



COUNCIL MINUTES

for the meeting

Tuesday, 14 March 2023

in the Council Chamber, Adelaide Town Hall

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Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding)

Deputy Lord Mayor, Councillor Martin

Councillors Abrahamzadeh, Couros, Davis, Elliott, Giles, Hou, Li, Noon and Dr Siebentritt

1 Acknowledgement of Country

At the opening of the Council meeting, the Lord Mayor stated:

‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognize and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

2 Acknowledgement of Colonel William Light

The Lord Mayor stated:

‘The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia’s planning heritage.’

3 Prayer

Upon the completion of the Acknowledgement of Colonel Light by the Lord Mayor, the Chief Executive Officer asked all present to pray -

‘Almighty God, we ask your blessing upon the works of the City of Adelaide; direct and prosper its deliberations to the advancement of your glory and the true welfare of the people of this City. Amen’

4 Memorial Silence

The Lord Mayor asked all present stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.

The Deputy Lord Mayor (Councillor Martin) entered the Council Chamber at 5.34 pm.

5 Apologies and Leave of Absence

On Leave:

Councillor Snape

6 Lord Mayor’s Verbal Report

With leave of the meeting, the Lord Mayor gave a verbal report to the Chamber on the following:

- Commissioner of Police announcement of the preferred location of the police mounted barracks, Councils position as custodian of the Park Lands, disappointment of not being given a seat at the table to discuss where the buildings might go, willingness to work with the Government to find a solution.
- Festival and Fringe.
- Hong Kong Trade delegation.
- Meeting with the Federal Arts Department – cultural policy Revive.
- AEDA Board Meeting.
- Fire Sticks Cultural Burn Afternoon – Government House.

- International Women's Day events.
- Advice about collating and documenting Council Members Conflicts of Interest, reminding Council Members of the legislated process required.

7 Item 6 - Confirmation of Minutes - 28/2/2023

Moved by Deputy Lord Mayor (Councillor Martin),
Seconded by Councillor Davis -

That the Minutes of the meeting of the Council held on 28 February 2023 be taken as read and be confirmed as an accurate record of proceedings.

Carried

8 Item 7 - Deputation - Dr Julia Miller - E-Scooter Accidents

Dr Julia Miller addressed the Council:

- To present Council with facts about e-scooter accidents involving pedestrians (including her own personal experience) and to encourage Council to ban the use of e-scooters on the city's footpaths.

The Lord Mayor thanked Dr Miller for her deputation.

9 Petitions - Nil

10 Reports from Committees

11 Item 9.1 - Recommendations of the City Community Services and Culture Committee

Moved by Councillor Giles,
Seconded by Councillor Davis -

1. Recommendation 1 – New Year's Eve 2023-2025

THAT COUNCIL:

1. Ask the administration to present to the April meeting of this Committee, plans for the reinstatement of the Lord Mayor's New Year's Eve Party to Elder Park.
2. Notes an allocation of \$400k to support the delivery of the event, as part of the 23/24 business plan and budget.
3. Invites AEDA to investigate alternative events to stimulate business activity in the East End, North Adelaide, the South East and South West precincts.

Discussion ensued, during which with the consent of the mover, seconder and the meeting, part 3 of the motion was varied to include the words 'and brings back proposals, including any budget requirement, to the April meeting of the Committee' after the word 'precincts'.

The motion, as varied, was then put and carried

It was then -

Moved by Councillor Giles,
Seconded by Councillor Davis -

2. Recommendation 2 - Illuminate Adelaide - Public Artwork Investment

THAT COUNCIL:

1. Notes Illuminate Adelaide's advice that the Illuminate Adelaide: Light Square/Wauwi project budget is not viable in its current form.
2. Request alternative options for a legacy light-based public artwork of scale and significance to the City be presented to the Public Art Round Table for their expert advice.

Carried unanimously

12 Reports for Council (Chief Executive Officer's Reports)**13 Item 10.1 - Expansion of Reuse and Recycling Hubs**

Discussion ensued

It was then -

Moved by Deputy Lord Mayor (Councillor Martin),
Seconded by Councillor Siebentritt –

That the matter be deferred to Committee.

Carried

14 Item 10.2 - Kadaltilla Board Membership Amendment

Discussion ensued

It was then –

Moved by Councillor Giles,
Seconded by Deputy Lord Mayor (Councillor Martin) -

THAT COUNCIL

1. Approves the following amendment to the Kaurua representative roles to the Kadaltilla / Park Lands Authority Board (contingent upon consultation with the Minister for Planning) for the period commencing 1 April 2023 and expiring 31 December 2025:
 - 1.1. Les Wanganeen as a Member of the Kadaltilla Board
 - 1.2. Tania Taylor as a Deputy Member for Les Wanganeen.

Carried

15 Item 10.3 - CEO Performance Committee

Discussion ensued

It was then -

Moved by Councillor Couros,
Seconded by Councillor Hou -

THAT COUNCIL:

1. Establishes the CEO Performance Review Panel, pursuant to Section 41 of the Local Government Act 1999 (SA).
2. Appoints the following Council Members to the CEO Performance Review Panel 14 March 2023 until the last Council meeting in October 2026, those being:
 - 2.1. Lord Mayor
 - 2.2. Deputy Lord Mayor
 - 2.3. Cr Abrahamzadeh
 - 2.4. Two Independent Members (as determined by the CEO Performance Review Panel)
3. Approves that Independent Members will be entitled to a sitting fee of \$500 per meeting.
4. Appoints the Lord Mayor as Chair and Deputy Lord Mayor as Deputy Chair from 14 March 2023 until the last Council meeting in October 2026.
5. Delegates to the CEO Performance Review Panel:
 - 5.1. In the exercise of the powers contained in Section 44 of the Local Government Act 1999 (SA), the responsibility of the 2022-2026 Council term of office is to assist the Council by considering and determining matters as set out in the CEO performance Review Panel's Terms of Reference, namely:
 - 5.1.1. Appoint an independent advisor to assist in the CEO performance appraisal.
 - 5.1.2. To appoint independent members to the CEO Performance Review Panel.

- 5.1.3. To establish Key Performance Indicators for the CEO.
 - 5.1.4. To determine the performance review process for the CEO
 - 5.1.5. To undertake the performance review of the CEO.
 - 5.1.6. To provide advice and support regarding the CEO's performance development.
 - 5.1.7. Prepare and provide advice to Council to inform the CEO's Total Employment Cost Package review for decision by Council.
 - 5.1.8. Authorise to determine a schedule of meetings to be held in the Colonel Light Room, Town Hall, Adelaide.
- 6. Authorises the Chief Operating Officer to vary the meeting schedule (including the commencement time, meeting place, date or cancellation of a meeting) after liaison with the Presiding Member and Chief Executive Officer.
 - 7. Adopts the Terms of Reference for this Panel as Attachment A to Item 10.3 on the Agenda for the meeting of Council held on 14 March 2023.
 - 8. Applies the provisions of Parts 1, 3 and 4 of the Local Government (Procedures at Meetings) Regulations 2013 (SA) to the CEO Performance Review Panel.
 - 9. Authorises the amendment of these documents to reflect the resolution of the Council.
 - 10. Authorises the administration to make any necessary or desirable typographical or syntactical revisions to the Terms of Reference.

Carried

16 Questions on Notice

Item 11.1 – Councillor Abrahamzadeh – QoN – Night-time Advisory Committee Update

Item 11.2 – Councillor Couros – QoN – Cycling Committee Establishment and Effectiveness

The Questions and Replies having been distributed and published prior to the meeting were taken as read.

The tabled replies for Items 11.1 – 11.2 are attached for reference at the end of the Minutes of this meeting.

17 Questions without Notice - Nil**18 Motions on Notice****19 Item 13.1 - Councillor Couros - MoN - Lift Item from the Table**

Moved by Councillor Couros,

Seconded by Councillor Abrahamzadeh -

That Item 10.1 from the Council Meeting of 28 February 2023 be lifted from the table.

Discussion ensued

The motion was then put and carried unanimously

As a result of the above motion being carried, Item 10.1 from the Council Meeting of 28 February 2023 - Appointment of Councillors to Cycling Working Group, was before the meeting for consideration.

20 Item 10.1 (from 28/2/2023 Council Meeting) - Appointment of Councillors to Cycling Working

Moved by Councillor Elliott,

Seconded by Deputy Lord Mayor (Councillor Martin) -

THAT COUNCIL:

- 1. Notes the CEO Cycling Working Group was convened in December 2021 for 12 months, with Council to consider the ongoing operation of the group after this.
- 2. Approves disbanding the CEO Cycling Working Group and asks the Administration to thank the current members of the Cycling Working Group for their service.

Discussion ensued

The motion was then put and carried

Councillor Couros requested that a division be taken on the motion

Division

For (6):

Deputy Lord Mayor (Councillor Martin) and Councillors Elliott, Giles, Li, Noon and Siebentritt.

Against (4):

Councillors Abrahamzadeh, Couros, Davis and Hou.

The division was declared in favour of the motion

21 Motions without Notice

22 Item 14.1 - Deputy Lord Mayor - MwN - Alternative SAPOL Mounted Operations Location

Moved by Deputy Lord Mayor (Councillor Martin),
Seconded by Councillor Noon -

THAT COUNCIL:

Recognising the City of Adelaide's responsibilities under the Park Lands Act 2005 as custodian of our irreplaceable and heritage listed Park Lands;

1. Expresses disappointment at the proposal announced by SAPOL and the State Government to compulsorily acquire 8 hectares at Park 21 West as the location for Police Mounted Operations unit and associated buildings and structures.
2. Notes the State Government did not consult with the City of Adelaide on this issue, requests Minister Szakacs immediately consult the City on alternative locations and the reasons for their exclusion.
3. Authorises the Lord Mayor to take such action as is necessary to protect the Park Lands from permanent built form, including discussing with the Police Commissioner options to agist SAPOL horses in the Park Lands until a suitable permanent location is determined through consultation with all stakeholders.

Discussion ensued

The motion was then put and carried unanimously

23 Item 15 - Exclusion of the Public

Councillor Hou declared a material conflict of interest in Item 16.1 [Confidential City Planning, Development and Business Affairs Committee Report], pursuant to Sections 75 of the *Local Government Act 1999* (SA), as he is one of the selling agents, withdrew his chair and left the Council Chamber at 6.10 pm.

Councillor Noon declared a material conflict of interest in Item 16.1 [Confidential City Planning, Development and Business Affairs Committee Report], pursuant to Sections 75 of the *Local Government Act 1999* (SA), as she sits on the Adelaide Central Market Authority, withdrew her chair and left the Council Chamber at 6.10 pm.

It was then -

Moved by Councillor Abrahamzadeh,
Seconded by Councillor Siebentritt -

THAT COUNCIL

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999* (SA), this meeting of the Council dated 14 March 2023 resolves that it is necessary and appropriate to act in a meeting closed to the public for the consideration of Item 16.1 [Confidential City Planning, Development and Business Affairs Committee Report] listed on the Agenda.

Grounds and Basis

This Item contains certain confidential information (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person which whom the

council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the council and the person forming part of this strategic property matter with respect to future commercial dealings given that the report contains legal matters, financial information and 'commercial in confidence' material.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information in the report, including certain commercial in confidence, financial information and legal matters, may prejudice future commercial dealings with respect to its strategic land holding. On this basis, the disclosure of financial and commercial in confidence information may severely prejudice the Council's ability to influence the proposal for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 14 March 2023 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 16.1 [Confidential City Planning, Development and Business Affairs Committee Report] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

Carried

Members of the public and Corporation staff present not directly involved with Item 16.1 left the Colonel Light Room at 6.11 pm.

- 24 Confidential Reports from Committees**
- 25 Item 16.1 - Confidential Recommendations of the City Planning, Development and Business Affairs Committee**

The meeting re-opened to the public at 6.22 pm.

Resolution and Confidentiality Order

Minute 25 - Item 16.1 – Confidential Recommendations of the City Planning, Development and Business Affairs Committee

Recommendation 1 – Market Square and Central Market Expansion

That Council

1. Authorises a budget of \$31.92 million (plus GST) comprising expenditure of \$30.53 million (plus GST) based on the net cost for Council's Returnable Works together with an additional \$1.39 million construction contingency to deliver the Returnable Works comprising a Central Market expansion, 260 public car parks and basement loading and servicing.
2. Notes that the required funding be made available on the basis that:
 - 2.1. The Administration continue to explore opportunities to reduce the net cost for Council's Returnable Works without comprising design outcomes.
 - 2.2. The \$1.39 million contingency allowance will be made available subject to requirements for the purposes of Council's Returnable Works.
 - 2.3. The Administration explore funding mechanisms to accommodate for the increase to the Returnable Works net cost, including application of the Future Fund.
 - 2.4. The Long Term Financial Plan be updated over forward financial years.
3. Notes ICD's material variations as contained within paragraph 58 of this report.
4. Approves the revised ICD design concept, incorporating ICD's material variations, as contained within Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 March 2023.
5. Authorises that the Chief Executive Officer be delegated authority to finalise the negotiation and preparation of a Deed of Amendment with ICD together with all associated legal documentation on satisfactory terms for the purpose of the PDA amendments set out within this report, subject to any material changes to the project including to the timing of the completion of the returnable works being returned to Council for approval.
6. Authorises the Chief Executive Officer to sign and affix as necessary the common seal with the signature of the Lord Mayor for the Deed of Amendment together with all associated legal documentation to give effect to the Deed of Amendment.
7. Notes the updated project program as set out within paragraph 93 which will be communicated to key stakeholders and the community.
8. Authorises that, in accordance with Section 91 (7) & (9) of the Local Government Act 1999 (SA) and on the grounds that Item 16.1 [Confidential Recommendations of the City Planning, Development and Business Affairs Committee] listed on the Agenda for the meeting of the Council held on 14 March 2023 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the Local Government Act 1999 (SA), the meeting of the Council do order that:
 - 8.1. The resolution, paragraph 58, paragraph 93 and Attachment A to the report become public information and included in the Minutes of the Council meeting.
 - 8.2. The report (excluding the resolution paragraph 58, paragraph 93 and Attachment A), the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2030.
 - 8.3. The confidentiality of the matter be reviewed in December 2023.
 - 8.4. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Paragraph 58, paragraph 93 and Attachment A to Item 7.2 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 March 2023, can be found at the conclusion of the Minutes of this meeting for information.

Closure

The meeting closed at 6.22 pm

Clare Mockler,
Chief Executive Officer

Dr Jane Lomax-Smith
Lord Mayor

Documents Attached:

Minute 16 – Item 11.1 & 11.2 – Question on Notice Replies

Minute 25 - Item 16.1 – Confidential Recommendations of the City Planning, Development and Business Affairs Committee

Night-time Advisory Committee Update

Tuesday, 14 March 2023
Council

Council Member
Councillor Abrahamzadeh

Public

Contact Officer:
Ilia Houridis, Director City
Shaping

QUESTION ON NOTICE

Councillor Abrahamzadeh will ask the following Question on Notice:

'Can Administration provide an update on the night-time advisory committee?'

REPLY

1. On 14 June 2022, Council resolved to establish an unremunerated Night Time Economy (NTE) advisory committee to inform a 24-hour strategy for the City ([Agenda](#) and [Minutes](#)).
2. To inform the development of a NTE advisory committee discussions have been undertaken with relevant internal and external stakeholders, including State Government.
3. The Council of Capital City Lord Mayors commissions annual research which provides an analysis of the night time economy of all major city councils in Australia. Quarterly City Pulse reports have also been produced since July 2022 to obtain and analyse city data sets that would measure the economic impacts of COVID-19 and recovery of Australia's capital cities ([Council of Capital City Lord Mayors City Pulse](#)).
4. Through the Council of Capital City Lord Mayors, the City of Adelaide commissioned a report in January 2023 *Measuring Adelaide's Night Time Economy Trading Patterns 2022* to gain recent insights relevant to our City (Link 1 view [here](#)).
5. The City of Adelaide is participating in a global 24-Hour Economy International Forum hosted by the Office of the 24-Hour Economy Commissioner on 2-3 May 2023 in Sydney.
6. The details of City of Adelaide's approach for the Night Time Economy Advisory Committee are being finalised and will be presented to the City Planning, Development and Business Affairs Committee on 4 April 2023.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4 hours.
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- END OF REPORT -

Cycling Committee Establishment and Effectiveness

Tuesday, 14 March 2023
Council

Council Member
Councillor Couros

Public

Contact Officer:
Tom McCready, Director City
Services

QUESTION ON NOTICE

Councillor Couros will ask the following Question on Notice:

'Can administration please advise the following:-

1. The timeline of Cycling Workshop establishment including when it was formed and how many meetings have been conducted to date?
2. The composition of the Cycling Workshop including who attended its meetings and whether all relevant stakeholders attended the meetings?
3. The purpose of the Cycling Committee including its initial goals?
4. How effective the Cycling Workshop Committee could be in regard to achieving goals, particularly in supporting consultation and feedback to implement a cycle network within our city particularly with business and residents that live in the City of Adelaide?

REPLY

1. At its meeting on 14 December 2021 Council approved the engagement approach for the Cycling Infrastructure Strategic Action Plan ([Link 1](#), item 10.5) which included the establishment of a Working Group.
2. As set out in the Terms of Reference ([Link 2](#)), the Working Group:
 - 2.1. Provides input and feedback on Council's transport strategies, action plans, initiatives and projects;
 - 2.2. Gives advice and feedback on engagement activities relating to transport strategies and projects;
 - 2.3. Advice and acts as a sounding board for CoA;
 - 2.4. Members participate in project specific engagement activities, trial/test projects and education and communication initiatives;
 - 2.5. Act as ambassadors and advocates for contemporary transport planning in the City.
3. The membership of the Working Group is outlined in the Terms of Reference, and comprises up to 12 members:
 - 3.1. Two Council Members

- 3.2. Two community representatives – both of whom do not reside in the City of Adelaide and one of whom commutes by bicycle as their primary mode of transport and one of whom commutes by car as their primary mode of transport
- 3.3. Walking SA representative
- 3.4. Bike Adelaide representative
- 3.5. Bike SA representative
- 3.6. RAA representative
- 3.7. Business SA representative
- 3.8. Property Council representative
- 3.9. Department for Infrastructure and Transport representative
- 3.10. one expert from another jurisdiction, such as City of Sydney or City of Melbourne.
4. A Registration of Interest for the two community representatives was open from 6 May to 27 May 2022.
5. The Property Council did not nominate a representative.
6. The Working Group met on 14 June 2022 and 2 August 2022. Council's Caretaker period commenced on 6 September 2022 and concluded on the certification of the results of the election of the current Council on 18 November 2022. In accordance with Council's Caretaker Policy, the Working Group was unable to meet during Caretaker period.
7. All representatives attended the Working Group meetings with the exception of the expert from another jurisdiction.
8. We understand the value of engagement and consultation to progress cycling infrastructure, however we acknowledge the feedback in relation to consultation and project delivery provided by Council at the Infrastructure and Public Works Committee on 21 February 2023.
9. Based on the Appointment of Councillors to the Cycling Working Group report being laid on the table by Council at its meeting on 28 February 2023, no further action has been taken on progressing the Working Group.
10. It is recommended that Council resolves to either continue or disband the Working Group in addition to the matter currently laid on the table.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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– END OF REPORT –

58. Design changes proposed by ICD comprise:
- 58.1. Relocation of residential car parks from podium (levels 3 and 4) to basement.
 - 58.2. An increase to the extent of the basement (within the site footprint), including a mezzanine, to accommodate its car park relocation.
 - 58.3. Increased loading zones within the basement together with a turntable to support loading movements.
 - 58.4. Introduction of a basement down ramp from Grote Street to access the aforementioned residential car parks. This replaces a previous ramp at Grote Street which was servicing the ICD car parks at levels 3 and 4 (now proposed to be relocated).
 - 58.5. Introduction of a 1,275m² wellness space at level 2 for medical suites, allied health and gym.
 - 58.6. Introduction of hotel back of house and amenities at level 3 supporting hotel operations.
 - 58.7. Reduction of the podium levels from 5 to 4 levels given the relocation of ICD's car parks to basement.
 - 58.8. An additional 3 levels of apartments increasing the height of the Grote Street tower by 2 levels (noting the 1 level reduction to the podium). This will result in an additional 21 apartments with a 9.2m increase in height.
 - 58.9. An additional floor of commercial office with no increase in height to the Gouger Street tower (noting the 1 level reduction to the podium). This additional level together with a reconfiguration of the Gouger Street office tower (enabling a simplification of the design) will result in an additional 5,250m² of office space.
 - 58.10. The introduction of retail balconies to the Grote Street façade (responding to a SCAP condition to provide shelter).

- City Planning, Development and Business Affairs Committee – Agenda - Tuesday, 7 March 2023

Attachment A – Proposed ICD project design (including material variations)

- END OF REPORT -

Market Square – Market Expansion

REVISED ICD PROJECT DESIGN FEB-23

WOODS BAGOT

Published in Confidence and Released to the Public





Published in Confidence and Released to the Public











Published in Confidence and Released to the Public





CAR PARK LEGEND

RETAIL BAYS
RESIDENTIAL BAYS
COMMERCIAL BAYS
HOTEL BAYS

Car Parking Schedule - By Level

Level	Comments	Count
Basement 01	Residential Bay	10
Basement 02	Residential Bay	10
Basement 03	Commercial Bay	10
Basement 04	Hotel Bay	10
Basement 05	Hotel Bay	10
Basement 06	Hotel Bay	10
Basement 07	Hotel Bay	10
Basement 08	Hotel Bay	10
Basement 09	Hotel Bay	10
Basement 10	Hotel Bay	10

RESIDENTIAL STORAGE - by Apartment...

Apartment Type	Count
1 Bed	10
2 Bed	10
3 Bed	10
4 Bed	10

Car Parking Schedule - Commercial

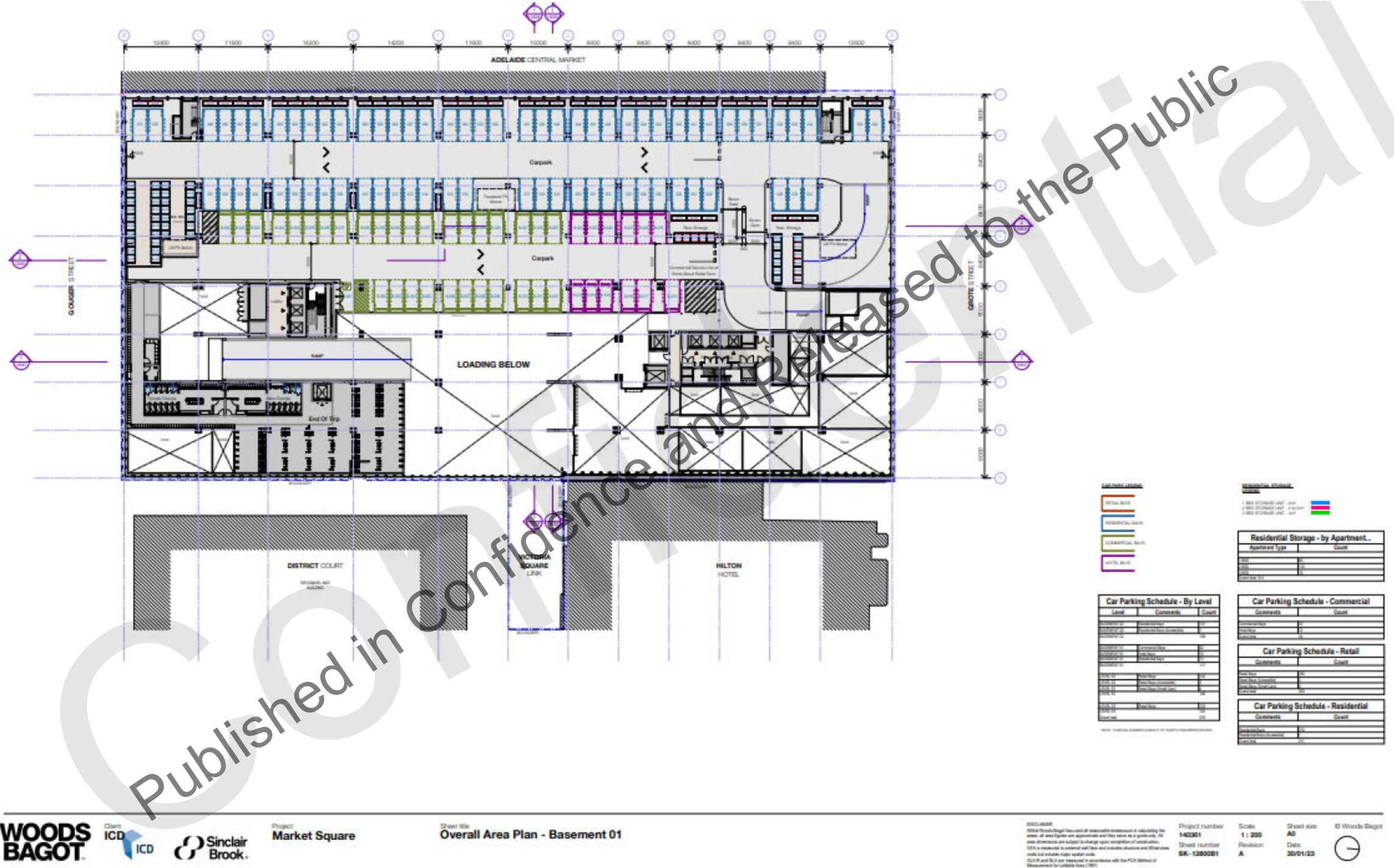
Comments	Count
Commercial Bay	10
Commercial Bay	10
Commercial Bay	10

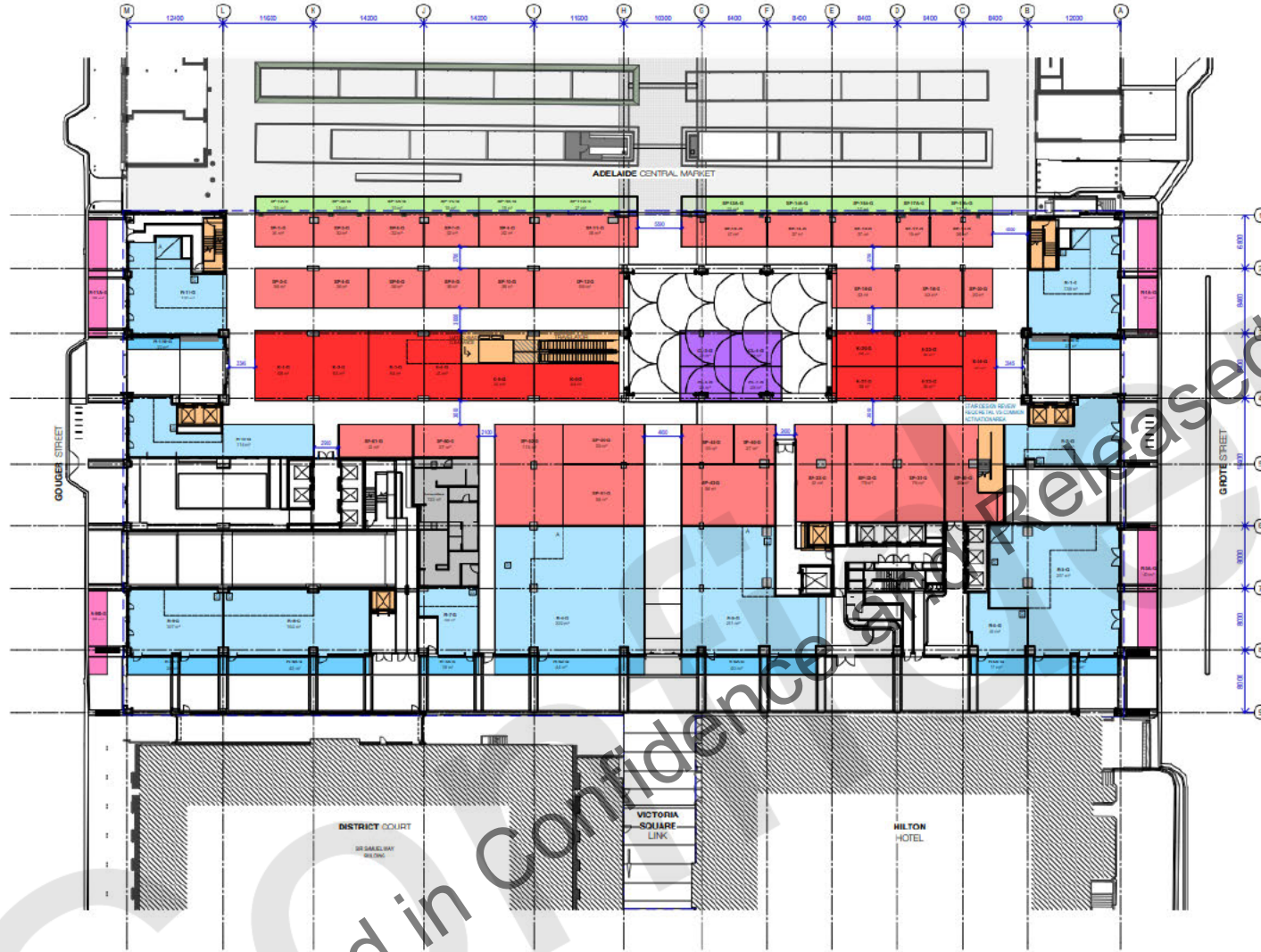
Car Parking Schedule - Retail

Comments	Count
Retail Bay	10
Retail Bay	10
Retail Bay	10

Car Parking Schedule - Residential

Comments	Count
Residential Bay	10
Residential Bay	10
Residential Bay	10





GF Internal NLA Option 04B			
WB Retail Type 1	Area Total	Count	
Specialty Retail Light Floor	15037 m ²	10	
F & B Light Blue	1600 m ²	11	
Cafe and Dining Special	177 m ²	1	
Arcade Retail	171 m ²	11	
Grand total	17785 m ²	33	

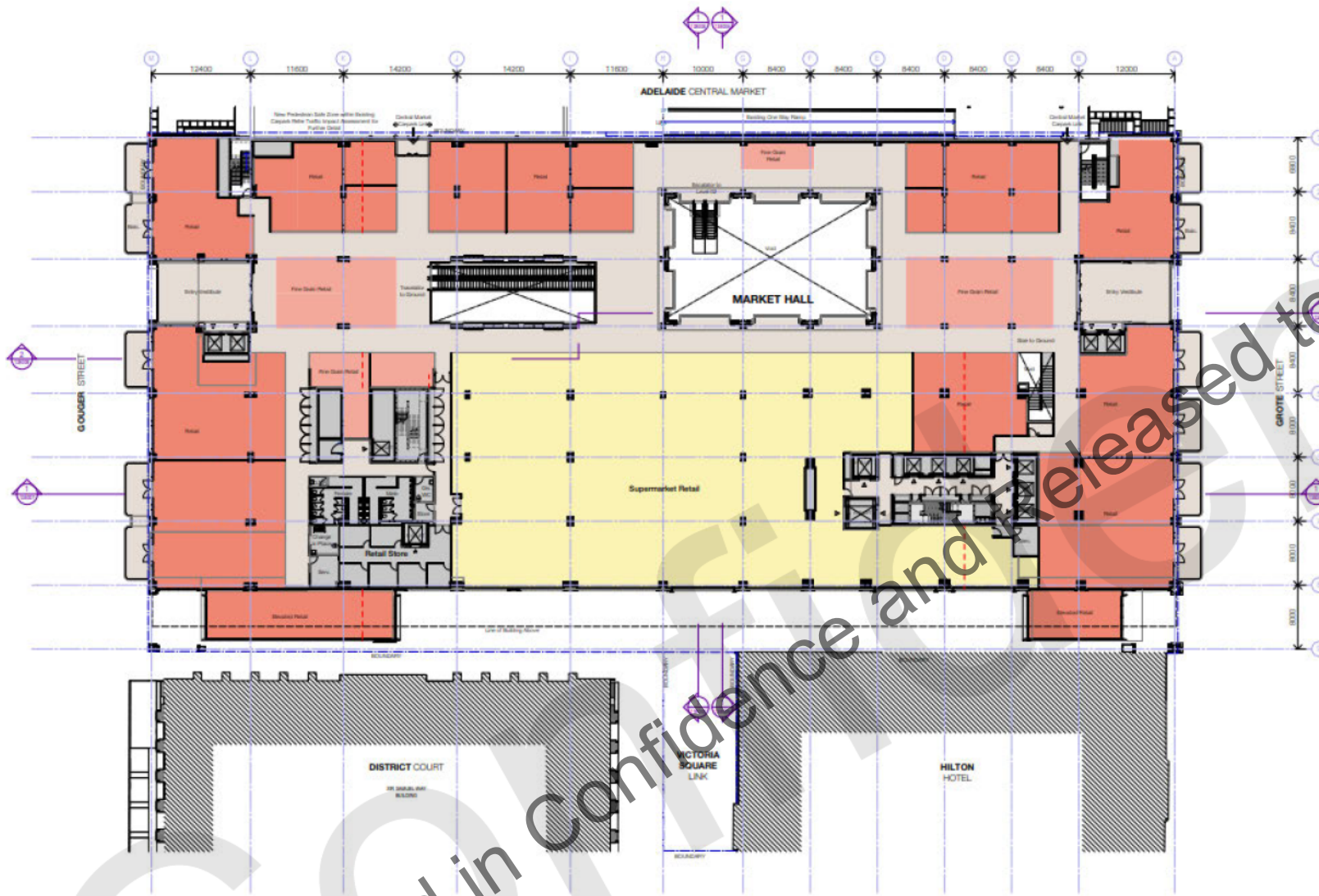
GF NLA External Option 04B		
Retail Type	Area Total	Count
Licensed Retail Shop (Pink)	154m ²	1
Licensed Retail Blue	201 m ²	1
External Soft Retail (Green)	183 m ²	11
Grand total	538 m ²	13

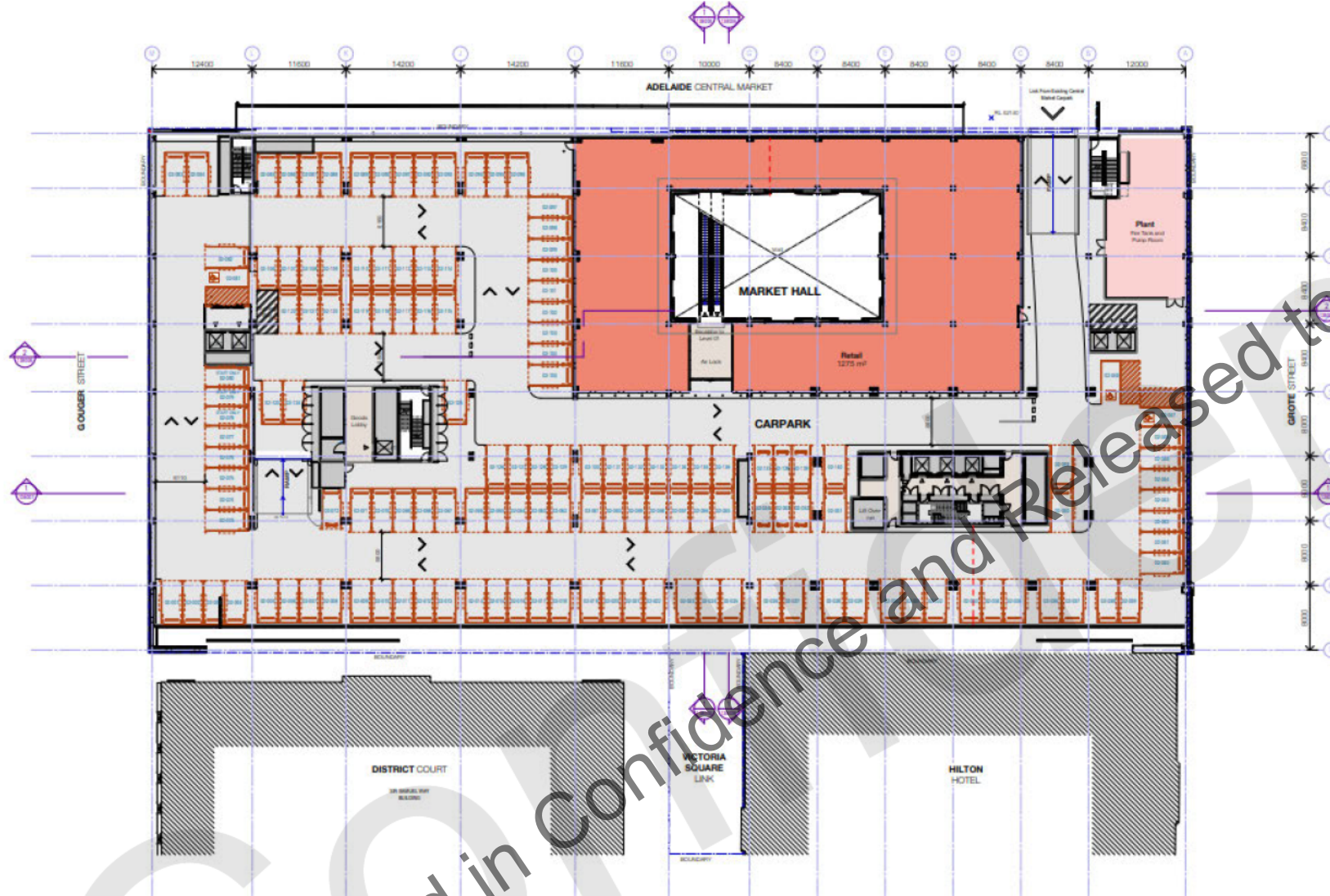
GF NLA Total Option 04B		
Comments	Area Total	Count
NLA Internal	17785 m ²	33
NLA External	538 m ²	13
Grand total	18323 m ²	46

Retail Store NLA		
Level	Retail Type	Area Total Count
BASMENT 02	Retail Store Link (Lgr) Total	196 m ² 1
LEVEL 01	Retail Store Link (Lgr) Total	46 m ² 2
BASMENT 02	Retail Store Total	196 m ² 22
LEVEL 01	Retail Store Total	117 m ² 10
Grand total	Retail Store Total	313 m ² 32

GF Retail Area Option 04B		
Name	Retail Type	Area Total
SP-001	Specialty Retail Light Floor	15037 m ²
SP-002	Specialty Retail Light Floor	15037 m ²
SP-003	Specialty Retail Light Floor	15037 m ²
SP-004	Specialty Retail Light Floor	15037 m ²
SP-005	Specialty Retail Light Floor	15037 m ²
SP-006	Specialty Retail Light Floor	15037 m ²
SP-007	Specialty Retail Light Floor	15037 m ²
SP-008	Specialty Retail Light Floor	15037 m ²
SP-009	Specialty Retail Light Floor	15037 m ²
SP-010	Specialty Retail Light Floor	15037 m ²
SP-011	Specialty Retail Light Floor	15037 m ²
SP-012	Specialty Retail Light Floor	15037 m ²
SP-013	Specialty Retail Light Floor	15037 m ²
SP-014	Specialty Retail Light Floor	15037 m ²
SP-015	Specialty Retail Light Floor	15037 m ²
SP-016	Specialty Retail Light Floor	15037 m ²
SP-017	Specialty Retail Light Floor	15037 m ²
SP-018	Specialty Retail Light Floor	15037 m ²
SP-019	Specialty Retail Light Floor	15037 m ²
SP-020	Specialty Retail Light Floor	15037 m ²
SP-021	Specialty Retail Light Floor	15037 m ²
SP-022	Specialty Retail Light Floor	15037 m ²
SP-023	Specialty Retail Light Floor	15037 m ²
SP-024	Specialty Retail Light Floor	15037 m ²
SP-025	Specialty Retail Light Floor	15037 m ²
SP-026	Specialty Retail Light Floor	15037 m ²
SP-027	Specialty Retail Light Floor	15037 m ²
SP-028	Specialty Retail Light Floor	15037 m ²
SP-029	Specialty Retail Light Floor	15037 m ²
SP-030	Specialty Retail Light Floor	15037 m ²
SP-031	Specialty Retail Light Floor	15037 m ²
SP-032	Specialty Retail Light Floor	15037 m ²
SP-033	Specialty Retail Light Floor	15037 m ²
SP-034	Specialty Retail Light Floor	15037 m ²
SP-035	Specialty Retail Light Floor	15037 m ²
SP-036	Specialty Retail Light Floor	15037 m ²
SP-037	Specialty Retail Light Floor	15037 m ²
SP-038	Specialty Retail Light Floor	15037 m ²
SP-039	Specialty Retail Light Floor	15037 m ²
SP-040	Specialty Retail Light Floor	15037 m ²
SP-041	Specialty Retail Light Floor	15037 m ²
SP-042	Specialty Retail Light Floor	15037 m ²
SP-043	Specialty Retail Light Floor	15037 m ²
SP-044	Specialty Retail Light Floor	15037 m ²
SP-045	Specialty Retail Light Floor	15037 m ²
SP-046	Specialty Retail Light Floor	15037 m ²
SP-047	Specialty Retail Light Floor	15037 m ²
SP-048	Specialty Retail Light Floor	15037 m ²
SP-049	Specialty Retail Light Floor	15037 m ²
SP-050	Specialty Retail Light Floor	15037 m ²
SP-051	Specialty Retail Light Floor	15037 m ²
SP-052	Specialty Retail Light Floor	15037 m ²
SP-053	Specialty Retail Light Floor	15037 m ²
SP-054	Specialty Retail Light Floor	15037 m ²
SP-055	Specialty Retail Light Floor	15037 m ²
SP-056	Specialty Retail Light Floor	15037 m ²
SP-057	Specialty Retail Light Floor	15037 m ²
SP-058	Specialty Retail Light Floor	15037 m ²
SP-059	Specialty Retail Light Floor	15037 m ²
SP-060	Specialty Retail Light Floor	15037 m ²
SP-061	Specialty Retail Light Floor	15037 m ²
SP-062	Specialty Retail Light Floor	15037 m ²
SP-063	Specialty Retail Light Floor	15037 m ²
SP-064	Specialty Retail Light Floor	15037 m ²
SP-065	Specialty Retail Light Floor	15037 m ²
SP-066	Specialty Retail Light Floor	15037 m ²
SP-067	Specialty Retail Light Floor	15037 m ²
SP-068	Specialty Retail Light Floor	15037 m ²
SP-069	Specialty Retail Light Floor	15037 m ²
SP-070	Specialty Retail Light Floor	15037 m ²
SP-071	Specialty Retail Light Floor	15037 m ²
SP-072	Specialty Retail Light Floor	15037 m ²
SP-073	Specialty Retail Light Floor	15037 m ²
SP-074	Specialty Retail Light Floor	15037 m ²
SP-075	Specialty Retail Light Floor	15037 m ²
SP-076	Specialty Retail Light Floor	15037 m ²
SP-077	Specialty Retail Light Floor	15037 m ²
SP-078	Specialty Retail Light Floor	15037 m ²
SP-079	Specialty Retail Light Floor	15037 m ²
SP-080	Specialty Retail Light Floor	15037 m ²
SP-081	Specialty Retail Light Floor	15037 m ²
SP-082	Specialty Retail Light Floor	15037 m ²
SP-083	Specialty Retail Light Floor	15037 m ²
SP-084	Specialty Retail Light Floor	15037 m ²
SP-085	Specialty Retail Light Floor	15037 m ²
SP-086	Specialty Retail Light Floor	15037 m ²
SP-087	Specialty Retail Light Floor	15037 m ²
SP-088	Specialty Retail Light Floor	15037 m ²
SP-089	Specialty Retail Light Floor	15037 m ²
SP-090	Specialty Retail Light Floor	15037 m ²
SP-091	Specialty Retail Light Floor	15037 m ²
SP-092	Specialty Retail Light Floor	15037 m ²
SP-093	Specialty Retail Light Floor	15037 m ²
SP-094	Specialty Retail Light Floor	15037 m ²
SP-095	Specialty Retail Light Floor	15037 m ²
SP-096	Specialty Retail Light Floor	15037 m ²
SP-097	Specialty Retail Light Floor	15037 m ²
SP-098	Specialty Retail Light Floor	15037 m ²
SP-099	Specialty Retail Light Floor	15037 m ²
SP-100	Specialty Retail Light Floor	15037 m ²

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- RETAIL SALES
- RESIDENTIAL SALES
- COMMERCIAL SALES
- HOTEL SALES

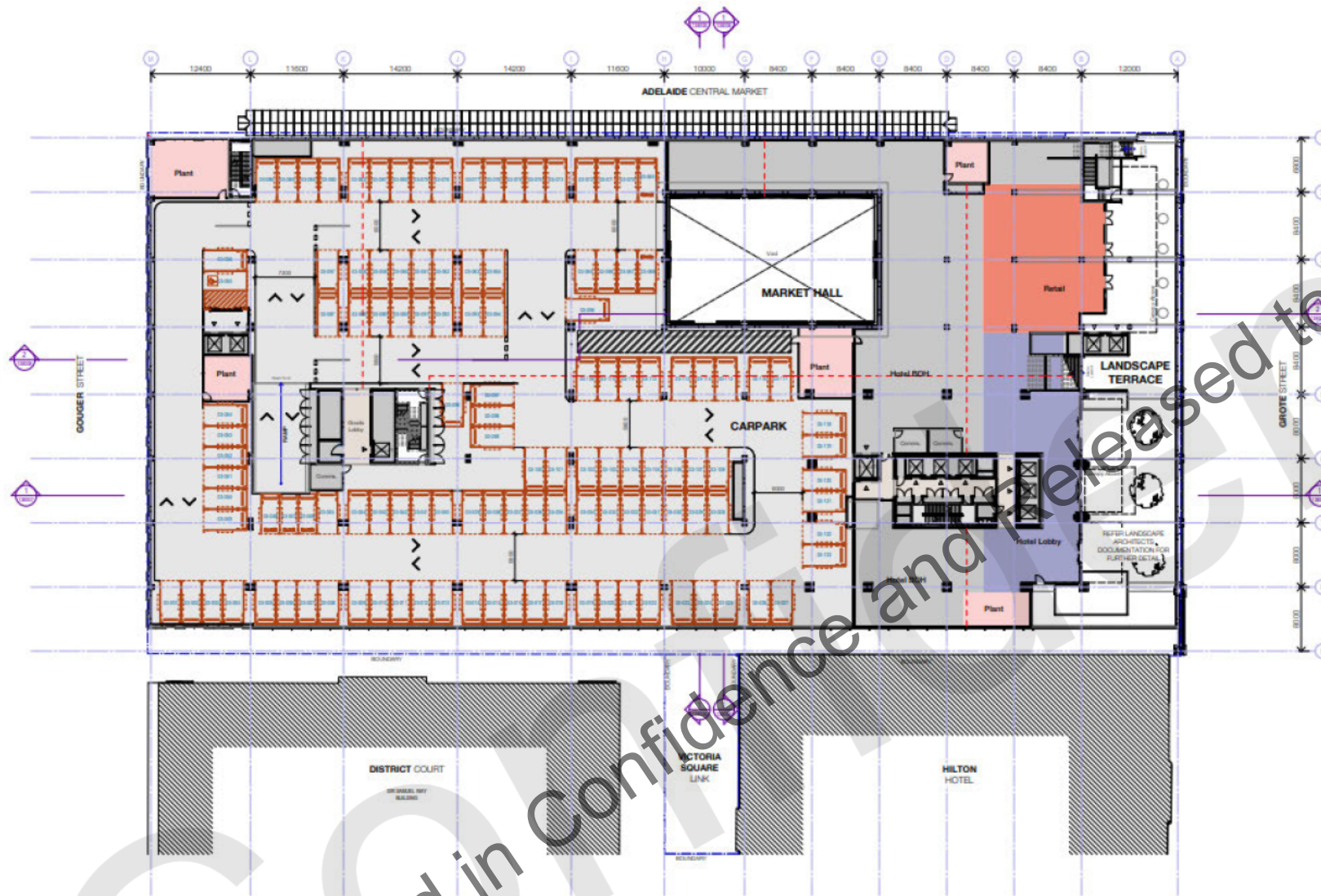
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NOTE: Parking is subject to traffic conditions.

Car Parking Schedule - Commercial	
Comments	Count
Commercial Rate	20
Order Date	10
Order Date	10

Car Parking Schedule - Retail	
Comments	Count
Retail Rate	20
Order Date	10
Order Date	10

Car Parking Schedule - Residential	
Comments	Count
Residential Rate	10
Order Date	10
Order Date	10



- ☐ PERSONAL BAY
- ☐ PRESIDENTIAL BAY
- ☐ COMMERCIAL BAY
- ☐ HOTEL BAY

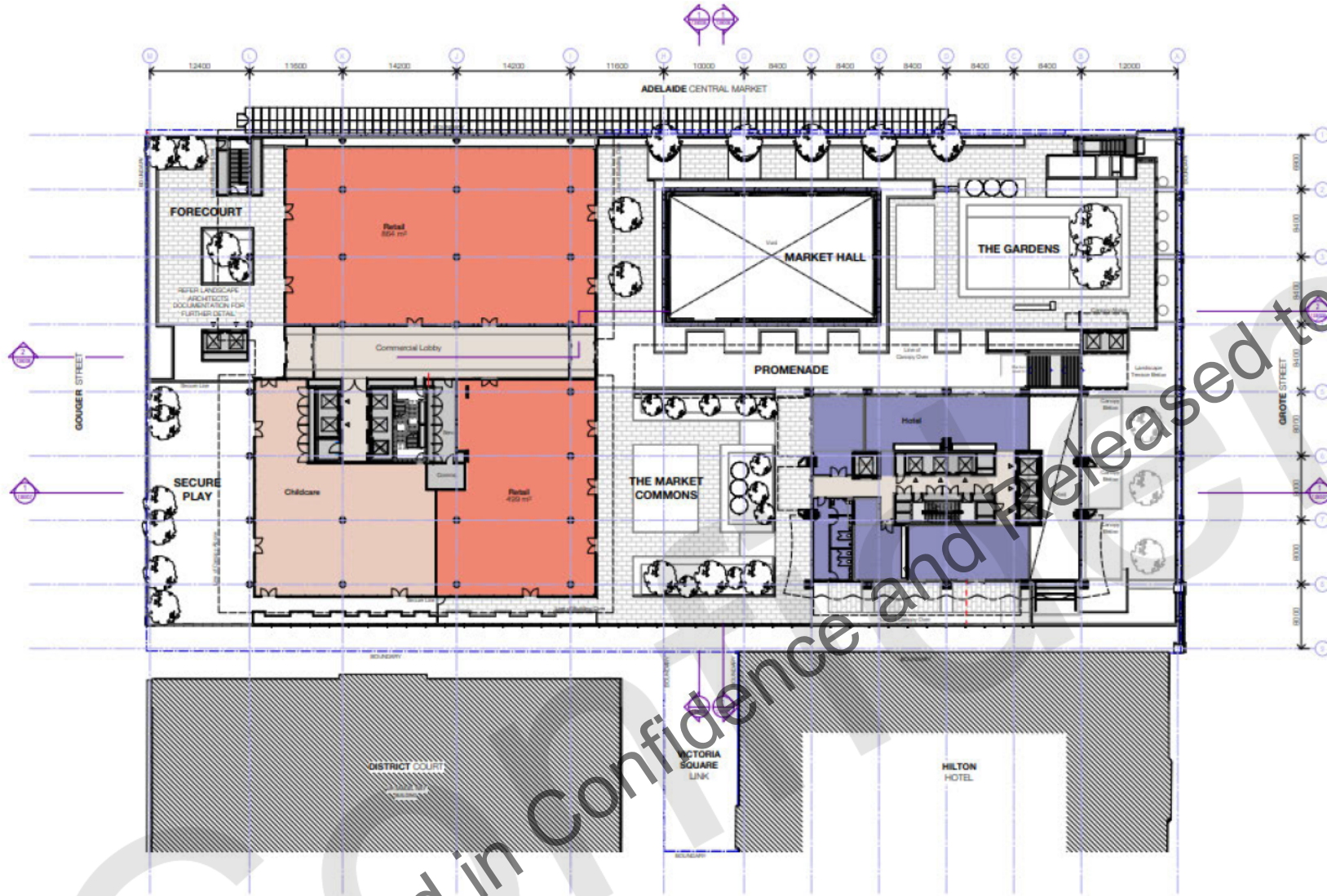
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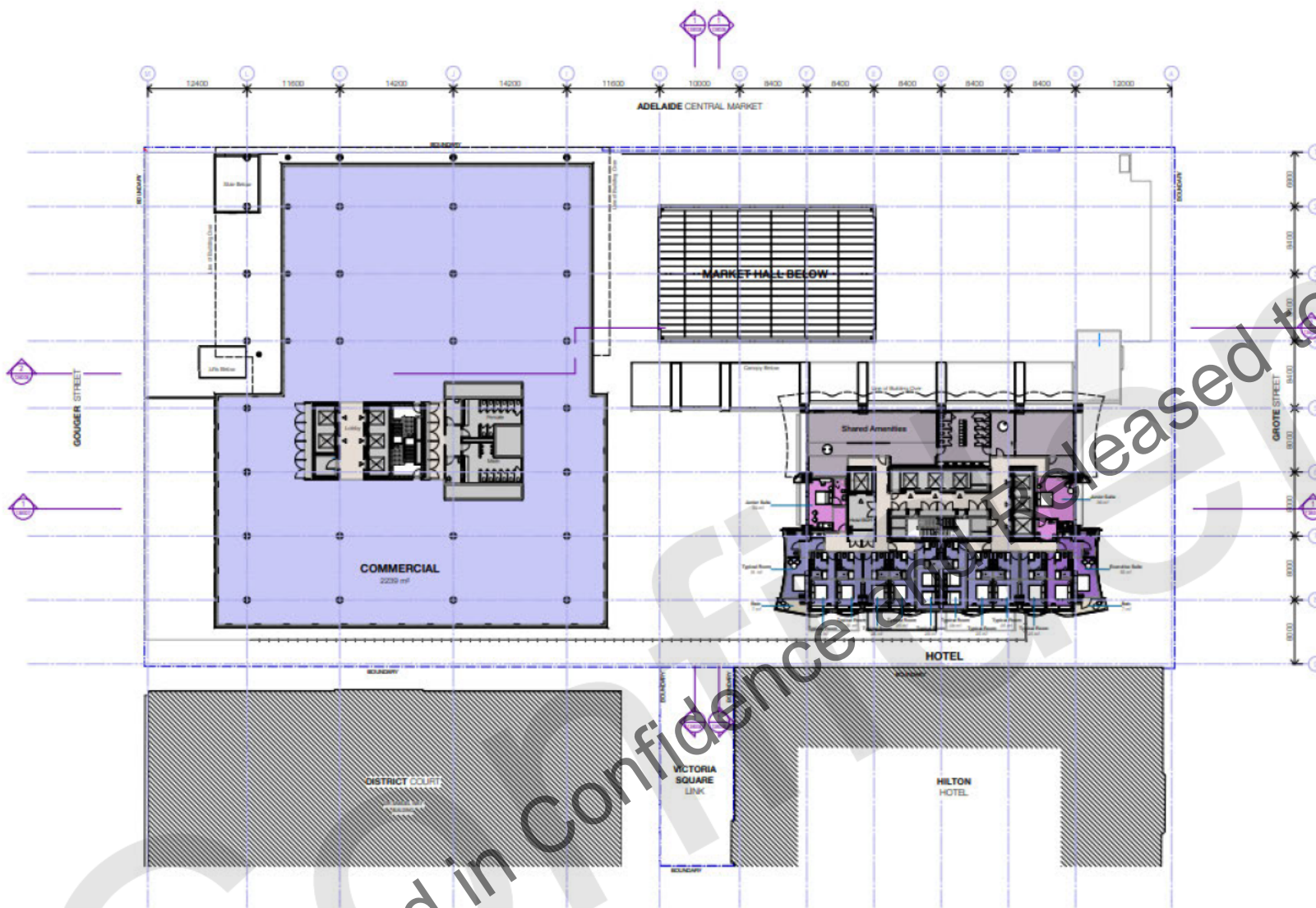
NOTE: RUNNING LAMP IS SUBJECT TO TRAFFIC ENGINEERING REVIEW

Car Parking Schedule - Commercial	
Comments	Count
Commercial Box	0
Commercial Van	0

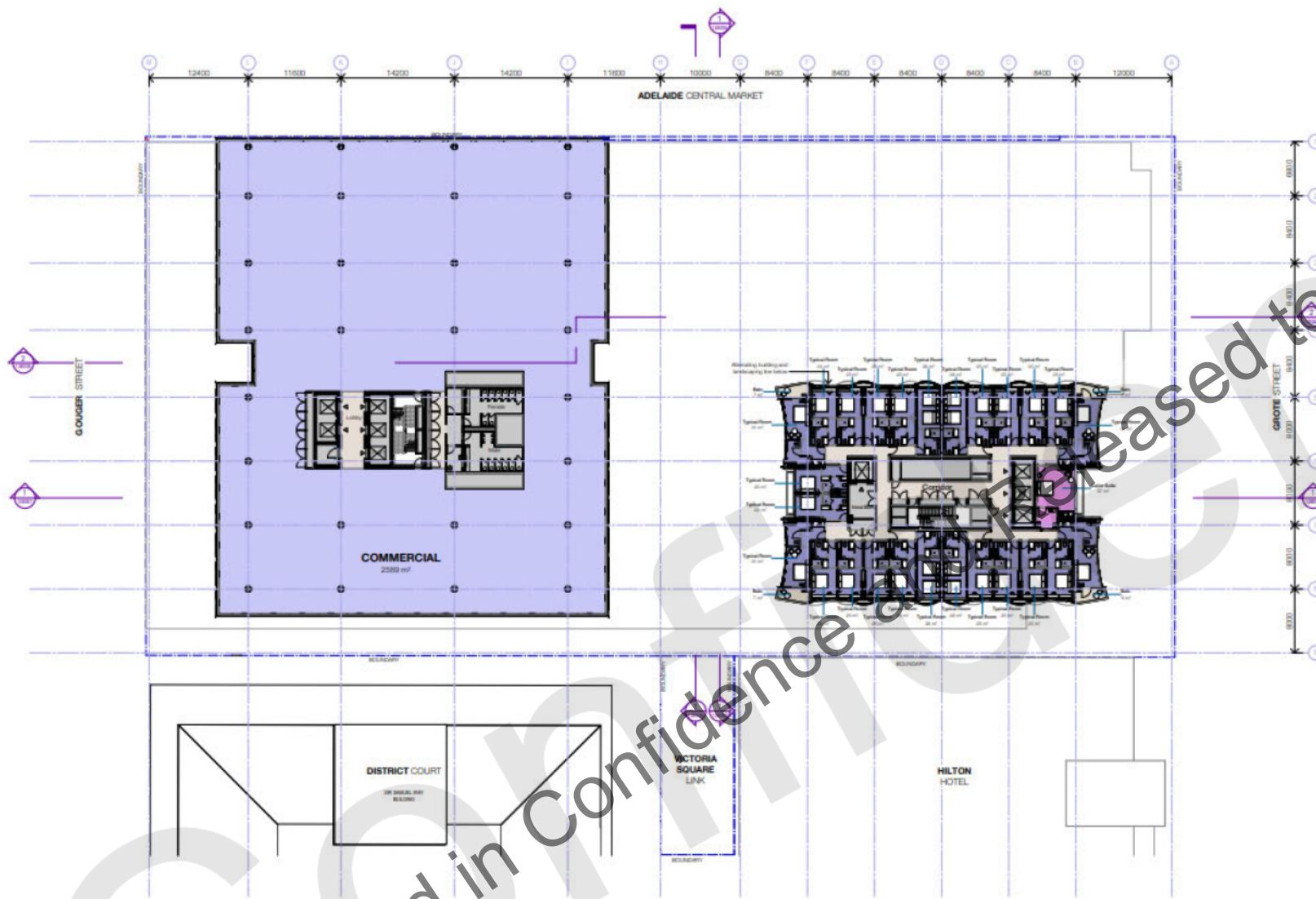
Car Parking Schedule - Retail	
Comments	Count
Retail Box	0
Retail Van (Assistant)	0
Retail Van (Retail Clerk)	0

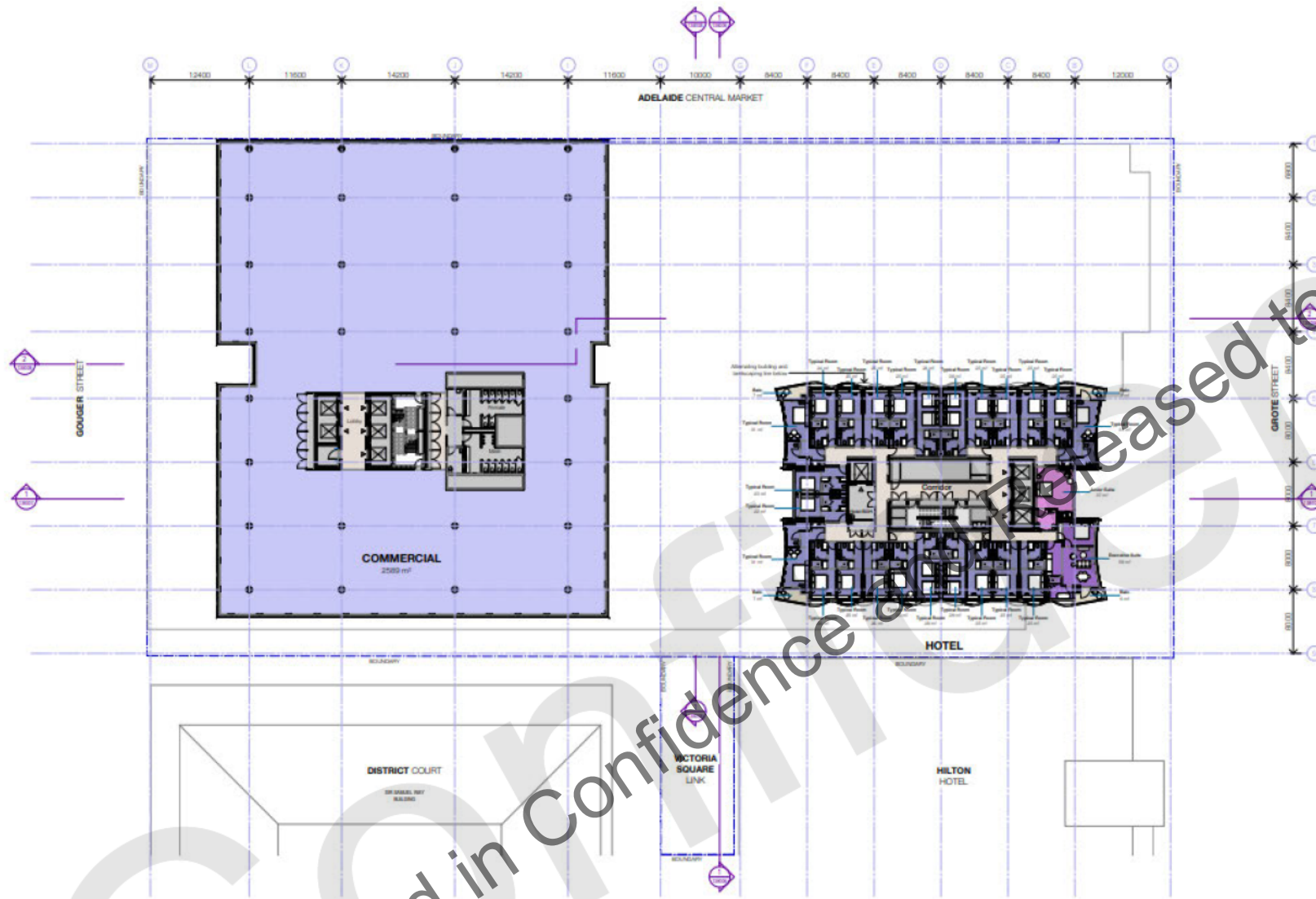
Car Parking Schedule - Residential	
Comments	Count
Residential Box	0
Residential Van (Assistant)	0

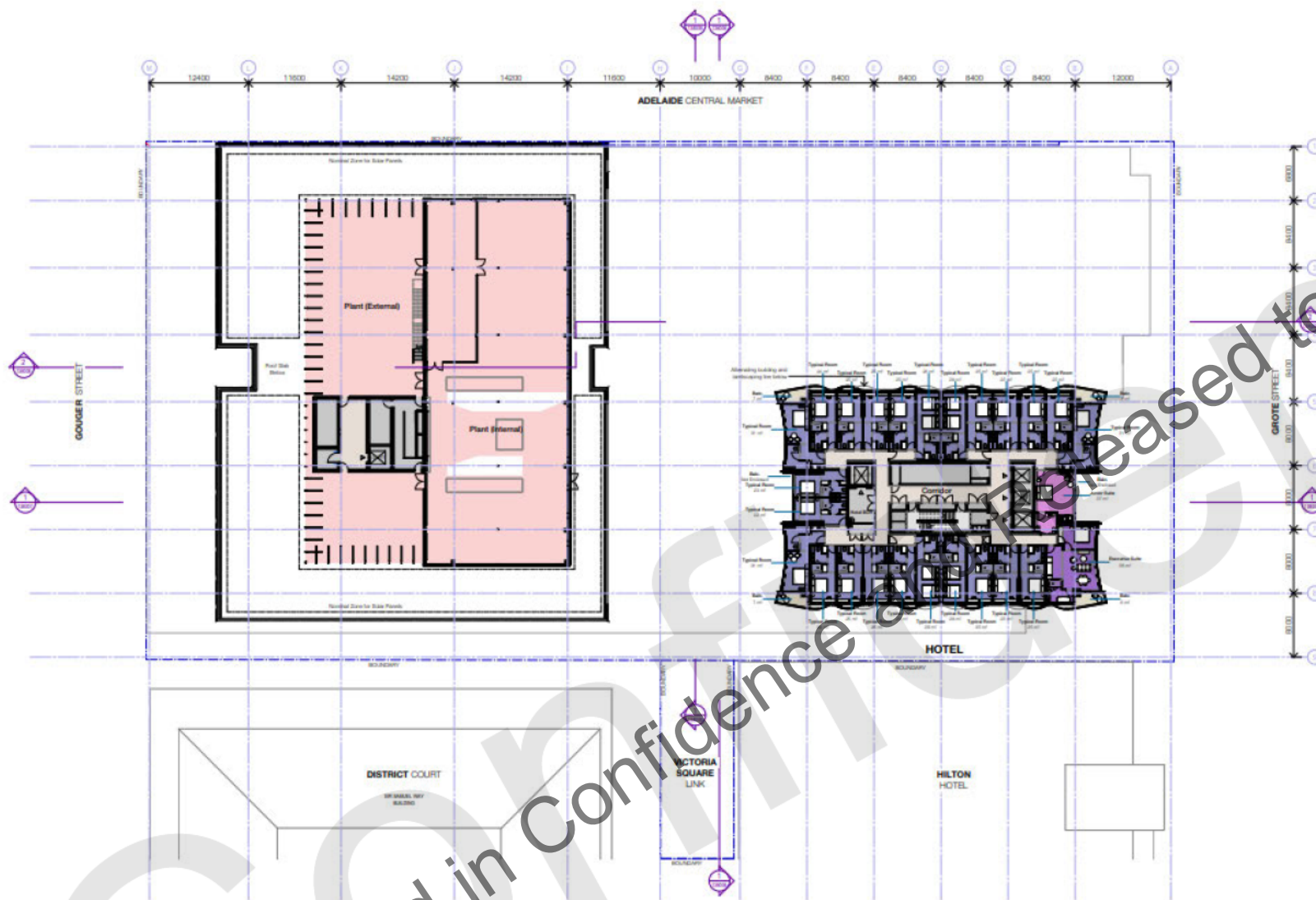


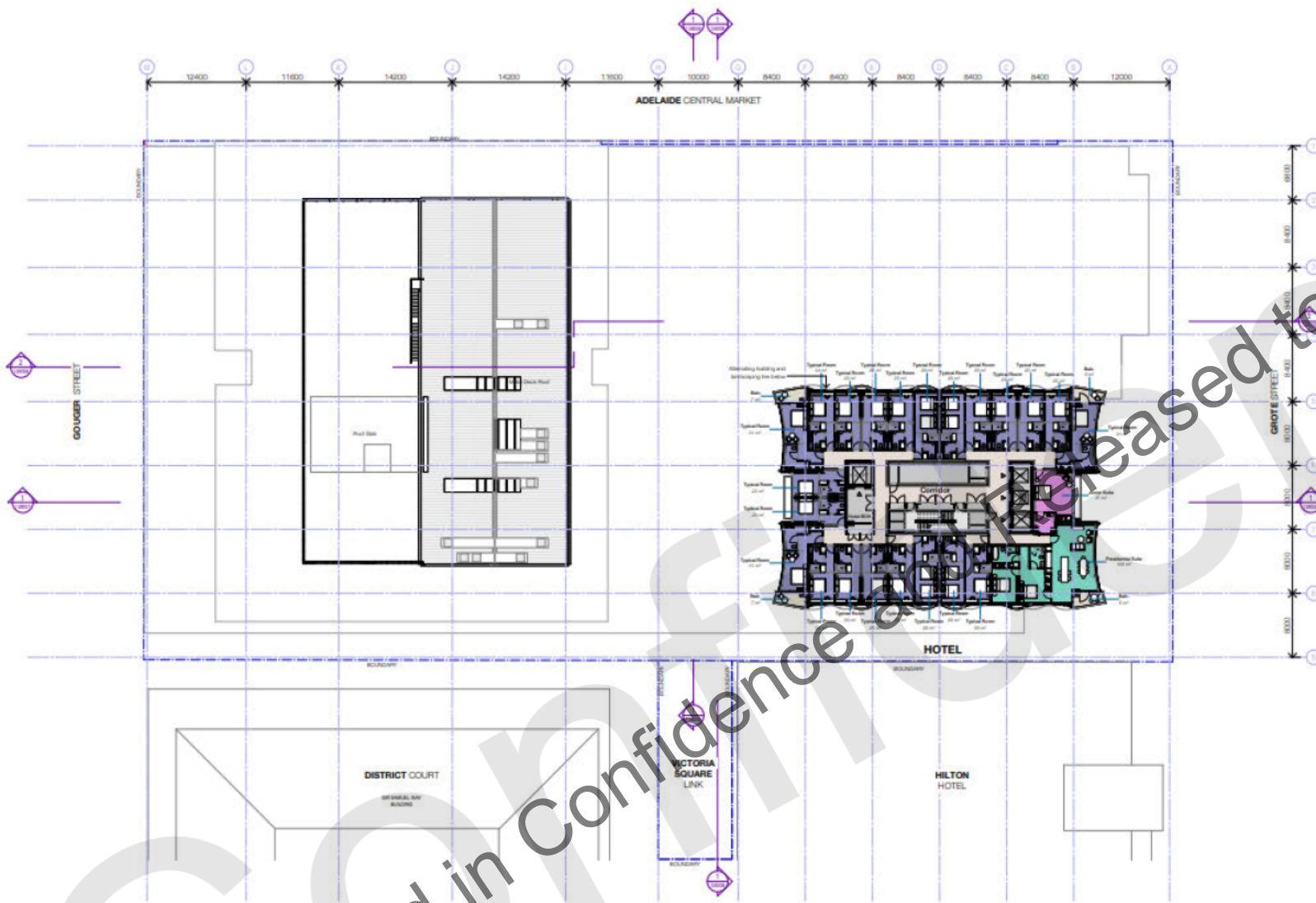


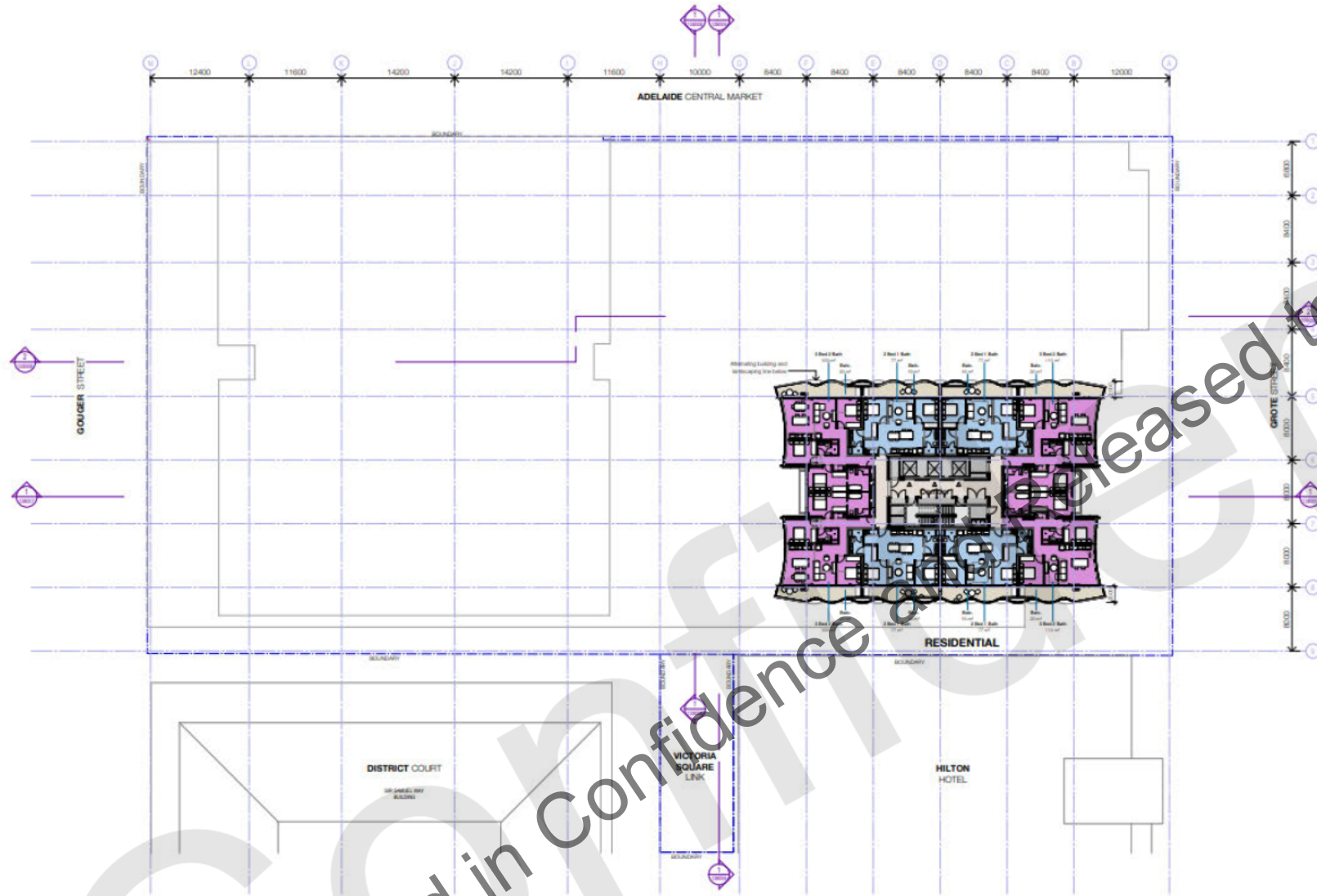
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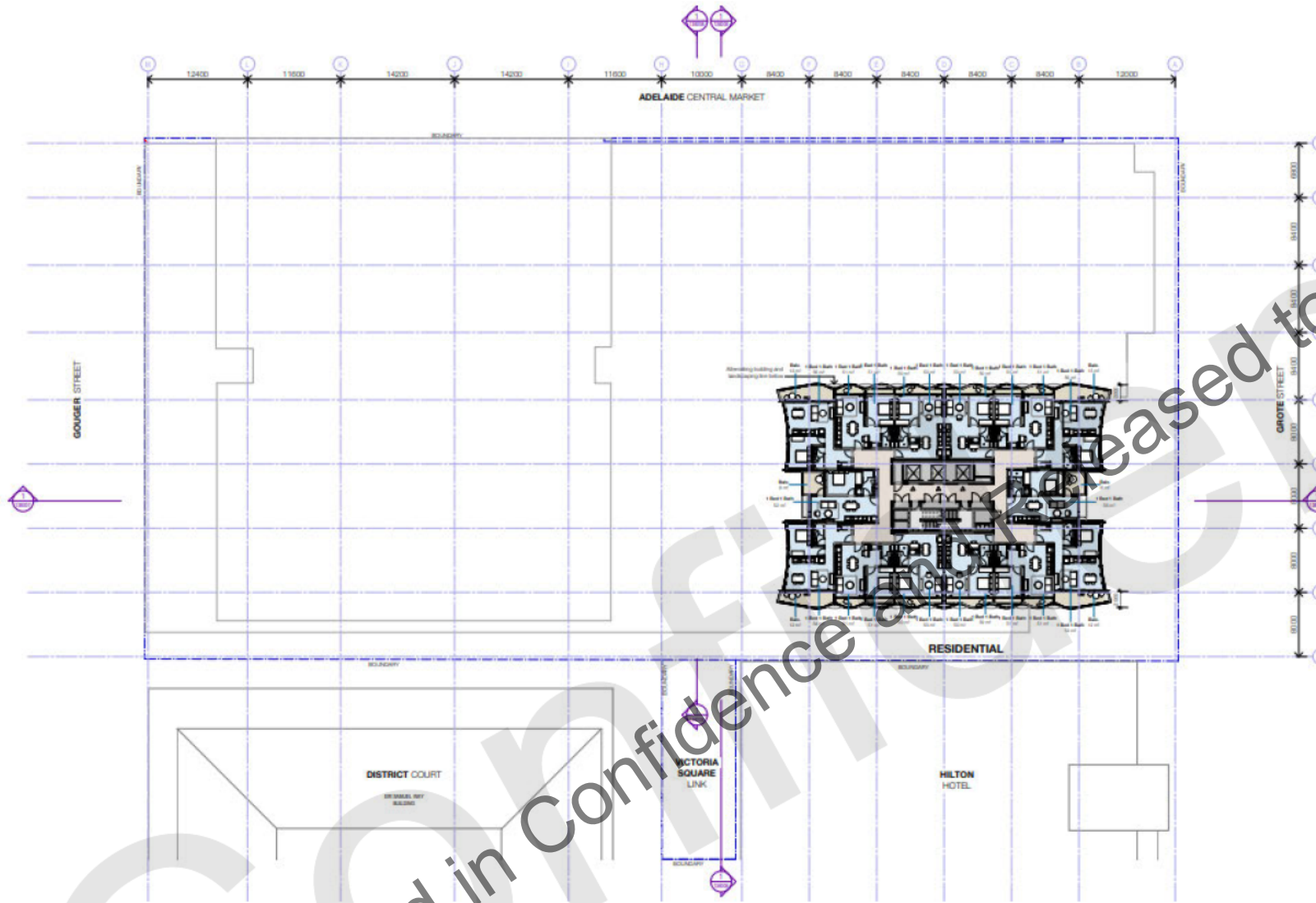


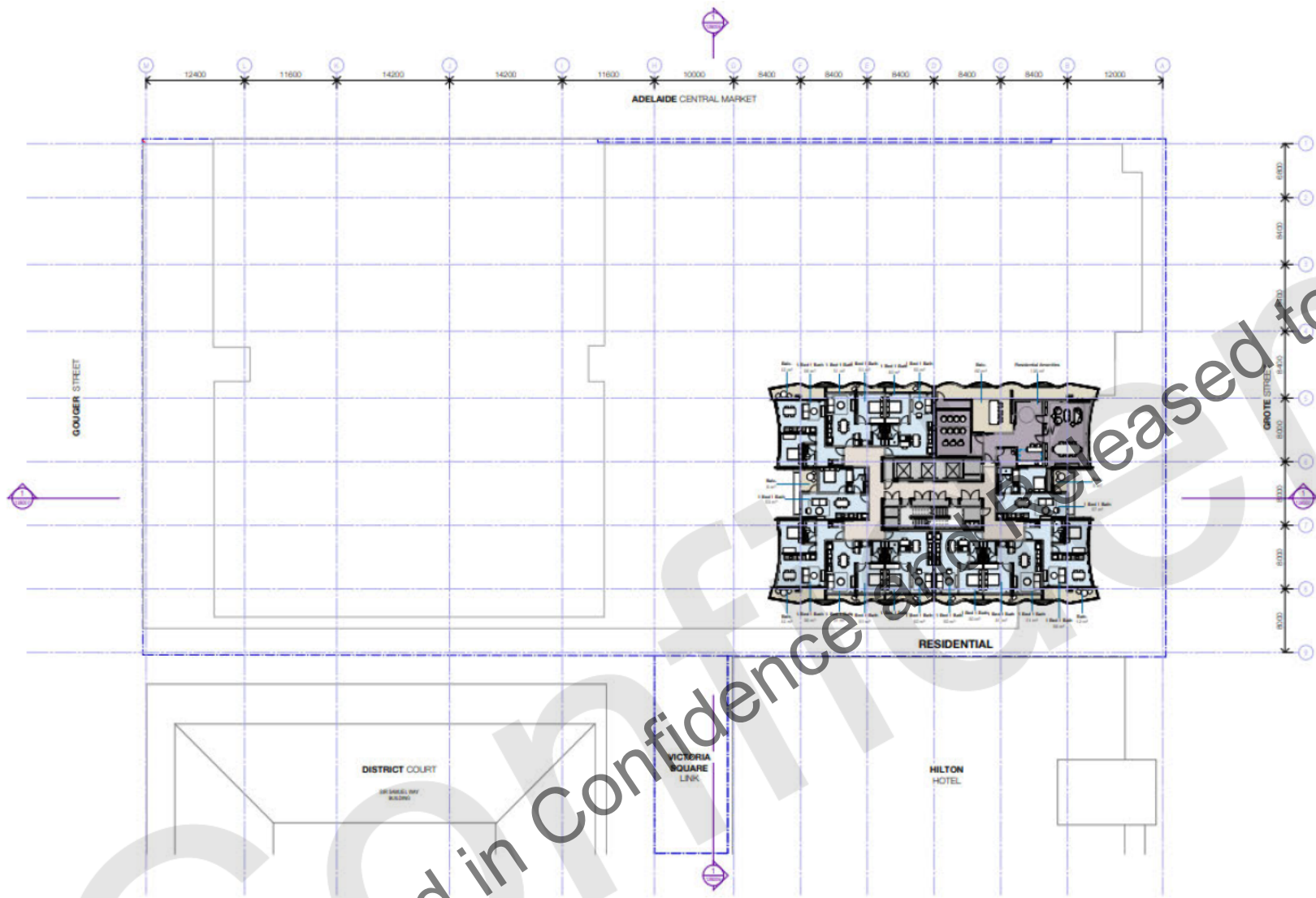


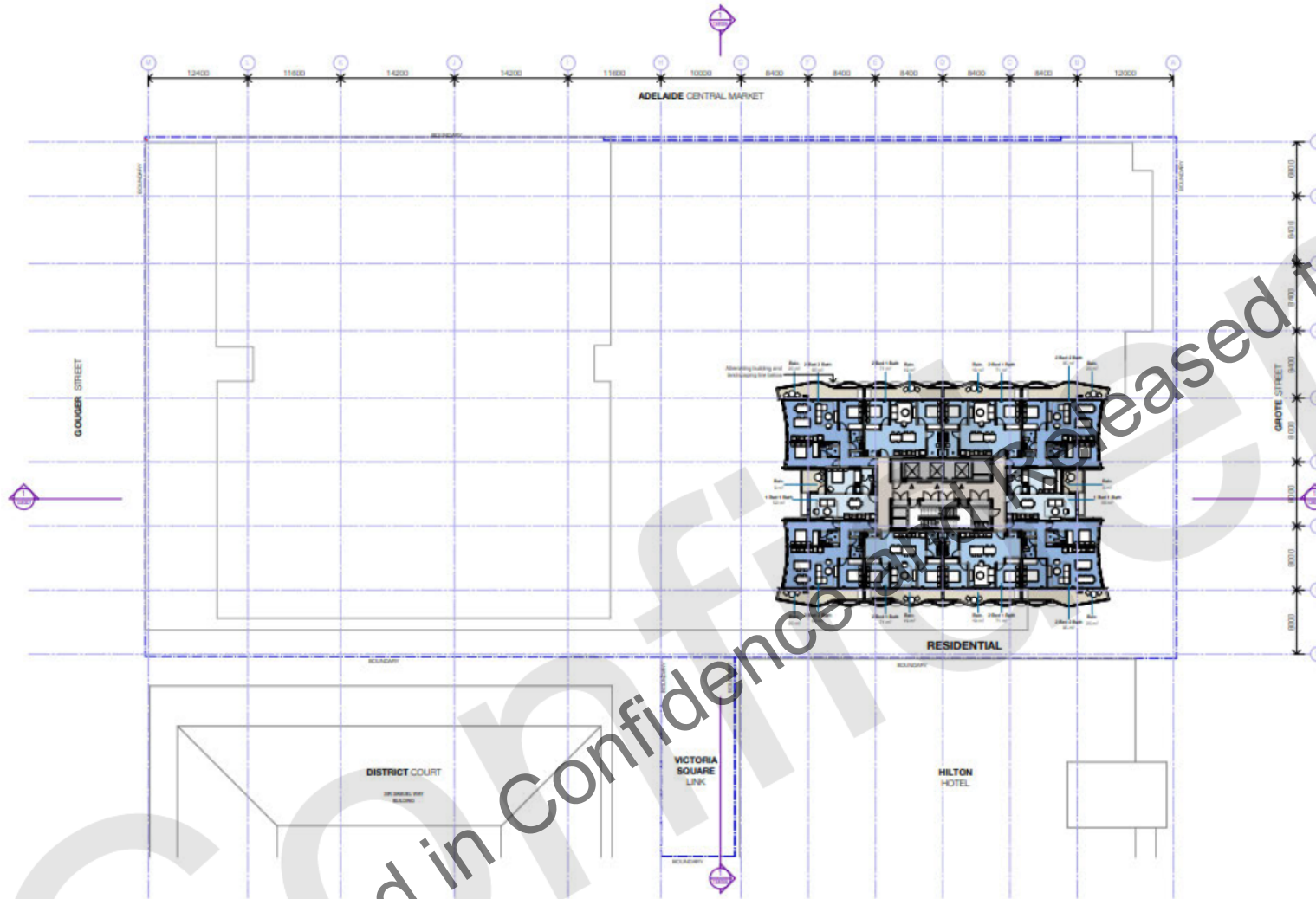


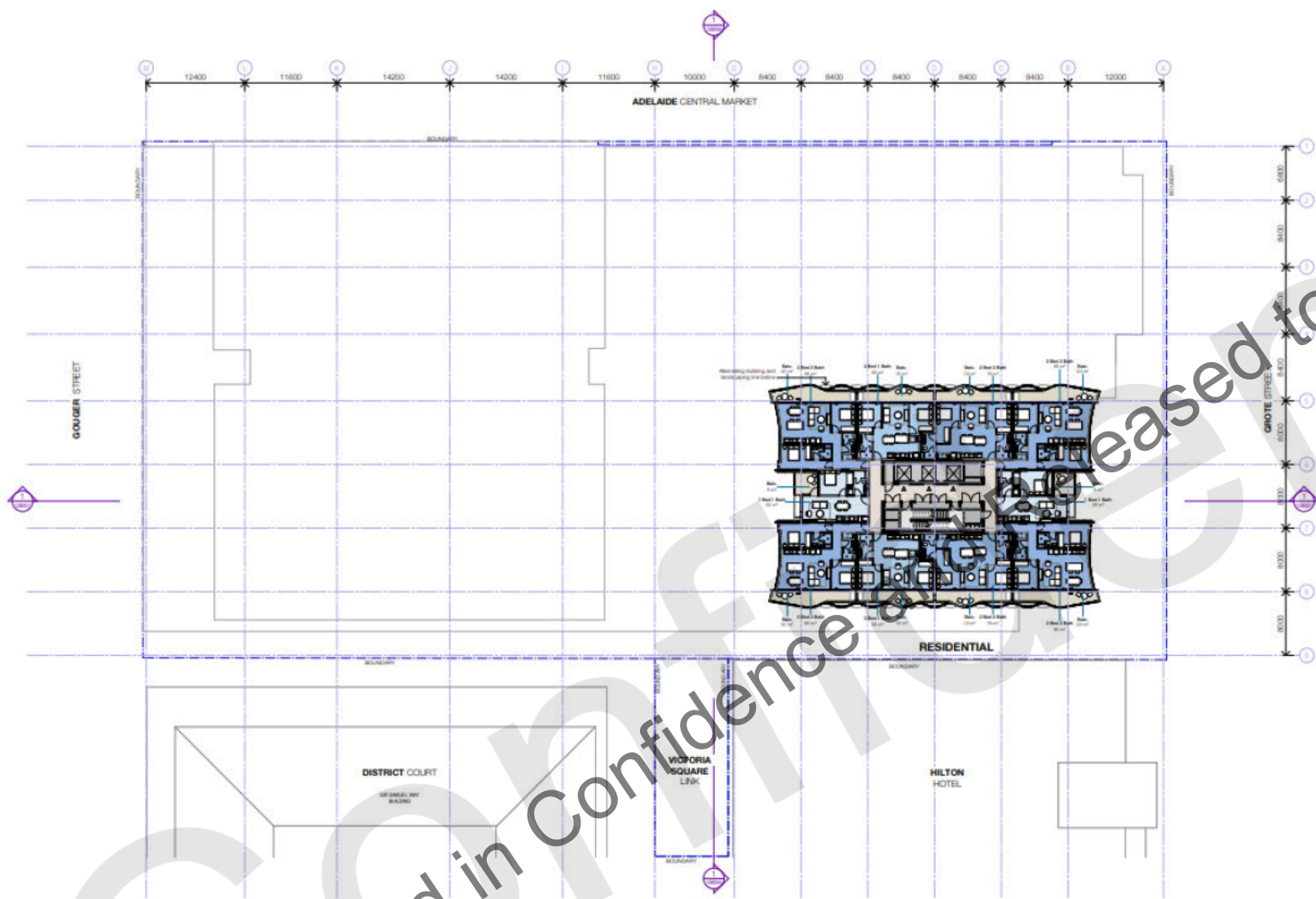




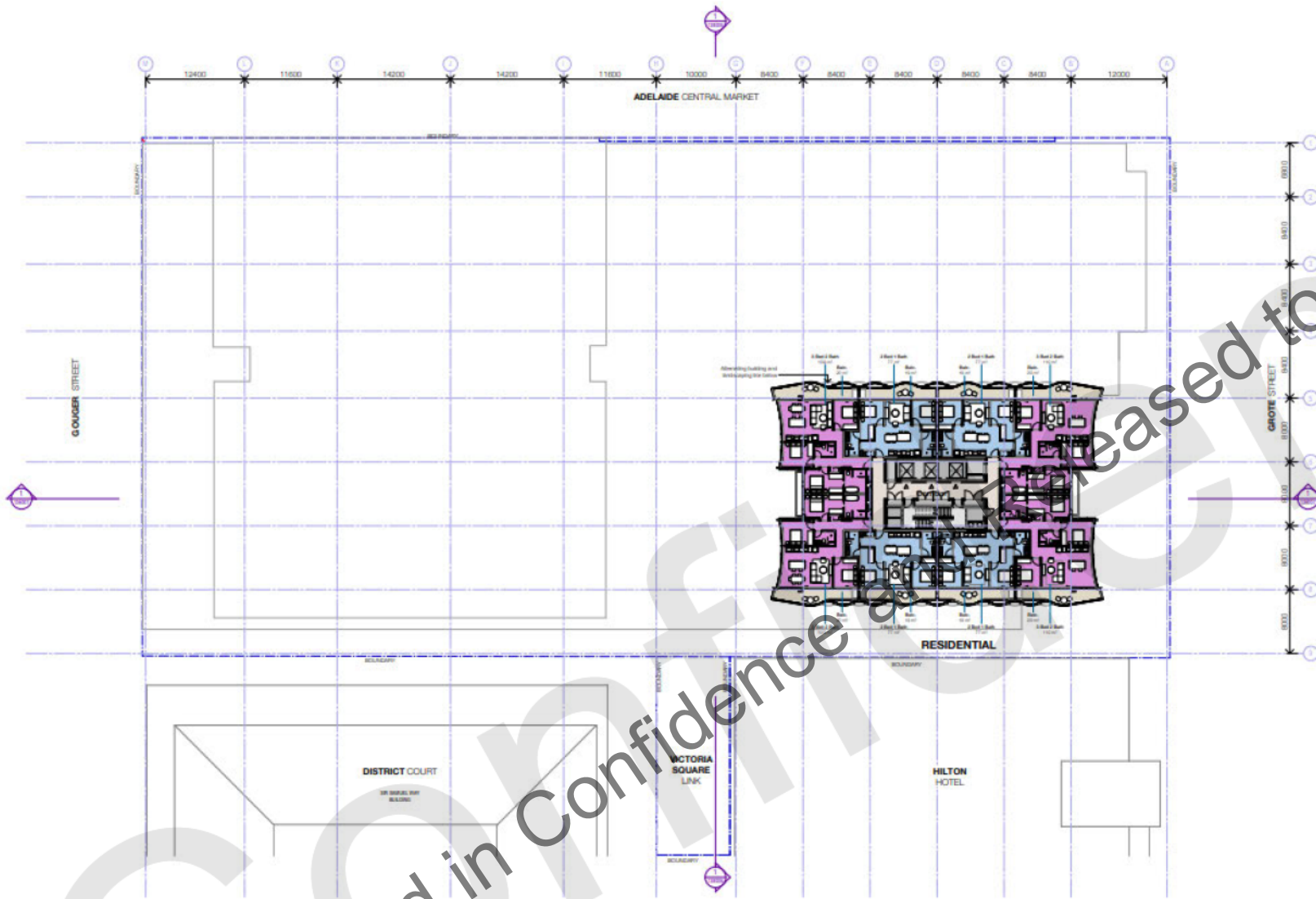


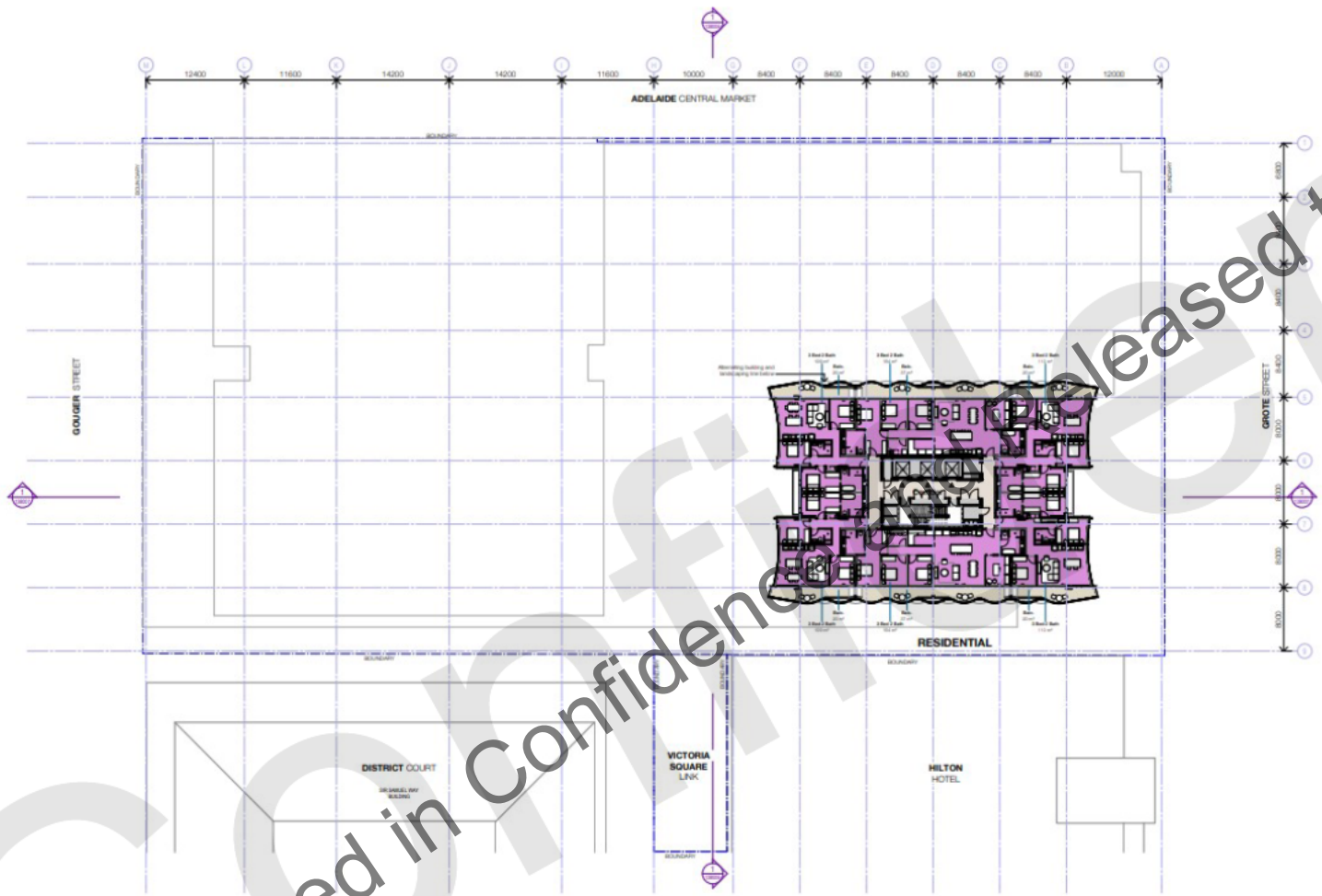


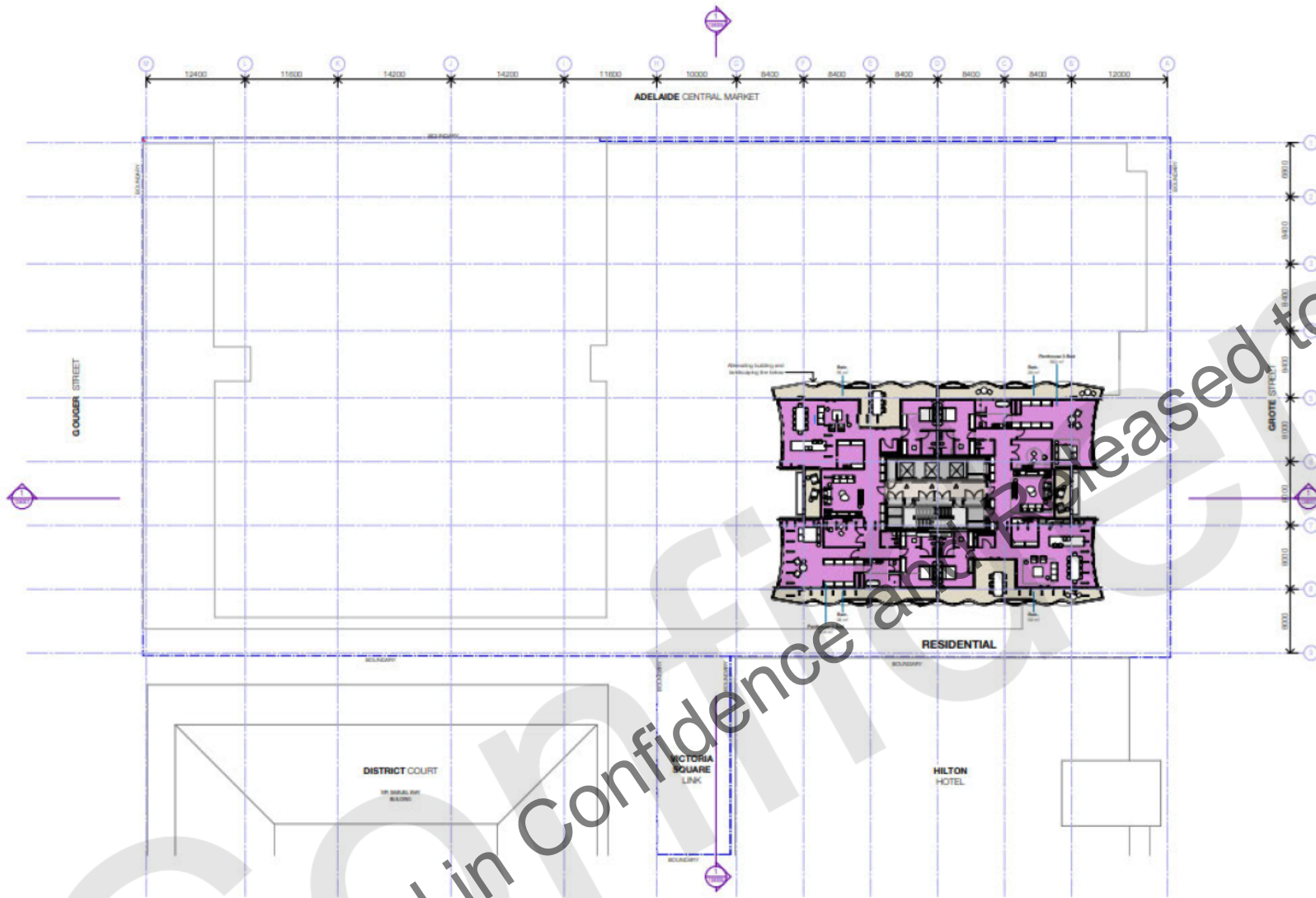


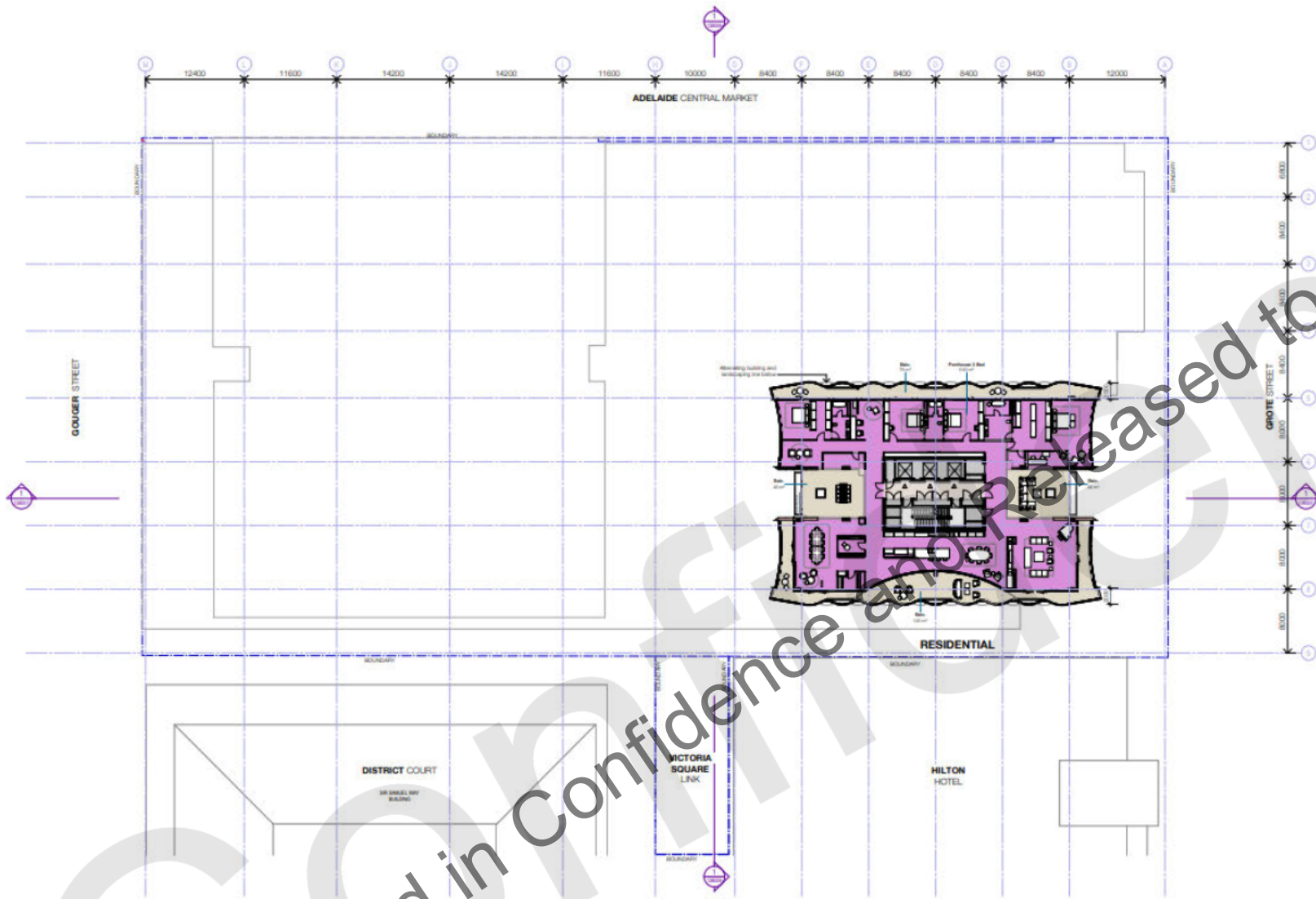


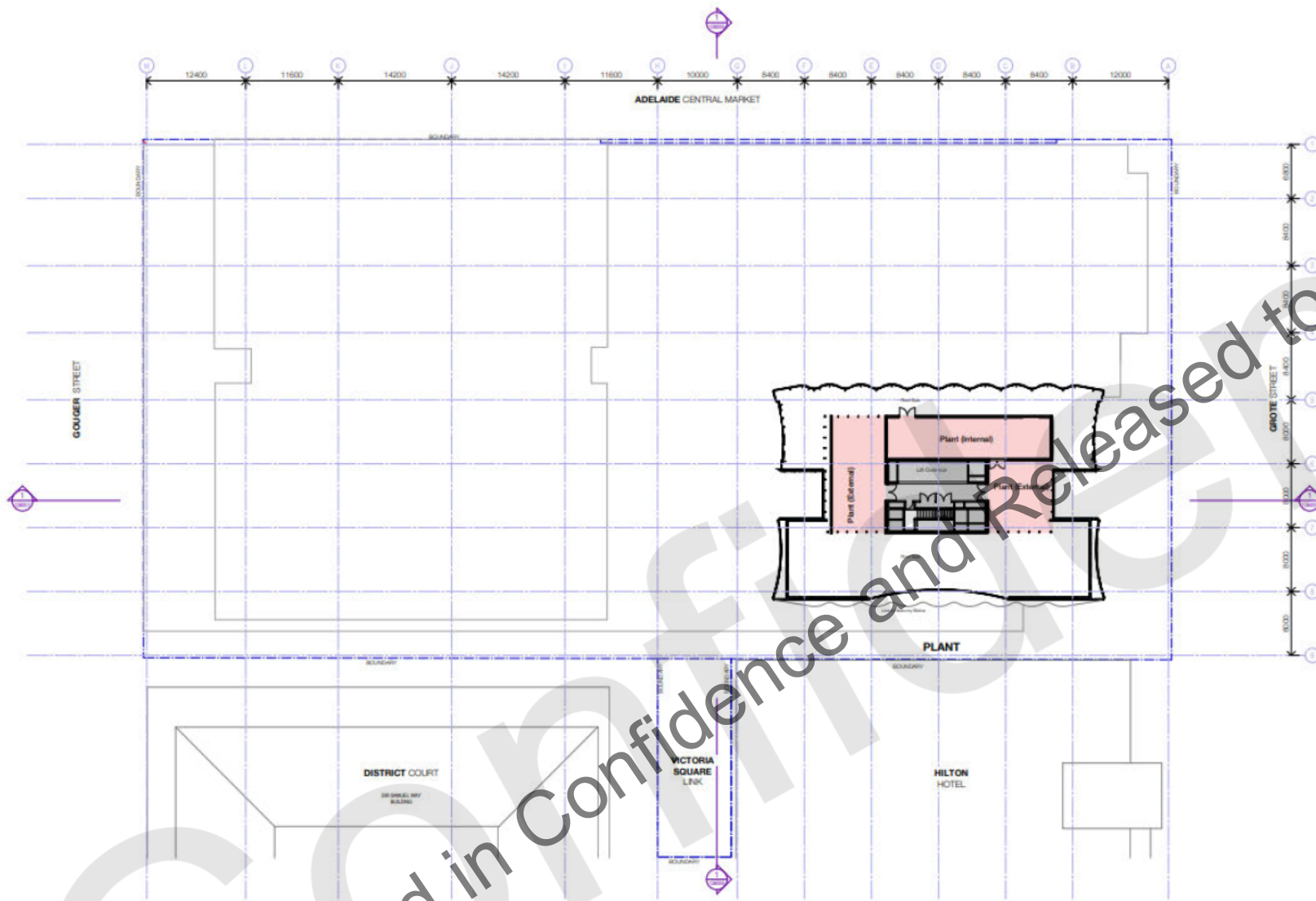
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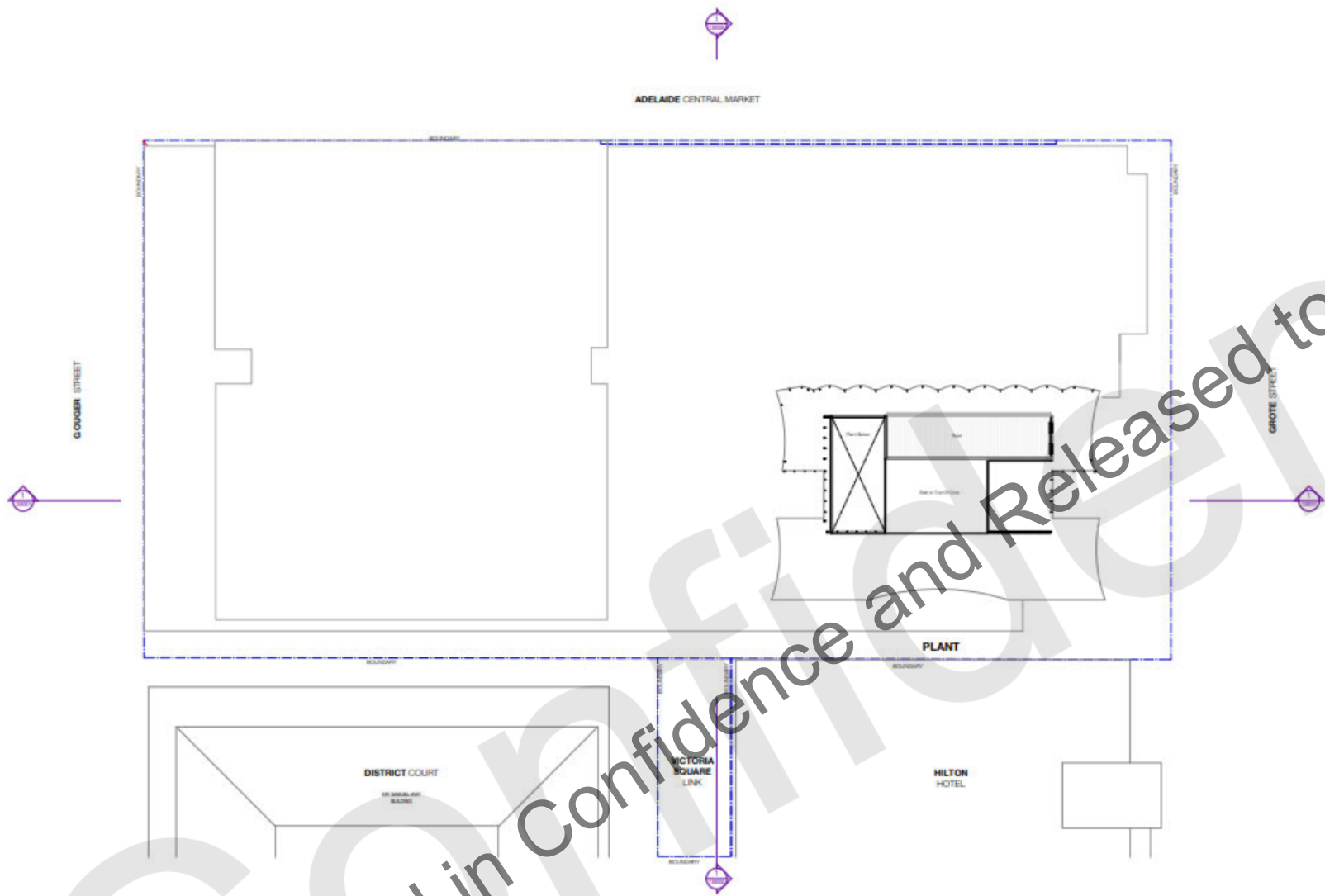












FAÇADE SCHEDULE

- CD01 METAL MESH SCREENING
- CD02 METAL ENTRY SHROUD BRASS COLOUR
- CD03 PRECAST CONCRETE GLAZING SYSTEM NATURAL FINISH
- CD04 SOLID METAL GLAZING SYSTEM BRONZE COLOUR
- CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
- CD06 PANEL WALL SYSTEM WITH CRANKLE WINDOWS
- CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
- CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
- CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
- CE01 CONCRETE
- CE02 CONCRETE PAINT FINISH
- CE03 CONCRETE FINISH
- CL01 SHORFRONT GLAZING ALUMINUM FRAME
- CL02 HOTEL FAÇADE SYSTEM
- CL03 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
- LV01 LOUPED FAÇADE SYSTEM CLEAR GLAZING
- LV02 LOUPED FAÇADE SYSTEM METAL PAINT FINISH DARK GREY
- MA01 MASONRY BRICK FINISH
- MA02 MASONRY CONCRETE BLOCK FINISH
- ME01 METAL MESH PANEL BLACK
- MAV01 METAL RAILING PAINT FINISH BRONZE COLOUR
- MAV02 METAL RAILING PAINT FINISH WHITE
- MAV03 METAL RAILING SYSTEM PAINT FINISH WHITE
- MAV04 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
- PD01 PARTITION WALL PAINT FINISH BLACK
- SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
- RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
- WD01 FIXED GLASS CLEAR
- WD02 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
- WD03 RESIDENTIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
- WD04 RESIDENTIAL TOWER APARTMENT GLAZING

MINIMUM HEIGHT OF FINISHING SURFACE ABOVE 30 METRE OF REFER AVIATION MINIST (ASAP/ASAP/ASAP)



FAÇADE SCHEDULE

- CD01 METAL MESH SCREENING
- CD02 METAL ENTRY SHIELD BRASS COLOUR
- CD03 PRECAST CONCRETE CLADDING SYSTEM NATURAL FINISH
- CD04 SOLID METAL CLADDING SYSTEM BRONZE COLOUR
- CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
- CD06 PANEL WALL SYSTEM WITH OPERABLE WINDOWS
- CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
- CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
- CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
- CE01 CONCRETE
- CE02 CONCRETE PAINT FINISH
- CE03 CONCRETE FINISH
- CU01 SHORRYFLOUT GLAZING ALUMINIUM FRAME
- CU02 HOTEL FACADE SYSTEM
- CU03 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
- LV01 LOUVERED FACADE SYSTEM CLEAR GLAZING
- LV02 LOUVERED FACADE SYSTEM METAL PAINT FINISH DARK GREY
- MA01 MASONRY BRICK FINISH
- MA02 MASONRY CONCRETE BLOCK FINISH
- ME01 METAL MESH PANEL BLACK
- MR01 METAL INSULANT PAINT FINISH BRONZE COLOUR
- MR02 METAL INSULANT PAINT FINISH WHITE
- MR03 METAL FIN SYSTEM PAINT FINISH WHITE
- MR04 GLAZED BALLUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
- PD01 PARTITION WALL PAINT FINISH BLACK
- SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
- RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
- WD01 FIXED GLASS CLEAR
- WD02 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
- WD03 RESIDENTIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
- WD04 RESIDENTIAL TOWER APARTMENT GLAZING

MINIMUM HEIGHT OF PANE OPS
SURFACE ABOVE 30 METRES IS
PREFER AVIATION IMPACT
REDUCED

2ND FLOOR
BOUNDARY

BOUNDARY

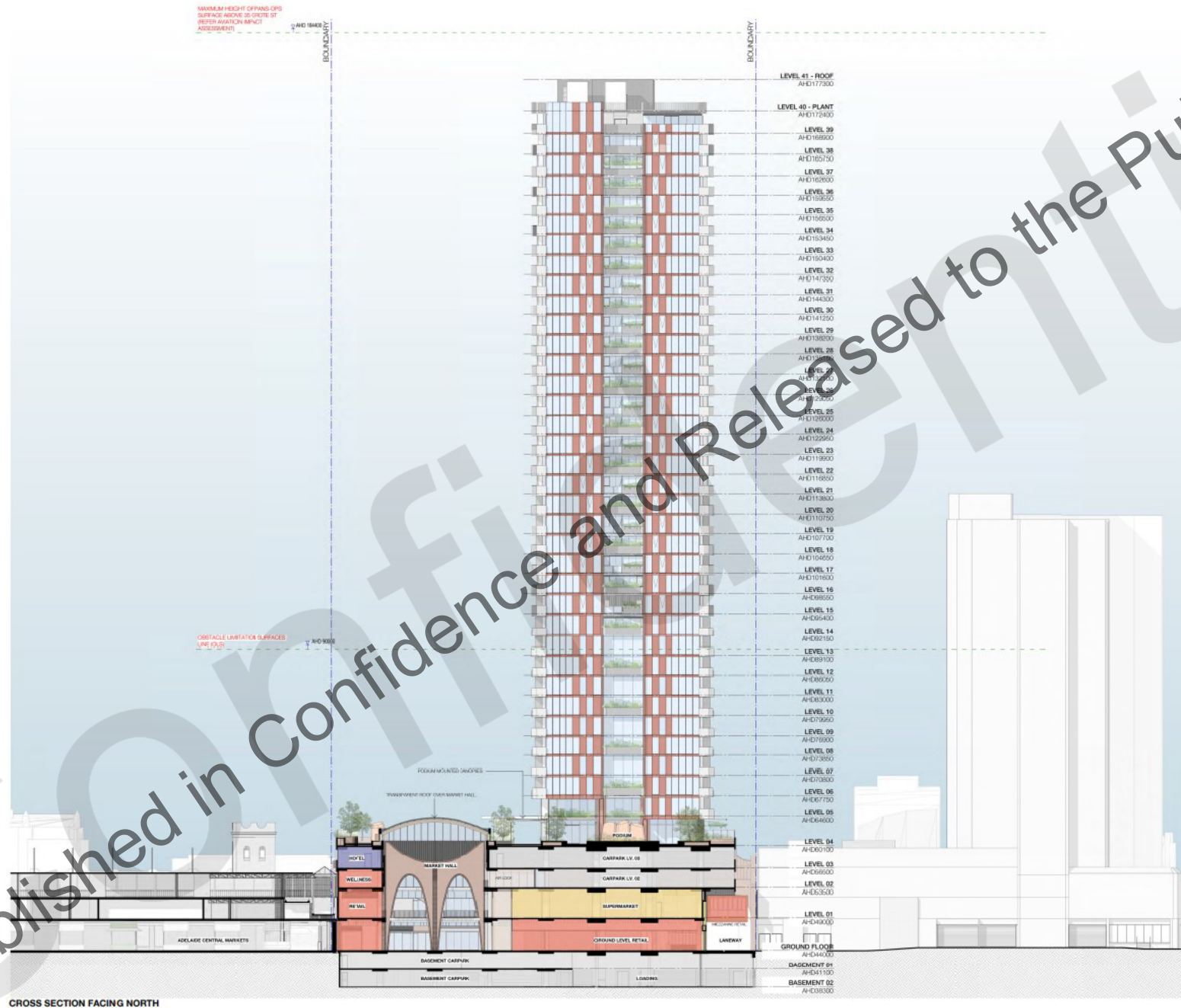


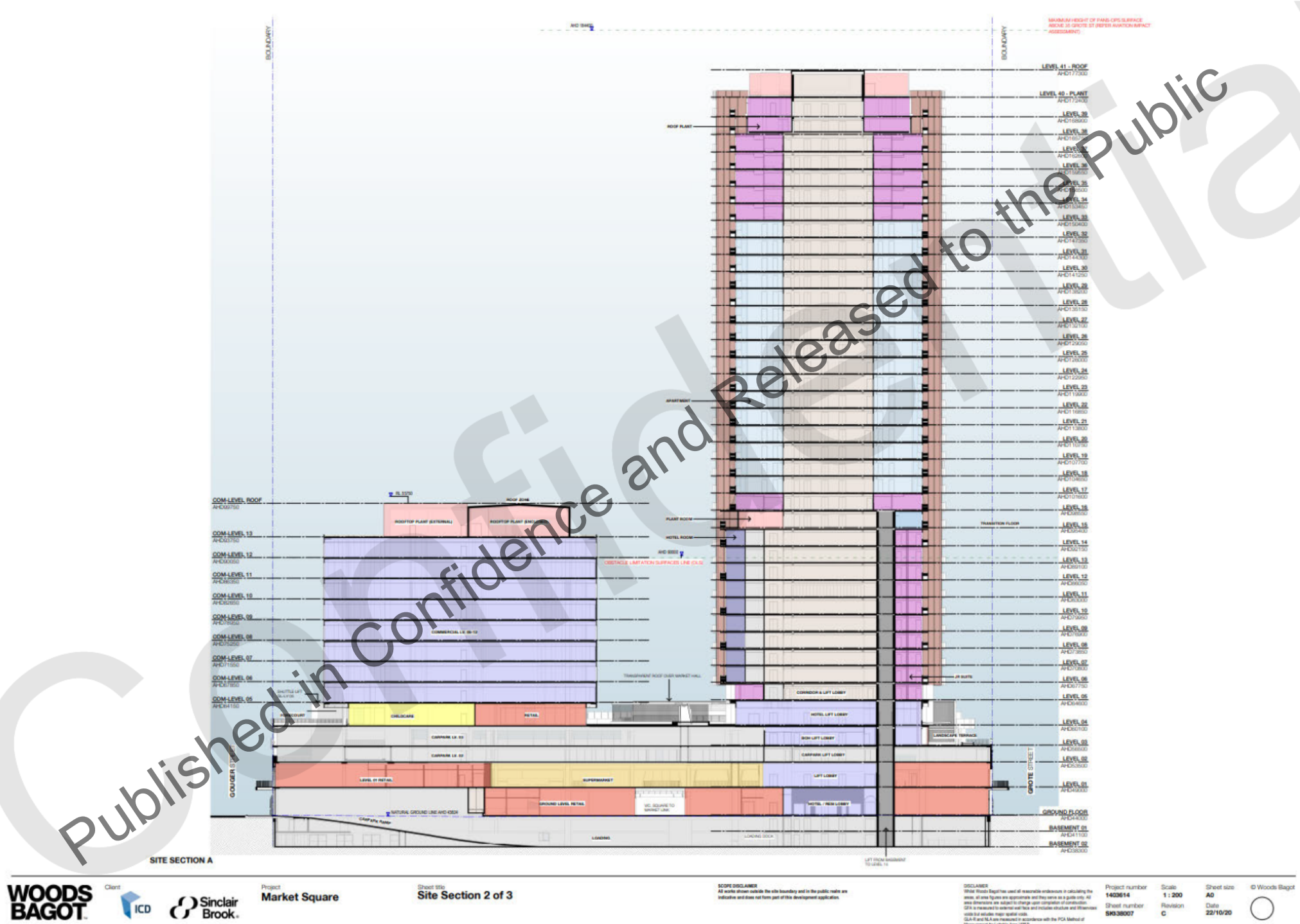
- FAÇADE SCHEDULE**
- CD01 METAL MESH SCREENING
 - CD02 METAL ENTRY SHROUDE BRASS COLOUR
 - CD03 PRECAST CONCRETE CLADDING SYSTEM NATURAL FINISH
 - CD04 SOLID METAL CLADDING SYSTEM BRONZE COLOUR
 - CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
 - CD06 PANEL WALL SYSTEM WITH OPERABLE WINDOWS
 - CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
 - CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
 - CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
 - CE01 CONCRETE
 - CE02 CONCRETE PAINT FINISH
 - CE03 CONCRETE FINISH
 - CU01 SHORFPONT GLAZING ALUMINIUM FRAME
 - CU02 HOTEL FACADE SYSTEM
 - CU03 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
 - LV01 LOUIRED FACADE SYSTEM CLEAR GLAZING
 - LV02 LOUIRED FACADE SYSTEM METAL PAINT FINISH DARK GREY
 - MA01 MASONRY BRICK FINISH
 - MA02 MASONRY CONCRETE BLOCK FINISH
 - ME01 METAL MESH PANEL BLACK
 - MA01 METAL PAINT FINISH BRONZE COLOUR
 - MA02 METAL PAINT FINISH WHITE
 - MA03 METAL PAINT FINISH WHITE
 - MA04 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
 - PD01 PARTITION WALL PAINT FINISH BLACK
 - SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
 - RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
 - WD01 FIXED GLASS CLEAR
 - WD02 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
 - WD03 RESIDENTIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
 - WD04 RESIDENTIAL TOWER APARTMENT GLAZING



- FAÇADE SCHEDULE**
- CD01 METAL MESH SCREENING
 - CD02 METAL ENTRY SHIELD BRASS COLOUR
 - CD03 PRECAST CONCRETE CLADDING SYSTEM NATURAL FINISH
 - CD04 SOLID METAL CLADDING SYSTEM BRONZE COLOUR
 - CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
 - CD06 PANEL WALL SYSTEM WITH OPERABLE WINDOWS
 - CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
 - CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
 - CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
 - CE01 CONCRETE
 - CE02 CONCRETE PAINT FINISH
 - CE03 CONCRETE FINISH
 - CU01 SHORRFROST GLAZING ALUMINUM FRAME
 - CU02 HOTEL FAÇADE SYSTEM
 - CU03 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
 - LV01 LOUVERED FAÇADE SYSTEM CLEAR GLAZING
 - LV02 LOUVERED FAÇADE SYSTEM METAL PAINT FINISH DARK GREY
 - MA01 MASONRY BRICK FINISH
 - MA02 MASONRY CONCRETE BLOCK FINISH
 - ME01 METAL MESH PANEL BLACK
 - MA03 METAL PAINT FINISH BRASS COLOUR
 - MA04 METAL PAINT FINISH WHITE
 - MA05 METAL FIN SYSTEM PAINT FINISH WHITE
 - MA06 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
 - PD01 PARTITION WALL PAINT FINISH BLACK
 - SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
 - RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
 - WD01 FIXED GLASS CLEAR
 - WD02 COMMERCIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
 - WD03 RESIDENTIAL TOWER FAÇADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
 - WD04 RESIDENTIAL TOWER APARTMENT GLAZING

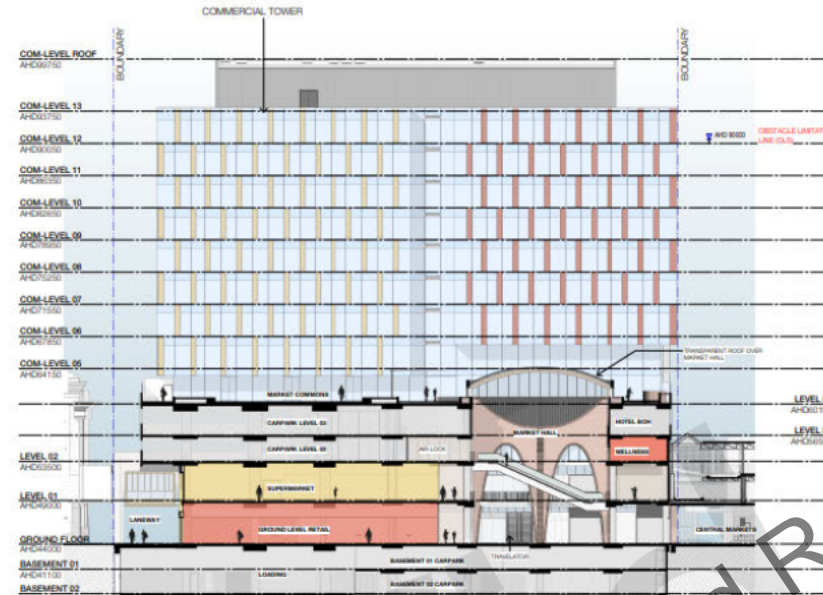




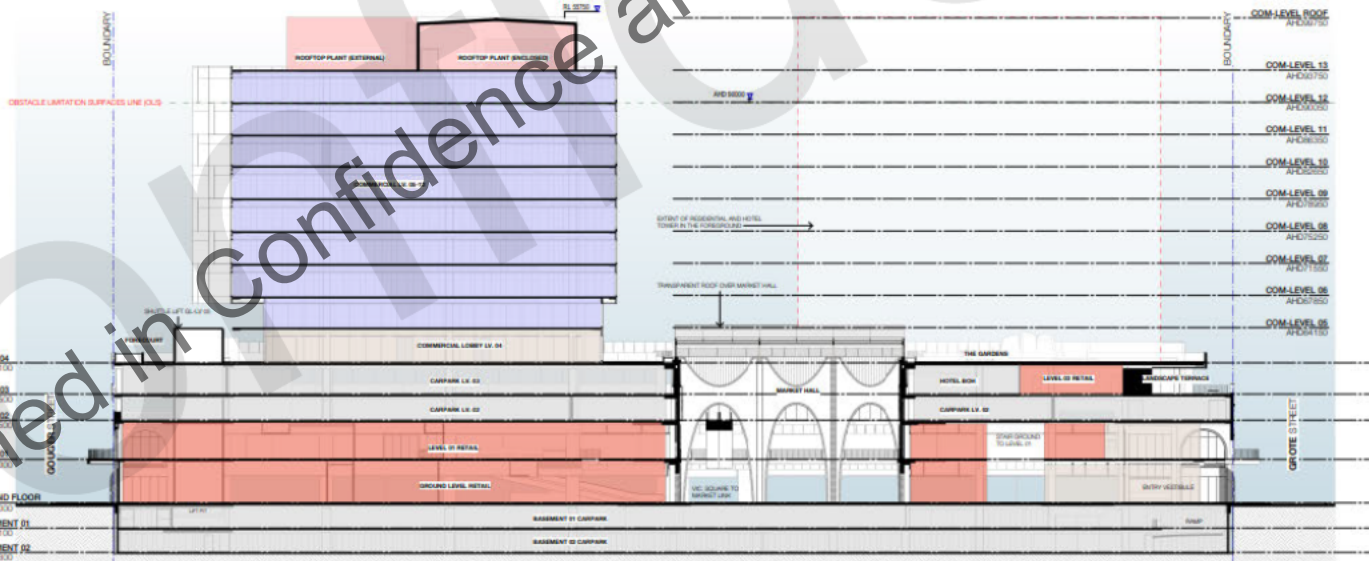


FACADE SCHEDULE

- CD01 METAL MESH SCREENING
- CD02 METAL ENTRY SCREEN BRASS COLOUR
- CD03 PRECAST CONCRETE CLADDING SYSTEM NATURAL FINISH
- CD04 SOLID METAL CLADDING SYSTEM BRONZE COLOUR
- CD05 STANDING SEAM METAL CLADDING SYSTEM DARK GREY
- CD06 PANEL WALL SYSTEM WITH CROWNLED BRICKWORK
- CD07 METAL CLADDING SYSTEM POWDERCOAT FINISH WHITE
- CD08 PROFILE METAL SHEET POWDERCOAT FINISH DARK GREY
- CD09 METAL CLADDING SYSTEM POWDERCOAT FINISH TERRACOTTA
- CE01 CONCRETE
- CE02 CONCRETE PAINT FINISH
- CE03 CONCRETE FINISH
- CU01 SHORTCUT GLAZING ALUMINIUM FRAME
- CU02 HOTEL FACADE SYSTEM
- CU03 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE REFLECTIVE PANEL
- LV01 LOUVERED FACADE SYSTEM CLEAR GLAZING
- LV02 LOUVERED FACADE SYSTEM METAL PAINT FINISH DARK GREY
- MA01 MASONRY BRICK FINISH
- MA02 MASONRY CONCRETE BLOCK FINISH
- ME01 METAL MESH PANEL BLACK
- MR01 METAL RAILING PAINT FINISH BRONZE COLOUR
- MR02 METAL RAILING PAINT FINISH WHITE
- MR03 METAL RAIL SYSTEM PAINT FINISH WHITE
- MR04 GLAZED BALUSTRADE SYSTEM WITH POWDERCOAT METAL POSTS
- PD01 PARTITION WALL PAINT FINISH BLACK
- SE01 ENGINEERED STEEL BALCONY METAL CLADDING BRONZE COLOUR
- RD01 TRANSPARENT MARKET HALL ROOF SYSTEM
- WD01 FIXED GLASS CLEAR
- WD02 COMMERCIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH FEATURE METAL CLADDING PANEL
- WD03 RESIDENTIAL TOWER FACADE SYSTEM CLEAR GLAZING WITH METAL CLADDING FEATURE PANELS
- WD04 RESIDENTIAL TOWER APARTMENT GLAZING



CROSS SECTION FACING SOUTH



SITE SECTION B