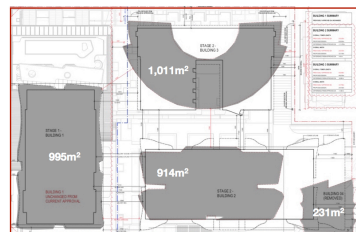


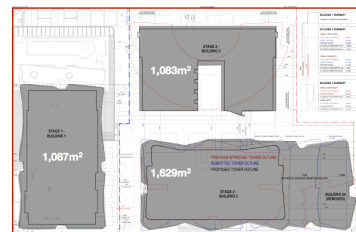
Kirra Beach Hotel Redevelopment – Change Application OTH/2022/12

#	Change	City Plan	2019 Approval	2022 Application	Increase/ (Decrease)	Increase/ (Decrease) %	Over/ (Under) City Plan
1	Increase in Residential density	1 bed per 33m ²	1 bed per 18m ²	1 bed per 16m ²			
	– Number of beds	272	490	551	61	12.4%	103%
2	Enlargement of all buildings 1–3		28,405m ²	38,306m ²	9,901m ²	35%	
3	Enlargement of building 2–3:		14,904m ²	23,568m ²	8,664m ²	58%	
1	Increase in height building 2	3 storey (15 metres)	10 storey	14 storey	4 storey	40%	367%
2	Increase in height building 3	3 storey (15 metres)	4 storey	7 storey	3 storey	75%	133%
3	Increase in floorplate building 2	750m ²	914m ²	1,629m ²	715m ²	78%	117%
4	Increase in floorplate building 3	750m ²	1,011m ²	1,083m ²	72m ²	7%	44%
5	Gross Floor Area building 2		8,173m ²	14,165m ²	5,992m ²	73%	
6	Gross Floor Area building 3		3,501m ²	5,043m ²	1,542m ²	44%	
7	Increase in Retail/Commercial		2,883m ²	4,360m ²	1,477m ²	51%	
8	Increase in Car Parks		538	621	83	15%	
9	Decrease in Separation B1 & B2	25m ²	12m ²	12m ²	-0m ²	0%	-52%
10	Decrease in Separation B2 & B3	25m ²	13m ²	10m ²	-3m ²	-23%	-60%
11	Decrease Communal Open Space 2019	9,889m ²	3,471m ²		-6,418m ²		-65%
12	Decrease Communal Open Space 2022	10,750m ²		2,505m ²	-8,200m ²		-77%
*	Existing approval building 1	3 storey (15 metres)	16 storey				433%
*	Existing approval building 2	3 storey (15 metres)	10 storey				233%

Increases in floorplates: 2019 & 2022



2019 APPROVAL Footprint 3,151m²
+750m²

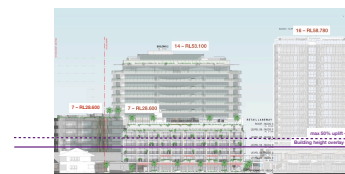


2022 APPLICATION Footprint 3,799m²
+648m²

North elevations Marine Parade: 2019 & 2022



2019 APPROVAL NORTH Elevation
Marine Parade

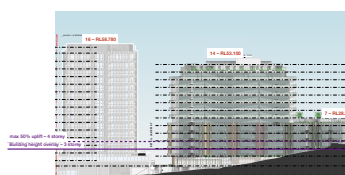


2022 APPLICATION NORTH Elevation
Marine Parade

South elevations Musgrave Street: 2019 & 2022



2019 APPROVAL SOUTH Elevation
Musgrave St



2022 APPLICATION SOUTH Elevation
Musgrave St

