

Update on Resolution 20-664 – Points 1a to 1d

To address point 1 within the resolution (20-664), Creative Capital and relevant Council staff have held meetings to discuss and address the various aspects of the EOI that required further refinement.

Resolution points 1a to 1d are addressed separately below. This is supported by the revised masterplan.

1. That Council authorise the General Manager to enter into direct negotiation with The Creative Capital Company as the preferred EOI proponent and that following these negotiations the General Manager reports back to Council with a refined proposal. Key issues to be refined during this negotiation include (but are not limited to) the following:

a) Mix of land uses to align more strongly with overall vision – review quantity of retail and residential

The revised masterplan includes land use plans and descriptions as per pages 22 to 32 of the document.

The mix of land uses is as follows over the proposed Creative Capital lot. Note that these are approximate floor area calculations only.

Use Description	Floor Area	% of Total
Innovation (eg. business, office, light industrial)	8,888m ²	72%
Retail (eg. industrial retail outlet, bulky goods)	878m ²	7%
Residential (ancillary to an innovation use – not standalone)	1,273m ²	10%
Food and Drink (eg. takeaway, artisan)	665m ²	5%
Childcare	567m ²	5%
Total	12,271m²	100%

The vision for Lot 12 as described in the Site Strategy and Urban Design Protocol (the Protocol) is as follows.

Lot 12 is a place to learn, collaborate, create, change and connect. Lot 12 is a place of innovation that:

- Leads the way locally to inspire global solutions
- Is a catalyst precinct to support local ideas, creativity and initiatives
- Is supported by low carbon and climate resilient infrastructure, technology and systems
- Demonstrates excellence in urban design, governance and delivery models

The Protocol additionally states in relation to land uses that:

Whether through incubation or innovation, learning or economic development, projects to be included will focus on the creative and digital economy sectors, across the following quadrants:

- Education, Research and Training
- Arts and Culture
- Environment

The site is not intended to provide residential, tourism or stand-alone retail outcomes.

The revised masterplan from Creative Capital provides for approximately 8,707m² (71%) of innovation and incubation uses that are supported by ancillary retail, residential, food/drink and other services.

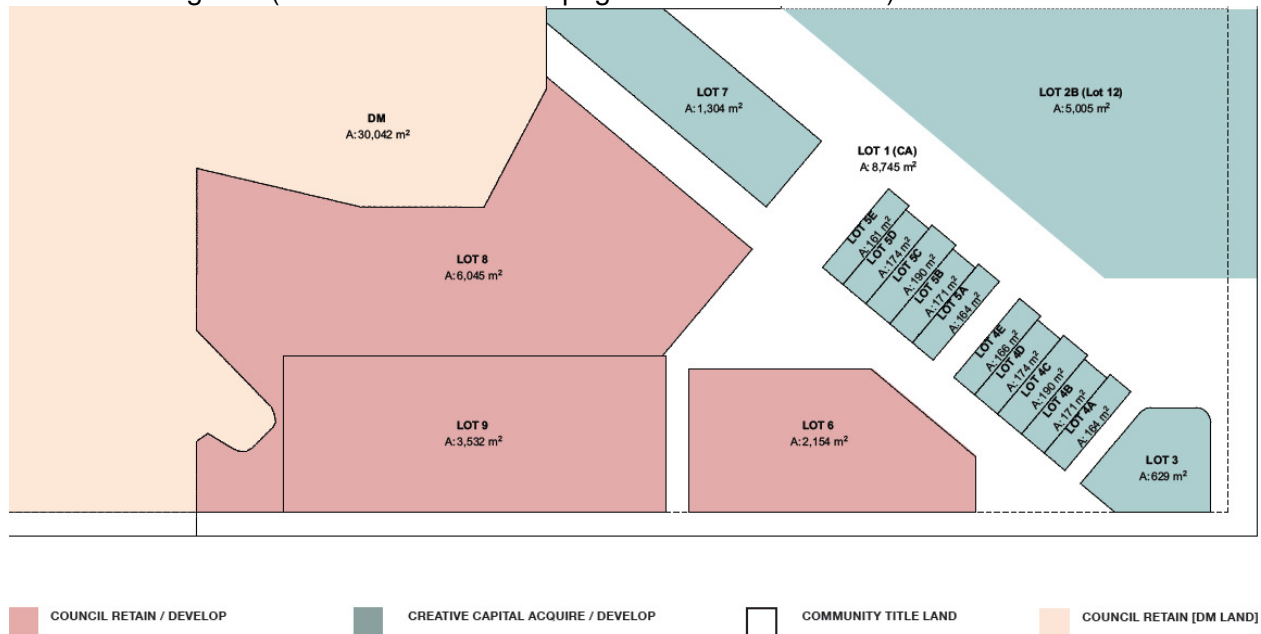
b) Structure and land uses on proposed Council lots to be defined by Council

Original masterplan – Council lots

The original masterplan included 11,731m² of proposed Council land. However these lots were:

- heavily constrained by ecology and bushfire setbacks;
- irregular in size and shape; and
- located at the back of Lot 12 with limited exposure to Bayshore Drive or the main internal access road.

Image below of original masterplan layout – Council lots shown in red and Creative Capital lots shown in green (refer to Attachment 4 page 61 of the document)



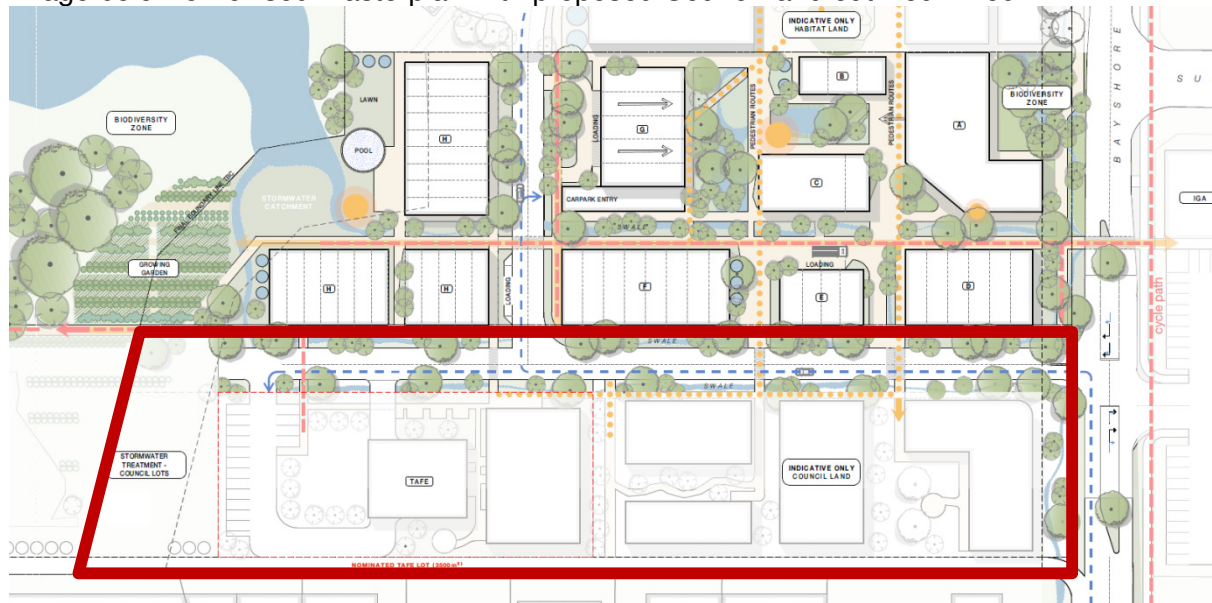
Revised masterplan – Council lots

The revised masterplan includes 13,580m² of proposed Council land. These lots have no major constraints and have good exposure to Bayshore Drive and the main internal access road.

Proposed Council land includes approximately:

- 3,500m² for the TAFE Connected Learning Centre
- 4,503m² for future development (which can be further subdivided as needed)
- 5,577m² for infrastructure including roads, stormwater treatment etc)

Image below of revised masterplan with proposed Council land outlined in red



Land uses currently possible within the B7 Business Park zone include:

- Business/Office Premises
- Education Establishments
- Community Facilities
- Health Services Facilities
- Light industry
- Neighbourhood shops

This is a broad range of land uses that provide Council with many options for the future of Council lots.

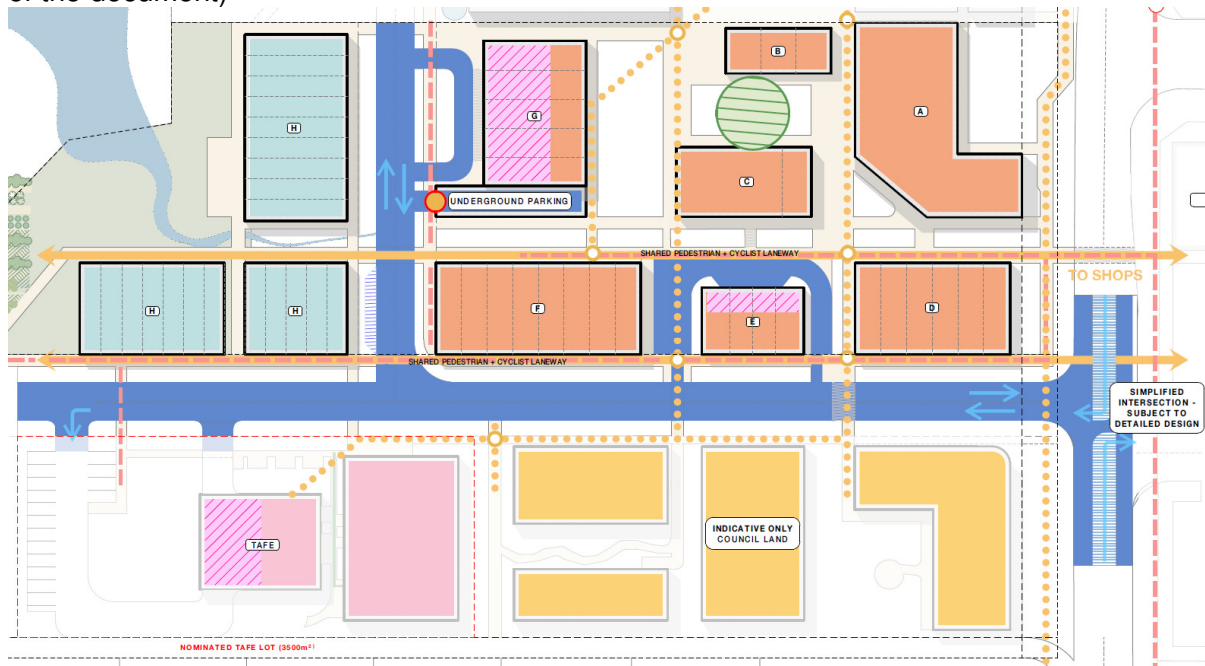
Council does not need define precisely at this point the preferred uses on Council lots.

- c) Site access, frontage and entry to better prioritise pedestrian and cyclists movements, including a revision of the traffic study to consider all options, not just a roundabout**

The revised masterplan proposes a more appropriately scaled four-way intersection on Bayshore Drive that prioritises people and bikes over cars. This proposal will

need to be verified at the next stage with appropriate movement study to analyse this intersection upgrade.

Image below of revised masterplan access and movement plan (refer Attachment 1 page 19 of the document)



d) Proposed subdivision and masterplan to respond accurately to the extent of existing vegetation

The revised masterplan has been updated to respond accurately to the vegetation line to the west. This vegetation line has been used as the precinct boundary to the west.

The land marked 'Lot 3' on the Subdivision Concept Plan (refer Attachment 3) is to be retained in Council ownership for environmental purpose. This is approximately 31,679m² or 54% of the total of Lot 12.