

## ENCLOSURE 1 - LOT AMALGAMATION - CASE STUDIES

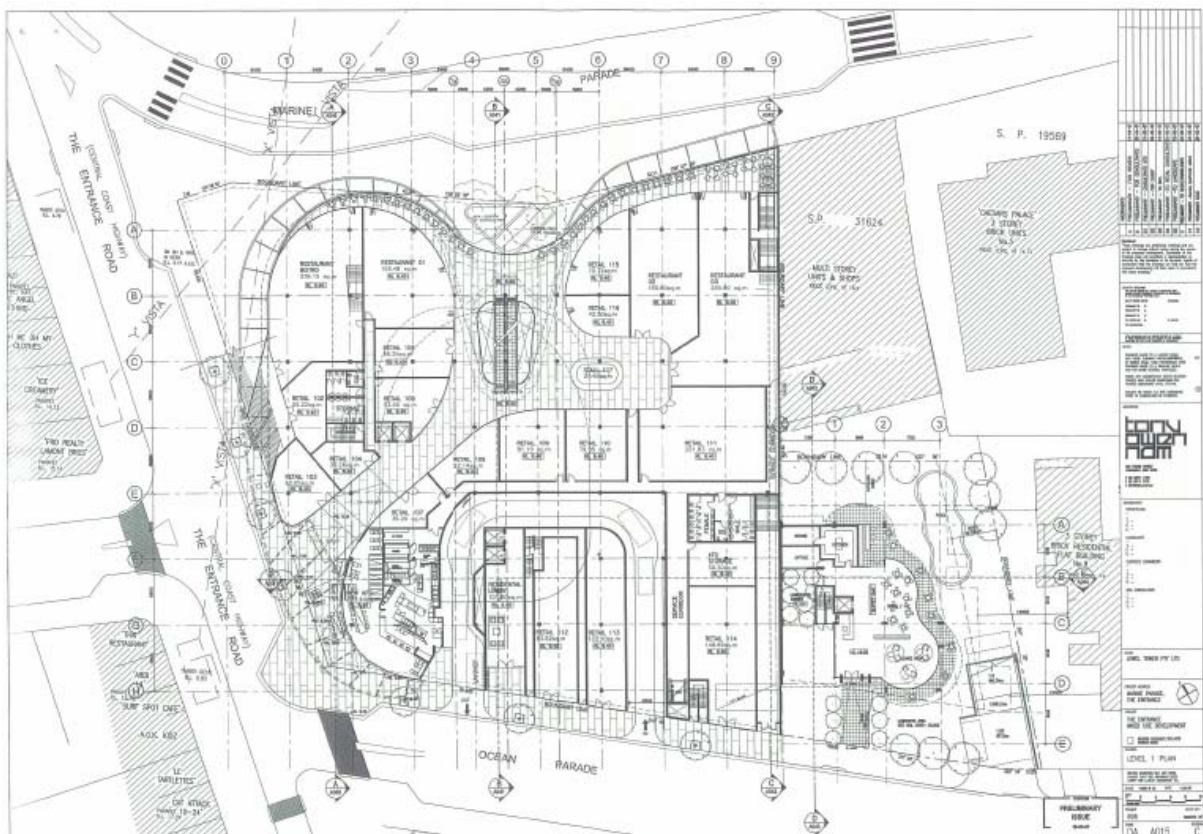
Lot amalgamation of the two sites will assist with achieving the broad site objectives discussed in the report. To illustrate this, two recent development designs for the site have been analysed. Design 1 (DA 2086/2004) does not incorporate (amalgamate) the KFC Site, Design 2 does. The following discussion highlights the benefits of lot amalgamation and achievement of the objectives for the area in the draft Entrance Peninsula Planning Strategy.

### USES AND LINKAGES

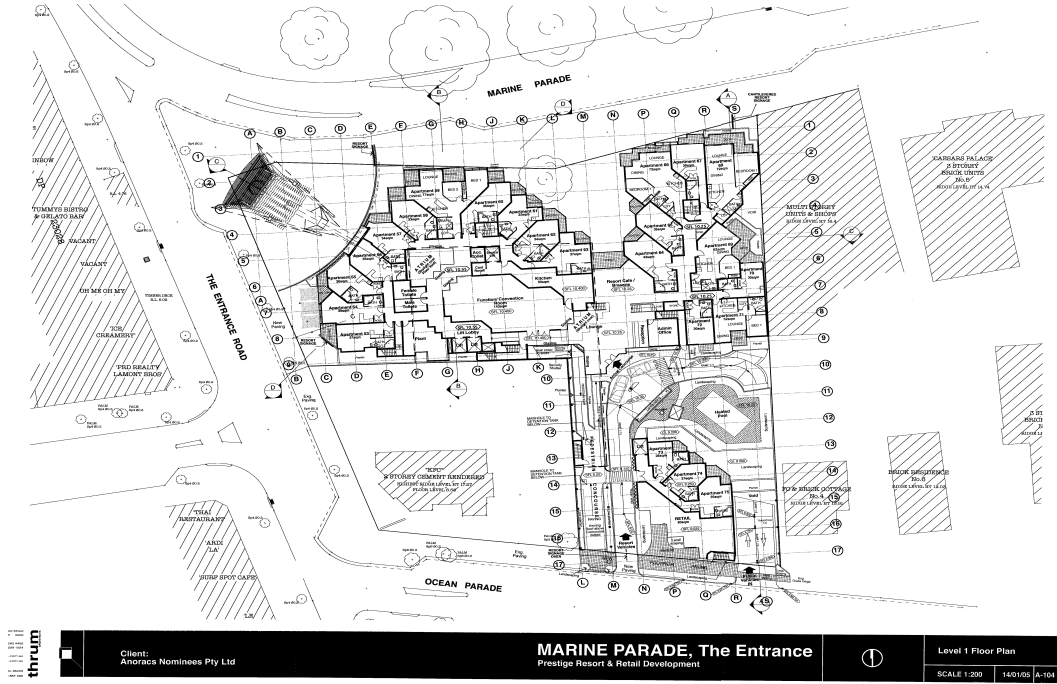
Designs 1 and 2 provide very different looking developments, but both include a similar land use mix and public and private carparking facilities.

Comparison of the Site Context Map (Attachment 1) with Design 2 (Ground level – Ocean Parade Map), which incorporates (amalgamates) the KFC site, shows the ability to provide for a more effective important functional pedestrian movement corridor through the site that effectively links with the existing pedestrian movement corridors along the main retail/commercial street (The Entrance Road) and waterfront open space, recreation, entertainment, carparking and other facilities. Design 1 (Ground level – Ocean Parade Map), which does not incorporate (amalgamate) the KFC site, is unable to incorporate such an effective corridor and linkages due to not being able to utilise the KFC site.

### Design 2 – Ground Level (Ocean Parade)



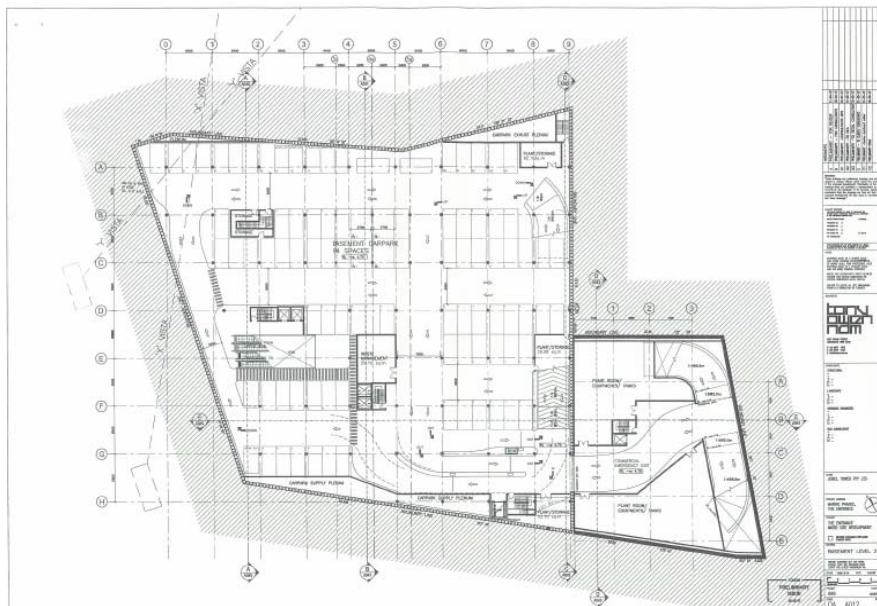
**Design 1 – Ground Level (Ocean Parade)**



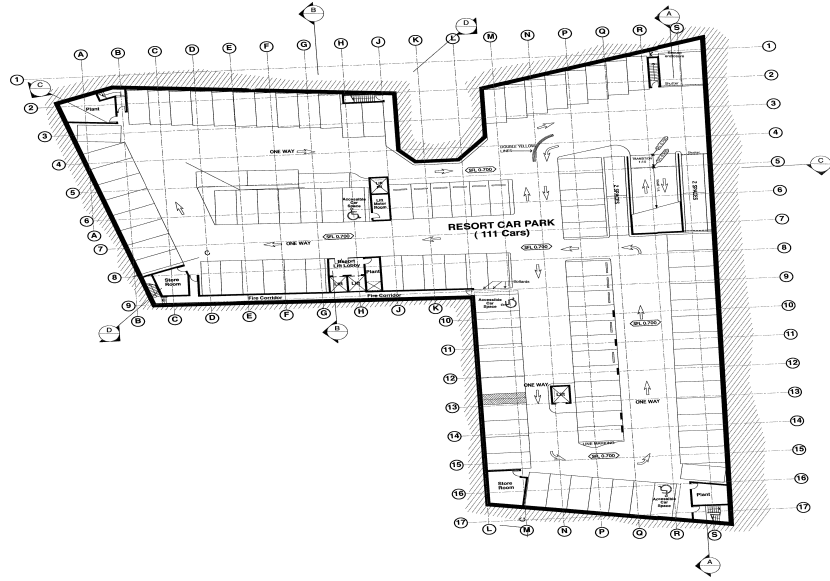
**BASEMENT CARPARKING**

Design 2 (Basement Level – carparking Map) shows the ability to utilise a greater area across one level for carparking with more flexibility to facilitate a more effective vehicular circulation pattern around the carpark, than Design 1 (Basement Level – carparking Map). The ability to provide for more carparking on one level assists in minimising the need for additional levels of carparking below ground, mitigating a variety of issues associated with the expected high groundwater levels below the site(s) and minimising the number of carpark access points.

**Design 2 – Basement Level (Carparking)**



### Design 1 – Basement Level (Carparking)

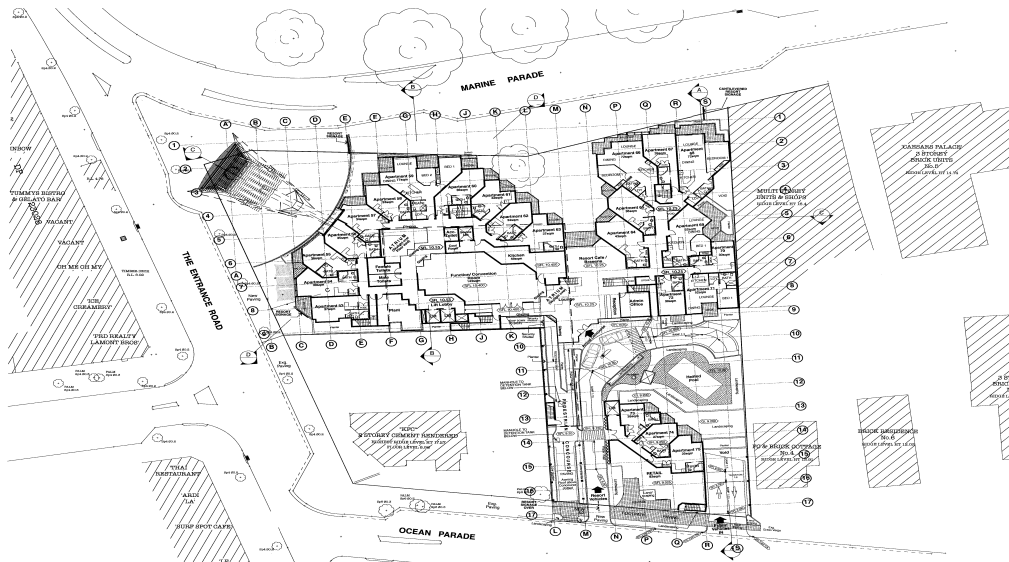


	Client: Anoracs Nominees Pty Ltd	<b>MARINE PARADE, The Entrance</b> Prestige Resort & Retail Development	
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### VEHICULAR ACCESS AND EGRESS

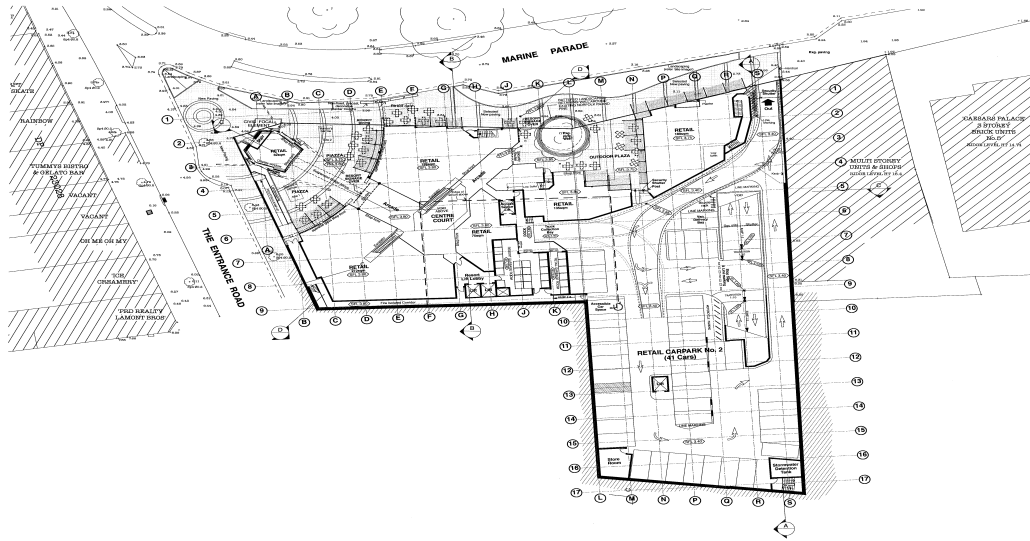
Design 1 (refer Ground Level - Ocean Parade and Ground Level – Marine Parade Maps) proposes three additional vehicular accesses/egresses to the proposed development, one to egress from the lower parts of the development onto Marine Parade, one to access/egress via the upper levels to/from Ocean Parade and one access to the resort component, from Ocean Parade. Under Design 1, the KFC site and Nos 4 and 6 Ocean Parade are not amalgamated with the Vacant Site will retain their individual access points.

### Design 1 – Ground Level (Ocean Parade)



	Client: Anoracs Nominees Pty Ltd	<b>MARINE PARADE, The Entrance</b> Prestige Resort & Retail Development		Level 1 Floor Plan SCALE 1:200 140150 A-104
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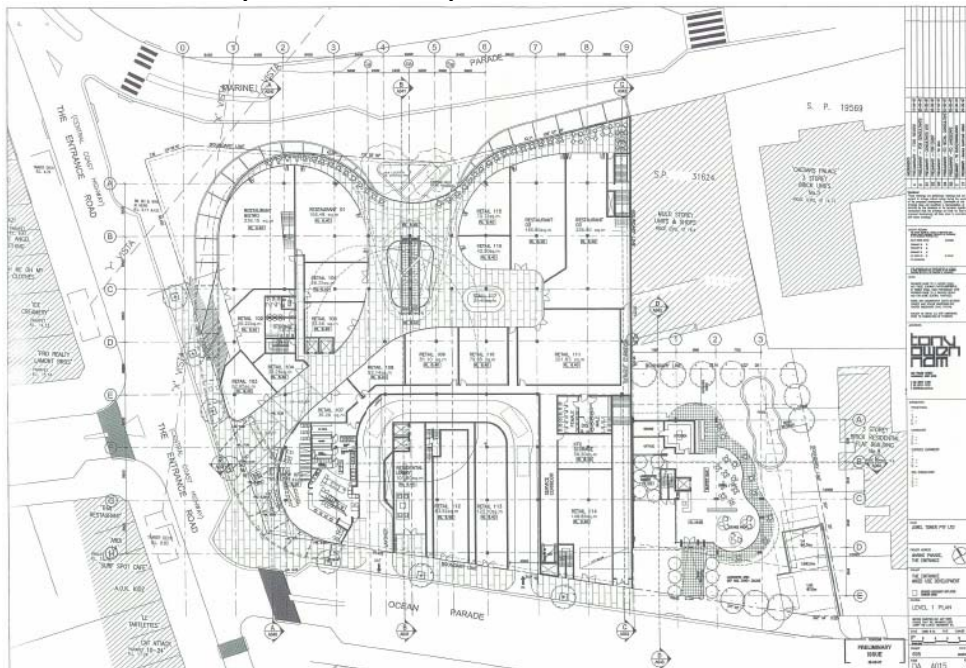
**Design 1 – Ground Level (Marine Parade)**



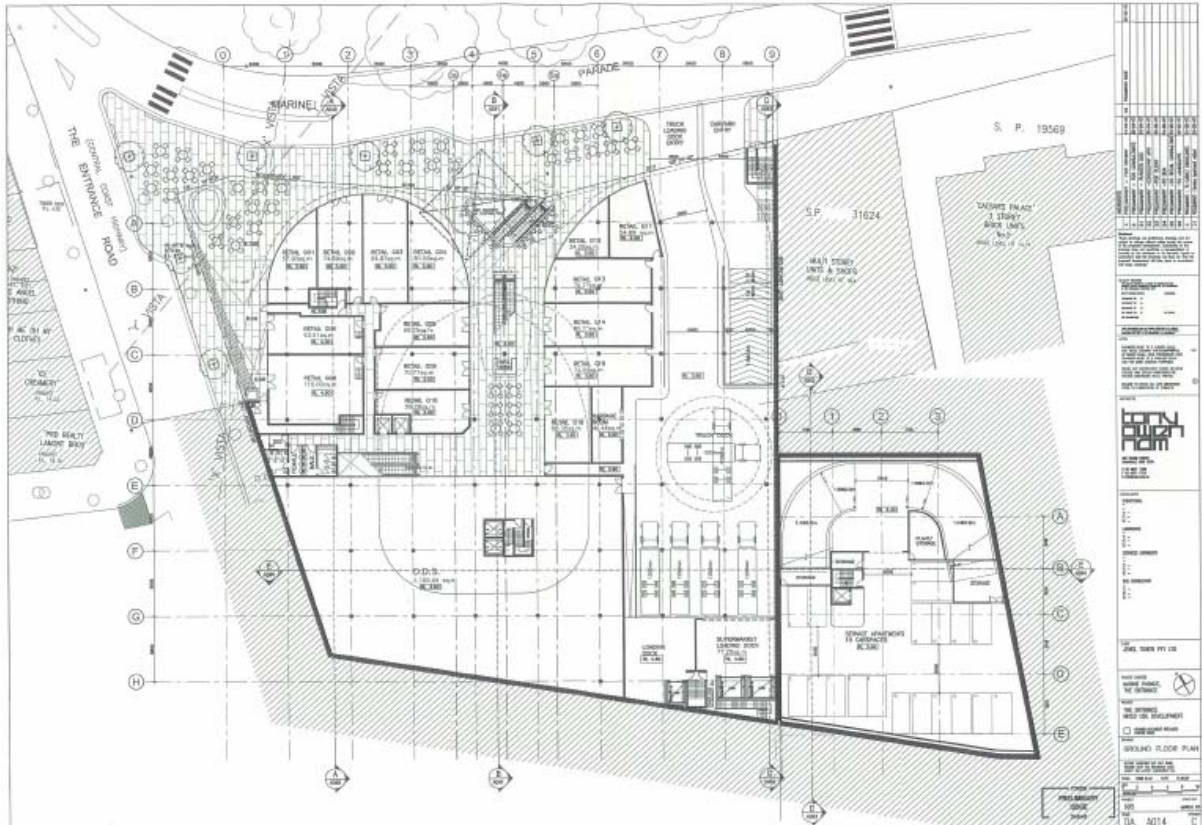
	Client: Anorace Nominees Pty Ltd	<b>MARINE PARADE, The Entrance</b> Prestige Resort & Retail Development	Lower Ground Floor Plan SCALE 1:200 14/01/08 A-102 P2
	(North Arrow)		

Design 2 (which does amalgamate the KFC site and properties at Nos 4 and 6 Ocean Parade) shows rationalisation of access arrangements with only one additional vehicular access to Marine Parade (refer Ground Level Ocean Parade and Ground Level – Marine Parade Maps). Design 2 also shows the removal of one access to No 4 Ocean Parade, but an intensification of the existing access to No 6 Ocean Parade. The access/egress arrangements to the KFC site remain similar to the existing situation, although relocated to a safer location away from The Entrance Road/Ocean Parade Junction. Generally, such rationalised access arrangements, that minimise the number of accesses and relocate accesses away from junctions, assist in maintaining higher levels of traffic efficiency and traffic and pedestrian safety.

**Design 2 – Ground Level (Marine Parade)**



## Design 2 – Ground Level (Marine Parade)



### ANALYSIS SUMMARY

The amalgamation of lots to provide a greater site area also assists in providing more options for building design to address maintaining the amenity of The Entrance CBD patrons and neighbouring residents. With the appropriate planning controls in place, there is more scope to explore a larger variety of designs, outcomes in relation to the use of heights, setbacks, floor space ratios and facade treatments, in order to achieve higher quality attractive and functional outcomes.

It should be noted that the two designs shown above are only two possible scenarios amongst many possible solutions, and the above discussion is limited by the attributes of each of those designs. However, the comparisons and discussion is useful in demonstrating the general premise that lot amalgamation provides for a larger number of options to provide the highest quality design outcomes.