

Attachment I

**Applicant Response to the Resolution
of Local Planning Panel**

23 August 2023

General Manager
City of Sydney Council
Town Hall House, Gadigal Country
Level 2, 456 Kent Street, Sydney 2000

Attention: Matthew Girvan, Area Coordinator, Planning Assessments

28-30 ORWELL STREET, POTTS POINT
DEVELOPMENT APPLICATION NO: D/2021/893
RESPONSE TO CITY OF SYDNEY REQUEST FOR INFORMATION

Dear Matthew,

Introduction

Central Element write in response to matters raised by Sydney Local Planning Panel at the Meeting on Wednesday 19 July 2013 in relation to Item A of the Agenda relating to DA No D/2021/893 for a mixed-use development including a live music entertainment facility and hotel at 28-30 Orwell Street, Potts Point.

The concerns raised by the Sydney Planning Panel were as follows:

“The Panel deferred consideration of Development Application No. D/2021/893 until a subsequent meeting of the Local Planning Panel to enable the applicant to submit additional information and amended plans which address the Panel’s concerns regarding the inadequate clause 4.6 variation request – height of buildings and/or the potential to minimise the view impacts by reducing the height of part of the proposed development above the fly tower.

The question of reversibility is also required to be more effectively addressed. The privacy and amenity of residents to the north requires more consideration with suitable design amendments, as well as further design resolution in separating the cabaret area from the hotel use.

The issues of hotel room amenity, hotel and venue circulation, the lack of hotel back-of-house facilities and the inadequacy of theatre back-of-house needs to be resolved.

The operational constraints imposed on the venue due to the number of hotel rooms and the potential conflicts between discrete uses also require further consideration”.

In responding to this resolution, it is important to recognise that, since the lodgement of the original development application in 2021, Central Element have made a significant of amendments to the proposal in response to address concerns raised by City of Sydney, public notification submissions, as well as the Technical Advisory Panel of Heritage NSW. The most notable of these changes were:



- A reduction of the proposed basement by two levels and reduction in the footprint of the basement, including deletion of a basement nightclub tenancy;
- Retention of the grand staircase within the foyer;
- Deletion of new openings within the flytower wall;
- A reduction in the north-eastern corner of the vertical addition to the main building to assist with view sharing; and
- Removal of 86.7m² of GFA from the auditorium, as a means of restoring the Level 1 heritage footprint.

The proposal is fully compliant with the development standard and building envelope controls contained in the Sydney LEP 2012 and Sydney DCP 2012, with the exception of a minor 2.92m variation to the height standard. The distribution of floor area from above the main auditorium to above the fly tower is a result of technical guidance from Council staff and advice from Council's Design Advisory Panel on a previous redevelopment proposal for this site in 2019, who were supportive of more of the thin, tower style design adopted for the current proposal, encouraging a maximum height variation of 3 metres, up to 25 metres as the optimal means of achieving the allowable floor space in a limited part of the site in the existing taller fly tower structure along the western boundary, whilst still minimising view loss impacts for surrounding properties and heritage integrity of the Minerva building.

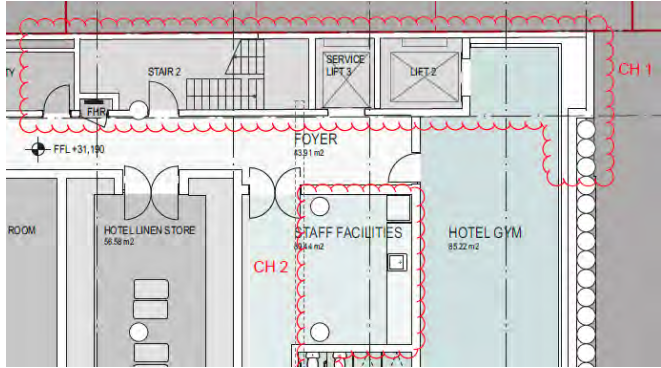
The following amended documents and additional information are enclosed to this letter:

- Amended architectural drawing package including a section illustrating reversibility and privacy analysis prepared by TZG Architects.
- Amended Clause 4.6 Variation Request prepared by Planning Lab.
- Amended Plan of Management prepared by Central Element.
- Amended Operations Plans prepared by Central Element.
- Capital Investment Value (CIV) Valuation prepared by WT.

Amendments to Proposal in Response to Sydney Local Planning Panel Comments

The table below outlines the further plan amendments that has been submitted to address concerns raised in the recent Sydney Local Planning Panel Meeting consideration of this DA regarding the ground floor, back-of-house floor layout and visual privacy. Refer to the amended architectural drawings prepared by TZG Architects enclosed to this letter.

Table 1: Design Changes

Concern	Response
<p>Basement 2</p> <p><u>Design change</u></p> <ul style="list-style-type: none"> • CH1 - Move the fire stair 2 and reconfigured lifts 2 and 3 • CH2 - Shift the column line and relocated staff kitchenette. <p><u>Design Intent</u></p> <p>The proposed amendment is due to improving the separation of the entertainment venue from the hotel</p>	



Concern	Response
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on Ground, Level 1 and Level 2 and improving circulation.

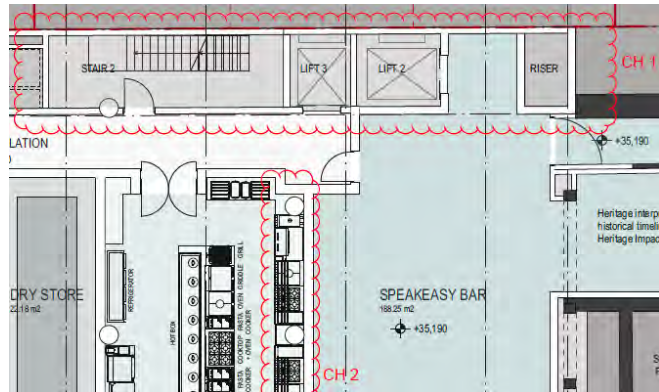
Basement 1

Design Change

- CH1 - Moved fire stair 2 and reconfigured lifts 2 and 3.
- CH2 - Shifted column line.

Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation.



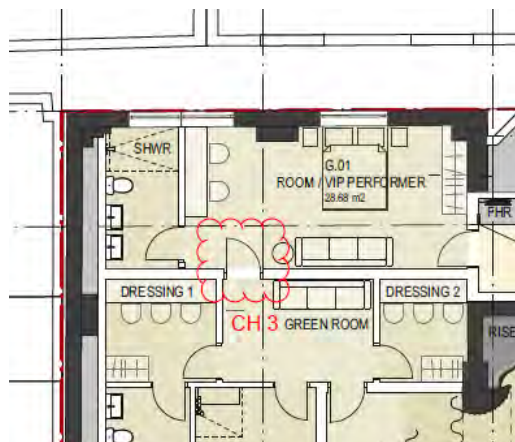
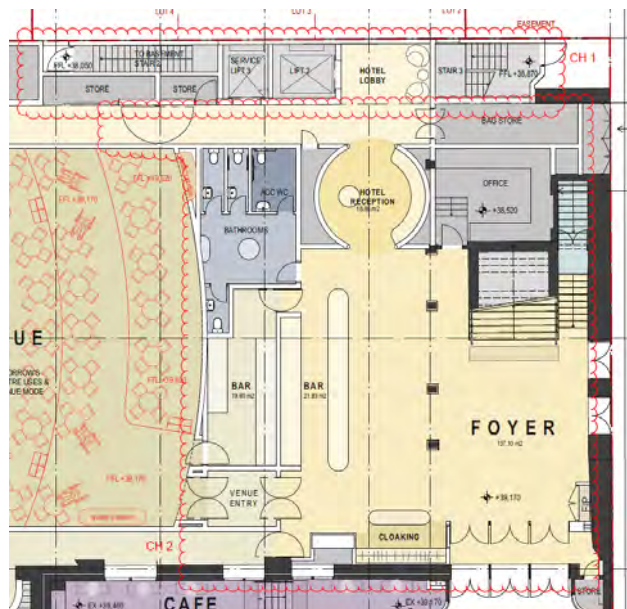
Ground Floor

Design Change

- CH1 - Moved fire stair 2 and reconfigured lifts 2 and 3 to enable hotel lobby and increase setback to lane.
- CH2 - Amended Foyer including added Airlock to entry, reconfigured entry foyer to separate hotel and venue uses and added cloakings desk adjacent entry foyer, moved Fire indicator panel to eastern side of entry.
- CH3 - Added Greenroom door access to Hotel Room G.01.

Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation.
- Provide additional back of house area for performers during performances.
- Improve the acoustic performance of the hotel through the implementation of the airlock.



Concern	Response
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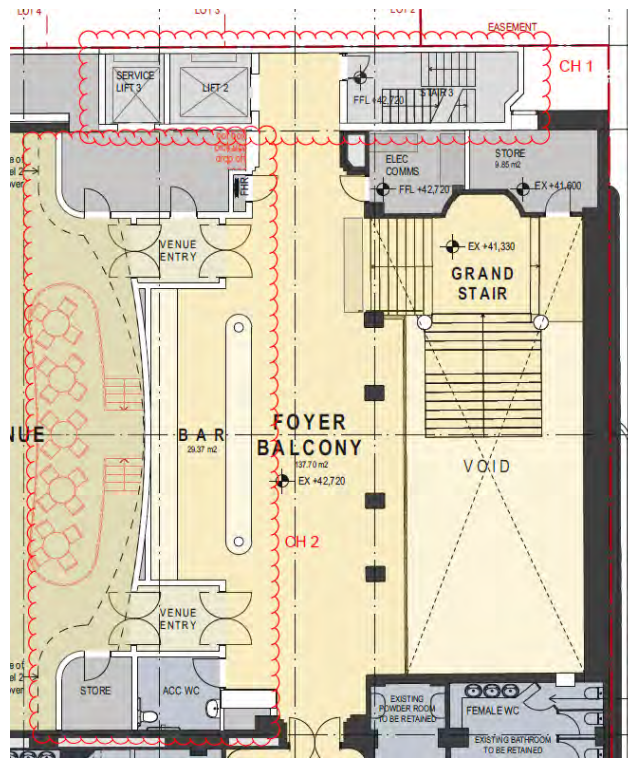
Level 1

Design Change

- CH1 - Reconfigured fire stair 3 and lifts 2 and 3 – Improved Foyer balcony lift lobby.
- CH2 - Amended bar layout and accessible WC location.

Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation.
- The proposed amendment is to improve the entertainment venue.



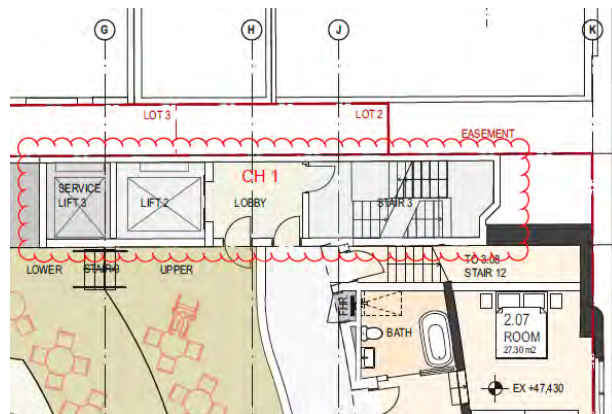
Level 2

Design Change

- CH1 - Reconfigured fire stair 3 and lifts 2 and 3.

Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation



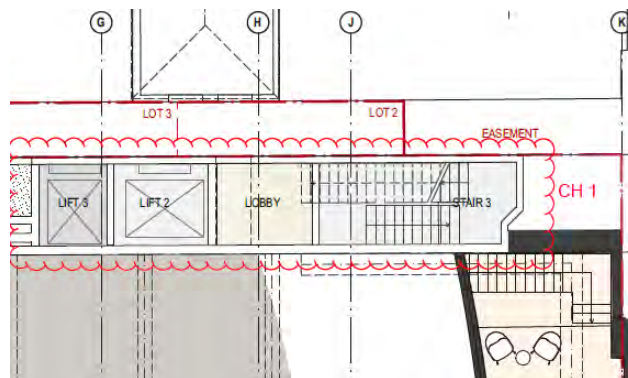
Level 3

Design Change

- CH1 - Reconfigured fire stair 3 and lifts 2 and 3.

Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation.

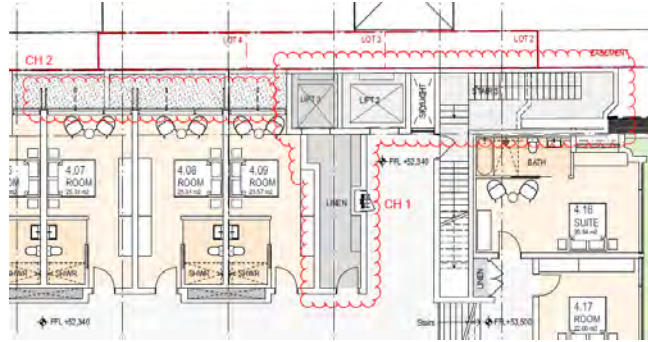


Concern	Response
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Level 4

Design Change

- CH1 - Reconfigured fire stair 3 and lifts 2 and 3 - new skylight to lobby, linen store modified Lift Lobby 2, reconfigured.
- CH2 - Added vertical window shrouds to 4.06, 4.07, 4.08, 4.09 for privacy.



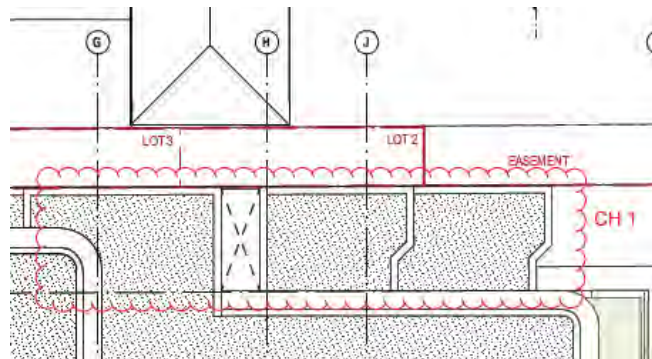
Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation.
- Improve the visual privacy of the properties to the north though mitigating sightlines from the hotel rooms through privacy measures.

Level 5

Design Change

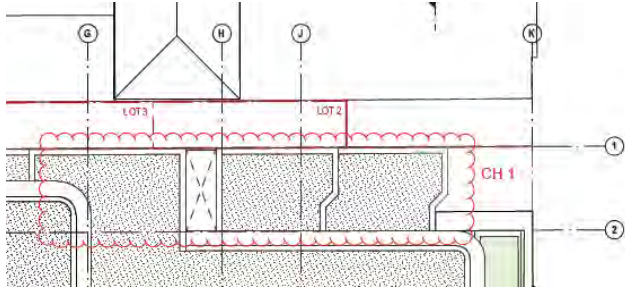
- Reconfigured fire stair 3 and lifts 2 and 3 including lowered height of Stair 3 roof and added skylight east of Lift 2.
- Added vertical window shrouds to rooms 5.06, 5.07, 5.08, 5.09 to provide additional privacy to northern neighbour while maintaining views.



Design Intent

- The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation.
- Improve the visual privacy of the properties to the north though mitigating sightlines from the hotel rooms through privacy measures.



Concern	Response
<p>Level and /Roof</p> <p><u>Design Change</u></p> <ul style="list-style-type: none"> Roofs change for reconfigured fire stair 3 and lifts 2 and 3. <p><u>Design Intent</u></p> <ul style="list-style-type: none"> The proposed amendment is due to improving the separation of the entertainment venue from the hotel on Ground, Level 1 and Level 2 and improving circulation. 	

Response to Sydney Local Planning Panel Comments

The table below identifies the key concerns raised by the Sydney Local Planning Panel and a detailed response to those concerns:

Table 2: Additional documents included as an appendix to this letter

Concern	Response
<p>1. <i>Inadequate clause 4.6 variation request – height of buildings and/or the potential to minimise the view impacts by reducing the height of part of the proposed development above the fly tower.</i></p>	<p>This amended Clause 4.6 Variation Request provides a more detailed analysis and commentary on the environmental impacts of the extent of the Sydney LEP 2012 height standard variation, particularly in respect of the visual, overshadowing, privacy, view loss and noise amenity of the surrounding public domain and private properties, and reaffirms the original assessment that strict compliance with the height standard is unreasonable and unnecessary in this instance.</p> <p>The height standard non-compliance and clause 4.6 variation request has been supported by both the City of Sydney Design Panel and City of Sydney Council. Further, the proposed building envelope which includes a variation to the height standard, results in less visible bulk and loss of significant views than that of a compliant building envelope as demonstrated in the Clause 4.6 Variation Request and height comparison by TZG Architects. The distribution of floor area from above the main auditorium to above the fly tower is a result of technical guidance from Council staff and advice from Council’s Design Advisory Panel on a previous redevelopment proposal for this site in 2019, who were supportive of more of the thin, tower style design adopted for the current proposal, encouraging a maximum height variation of 3 metres, up to 25 metres as the optimal means of achieving the allowable floor space in a limited part of the site in the existing taller fly tower structure along the western boundary, whilst still minimising view</p>



Concern	Response
	<p>loss impacts for surrounding properties and heritage integrity of the Minerva building.</p> <p>Urbaine were commissioned to prepare a detailed view loss assessment based on the principles of the judgment of “Tenacity Consulting v Warringah Council” which includes a four-step assessment process to be used when making planning decisions with respect to view sharing. The view loss assessment is enclosed to this letter.</p> <p>As detailed in the view loss study, at RL +59.16m: From standing height, looking west from the study room window of apartment No 505 of the adjacent residential flat building at 113-115, Macleay Street there are partial views available of the Harbour Bridge and Opera House. The proposal has been designed to ensure the views of the Opera House will largely be protected from the study room window. The area of the building that has been modulated to protect this view sits under the maximum height standard, maximum FSR standard, maximum number of storeys control.</p>
<p>2. <i>The question of reversibility is also required to be more effectively addressed.</i></p>	<p>If GTAs are granted, the approval issued by council must be consistent with them. The Heritage Council was satisfied in their assessment that the proposal satisfactory addressed reversibility.</p> <p>Notwithstanding, TZG Architects have provided additional sections and statement of response which further demonstrates the reversibility of the proposal. Further, the proposal re-instates the original theatre by removing the intrusive office additions which is considered a significant contribution to reversing the building to its most historically significant use.</p>
<p>3. <i>The privacy and amenity of residents to the north requires more consideration with suitable design amendments</i></p>	<p>TZG Architects have prepared a visual privacy analysis illustrating the outlook of the proposed hotel rooms upon the habitable windows and roof terraces of the properties to the north.</p> <p>Vertical window shrouds to rooms 5.06, 5.07, 5.08, 5.09 have been added to provide additional privacy to northern neighbour while maintaining views.</p> <p>As illustrated in the visual privacy analysis, the proposed flyer tower includes screens to prevent direct overlooking of the communal roof terrace of the wayside chapel rooftop area.</p>
<p>4. <i>further design resolution in separating the cabaret area from the hotel use.</i></p>	<p>The amended proposal includes three new changes to the plans to further improve the resolution of the use of the cabaret area from the hotel use.</p> <ol style="list-style-type: none"> 1. The ground floor foyer has been further developed to separate the uses and distinguish the arrival for visitors to the hotel and/or entertainment venue. 2. The ground level hotel room which is to be used for “VIP” Performers and includes a wardrobe, makeup, and accommodation during performances.



Concern	Response
	<p>The room has the capability of being used as a hotel room at other times when not being used for “VIP” performances. The use of the room is detailed in the supporting plan of management included with the DA.</p> <p>3. Lift 2 has been reconfigured to provide clear separation between the hotel and the venue. This change has resolved previous conflicts across Ground, Level 1 and Level 2.</p> <p>As detailed in the operations plan, plans identifying the exclusive use areas for hotel and entertainment are identified on every level as are the shared areas. The finishing kitchen is required to be close to the performances space and have meals ready to be served between performances and part of the Mondaine entertainment model and does not conflict with the performance use.</p>
<p>5. <i>The issues of hotel room amenity</i></p>	<p>The hotel rooms are considered to have suitable amenity for the following reasons:</p> <ul style="list-style-type: none"> • The proposal has been amended to address this comment by changing the design and location of the proposed Level 2 Lift and providing a new hotel lobby to avoid conflict between proposed theatre and hotel uses. • The hotel room size, layout and design are a result of comprehensive input from the global hotel operator, which has significant experience in the adaptive reuse of heritage buildings to delivery high quality hotels. • As conditioned, the proposed hotel rooms are compliant with the amenity standard included within the BCA for Class 3 building including ventilation and access to natural light. • The rooms will be designed to comply with the relevant acoustic standards outlined in the supporting acoustic report and required by the DA Consent. • It is not uncommon for hotel rooms to be quirky in their layout and arrangement within heritage buildings and the rooms will underpin the commercial success of the adaptive reuse of the building to convert the existing office within the auditorium area to its historical use as a live performance entertainment facility. • As detailed in the operational plan, a large artist mural is proposed to the wall within the fly tower which will improve the amenity of these rooms and provide visual interest to the rooms. The mural will relate to stories of Minerva.
<p>6. <i>Hotel and venue circulation and the lack of hotel back-of-house facilities</i></p>	<p>Central Element have engaged an international hotel operator and separately engaged an entertainment operator to operate the auditorium venue, which provides contemporary Parisian cabaret. offering a blended experience of dining, immersive music shows and live entertainment.</p>



Concern	Response
<p><i>Inadequacy of theatre back-of-house needs to be resolved</i></p> <p><i>The operational constraints imposed on the venue due to the number of hotel rooms and the potential conflicts between discrete uses also require further consideration.</i></p>	<p>The design of the back of house area has been considered in great detail and continually refined by the future entertainment venue operator and hotel operator. Refer to the detailed operational plan included with the DA which details the hotel and entertainment facility back of house requirements. Both operators were heavily involved in the development of the back of house and the compliance check in this plan shows that the needs of each operator have been met.</p> <p>The floors plans, in the operations plan, identify the exclusive use areas for hotel and entertainment are identified on every level as are the shared areas.</p> <p>The entertainment offered proposes is contemporary in nature does not require stage sets. It is described as the next generation of Parisian Cabaret. It will be a nocturnal adventure offering a high end and experimental dining concept, consisting of immersive music shows and participative entertainment, enhanced by sound and light. The operator’s production and entertainment team will be curating a powerful program comprising a total of 40 distinct sequences to ensure every evening is unique.</p> <p>The amended proposal includes the changes listed above, which further improve upon the operations.</p>

Numerical Changes

Table 3 below provides a numeric comparison of the revised development and the original development.

Table 3. Comparison between the numerical details of the original development and the revised development

Component	Details	
	Amended DA – March 2023	Amended DA – August 2023
Site Area	1,267m ²	1,267m ²
Gross Floor Area	4,246.4m ²	4,240.4m ²
Floor Space Ratio	3.35:1 (0.48:1 below ground)	3.35:1 (0.48:1 below ground)
Maximum Height	25m	25m
Storeys	7 Storeys	7 Storeys
Basement Levels	3 Storeys	3 Storeys
Hotel Rooms	63	63
Car Spaces	2 car parking spaces	2 car parking spaces
Bicycle Spaces	7 Class 2 spaces and 20 Class 3 spaces	7 Class 2 spaces and 20 Class 3 spaces
Loading Dock	1	1

Patron numbers



Table 4 below provides a numeric comparison of the revised development and the original development in relation to the non-residential use patrons.

Table 4. Comparison between the original development and the revised development patrons

Level / Use	Maximum Patrons	
	Amended DA – March 2023	Amended DA – August 2023
Ground Level - Cafe	30	30
Ground Level - Entertainment Facility, Restaurant and Bar	250 There will be up to 20 days per annum where the venue would host a VIP performer and seating would be removed to allow for the maximum capacity of 450 guests.	250 There will be up to 20 days per annum where the venue would host a VIP performer and seating would be removed to allow for the maximum capacity of 450 guests.
Basement Small Bar	110	110

Hours of operation

The auditorium venue will typically operate 5 days a week as a 250-seat venue. The precinct anchored by the auditorium venue (G-L2) will be a catalyst for the area aligned with both the Sydney 24 Hour Economy Strategy and the Committee for Sydney’s “a Vision for Kings Cross”. It will bring a unique and international immersive entertainment experience that is unique to Sydney and Australia. For this reason we are requested the extended hours to 2am. This closing time also aligns with Mondaine in Paris and the Mondaine underdevelopment in Istanbul and Madrid.

Table 4. Change in hours of operation

Level / Use	Standard Hours	Extended Hours	Standard Hours	Extended Hours
	Original DA – March 2023		Amended DA – August 2022	
Ground Level - Cafe	7am to 12am	N/A	7am to 12am	N/A
Ground Level - Entertainment Facility, Restaurant and Bar	10am to 10pm	7am to 2am	10am to 10pm	7am to 1am, 2am on Friday and Saturday
Basement Small Bar	7am to 11am	7am to 3am	7am to 11am	7am to 1am

Cost of Works

Concern was raised at the Sydney Local Planning Panel and by City of Sydney Council staff that the cost of works for the development proposal based on the cost estimate report submitted with the DA is inaccurate and consideration has not been given to the Capital Investment Value (CIV) of the proposal.

The CIV of a project is calculated based on the definition included in Schedule 7 of the Environmental Planning Assessment Regulation 2021 with consideration given to the contents of Planning Circular PS 10-008 New Definition of Capital Investment Value issued 10 May 2010, the contents of Circular PS13 – 002 Calculating the Genuine Estimated Cost of Development dated 14 March 2013 and the plans, architectural drawings developed for the project.

Independent Registered Quantity Surveyors WT Partnership have been engaged to prepare a detailed Capital Investment Value (CIV) for the proposed development application. The report identifies the cost of works are



significantly more than \$50,000,000. The CIV number provided by WT Partnership is based on a detailed quantities measure and has also been impacted by the following factors:

- The heritage constraints that have been imposed, by Heritage Council and City of Sydney, have had significantly impact on the demolition, temporary works, bulk excavation, underpinning, contingency, preliminaries, and margin.
- Hotel operator engagement – luxury hotel brand versus a mid-scale.
- Entertainment operator engagement – customised production with state of the art sound and light with multiple stages and full fit out. Previously assumed as an open venue for hire.

Conclusion

While the revised development still retains the general built form and essence of the hotel and live performance entertainment facility development as originally submitted, it is evident that changes have been made to progress the design and ensure it appropriately responds to the Sydney Local Planning Panel's concerns.

A CIV Cost Estimate Report has been prepared by an Independent Registered Quantity Surveyor as requested by City of Sydney Council.

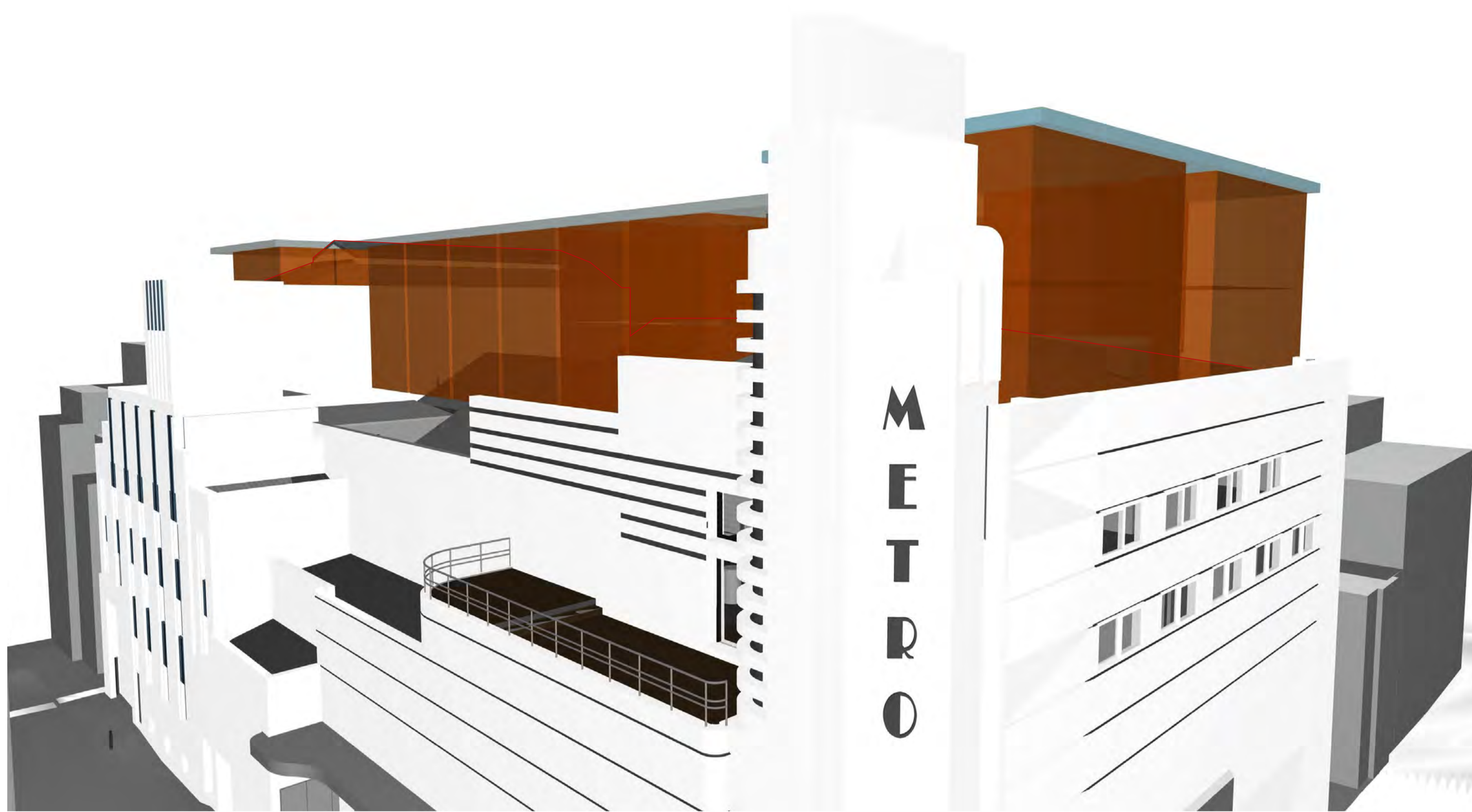
We trust the contents of this letter satisfactorily address the items raised by the Sydney Design Panel. We also trust it will assist Council in finalising their assessment of the DA as early as may be possible. Please do not hesitate to contact me on 0422 983 710 or dbarber@centralelement.com.au should you have any further queries.

Yours sincerely,

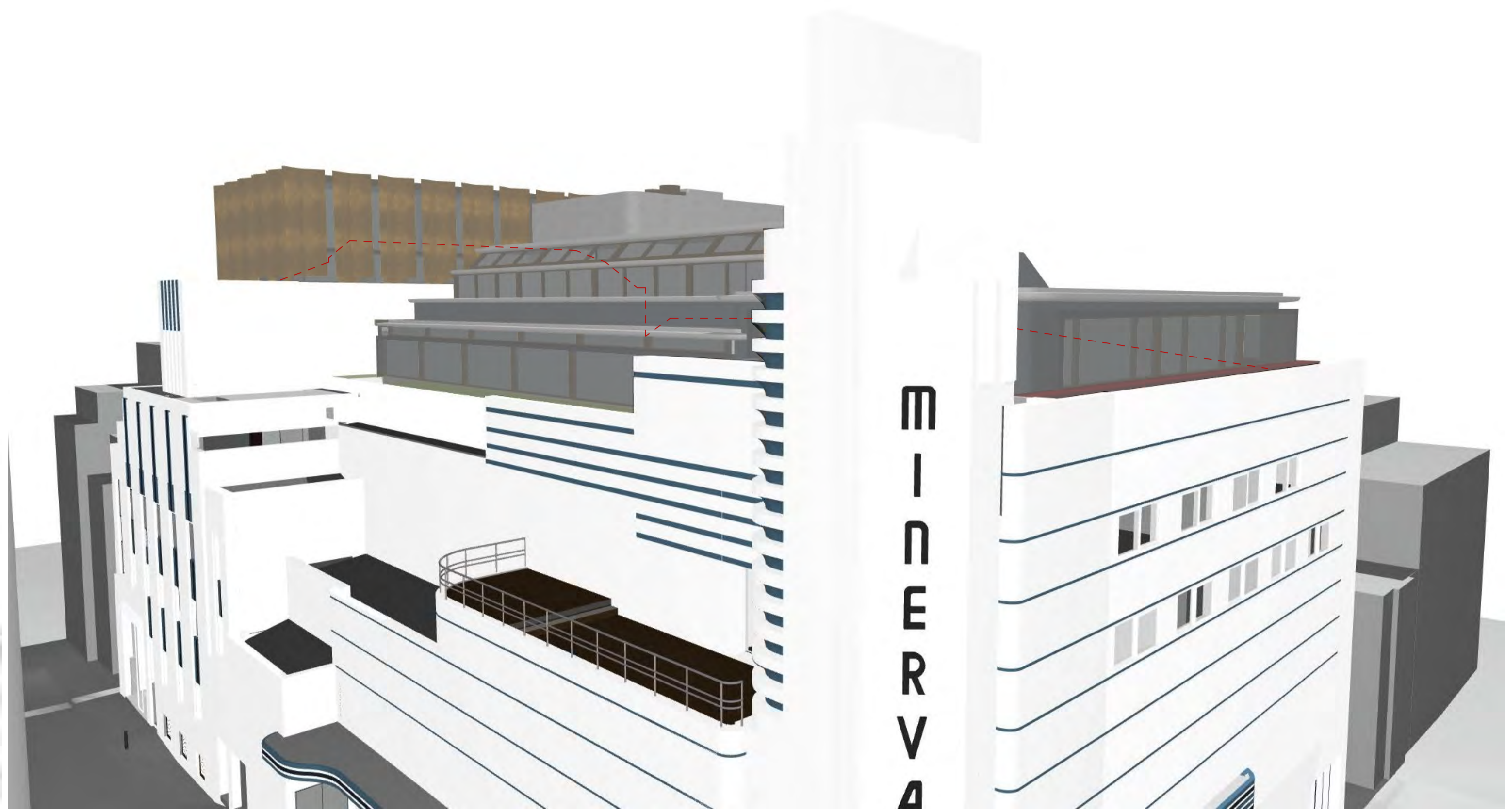


Daniel Barber
Head of Planning
B.Plan (Hons), M.ProDev, CPP
Central Element



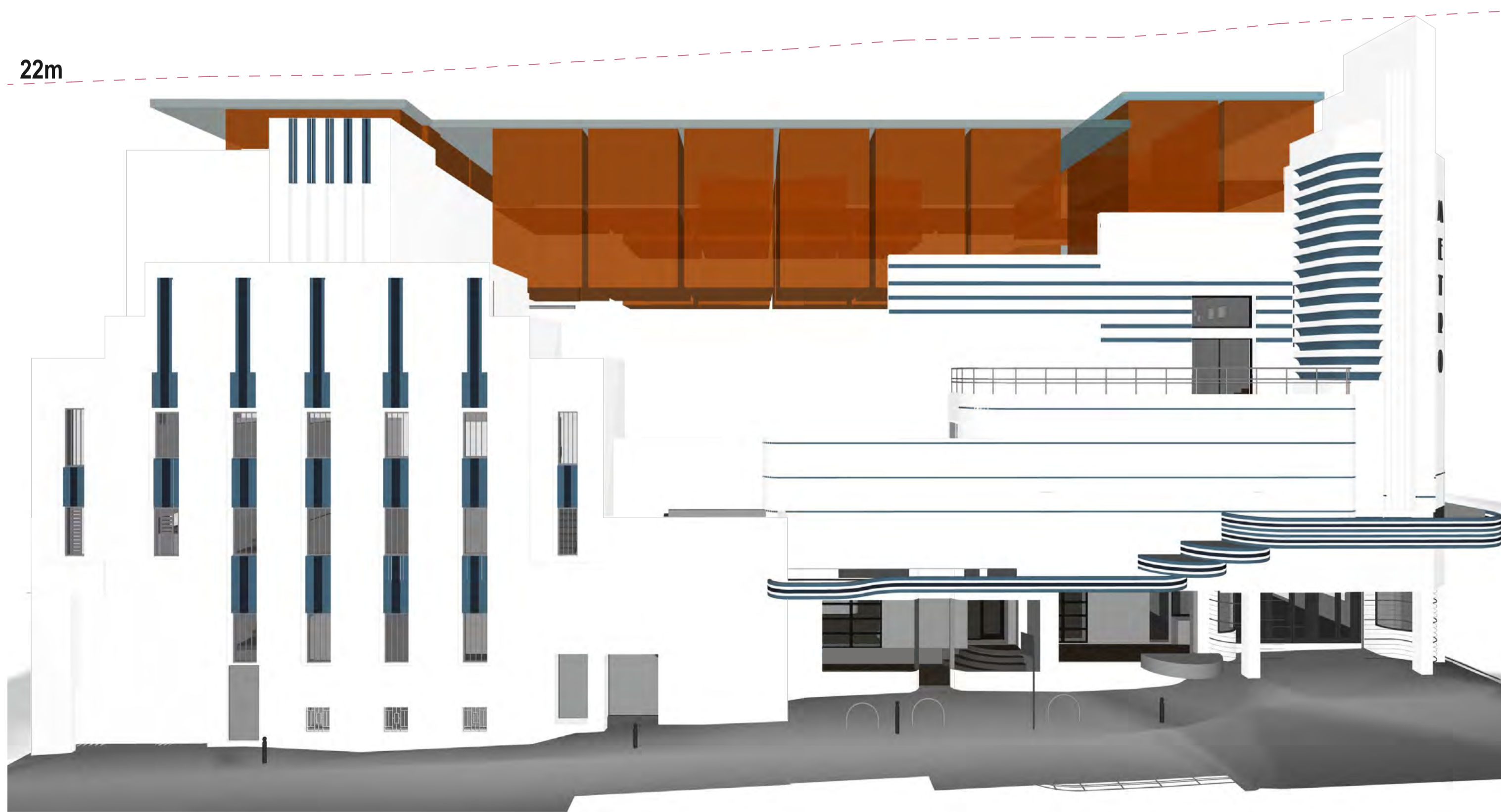


<22m LEP Height Compliant Scheme



<25m Proposed Flytower Scheme

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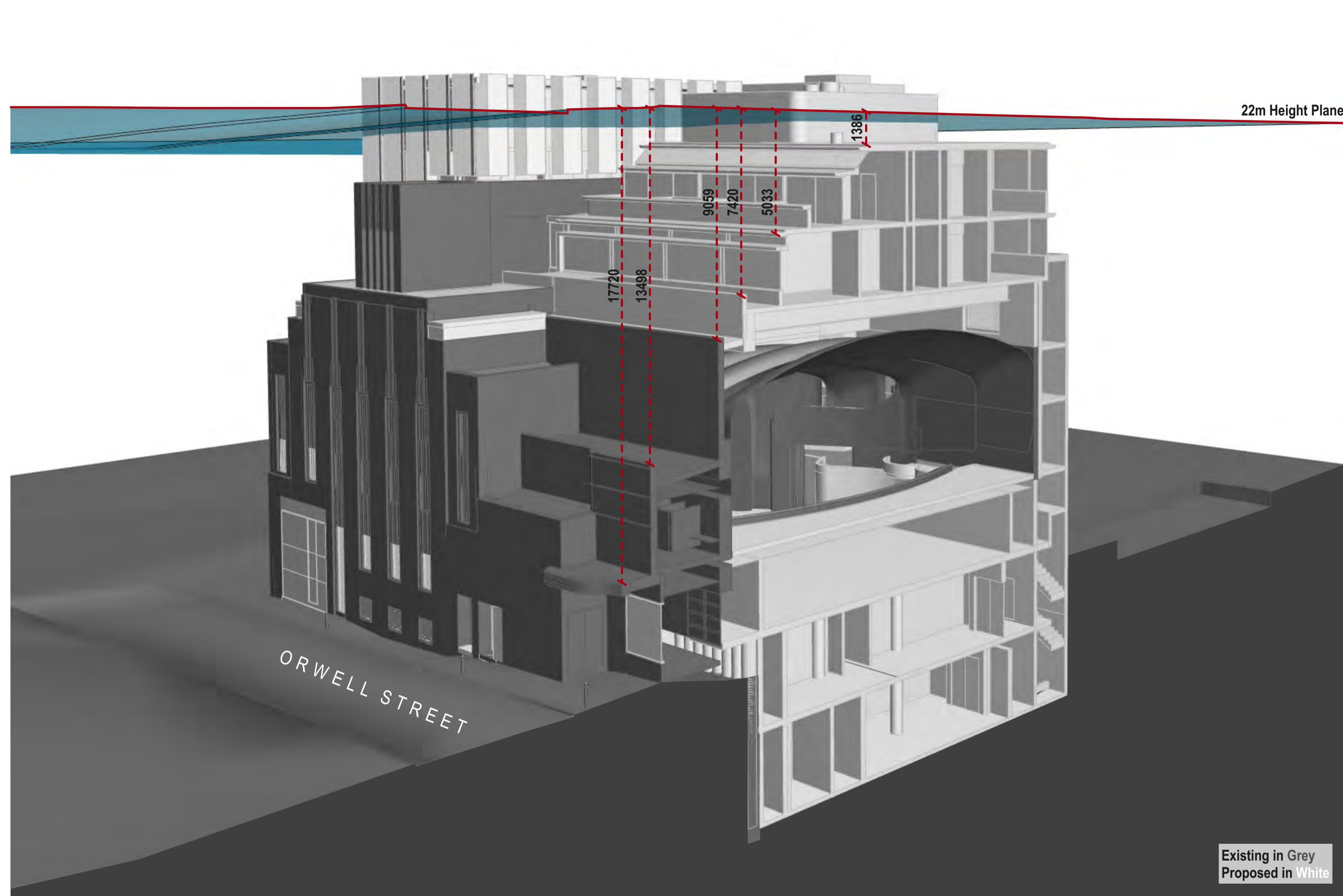


<22m LEP Height Compliant Scheme

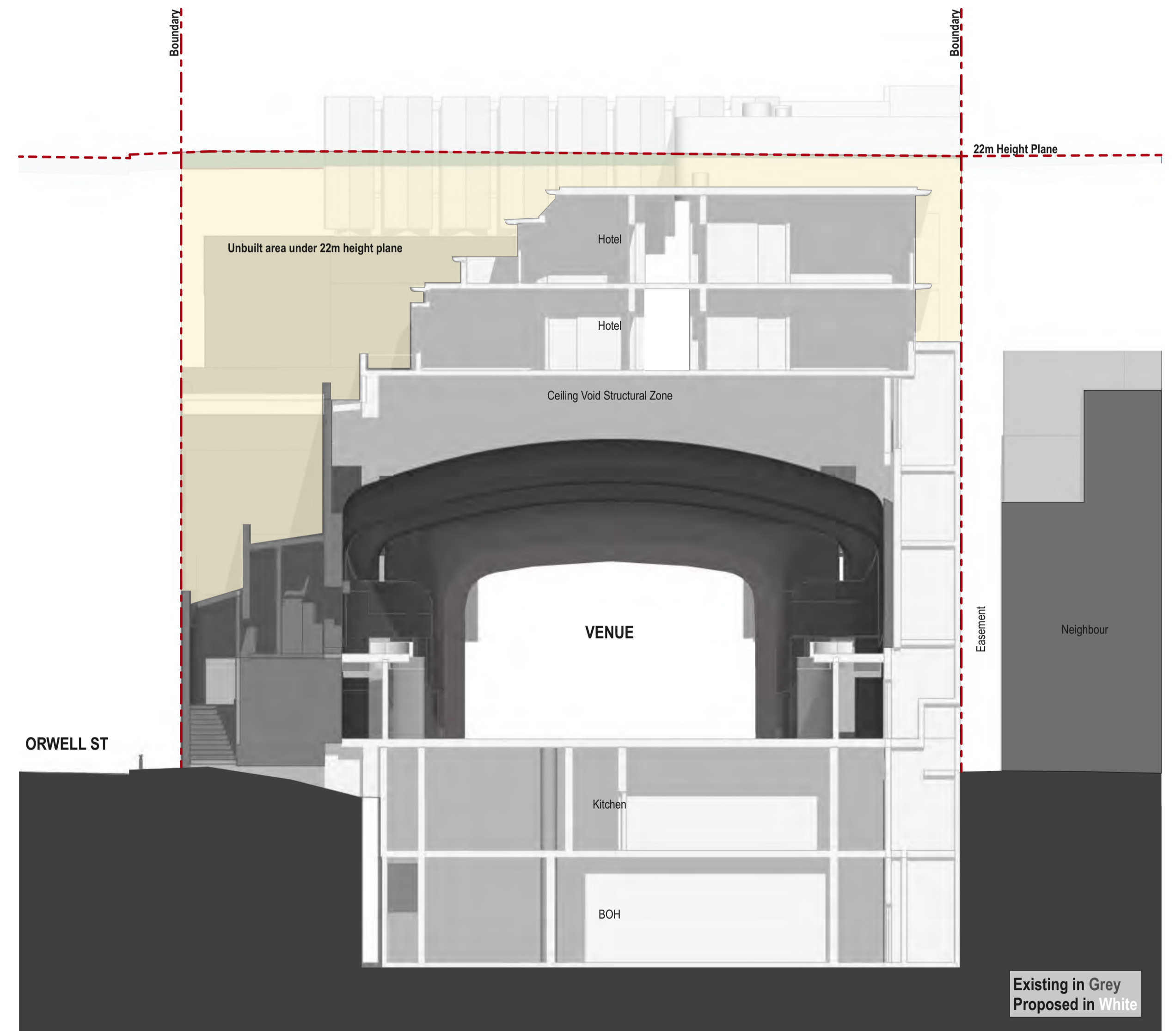


<25m Proposed Flytower Scheme

DATE 11 AUG 2023	REV A	DESCRIPTION DEVELOPMENT APPLICATION	NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT ABE Consulting Phone: 0415 522 533 Email: michael@abeconsulting.com.au	ACOUSTIC ENGINEER Pulse White Noise Acoustics Phone: 0408 728 303 Email: berra@pwna.com.au	ARCHAEOLOGY AMAC Phone: 9568 6093 Email: jakib@ah@archaeological.com.au	ASP Webb Phone: 02 9418 1444 Email: mrouke@webbaustralia.com.au	BCA CONSULTANT Concise Certification Phone: 0423 424 161 Email: steven@concisecert.com.au	CGI Mogamma Phone: 0430 394 645 Email: peter@mogamma.com.au	COMMUNITY CONSULTANT Polymer Studios Phone: 1300 259 732 Email: andy@polymerstudios.com.au	CLIENT: Central Element Phone: (02) 9557 5019 Email: dia@centralelement.com.au	PROJECT: THE MINERVA	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE LEP VS PROPOSED HEIGHT COMPARISON	DRAWN BY TS, TL	
				DRONE PHOTOGRAPHER Sky Monkey Phone: 02 9630 7452 Email: Kevin.Org@skymonkey.com.au	ESD CONSULTANT Climatwise Phone: 0404 025 747 Email: digby@climatwisedesign.com.au	FIRE ENGINEERING Innova Fire Engineering Phone: 1300 86 22 62 Email: jason@innovafire.com.au	GEOTECHNICAL ENGINEER Ei Australia Phone: 02 9516 0722 Email: jule@eizy.com.au	HERITAGE Tonkin Zulaikha Greer Phone: 9215 4900 Email: jule@tzg.com.au	J/V3 Certified Energy Phone: 02 9159 3632 Email: jsh@certifiedenergy.com.au	LANDSCAPE ARCHITECT Arcadia Phone: 02 8571 2800 Email: ianm@arcadiala.com.au	WASTE CONSULTANT Elephant's Foot Phone: 02 9780 3573 Email: whitney.brunson@elephantsfoot.com.au	PROJECT NO : 20024	SCALES NTS	PHASE DEVELOPMENT APPLICATION	DRAWING NO A-605	DATE 16/8/2023

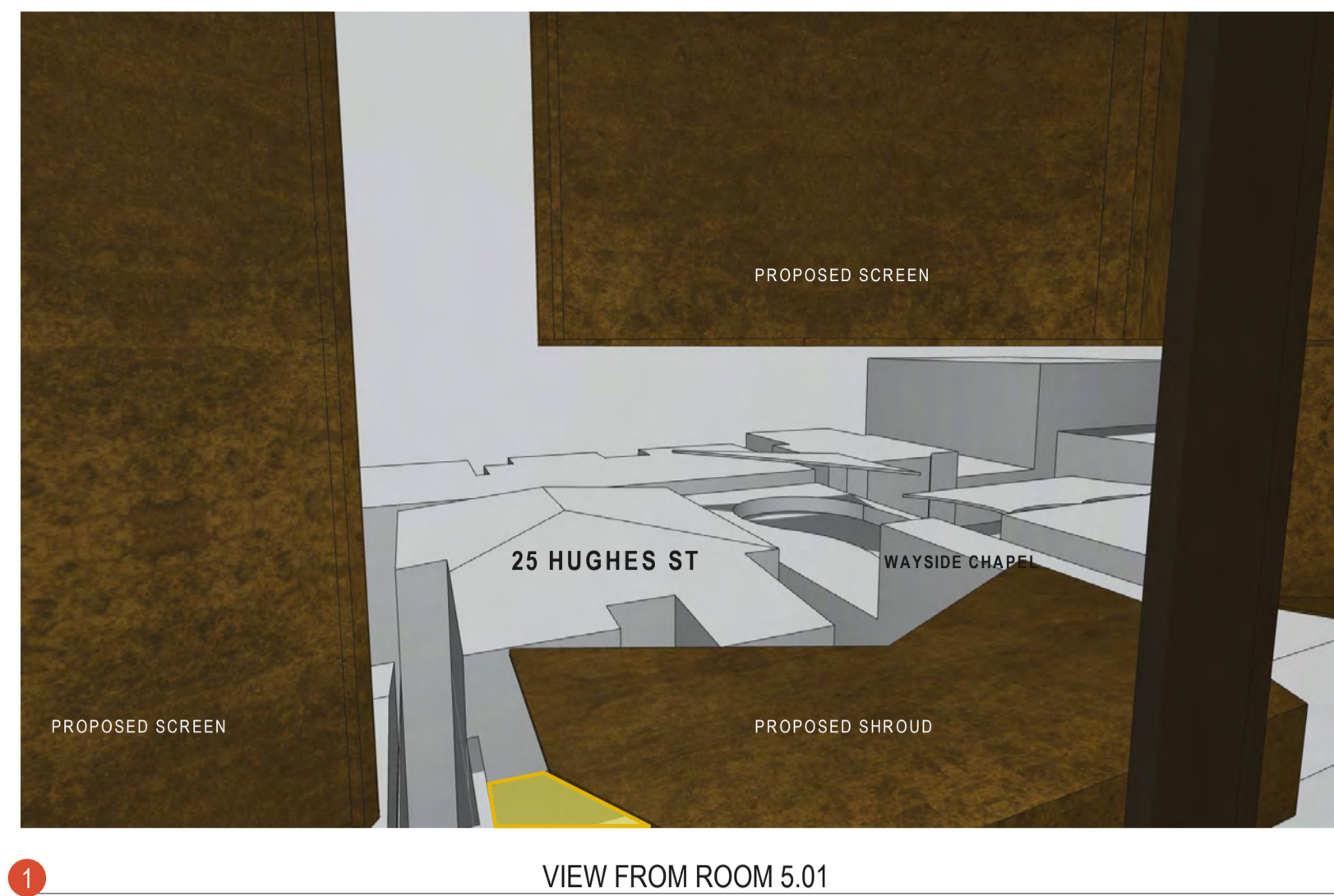
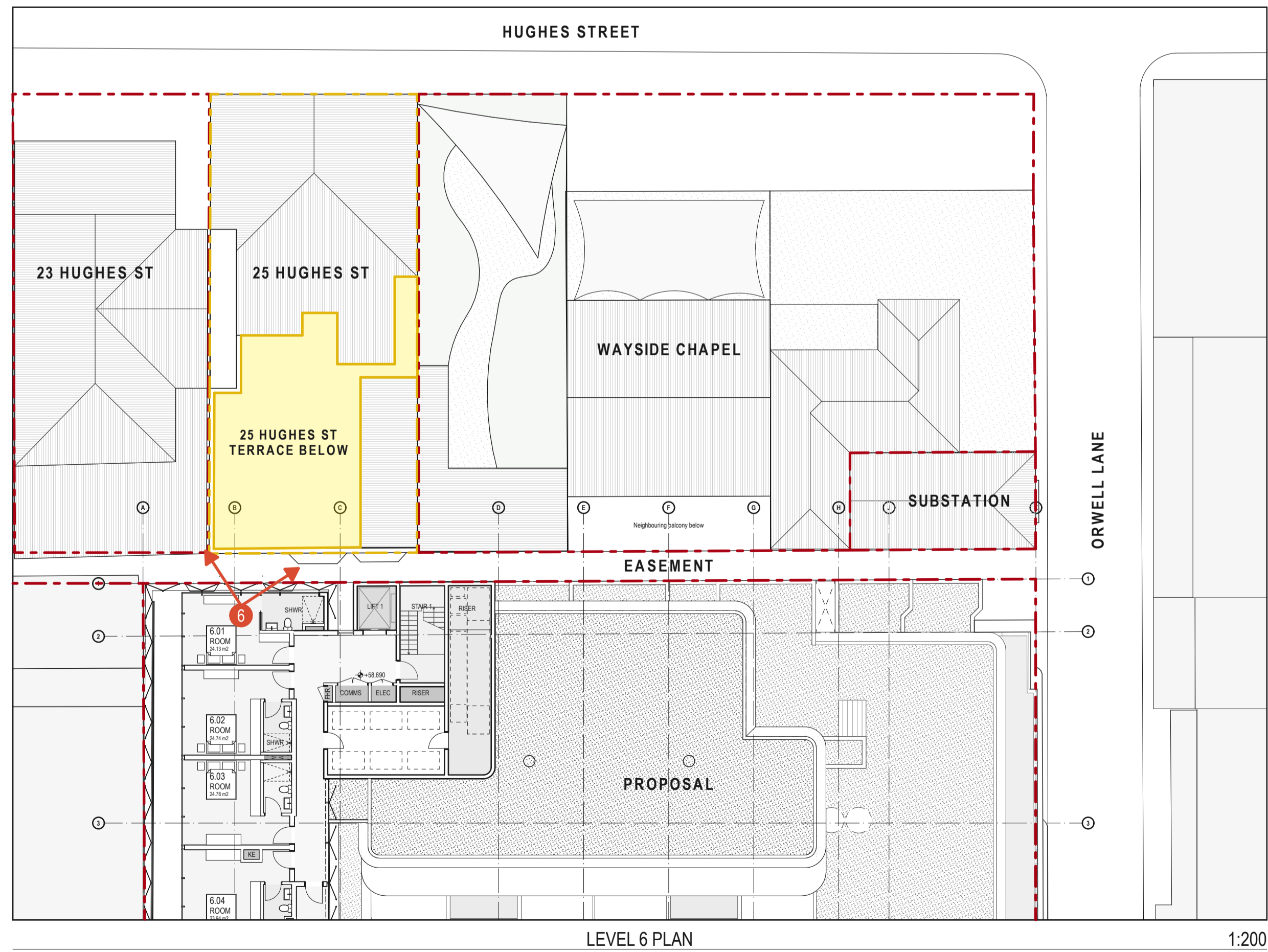
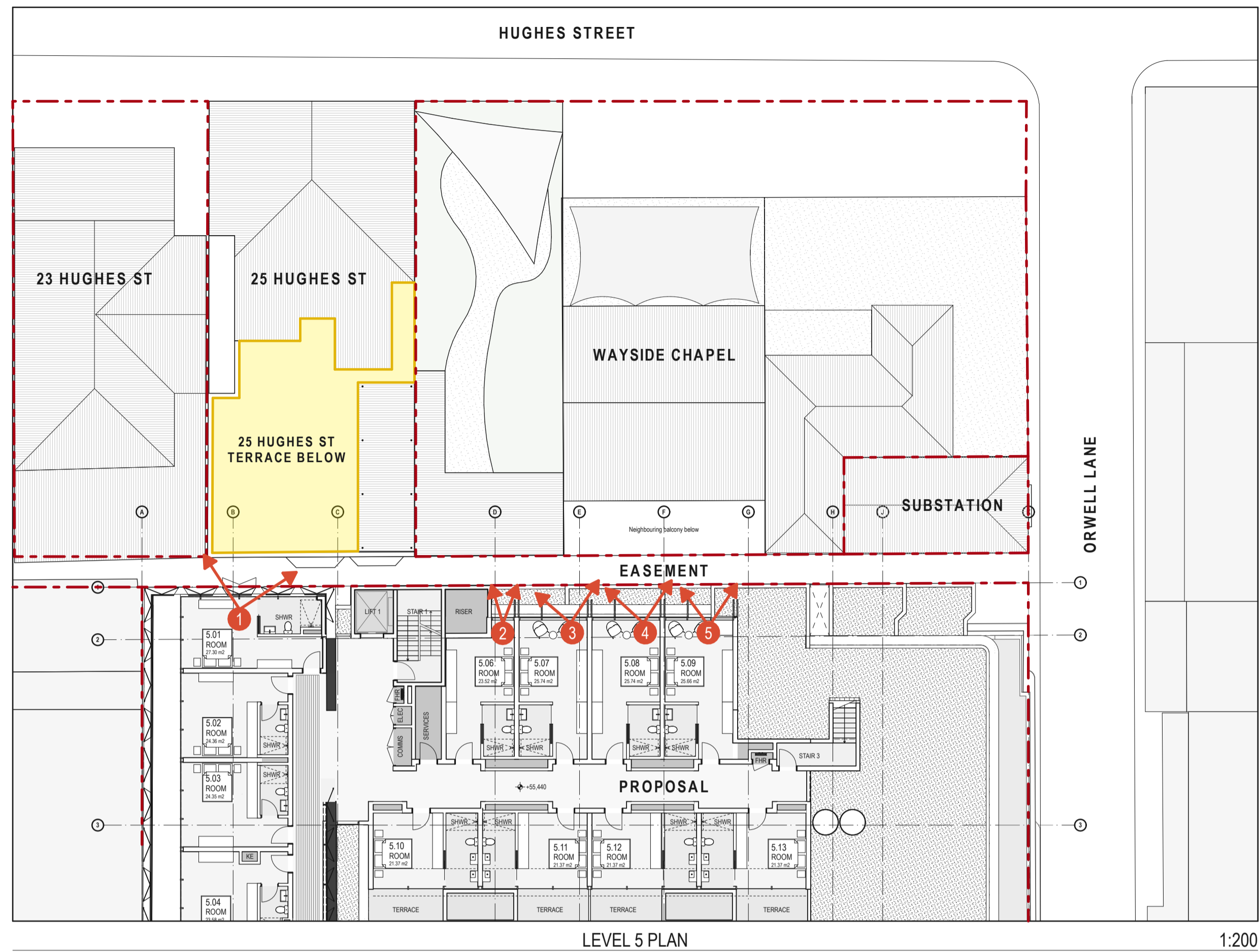


Existing in Grey
Proposed in White

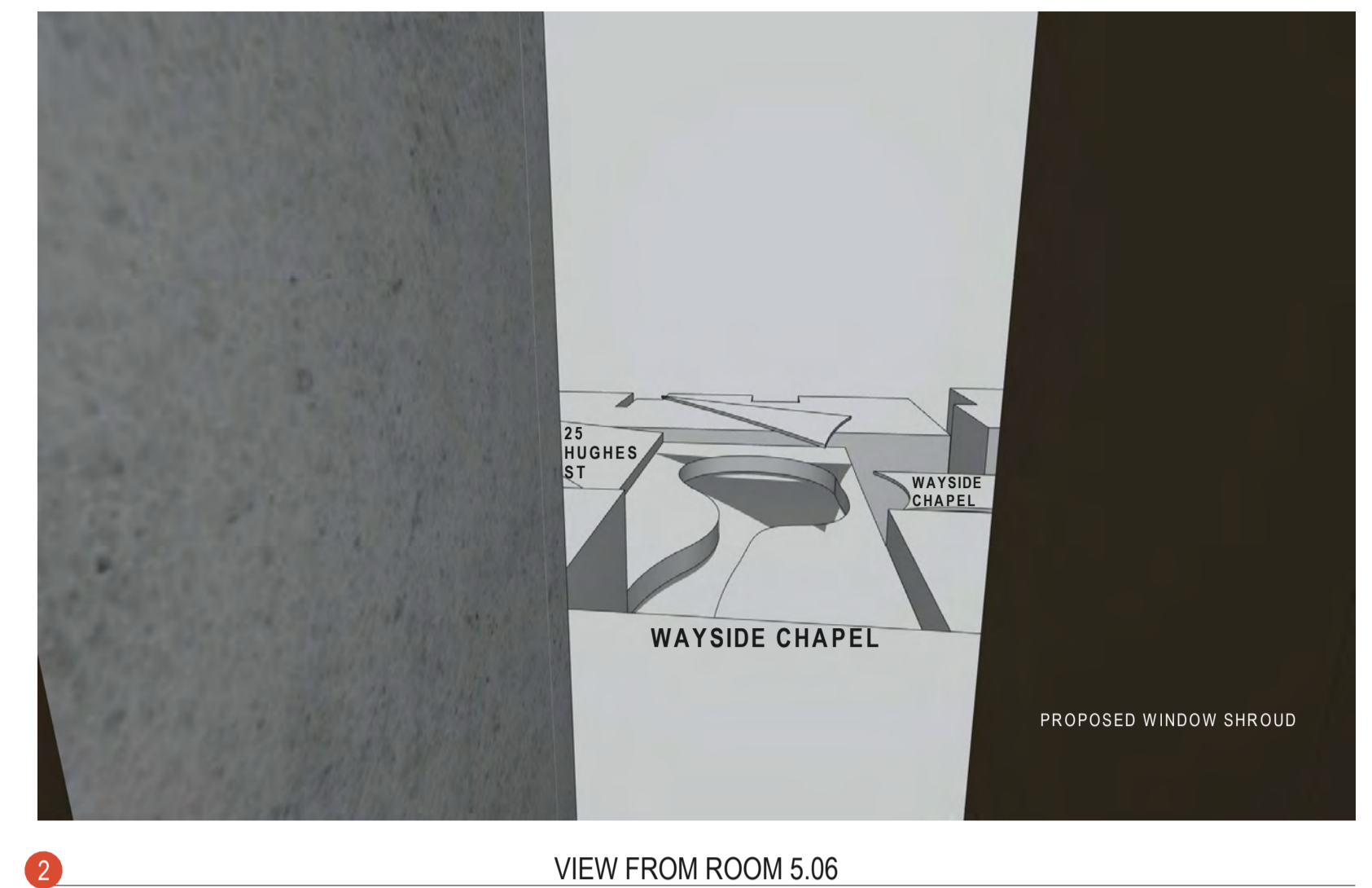


Existing in Grey
Proposed in White

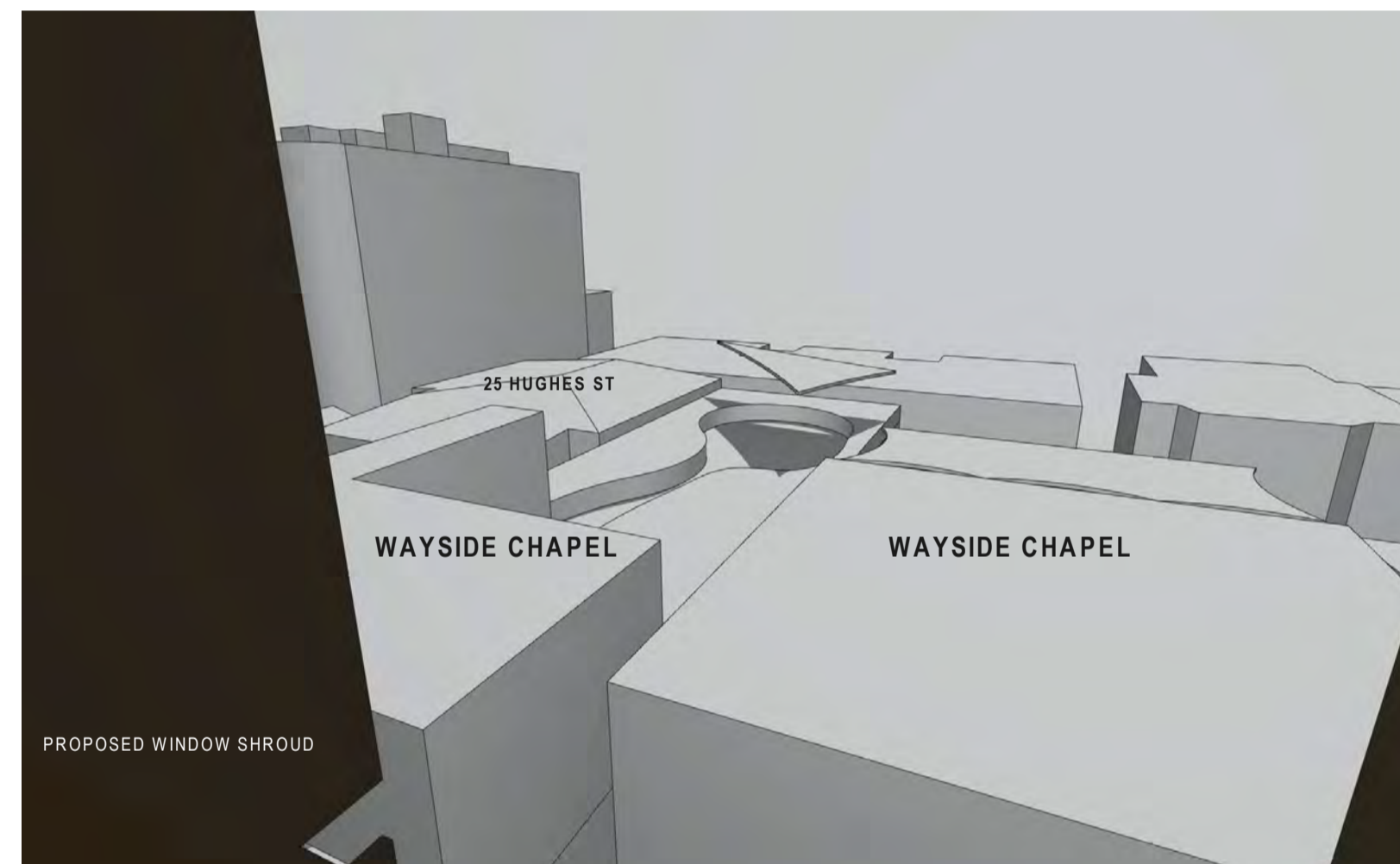
DATE 16 AUG 2023	REV -	DESCRIPTION DEVELOPMENT APPLICATION	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>ACCESS CONSULTANT ABE Consulting Phone: 0415 522 533 Email: michael@abeconsulting.com.au</p>	<p>ACOUSTIC ENGINEER Pulse White Noise Acoustics Phone: 0408 728 303 Email: beme@pwna.com.au</p>	<p>ARCHAEOLOGY AMAC Phone: 9568 6093 Email: jakibalah@archaeological.com.au</p>	<p>ASP Webb Phone: 02 9418 1444 Email: mrouke@webbaustralia.com.au</p>	<p>BCA CONSULTANT Concise Certification Phone: 0423 424 161 Email: steven@conciseart.com.au</p>	<p>CGI Mogamma Phone: 0430 394 645 Email: peter@mogamma.com.au</p>	<p>COMMUNITY CONSULTANT Polymer Studios Phone: 1300 259 732 Email: andy@polymerstudios.com.au</p>	<p>CLIENT: Central Element Phone: (02) 9557 5019 Email: ddiavigne@centralelement.com.au</p>	<p>PROJECT: THE MINERVA</p>	<p>ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au</p>	<p>DRAWING TITLE 22m HEIGHT PLANE</p>	<p>DRAWN BY TS, TL</p>	
														<p>SCALES NTS</p>	<p>DATE 16/8/2023</p>	<p>CHECKED TS</p>
														<p>PHASE DEVELOPMENT APPLICATION</p>	<p>DRAWING NO A-606</p>	<p>REV -</p>



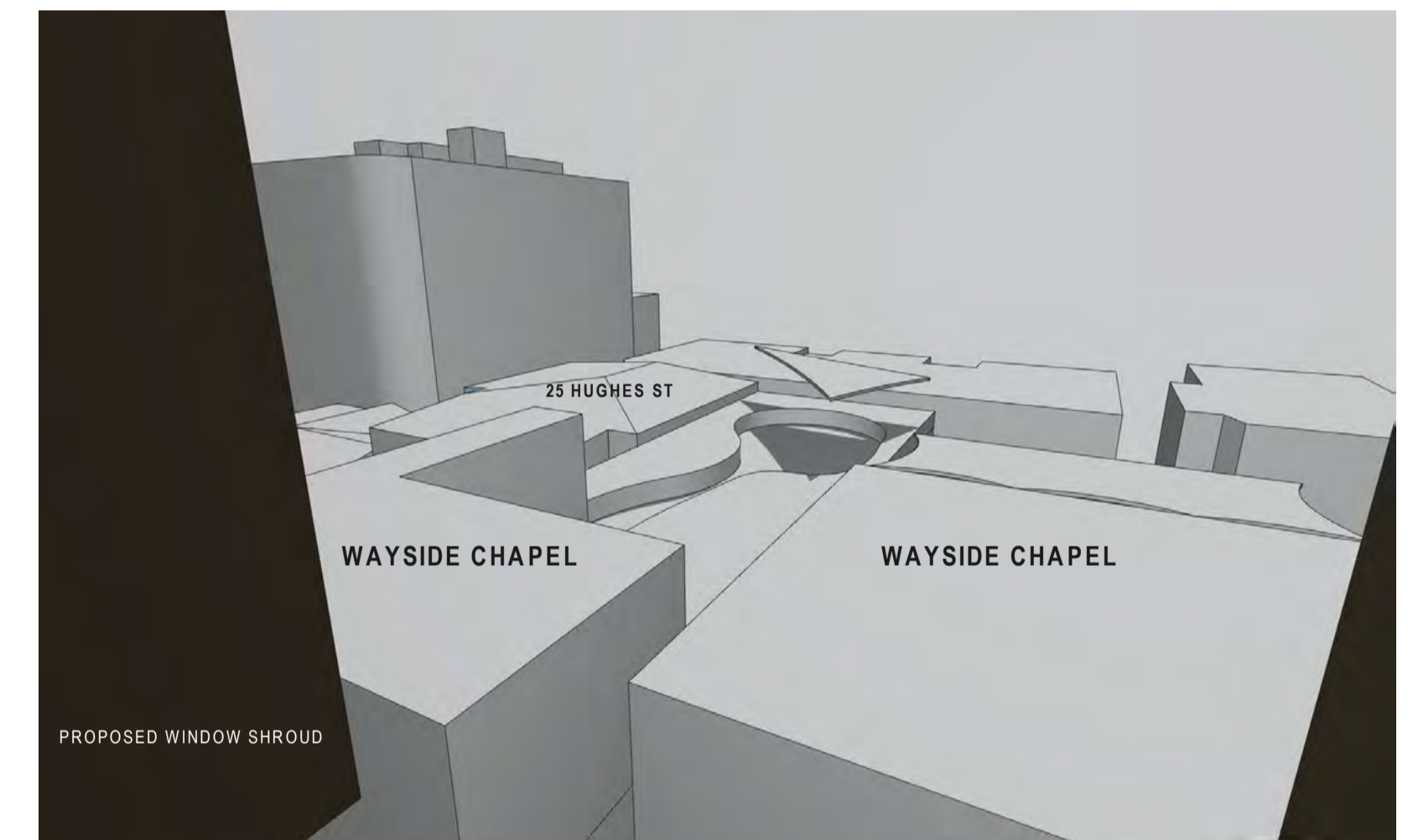
1 VIEW FROM ROOM 5.01



2 VIEW FROM ROOM 5.06



3 VIEW FROM ROOM 5.07



4 VIEW FROM ROOM 5.08



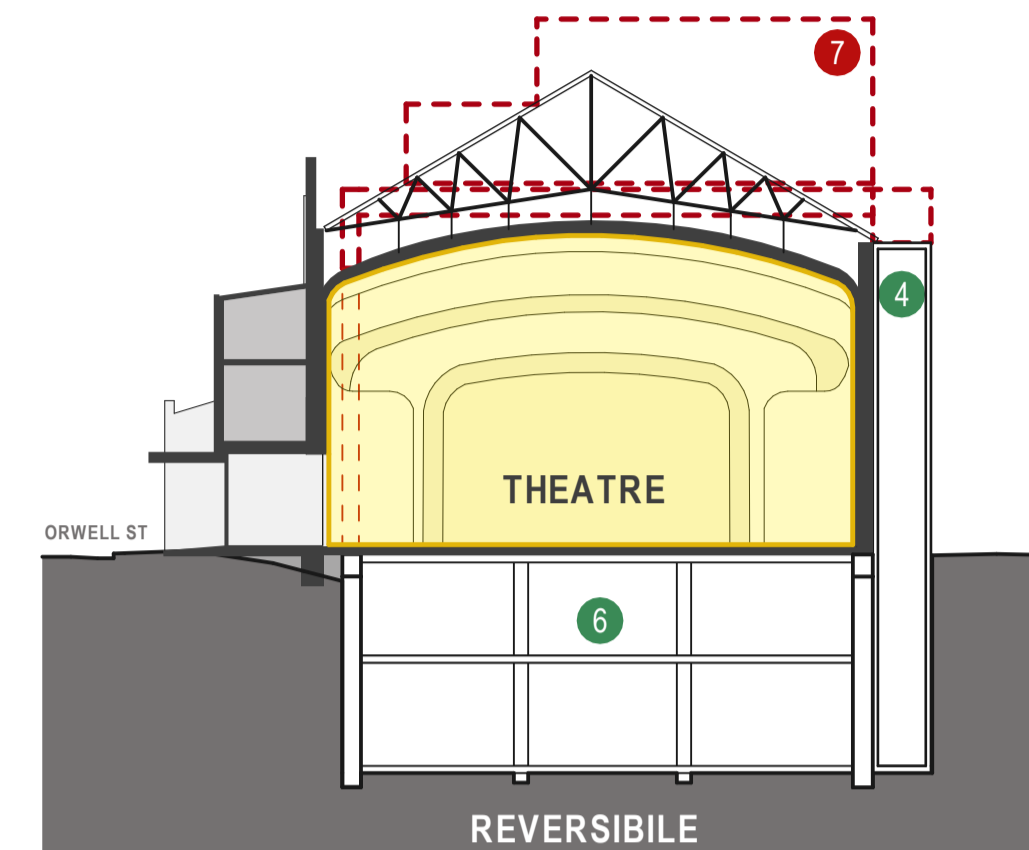
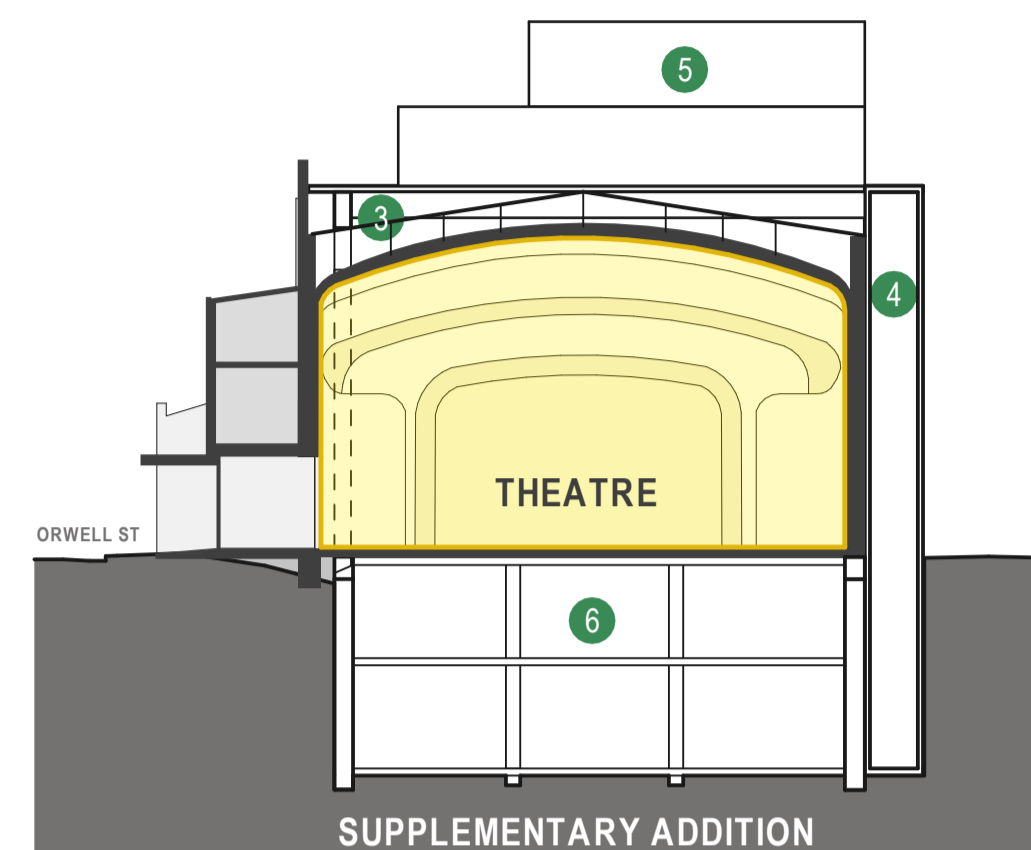
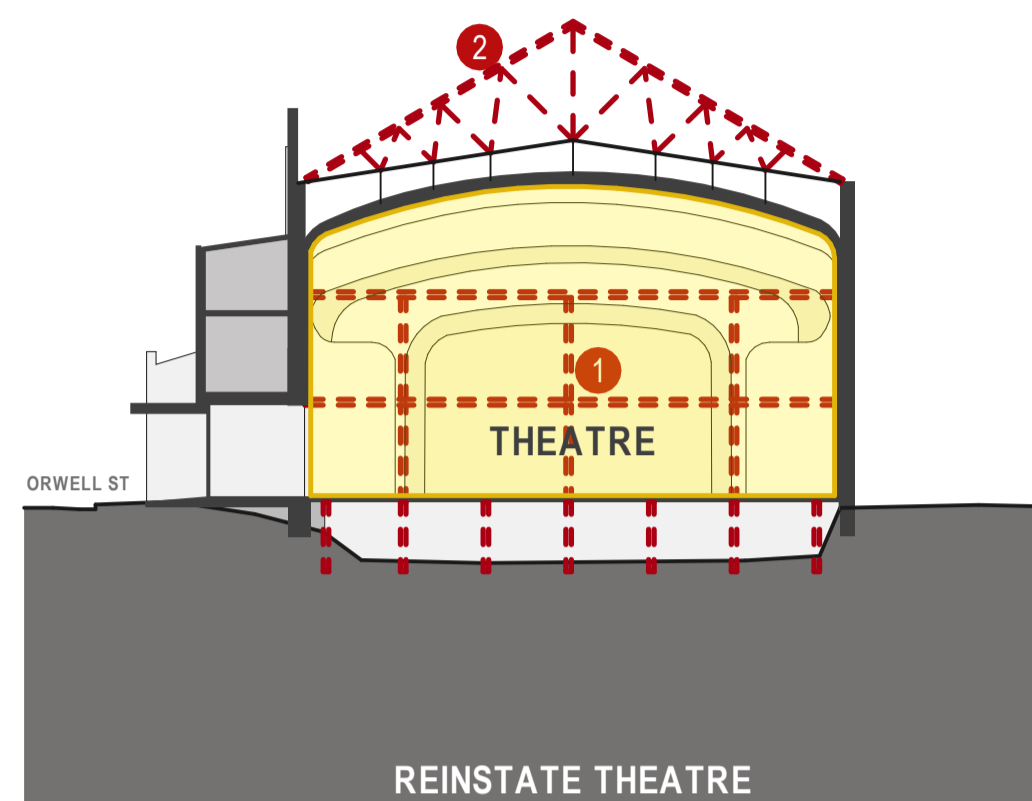
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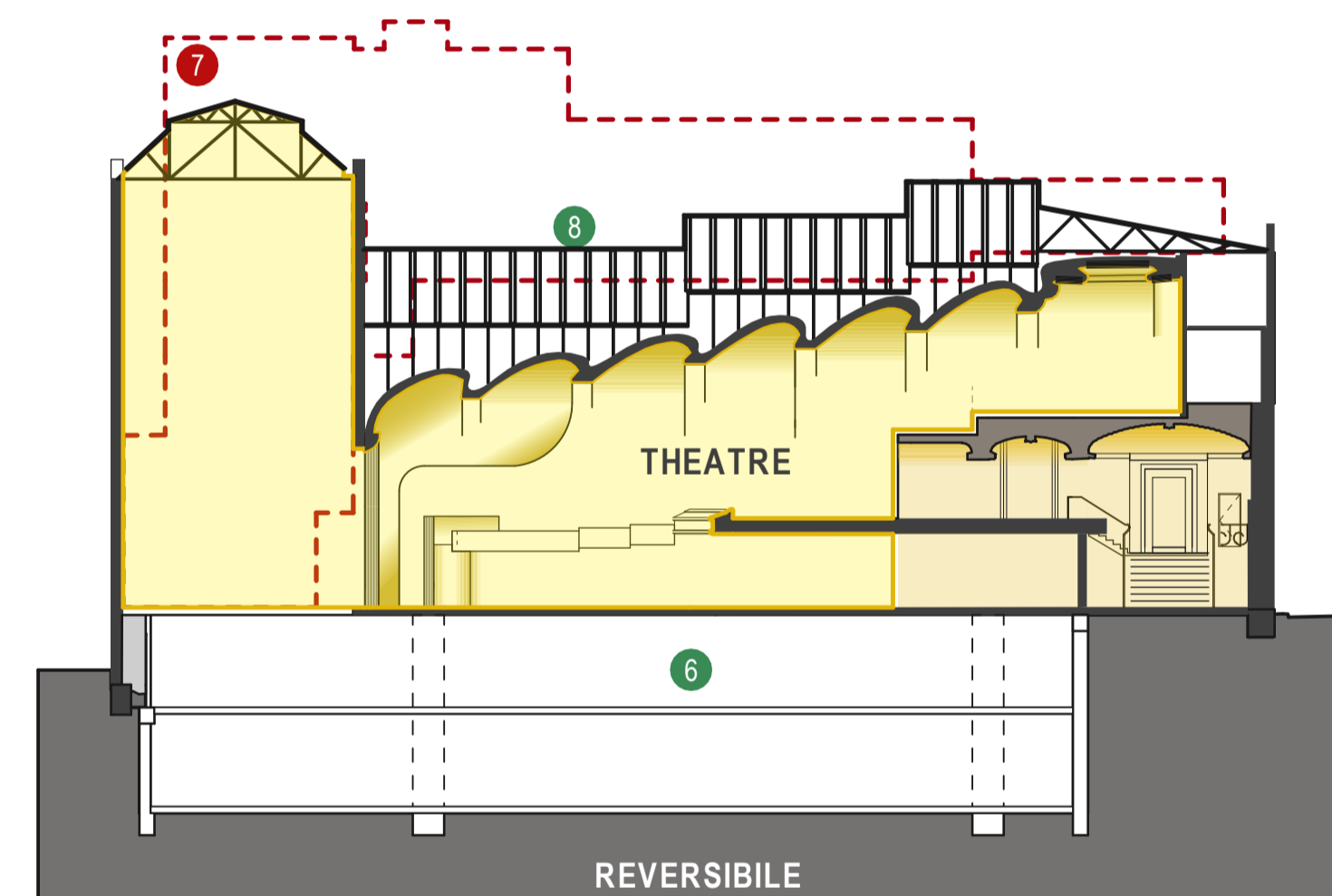
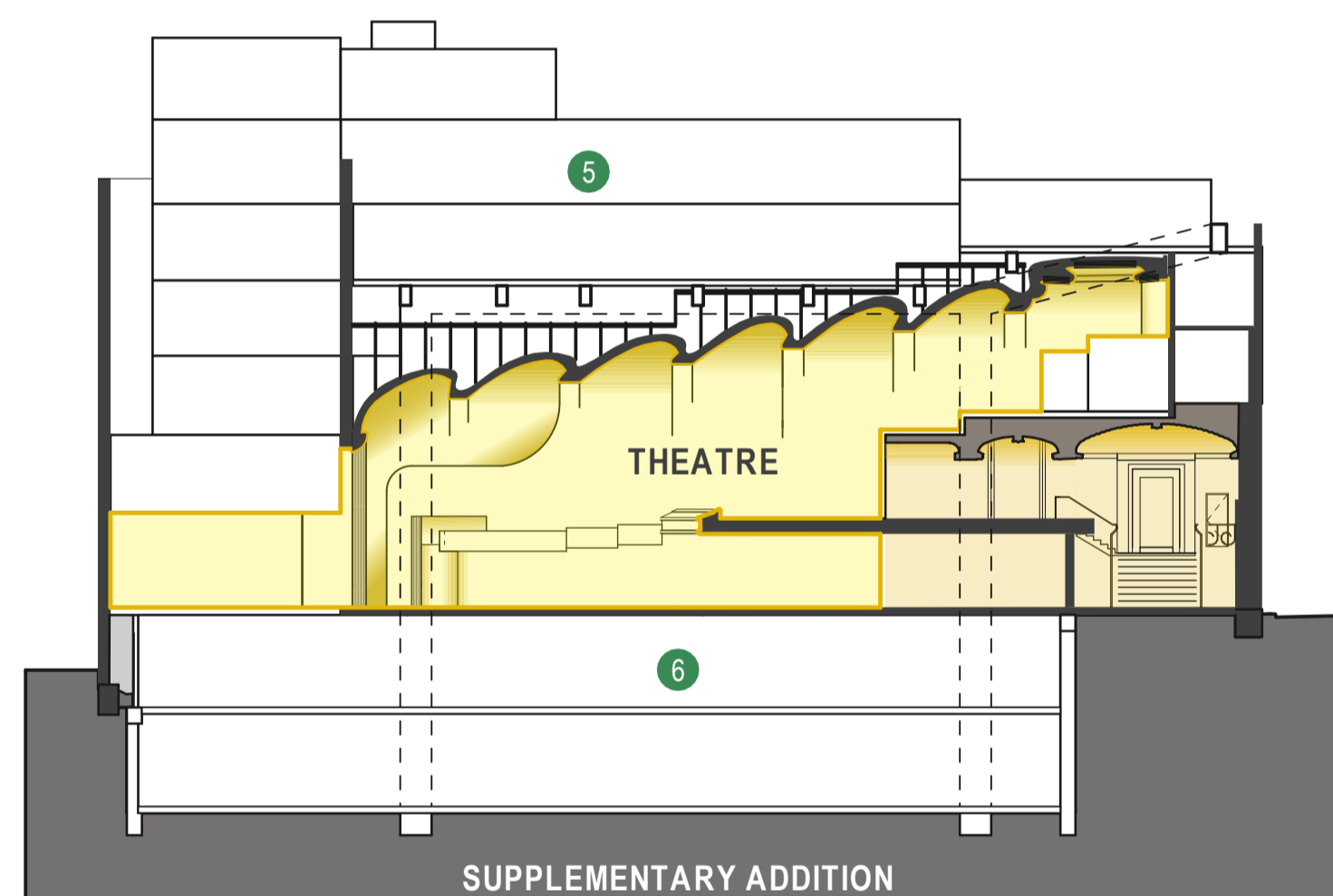
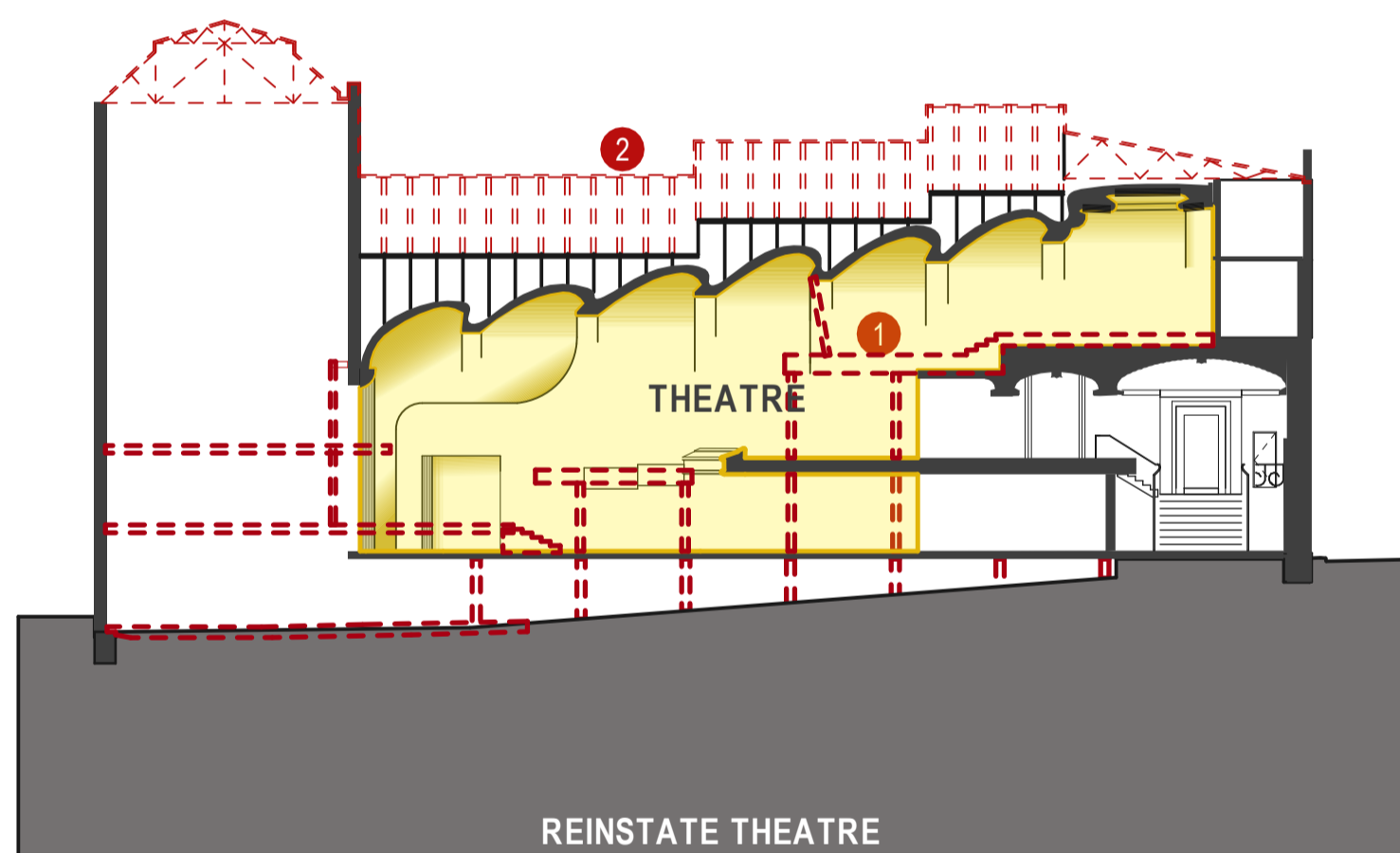
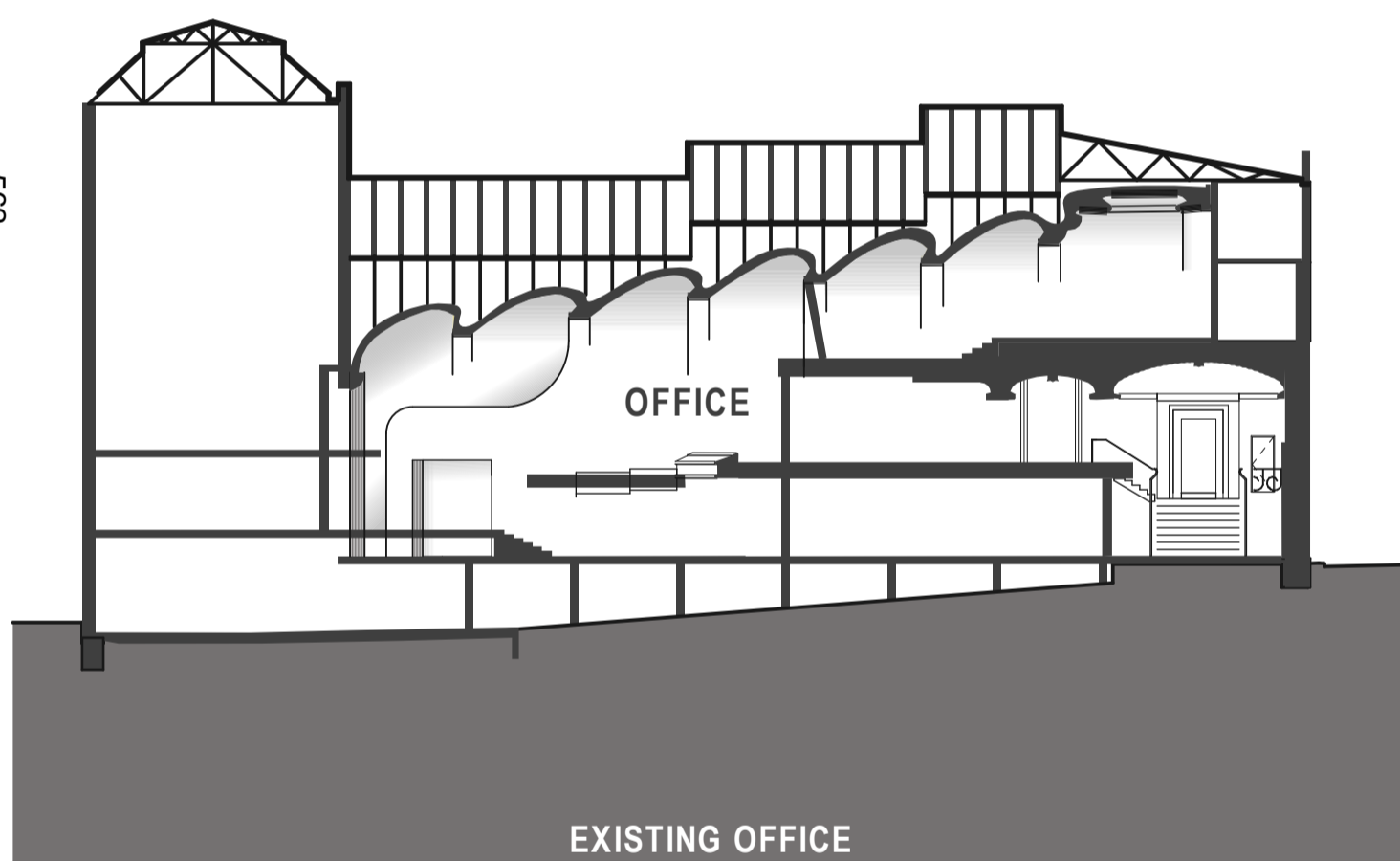
6 VIEW FROM ROOM 6.01

561

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				DRONE PHOTOGRAPHER Sky Monkey Phone: 02 9630 7452 Email: Kevin.Ong@skymonkey.com.au	ESD CONSULTANT Climatwise Phone: 0404 025 747 Email: digby@climatwisedesign.com.au	FIRE ENGINEERING Innova Fire Engineering Phone: 1300 86 22 62 Email: jason@innovafire.com.au	GEOTECHNICAL ENGINEER Ei Australia Phone: 02 9516 0722 Email: richard.sanchez@ei.com.au	HERITAGE Tonkin Zulaikha Greer Phone: 9215 4900 Email: jule@tzg.com.au	JV3 Certified Energy Phone: 02 9159 3932 Email: jsh@certifiedenergy.com.au	LANDSCAPE ARCHITECT Arcadia Phone: 02 8571 2800 Email: laura@arcadiala.com.au	WASTE CONSULTANT Elephant's Foot Phone: 02 9780 3573 Email: whitney.brunson@elephantsfoot.com.au	PROJECT NO : 20024	ARCHITECTS tonkin zulaikha greer	SCALES NTS	DATE 21/8/2023	CHECKED TS
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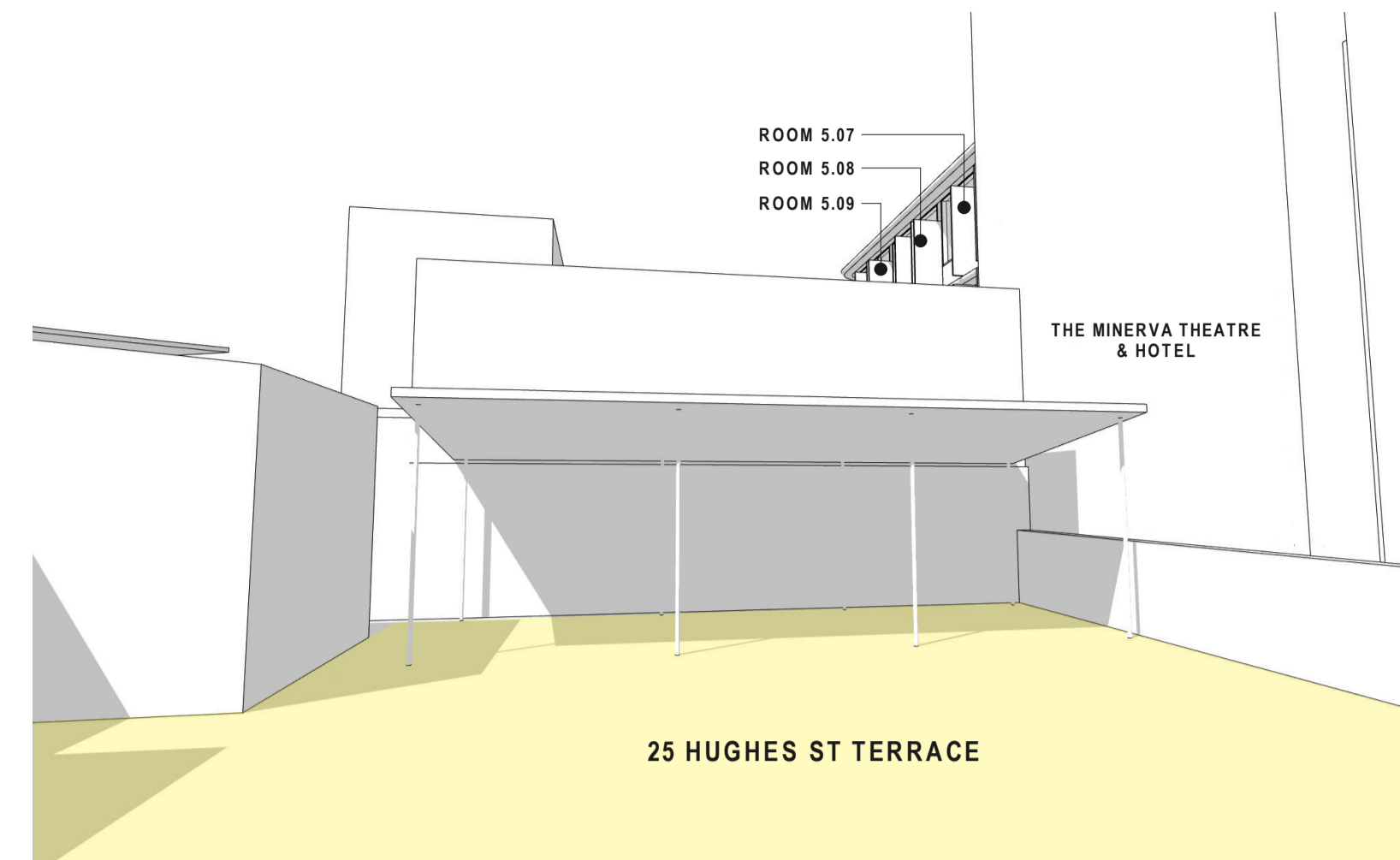
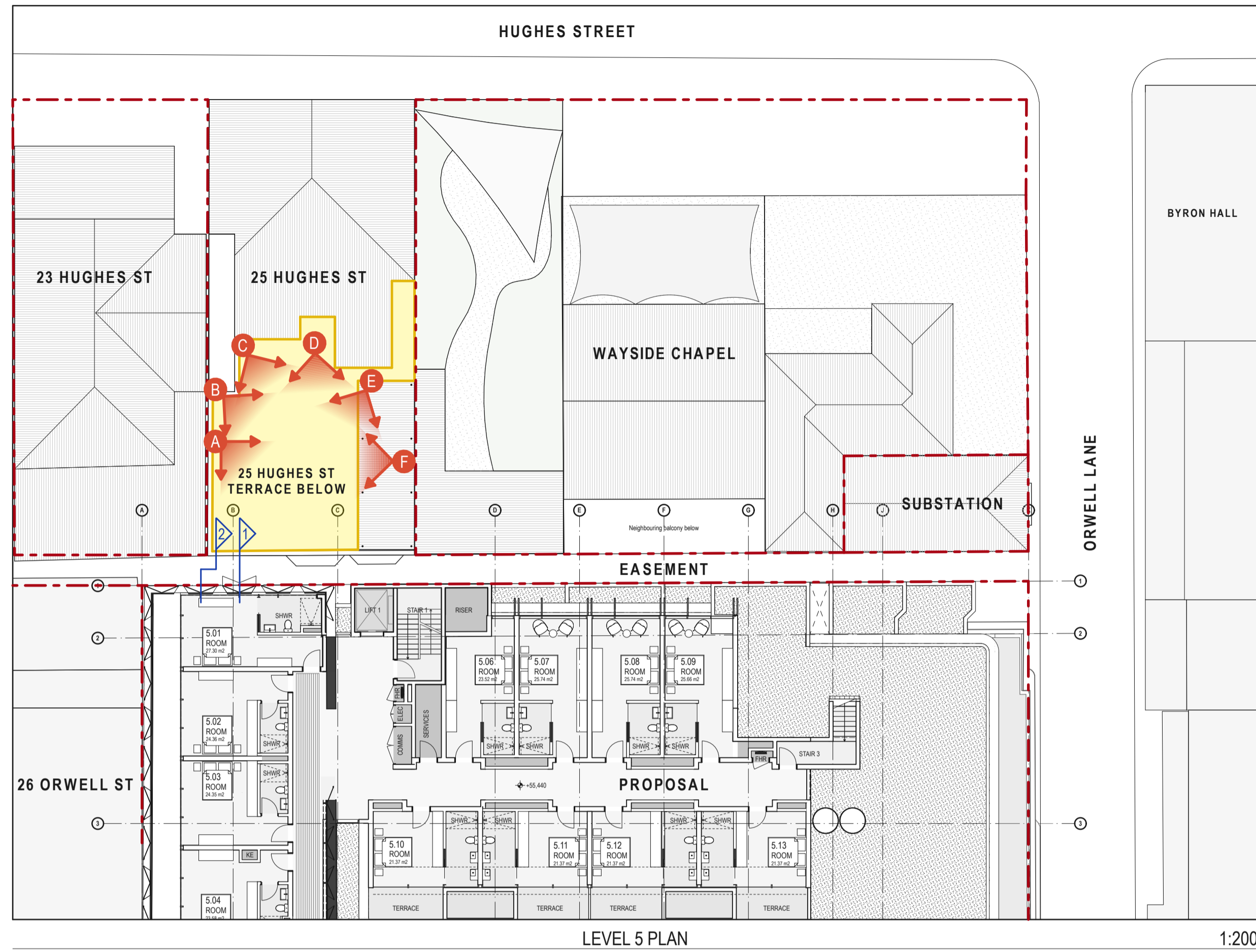
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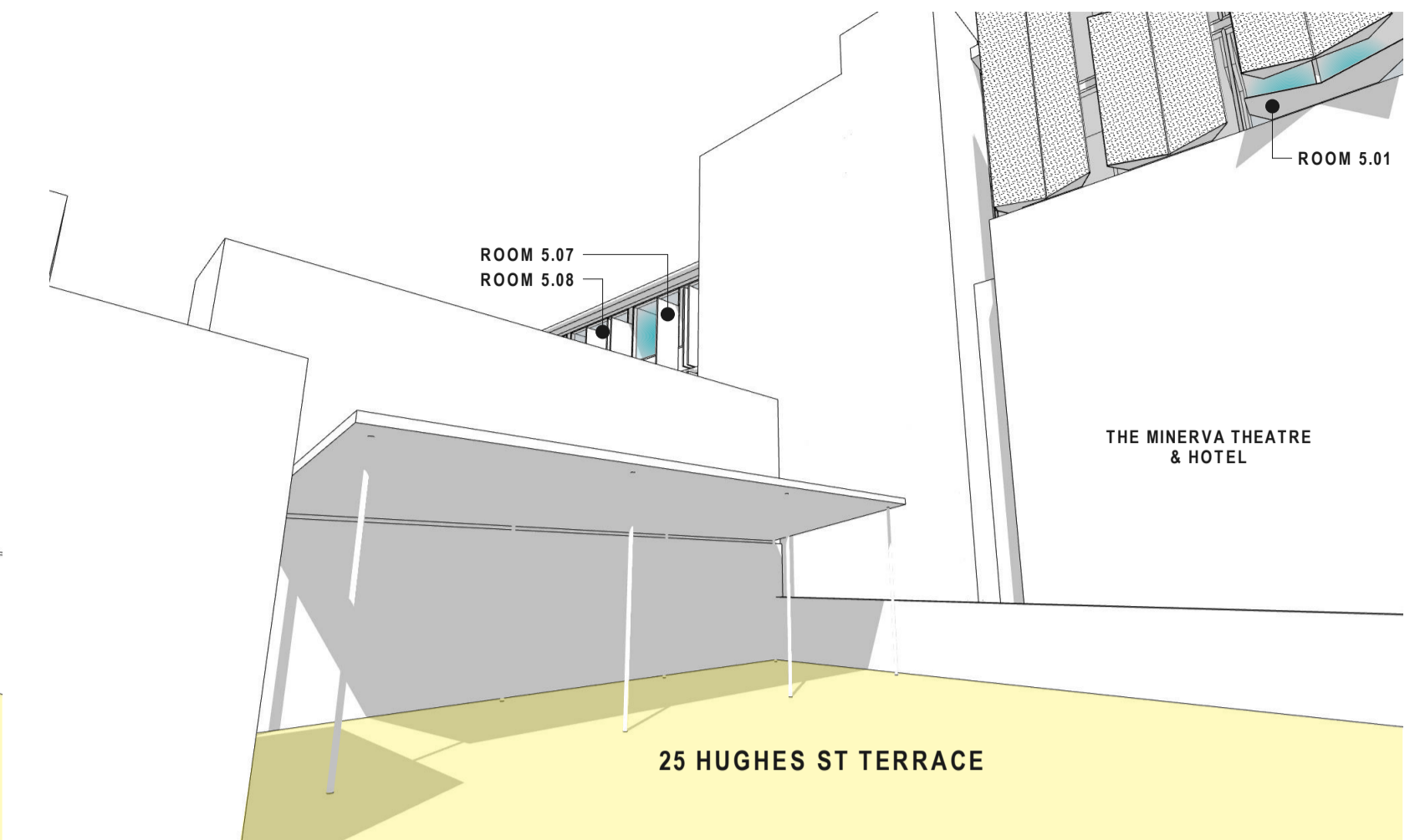
KEY

- 1 Re-instate Original Theatre by removing intrusive office additions.
- 2 Remove original roof sheeting and trusses.
- 3 New Structural system spanning over Theatre, supporting the required re-fixing of original ceiling. Refer TTW Structural Engineers Details.
- 4 New Structural core to Seismic Code requirements.
- 5 New Hotel
- 6 New Back of House Facilities
- 7 Remove proposed addition over Theatre.
- 8 New roof truss in original location.

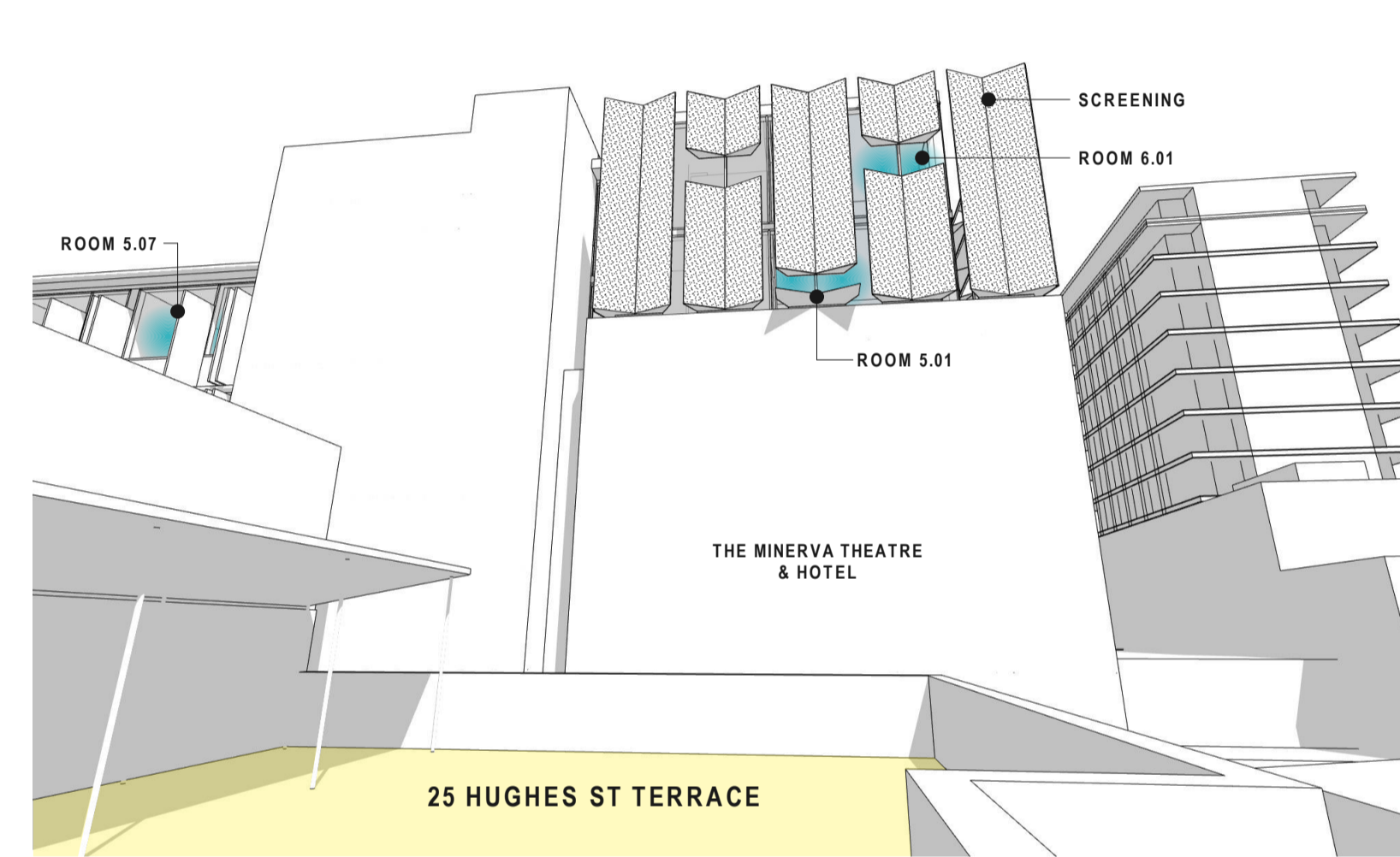
DATE 17 AUG 2023	REV -	DESCRIPTION DEVELOPMENT APPLICATION	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>ACCESS CONSULTANT ABE Consulting Phone: 0415 522 533 Email: michael@abeconsulting.com.au</p>	<p>ACOUSTIC ENGINEER Pulse White Noise Acoustics Phone: 0408 728 303 Email: benne@pwna.com.au</p>	<p>ARCHAEOLOGY AMAC Phone: 9568 6093 Email: jakibalah@archaeological.com.au</p>	<p>ASP Webb Phone: 02 9418 1444 Email: mrouke@webbaustralia.com.au</p>	<p>BCA CONSULTANT Concise Certification Phone: 0423 424 161 Email: steven@concisecert.com.au</p>	<p>CGI Mogamma Phone: 0430 394 645 Email: peter@mogamma.com.au</p>	<p>COMMUNITY CONSULTANT Polymer Studios Phone: 1300 259 732 Email: andy@polymerstudios.com.au</p>	<p>CLIENT: Central Element Phone: (02) 9957 5019 Email: diavigne@centralelement.com.au</p>	<p>PROJECT: THE MINERVA</p>	<p>ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Reservoir Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au</p>	<p>DRAWING TITLE REVERSIBILITY POTENTIAL</p>	<p>DRAWN BY TS, TL</p>		
														<p>ARCHITECTS tonkin zulaikha greer</p>	<p>SCALES NTS</p>	<p>DATE 17/8/2023</p>	
															<p>PHASE DEVELOPMENT APPLICATION</p>	<p>DRAWING NO A-608</p>	<p>REV -</p>



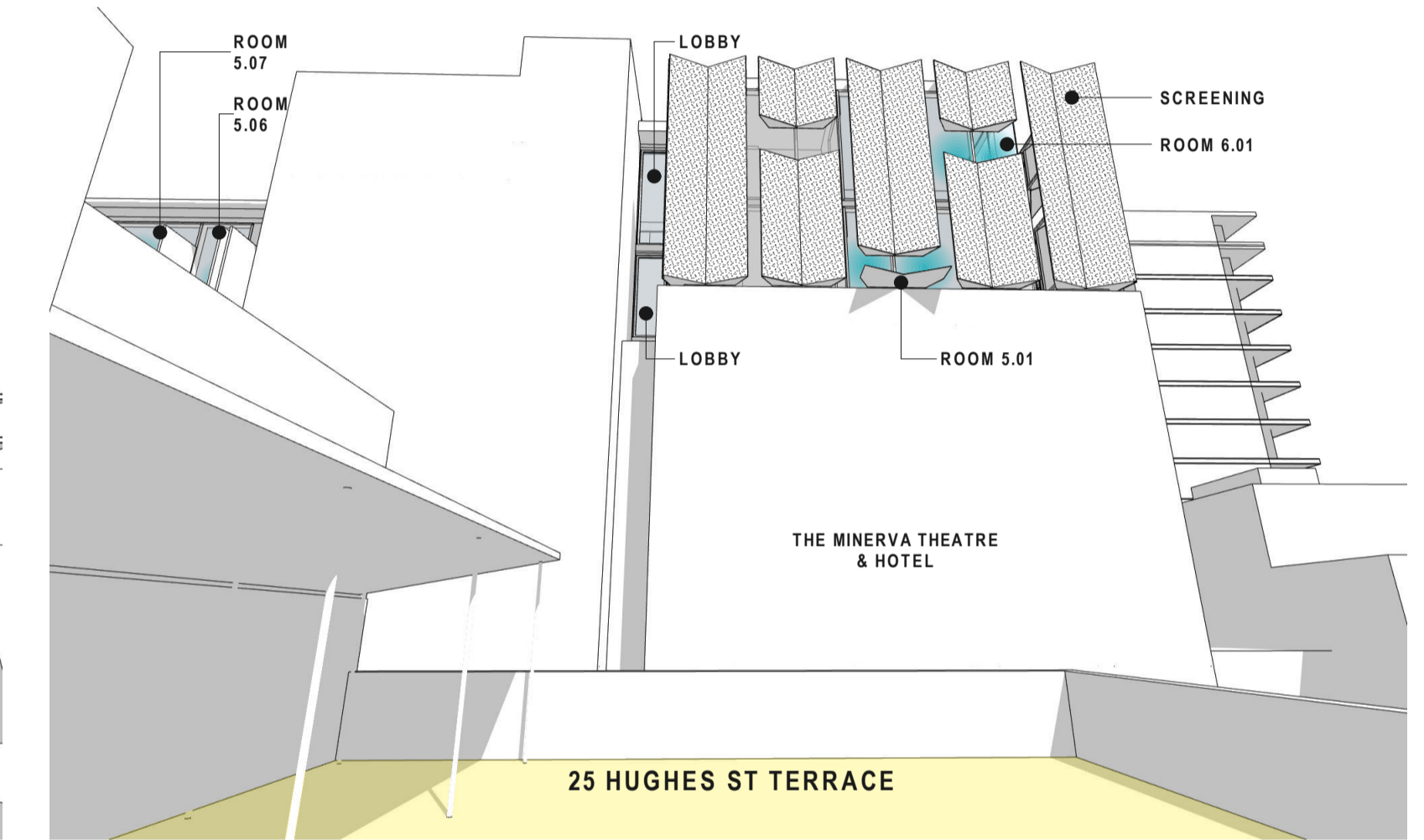
A VIEW A FROM 25 HUGHES ST TERRACE



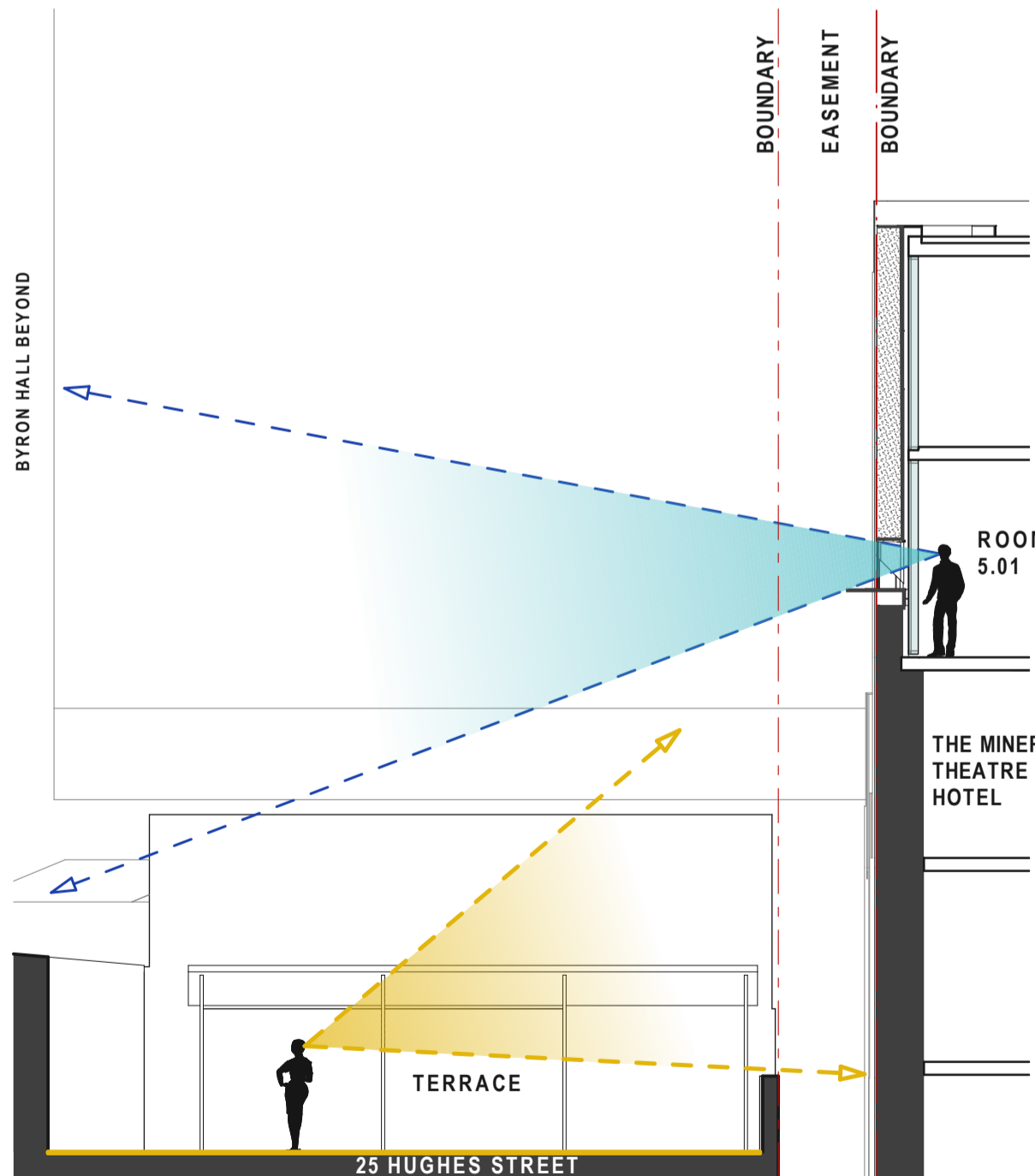
B VIEW B FROM 25 HUGHES ST TERRACE



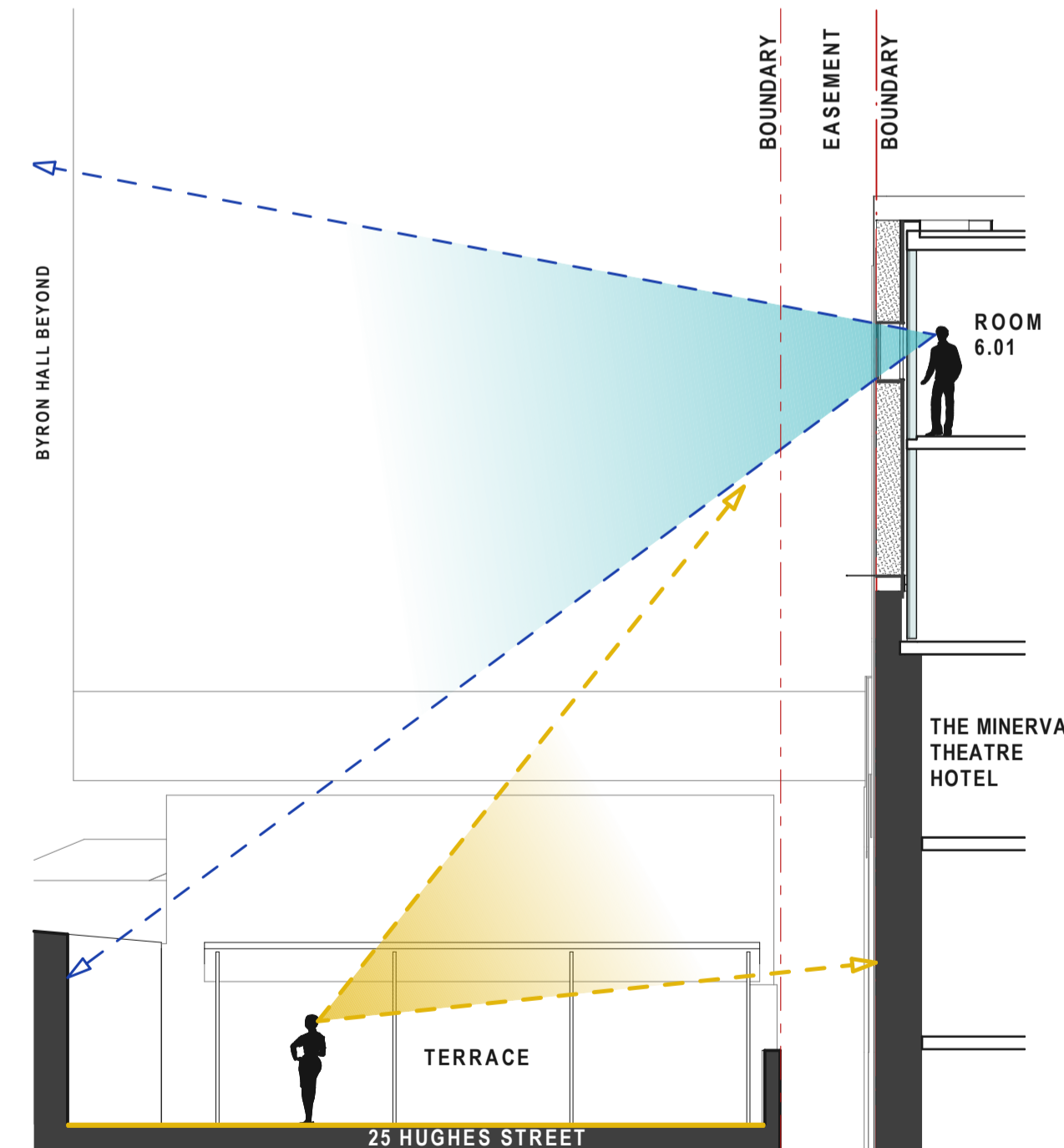
C VIEW C FROM 25 HUGHES ST TERRACE



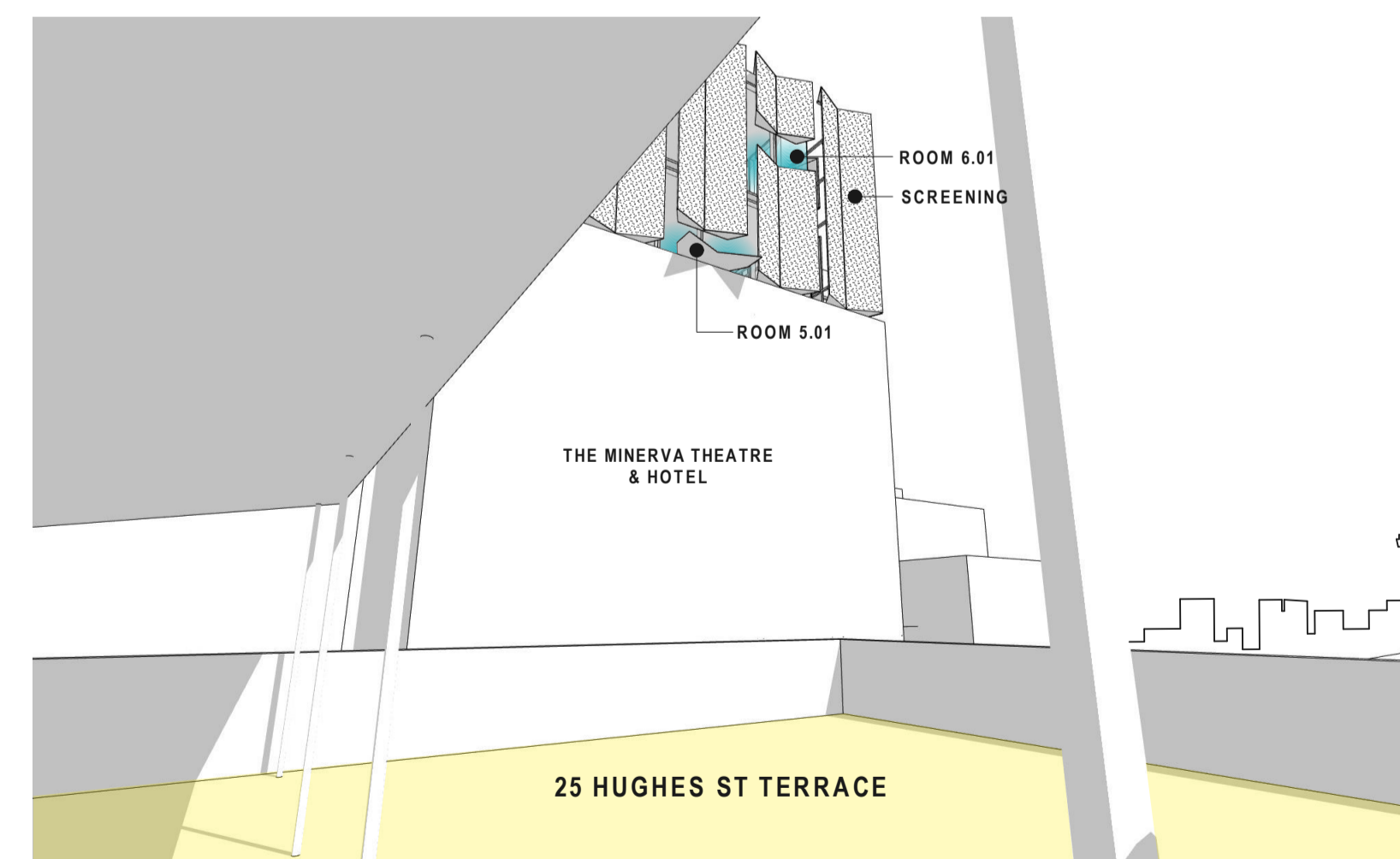
D VIEW D FROM 25 HUGHES ST TERRACE



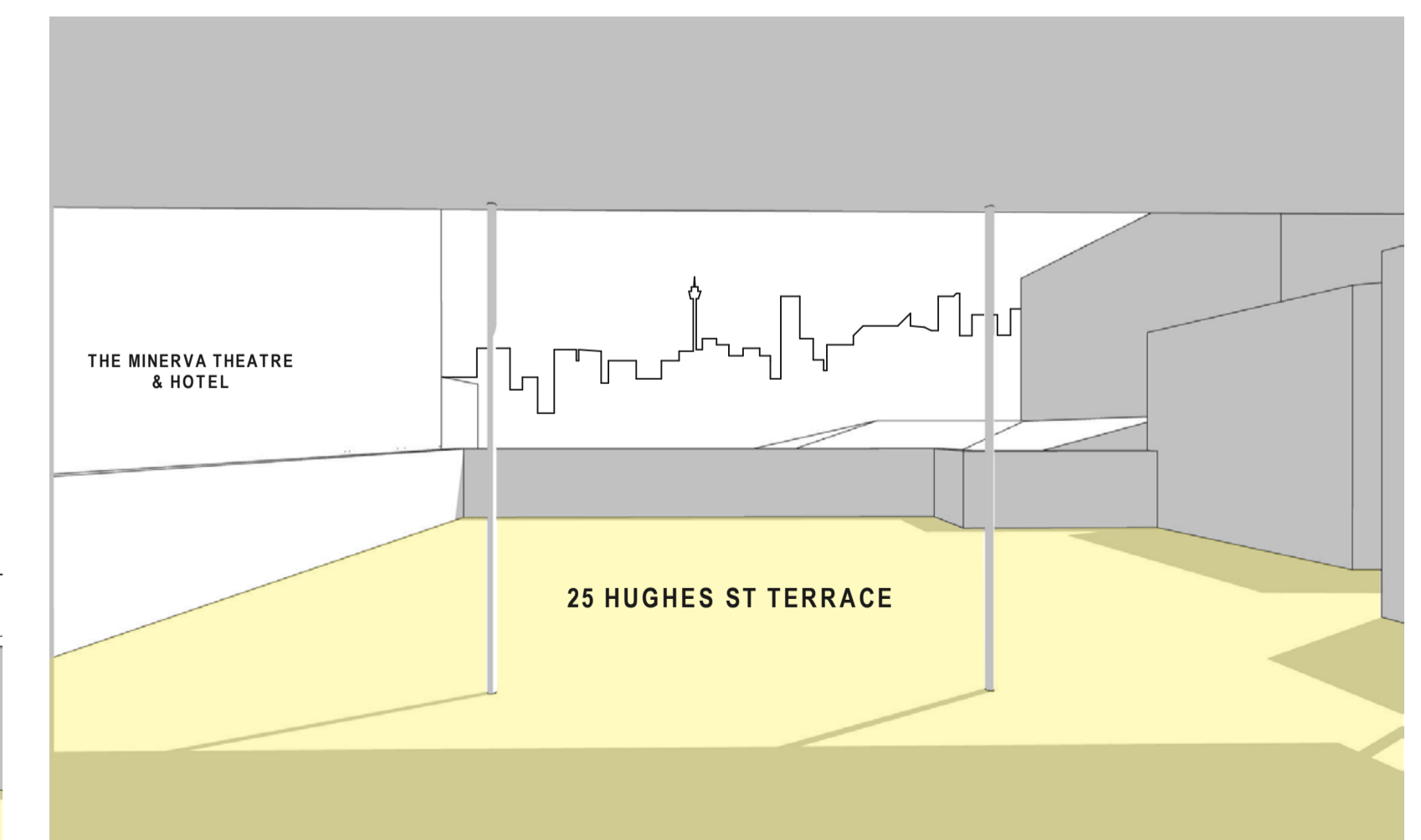
1 SECTION 1 - LEVEL 5 VIEW



2 SECTION 2 - LEVEL 6 VIEW



E VIEW E FROM 25 HUGHES ST TERRACE



F VIEW F FROM 25 HUGHES ST TERRACE

DATE	REV	DESCRIPTION
21 AUG 2023	-	DEVELOPMENT APPLICATION

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PROJECT:
THE MINERVA

PROJECT NO : 20024

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DRAWING TITLE
VIEW DIAGRAMS FROM 25 HUGHES ST TERRACE

SCALES
NTS

PHASE
DEVELOPMENT APPLICATION

DRAWING NO
A-609

DATE
21/8/2023

DRAWN BY
TS, TL

CHECKED
TS

DATE
21/8/2023

REV
-





564

THE MINERVA
Sydney



SYDNEY

HOTEL

THE MINERVA

**A JOURNEY THROUGH A THOUSAND NIGHTS
ALWAYS FAMILIAR, ALWAYS CHANGING
AN ANTHOLOGY OF EXPERIENCE WAITING TO BE DISCOVERED**

BRAND HIERARCHY

THE MINERVA

MONDAINE

THE BAR

THE CHAMPAGNE
BAR

SUPPER CLUB

THE TERRACE

THE SALON
THE PARLOUR

THE CHAMPAGNE
GALLERY
THE GALLERY

THE OWL
OF MINERVA

THE CONSERVATORY
ORWELL'S
CAFE LOUDON
SAINTHILL

*... Operator
Requirements*



Hotel Area Comparison

Facility	Operator Req. (sqm)	Design (sqm)	Variance (sqm)	Hotel Operator Notes
Floor Linen Room (1/guest room floor)	60	60	0	
Main Lobby	75	189	114	Shared with Theatre Restaurant
Reception Desk / Pod	10	9	-1	
Luggage Room	6	12	6	
Signature Café	75	59	-16	Acceptable - excludes additional 20 outdoor seats
Signature Bar	155	180	25	
Concept Lounge Bar	70	160	90	Part of Main Lobby and Balcony
Health & Fitness Center	60	82	22	
Kitchen Areas (incl. Main Kitchen, Prep Area, IDR)	187	190	3	Shared with Theatre Restaurant
Storage Areas (incl. Cold Storage / Drinks & Bev / Grocery)	56	68	12	Shared with Theatre Restaurant
Conseal Storage (incl. Glassware / Office Facility)	22	33	11	Shared with Theatre Restaurant
Housekeeping (Linen & Soil Linen / Uniforms / General)	67	57	-10	Acceptable - Off-site laundry. Shared with Theatre Restaurant
Administration	60	40	-20	Acceptable with remote working changes
Staff Premises (M/F Lockers, Training, Time Keeper)	118	129	11	
Engineering Dept (Office, Storage, Workshop)	32	33	2	
Loading / Unloading - (in line with BCA requirements)	50	170	120	Sharing with Theatre Restaurant
Waste Management / Disposal Room	40	42	2	
Total	1,143	1,513	370	Oversized - Shared with Theatre Restaurant

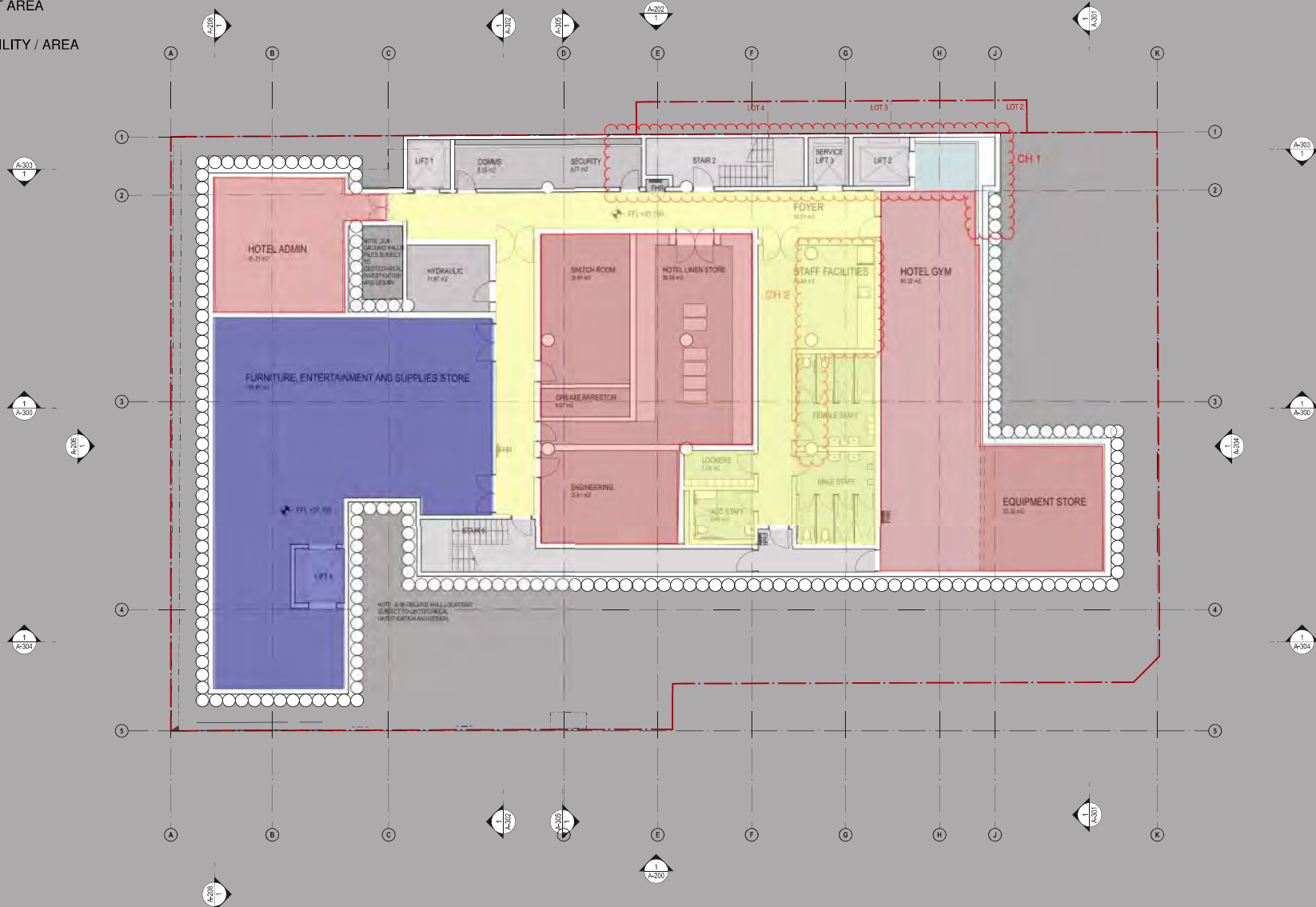
568

Theatre Restaurant Venue Area Comparison

Facility	Operator Req. (sqm)	DA Design (sqm)	Variance (sqm)	Theatre Restaurant Operator Notes
Prefunction / Foyer	105	189	84	Oversized - Shared with Hotel arrival
Hostess / Ticket Desk	2	2	0	
Main Bar	40	48	8	
L1 Bar	30	30	0	
Assembly Kitchen	60	59	-1	
Prep and Finishing Kitchen	100	150	50	Shared with Hotel
Cold / Dry Store	60	44	-16	Acceptable - Shared with Hotel
Green Room	0	30	30	
Cloakroom	10	9	-1	To be at ticket desk
Entertainment Store	120	159	39	Flexibility for storage overflow
	527	721	194	Oversized - Shared with Hotel
Main Venue - Covers	250 Seats	250 Seats	0	

- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA

569



DATE	REV	DESCRIPTION
22 JUL 2021	-	DEVELOPMENT APPLICATION
16 AUG 2021	A	DEVELOPMENT APPLICATION
01 JUN 2022	B	DEVELOPMENT APPLICATION
10 JUN 2022	C	DEVELOPMENT APPLICATION
03 FEB 2022	D	DEVELOPMENT APPLICATION
10 FEB 2023	E	DEVELOPMENT APPLICATION
16 AUG 2023	F	DEVELOPMENT APPLICATION

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THE MINERVA

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DRAWING TITLE
BASEMENT 2 FLOOR PLAN

SCALES
1:100 @ A1

PHASE
DEVELOPMENT APPLICATION

DRAWING NO
A-102

DRAWN BY
TS, TL

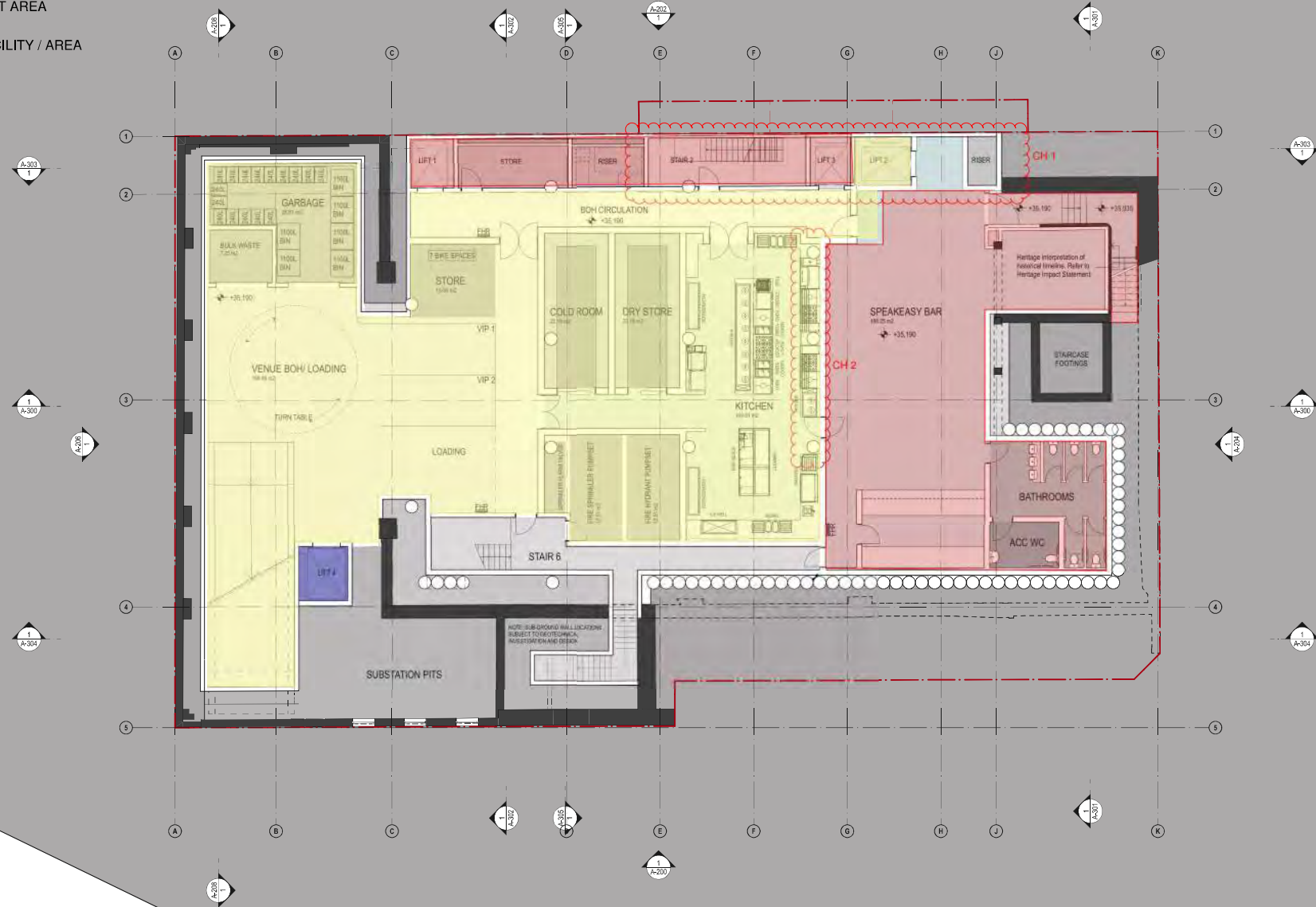
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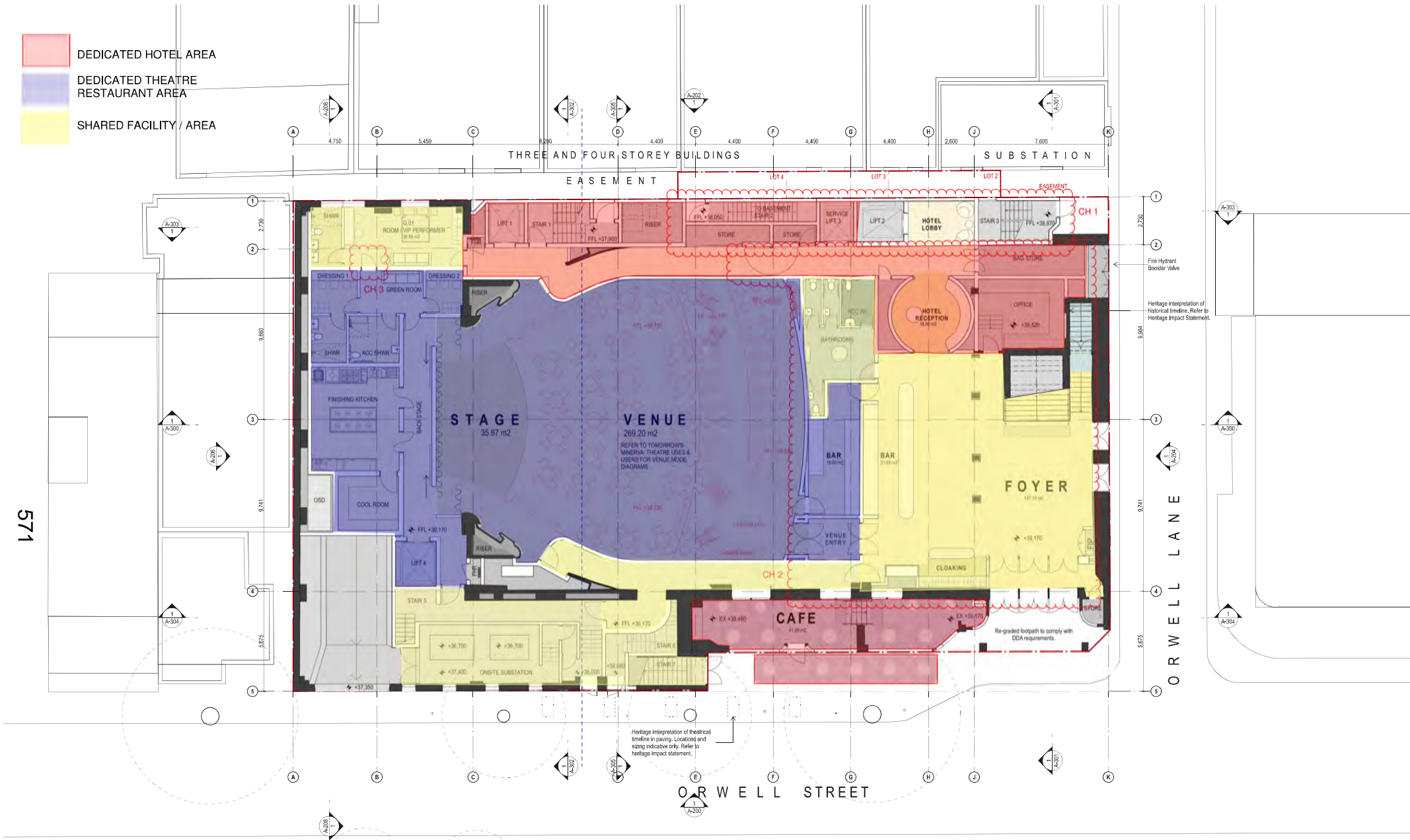
- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA



570

<table border="1"> <tr> <th>DATE</th> <th>REV</th> <th>DESCRIPTION</th> </tr> <tr> <td>22 JUL 2021</td> <td>-</td> <td>DEVELOPMENT APPLICATION</td> </tr> <tr> <td>16 AUG 2021</td> <td>A</td> <td>DEVELOPMENT APPLICATION</td> </tr> <tr> <td>01 JUN 2022</td> <td>B</td> <td>DEVELOPMENT APPLICATION</td> </tr> <tr> <td>16 NOV 2022</td> <td>C</td> <td>DEVELOPMENT APPLICATION</td> </tr> <tr> <td>03 FEB 2022</td> <td>D</td> <td>DEVELOPMENT APPLICATION</td> </tr> <tr> <td>16 AUG 2023</td> <td>E</td> <td>DEVELOPMENT APPLICATION</td> </tr> </table>	DATE	REV	DESCRIPTION	22 JUL 2021	-	DEVELOPMENT APPLICATION	16 AUG 2021	A	DEVELOPMENT APPLICATION	01 JUN 2022	B	DEVELOPMENT APPLICATION	16 NOV 2022	C	DEVELOPMENT APPLICATION	03 FEB 2022	D	DEVELOPMENT APPLICATION	16 AUG 2023	E	DEVELOPMENT APPLICATION	<p>NOTES: Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.</p>	<p>ACCESS CONSULTANT ABE Consulting Phone: 0415 527 551 Email: m.abe@abeconsulting.com.au</p> <p>DRONE PHOTOGRAPHER Sky Monkey Phone: 02 9634 7452 Email: ktm.ch@skymonkey.com.au</p> <p>MODELMAKER (DIGITAL/PHYSICAL) Polygenic Phone: 0614 616 473 Email: sp@polygenic.com.au</p>	<p>ACOUSTIC ENGINEER Pulse White Noise Acoustics Phone: 0428 778 303 Email: lewis@pulse.com.au</p> <p>ESD CONSULTANT Climatrive Phone: 0400 025 747 Email: dcy@climatrive.com.au</p> <p>SERVICES ENGINEERS Bovell Engineering Phone: 0429 388 432 Email: hony@bovellengineering.com.au</p>	<p>ARCHAEOLOGY AMAC Phone: 0888 8003 Email: jacob@amacarchaeology.com.au</p> <p>FIRE ENGINEERING Hewitt Fire Engineering Phone: 1300 86 22 67 Email: jason@hewittfire.com.au</p> <p>STRUCTURAL/CIVIL ENGINEER BG&E Phone: 0455 613 077 Email: george.yip@bgandegroup.com</p>	<p>ASP Webb Phone: 02 9419 4444 Email: jason@webb.com.au</p> <p>GEOTECHNICAL ENGINEER E Australia Phone: 02 9558 0722 Email: m.vandenberg@eaus.com.au</p> <p>SURVEYOR Geosurvey Phone: 0447 335 173 Email: n@geosurvey.com.au</p>	<p>RCA CONSULTANT Concise Certification Phone: 0423 424 161 Email: ryan@concise.com.au</p> <p>HERITAGE Tonkin Zulaikha Greer Phone: 9215 4900 Email: j.h@tzg.com.au</p> <p>TOWN PLANNER Planning Lab Phone: 0447 755 759 Email: gavin@planninglab.com</p>	<p>CGI Mogama Phone: 02 9419 3445 Email: jodie@mogama.com.au</p> <p>JV3 Certified Energy Phone: 02 9129 3632 Email: jodie@certifiedenergy.com.au</p> <p>TRANSPORT ENGINEER The Transport Planning Partnership Phone: 0418 601 084 Email: jason.vard@tppt.com.au</p>	<p>COMMUNITY CONSULTANT Polymer Studios Phone: 1300 259 522 Email: andy@polymerstudios.com.au</p> <p>LANDSCAPE ARCHITECT Arcadia Phone: 02 8271 2000 Email: jann@arcadia.com.au</p> <p>VIEW LOSS ASSESSMENT Urban Phone: 0435 338 245 Email: daniel@urban.com.au</p>	<p>CLIENT: Central Element Phone: (02) 9557 5019 Email: davin@centralelement.com.au</p> <p>WASTE CONSULTANT Elephant's Foot Phone: 02 9780 3573 Email: white@elephantfoot.com.au</p>	<p>PROJECT: THE MINERVA</p> <p>SCALE: 1:100 PROJECT NO: 120024</p>	<p>ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Rossmore Street ABN: 4600272349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au</p>	<p>DRAWING TITLE BASEMENT 1 FLOOR PLAN</p> <p>SCALES 1:100 @ A1</p> <p>PHASE DEVELOPMENT APPLICATION</p> <p>DRAWING NO A-103</p>	<p>DRAWN BY TS, TL</p> <p>CHECKED TS</p> <p>DATE 16/08/2023</p> <p>REV E</p>
DATE	REV	DESCRIPTION																																
22 JUL 2021	-	DEVELOPMENT APPLICATION																																
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- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA



571

ORWELL LANE

ORWELL STREET

SPRINGFIELD GARDENS

GOWRIE'S GATE BLDG
(113 - 115 MACLEAY STREET)

DATE	REV	DESCRIPTION
16.AUG.2021	A	DEVELOPMENT APPLICATION
17.SEP.2021	B	DEVELOPMENT APPLICATION
27.OCT.2021	C	DEVELOPMENT APPLICATION
03.JUN.2022	D	DEVELOPMENT APPLICATION
13.MAY.2022	E	DEVELOPMENT APPLICATION
28.AUG.2022	F	DEVELOPMENT APPLICATION
08.OCT.2022	G	DEVELOPMENT APPLICATION
10.FEB.2023	H	DEVELOPMENT APPLICATION
16.AUG.2023	I	DEVELOPMENT APPLICATION

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DRAWING TITLE
GROUND FLOOR PLAN

SCALES
1:100 @ A1

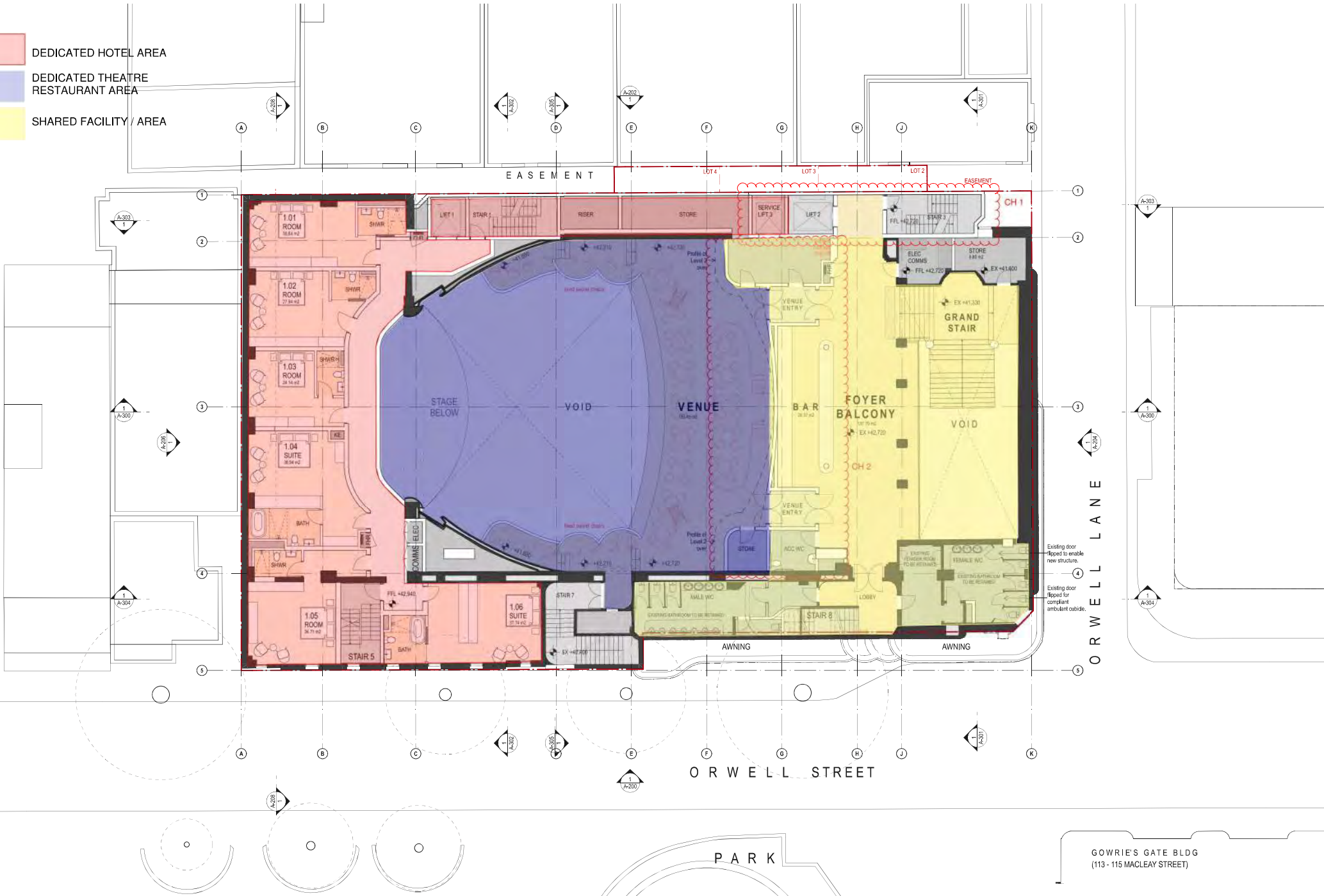
PHASE
DEVELOPMENT APPLICATION

DRAWING NO
A-104

DRAWN BY TS, TL
CHECKED TS
DATE 16/08/2023
REV I

- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA

572



DATE	REV	DESCRIPTION
22 JUL 2021	-	DEVELOPMENT APPLICATION
16 AUG 2021	A	DEVELOPMENT APPLICATION
01 JUN 2022	B	DEVELOPMENT APPLICATION
16 JUN 2022	C	DEVELOPMENT APPLICATION
29 SEP 2022	D	DEVELOPMENT APPLICATION
04 DEC 2022	E	DEVELOPMENT APPLICATION
20 FEB 2023	F	DEVELOPMENT APPLICATION
16 AUG 2023	G	DEVELOPMENT APPLICATION

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PROJECT:
THE MINERVA
SCALE 1:100
PROJECT NO: 20024

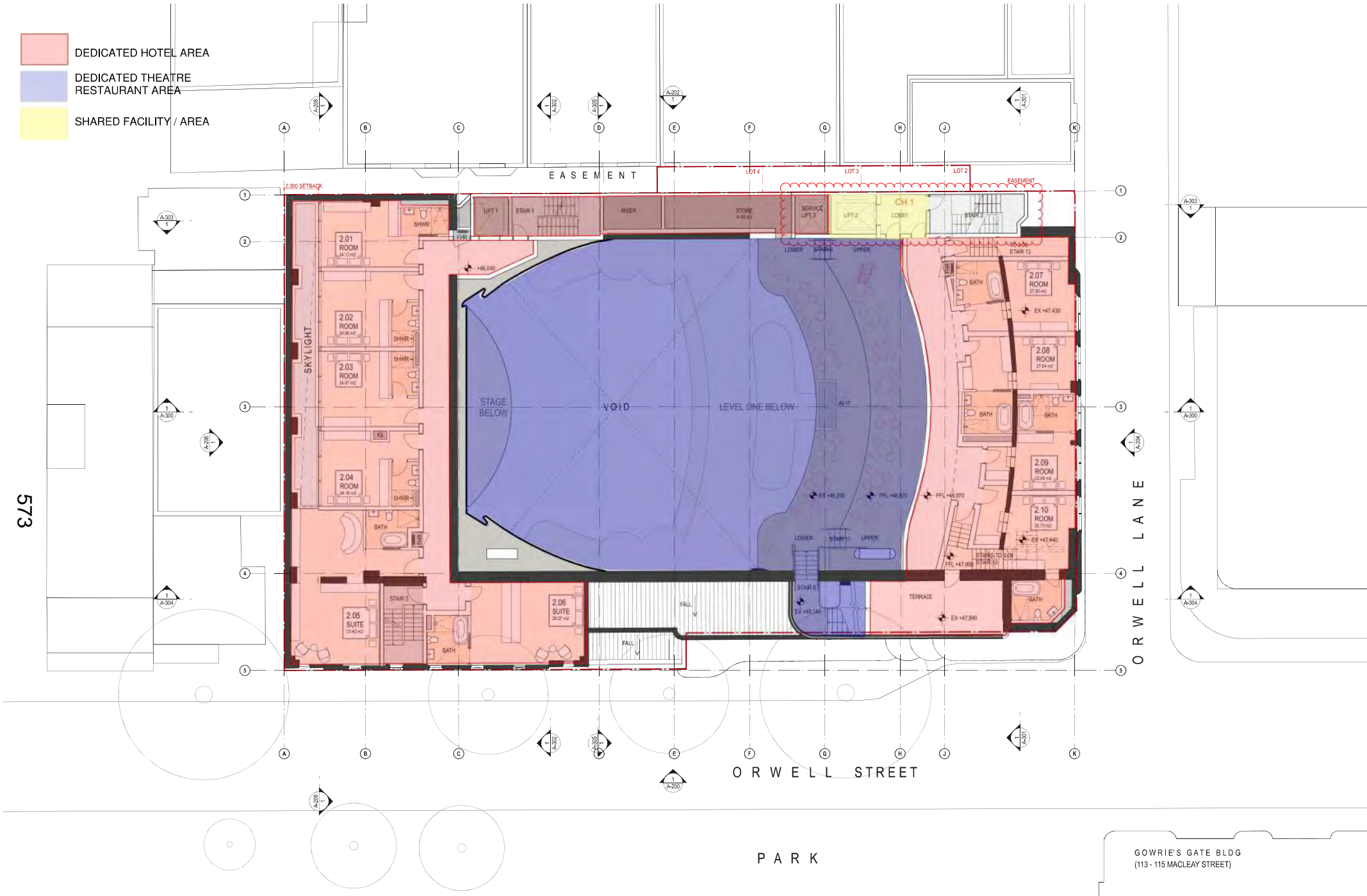
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DRAWING TITLE
LEVEL 1 PLAN
SCALES
1:100 @ A1
PHASE
DEVELOPMENT APPLICATION
DRAWING NO
A-105
REV
G

DRAWN BY
TS, TL
CHECKED
TS
DATE
16/08/2023
REV
G

- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA



573

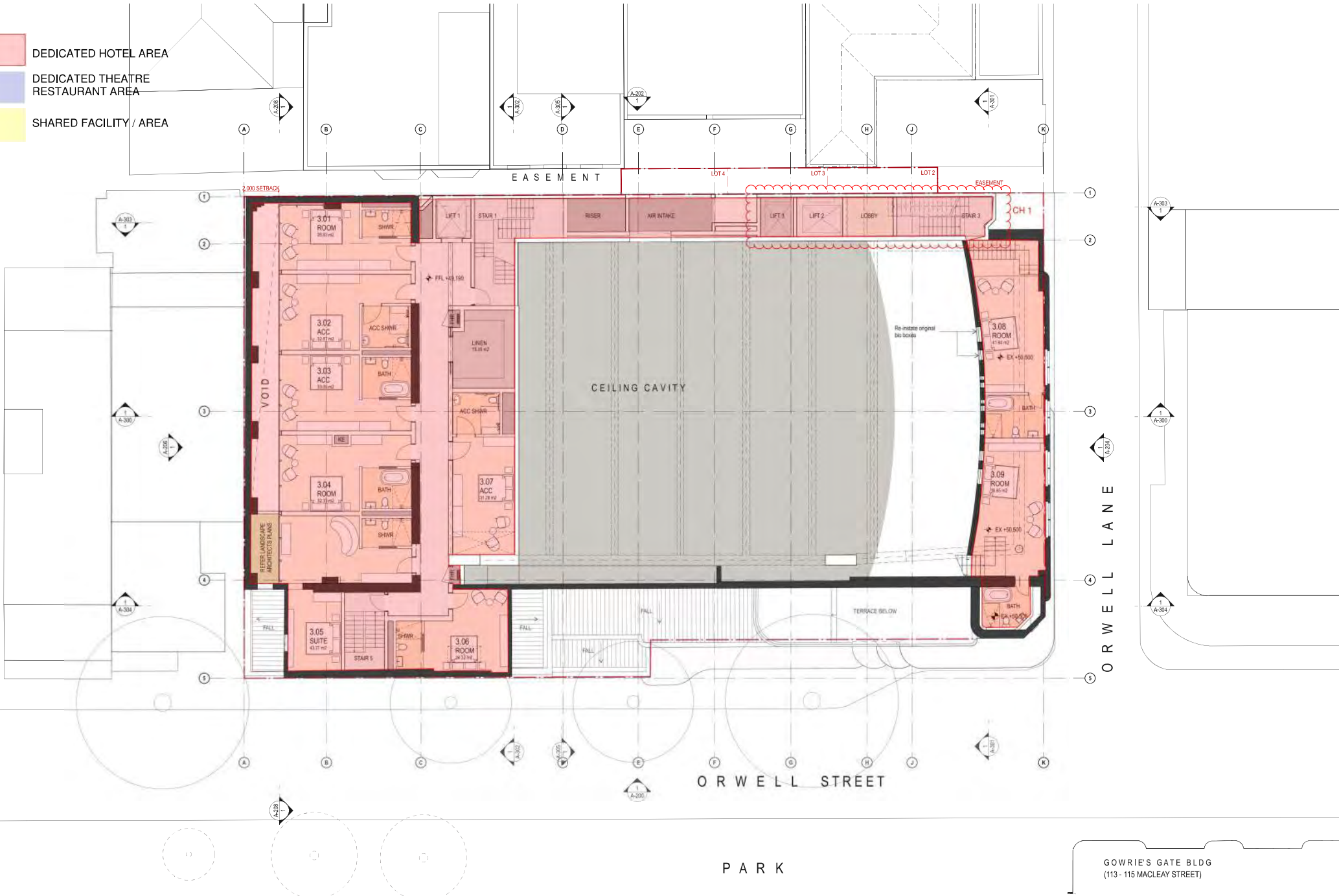
PARK

GOWRIE'S GATE BLDG
(113 - 115 MACLEAY STREET)

DATE	REV	DESCRIPTION	NOTES	ACCESS CONSULTANT	ACOUSTIC ENGINEER	ARCHAEOLOGIST	ASP	RCA CONSULTANT	CGI	COMMUNITY CONSULTANT	CLIENT	PROJECT	ARCHITECT	DRAWING TITLE	DRAWN BY	
22 JUL 2021	-	DEVELOPMENT APPLICATION	Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ABE Consulting Phone: 0435 527 533 Email: mick@abeconsulting.com.au	Pulse White Noise Acoustics Phone: 0435 778 303 Email: tonk@pulsewhite.com.au	AMAC Phone: 2688 6003 Email: jules@amac.com.au	ASP Web Phone: 02 9419 4444 Email: paul@asp.com.au	Concise Certification Phone: 0432 424 161 Email: ryan@concise.com.au	Mogama Phone: 0432 394 645 Email: peter@mogama.com.au	Polymer Studios Phone: 1300 259 032 Email: andy@polymerstudios.com.au	Central Element Phone: (02) 9557 5019 Email: dlvigne@centralelement.com.au	THE MINERVA	Tonkin Zulaikha Greer Architects 117 Rossmore Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzig.com.au WEB: www.tzig.com.au	LEVEL 2 PLAN	TS, TL	
16 AUG 2021	A	DEVELOPMENT APPLICATION		DRONE PHOTOGRAPHER Sky Monkey Phone: 02 9634 7452 Email: ktm@skymonkey.com.au	ESD CONSULTANT Gimblett Phone: 0430 025 747 Email: gdp@imtoesdesign.com.au	FIRE ENGINEERING Innova Fire Engineering Phone: 1500 8122 67 Email: jason@innovafire.com.au	GEOTECHNICAL ENGINEER E Australia Phone: 02 9558 0722 Email: mick@eaus.com.au	HERITAGE Tonkin Zulaikha Greer Phone: 9215 4900 Email: jlg@tzig.com.au	JV3 Certified Energy Phone: 02 9139 3632 Email: jody@certifiedenergy.com.au	LANDSCAPE ARCHITECT Acacia Phone: 02 8271 2900 Email: jann@acacia.com.au		SCALE 1:100 PROJECT NO: 10024	WASTE CONSULTANT Elephant's Foot Phone: 0435 338 245 Email: and@elephant.com.au	PHASE DEVELOPMENT APPLICATION	DRAWING NO A-106	DATE 16/08/2023 REV G

- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA

574



DATE REV DESCRIPTION 22 JUL 2021 - DEVELOPMENT APPLICATION 01 JUN 2022 A DEVELOPMENT APPLICATION 18 JUN 2022 B DEVELOPMENT APPLICATION 10 FEB 2023 C DEVELOPMENT APPLICATION 15 AUG 2023 D DEVELOPMENT APPLICATION	NOTES Do not scale off drawings. Use figured dimensions only. Report any discrepancies to the architect. These designs, plans, specifications and the copyright therein are the property of Tonkin Zulaikha Greer Architects Pty Ltd, and must not be reproduced or copied wholly or in part without written permission of Tonkin Zulaikha Greer Architects Pty Ltd.	ACCESS CONSULTANT ABE Consulting Phone: 0415 527 531 Email: tom@abeconsulting.com.au DRONE PHOTOGRAPHER Sky Monkey Phone: 02 9630 7452 Email: ktm.droning@skymonkey.com.au MODEL/MANAGER (DIGITAL/PHYSICAL) Polygenic Phone: 0604 616 473 Email: t.poon@polygenic.com.au	ACOUSTIC ENGINEER AMAC Phone: 0688 8003 Phone: 0432 428 161 Email: jacob@amac.com.au ESD CONSULTANT Civilwave Phone: 0400 025 747 Email: cdy@civilwave.com.au SERVICES ENGINEERS Servec Engineering Phone: 0435 913 077 Email: hony@servecengineering.com.au	ARCHAEOLOGY ARAC Phone: 0688 8003 Email: jacob@amac.com.au FIRE ENGINEERING Inova Fire Engineering Phone: 1500 882 22 52 Email: jason@inovafire.com.au STRUCTURAL/CIVIL ENGINEER BG&E Phone: 0455 913 077 Email: george.yam@bgandegroup.com	ASP Webb Phone: 02 9419 1444 Email: tom@webb.com.au GEOTECHNICAL ENGINEER JVS Certified Energy Phone: 02 9120 3632 Email: jvs@certifiedenergy.com.au TRANSPORT ENGINEER The Transport Planning Partnership Phone: 0412 601 094 Email: jason.vard@tppt.com.au	RCA CONSULTANT Conside Certification Phone: 0432 428 161 Email: tom@considecert.com.au HERITAGE Tonkin Zulaikha Greer Phone: 02 9120 3632 Email: jvs@certifiedenergy.com.au TOWN PLANNER Planning Lab Phone: 0447 733 739 Email: gavin@planninglab.com	CGI Moqama Phone: 0432 384 645 Email: peter@moqama.com.au JVS Certified Energy Phone: 02 9120 3632 Email: jvs@certifiedenergy.com.au TRANSPORT ENGINEER The Transport Planning Partnership Phone: 0412 601 094 Email: jason.vard@tppt.com.au	COMMUNITY CONSULTANT Polymer Studios Phone: 1300 239 132 Email: andy@polymerstudios.com.au LANDSCAPE ARCHITECT Arcadis Phone: 02 8271 2900 Email: jann@arcadis.com.au VIEW LOSS ASSESSMENT Urbane Phone: 0435 338 245 Email: daniel@urbane.com.au	CLIENT: Central Element Phone: (02) 9557 5019 Email: davigne@centralelement.com.au WASTE CONSULTANT Elephant's Foot Phone: 02 9780 3573 Email: whitey@elephantstofod.com.au	PROJECT: THE MINERVA SCALE 1:100 PROJECT NO : 20024	ARCHITECT TONKIN ZULAIKHA GREER ARCHITECTS 117 Rossmore Street ABN: 46002722349 P: (02) 9215 4900 F: (02) 9215 4901 EMAIL: info@tzg.com.au WEB: www.tzg.com.au	DRAWING TITLE LEVEL 3 PLAN SCALES 1:100 @ A1 PHASE DEVELOPMENT APPLICATION	DRAWN BY TS, TL CHECKED TS DATE 16/08/2023 REV D DRAWING NO A-107
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- DEDICATED HOTEL AREA
- DEDICATED THEATRE RESTAURANT AREA
- SHARED FACILITY / AREA



576

GOWRIE'S GATE BLDG
(113 - 115 MACLEAY STREET)

DATE	REV	DESCRIPTION
22 JUL 2021	-	DEVELOPMENT APPLICATION
03 JUN 2022	A	DEVELOPMENT APPLICATION
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PROJECT:
THE MINERVA

SCALE: 1:100

PROJECT NO: 20024

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DRAWING TITLE:
LEVEL 5 PLAN

SCALES: 1:100 @ A1

PHASE: DEVELOPMENT APPLICATION

DRAWING NO: A-109

REVISIONS:

REV	DATE	BY
TS	16/08/2023	TL
TS		
F		

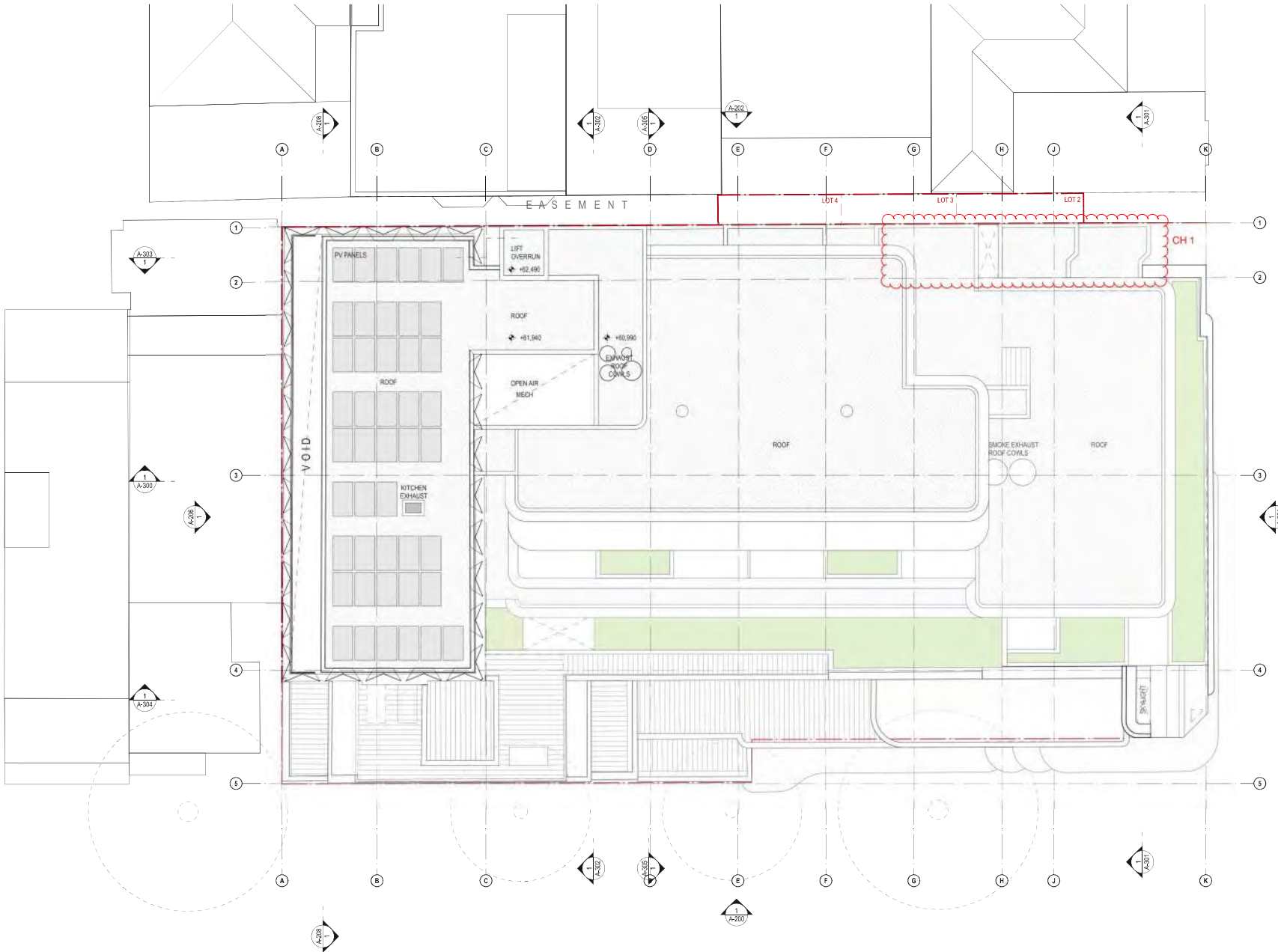
DRAWN BY: TS, TL

CHECKED: TS

DATE: 16/08/2023

REV: F

578



GOWRIE'S GATE BLDG
(113 - 115 MACLEAY STREET)

DATE	REV	DESCRIPTION
22.JUL.2021	-	DEVELOPMENT APPLICATION
18.OCT.2022	A	DEVELOPMENT APPLICATION
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PROJECT:
THE MINERVA
SCALE 1:100
PROJECT NO: 20024

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DRAWING TITLE	DRAWN BY
ROOF PLAN	TS, TL
SCALES	CHECKED
1:100 @ A1	TS
PHASE	DATE
DEVELOPMENT APPLICATION	16/08/2023
DRAWING NO	REV
A-111	D

THE
MID
E
R
V
A
Sydney

Mondaine
Parisian caberet



THE HEART
OF POTTS
POINT...

580

REINSTATED





EUROPEAN
HEART



SYDNEY
LIVING

Your arrival is necessarily eclectic. It's a choose-your-own-adventure scenario, laced with elegance and exclusivity. A playfully lavish entrance from the street, or an exclusive hidden laneway. Whichever entrance you choose, be welcomed into an enigmatic atmosphere with a stroke of the unexpected.





583
OLD MALL

ANIMATING THE STREET

ART PROJECTS



*Reinstating the European heart of
Potts Point*



584



585

European sophistication spills out into the street, luring in passersby with a refined, easy-going charm.

An elegant and relaxed spot to take in the neighbourhood of Potts Point, from first-thing espresso to a lazy sundown wine.



THE TERRACE

THE TERRACE

586

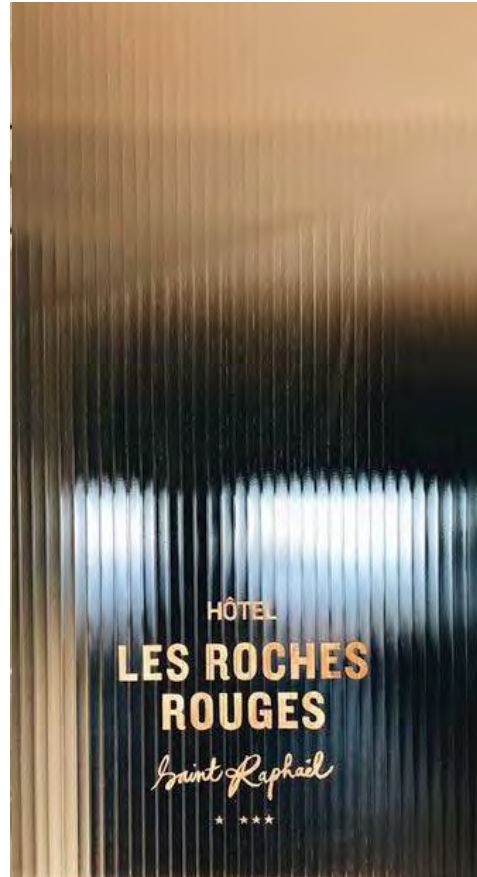


ANIMATING THE STREET

reinstating the European heart of Potts

Point

outdoor seating



SUBTLE SIGNAGE

gilded signage



IMMERSIVE LUX

marble backdrop

geometric flooring



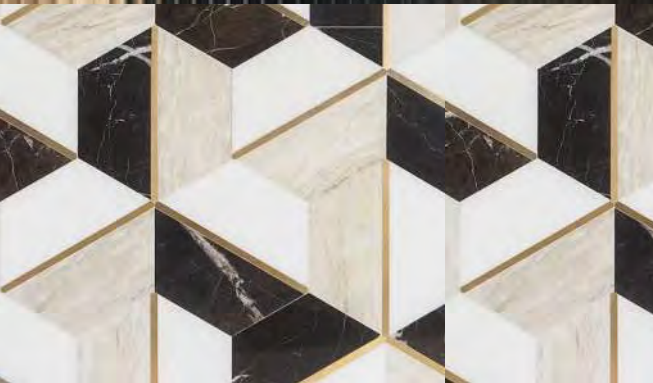
INTERACTIVE

animating the street

connectivity to the neighbourhood



587



With soaring ceilings and grand staircase, The Lounge feels as though it's been around since the golden '30s – despite its effortless contemporary decadence.

The best spot in the house to see and be seen. Late brunchers mingle with long lunchers settling in to make a night of it, in an all-day celebratory ambiance.



THE LOUNGE BAR

THE LOUNGE BAR

589



HISTORIC SHELL

uplifting the shell
scale and volume
reinstatement of original autumnal
carpet



RICH MATERIALITY

light historic shell
introduction of dark intimate spaces
timber floors



HOSPITALITY

soft marble curves
low level feature lighting
decadent display

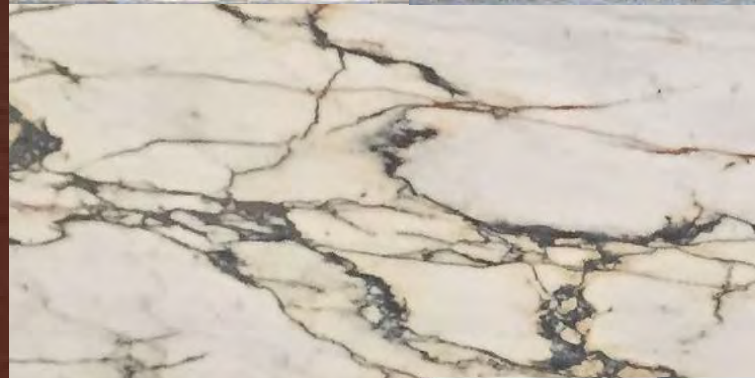


LOUNGE

to see or be seen
intimate or immersed
animating the grand staircase



590



*It's early evening, cocktail hour. The Balcony fizzes and bubbles
with indistinguishable conversations in a high-spirited crowd.
A sleek, sophisticated retreat from the vibrant buzz downstairs.*



THE BALCONY BAR

592



RICH MATERIALITY

dark material palette
immersive and intimate



SCULPTURAL BAR

reflective chrome



STORYTELLING

digital fresco telling the narrative of
Minerva
poetic script on mirrors



LOUNGE

elevated lounge seating
a sleek, sophisticated retreat



*A place for secrets, trysts, a pause before we get back to the party.
An elegant interlude that becomes a performance piece of its own.*

*Old meets new with a cinematic opulence;
timeless, glamorous and unexpected.*



LADIES AND
GENTLEMEN'S
LOUNGE

LADIES AND GENTLEMEN'S

595



HISTORICAL LINEAGE

art deco glamour



LUX MATERIALITY

immersive jarrah
black and white marble



THE UNEXPECTED

a layer of discovery



DWELL

pause | connect

596

WHAT SITS ABOVE

*the fly tower
the lofts
the apartments
the penthouses*

AND WHAT SITS WITHIN

*the terrace
the minerva bar
supper club
mondaine*



CHOREOGRAPHING THE

JOURNEY



EXTRAVAGANT DECADENCE

centre stage

598



MODERN LUXE

behind the scenes

SYDNEY ELEVATED

599
THE ROOMS

*Step backstage into a dreamy scene for the artistic,
the effervescent, the eclectic.*

*Playful and surreal;
brimming with the magical alchemy
between story and experience.*

THE FLY TOWER

backstage



*... Indicative artwork to
flytower wall*

BEHIND THE SCENES

step backstage into a dreamy scene

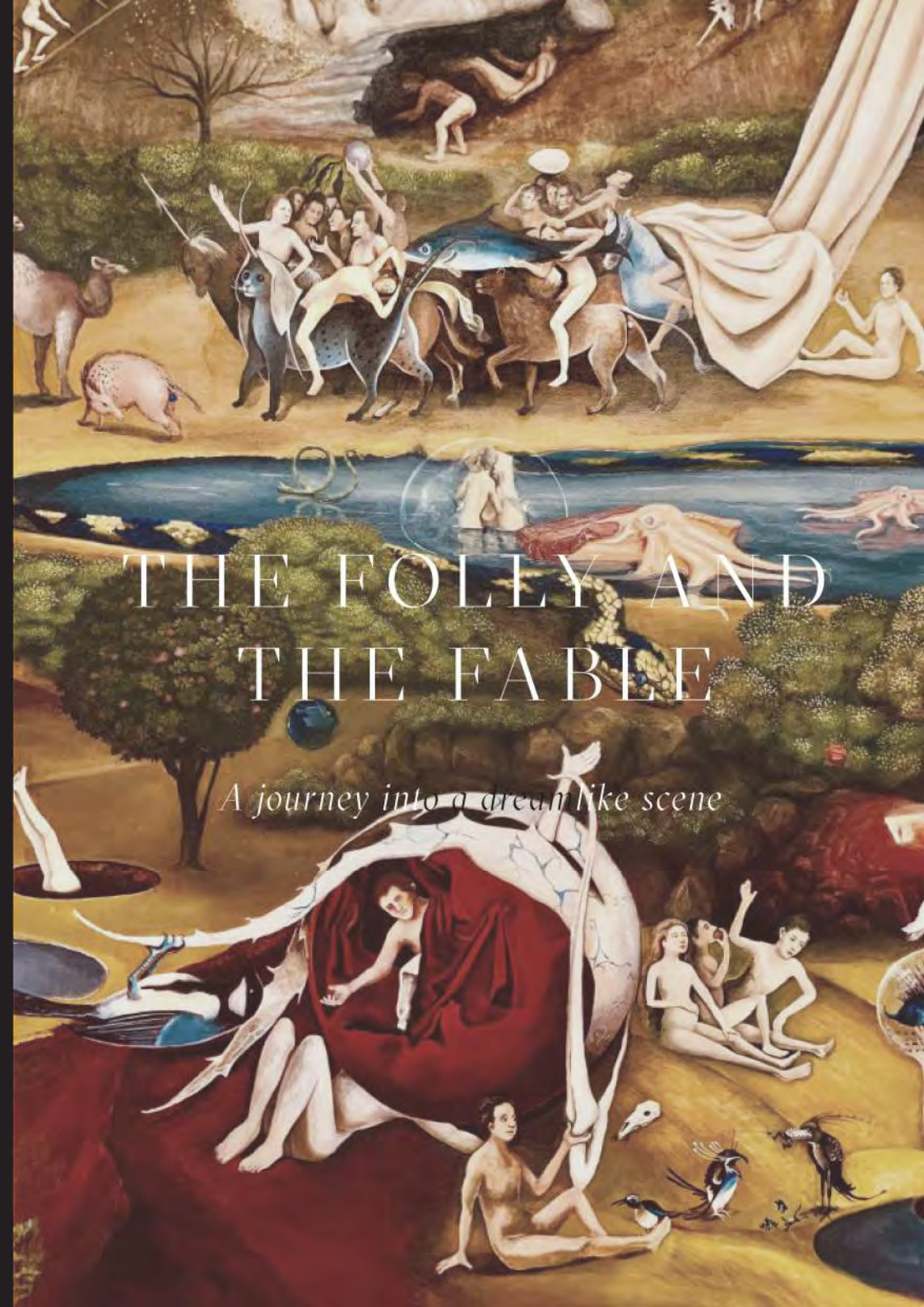
601



*Be enveloped by a heady scene, flowing from floor to floor,
within to without.*

*An illuminated artwork with all the drama of performance,
slowly transforming in light from night to day.*

*Whimsical, charming, with a tiny spritz of mischief –
like the Vermouth in your gin.*



THE FOLLY AND THE FABLE

A journey into a dream like scene

*Soaring spaces channeling all the glamour and grandeur
of the silver screen.
An ethereal escape of elegance and drama.*

THE LOFTS

grandeur of scale

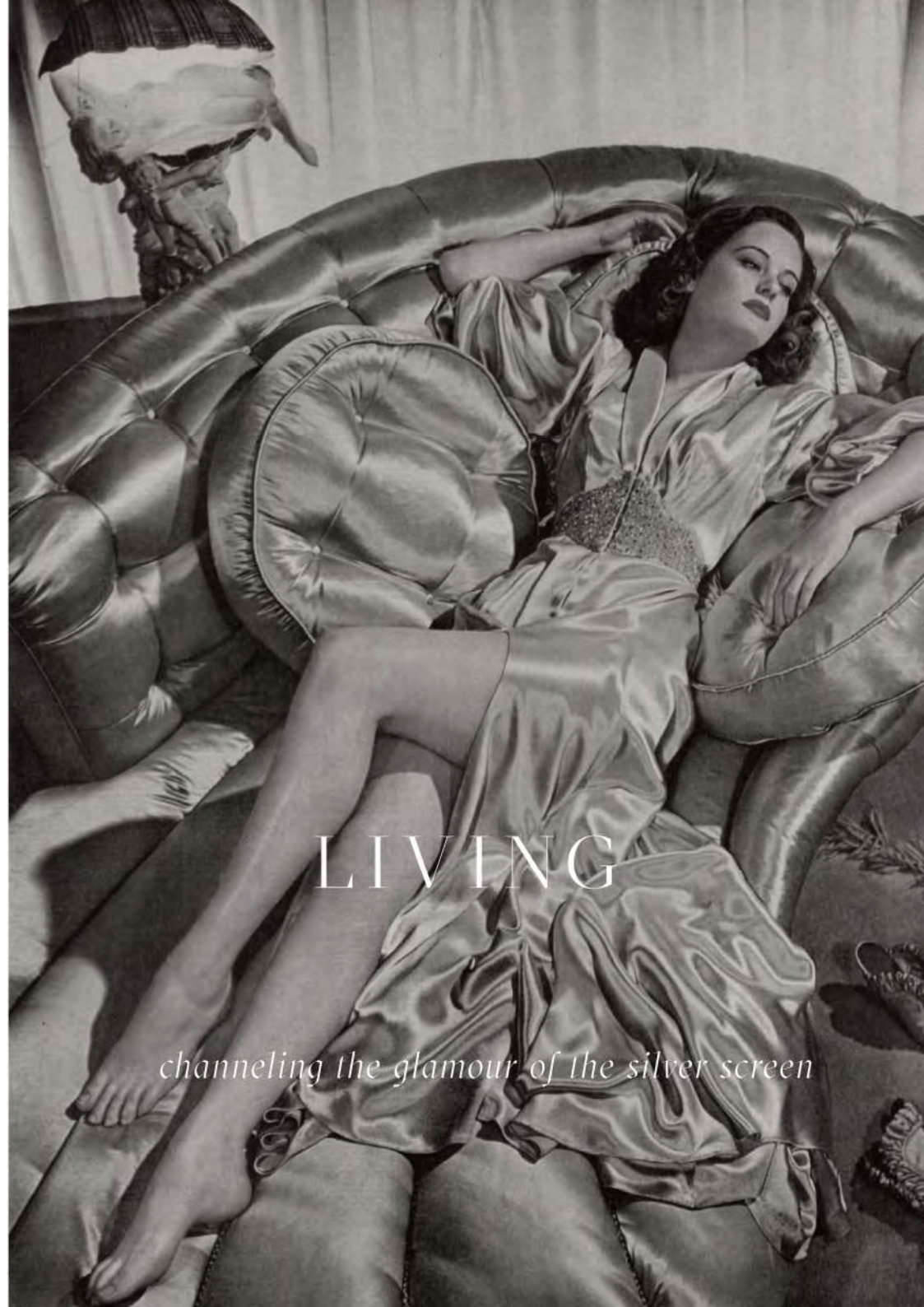


604

ELEVATED



an immersive experience



LIVING

channeling the glamour of the silver screen

A black and white photograph of an Art Deco building entrance. The facade is highly decorative with geometric patterns and vertical lines. The entrance features a set of double glass doors with a decorative transom above them. The building is surrounded by a sidewalk and some street signs.

ELEVATED

art deco flair

605

MACLEAY
-RECIS

12

A color photograph showing a view from a balcony. In the foreground, there is a white armchair. The balcony has a black metal railing. Beyond the railing, there is a body of water with many sailboats. In the background, there are several tall apartment buildings on a hillside under a clear sky.

LIVING

with Sydney sophistication

