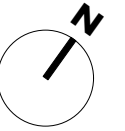


1.1 existing site



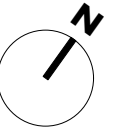
- 01 queens theatre
- 02 queens hotel
- 03 queens arcade
- 04 old plaza cinema
- 05 christian centre
- 06 george hotel
- 07 savoy hotel
- 08 61 queen street
- 09 savoy arcade
- 10 queens shopping centre
- 11 queens market hall (new)
- 12 fast food outlets
- 13 the bright spot
- 14 queens market hall (old)
- 15 garages



1.2 proposed demolition



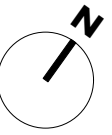
- 01 queens theatre
- 02 queens hotel
- 03 queens arcade
- 04 old plaza cinema
- 05 christian centre
- 06 george hotel
- 07 savoy hotel
- 08 61 queen street
- 09 savoy arcade
- 10 queens shopping centre
- 11 queens market hall (new)
- 12 fast food outlets
- 13 the bright spot
- 14 queens market hall (old)
- 15 garages



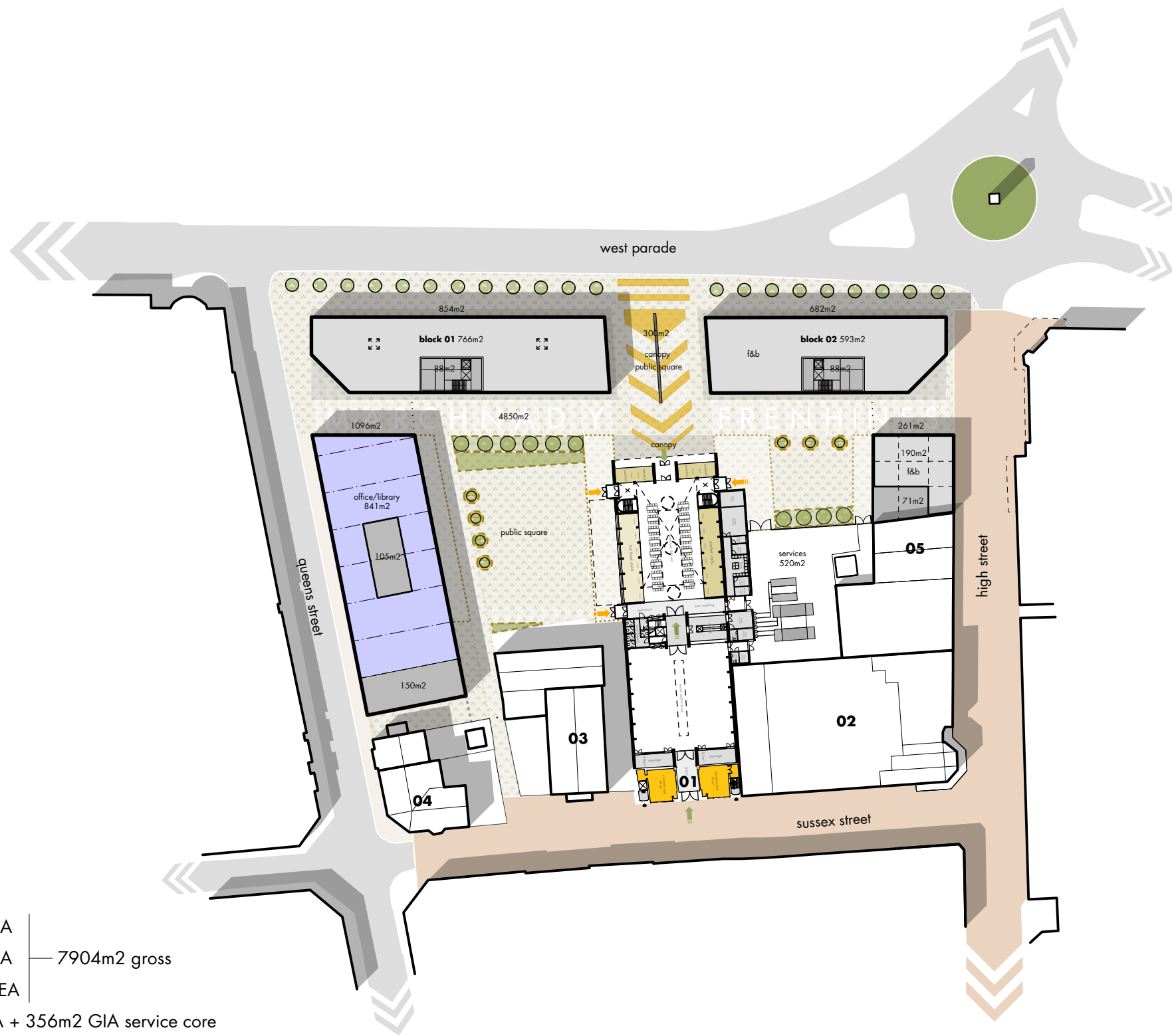
1.3 site boundary



- 01 queens chambers
- 02 old plaza cinema
- 03 christian centre
- 04 george hotel
- 05 fast food outlets

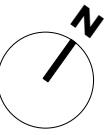


1.4 ground floor

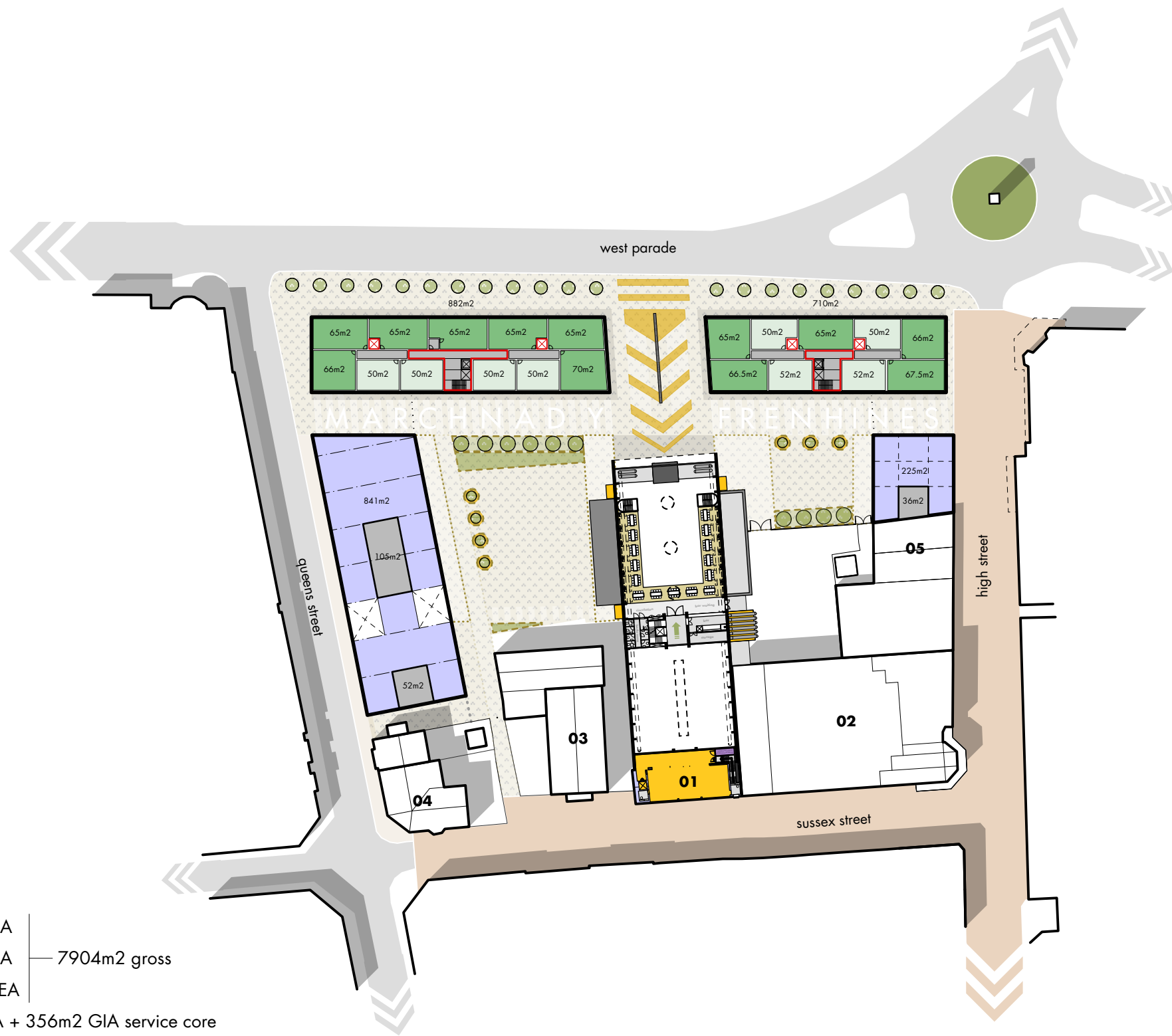


- existing**
- 01 queens chambers
 - 02 old plaza cinema
 - 03 christian centre
 - 04 george hotel
 - 05 fast food outlets

- proposed**
- external space 4850m2
 - 2bed 48no @ 65m2 GIA
 - 1bed 32no @ 50m2 GIA
 - f&B/retail/cores 1358m2 GEA
 - event hall 517m2 GIA + 356m2 GIA service core
 - market/food hall 735m2 GIA + 240m2 GIA mezzanine
 - office + library 5480m2 GEA
 - f&b + office 190m2 f&B + 854m2 GEA
- 7904m2 gross



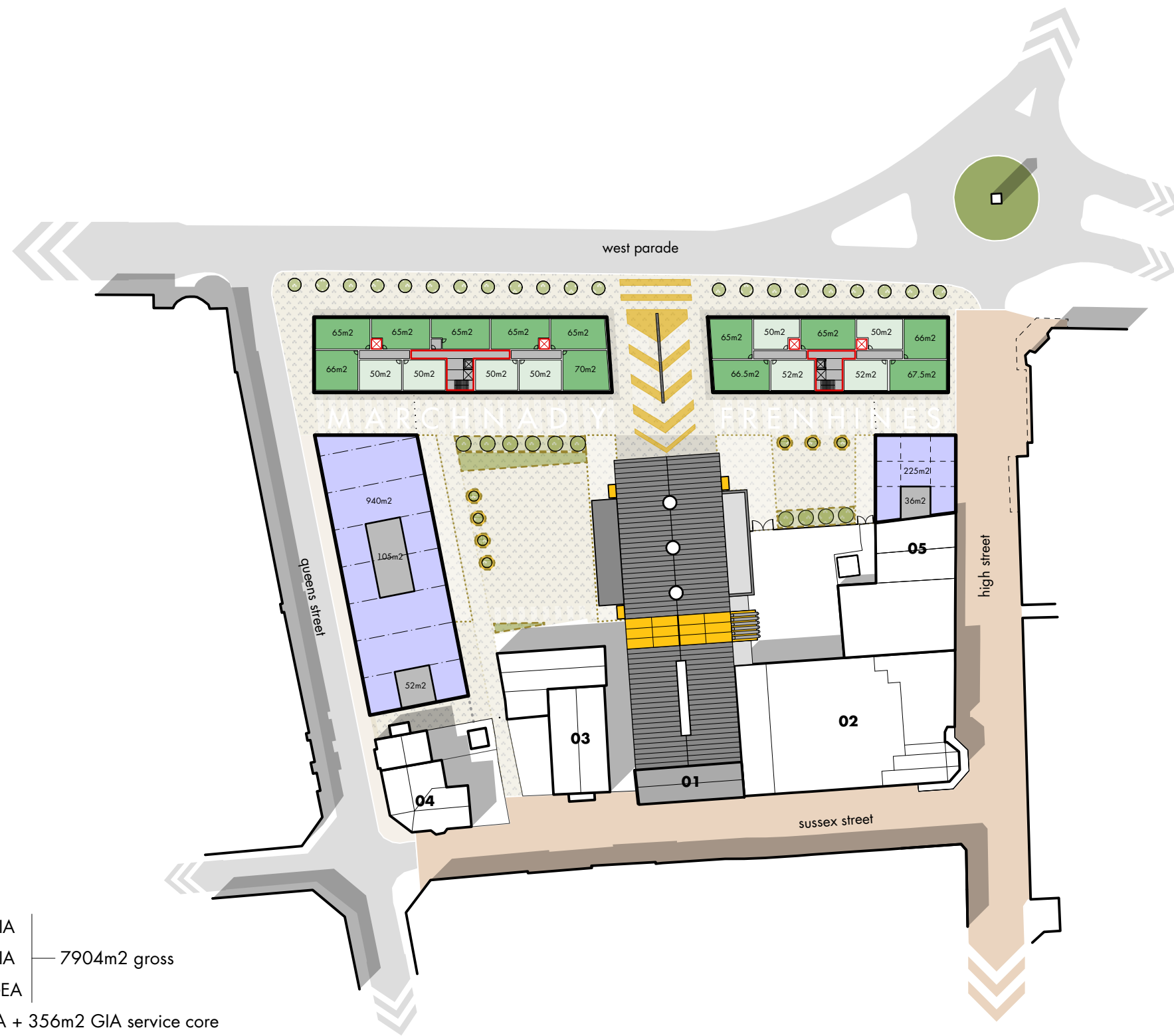
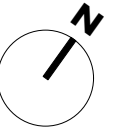
1.5 first floor



- existing**
- 01 queens chambers
 - 02 old plaza cinema
 - 03 christian centre
 - 04 george hotel
 - 05 fast food outlets

- proposed**
- external space 4850m²
 - 2bed 48no @ 65m² GIA
 - 1bed 32no @ 50m² GIA — 7904m² gross
 - f&B/retail/cores 1358m² GEA
 - event hall 517m² GIA + 356m² GIA service core
 - market/food hall 735m² GIA + 240m² GIA mezzanine
 - office + library 5480m² GEA
 - f&b + office 190m² f&B + 854m² GEA

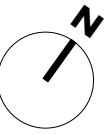
1.7 third floor



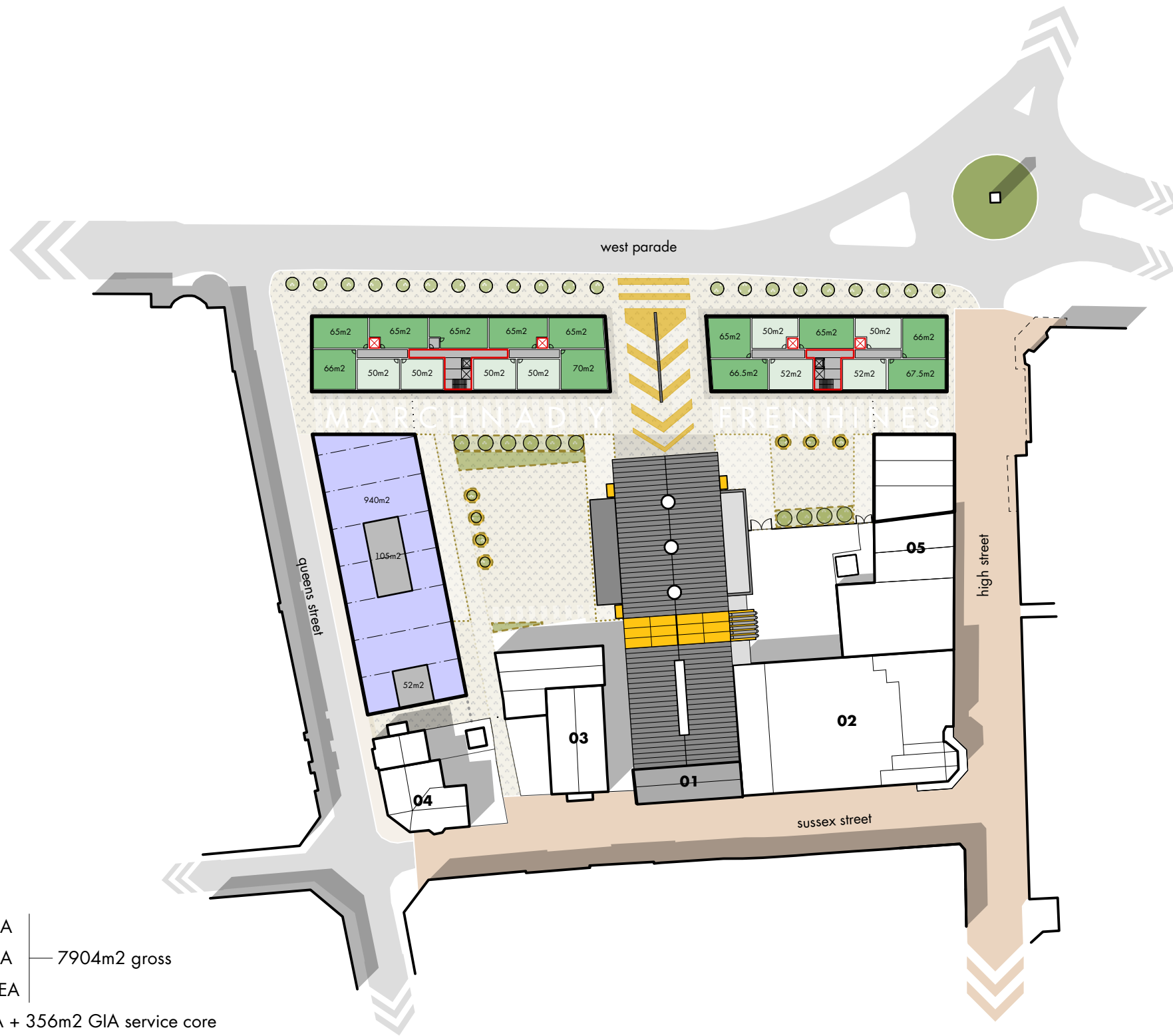
- existing**
- 01 queens chambers
 - 02 old plaza cinema
 - 03 christian centre
 - 04 george hotel
 - 05 fast food outlets

- proposed**
- external space 4850m2
 - 2bed 48no @ 65m2 GIA
 - 1bed 32no @ 50m2 GIA
 - f&B/retail/cores 1358m2 GEA
 - event hall 517m2 GIA + 356m2 GIA service core
 - market/food hall 735m2 GIA + 240m2 GIA mezzanine
 - office + library 5480m2 GEA
 - f&b + office 190m2 f&B + 854m2 GEA

7904m2 gross

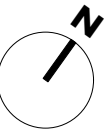


1.8 fourth floor

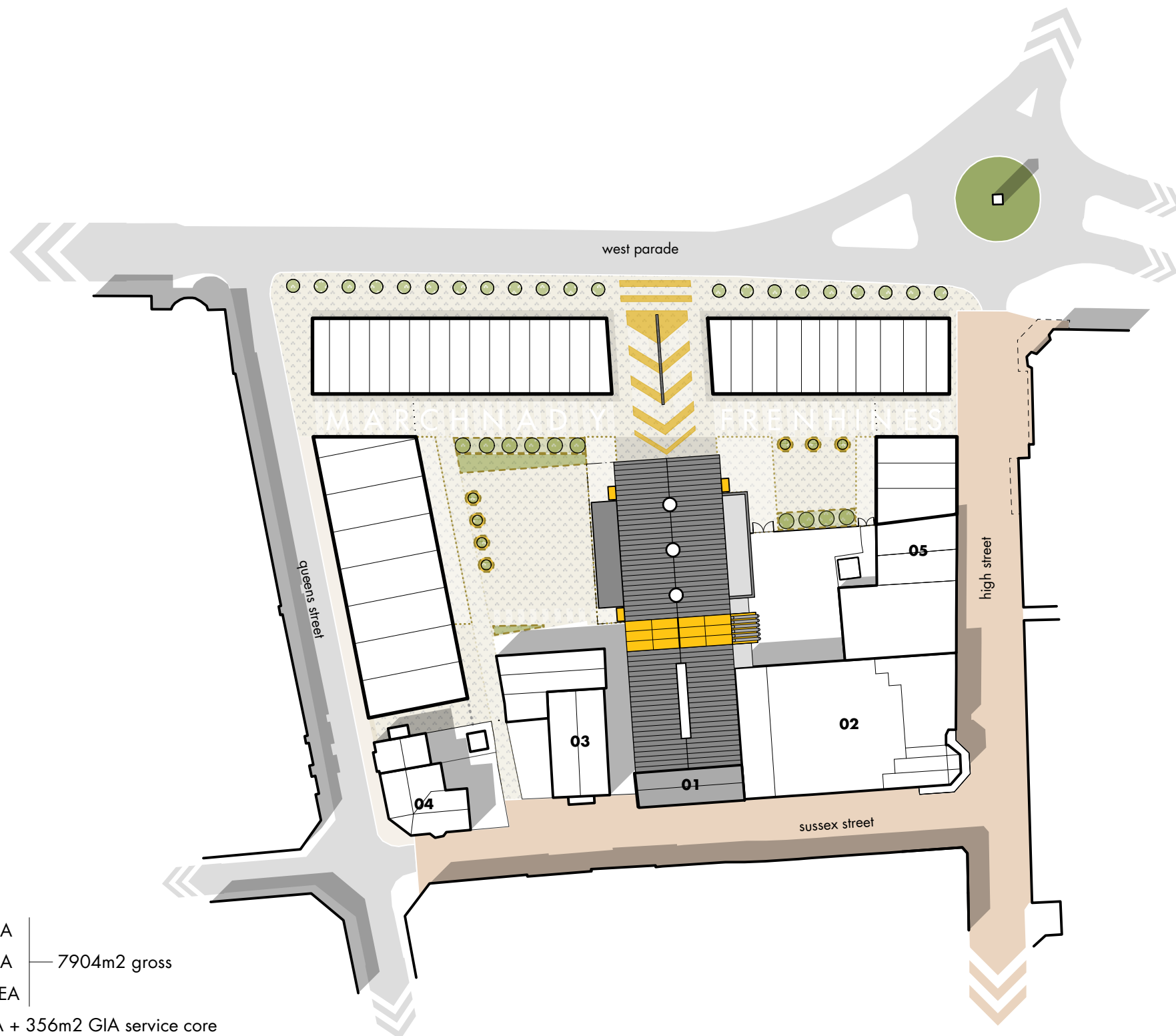


- existing**
- 01 queens chambers
 - 02 old plaza cinema
 - 03 christian centre
 - 04 george hotel
 - 05 fast food outlets

- proposed**
- external space 4850m²
 - 2bed 48no @ 65m² GIA
 - 1bed 32no @ 50m² GIA — 7904m² gross
 - f&B/retail/cores 1358m² GEA
 - event hall 517m² GIA + 356m² GIA service core
 - market/food hall 735m² GIA + 240m² GIA mezzanine
 - office + library 5480m² GEA
 - f&b + office 190m² f&B + 854m² GEA



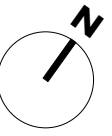
1.9 roof plan



- existing**
- 01 queens chambers
 - 02 old plaza cinema
 - 03 christian centre
 - 04 george hotel
 - 05 fast food outlets

proposed

	external space	4850m ²	
	2bed 48no	@ 65m ² GIA	7904m ² gross
	1bed 32no	@ 50m ² GIA	
	f&B/retail/cores	1358m ² GEA	
	event hall	517m ² GIA + 356m ² GIA service core	
	market/food hall	735m ² GIA + 240m ² GIA mezzanine	
	office + library	5480m ² GEA	
	f&b + office	190m ² f&B + 854m ² GEA	



1.1 context plan

