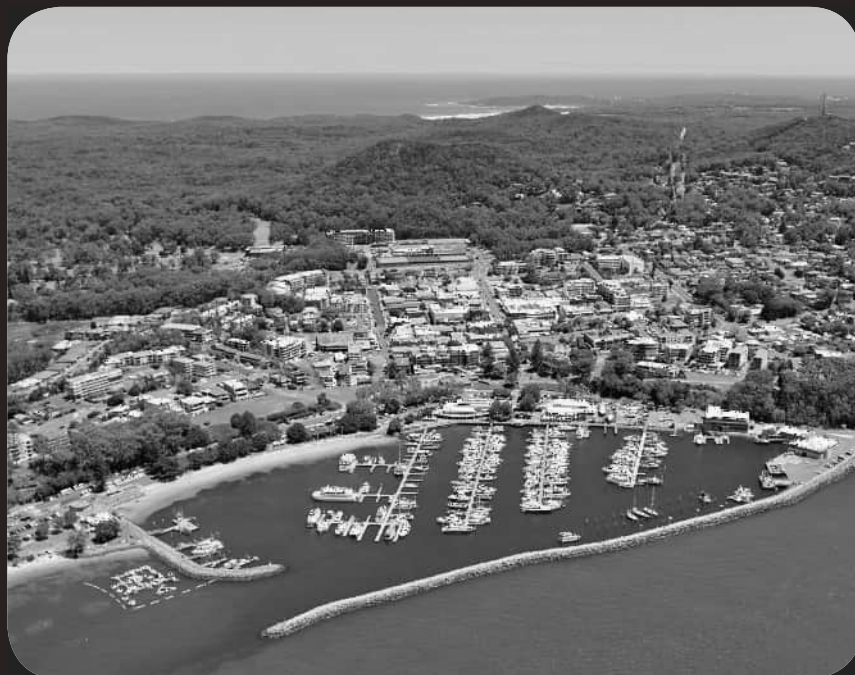
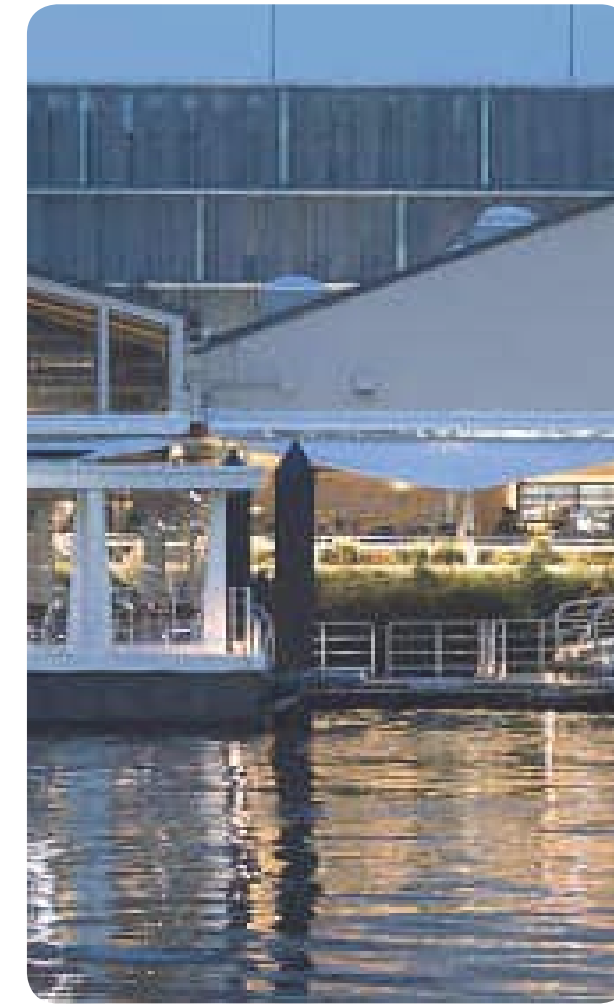
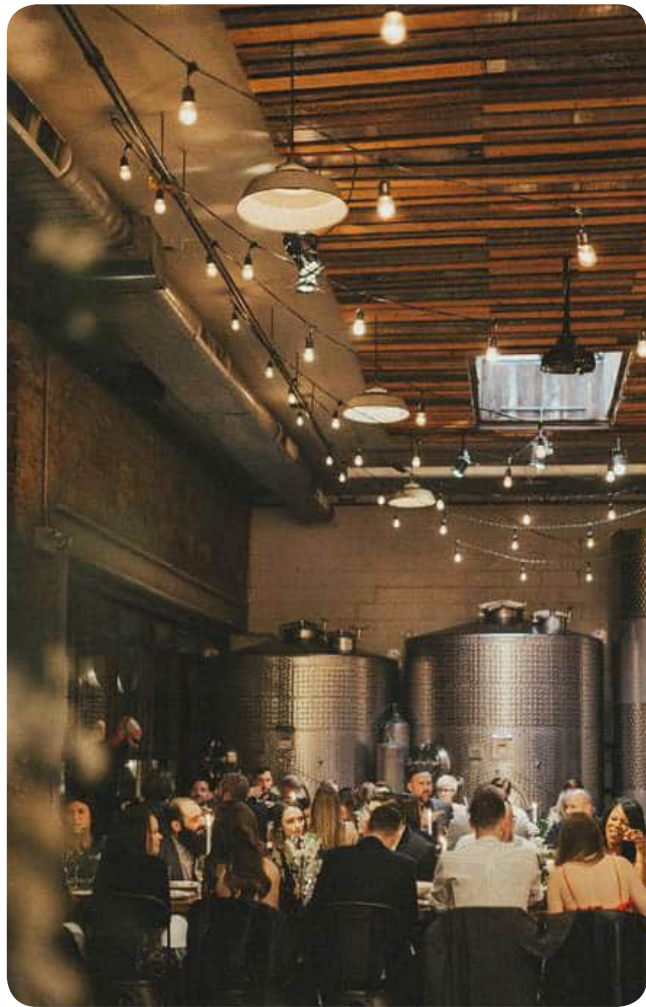


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A RE-ENVISIONED SPACE

PRELIMINARY



A DESTINATION

PRELIMINARY

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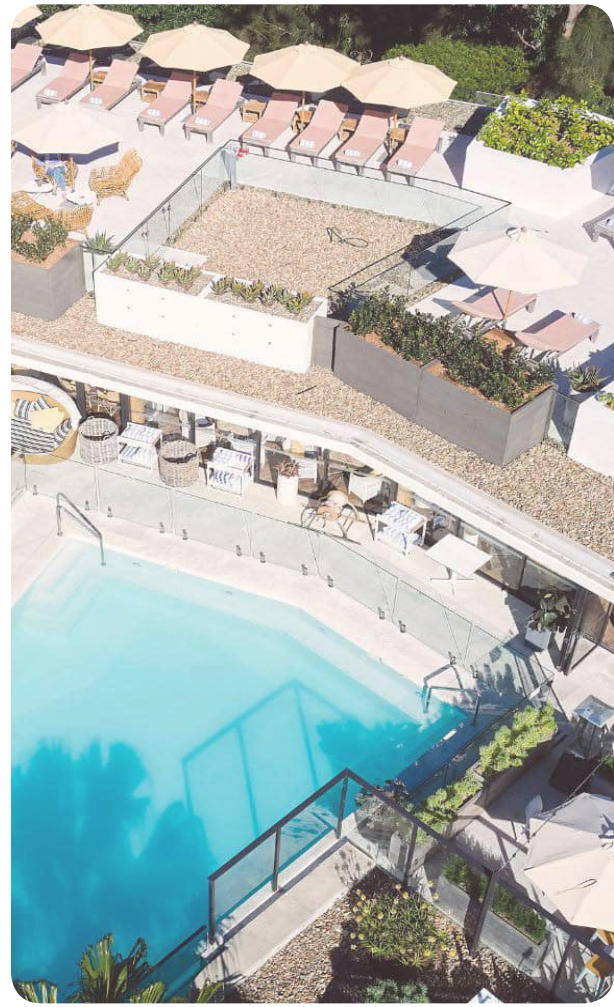
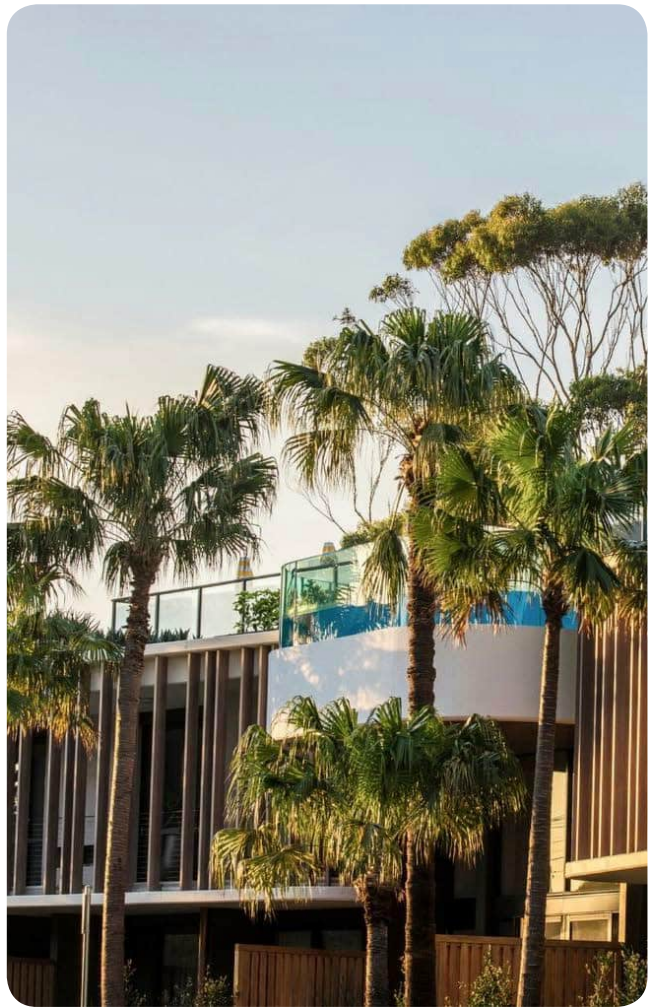


AN EXPERIENCE

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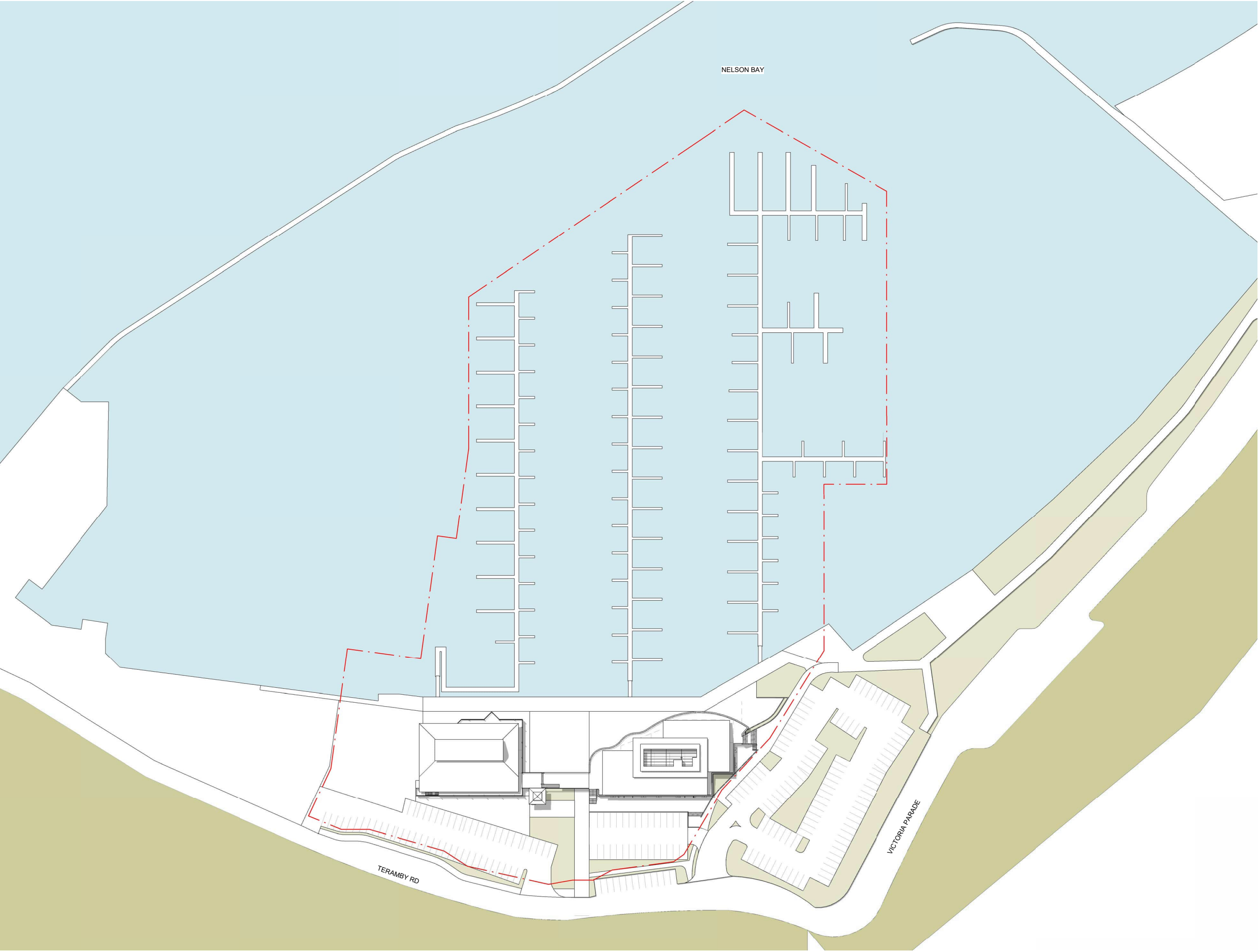
A RETREAT

PRELIMINARY

EXISTING

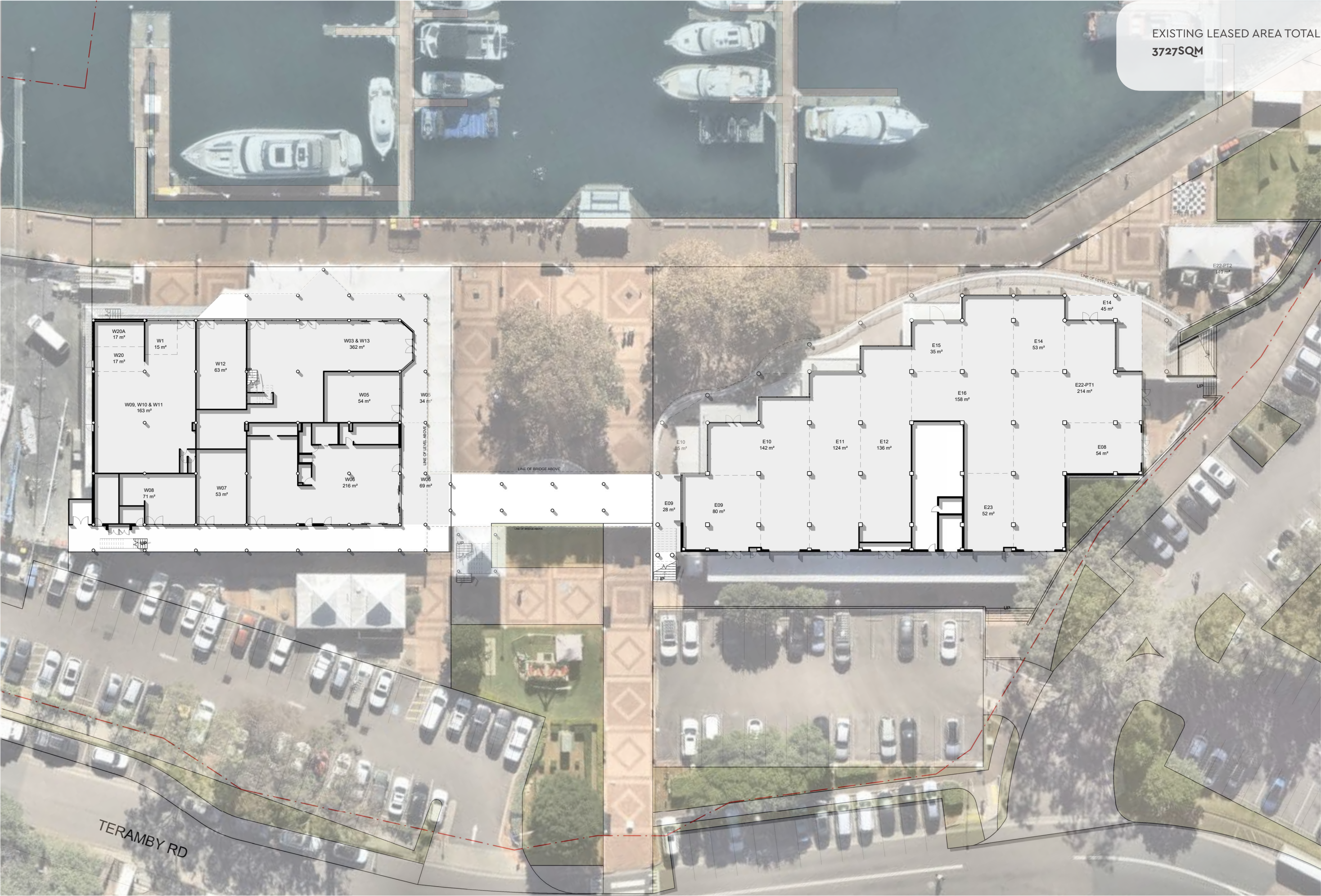
NELSON BAY MARINA

PRELIMINARY



PRELIMINARY

SITE PLAN - EXISTING



PRELIMINARY



GROUND FLOOR - EXISTING



EXISTING LEASED AREA TOTAL:
3727SQM

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FIRST FLOOR - EXISTING

PROPOSED

NELSON BAY MARINA

PRELIMINARY



EXISTING APPROXIMATE LAND
PARCEL AREA: 11034SQM

PERMISSABLE
FLOOR SPACE RATIO @ 2:1
22068SQM TOTAL

PROPOSED
FLOOR SPACE RATIO @ 0.8:1

GFA CALCULATIONS:
GROUND FLOOR: 2370SQM
PODIUM: 2450SQM
LEVEL 1: 2450SQM
LEVEL 2 (ROOFTOP): 1430SQM
TOTAL: 8700SQM

EXISTING MARINA

EXISTING APPROXIMATE LAND PARCEL
AREA: 11034SQM

- 1 PROPOSED HOTEL BUILDING
- 2 PROPOSED PUBLIC SPACE
- 3 EXISTING CARPARK
- 4 EXISTING BOATYARD

PRELIMINARY



SITE PLAN - PROPOSED OPTION 1



PRELIMINARY

GROUND LEVEL - OPTION 1

GFA CALCULATIONS:
GROUND FLOOR: 2370SQM
PODIUM: 2450SQM
LEVEL 1: 2450SQM
LEVEL 2 (ROOFTOP): 1430SQM
TOTAL: 8700SQM

PROPOSED LEASED AREA TOTAL:
INDOOR LEASED AREA: 1925SQM
OUTDOOR LEASED AREA: 1920SQM
HOTEL RECEPTION: 180SQM
HOTEL RESTAURANT: 260SQM
HOTEL LOUNGE & BAR: 390SQM
HOTEL ROOMS: 3680SQM
CONFERENCING: 450SQM

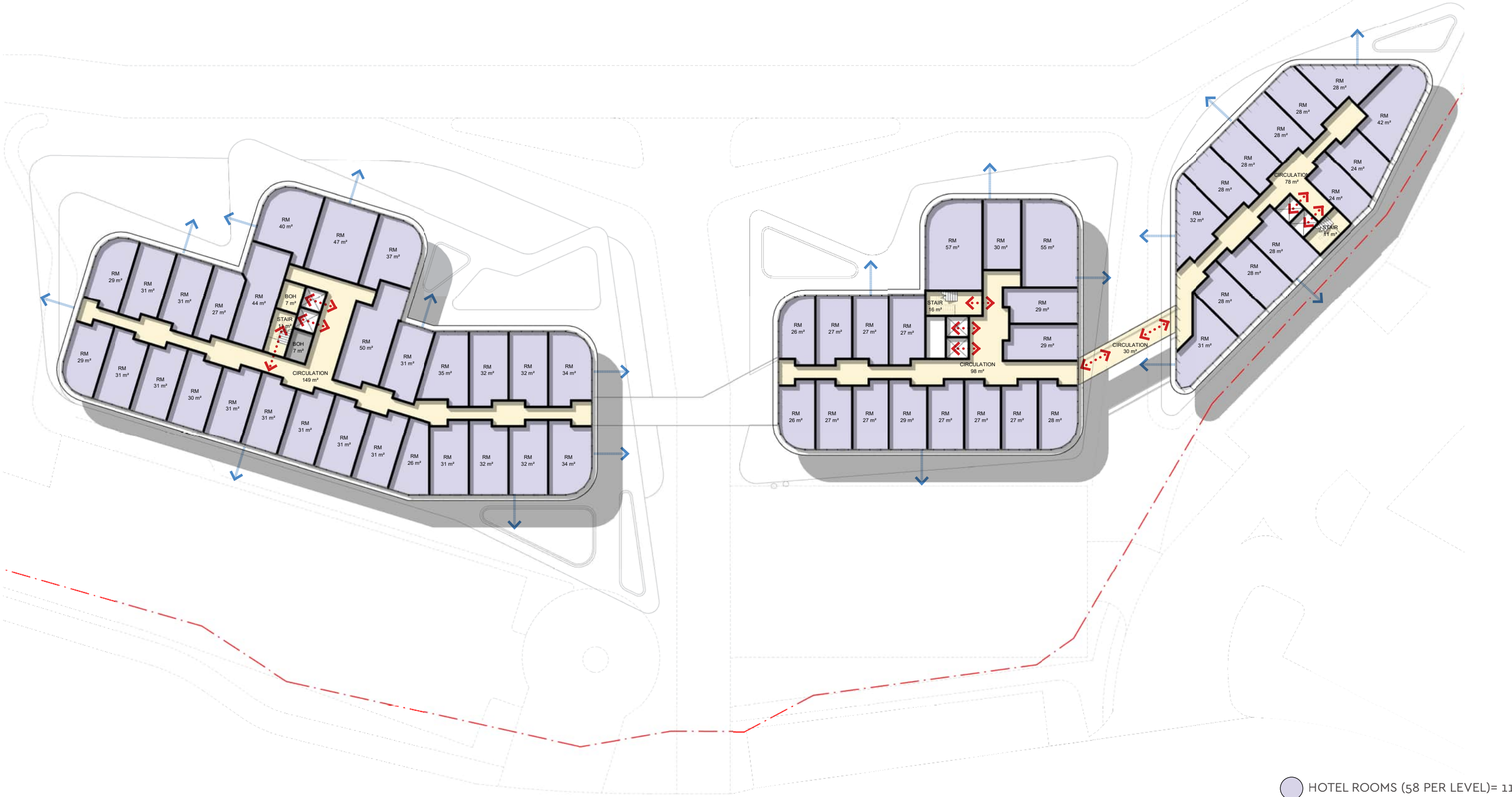


PRELIMINARY

LEVEL 1 (PODIUM) - OPTION 1

GFA CALCULATIONS:
GROUND FLOOR: 2370SQM
PODIUM: 2450SQM
LEVEL 1: 2450SQM
LEVEL 2 (ROOFTOP): 1430SQM
TOTAL: 8700SQM

PROPOSED LEASED AREA TOTAL:
INDOOR LEASED AREA: 1925SQM
OUTDOOR LEASED AREA: 1920SQM
HOTEL RECEPTION: 180SQM
HOTEL RESTAURANT: 260SQM
HOTEL LOUNGE & BAR: 390SQM
HOTEL ROOMS: 3680SQM
CONFERENCING: 450SQM



PRELIMINARY

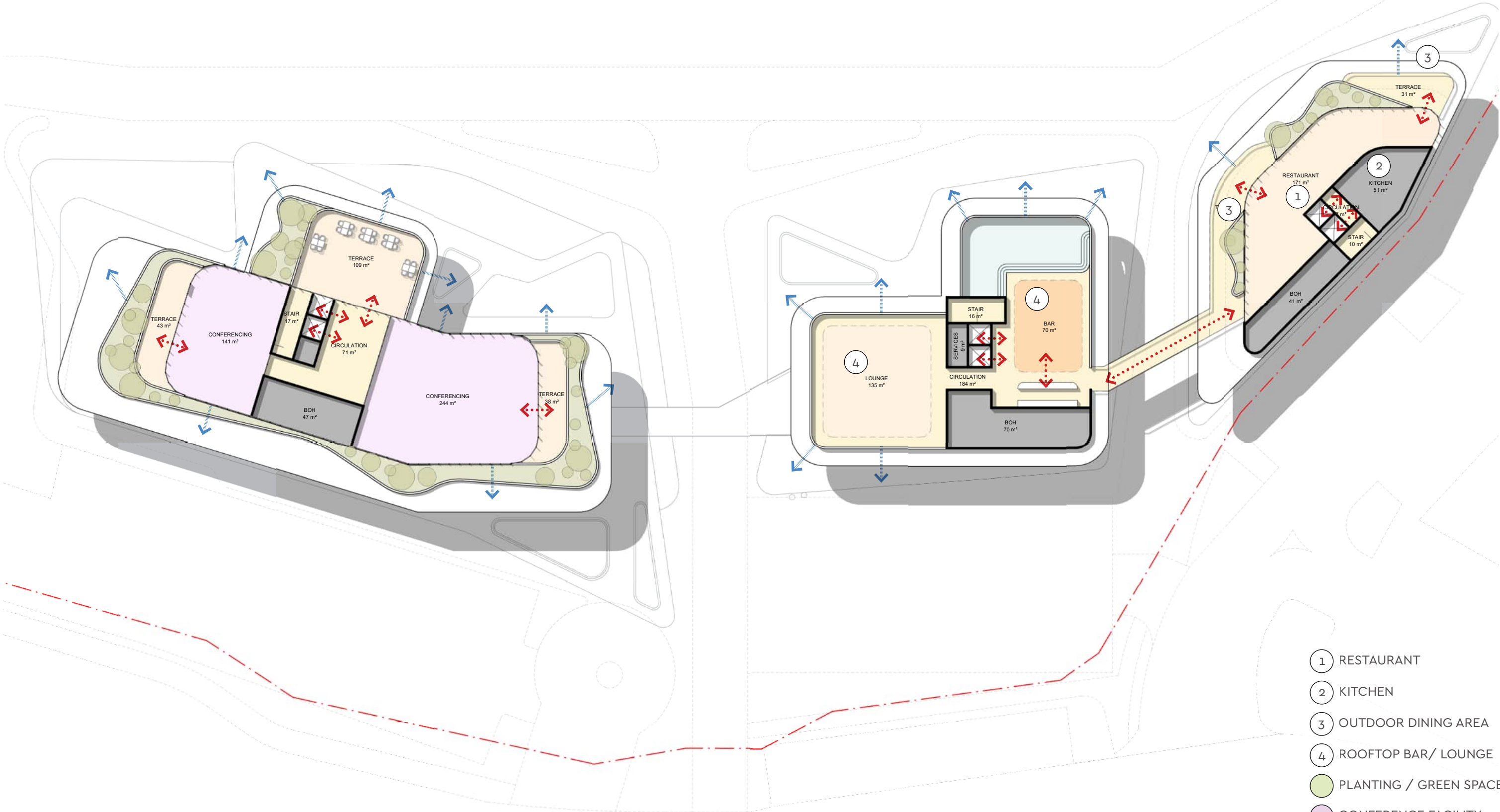


LEVEL 2 - OPTION 1

- HOTEL ROOMS (58 PER LEVEL)= 116
- PLANTING / GREEN SPACE

GFA CALCULATIONS:
GROUND FLOOR: 2370SQM
PODIUM: 2450SQM
LEVEL 1: 2450SQM
LEVEL 2 (ROOFTOP): 1430SQM
TOTAL: 8700SQM

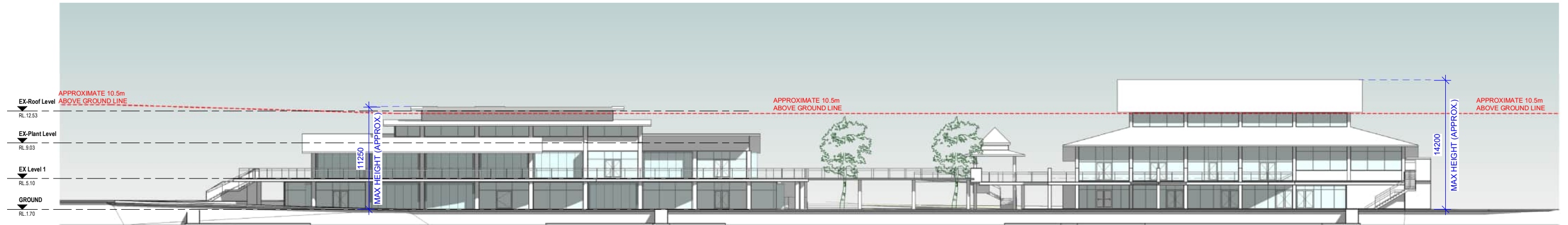
PROPOSED LEASED AREA TOTAL:
INDOOR LEASED AREA: 1925SQM
OUTDOOR LEASED AREA: 1920SQM
HOTEL RECEPTION: 180SQM
HOTEL RESTAURANT: 260SQM
HOTEL LOUNGE & BAR: 390SQM
HOTEL ROOMS: 3680SQM
CONFERCING: 450SQM



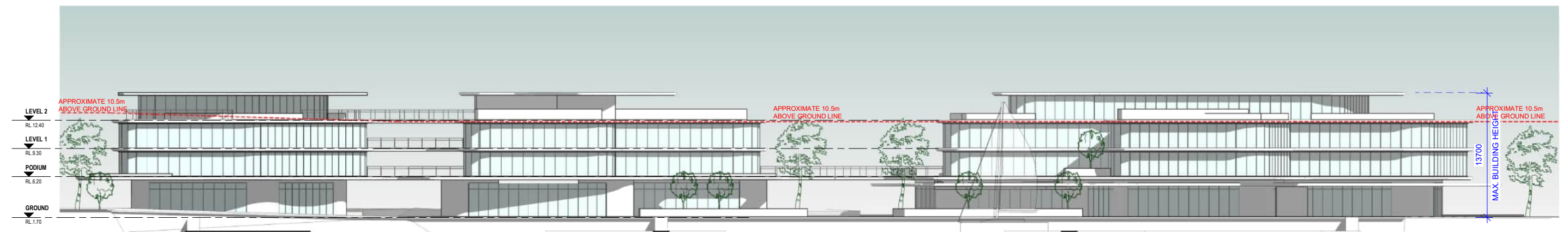
PRELIMINARY



LEVEL 3 (ROOFTOP) - OPTION 1



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

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CONCEPTUAL ELEVATION - OPTION 1



EXISTING VIEW 1



PROPOSED VIEW 1

PRELIMINARY



EXISTING VIEW 2



PROPOSED VIEW 2

PRELIMINARY



EXISTING VIEW 1



PROPOSED VIEW 1

PRELIMINARY



EXISTING VIEW 1



PROPOSED VIEW 1

PRELIMINARY

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3D - PERSPECTIVES



EXISTING VIEW 2



PROPOSED VIEW 2

PRELIMINARY



EXISTING VIEW 3



PROPOSED VIEW 3

PRELIMINARY



PRELIMINARY

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3D - PERSPECTIVES