	SEPT 17
• PROJECT NO.	MS303
• DRAWING NO.	A-CD-2.210

ISSUE FOR D.A.
NOT FOR CONSTRUCTION



STAGE 3
OXFORD SITE
LEVEL 12
RESIDENTIAL
GFA 705 m²



STAGE 2
DWYER'S SITE
LEVEL 12
HOTEL
GFA 1500 m²

0 1 5 10m
BAR SCALE



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PROJECT NAME

**CONCEPT PLAN
DWYER & OXFORD TAVERN SITES**

DRAWING TITLE

**LEVEL 12
FLOOR PLAN**

PLOTTED ON THE 29/09/2007 @ 10:53:19 BY S.Farnham

DRAWN NR

CHECKED PROJECT DIRECTOR
PROJECT LEADER

SCALE 1:600 @ A3

DATE SEPT 07

PROJECT NO. H5303

DRAWING NO. A-CD-2211

A

ISSUE FOR D.A.
NOT FOR CONSTRUCTION

7 Director General's requirements

Following the submission of the Preliminary Environmental Assessment on 9 February 2007, the Director General issued formal requirements (DGR's) for the preparation of the Environmental Assessment for the Concept Plan and Project Application for Stage 1.

A copy of the DGR's is included at **Appendix C**. In summary, they include:

General Requirements

1. Executive summary – **see beginning of report.**
2. Description of the site – **see Section 3.5.**
3. Details of the proposal – **see Section 9.**
4. Details of the methodology used for the calculation of FSR – **see Appendix N**
5. Assessment of environmental impacts – **see Section 10.**
6. Description of measures to mitigate impacts – **see Section 10.**
7. Demonstrate achievement of objectives and provisions of EPI's – **see Section 4.**
8. A draft statement of commitments – **see Section 11.**
9. Conclusion justifying the project – **see Section 12.**
10. A signed statement from the author – **see Executive Summary.**
11. Landowners consent – **see Concept Plan Project Application.**
12. A Quantity Surveyors Certificate – **see Appendix O.**

Part A - Concept Plan and Project Application Requirements

1. Relevant EPI's and Guidelines to be addressed – **see Section 4.**
2. Retail Impact Assessment – **see Section 10.4 and Appendix P.**
3. Traffic Impacts – **see Section 10.3 and Appendix Q1 and Q2.**
4. Social and economic context – **see Section 10.4 and Appendix R.**
5. Remediation of the site – **see Section 10.5.**
6. Public domain – **see Section 10.6.**
7. Staging – **see Section 9.7.**
8. Statement of Commitments – **see Section 11.**

Part B – Requirements specific to the Concept Plan

9. Proposed building envelopes – **see Section 8 and 9.5.**
10. Public infrastructure – **see Section 5.2.**

Part C – Requirements specific to the Project Application

11. Consistency with the Concept Plan – **see Section 10.7.**
12. Architectural, Building and Urban Design Impacts – **see Section 10.8.**
13. Car Parking, Access and Servicing – **see Section 10.9.**
14. Construction Impacts – **see Section 10.10.**
15. Ecologically Sustainable Development – **see Section 10.11.**
16. Services, Infrastructure and Utilities – **see Section 10.12.**
17. Building Code of Australia Compliance Report – **see Section 10.13 and Appendix AD.**
18. Safety, Public Areas and Pedestrians – **see Section 10.14.**
19. Noise Impacts – **see Section 10.15.**

8 Design options / alternatives

A number of built form options were explored throughout the development of the design. These options and an analysis of the pros and cons of each follow.



EAST VISTA DOWN CROWN STREET



VIEW NORTH UP CORRIMAL STREET



VIEW WEST ON BURELLI STREET

Option 1- Building Envelope and Land Use Composition



Option 1 - Shadow Impact



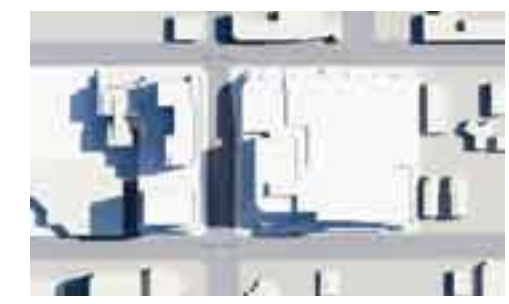
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September 21 9:00am



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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 1 - Discussion of Advantages and Disadvantages



Crown Street

Preferred Project Report and Environmental Assessment | Concept Plan and Stage 1 Project Application

Option 2 - Streetscape Perspectives



EAST VISTA DOWN CROWN STREET



VIEW NORTH UP CORRIMAL STREET



VIEW SOUTH ON CORRIMAL STREET



VIEW WEST ON BURELLI STREET

Option 2 - 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 | |

Option 2 - Shadow Impact



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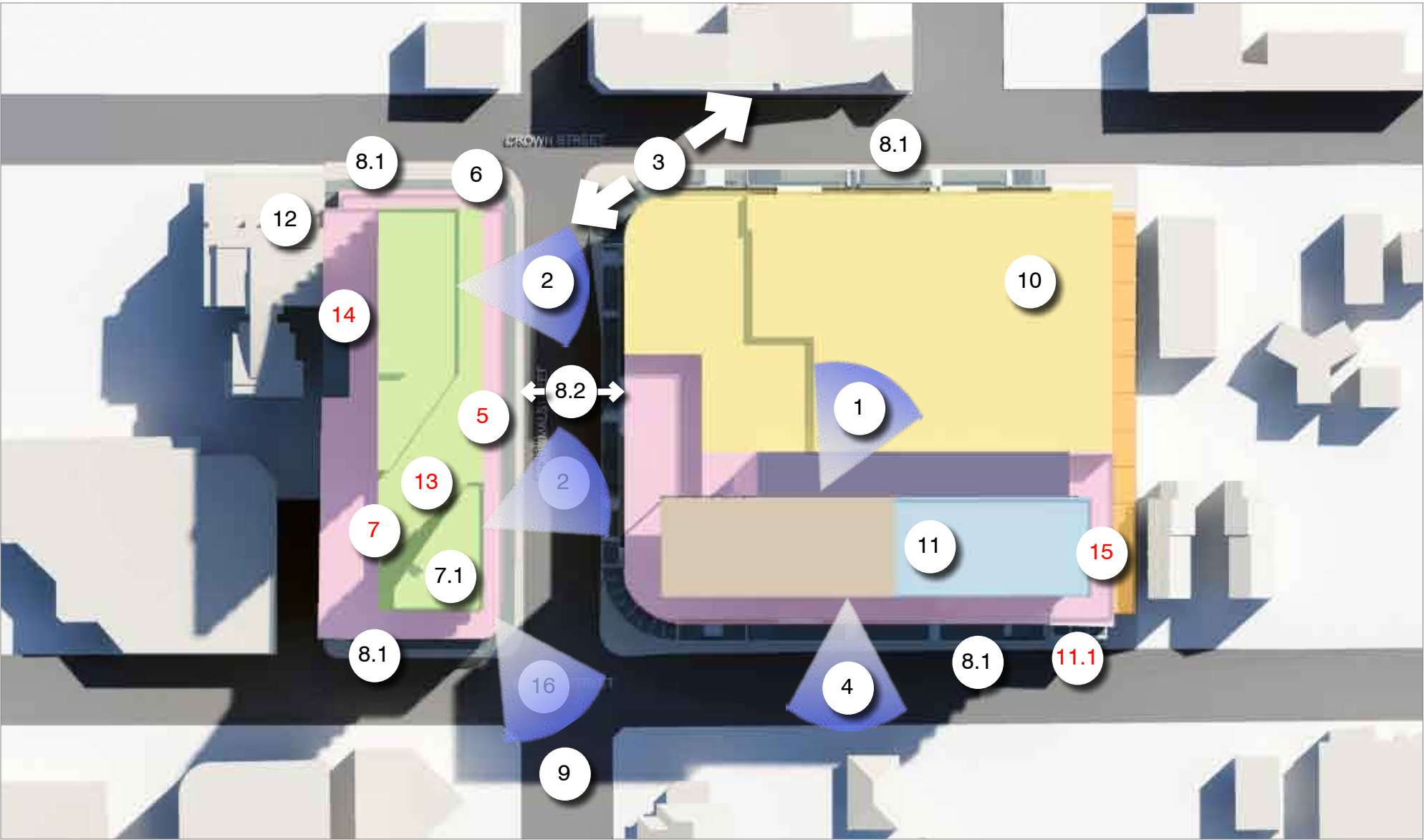


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Option 2 - Discussion of Advantages and Disadvantages



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

- 1. NORTHERLY ASPECT - VIEWS TO BEACH.
- 2. BEACH VIEWS ACHIEVED BY MANY RESIDENTIAL APARTMENTS.
- 3. DESIRABLE NORTH EASTERLY ASPECT. WINTER MORNING SUN
- 4. HOTEL SOUTHERLY VIEWS TO PORT KEMBLA.
- 5. OFFICE COMPONENT LOCATED IN PODIUM - FLOOR PLATE NOT AS EFFECIENT (DIFFICULT TO STRATA)
- 6. RESIDENTIAL TOWER ADDRESSES CORNER, AND FRAMES VISTAS ALONG CROWN STREET.
- 7. RESIDENTIAL TOWER SEPARATION NOT EFFICIENT - DUPLICATION OF VERTICAL CIRCULATION.
- 7.1 SEPARATED RESIDENTIAL TOWER OFFERS IMPROVED VISUAL 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 DOUBLE LOADED CORRIDOR EFFECIENT.
- 11.1HOTEL ROOMS 50% SOUTH FACING ASPECT.
- 12. GOOD SEPARATION FROM PLATINUM.
- 13. VISUAL INTRUSION POTENTIAL BETWEEN RESIDENTIAL TOWERS.
- 14. 4 STOREY PODIUM WILL HAVE POTENTIAL OVER SHADOWING AND OVER BEARING UPON ADJACENT PLATINUM DEVELOPMENT.
- 15. REDUCED SEPARATION FROM ADJOINING PROPERTIES.

Crown Street

Preferred Project Report and Environmental Assessment | Concept Plan and Stage 1 Project Application

Option 3 - Streetscape Perspectives



EAST VISTA DOWN CROWN STREET



VIEW NORTH UP CORRIMAL STREET

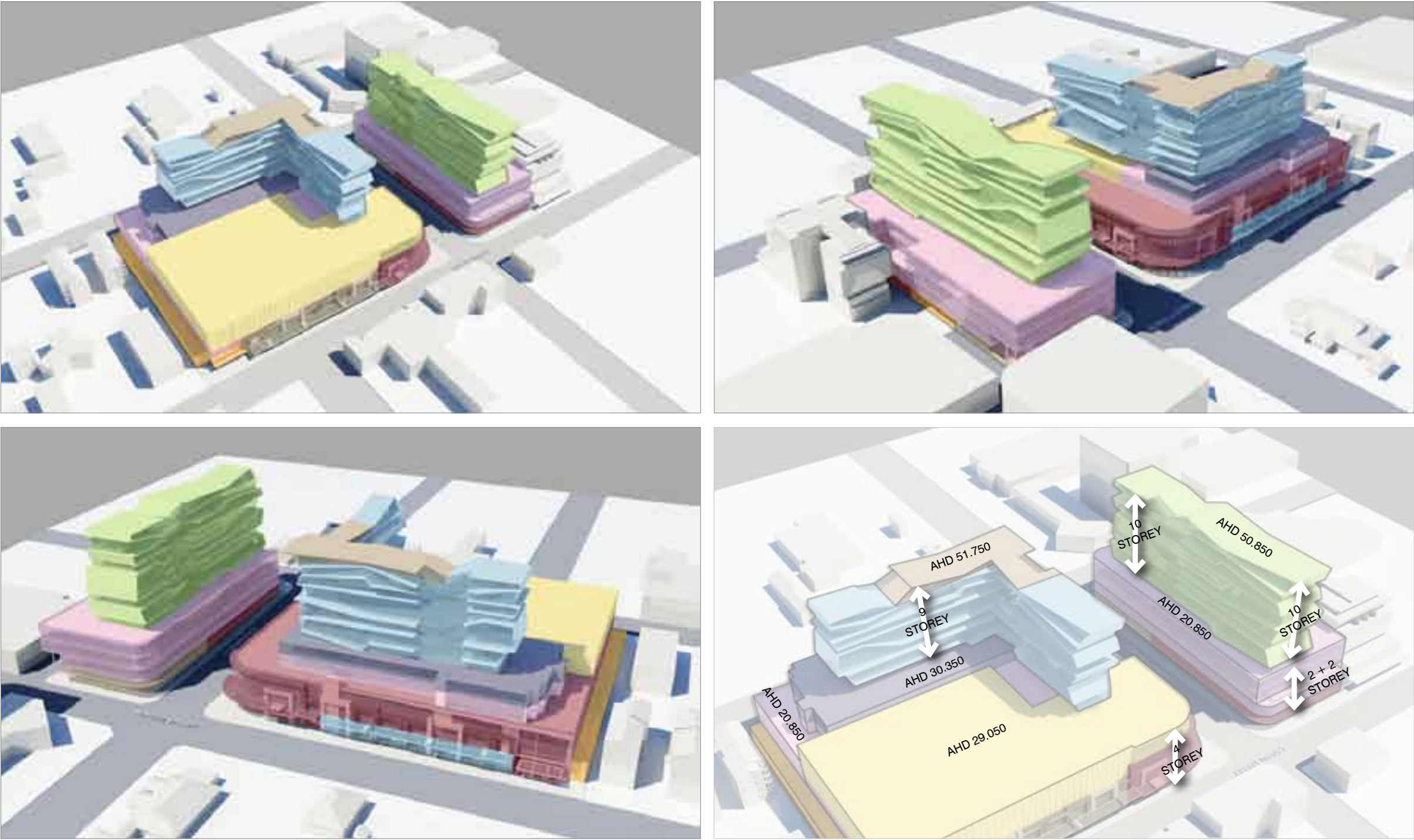


VIEW SOUTH ON CORRIMAL STREET



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 | |

Option 3 - Shadow Impact



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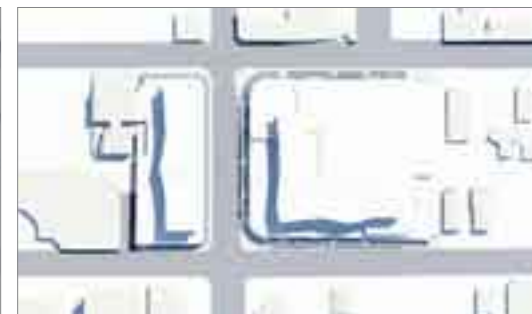
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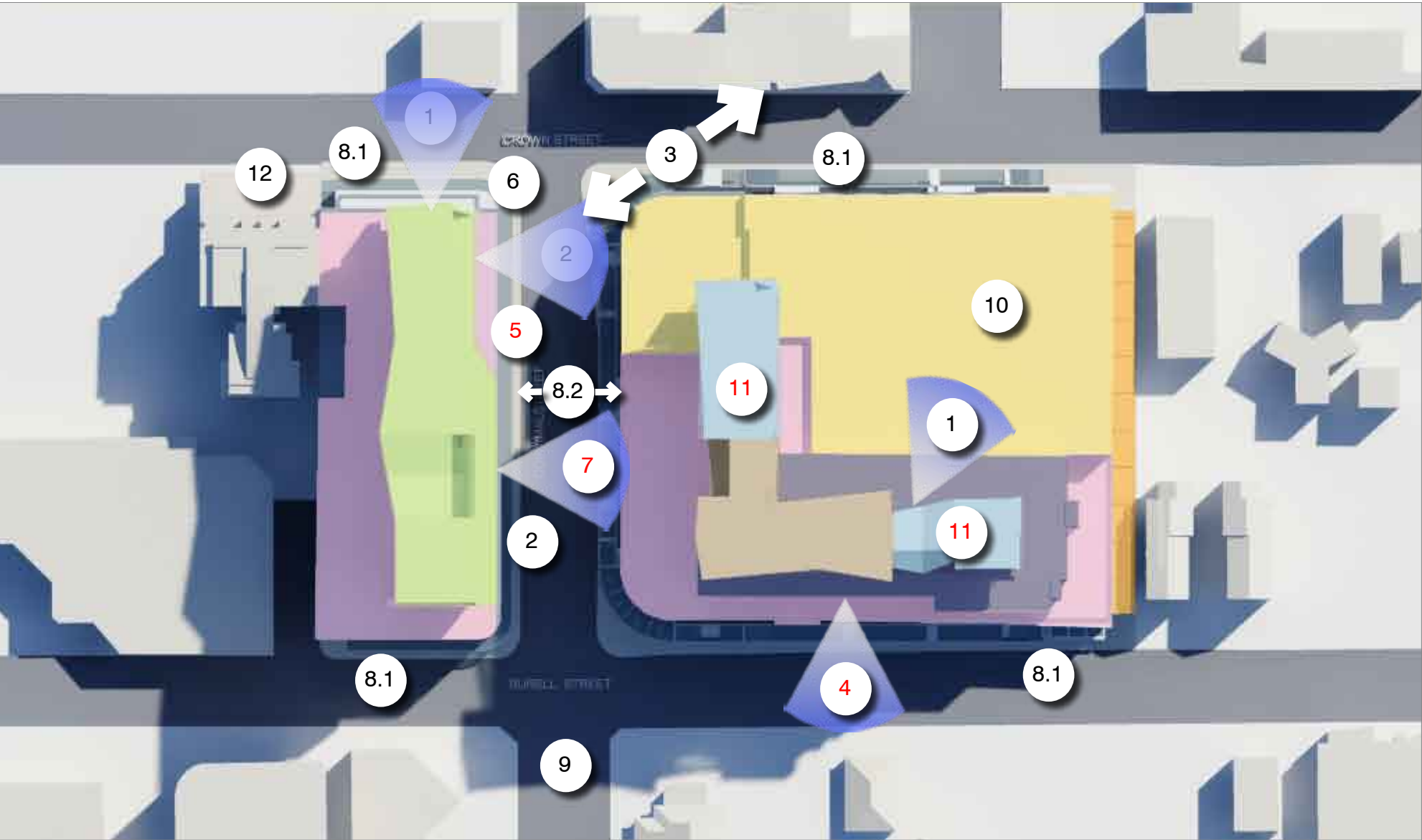


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Option 3 - Discussion of Advantages and Disadvantages



- 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.

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**.