

8.0 Description of the Project

8.1 Concept Plan Application

The Concept Plan application submitted with this EAR seeks the Minister's approval for the general development concept for the CUB site. Specifically, approval is sought for the following components of the proposed development:

- The layout of development into 11 development blocks, a major new park, and other areas of open space and street layout.
- Land uses across the site and for specific blocks/floor levels where specified.
- Built envelopes including floor plates and maximum heights.
- Maximum floor space (GFA) within each development block.
- Retention of a range of heritage items of significance.
- Street hierarchy for specific streets (including road and pavement widths and provision for bicycles).
- Landscaping concept.
- Access arrangements and car parking based on the recommended rate and the assumed dwelling mix.
- Retention of existing short term public car park.
- Storm-water management concept.
- Utility services strategy.
- A Voluntary Planning Agreement and Statement of Commitments.

The Concept Plan is described in the drawings prepared by COX/ATA included in **Appendix A1**. It is only these plans which describe the Concept Plan for which consent is sought. The other drawings in Appendices A2-A7 are supporting material.

8.2 Development Parameters

It is proposed to redevelop the CUB site to create a mixed use development precinct containing the following components:

- Up to a maximum of 245,250 m² (GFA) of floor space for mixed use development.
- A maximum of 88,809 m² of commercial office uses and 12,903 m² of retail uses.
- A maximum of 144,348 m² of residential uses, equivalent to approximately 1,690 apartments.
- A maximum of 1,634 car parking spaces for residents and some 436 for tenants of non residential uses.
- A 250 space short term public car park.
- A public park of approximately 5,000m².
- The retention and adaptive reuse of some 29 heritage items of exceptional, high and moderate significance.
- The construction of a network of streets and lanes for ultimate dedication to the City and reintegration of the CUB site into the wider urban context; and
- Augmented storm-water management and utility services.

8.3 Development Blocks

The CUB site has been divided into 11 development blocks to facilitate the management of future development of the site (refer to **Figure 40**). Each development block corresponds to a discreet street block and is typically surrounded by a proposed public street. Concept approval is sought for a maximum building envelope (with provision for balconies in the case of residential building envelopes) within each development block. These envelopes fix the horizontal and vertical outer limits for the future buildings in each block. The Concept Plan also proposes for each building envelope, the following controls (where relevant):

- Maximum Gross Floor Area (GFA).
- Land use mix.
- Maximum height (RL AHD).
- Street alignment and building setbacks.
- Building Separation.
- Address and vehicular entry.
- Provision of awnings.