

APPENDIX A

SELECTION OF MASTER PLAN DRAWINGS RELEVANT TO COASTAL AND ESTUARY PROCESSES AND HAZARDS

ING Retail Property Fund Australia and Panthers Partnership

Masterplan Brief

Settlement City Redevelopment – Port Macquarie

Version 4.1 – 6 February 2009



Development Manager

ING Real Estate Development Australia Pty Limited

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1. Introduction

This document merges the ING Retail Property Fund Australia (INGRPFA) & Panthers Partnership (PP) stated requirements to provide a concise brief of the key development objectives and spatial criteria to guide the preparation of an integrated Masterplan for the Settlement City & Panthers sites at Settlement Point, Port Macquarie.

It is intended as an initial guide that will evolve as the concept masterplan process progresses in line with this brief & program.

An essential outcome from this process is the completion of a concept masterplan that is both commercially viable and approved by the relevant planning authority.

2. Background

Settlement City is an existing shopping centre at Settlement Point, Port Macquarie, owned by INGRPFA, the centre is seeking to update and expand the existing offer.

A “Project Application” for the combined redevelopment of Settlement City & Panthers properties was lodged with the Department of Planning (DoP) under Part 3a of the EP&A Act. Subsequent to this application the DoP issued the Director General Requirements (DGR’s) that need to be addressed. This brief relates to the next step in this Part 3a process which involves the preparation of an Environmental Assessment report responding to the DGR’s.

3. The Site Context

The site is located 1.3km to the east of the Port Macquarie central business area. The combined Panthers and Settlement City sites occupy a site area of 6.4 hectares, with water frontage to the north and west and road frontage to the east (Park St) and south (Bay St). The St. Joseph’s School campus site is 5.4 hectares and is bounded by Warlter, Bay & Park Street. The combined three sites comprise some 11.8 hectares in total.



4. Masterplan Objectives

- Respond to Councils Settlement City Precinct Structure Plan vision & objectives
- Integrated precinct, optimise synergies, active urban edges
- Town Centre / Mixed Use - retail, fashion and food, entertainment, space for functions and gatherings, health and lifestyle, short & long-term accommodation
- Retail expansion
- Engage the water
- Village style, human scale, streetscapes, with a broad appeal
- Indoor and outdoor spaces
- Day and night
- Consider optimal height potential and visibility from CBD & surrounds
- Integrated linkages within the context of the Settlement City Precinct, including possible future waterfront pathway
- Good pedestrian, vehicle, bus and taxi access
- Aim to minimise visibility of loading docks as far as possible
- Integration of the Club of the Future “Your Lifestyle, Your Club”
- Appropriate car parking
- Maximise capital value.

5. Staging

- Require continuous trade of Retail and Club, minimising disruption and retailer relocations
- Indicative staging of development as follows:
 - Stage 1a Redevelopment of existing shopping centre, realigning existing malls and creating a waterfront foodcourt.
 - Stage 1b Retail expansion, restaurant precinct, cinemas, specialty retail, gym, commercial suites, multideck carpark.
 - Stage 1c specialty retail expansion & parking addressing corner Park & Bay Streets.
 - Stage 2 Redevelopment of Panthers Club.
 - Stage 3 Panthers short term accommodation.



6. Retail Detail

- Lifestyle, entertainment & family convenience shopping for the local community & visitors
- Retain majors and multideck carpark footprint
- Retain as much of existing retail as possible, without unduly compromising masterplan
- Food court – relocate food court to integrated waterfront precinct
- Create simple mall links (figure eight) with open & clear sightlines throughout retail spines
- Strong retail frontage to and passive vehicle flow down Bay Street
- Consider retention of existing refurbished amenities
- The retail must be predominately a ground level centre with the exception of gym/health spa, cinemas, professional suites which could be located on upper level.
- Ensure retail integrates &/or relates with the Club.

Area Schedule:

Retailer	Area m2		
	Existing	Added	Total
Woolworths	4,253		4,253
Big W	6,618		6,618
Mini Majors	2,171	-1175	996
Leisure/Gym/Health Spa		2,300	2,300
Sub-total Majors	13,042	1,125	14,167
Specialty Retail	5,940	3,914*	9,854
Food - Restaurant		990	990
Foodcourt	174	76	250
Sub-total Specialties	6,114	4,980	11,094
Retail Showrooms		950	950
Stage 2 Retail		1,995	1,995
Overall Retail Total	19,156	9,050	29,058
Cinemas + Bowling		3,700	3,700
Commercial Offices		2,336	2,336
Overall Total	19,156	15,915	34,242

*include new Large Format stores.



7. Club Detail

A critical aspiration of the club is that it part of a strong, modern retail, entertainment, recreation, health and leisure destination.

Key principles and requirements are:

- The club, gym, cinemas and food form part of the club & retail offer
- There is a critical mix and mass of food to create an entertainment destination
- The entertainment precinct integrates well with the retail precinct and can work well day and night (when much of the retail may be closed)
- There is a drop off at the entry of the club. There is direct, easy and obvious access to the club entry from parking, public transport and major pedestrian route
- The club has good exposure to a main road/town
- Single level operation generally, multi function space can be on second level
- Consider potential to retain part of existing building
- Good access from gaming area and sports bar to outdoor spaces (for smokers)
- The following area schedule assumes good synergies with adjoining restaurant precinct
- Retain or relocate Woolworths Petrol Plus

Area Schedule for New Club Option

Description	Area	Expansion	Level
Patron Space Indoors			
Poker machine room with cash desk & 'oasis'	900		G
Sports bar net patron area	150		G
Main lounge net seating space	375		
Food net seating space	320		G
Foyer	150		G
Multi function rooms net seating space	1,490		G/1
Sub total Patron Space Indoors	3,385		
Back of House & Administration			
Allow 25% of total indoor area for bars, kitchen,	1,065		
Administration area including Board & RSL room	150		G/1
Sub total Back of House	1,215		
Total Indoor Space	4,600	1,400	
Outdoor Space			
Verandahs, circulation & street space for club	500		



8. Car Parking

Car parking should be provided on the basis of the ratios below. Internal circulation is required between existing and new public parking areas.

Retail	5-6 spaces per 100m2 of retail area
Club	Dedicated spaces with good access to the club with allowance available within the retail ratio, assuming complementary traffic patterns confirmed.
Cinema	Included in retail ratio, assuming complementary traffic patterns
Residential	Allow 1.5 car spaces per residential unit, private with dedicated access

9. Masterplan Options

- Envisage a series of options
- Retail expansion to be contained within the Settlement City & Panthers sites
- Club options are as follows:
 - existing club building remains integrated into the retail redevelopment; or
 - a new club is built on land outside the current footprint
- Consider parking configuration with and without basement

10. Planning Framework

The redevelopment of Settlement City & Panthers 'Project Application' that is currently with The Department of Planning (DoP) under Part 3a of the EP&A Act.

This brief relates to the next step in this Part 3a process which involves the preparation of an Environmental Assessment report that must:

- Comply with the Director Generals Requirements dated 5 March 2007;
- Respond (positively) to the Vision & Objectives as outlined in the recent Port Macquarie Hastings council Settlement City Precinct Draft Structure Plan December 2008; and
- Be in a format and include content that is satisfactory to the DoP.



11. Program

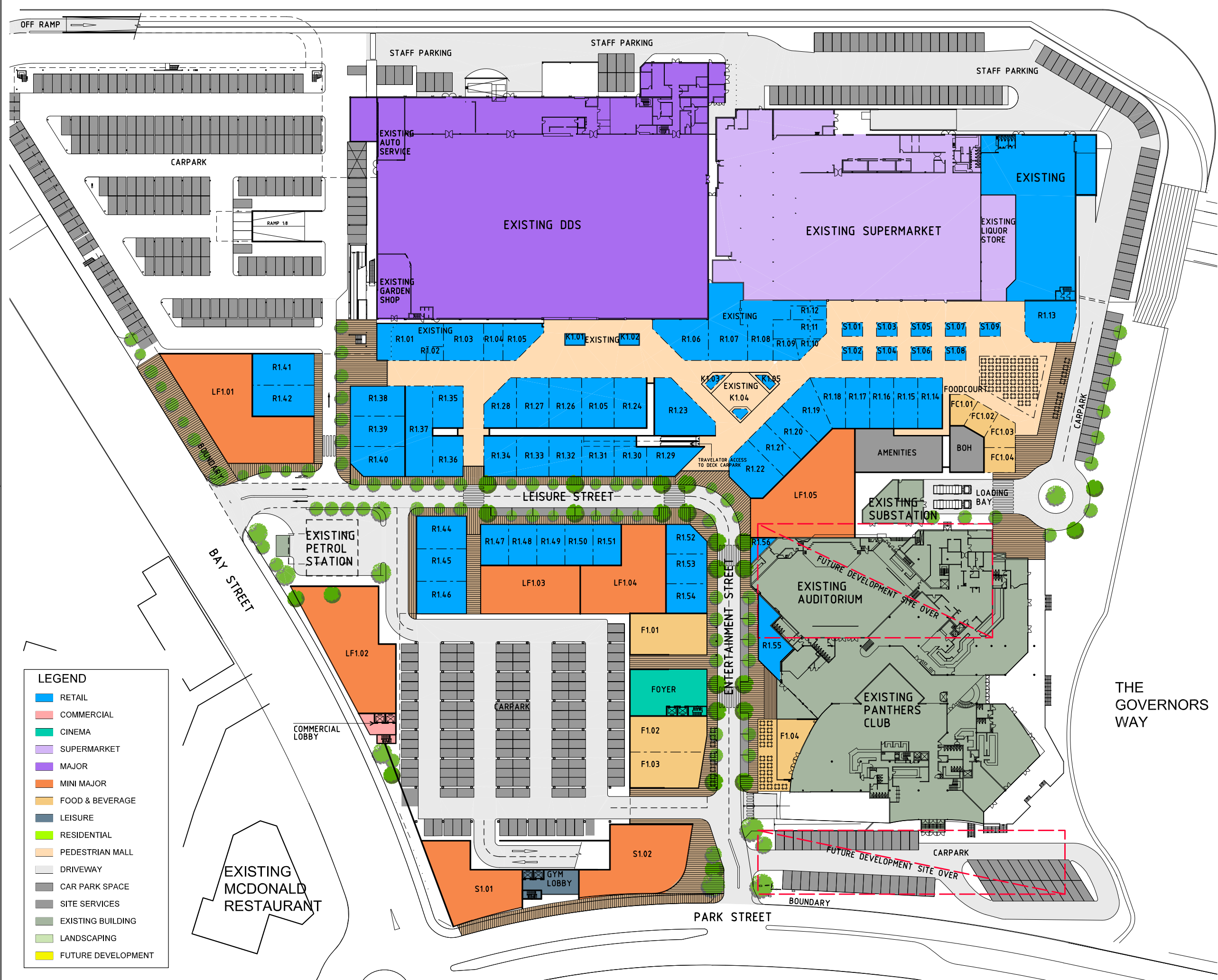
The target program is as follows:

Jan 2009	Develop preferred concept masterplan options Supporting reports prepared Framework of Environmental Assessment report developed
Feb 2009	Meet with Council & DoP Concept Masterplan & Stage 1 design documented Supporting reports completed Environmental Assessment finalised
2 March 2009	Environmental Assessment report completed for client sign-off
4 March 2009	Submit Environmental Assessment report to DoP
5 March 2009	Part 3A application expires

12. Consultancy Agreement

Consultants will be required to enter into ING Real Estate's standard consultancy agreement.





PORT MACQUARIE

SETTLEMENT CENTRE MASTERPLAN

SHOPPING CENTRE MASTERPLAN

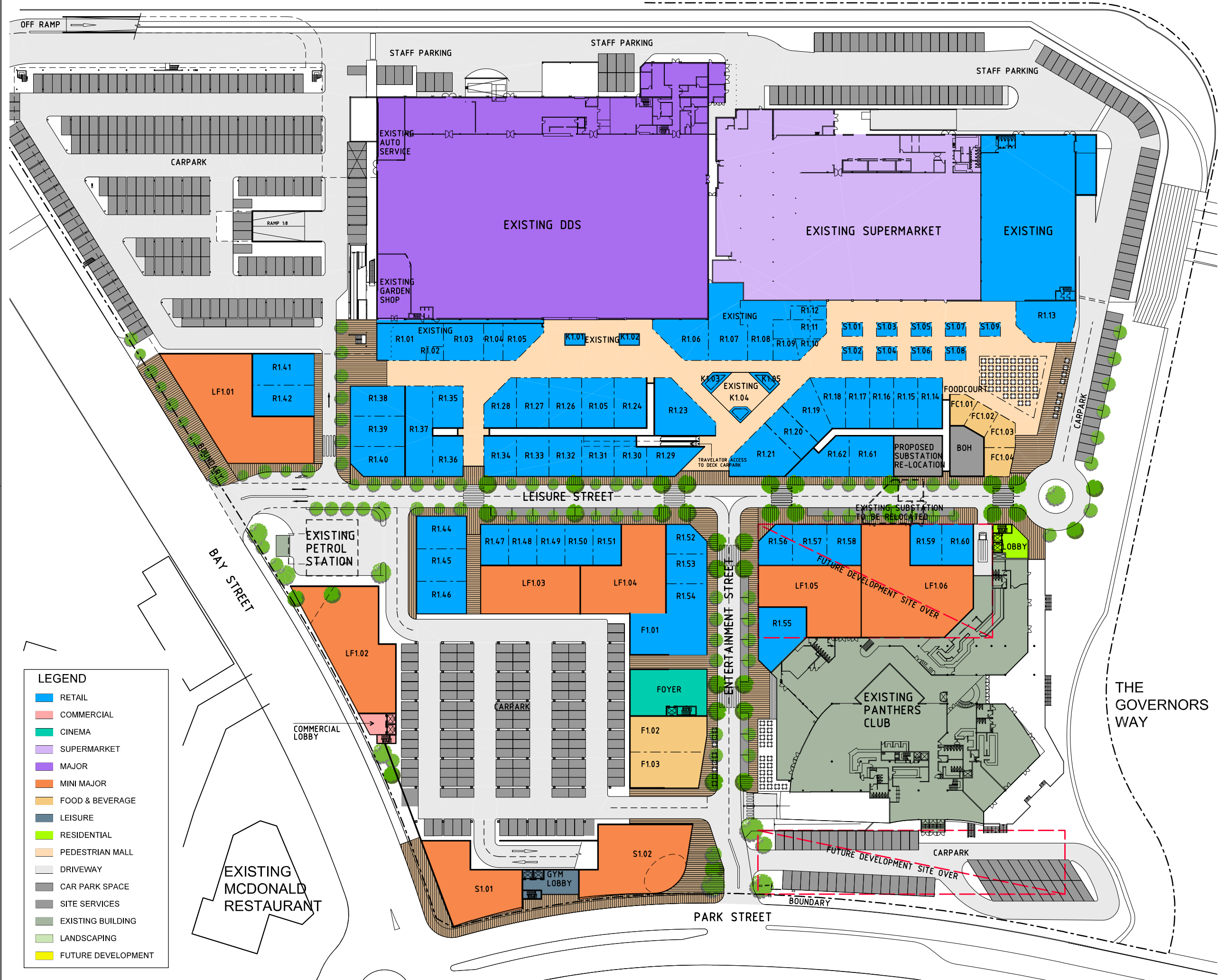
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PROPOSED
STAGE 1
LEVEL GROUND
FLOOR PLAN

PROJECT NO: 307050
SCALE: 1:500@A1; 1:1000@A3
DATE: 6 FEBRUARY 2009
DRAWING NO: ATP 201 [-]



LEGEND

- RETAIL
- COMMERCIAL
- CINEMA
- SUPERMARKET
- MAJOR
- MINI MAJOR
- FOOD & BEVERAGE
- LEISURE
- RESIDENTIAL
- PEDESTRIAN MALL
- DRIVEWAY
- CAR PARK SPACE
- SITE SERVICES
- EXISTING BUILDING
- LANDSCAPING
- FUTURE DEVELOPMENT

PORT MACQUARIE

SHEET 1 LEVEL 2 CENTRE MASTERPLAN

SHOPPING CENTRE MASTERPLAN

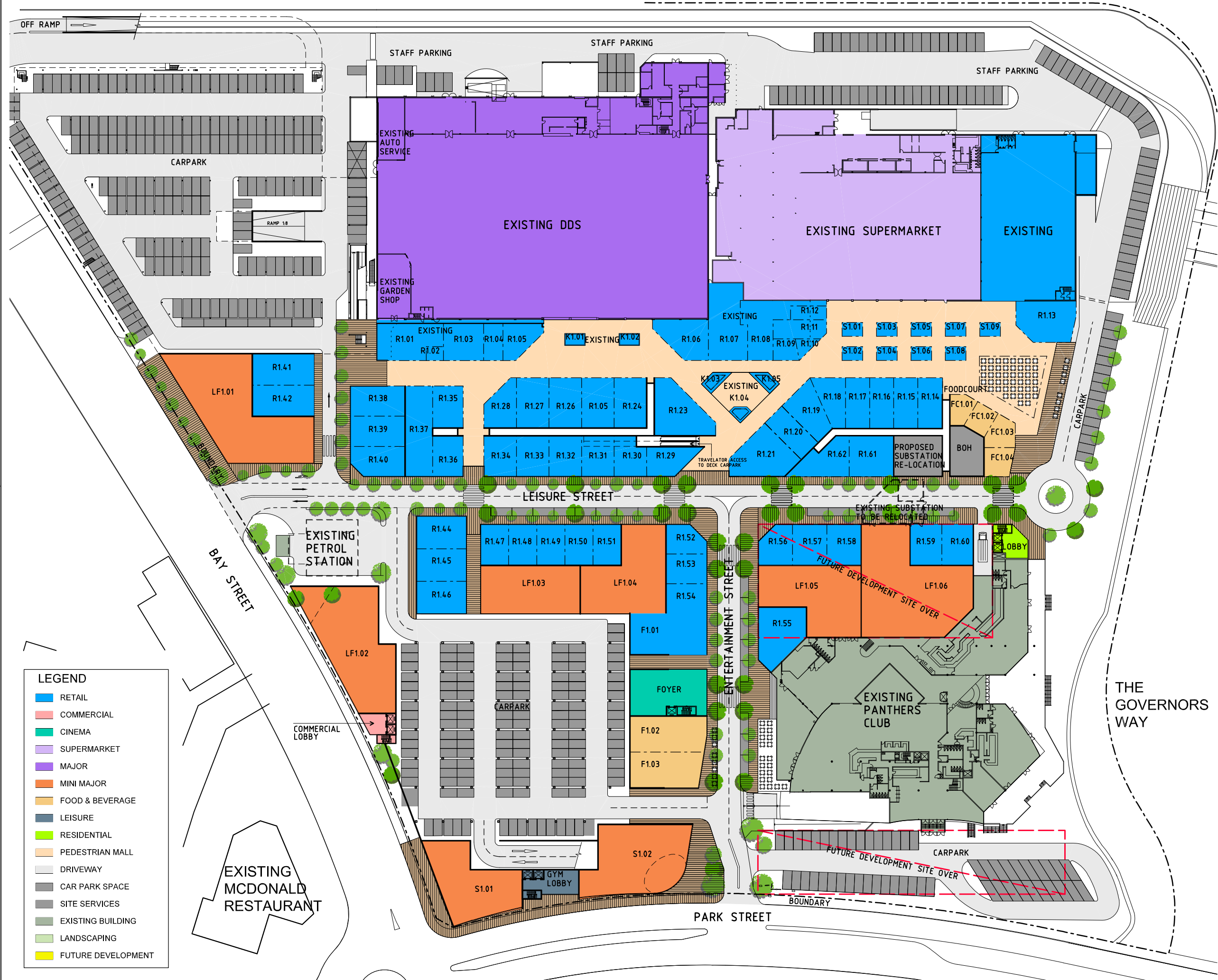
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PROPOSED
STAGE 2
LEVEL GROUND
FLOOR PLAN

PROJECT NO: 307050
SCALE: 1:500@A1; 1:1000@A3
DATE: 6 FEBRUARY 2009
DRAWING NO: ATP 211 [-]



LEGEND

- RETAIL
- COMMERCIAL
- CINEMA
- SUPERMARKET
- MAJOR
- MINI MAJOR
- FOOD & BEVERAGE
- LEISURE
- RESIDENTIAL
- PEDESTRIAN MALL
- DRIVEWAY
- CAR PARK SPACE
- SITE SERVICES
- EXISTING BUILDING
- LANDSCAPING
- FUTURE DEVELOPMENT

PORT MACQUARIE
SHEPPART CENTRE MASTERPLAN
SHOPPING CENTRE

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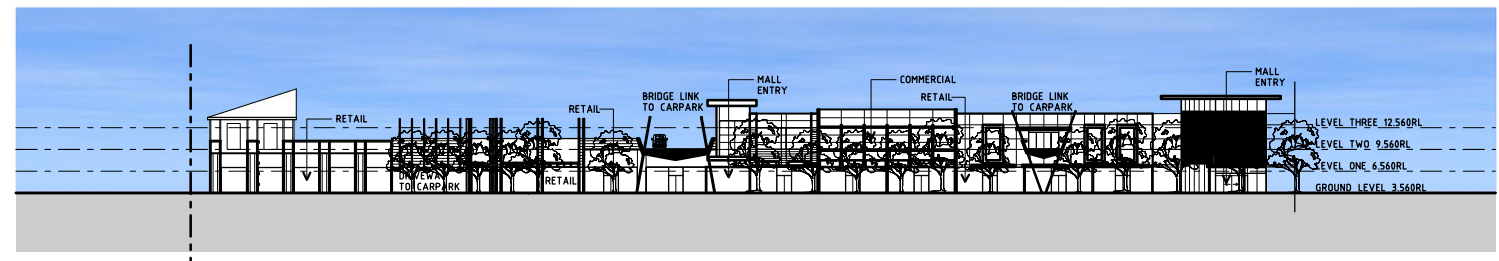
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PROPOSED
STAGE 2
LEVEL GROUND
FLOOR PLAN

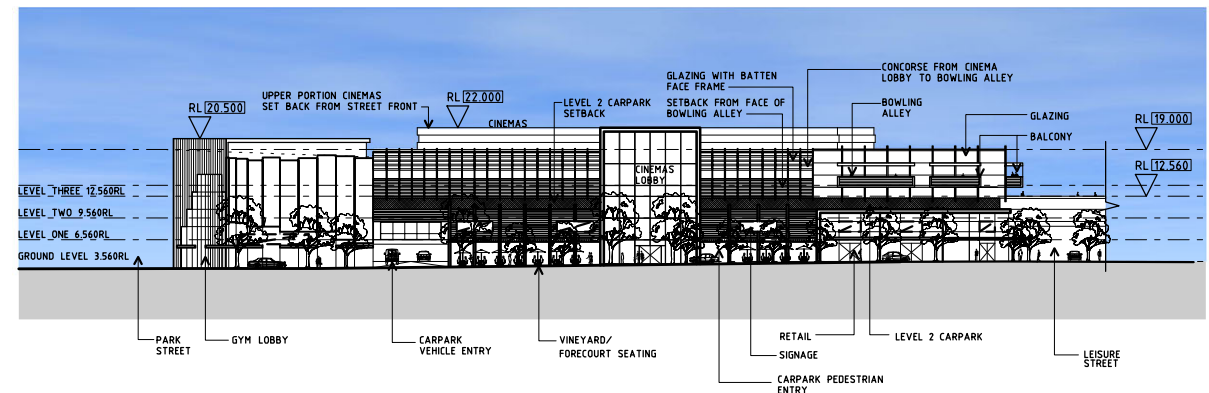
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SCALE: 1:500@A1; 1:1000@A3
DATE: 6 FEBRUARY 2009
DRAWING NO: ATP 211 [-]



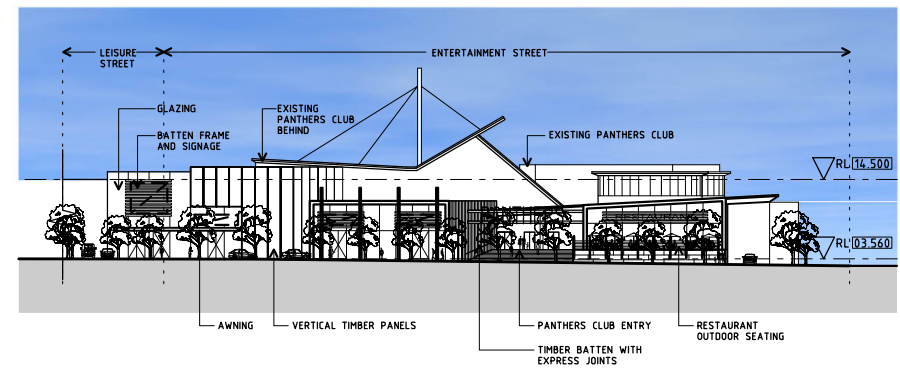
ELEVATION 01



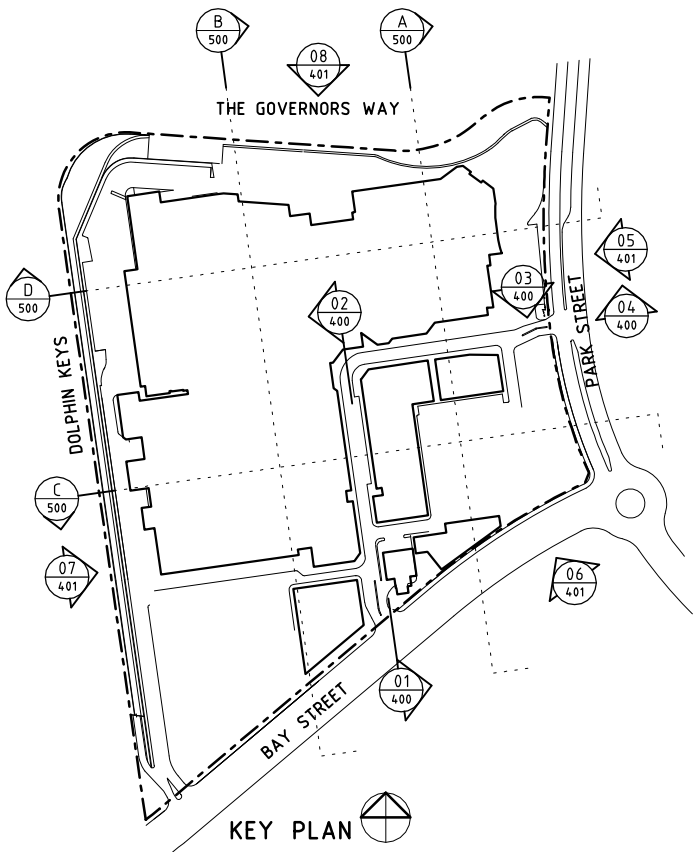
ELEVATION 02



ELEVATION 03



ELEVATION 04



PORT MACQUARIE SETTLEMENT CITY SHOPPING CENTRE MASTERPLAN

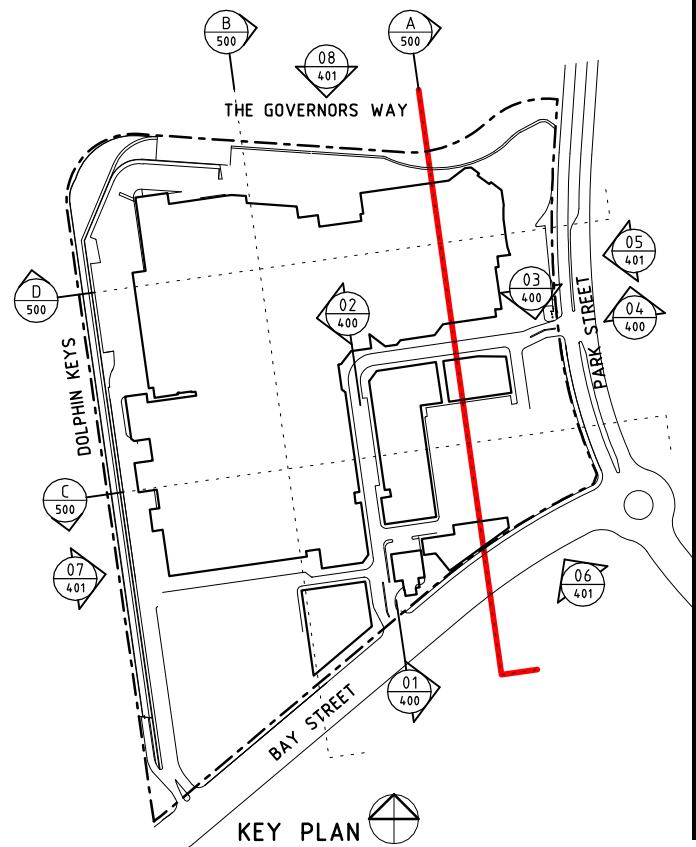
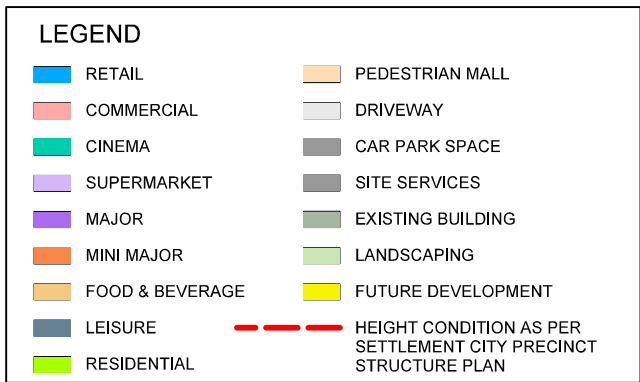
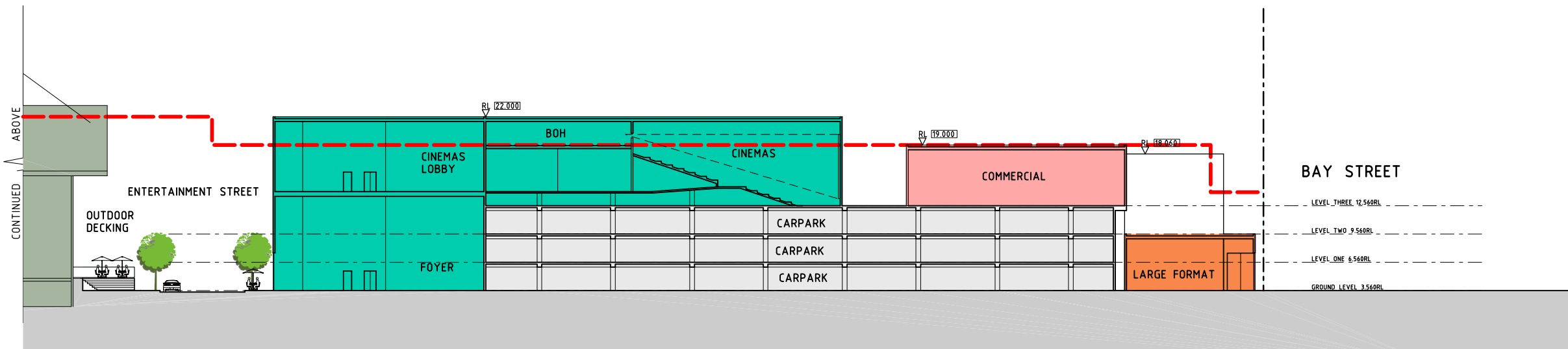
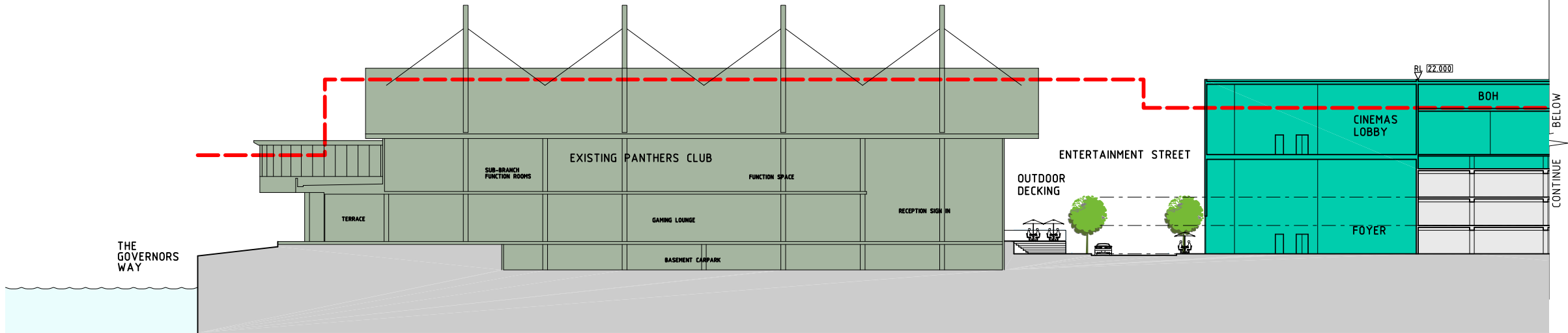
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PROPOSED
STAGE 1
ELEVATIONS
SHEET 1

PROJECT NO: 307050
SCALE: 1:500@A1; 1:1000@A3
DATE: 6 FEBRUARY 2009
DRAWING NO: ATP 400 [-]



PORT MACQUARIE SETTLEMENT CITY SHOPPING CENTRE MASTERPLAN

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PROPOSED
STAGE 1
SECTION AA

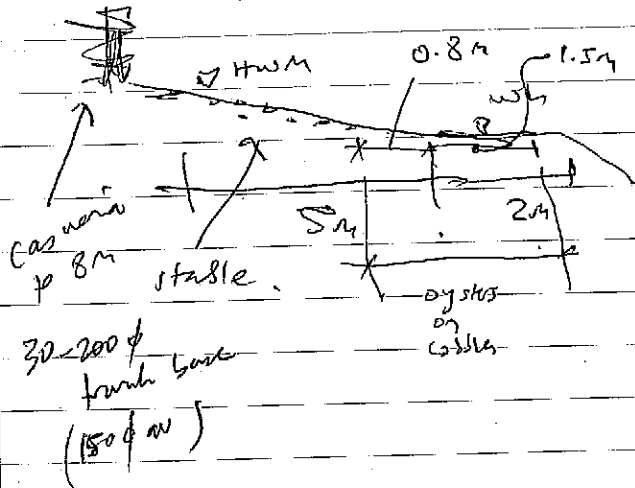
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DRAWING NO: ATP 500 [-]

APPENDIX B

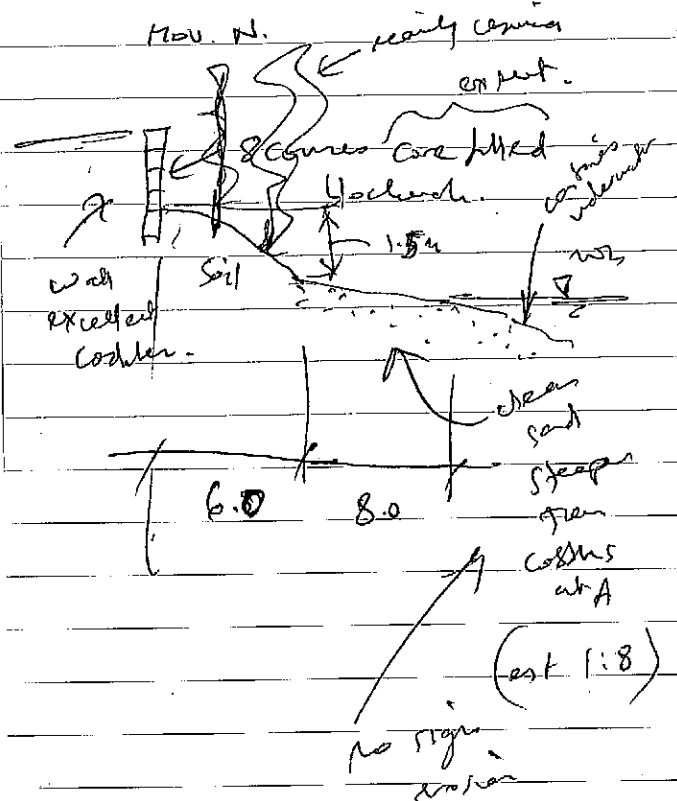
SITE INSPECTION NOTES
(21/1/09, 3.50pm-5.30pm)

21/1/09 3.50 pm
 with NE road to path
 overcast
 no rain prev 48-72 hrs
 1/17

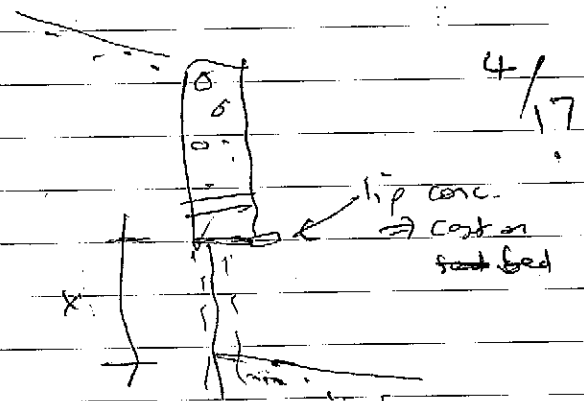
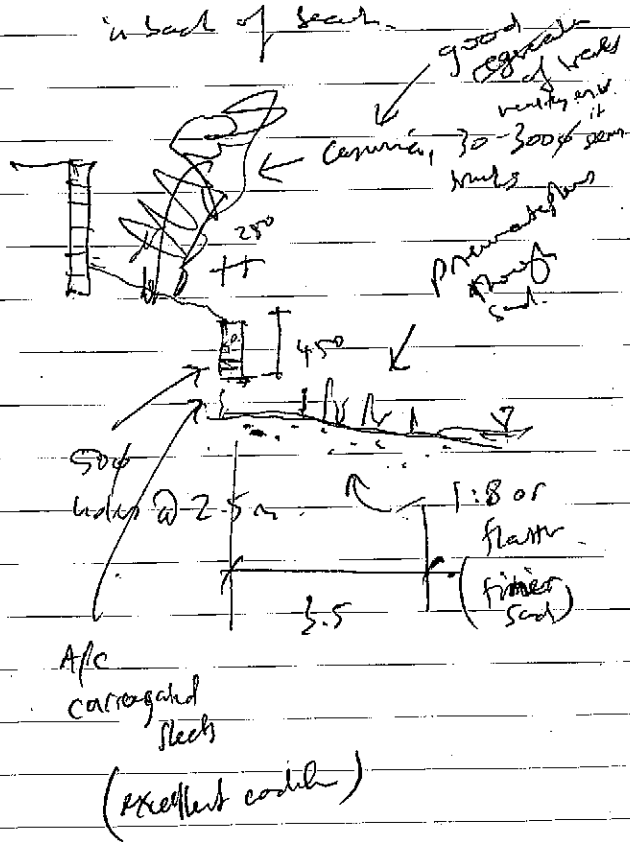
A. Cossled shore
 30-150 cobbles (rounded)
 (as 60)
 flat profile



B. Cossles covered
 with fine sand from here,
 2/17

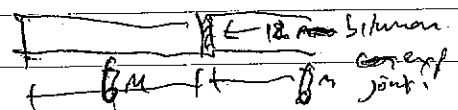


C. Canal wall
 starts to be exposed
 in back of beach
 3/17



X = 250, ch 1330

Ch 1330 damaged wall
 horiz crack at $\frac{3}{4}$
 depth, though full
 wall
 (crack joint!)
 poor cost suspected



Ch 235 4 knot speed limit sign 5/17

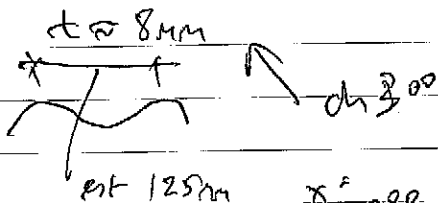
returning wall to bank
excellent looking
here

(photos)

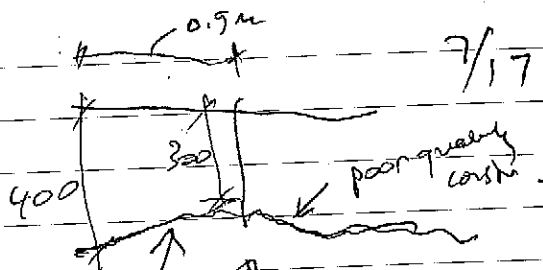
30-300 ft bank
Cemarae, new trees at
bottom slope

Canal wall good here.

broken a/c steel shows



Ch 298 broken steel 150 long. $x = 280$
p outside conc.

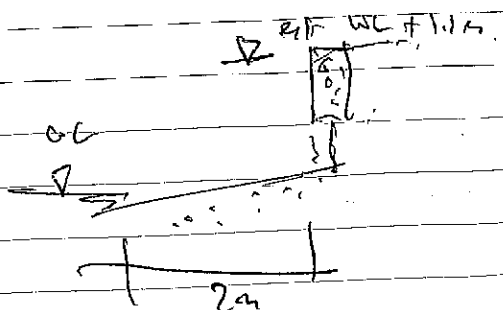


bad edge. const. joint
(not exp)

but wall here still good
true alignment, no
setback, no rotch.

leaves width 2m

tide line 1/2 way up wall



oyster growing up sleats here 6/17

Ch 285 sand 450 p arc.

350 → 10M, pressure gone?
current too high with
of canal?

Ch 265 $x = 0$

but Ch 258 $x = 350$

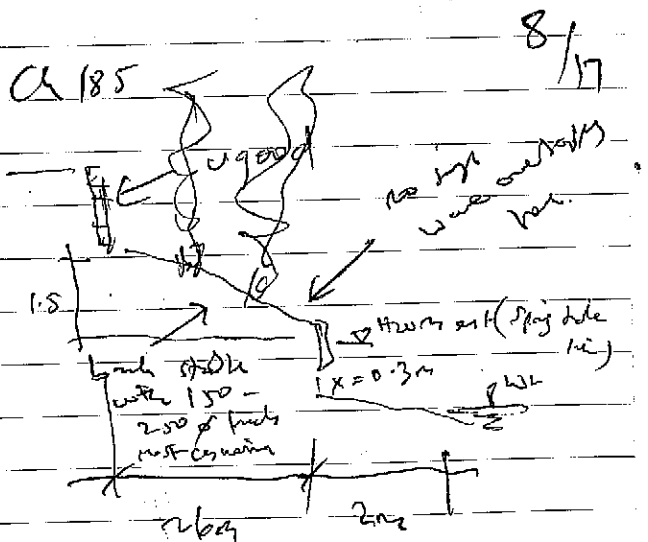
Howd
here (p)

4-30m 20' caisson

4 knots ✓

30m waves ✓ $T = 0.35$
sec.

Ch 230 wall sand iffy
const

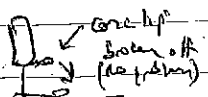


boat out canal 2 4.35pm

6m Afton
curabit 4 knots ✓
with
caep

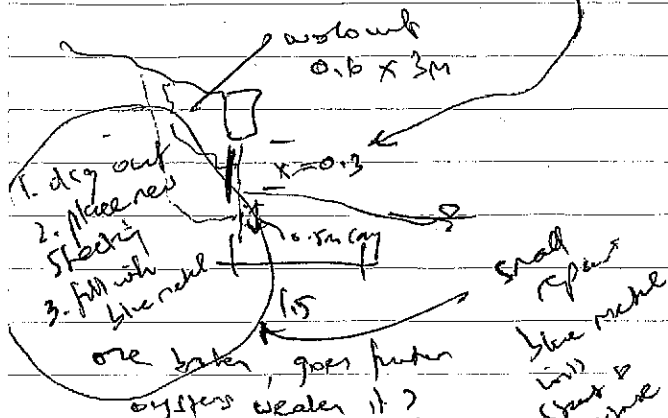
Ch 170-190

More oysters on beach
also stones to 50m, old patches
still 1:10 slope ✓

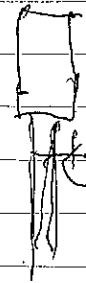


ch 155m L=1.5m
batten sheets
lots oyster

9/17



current swirl in hole
have mesh opposite coral
fresh current out of animal hole?
root rot ✓ in hole not reflect
to keep in track.
(should be repaired - will
get worse)



direction y
50mm, sheet ok to
front

10/17

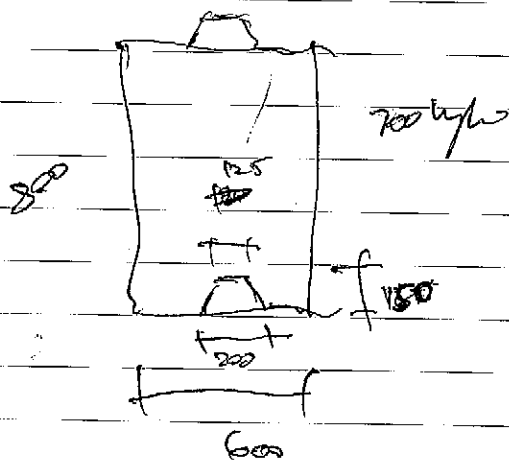
x=350 y=50 ch 152

ch 150 plus 5 of wall

Ch 140 100 x 150 hole
100 x 30 hole above

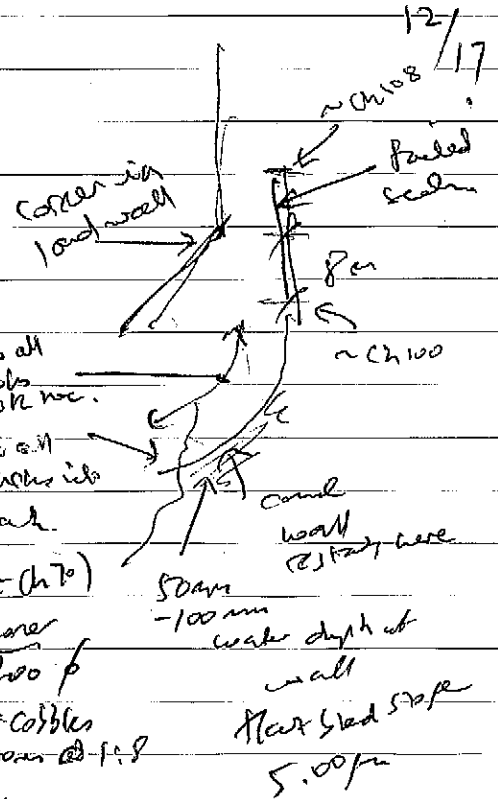
2.2m x 0.6m
without
sig without for small hole.
no free blocks see
top of reinforcement to
slow without.

Ch 120 wall
digger



11/17

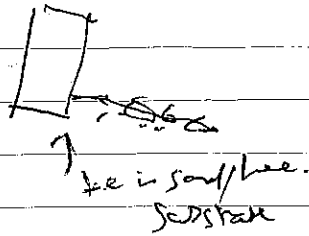
bad repair ✓
first 16 blocks, all failed
1:12 guess ✓



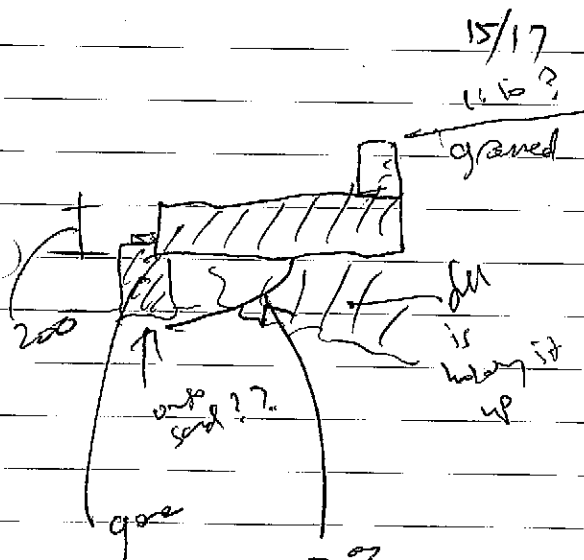
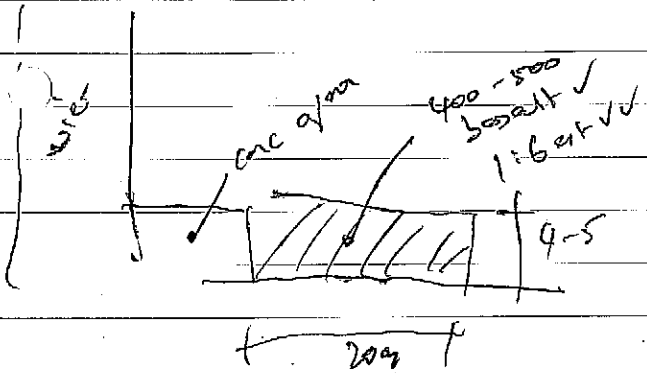
12/17

Ch 50 - coral wall emerges
then failed to water, please

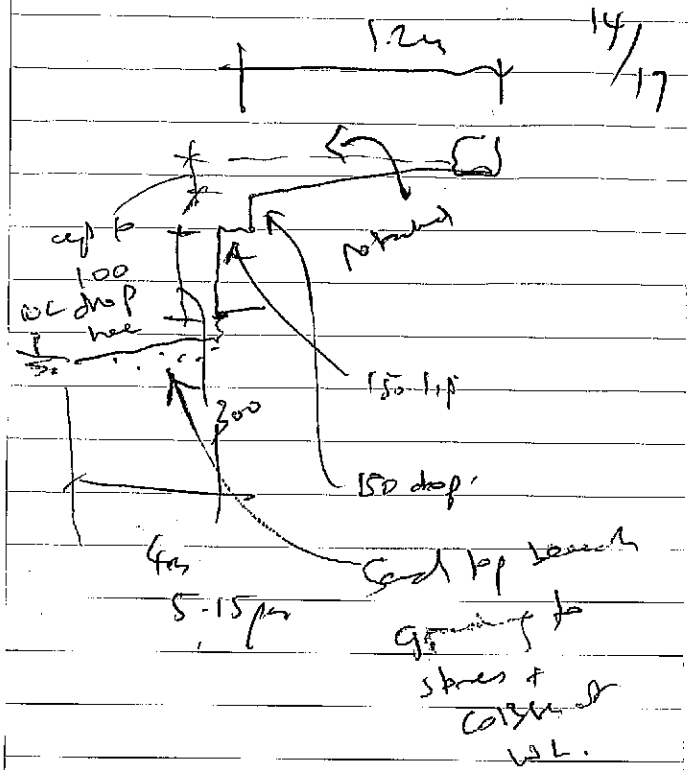
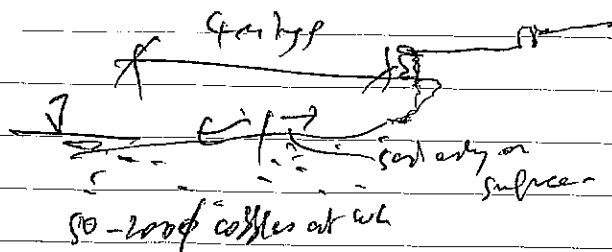
rotated 5-250 mt.
workout behind us righty 13/17



Wier Shale
- substrate
- no cradling
- no settlement



50% gone over
full height.
at 40 - 150



135m 16/17
Ch 75 - 1400
57m placed
buried off
from water

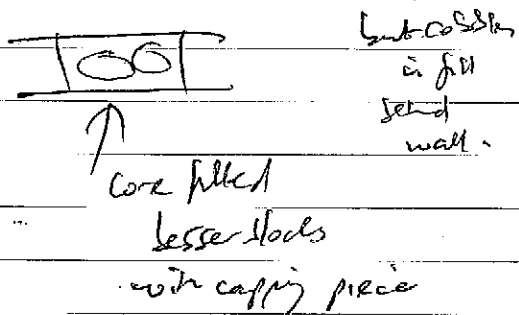
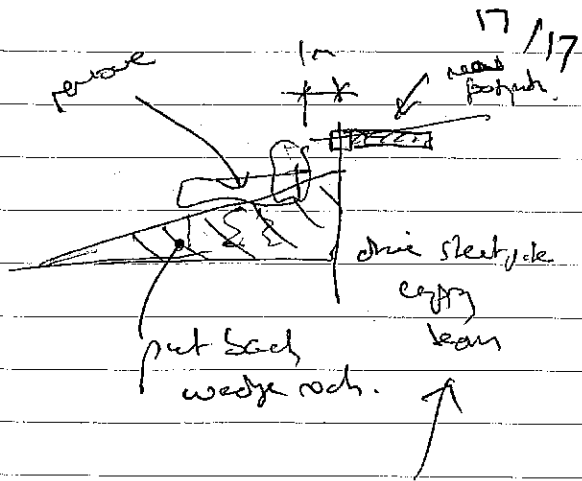
From shore don't realize
how damaged structure is
- need to observe from beach -

Failure mode:

1. poor design
2. poor construction ?
3. high currents

- no steel pile

- what is support cone, slab/footprint?



rip out
5:30 pm

at end of job,
off finished back.

Examples of damaged sections along the northern and western waterside edges of the Settlement City site.

Ch 0 at weir – estimated chainages in metres increasing eastwards (E) and westwards (W) – refer attached plan SK-01.



Ch 75-135 E



Ch 75 – 135 E



Ch 75-135 E



Ch 75-135 E



Ch 35 W



Ch 40 W



Ch 100 – 108 W



Ch 108 W



Ch 140 W



Ch 140 W



Ch 230 W

GPB 27/1/09
gbaCOASTAL P/L