



SHEPHERDS BAY URBAN RENEWAL, MEADOWBANK

**AMENDED CONCEPT PLAN TO COMPLY WITH
PART B OF CONCEPT APPROVAL (MP09_0216)**



SHEPHERDS BAY URBAN RENEWAL

INDICATIVE STOREY PLAN:
(BASED ON COMPLIANCE WITH
SEPP 65 CEILING HEIGHT RULE OF
THUMB)

- 10 STOREYS
- 8 STOREYS
- 7 STOREYS
- 6+2 POPUP STOREYS
- 6+1 POPUP STOREYS
- 6 STOREYS
- 5+1 POPUP STOREYS
- 5 STOREYS
- 4 STOREYS
- 3 STOREYS
- 2 STOREYS
- 1 STOREY

NOTE: STOREYS - TOTAL HEIGHT
OF BUILDING AS MEASURED
FROM GROUND FLOOR.

PREFERRED PROJECT MASTER PLAN

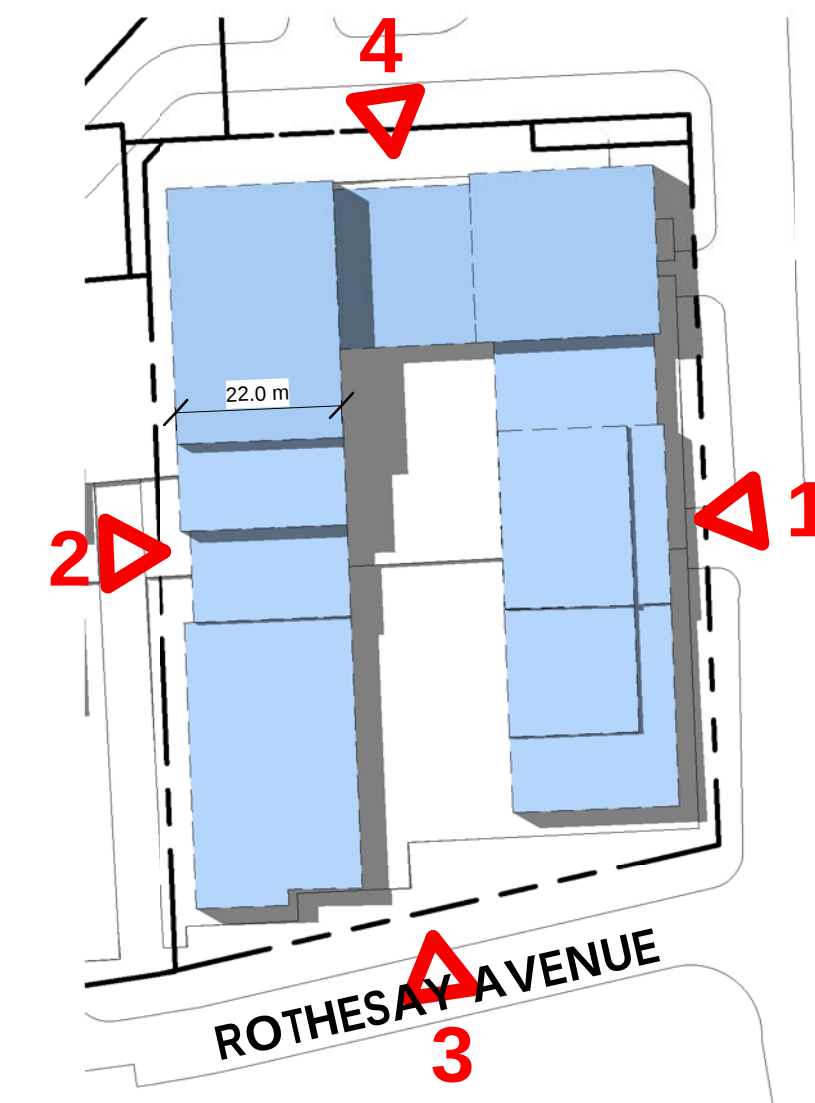
Indicative Concept Plan Storeys Plan

PPR 002-D

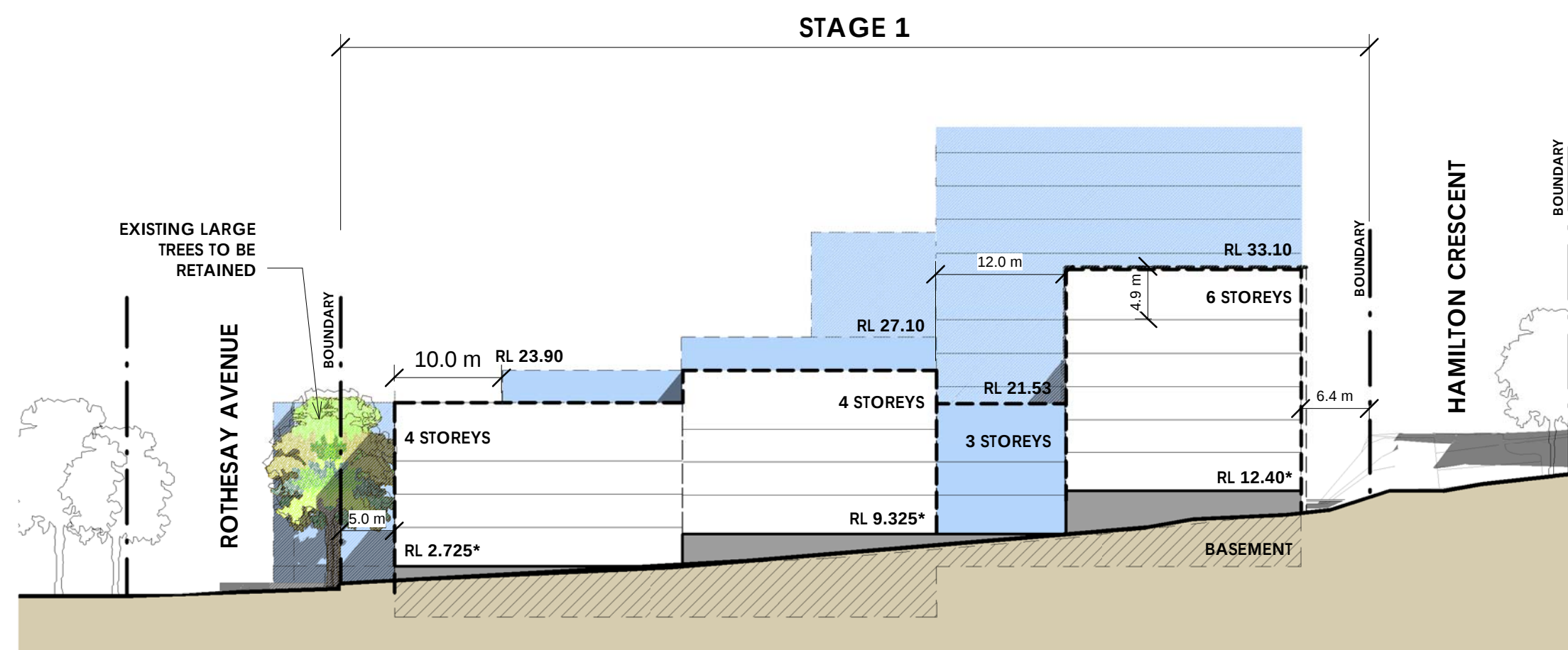
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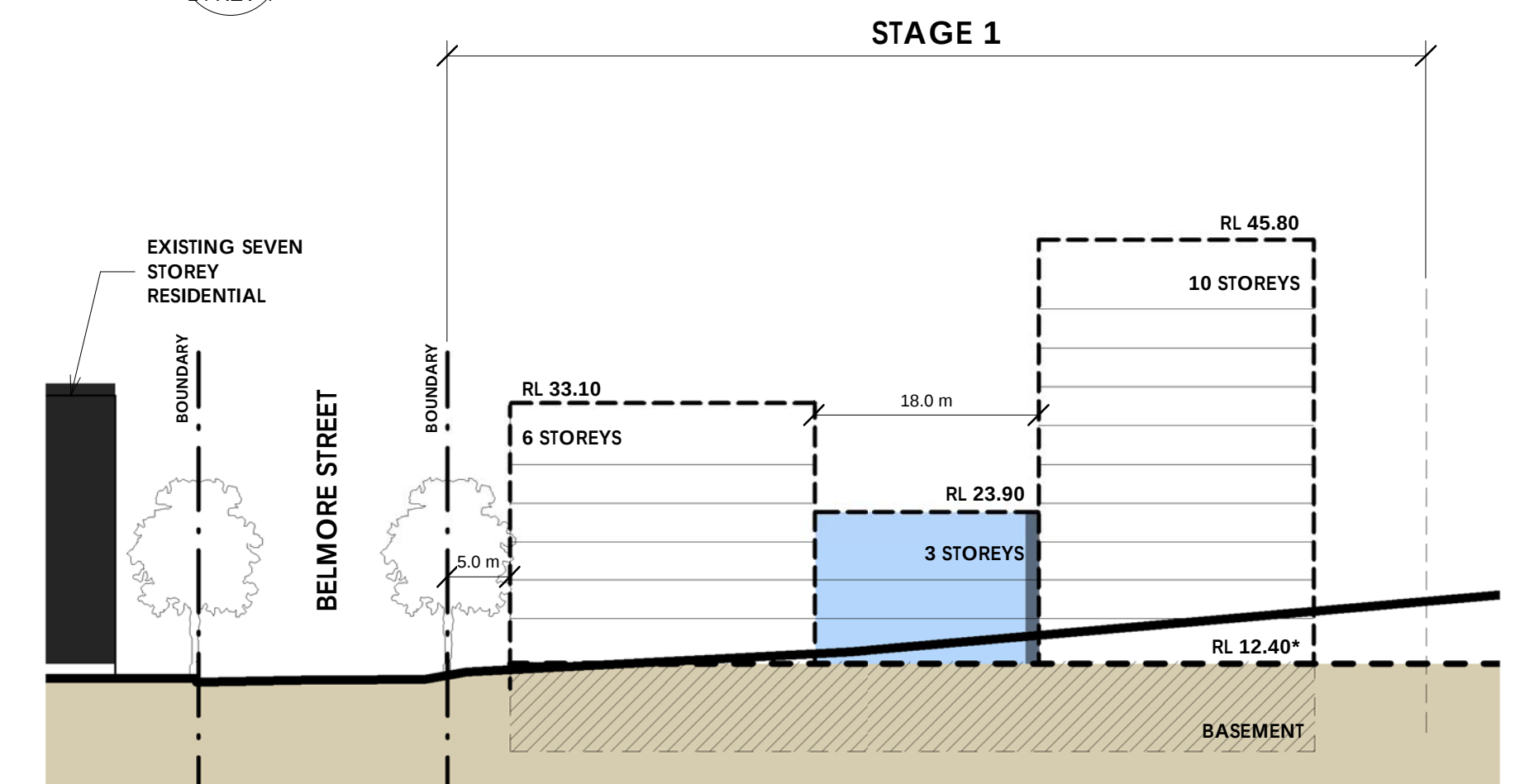
Key Plan 1
A
FIGURE 14 REV 4
1 : 2500



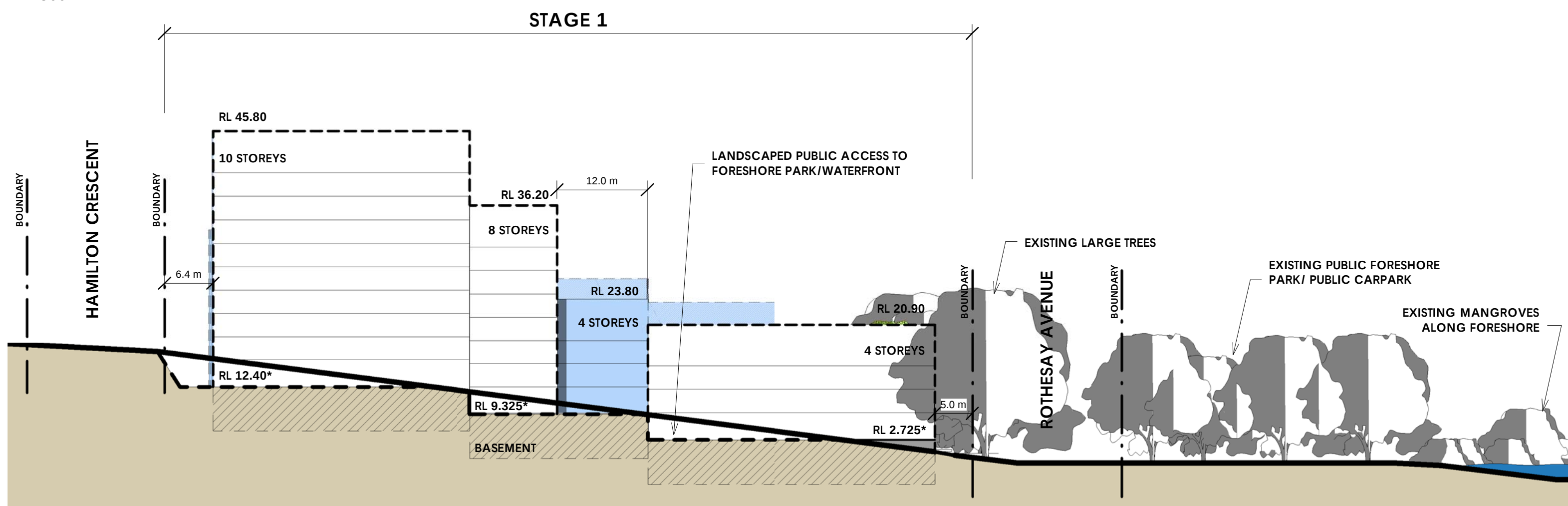
1. Building Envelope Plan
B
FIGURE 14 REV 4
1 : 1000



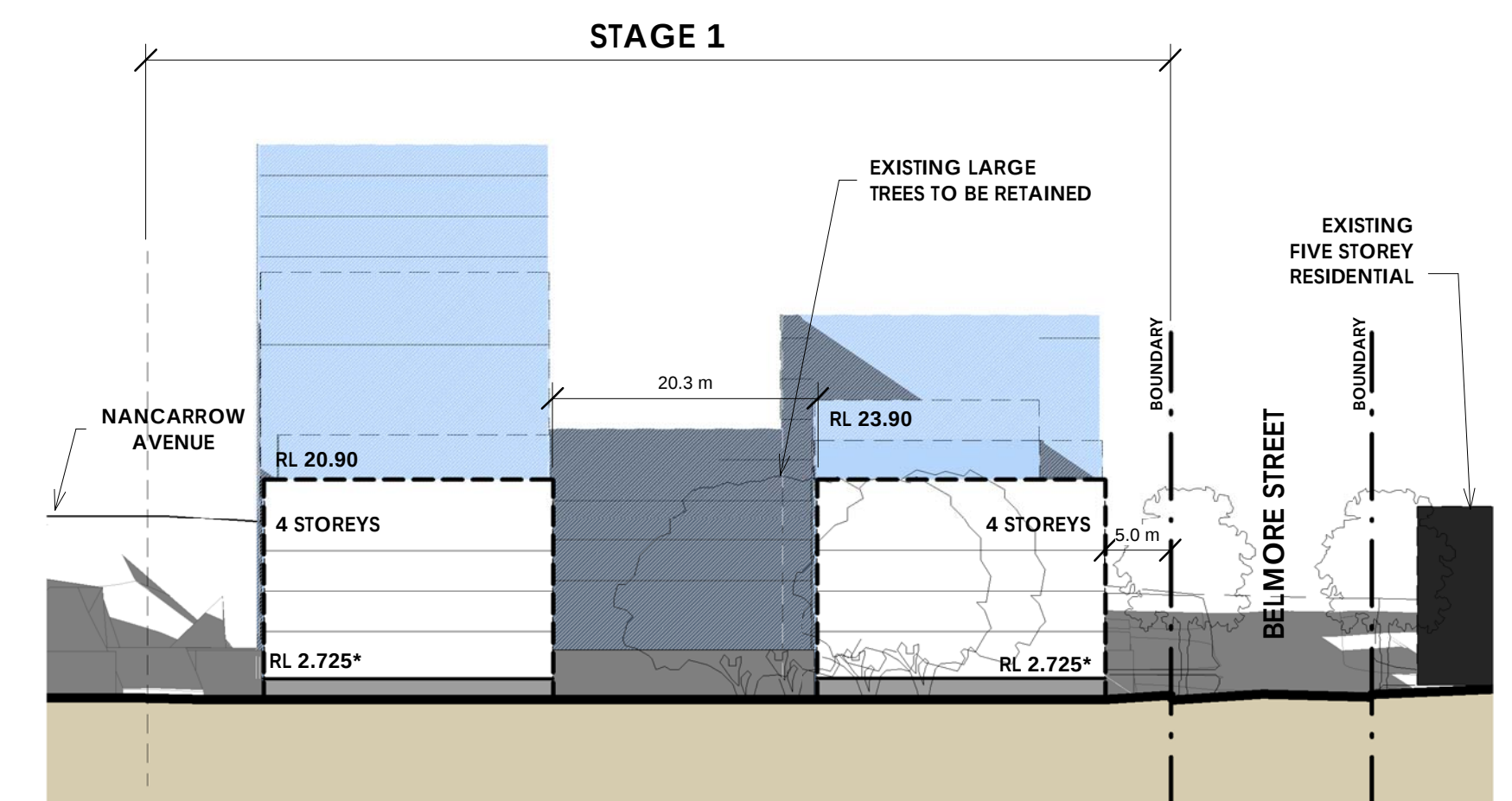
1. Belmore Street
1
FIGURE 14 REV 4
1 : 500



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



1. Elevation 2
2
FIGURE 14 REV 4
1 : 500



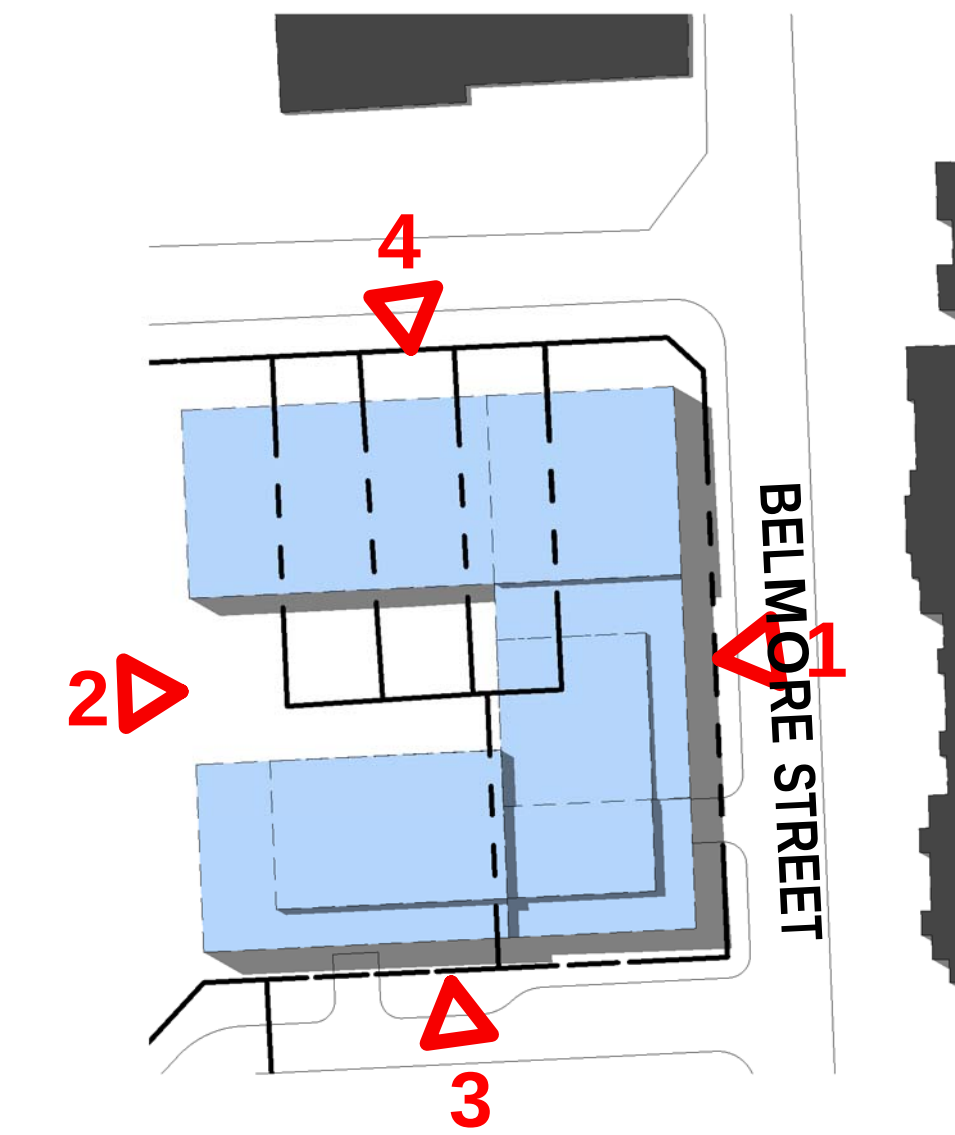
1. Rothesay Avenue
3
FIGURE 14 REV 4
1 : 500

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

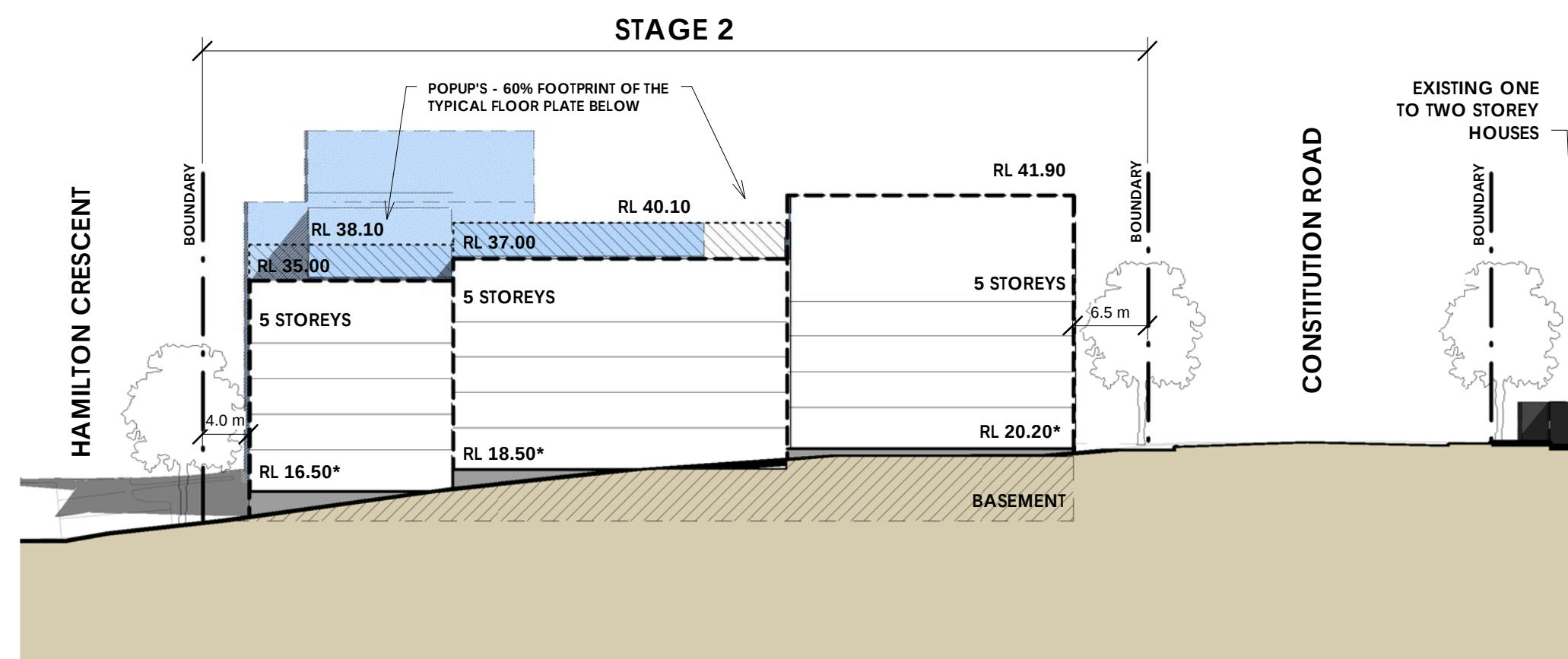
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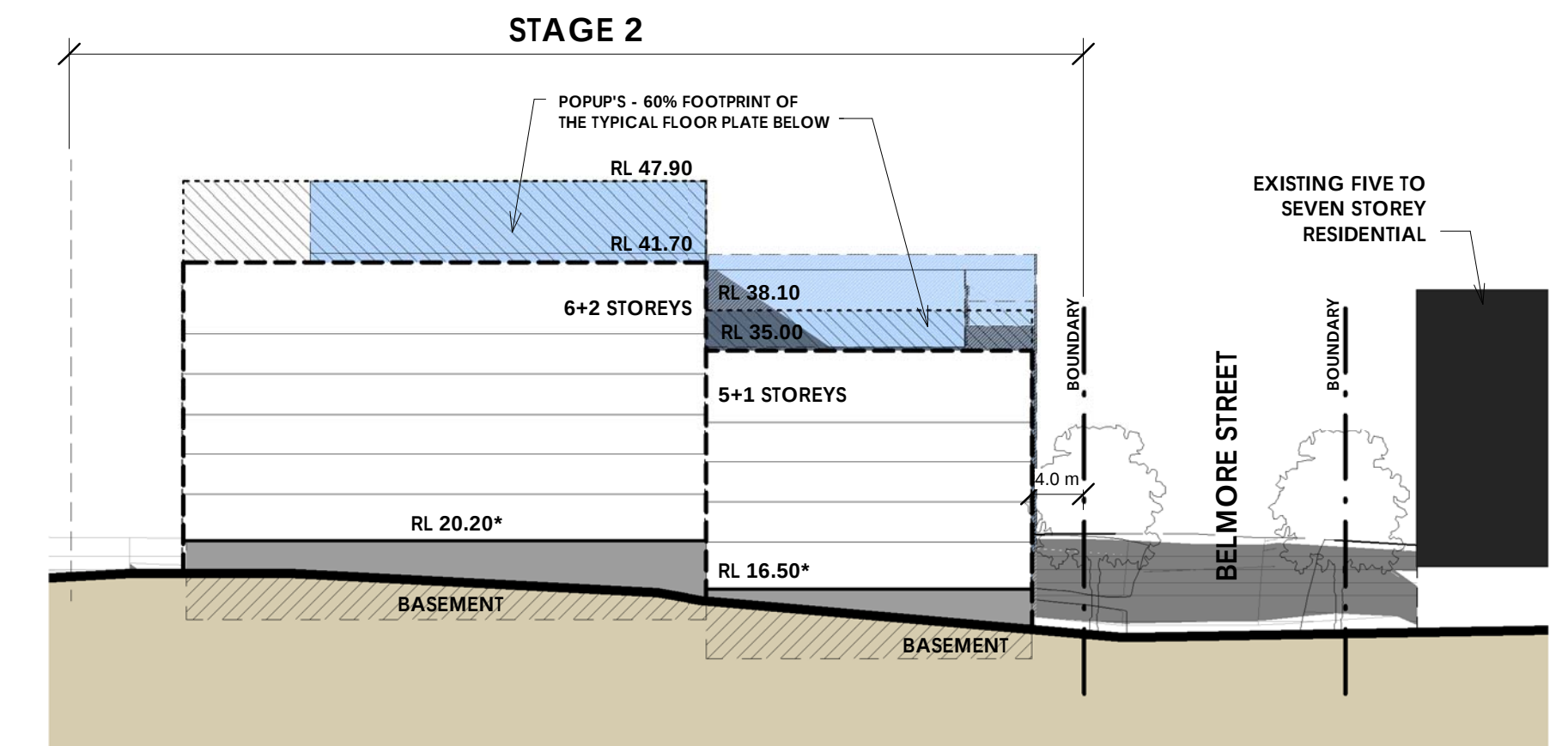
Key Plan 2
A
FIGURE 15 REV 4
1 : 2500



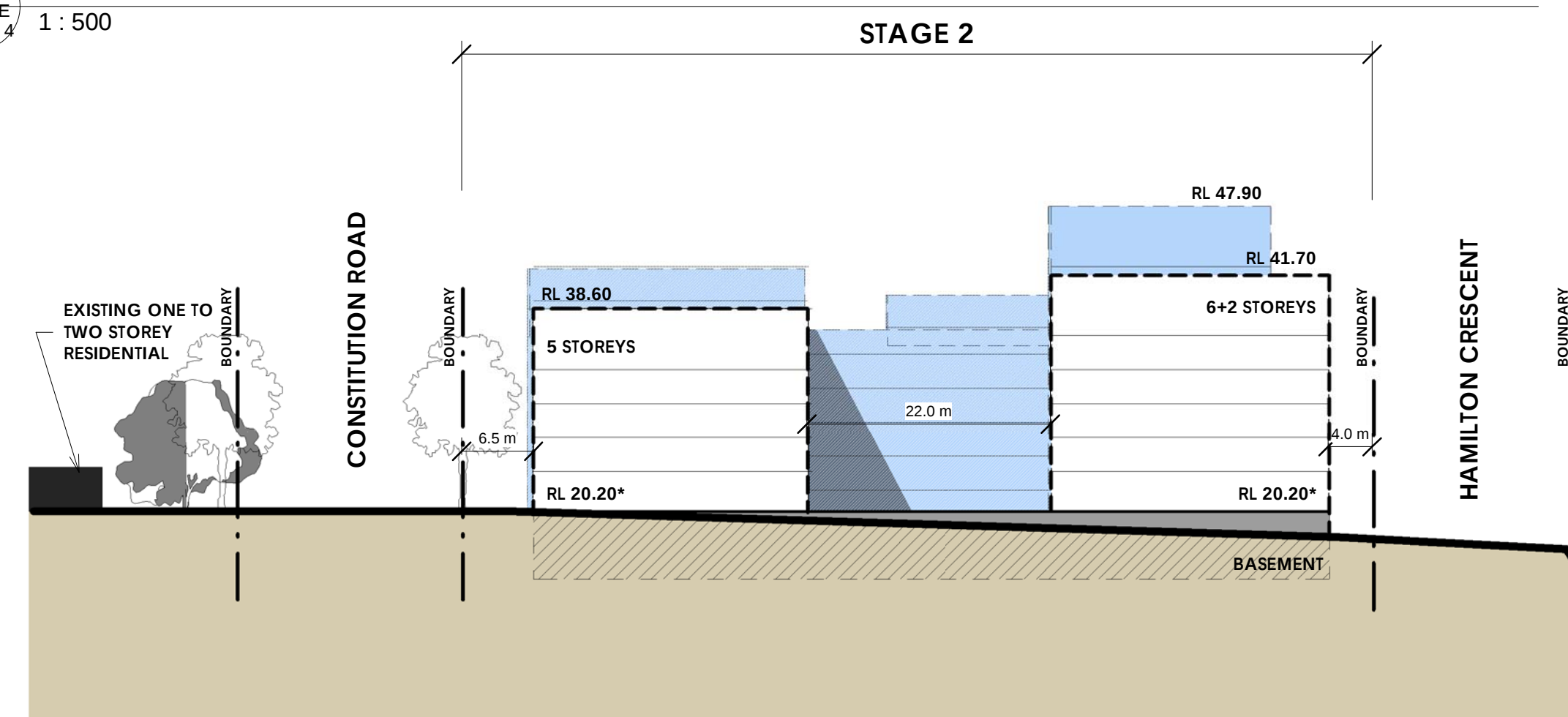
2. Building Envelope Plan
B
FIGURE 15 REV 4
1 : 1000



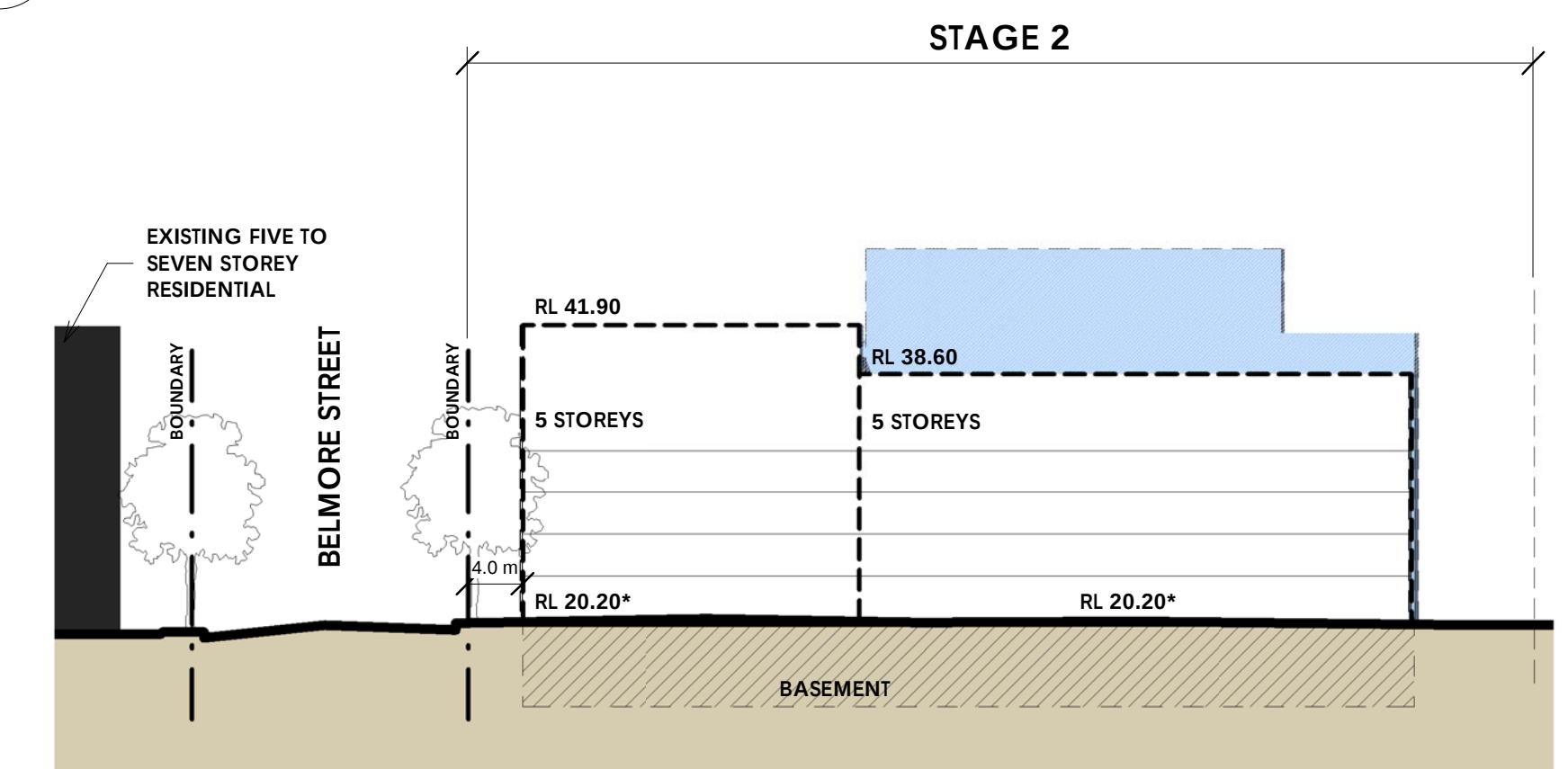
2. Belmore Street
1
FIGURE 15 REV 4
1 : 500



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



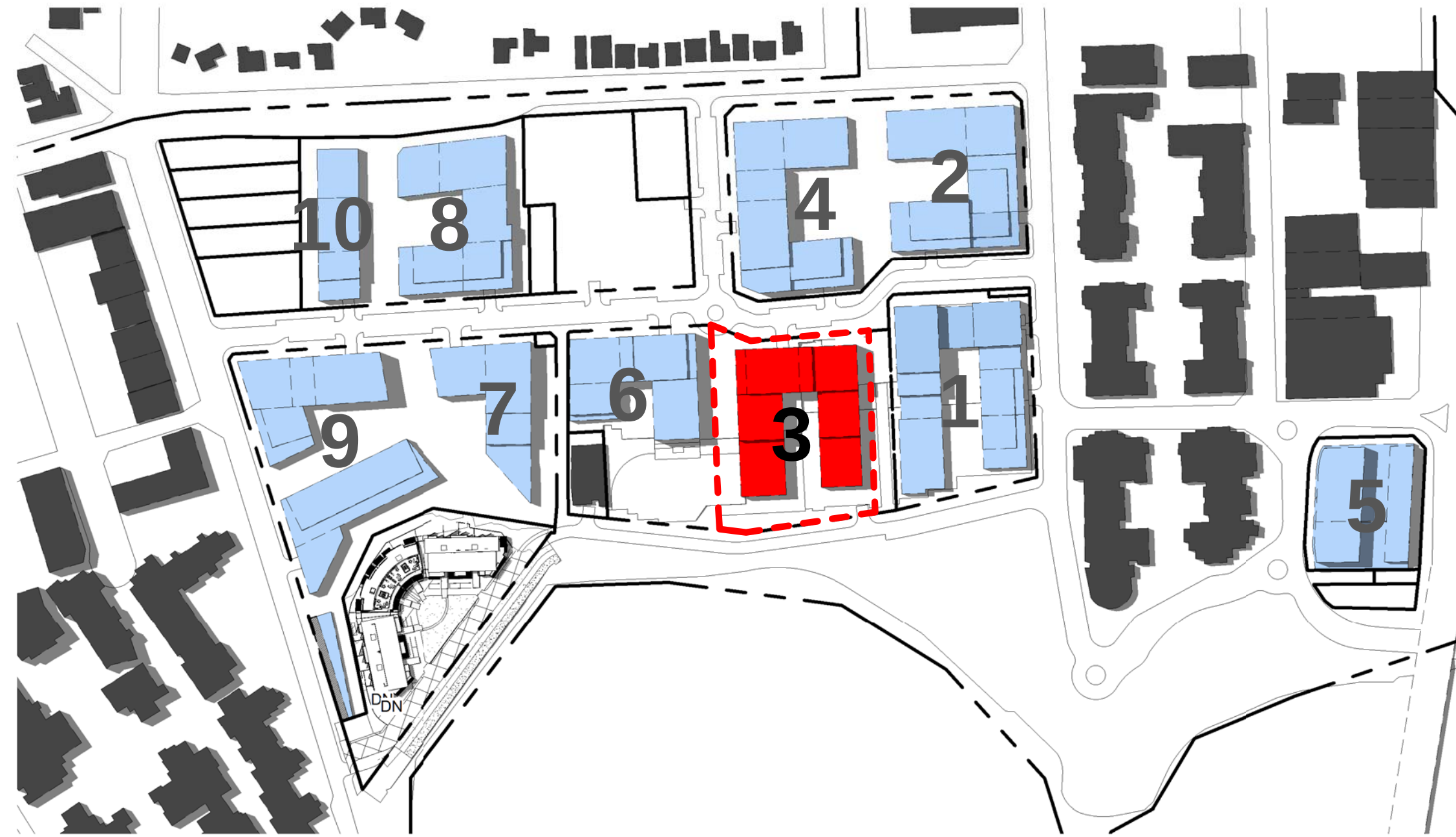
2. Elevation 2
2
FIGURE 15 REV 4
1 : 500



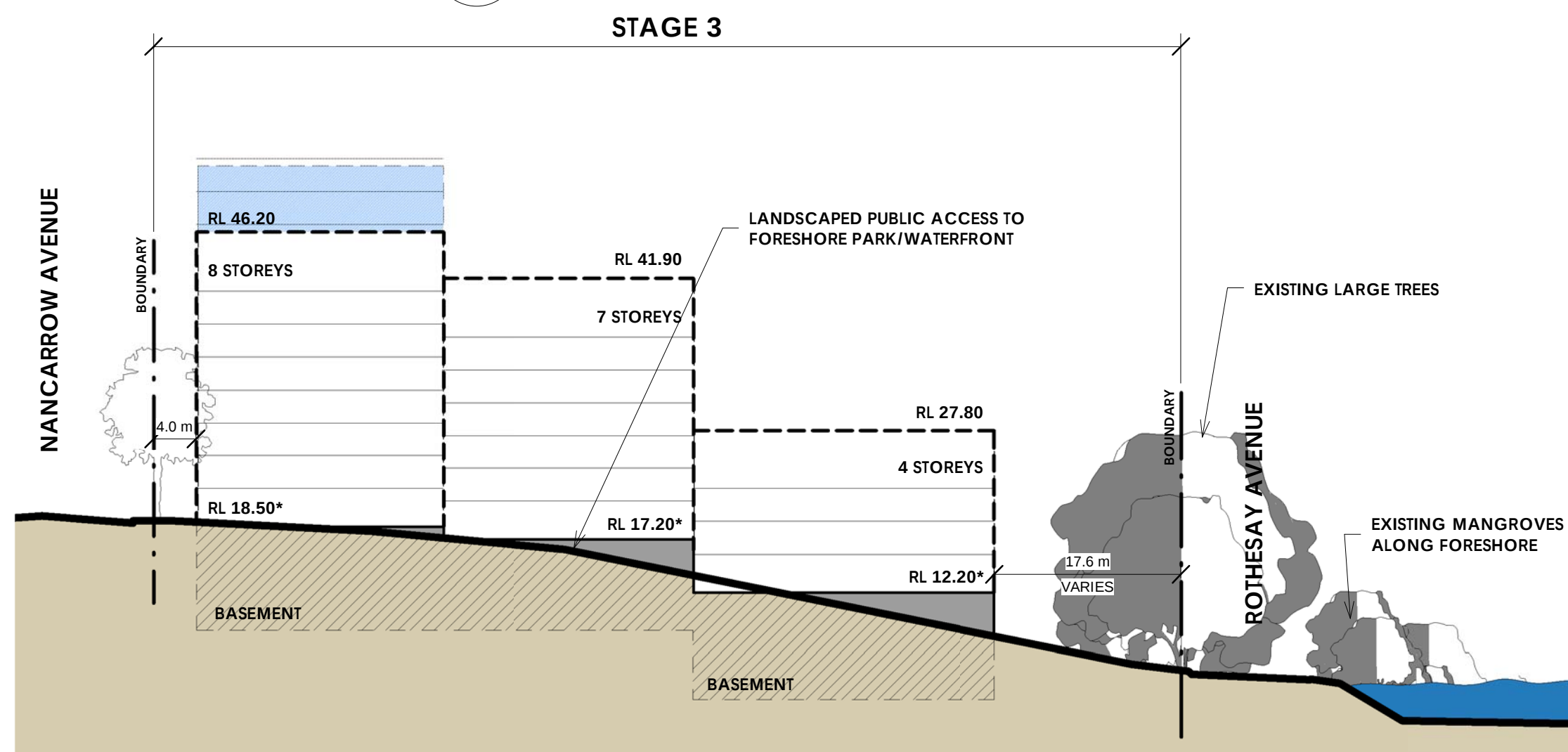
2. Constitution Road
4
FIGURE 15 REV 4
1 : 500

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

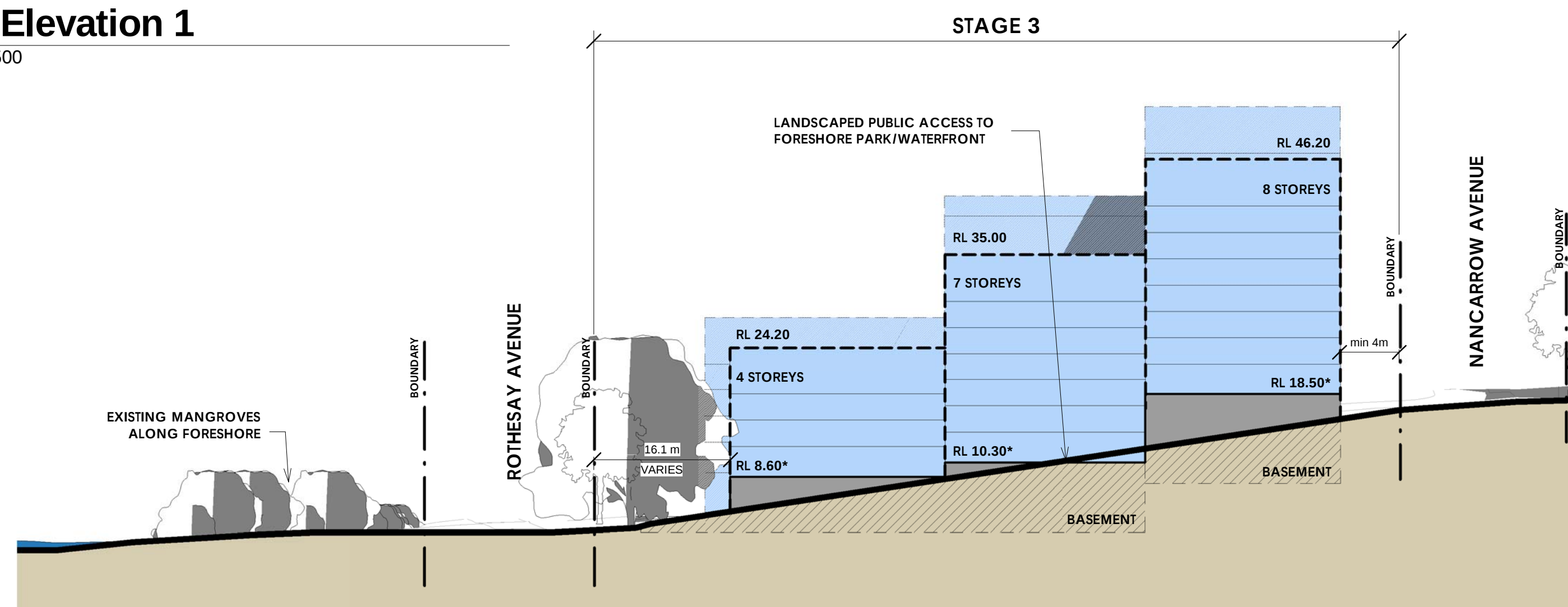
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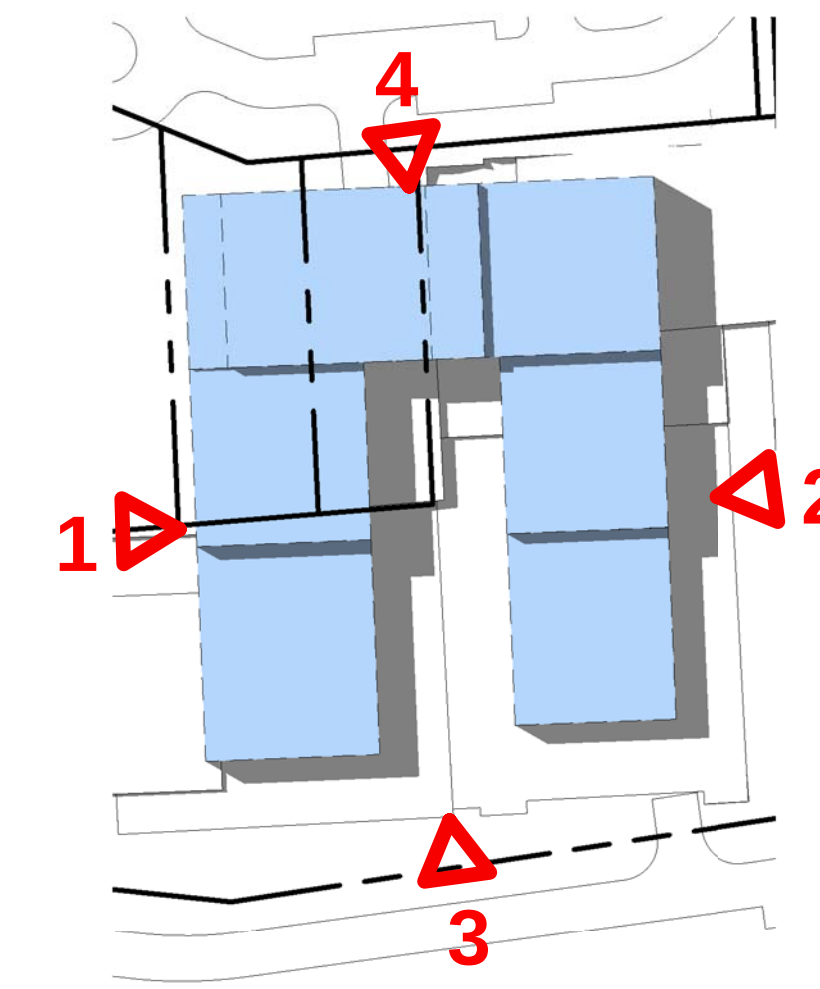
Key Plan 3
A
FIGURE 16 REV 4
1 : 2500



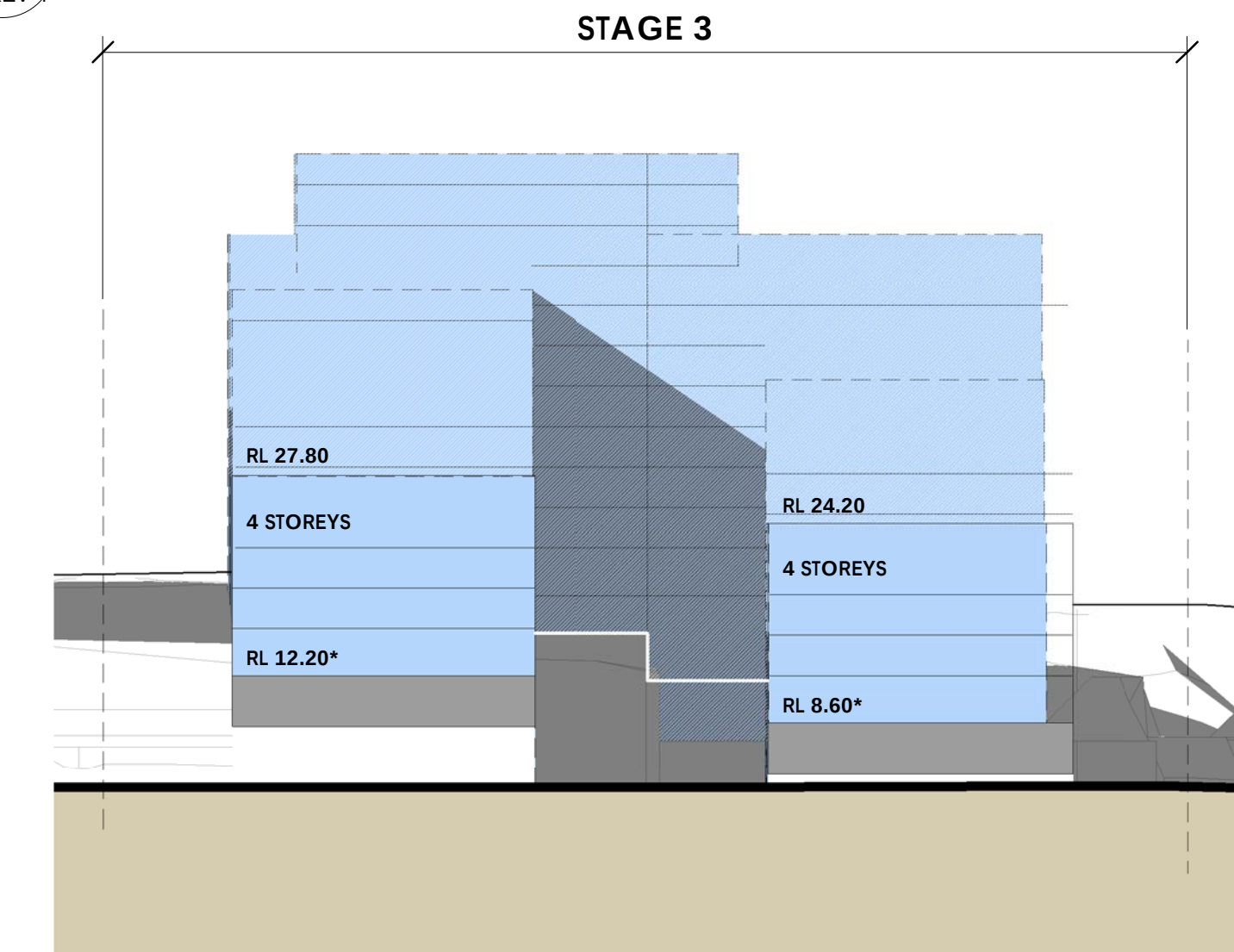
3. Elevation 1
1
FIGURE 16 REV 4
1 : 500



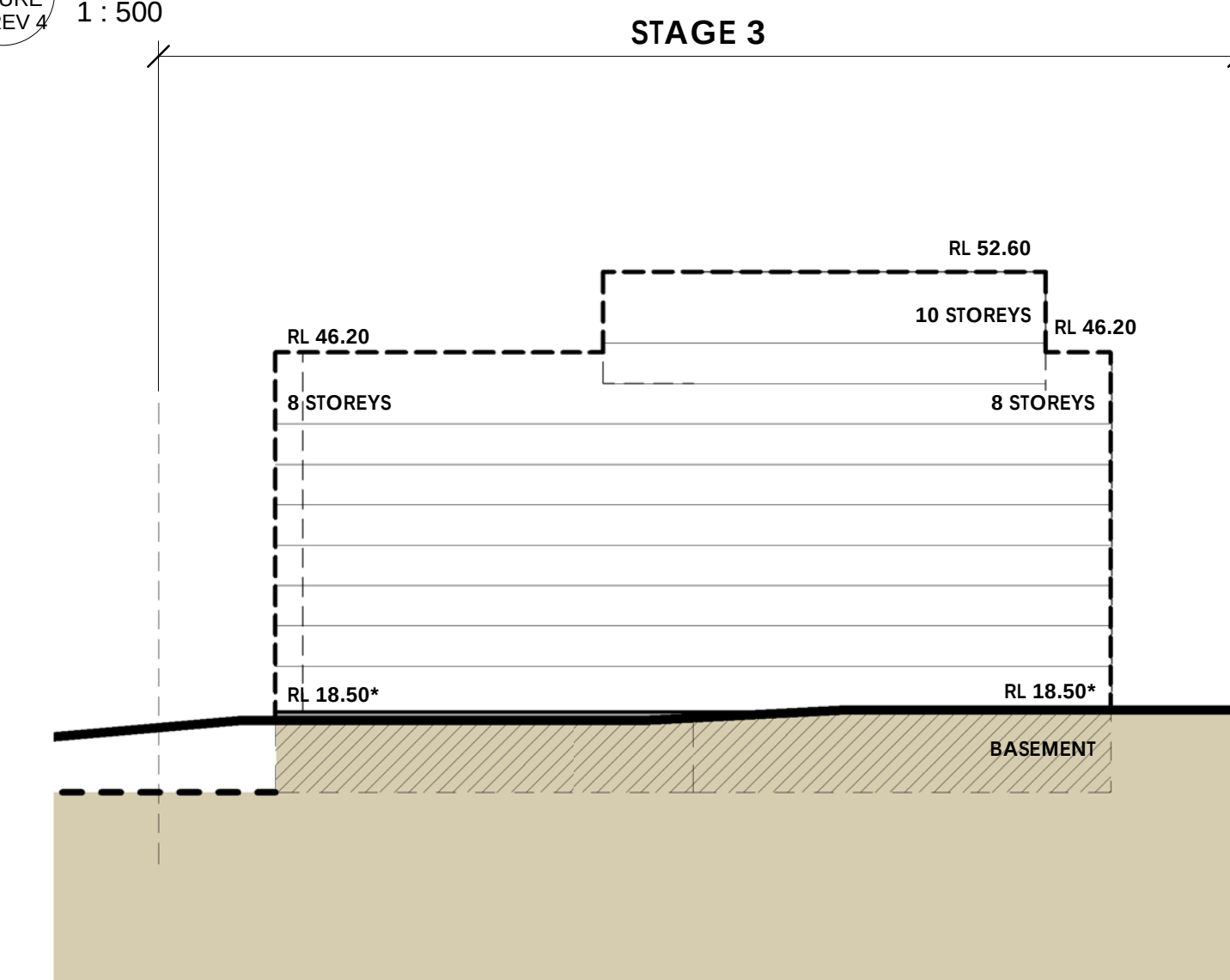
3. Elevation 2
2
FIGURE 16 REV 4
1 : 500



3. Building Envelope Plan
B
FIGURE 16 REV 4
1 : 1000



3. Rothesay Avenue
3
FIGURE 16 REV 4
1 : 500



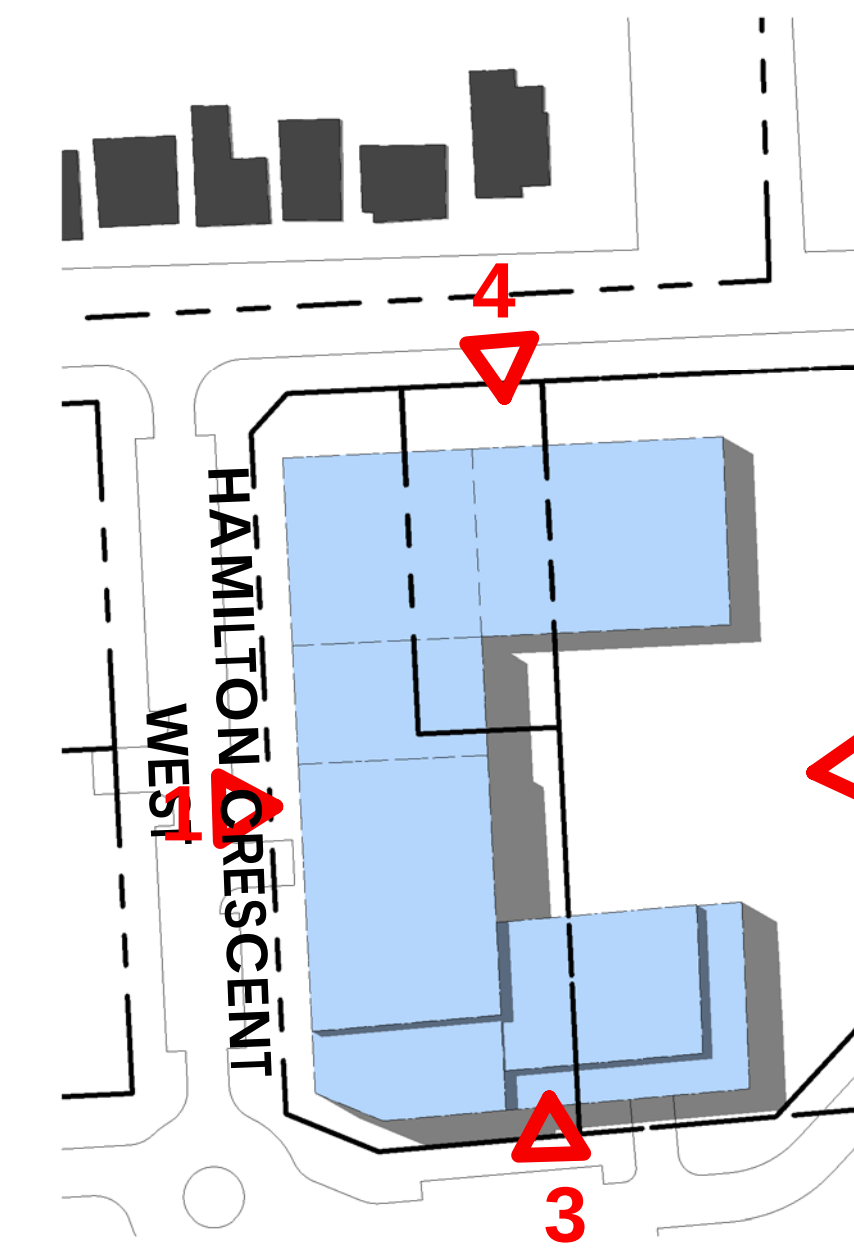
3. Nancarrow Avenue - South
4
FIGURE 16 REV 4
1 : 500

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

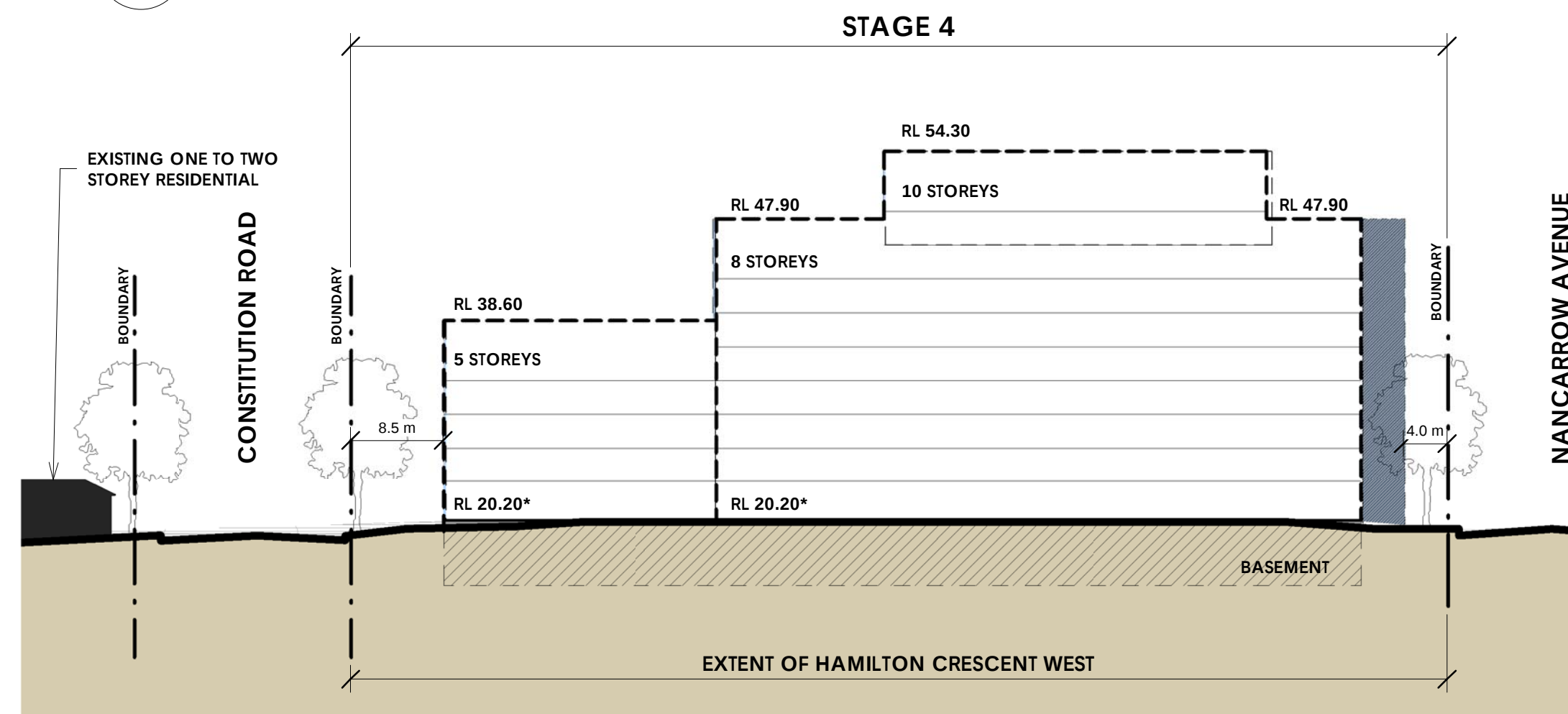
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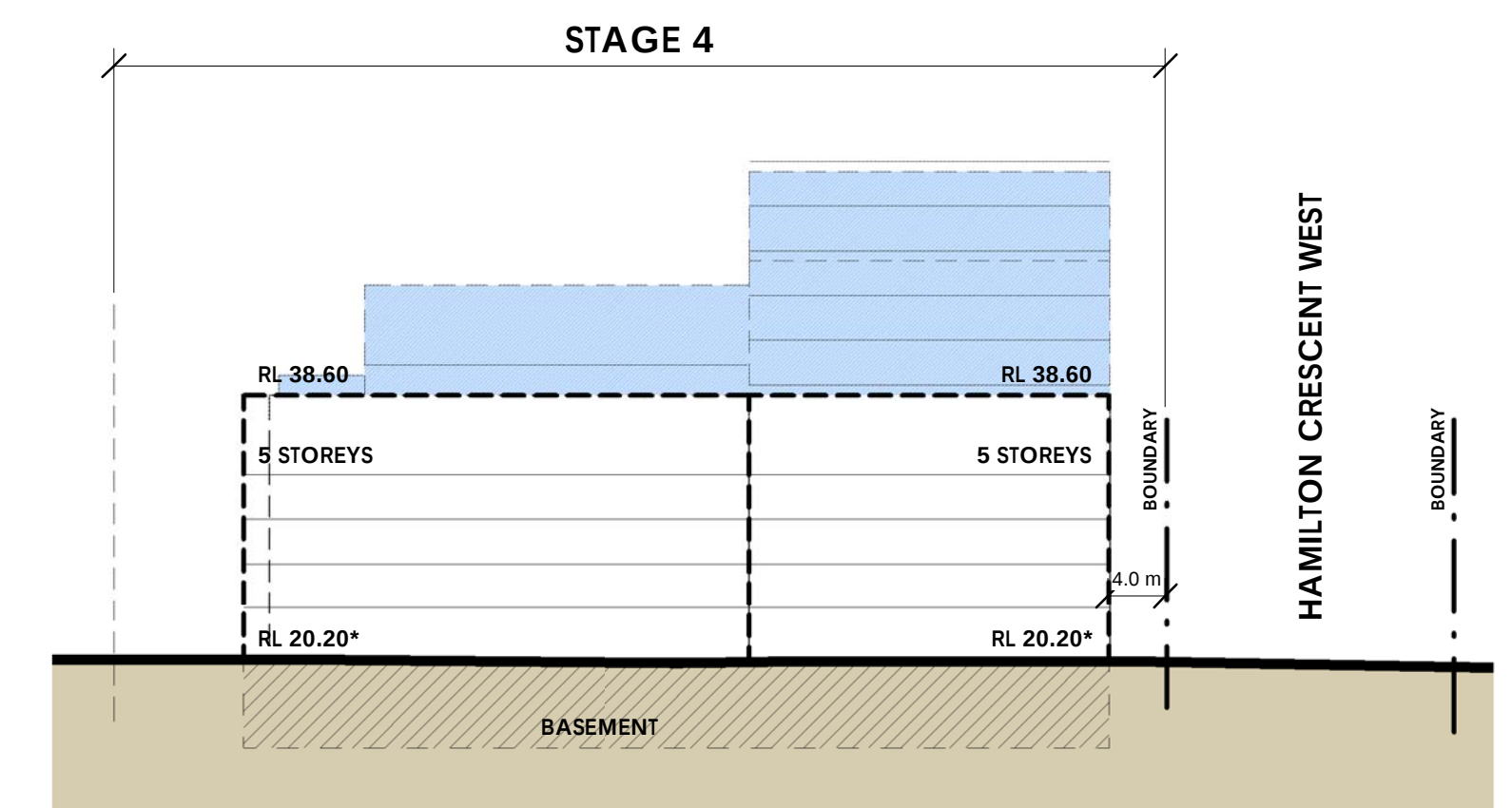
Key Plan 4
A
FIGURE
17 REV 4
1 : 2500



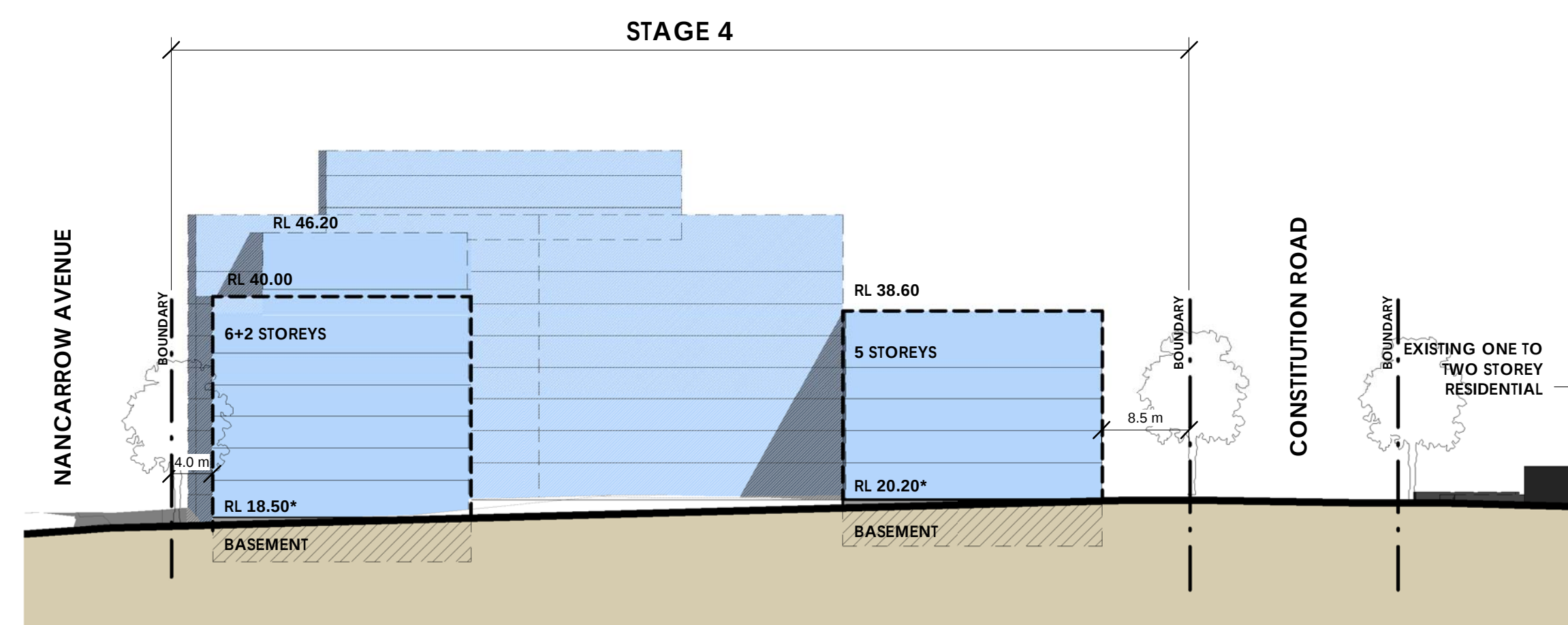
4. Building Envelope Plan
B
FIGURE
17 REV 4
1 : 1000



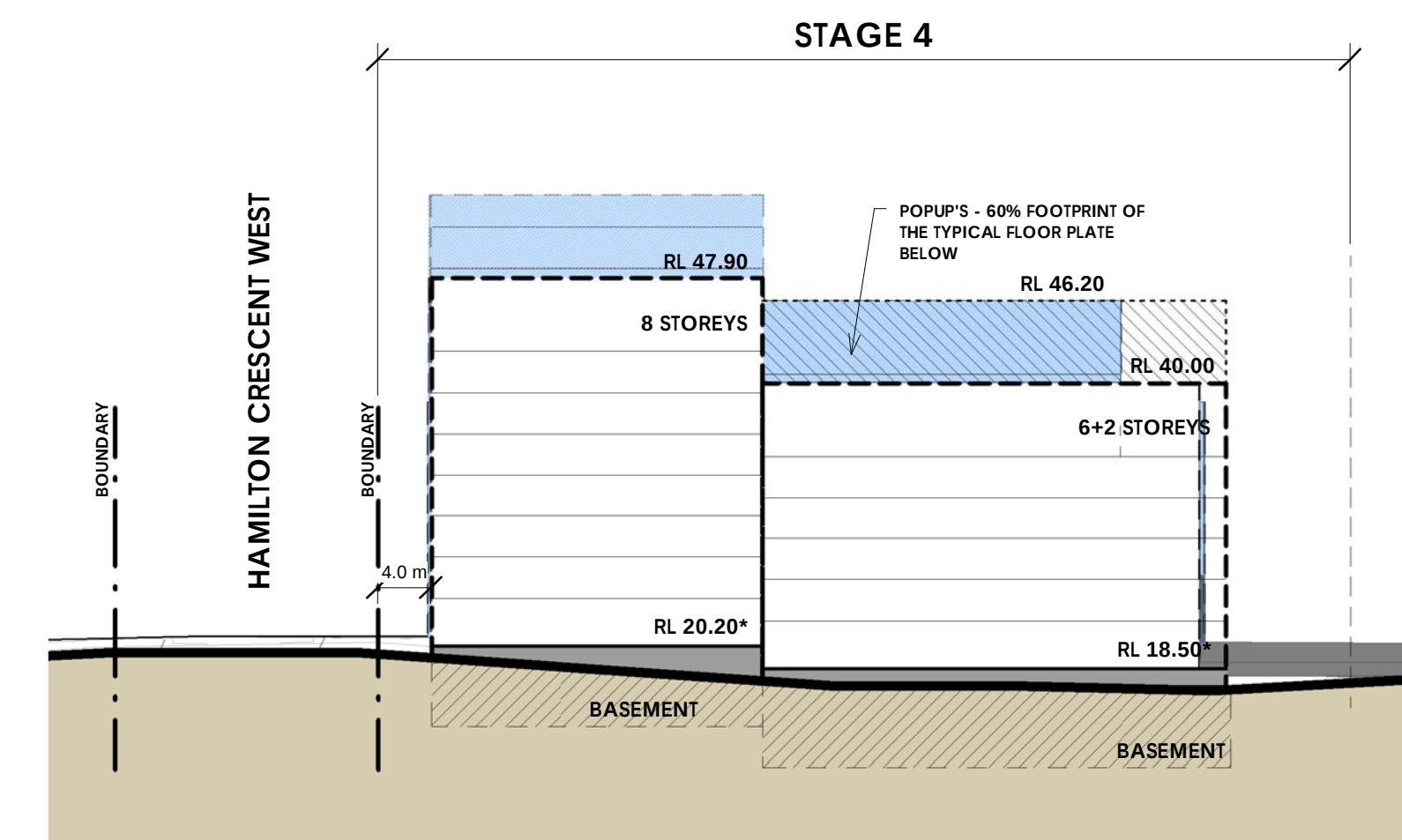
4. Hamilton Crescent - East
1
FIGURE
17 REV 4
1 : 500



4. Constitution Road
4
FIGURE
17 REV 4
1 : 500



4. Elevation 2
2
FIGURE
17 REV 4
1 : 500



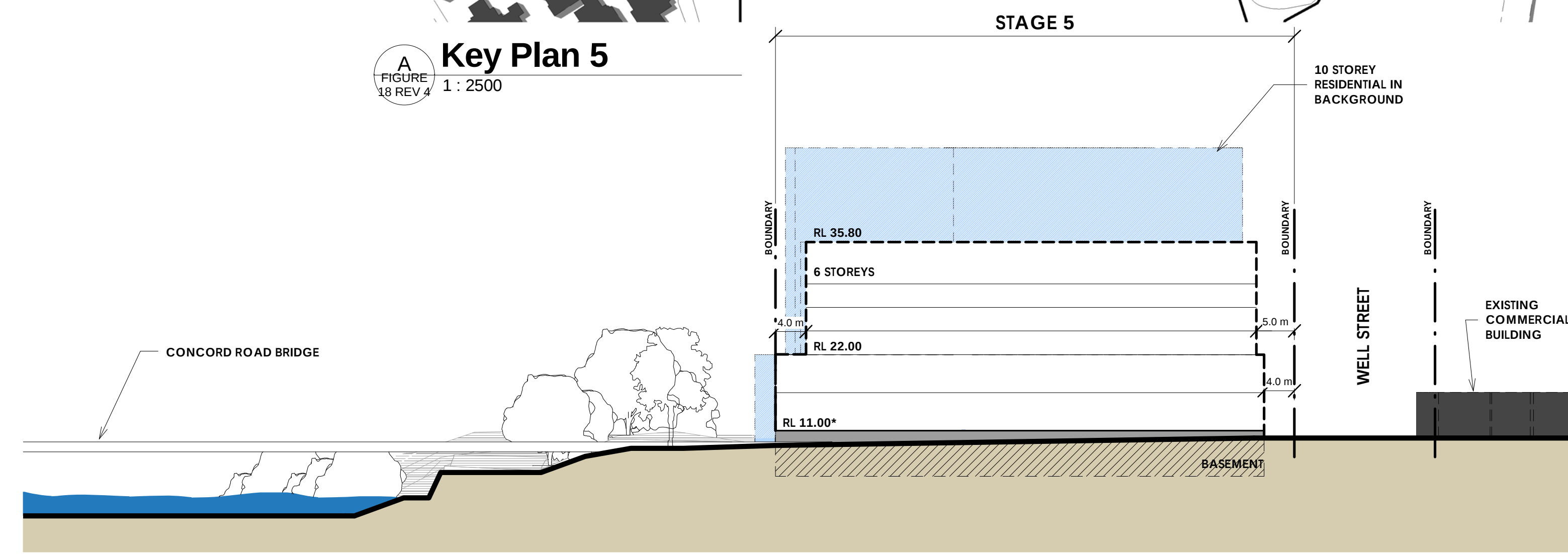
4. Nancarrow Ave - NORTH
3
FIGURE
17 REV 4
1 : 500

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

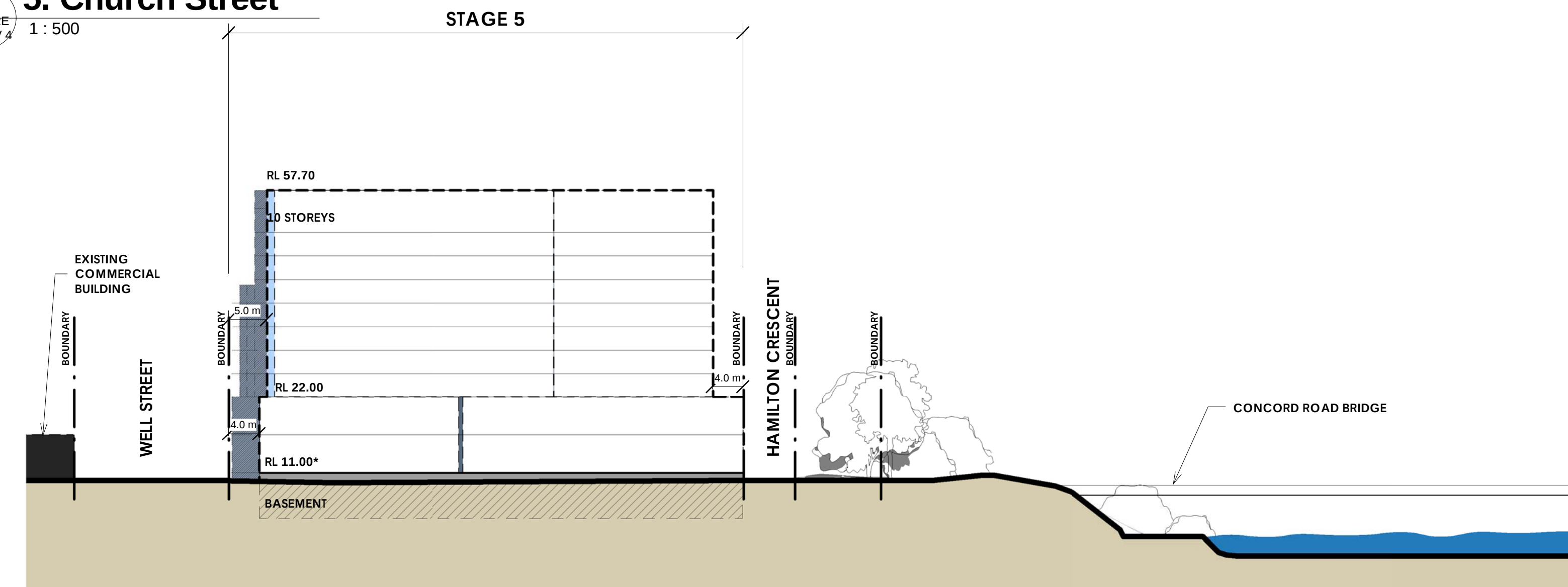
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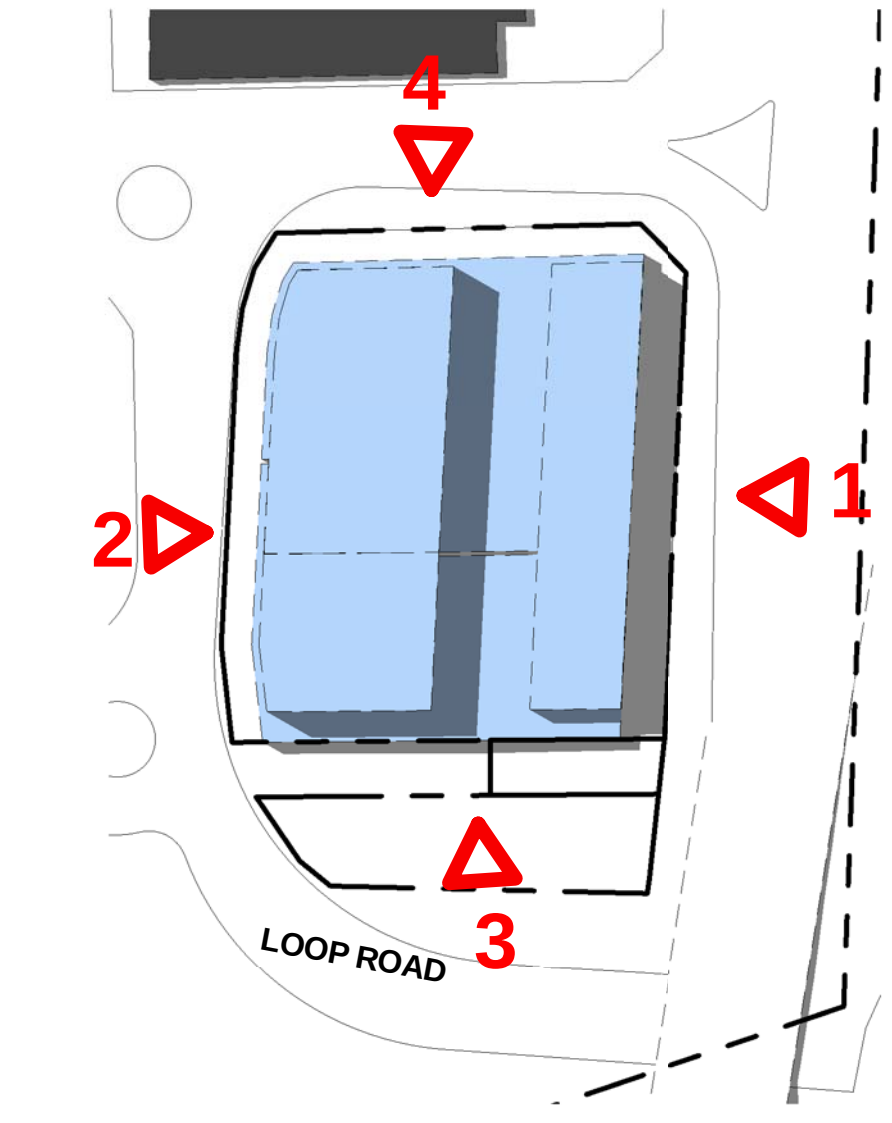
Key Plan 5
A
FIGURE 18 REV 4
1 : 2500



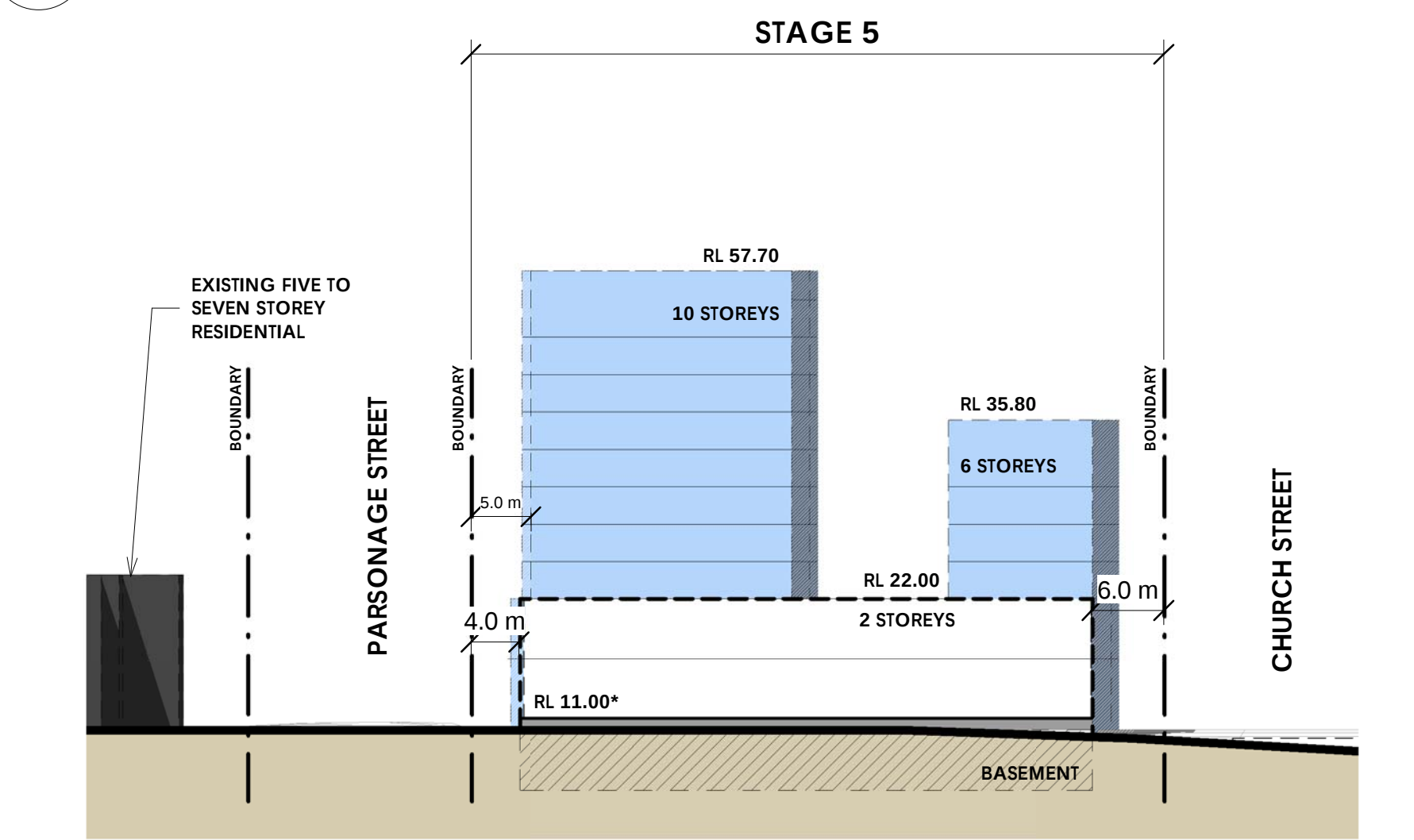
1. Church Street
1
FIGURE 18 REV 4
1 : 500



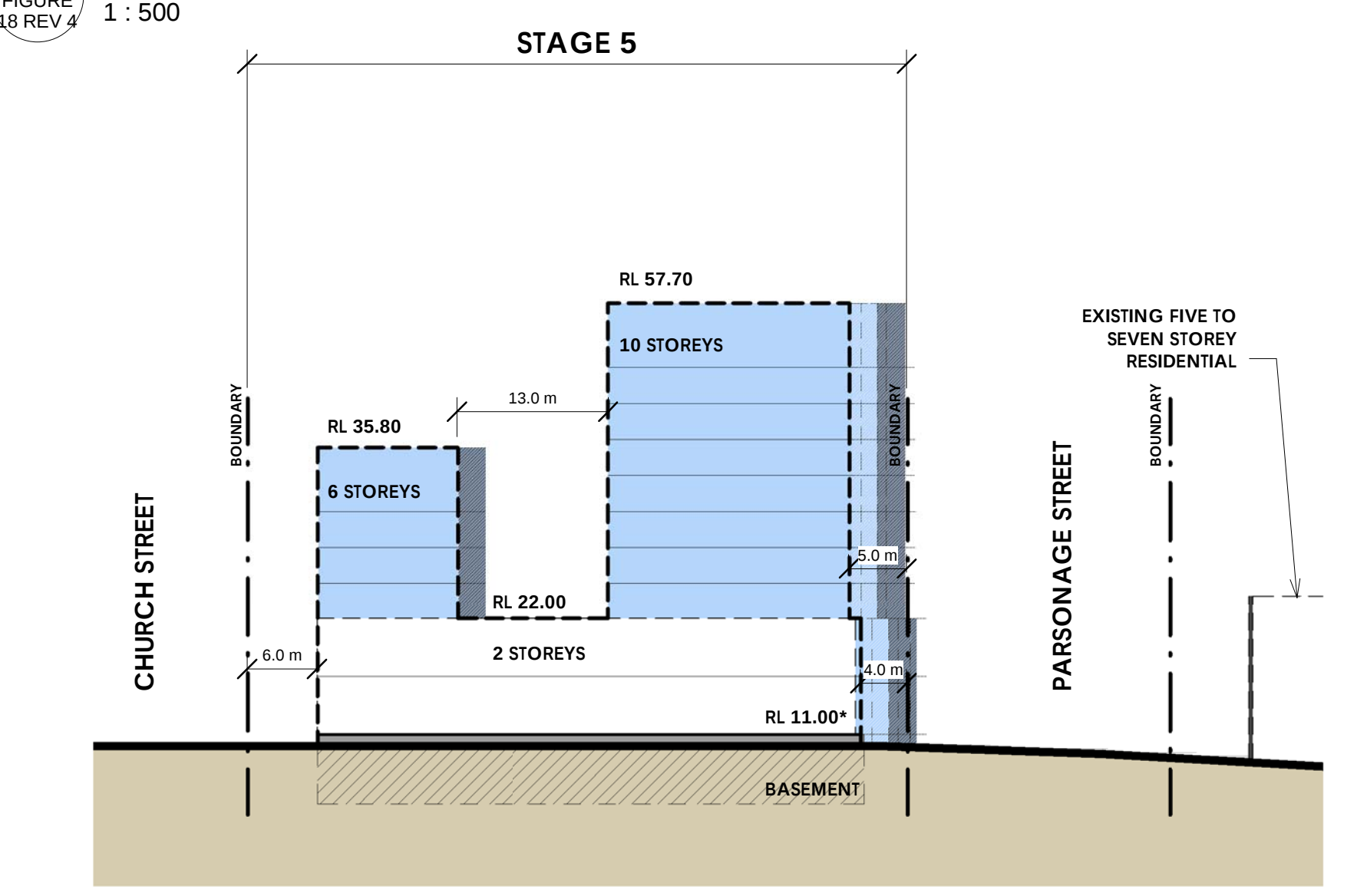
2. Parsonage Street
2
FIGURE 18 REV 4
1 : 500



5. Building Envelope Plan
B
FIGURE 18 REV 4
1 : 1000



3. Elevation 3
3
FIGURE 18 REV 4
1 : 500



4. Well Street
4
FIGURE 18 REV 4
1 : 500

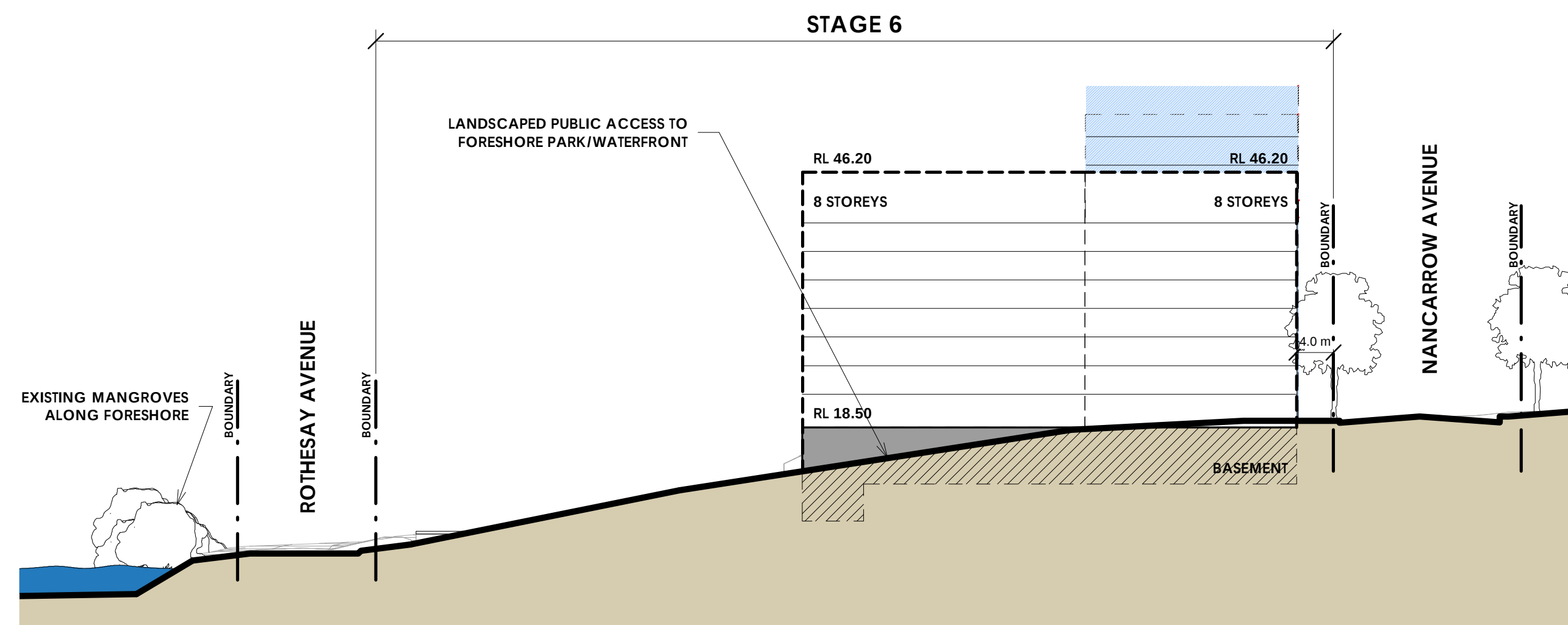
NOTE: SCALED TO A1 SIZE SHEET. * ASSUMED GROUND RL AS PER METHOD OF DEFINING HEIGHT (PG 33, Fig 12)



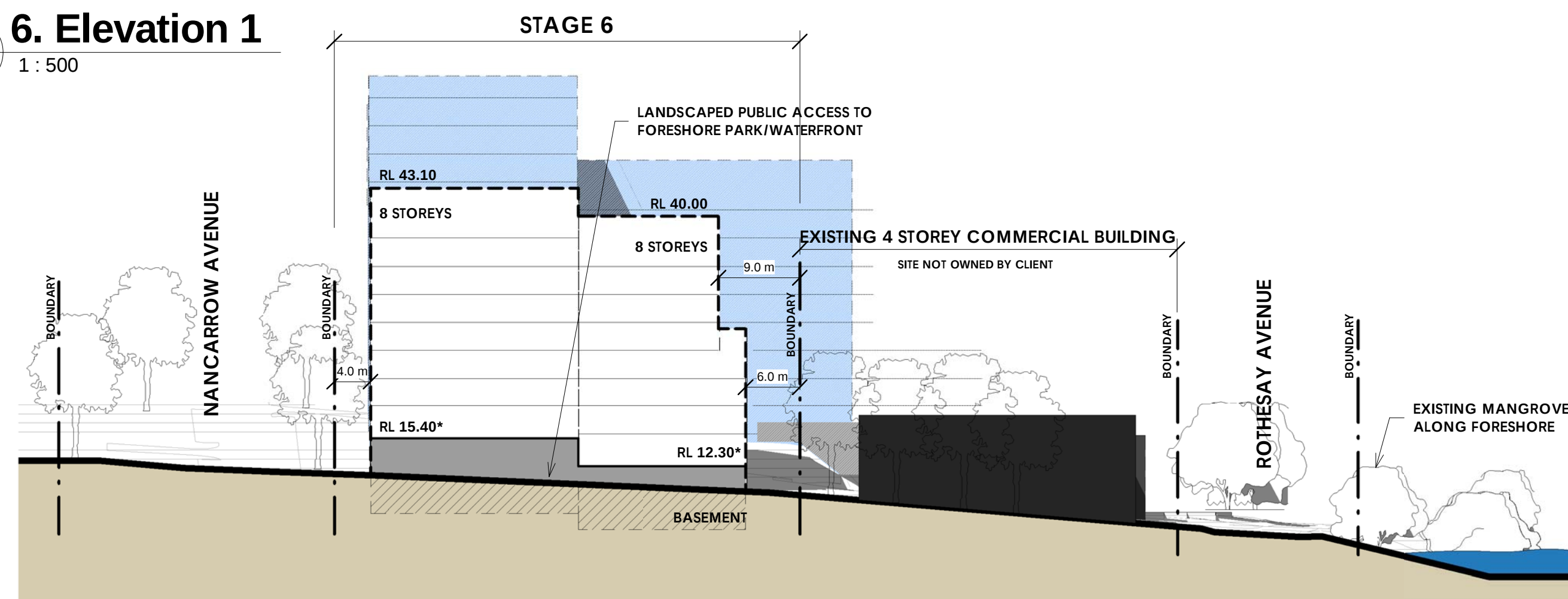
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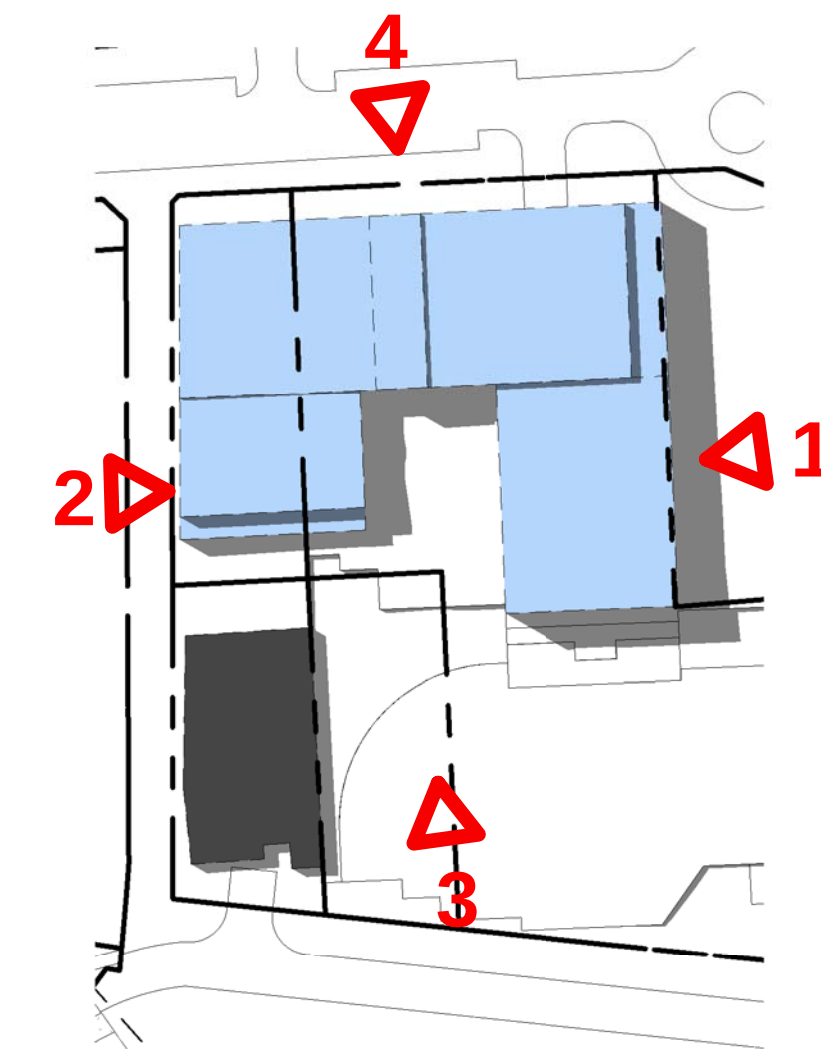
Key Plan 6
A
FIGURE 19 REV 4
1 : 2500



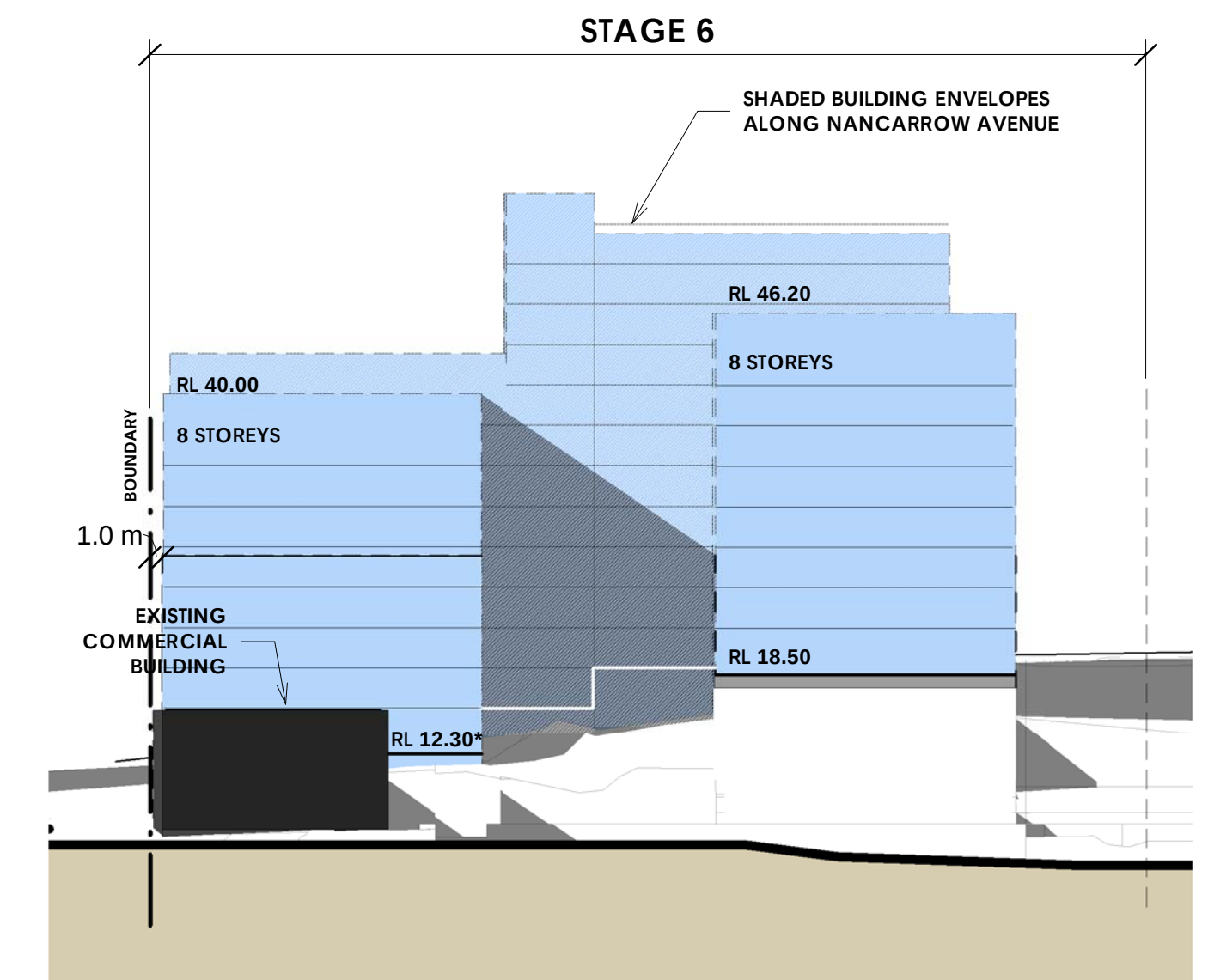
6. Elevation 1
1
FIGURE 19 REV 4
1 : 500



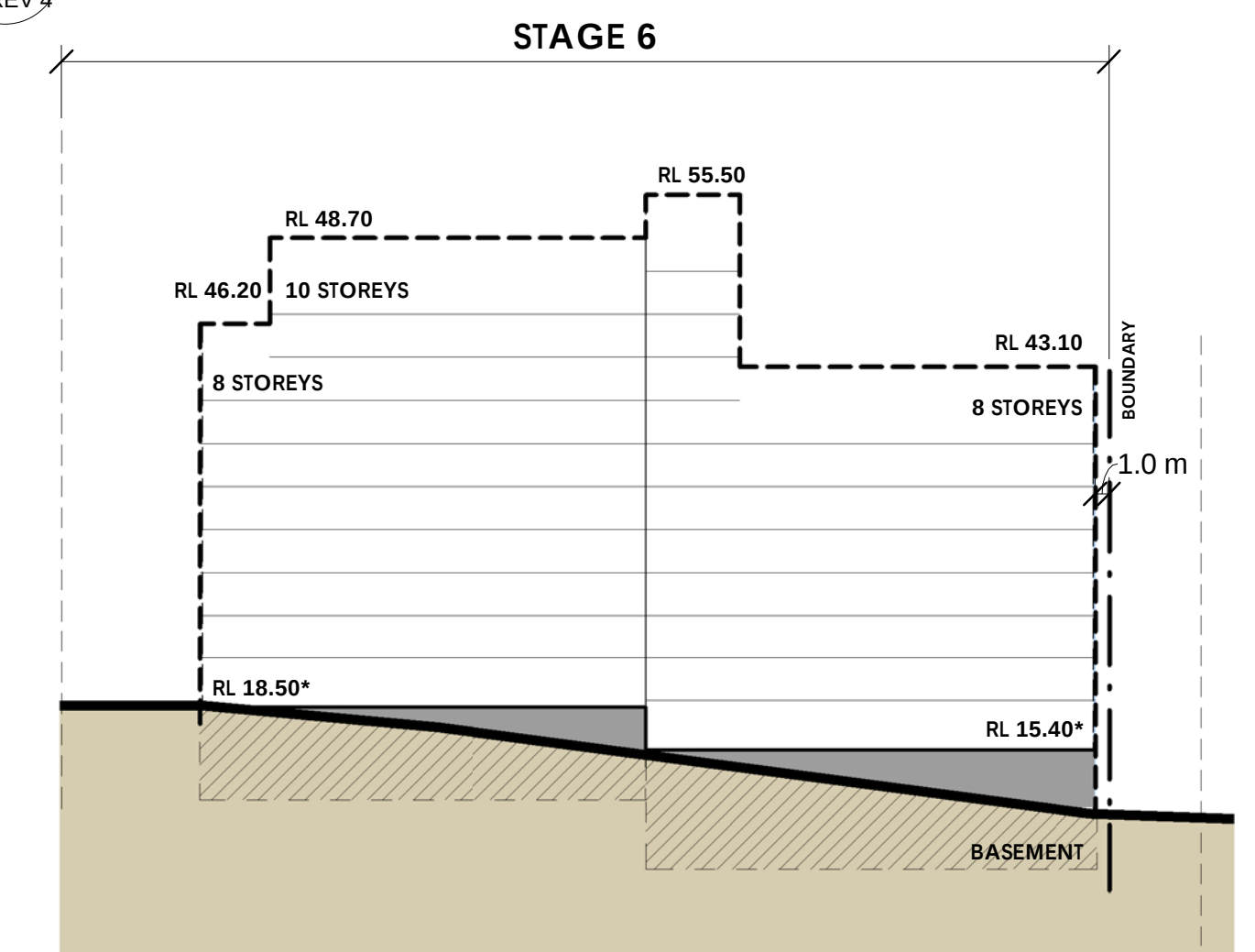
6. Elevation 2
2
FIGURE 19 REV 4
1 : 500



6. Building Envelope Plan
B
FIGURE 19 REV 4
1 : 1000



6. Rothesay Avenue
3
FIGURE 19 REV 4
1 : 500



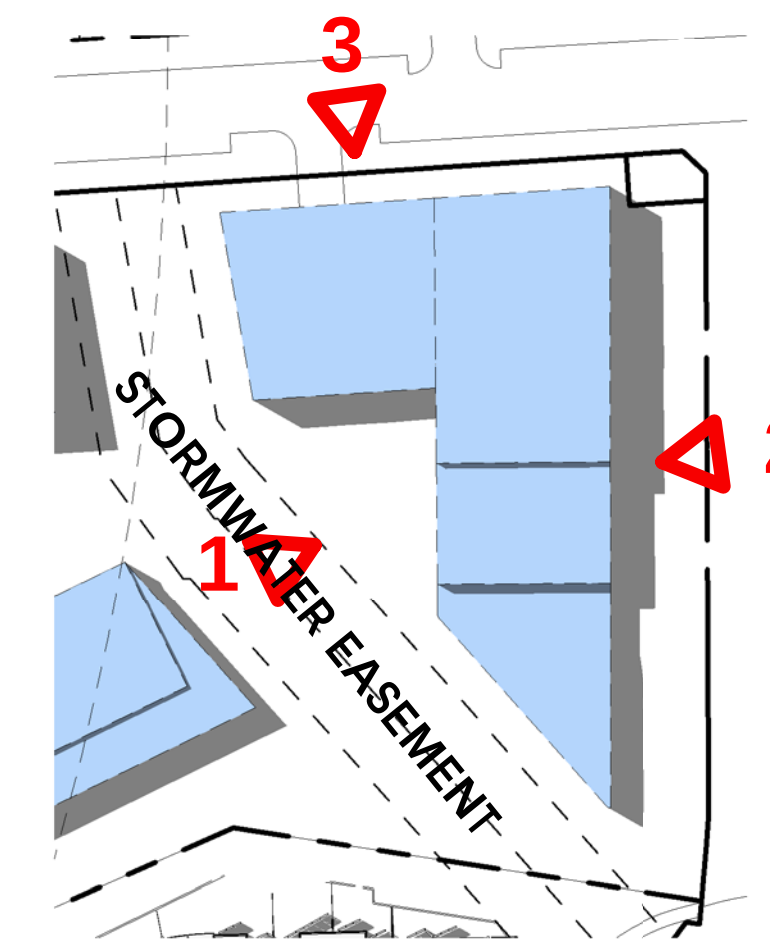
6. Nancarrow Avenue - South
4
FIGURE 19 REV 4
1 : 500

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

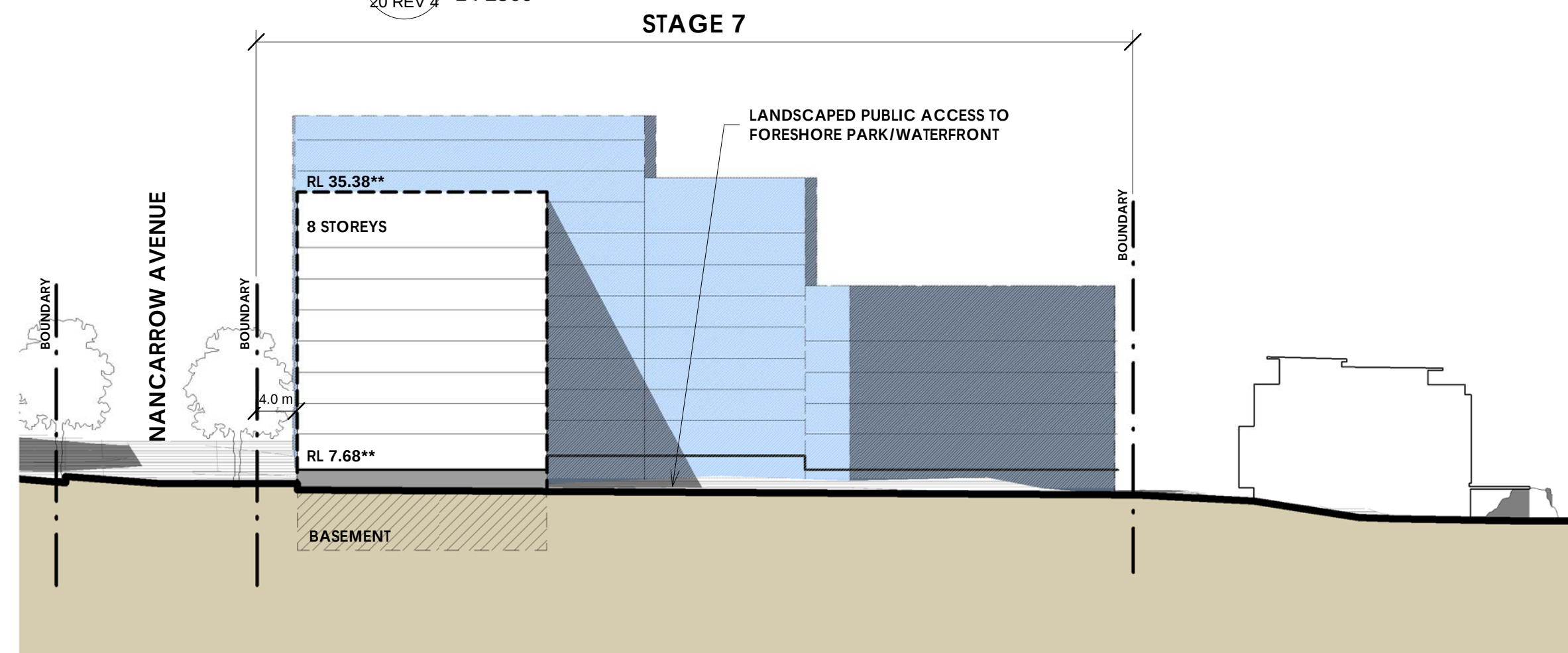
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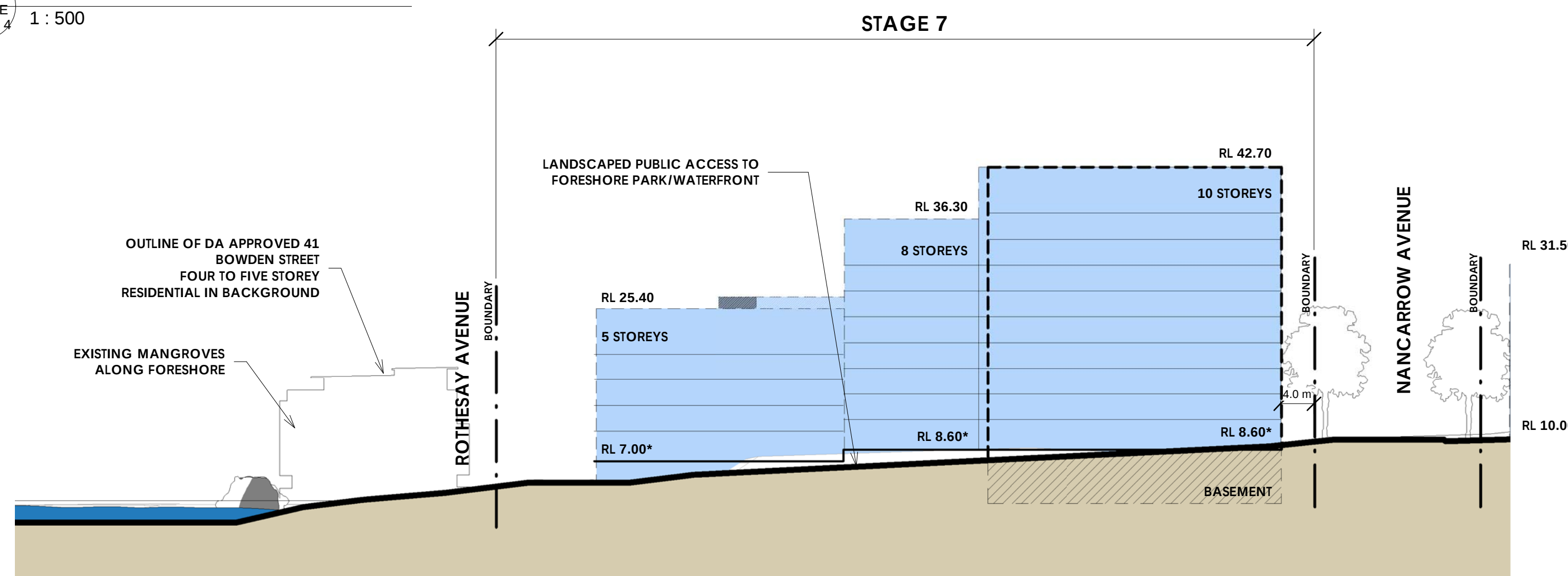
Key Plan 7
A
FIGURE 20 REV 4
1 : 2500



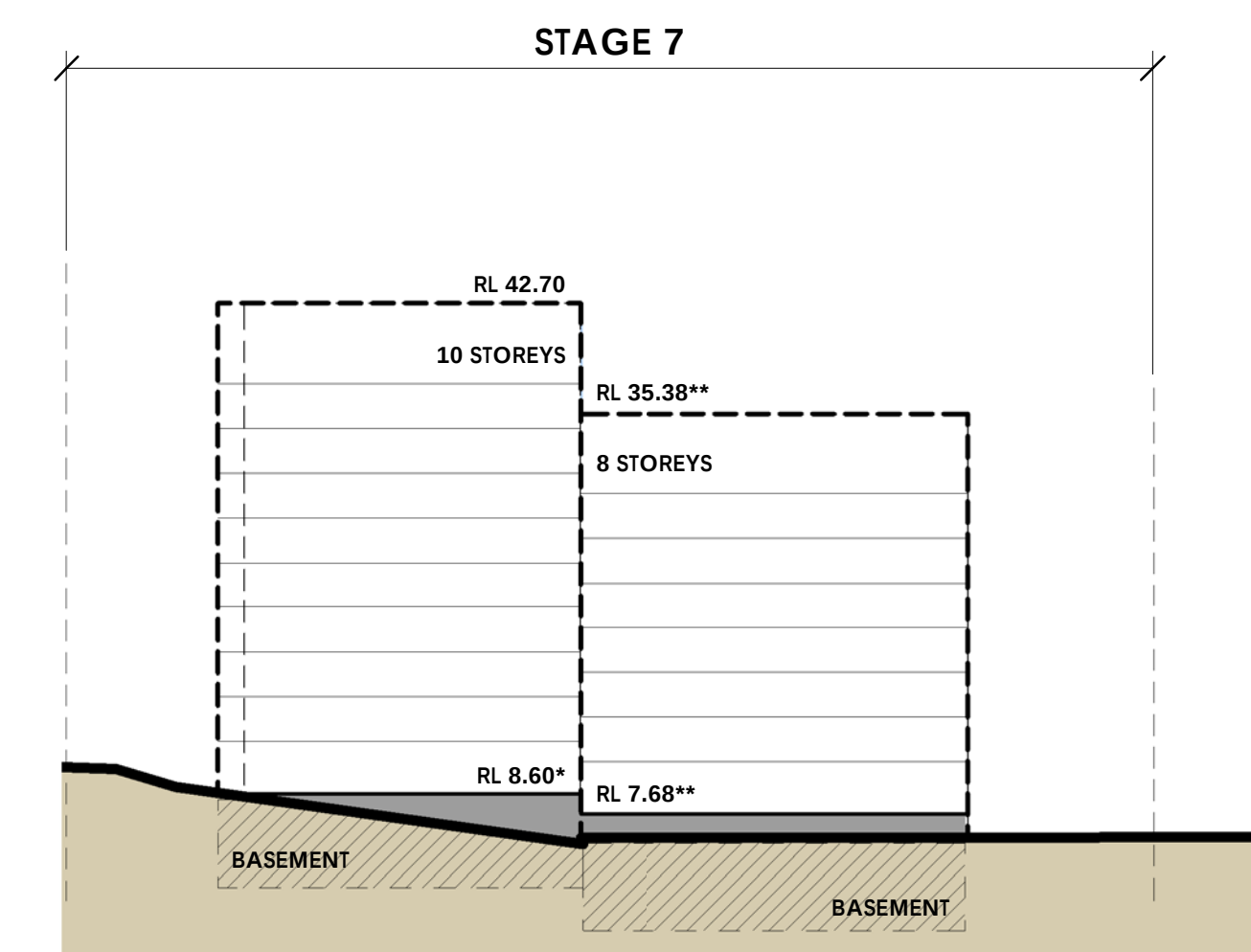
7. Building Envelope Plan
B
FIGURE 20 REV 4
1 : 1000



7. Elevation 1
1
FIGURE 20 REV 4
1 : 500



7. Elevation 2
2
FIGURE 20 REV 4
1 : 500



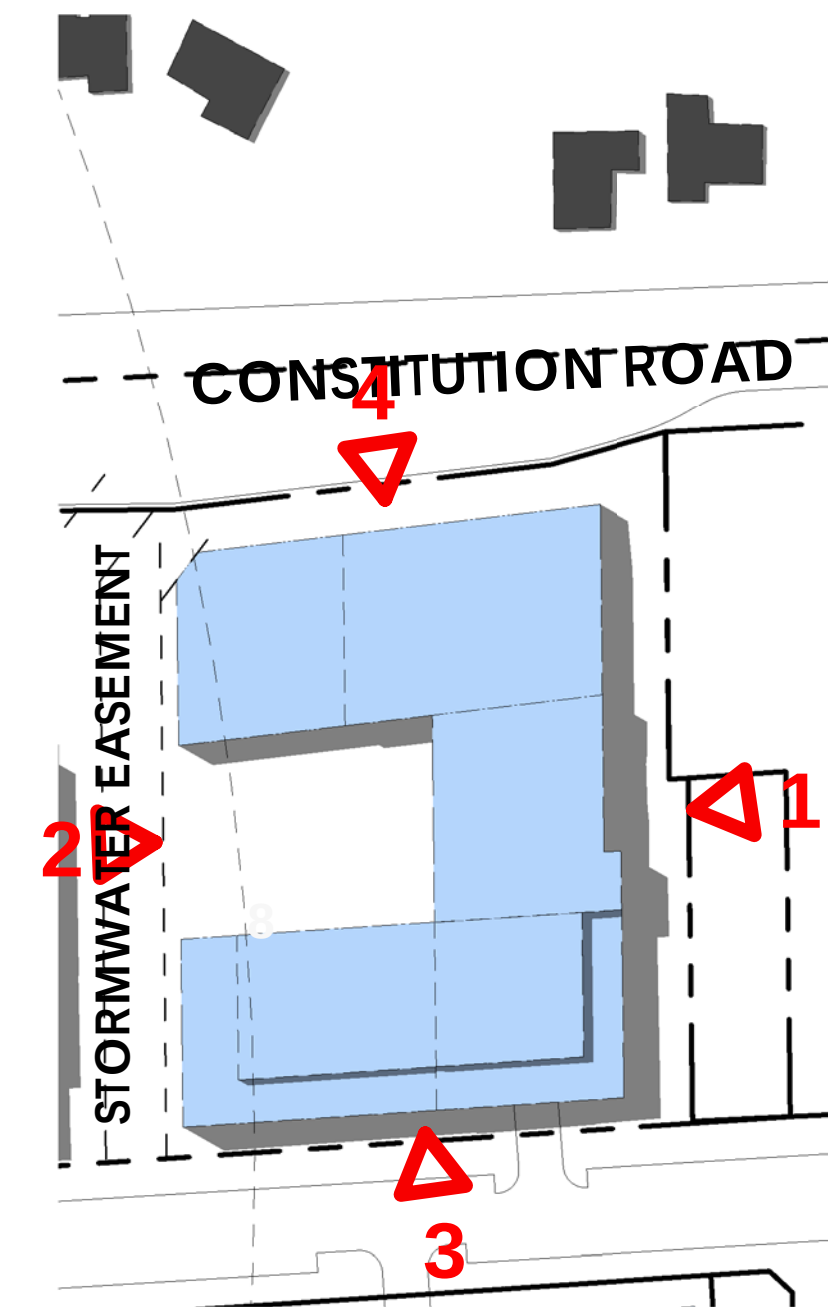
7. Nancarrow Avenue - South
3
FIGURE 20 REV 4
1 : 500

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)

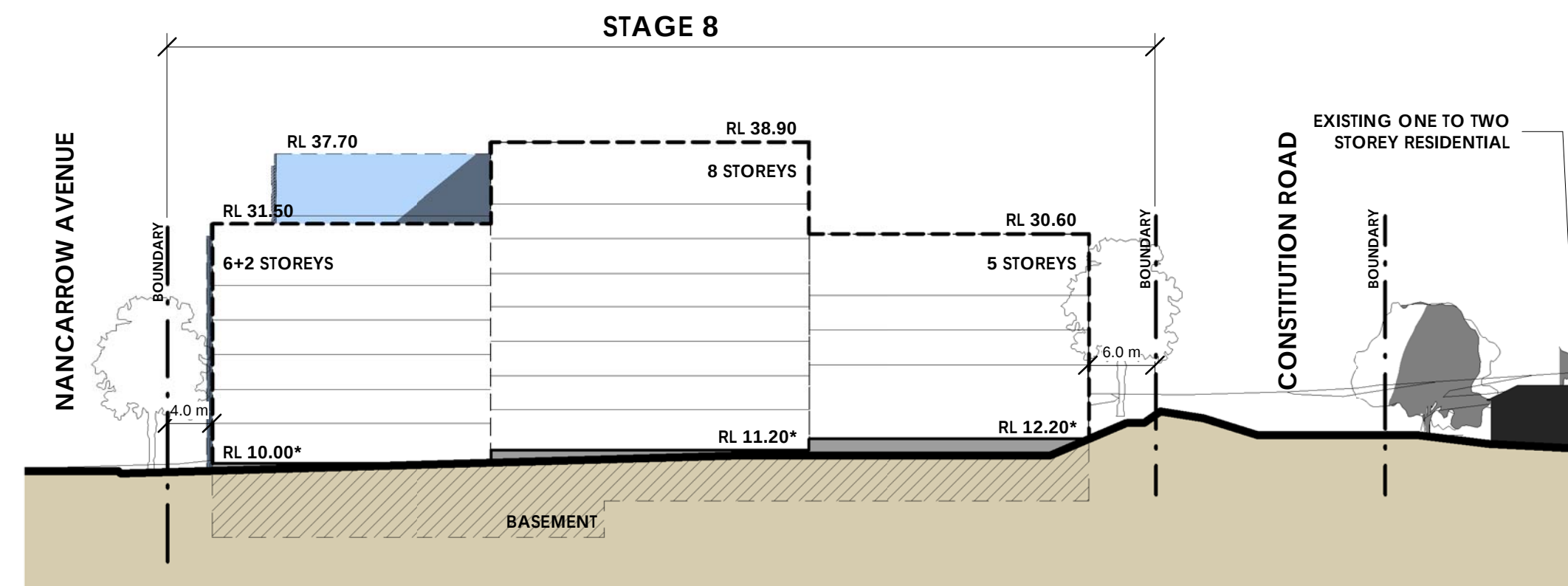
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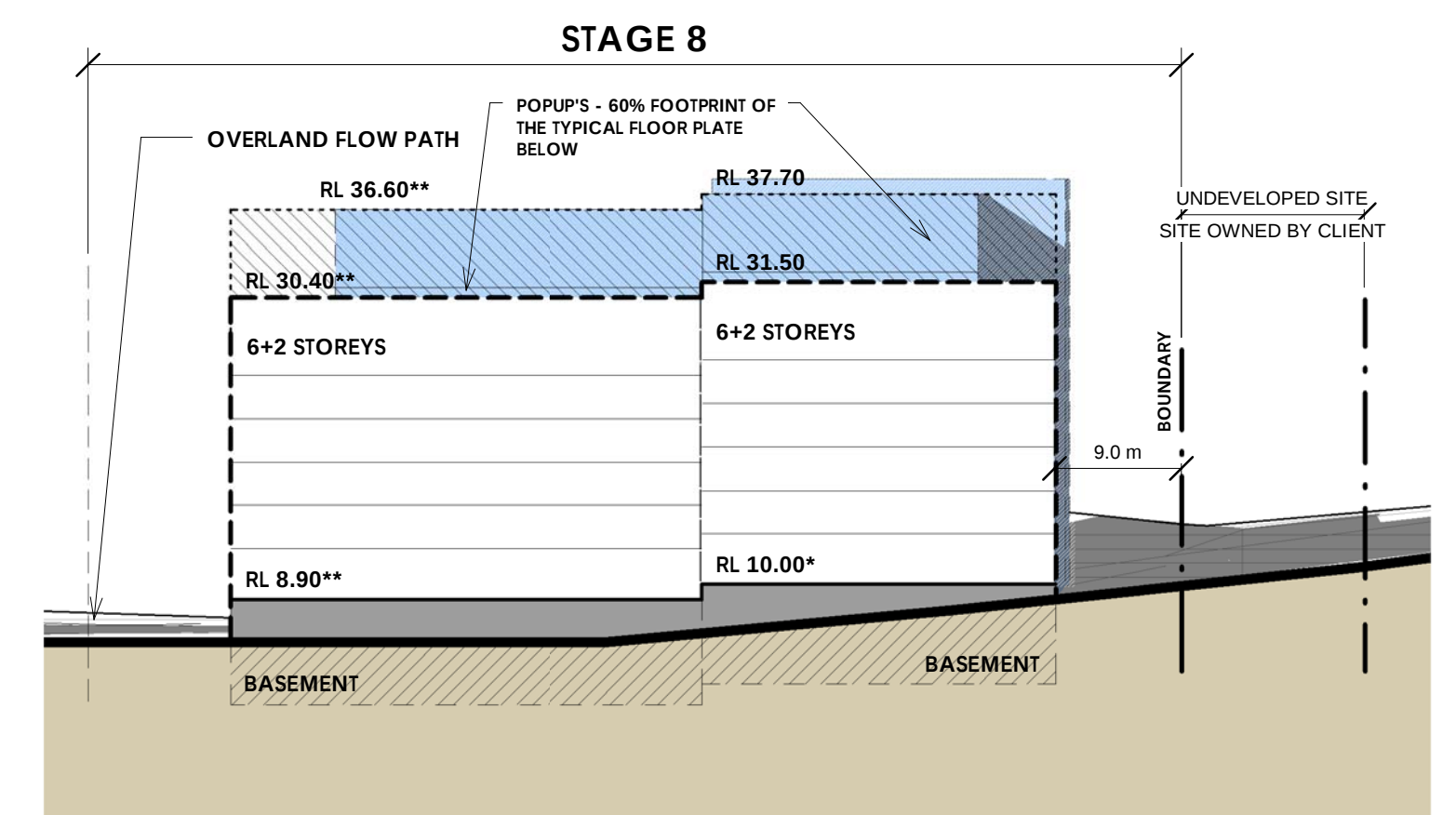
Key Plan 8
FIGURE 21 REV 5
1 : 2500



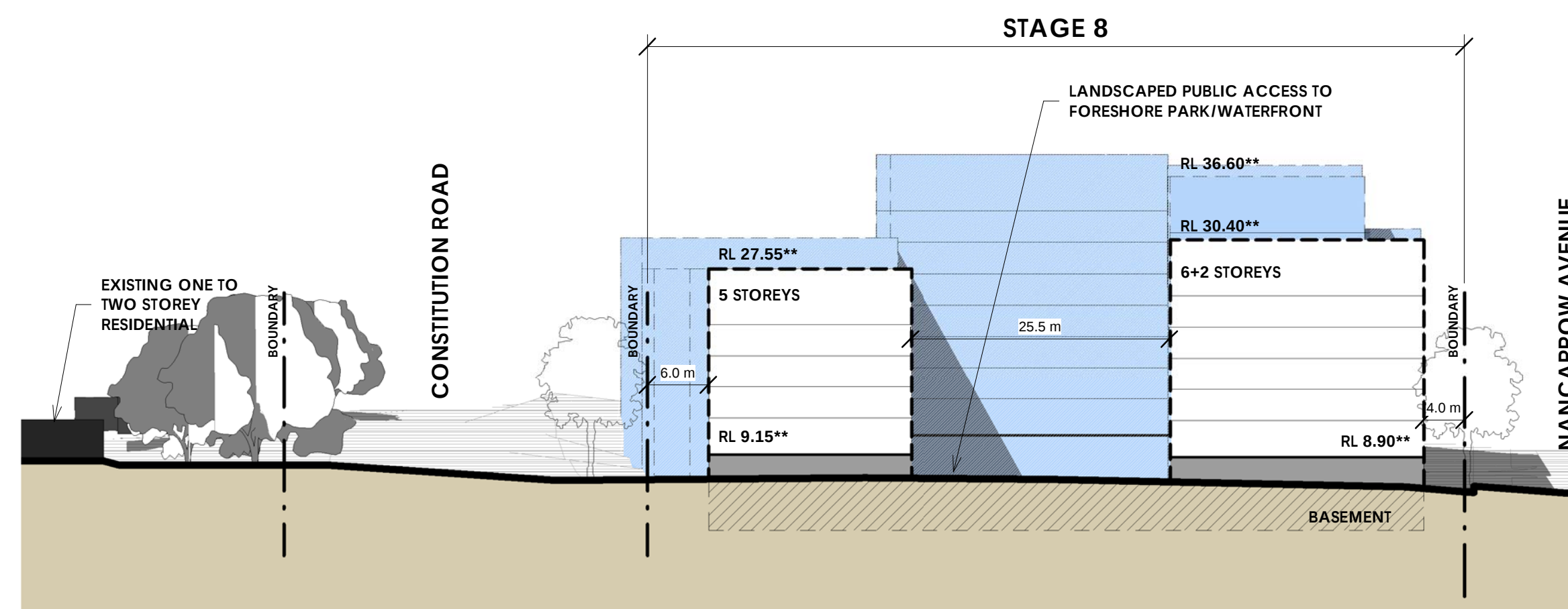
8. Building Envelope Plan
FIGURE 21 REV 5
1 : 1000



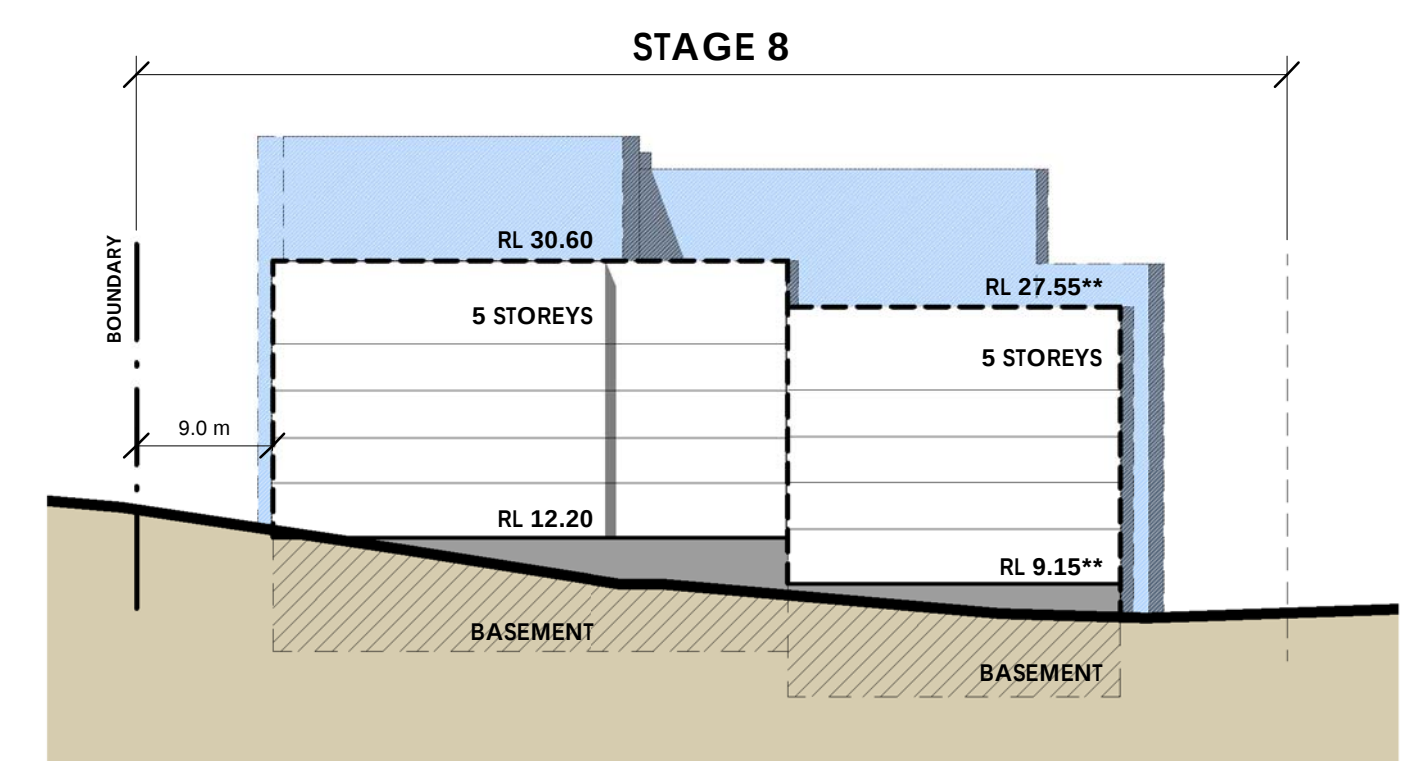
8. Elevation 1
FIGURE 21 REV 5
1 : 500



8. Street elevation - Nancarrow Ave - NORTH
FIGURE 21 REV 5
1 : 500



8. Elevation 2
FIGURE 21 REV 5
1 : 500



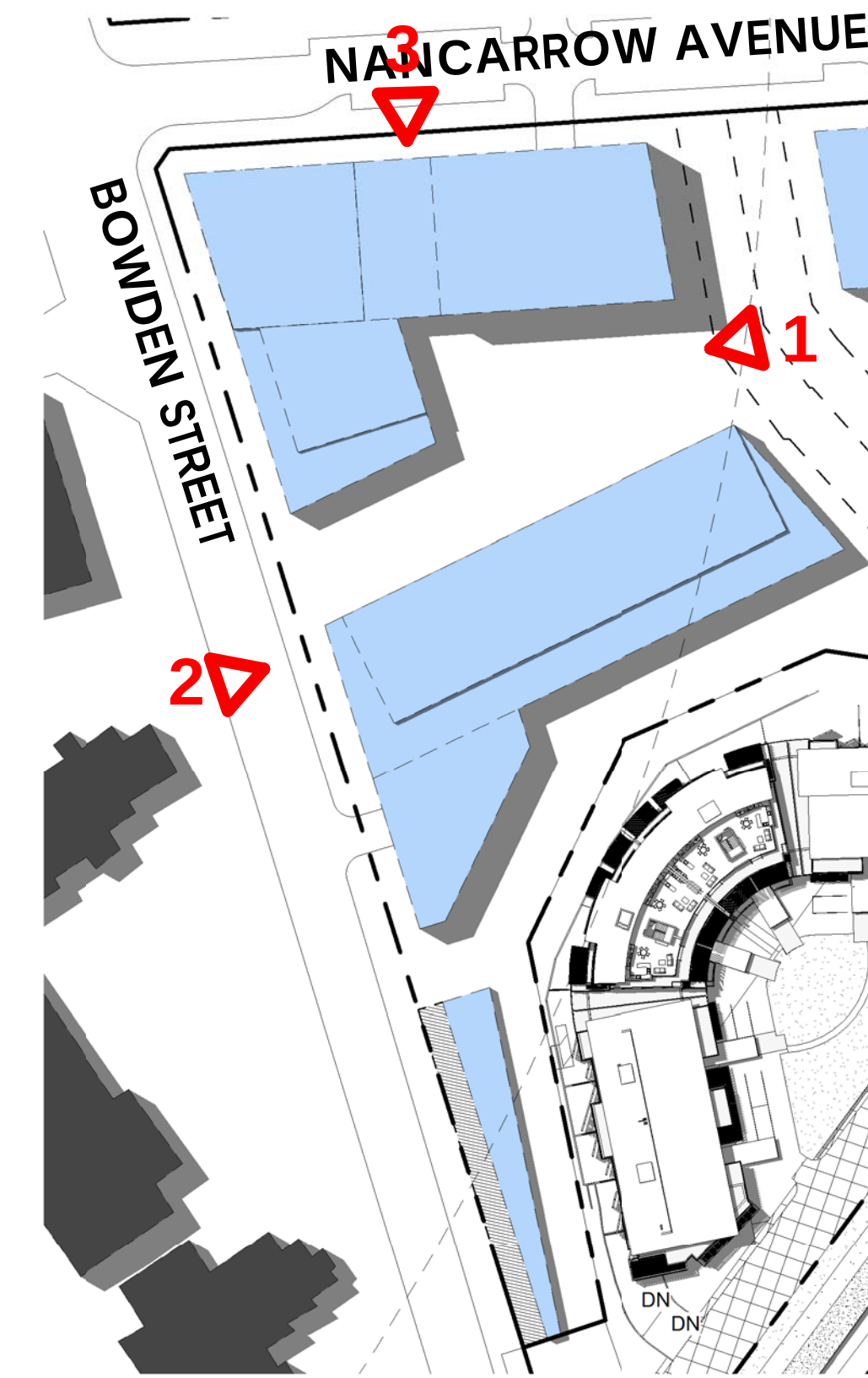
8. Constitution Road
FIGURE 21 REV 5
1 : 500

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)

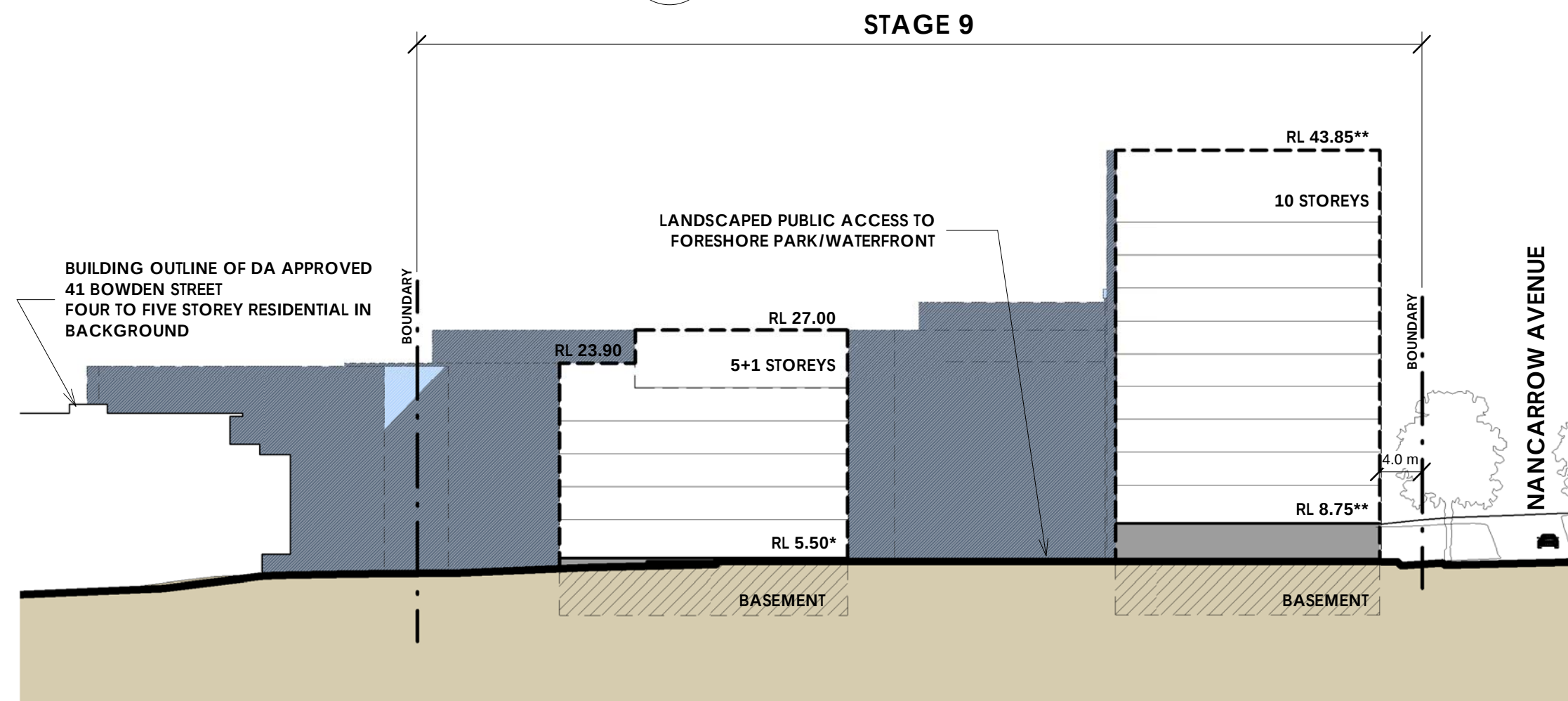
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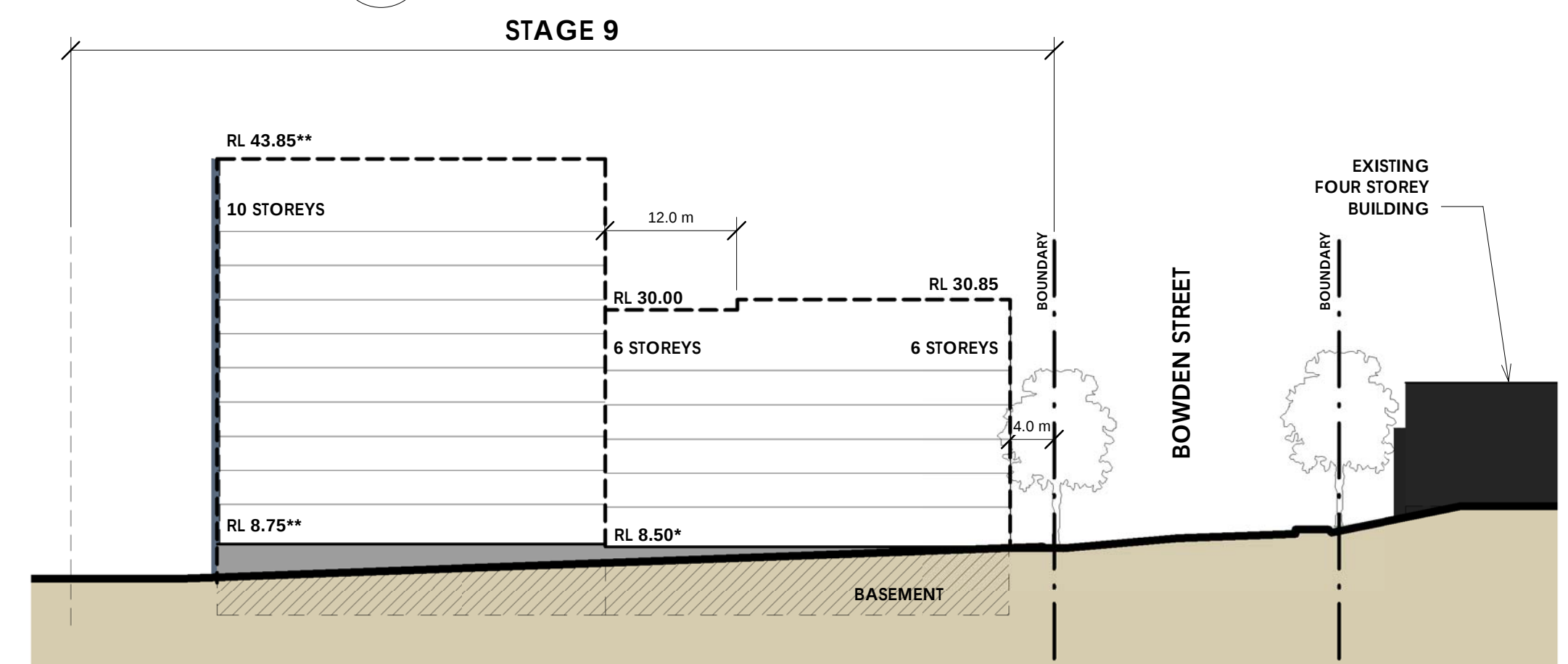
Key Plan 9
FIGURE 22 REV 4
1 : 2500



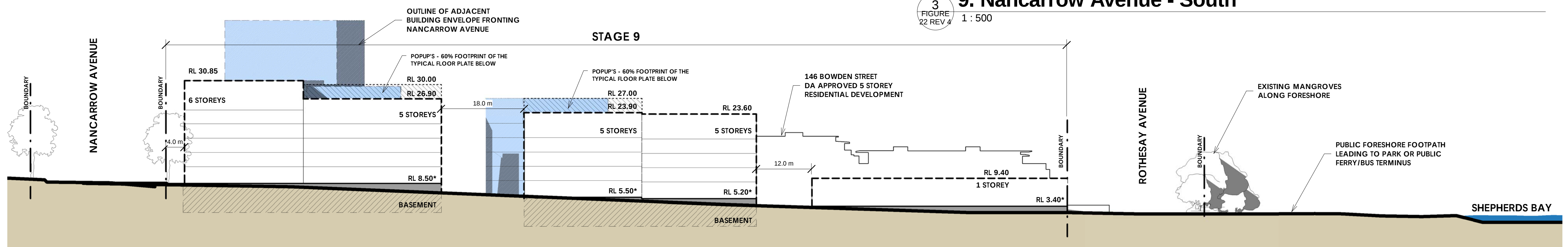
9. Building Envelope Plan
FIGURE 22 REV 4
1 : 1000



9. Elevation 1
FIGURE 22 REV 4
1 : 500



9. Nancarrow Avenue - South
FIGURE 22 REV 4
1 : 500



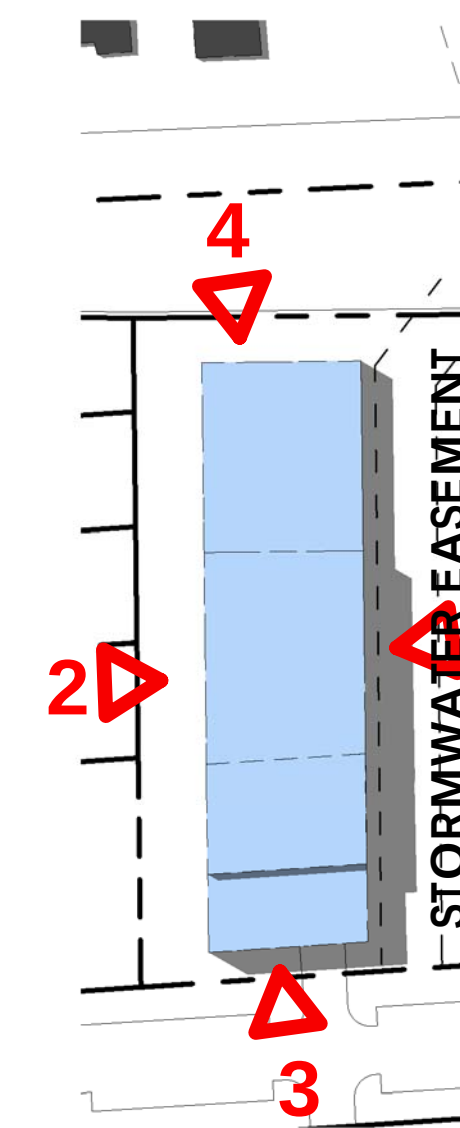
9. Bowden Street
FIGURE 22 REV 4
1 : 500

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)

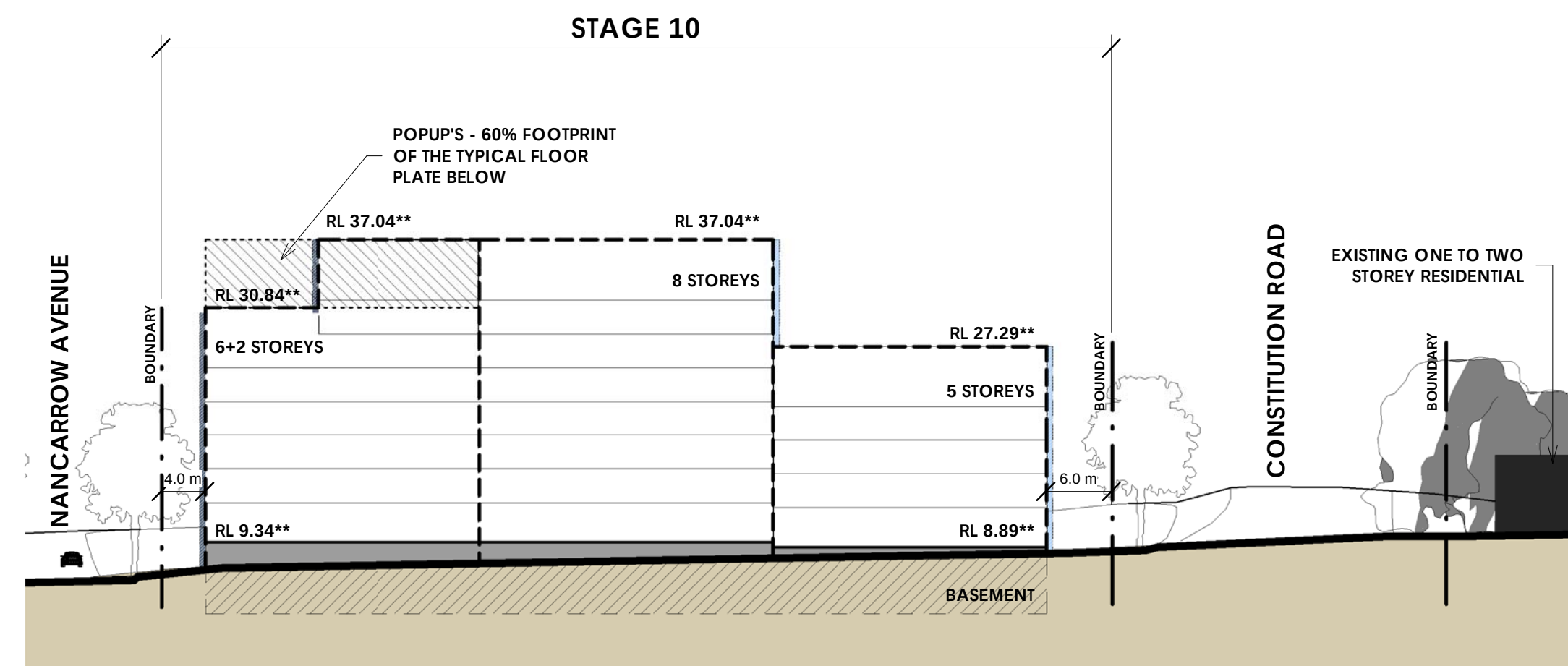
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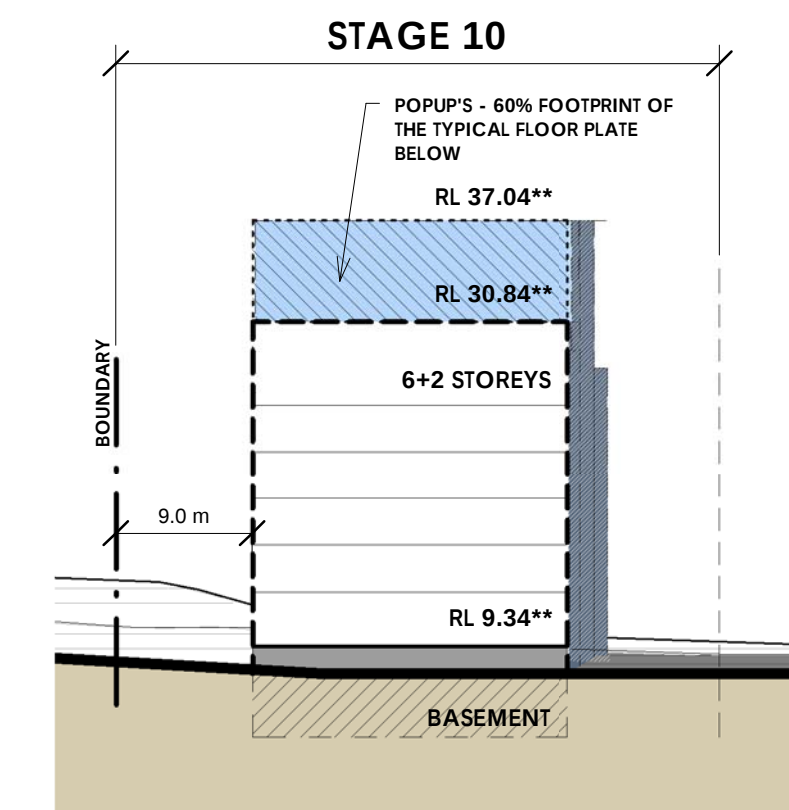
Key Plan 10
FIGURE 23 REV 4
1 : 2500



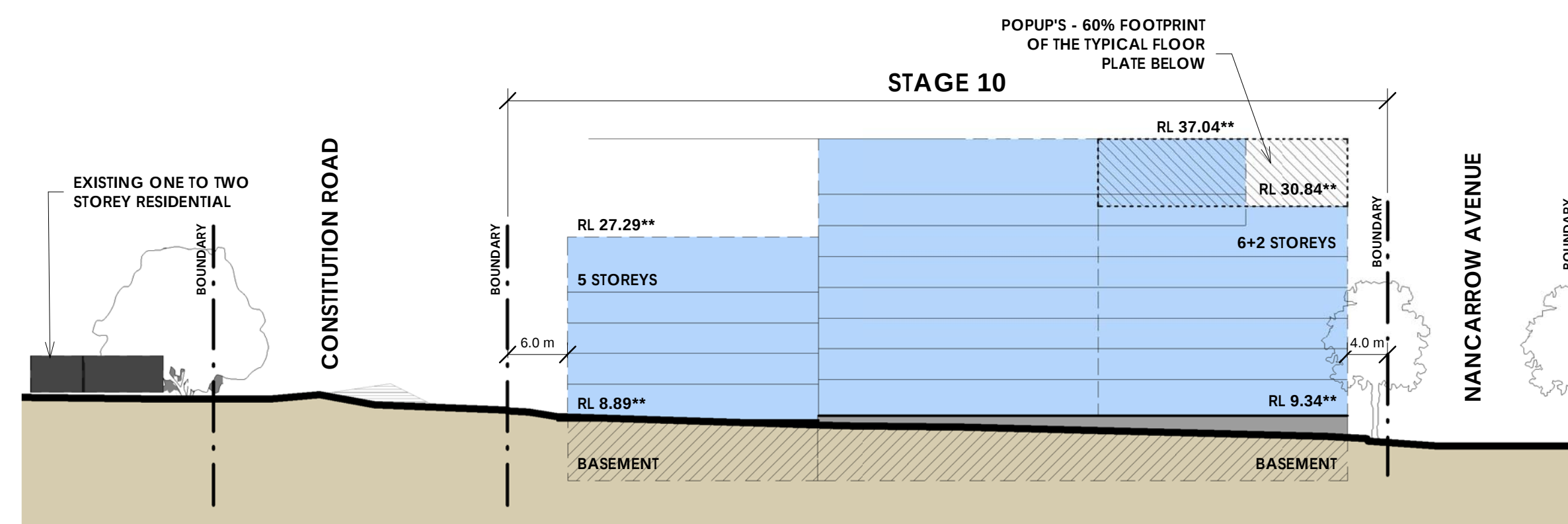
10. Building Envelope Plan
FIGURE 23 REV 4
1 : 1000



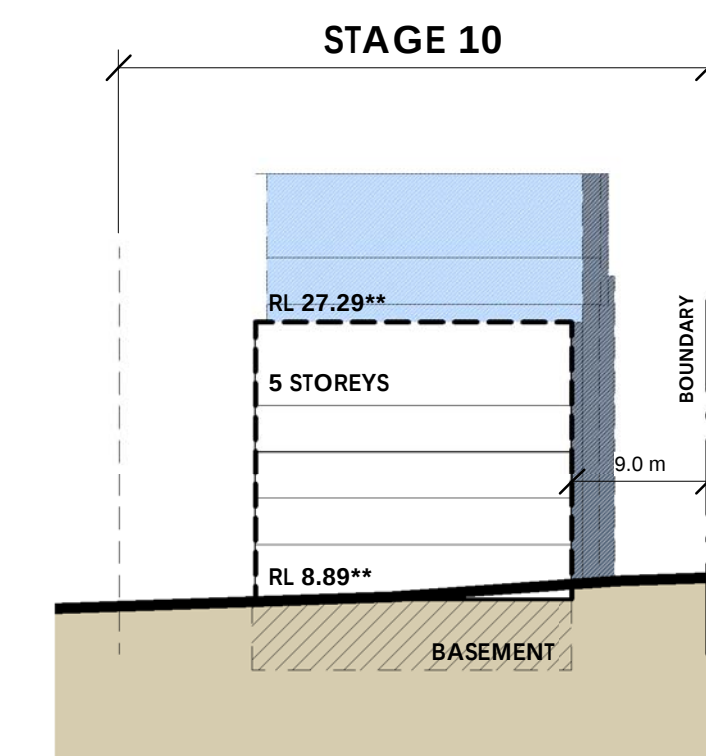
10. Elevation 1
FIGURE 23 REV 4
1 : 500



10. Nancarrow Ave - NORTH
FIGURE 23 REV 4
1 : 500



10. Elevation 2
FIGURE 23 REV 4
1 : 500



10. Constitution Road
FIGURE 23 REV 4
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)