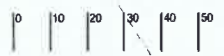


# SHEPHERDS BAY URBAN RENEWAL



CONSTITUTION ROAD

BOWDEN STREET

NANCARROW AVENUE

ROTHESAY AVENUE

BELMORE STREET

WELL STREET

PARSONAGE STREET

LOOP ROAD

PORTER STREET

CHURCH STREET

## SHEPHERDS BAY

NOTE: \*\* INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

### PREFERRED PROJECT MASTER PLAN

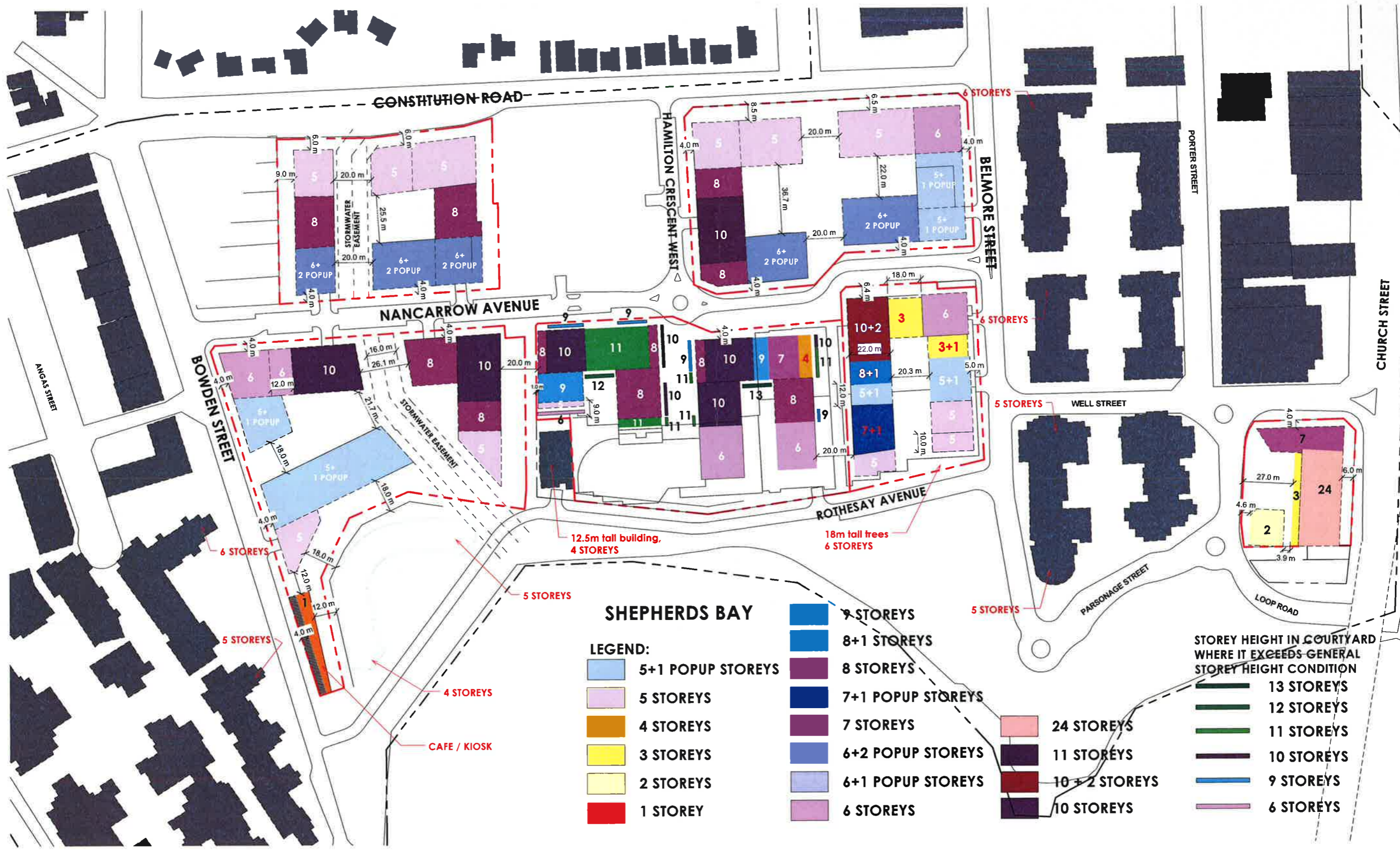
MAXIMUM HEIGHTS WITH SETBACKS

PPR 001-G

Job no: 10068, Date: 08/09/16 Scale: 1:1000

ROBERTSON + MARKS





**SHEPHERDS BAY**

**LEGEND:**

- |  |                   |  |                   |  |              |
|--|-------------------|--|-------------------|--|--------------|
|  | 5+1 POPUP STOREYS |  | 9 STOREYS         |  | 24 STOREYS   |
|  | 5 STOREYS         |  | 8 STOREYS         |  | 11 STOREYS   |
|  | 4 STOREYS         |  | 7+1 POPUP STOREYS |  | 10+2 STOREYS |
|  | 3 STOREYS         |  | 7 STOREYS         |  | 10 STOREYS   |
|  | 2 STOREYS         |  | 6+2 POPUP STOREYS |  | 6 STOREYS    |
|  | 1 STOREY          |  | 6+1 POPUP STOREYS |  |              |
|  |                   |  | 6 STOREYS         |  |              |

- STOREY HEIGHT IN COURTYARD WHERE IT EXCEEDS GENERAL STOREY HEIGHT CONDITION**
- 13 STOREYS
  - 12 STOREYS
  - 11 STOREYS
  - 10 STOREYS
  - 9 STOREYS
  - 6 STOREYS

1  
PPR  
002-E  
**Storey Plan**  
1:1000

**SHEPHERDS BAY URBAN RENEWAL**

**PROJECT MASTER PLAN**  
Maximum Number of Storeys Above Ground Level (Finished) Plan  
PPR 002-E

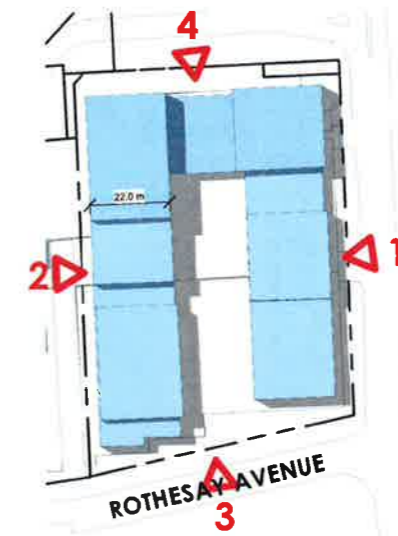
Job no: 10068, Date: 06/09/18, Scale: 1:1000  
**ROBERTSON + MARKS**



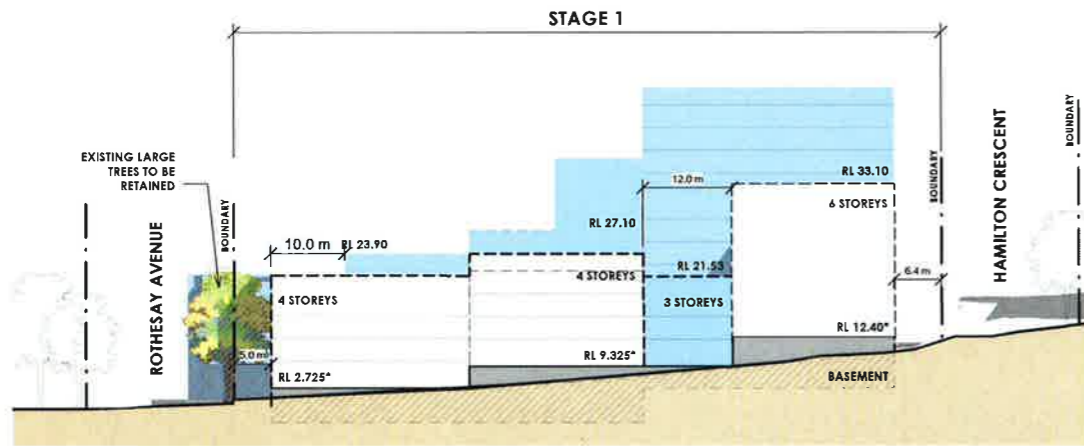
# 1.



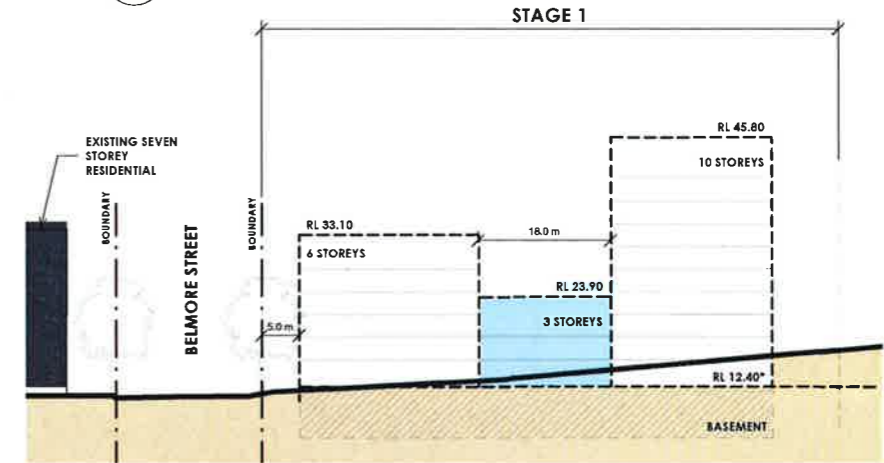
**A** Key Plan 1  
FIGURE 14 REV 5  
1: 2500



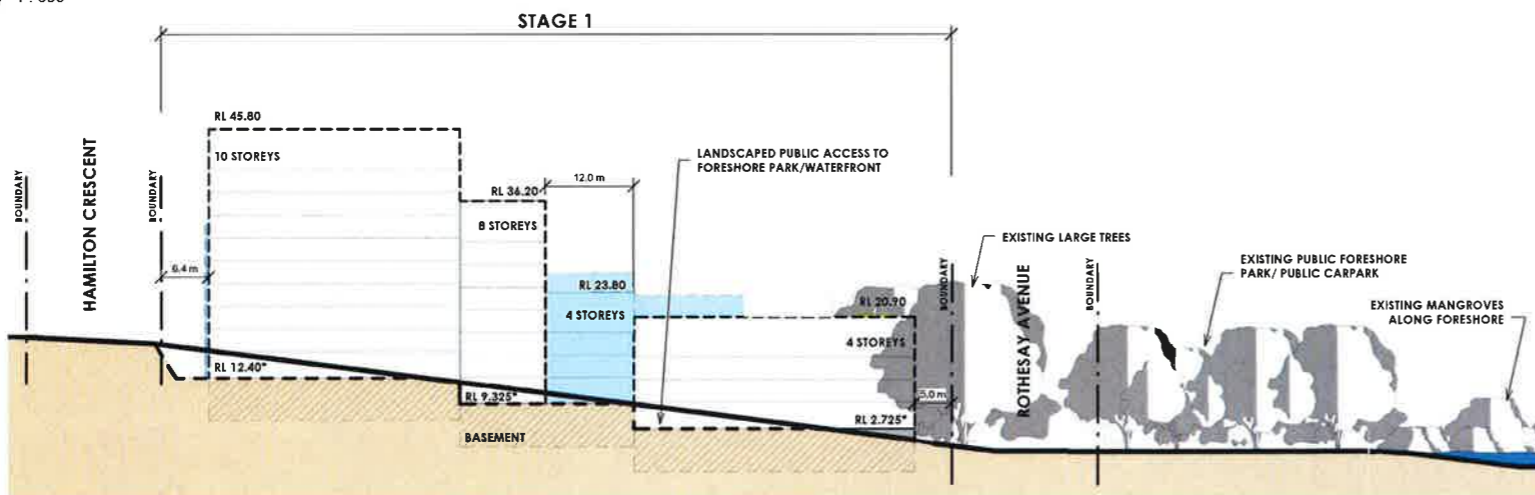
**B** 1. Building Envelope Plan  
FIGURE 14 REV 5  
1: 1000



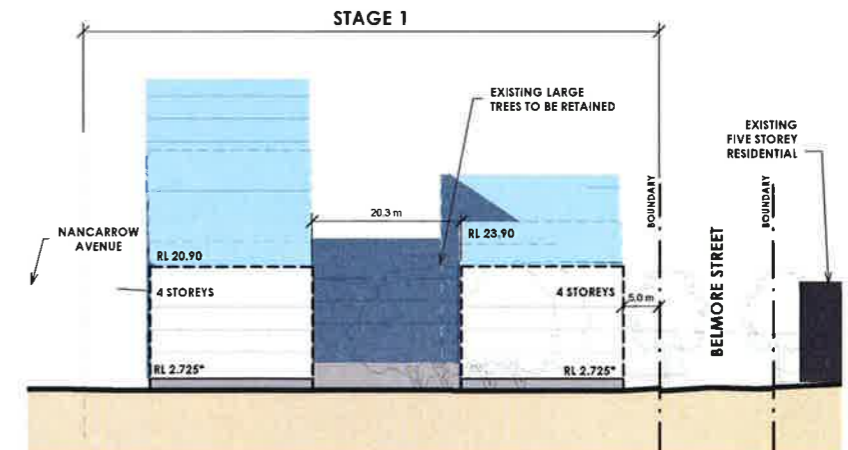
**1** 1. Belmore Street  
FIGURE 14 REV 5  
1: 500



**4** 1. Nancarrow Avenue - South  
FIGURE 14 REV 5  
1: 500



**2** 1. Elevation 2  
FIGURE 14 REV 5  
1: 500



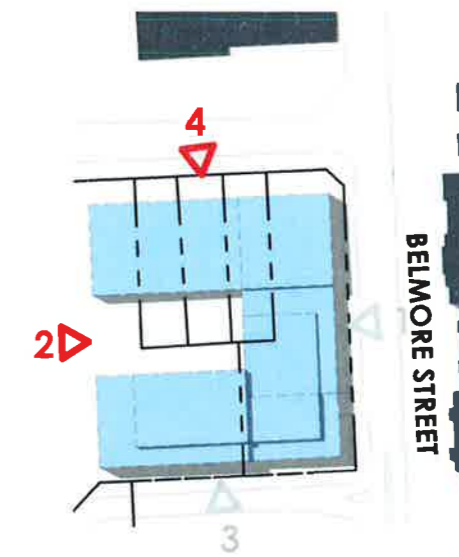
**3** 1. Rothesay Avenue  
FIGURE 14 REV 5  
1: 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

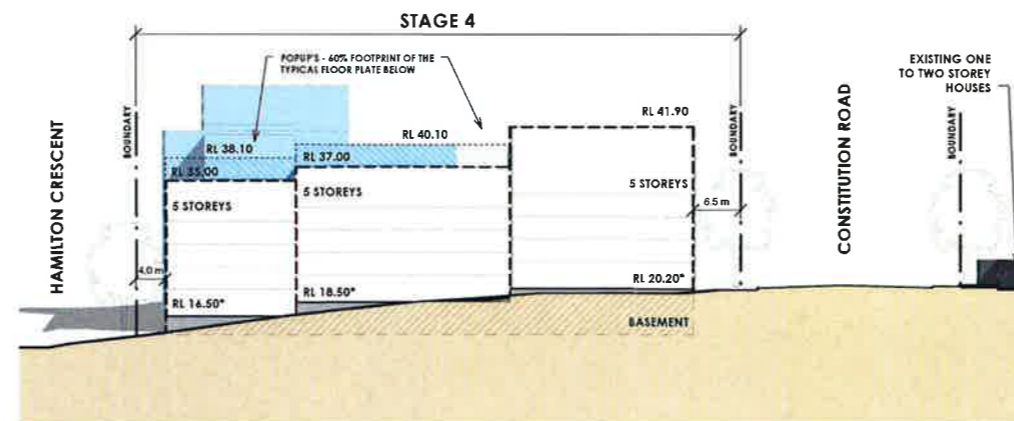
# 4.



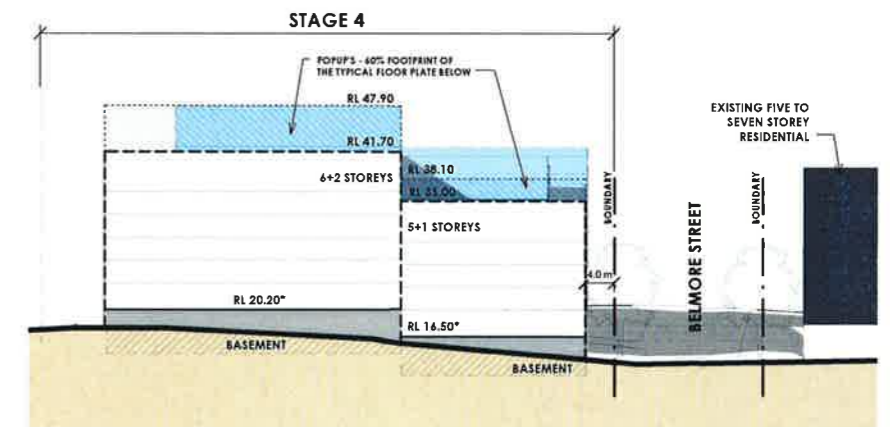
**A**  
Key Plan 4  
FIGURE 15 REV 5  
1: 2500



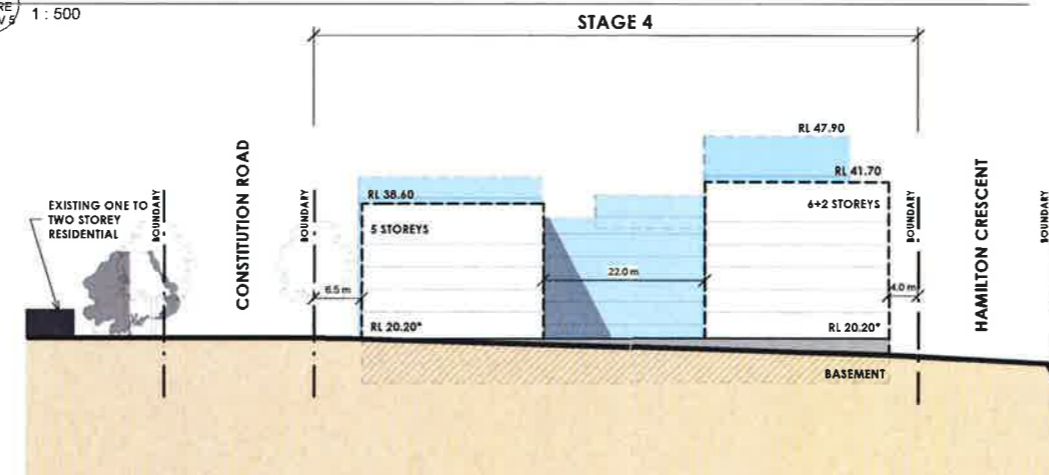
**B**  
4. Building Envelope Plan  
FIGURE 15 REV 5  
1: 1000



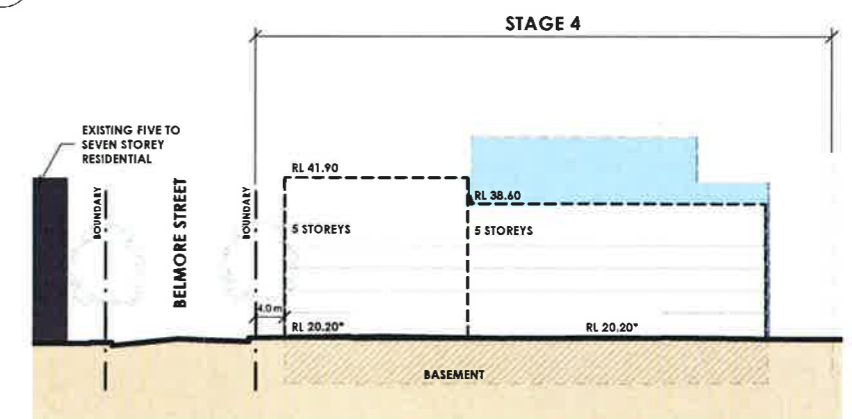
**1**  
4. Belmore Street  
FIGURE 15 REV 5  
1: 500



**3**  
4. Nancarrow Ave - NORTH  
FIGURE 15 REV 5  
1: 500



**2**  
4. Elevation 2  
FIGURE 15 REV 5  
1: 500

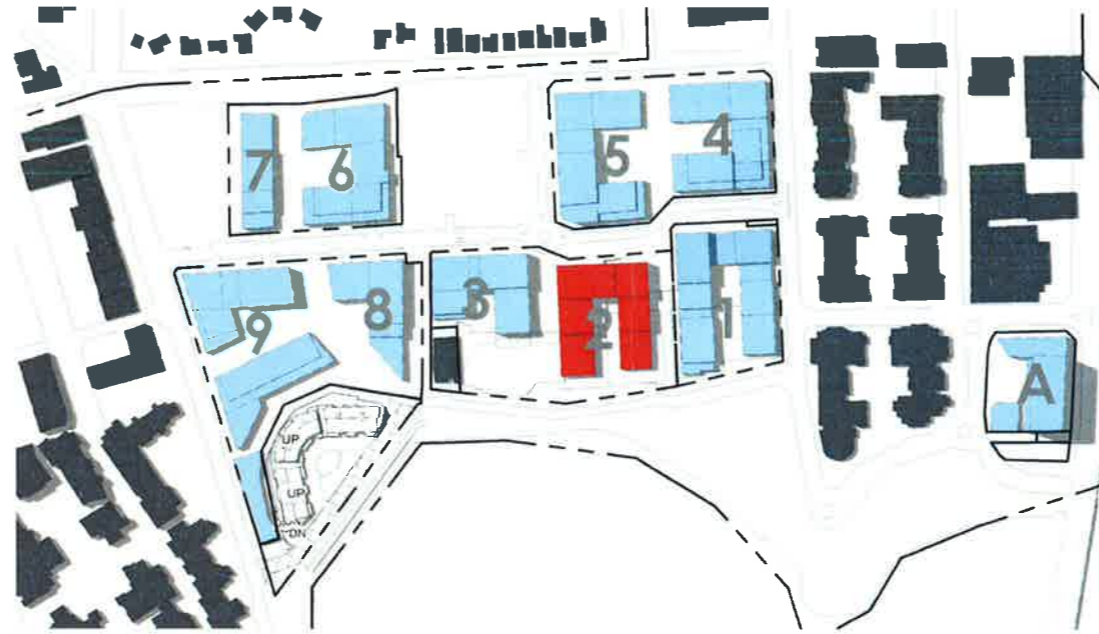


**4**  
4. Constitution Road  
FIGURE 15 REV 5  
1: 500

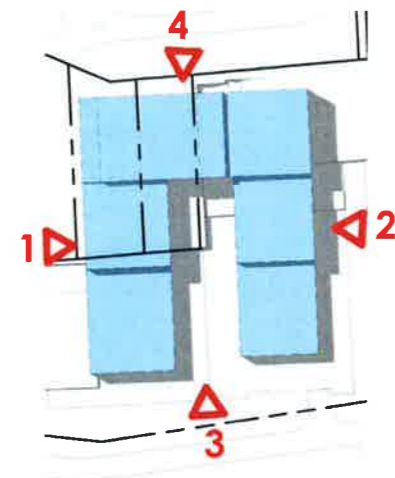
NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)



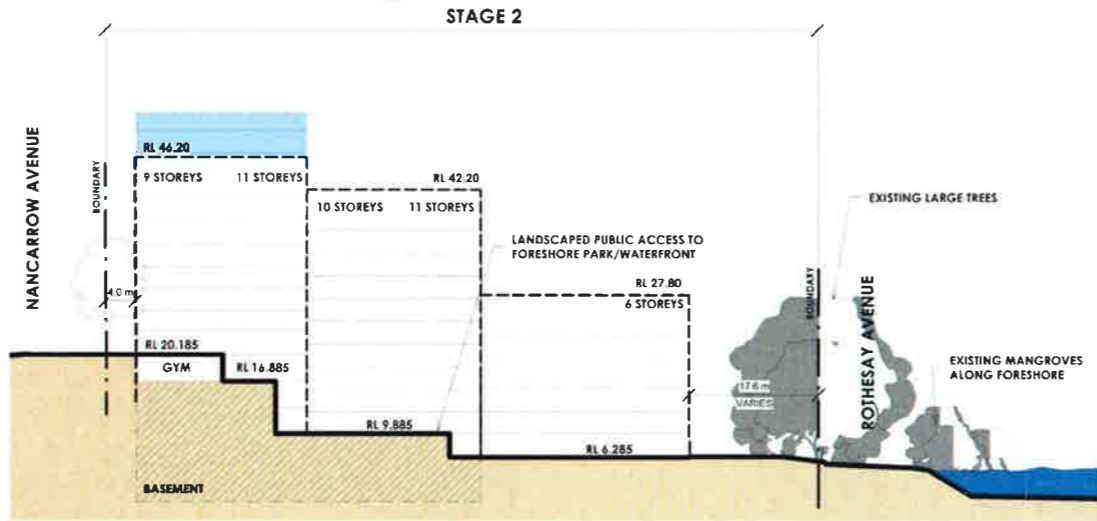
# 2.



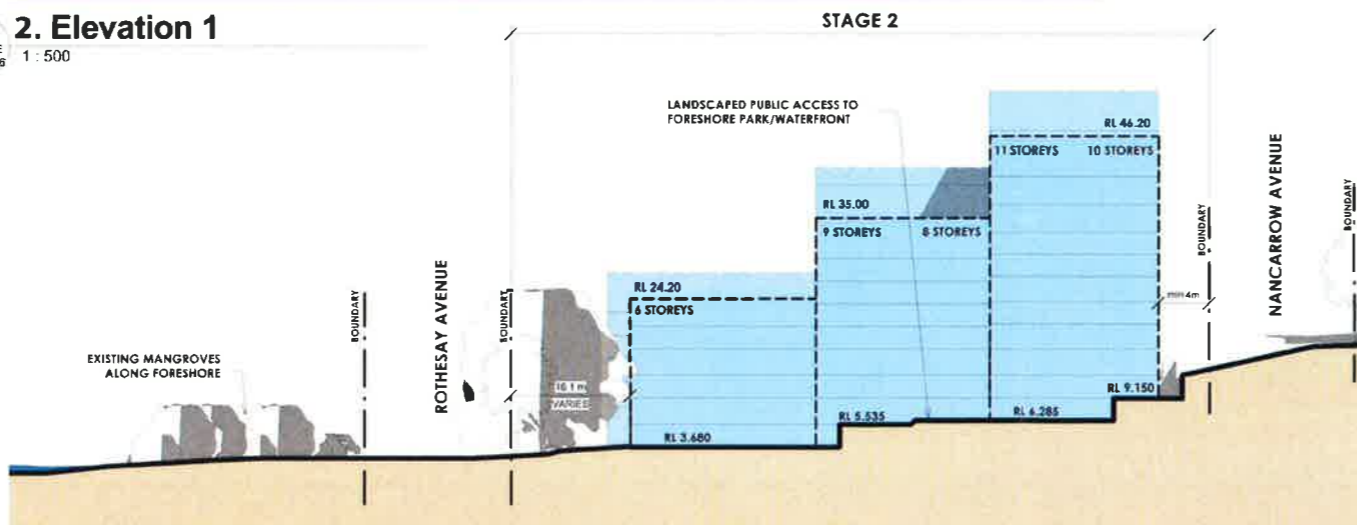
**Key Plan 2**  
A FIGURE 16 REV 6  
 1 : 2500



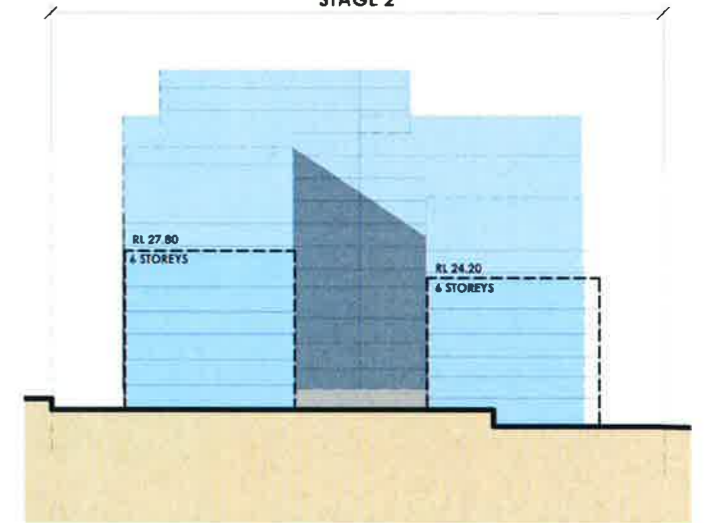
**2. Building Envelope Plan**  
B FIGURE 16 REV 6  
 1 : 1000 STAGE 2



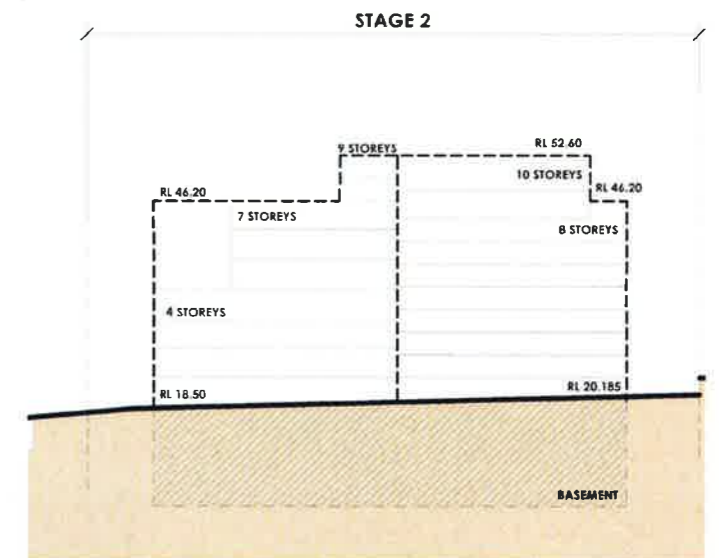
**2. Elevation 1**  
1 FIGURE 16 REV 6  
 1 : 500



**2. Elevation 2**  
2 FIGURE 16 REV 6  
 1 : 500



**2. Rothersey Avenue**  
3 FIGURE 16 REV 6  
 1 : 500



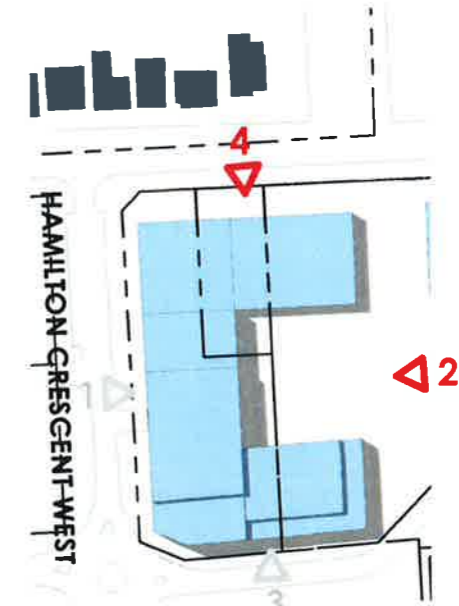
**2. Nanarrow Avenue - South**  
4 FIGURE 16 REV 6  
 1 : 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

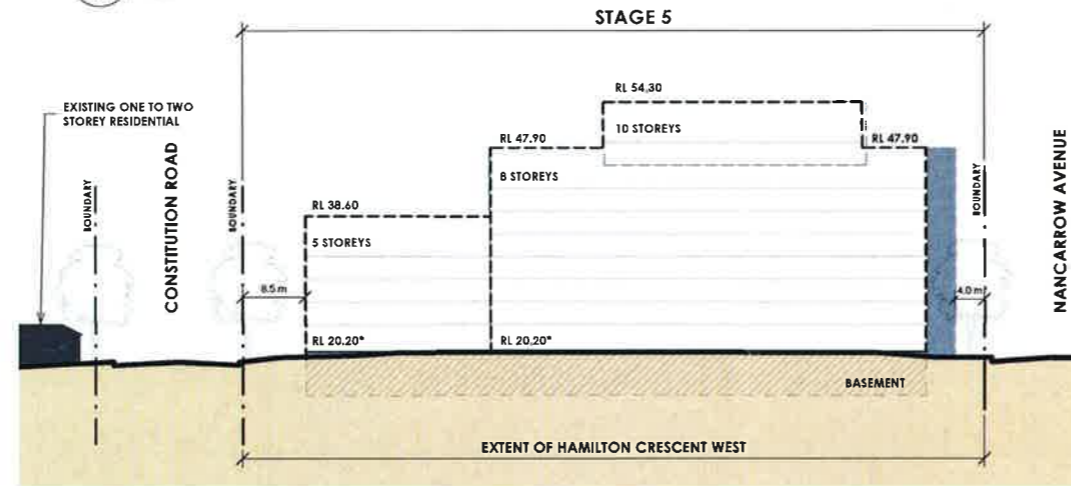
# 5.



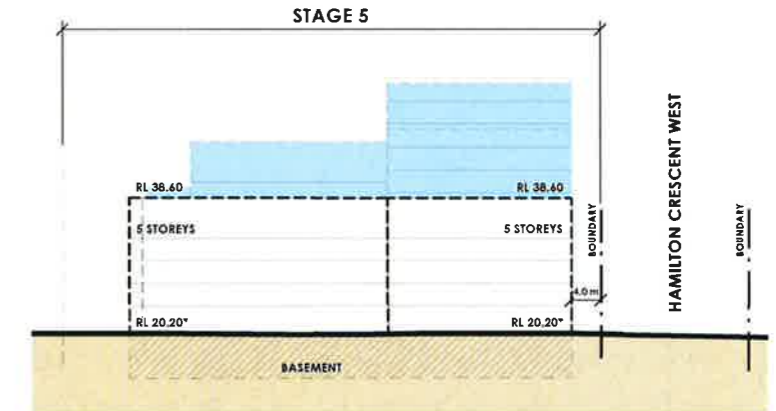
**Key Plan 5**  
FIGURE 17 REV 6  
1: 2500



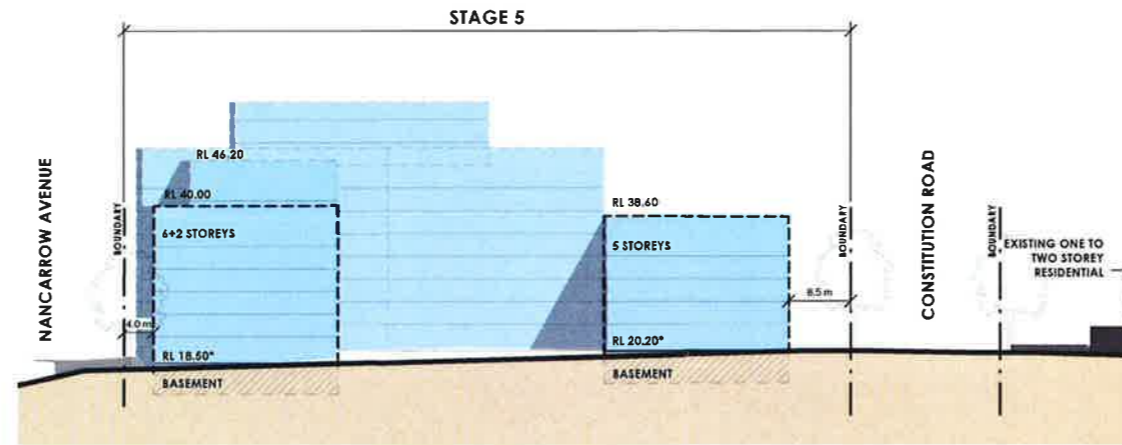
**5. Building Envelope Plan**  
FIGURE 17 REV 6  
1: 1000



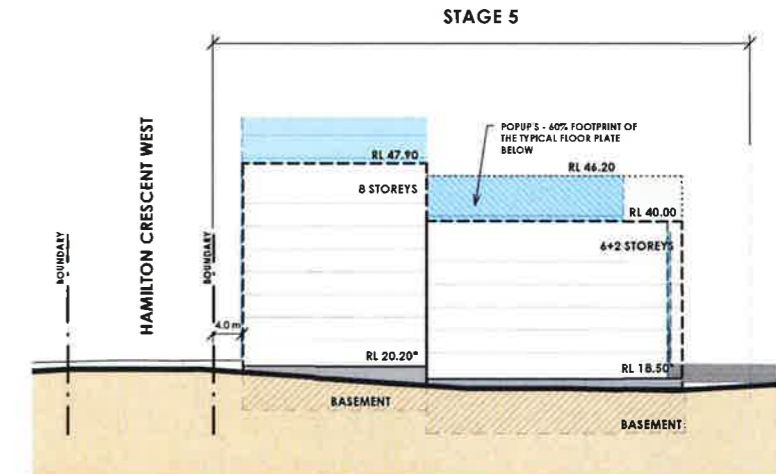
**5. Hamilton Crescent - East**  
FIGURE 17 REV 6  
1: 500



**5. Constitution Road**  
FIGURE 17 REV 6  
1: 500



**5. Elevation 2**  
FIGURE 17 REV 6  
1: 500



**5. Nancarrow Ave - NORTH**  
FIGURE 17 REV 6  
1: 500

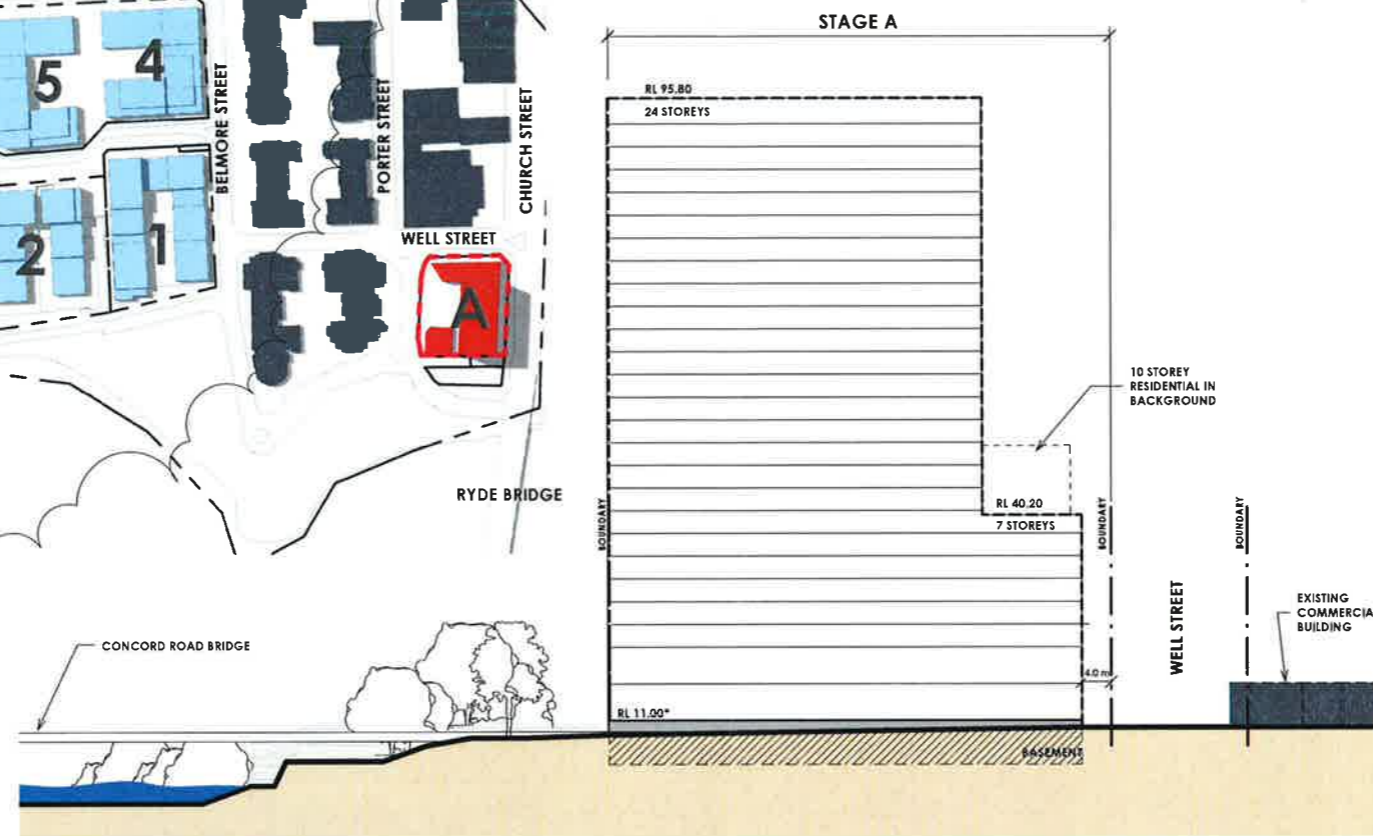
NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)



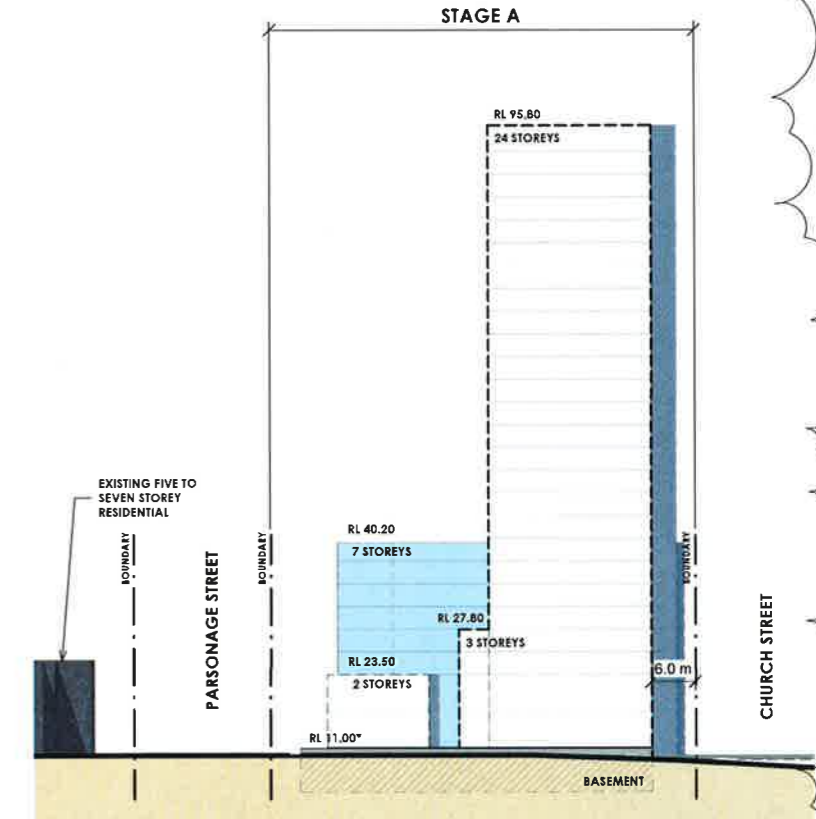
# A.



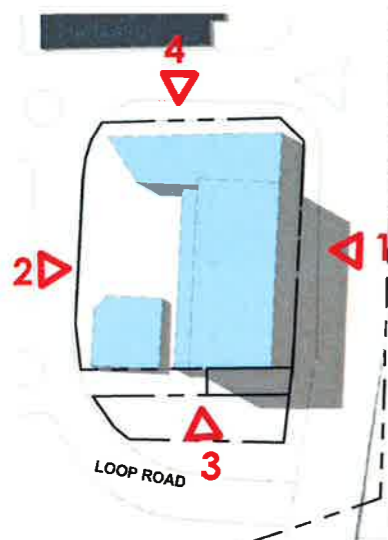
**Key Plan A**  
FIGURE 18 REV 5  
1 : 2500



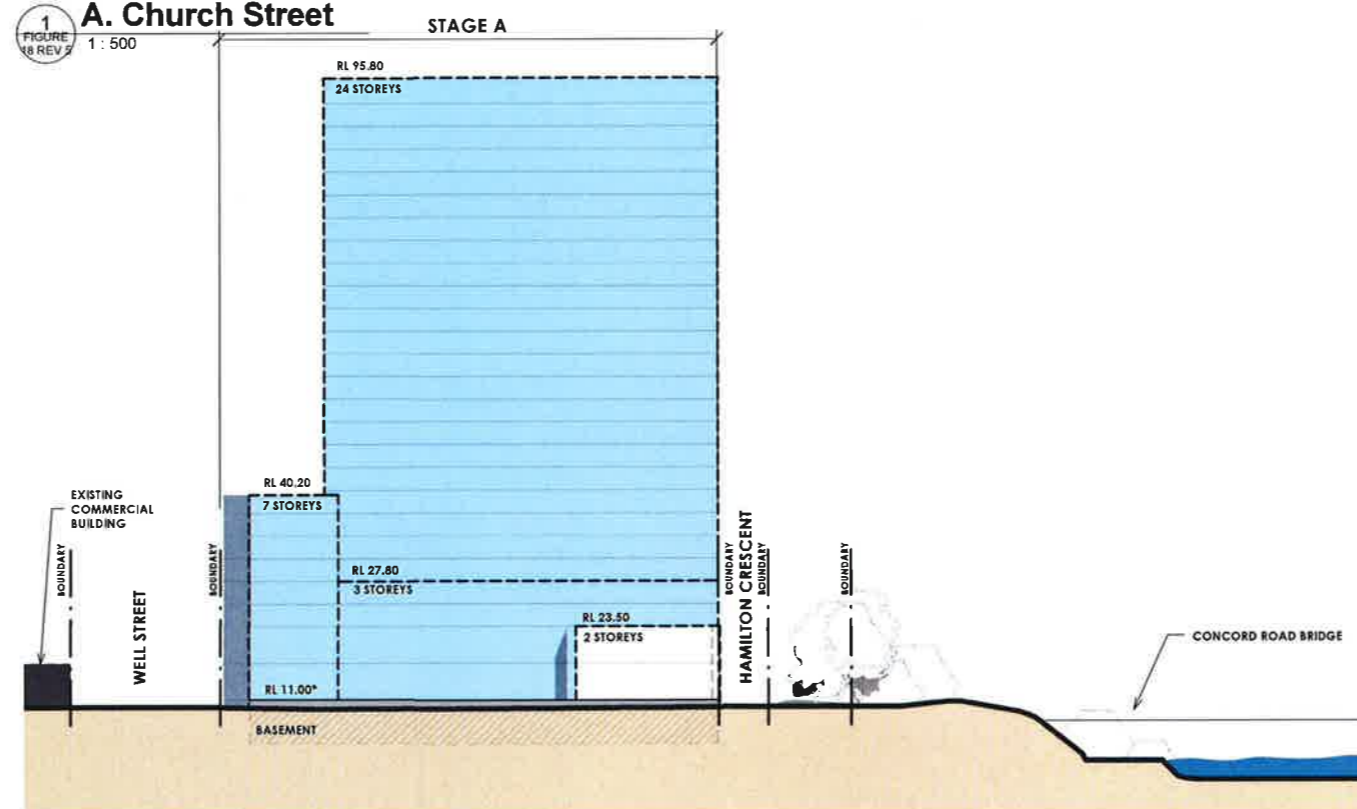
**1 A. Church Street**  
FIGURE 18 REV 5  
1 : 500



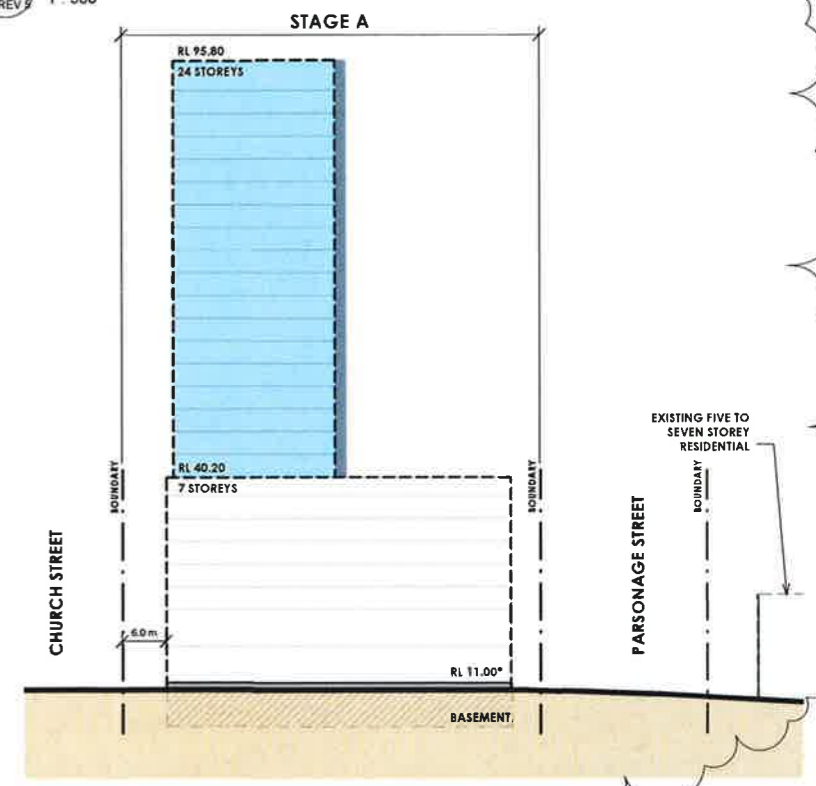
**3 A. Elevation 3**  
FIGURE 18 REV 5  
1 : 500



**A. Building Envelope Plan**  
FIGURE 18 REV 5  
1 : 1000



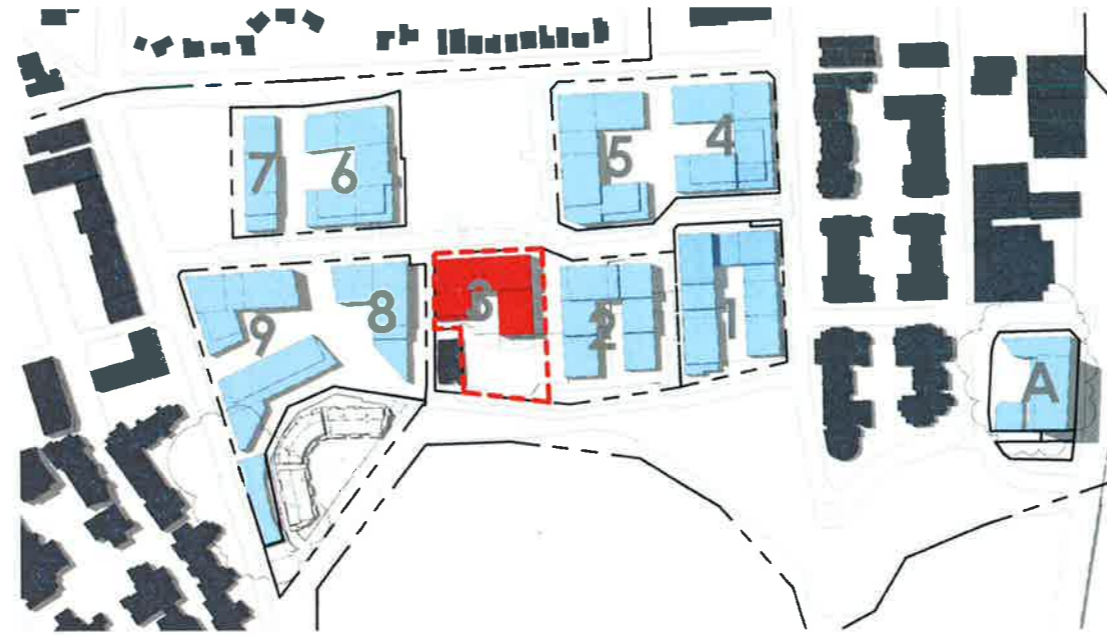
**2 A. Parsonage Street**  
FIGURE 18 REV 5  
1 : 500



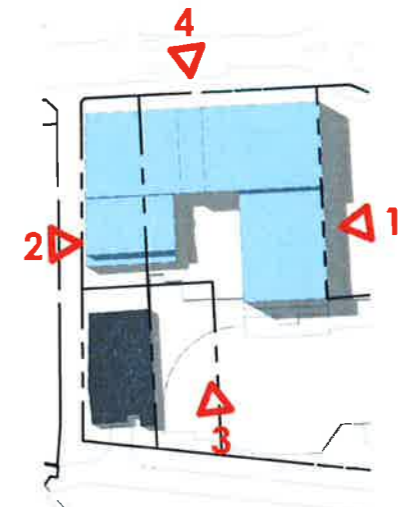
**4 A. Well Street**  
FIGURE 18 REV 5  
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

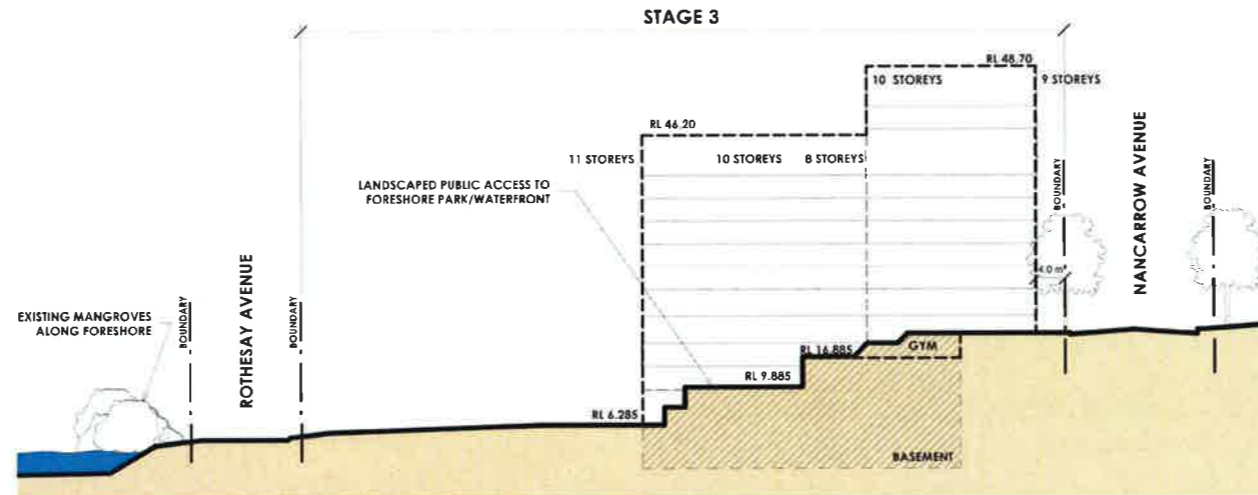
# 3.



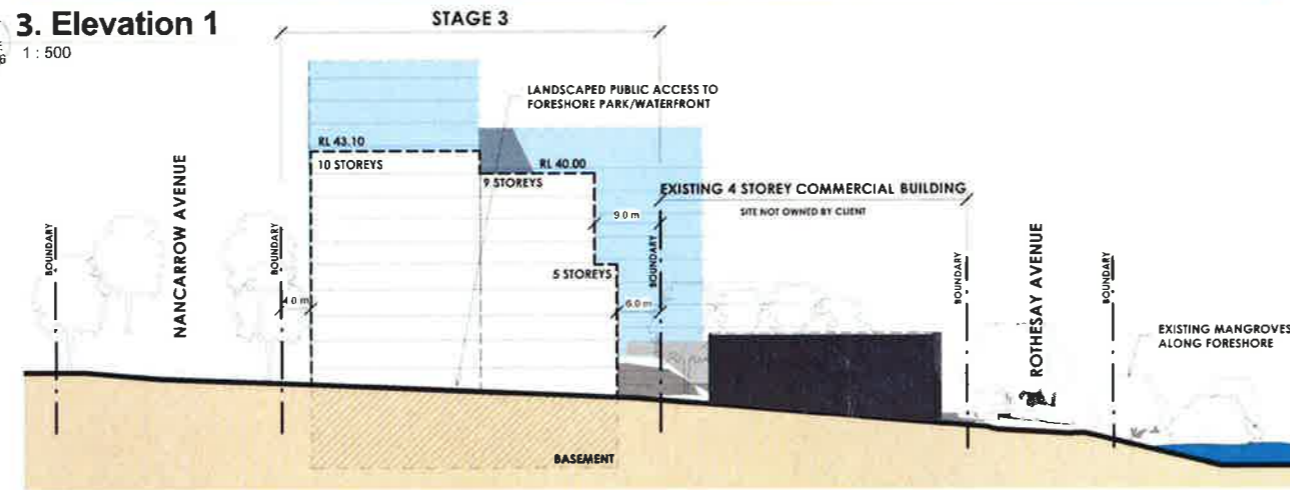
**A**  
FIGURE 19 REV 6  
**Key Plan 3.**  
1 : 2500



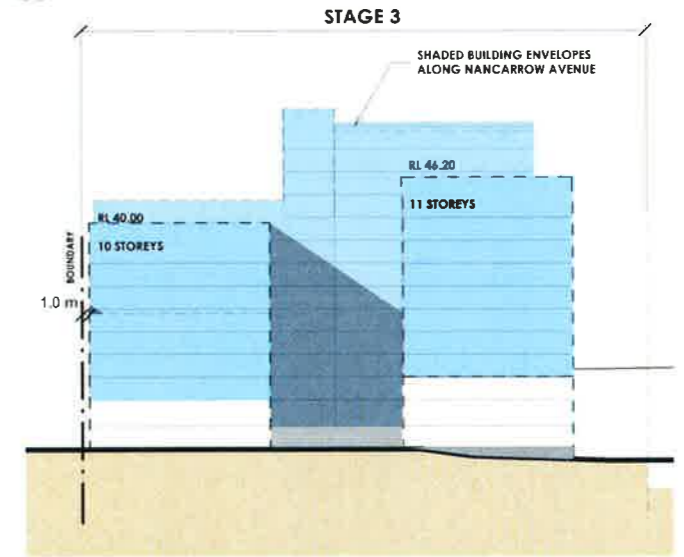
**B**  
FIGURE 19 REV 6  
**3. Building Envelope Plan**  
1 : 1000



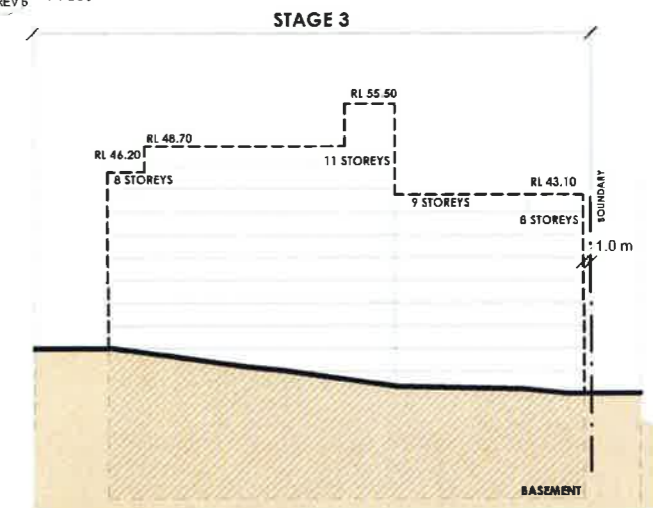
**1**  
FIGURE 19 REV 6  
**3. Elevation 1**  
1 : 500



**2**  
FIGURE 19 REV 6  
**3. Elevation 2**  
1 : 500



**3**  
FIGURE 19 REV 6  
**3. Rothesay Avenue**  
1 : 500



**4**  
FIGURE 19 REV 6  
**3. Nancarrow Avenue - South**  
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)

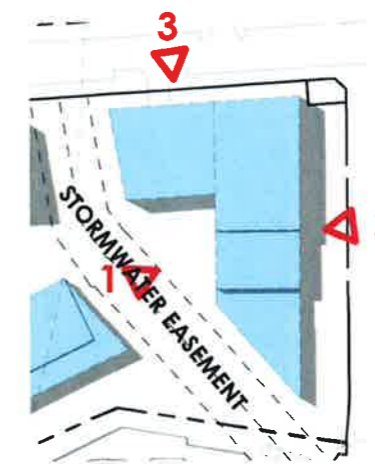




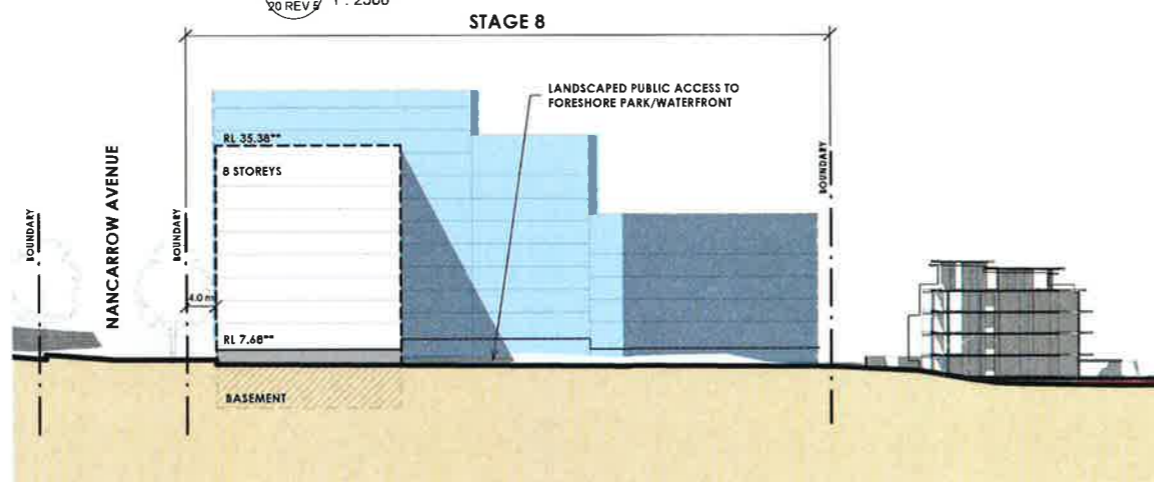
# 8.



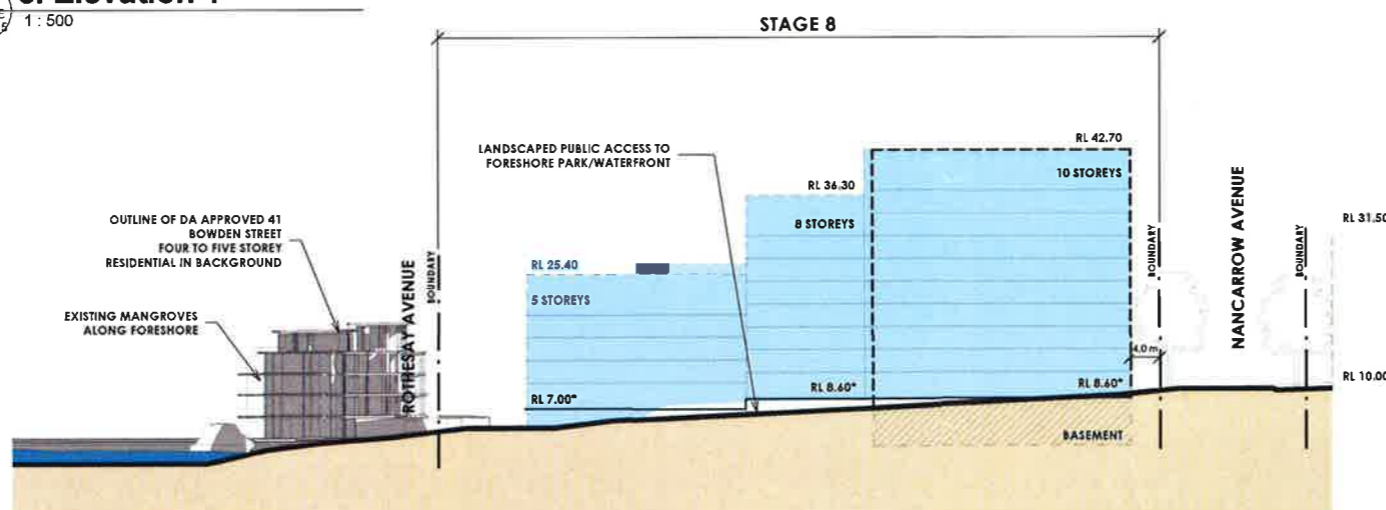
**A** Key Plan 8  
FIGURE 20 REV 5  
1: 2500



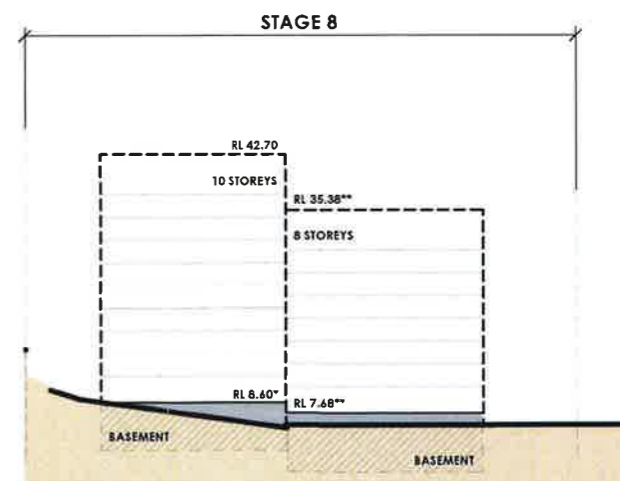
**B** 8. Building Envelope Plan  
FIGURE 20 REV 5  
1: 1000



**1** 8. Elevation 1  
FIGURE 20 REV 5  
1: 500



**2** 8. Elevation 2  
FIGURE 20 REV 5  
1: 500



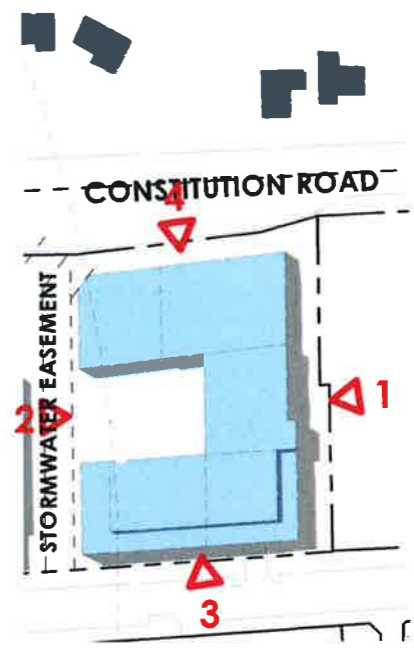
**3** 8. Nancarrow Avenue - South  
FIGURE 20 REV 5  
1: 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) \*\* INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

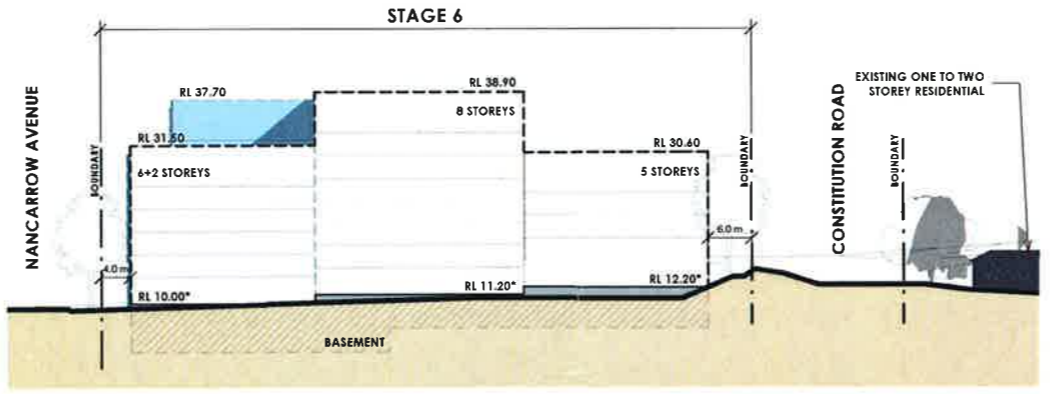
# 6.



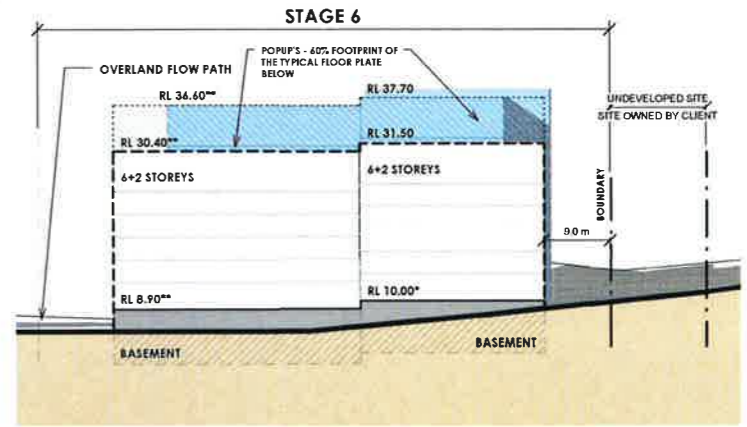
**A** Key Plan 6  
FIGURE 21 REV 5  
1: 2500



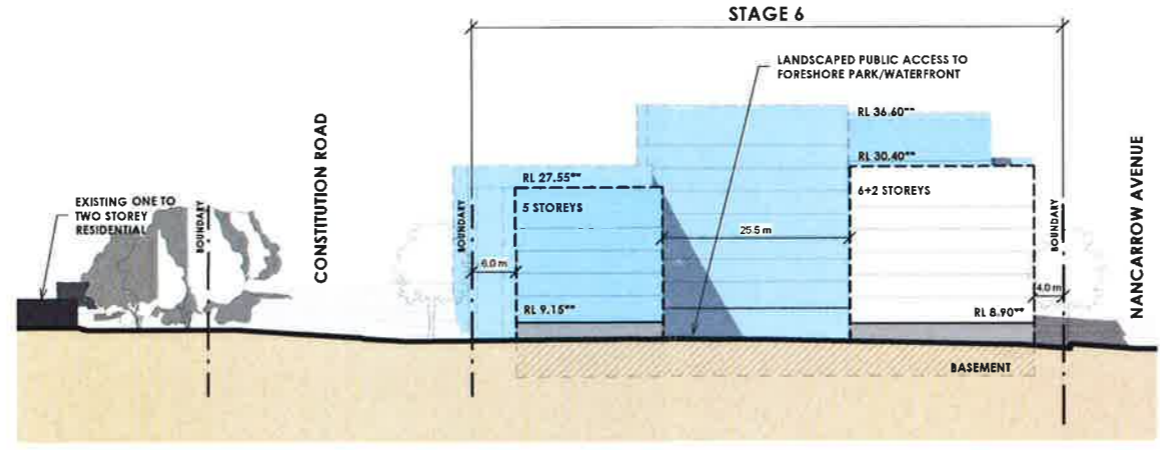
**B** 6. Building Envelope Plan  
FIGURE 21 REV 5  
1: 1000



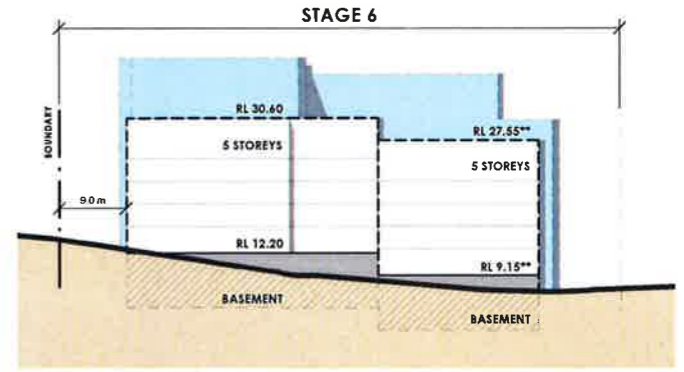
**1** 6. Elevation 1  
FIGURE 21 REV 5  
1: 500



**3** 6. Street elevation - Nancarrow Ave - NORTH  
FIGURE 21 REV 5  
1: 500



**2** 6. Elevation 2  
FIGURE 21 REV 5  
1: 500



**4** 6. Constitution Road  
FIGURE 21 REV 5  
1: 500

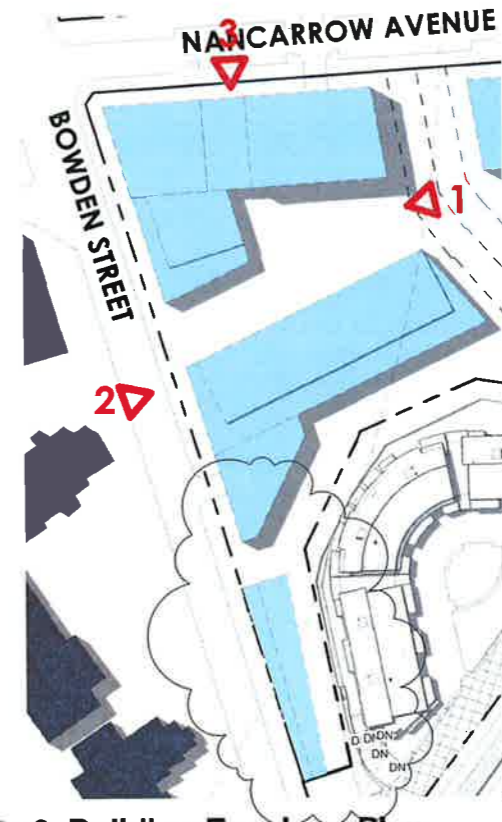
NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) \*\* INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)



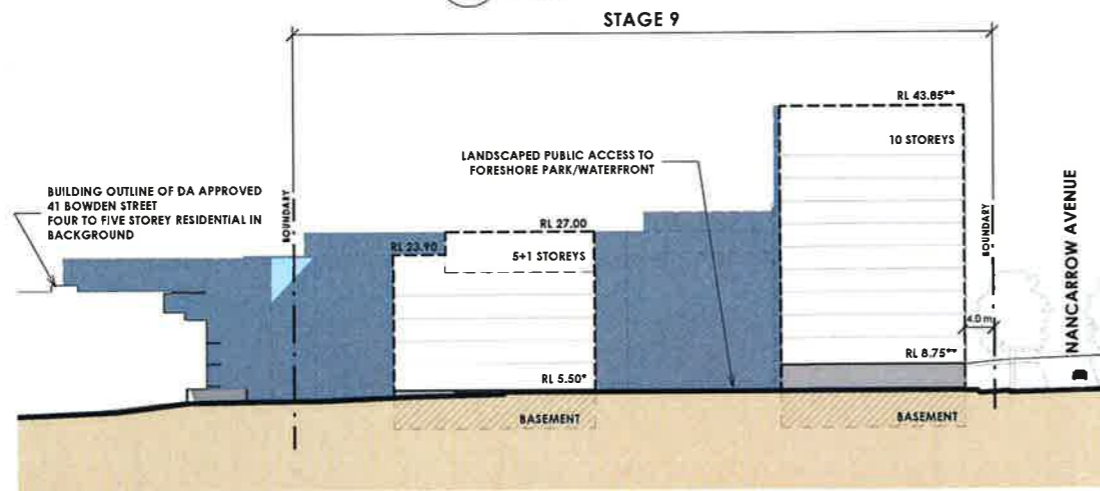
# 9.



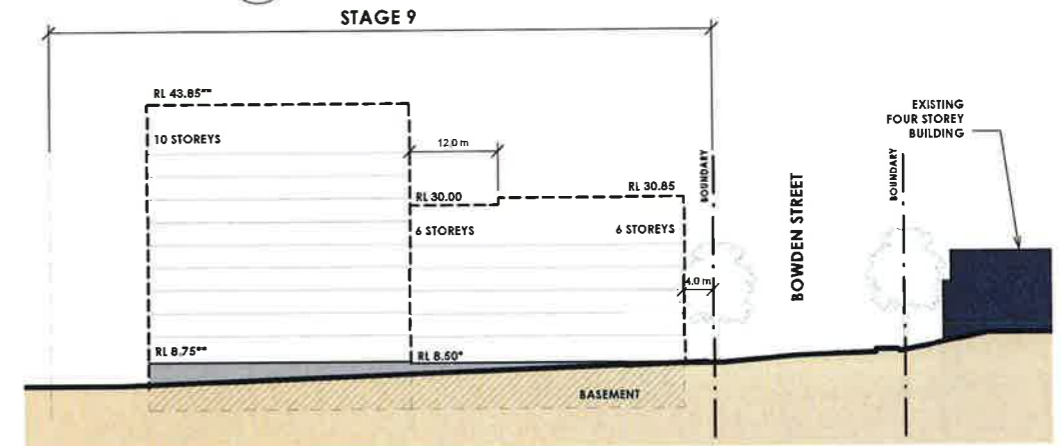
**A** Key Plan 9  
FIGURE 22 REV 7 1 : 2500



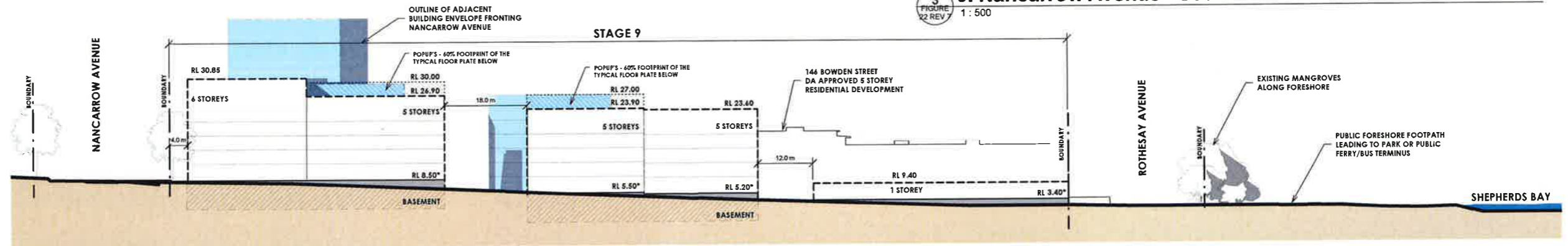
**B** 9. Building Envelope Plan  
FIGURE 22 REV 7 1 : 1000



**1** 9. Elevation 1  
FIGURE 22 REV 7 1 : 500

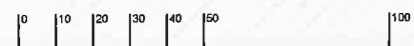


**3** 9. Nancarrow Avenue - South  
FIGURE 22 REV 7 1 : 500



**2** 9. Bowden Street  
FIGURE 22 REV 7 1 : 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) \*\* INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)





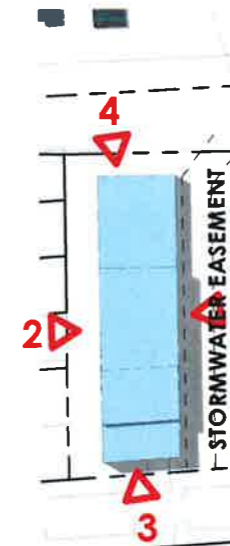
1 OPEN SPACE AREA - REV 5  
 PPR 003-6 1:1000



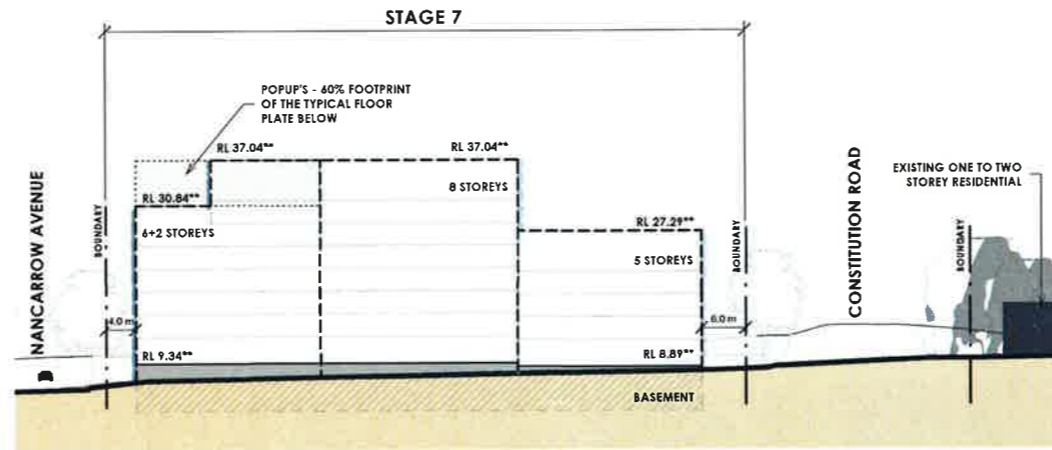
# 7.



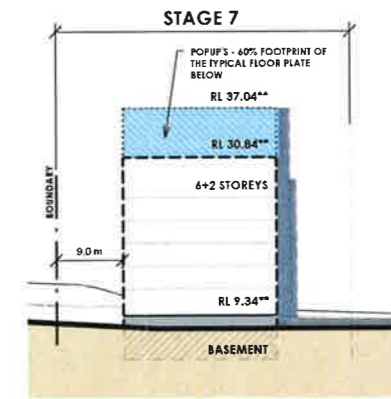
**A** Key Plan 7  
FIGURE 23 REV 5  
1 : 2500



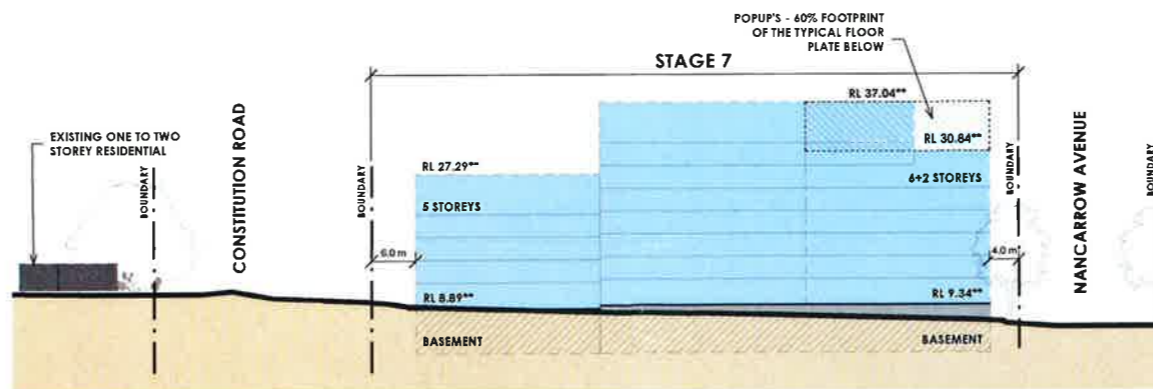
**B** 7. Building Envelope Plan  
FIGURE 23 REV 5  
1 : 1000



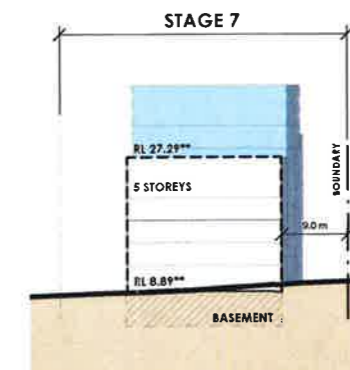
**1** 7. Elevation 1  
FIGURE 23 REV 5  
1 : 500



**3** 7. Nancarrow Ave - NORTH  
FIGURE 23 REV 5  
1 : 500



**2** 7. Elevation 2  
FIGURE 23 REV 5  
1 : 500



**4** 7. Constitution Road  
FIGURE 23 REV 5  
1 : 500

NOTE: SCALED TO A1 SIZE SHEET. \* ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12) \*\* INCREASED HEIGHT TO MEET PMF FLOOD LEVEL ALLOWANCE IN THIS LOCATION. (REFER TO ANNEXURE 15 SUPPLEMENTARY LETTER)

