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Existing Site Boundary

City of Vincent Planning Scheme No.2

Land Tenure Considerations

The Brisbane Hotel is currently under unconditional acquisition by ARK Group with settlement anticipated in mid-June for the land and buildings.

A R.O.W on Lot 66 between Brisbane Hotel and the surrounding carpark is currently occupied by the Brisbane Hotel for B.O.H storage and servicing.

Zoning




The Brisbane Hotel, and a portion of the surrounding carpark (Lot 30 and 31) is within the 'Commercial Zone' under the City of Vincent Local Planning Scheme No.2 (LPS 2). The remainder of the carparking area is within the 'Mixed Use Zone' with a Residential Density Coding of R80.

Lot 66 is currently unzoned under LPS 2.

Land Use Permissibility

Under LPS 2, a 'Tavern Use' is an Advertised 'A' Use within both the Commercial, and Mixed Use Zone. Meaning, a future expansion of the Brisbane Hotel into the carparking area is capable of approval under the existing local planning framework, following a period of public advertising.

(Source: Planning & Property Snapshot by URBIS, provided by ARK Group)

-  Brisbane Hotel
-  Currently occupied by the Brisbane Hotel
-  Owned by the "Town of Vincent"

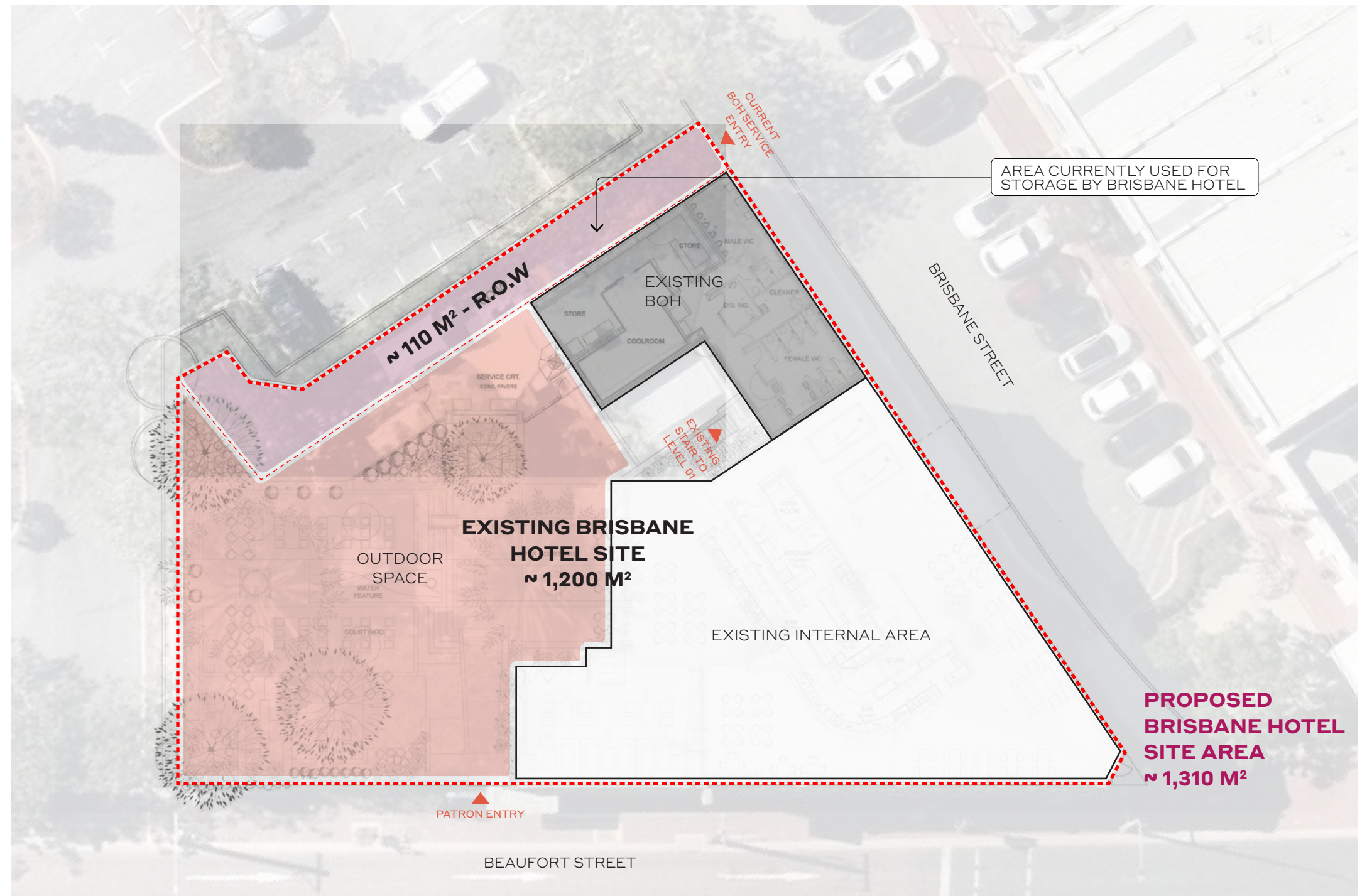




Site Area Option 01

Proposed Site Boundary Amendment to incorporate existing R.O.W

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Site Area Option 01

Proposed Site Zoning

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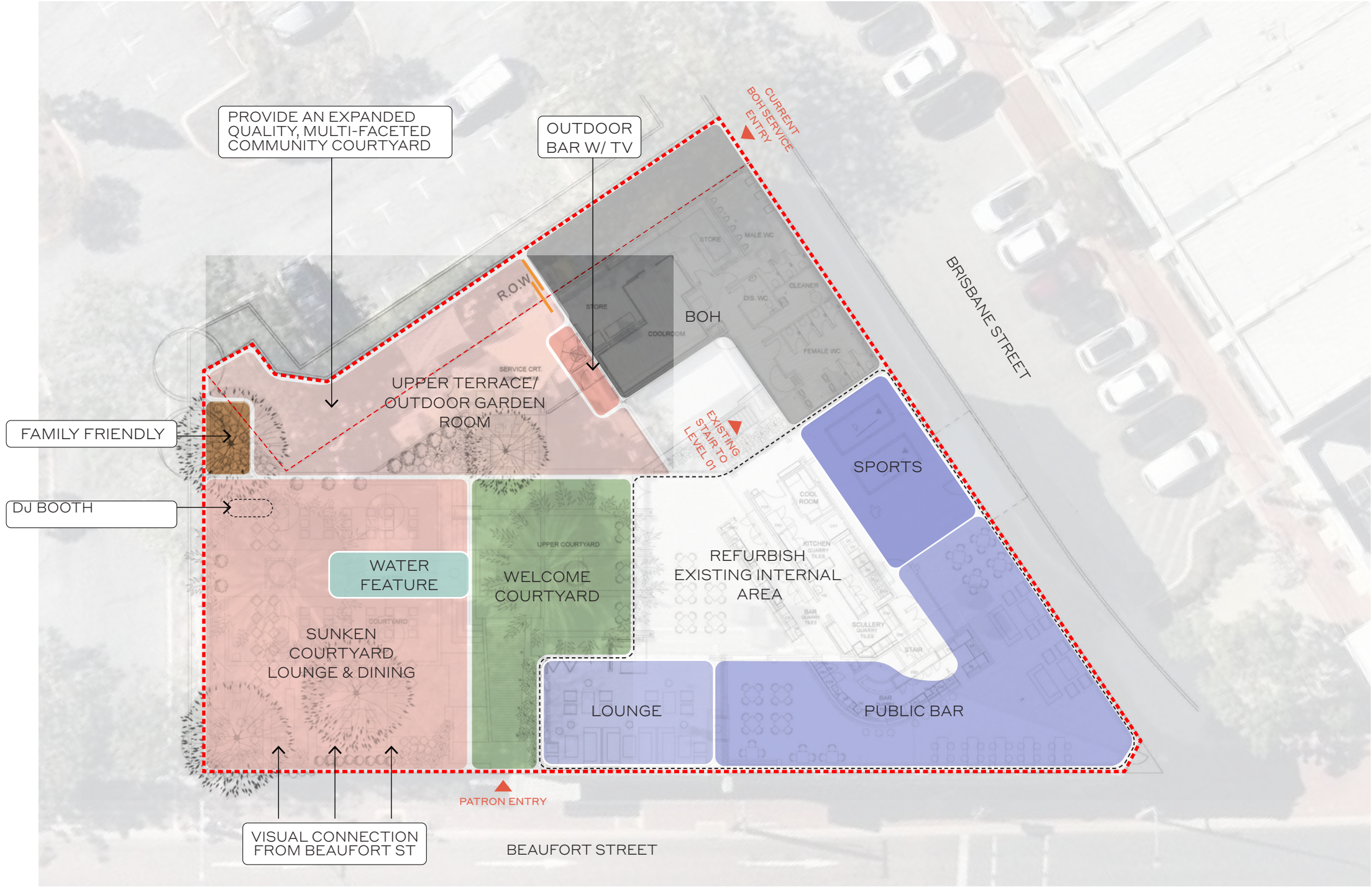
The Brisbane Hotel Experience

New Outdoor Courtyard

- Welcoming & inclusive to appeal to a wider demographic
- Variety of trees and planting.
- Mix of weather protected areas and open to air areas.
- Selection of seating typology.
- Integrated landscape.
- Connect to interior spaces.
- Children's play area and space for activities.

Internal Bar

The interior hospitality experience will pay homage to the historical corner public house with a timeless, character filled renovation. The hotel will feature traditional Public Bar, Lounge and Sports experiences.

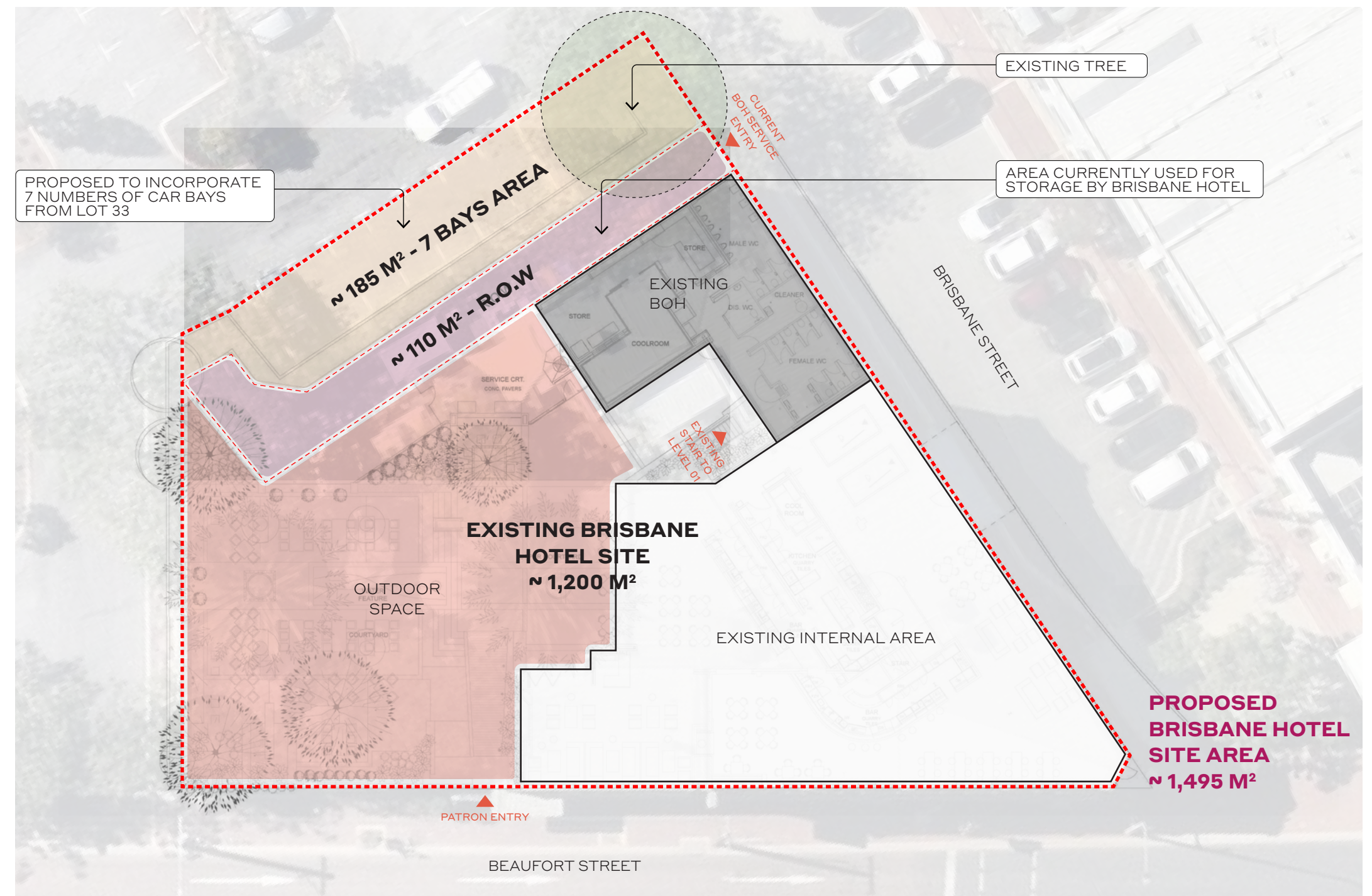




Site Area Option 02

Proposed Site Boundary Amendment to incorporate existing R.O.W & 7no. of carbays and planters within Lot 33

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Site Area Option 02

Proposed Site Zoning

The Brisbane Hotel Experience

New Outdoor Courtyard

- Welcoming & inclusive to appeal to a wider demographic
- Expanded trading zone with opportunity for carpark activation in the future
- Variety of trees and planting.
- Mix of weather protected areas and open to air areas.
- Selection of seating typology.
- Integrated landscape.
- Connect to interior spaces.
- Children's play area and space for activities.

Internal Bar

The interior hospitality experience will pay homage to the historical corner public house with a timeless, character filled renovation. The hotel will feature traditional Public Bar, Lounge and Sports experiences.

