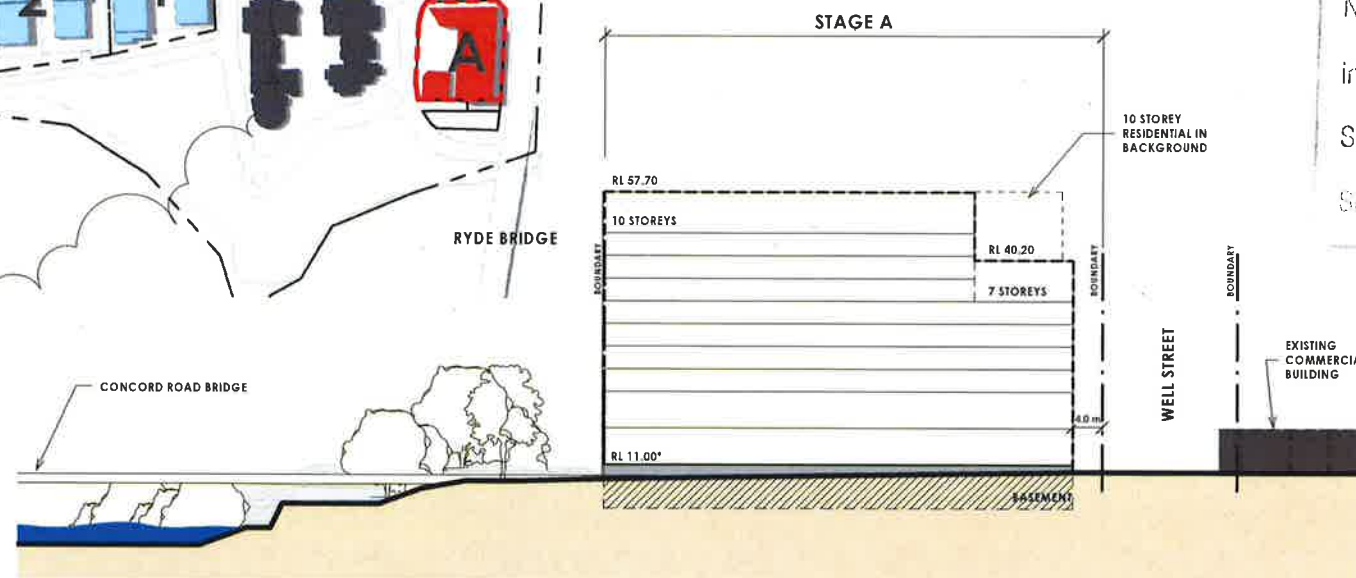


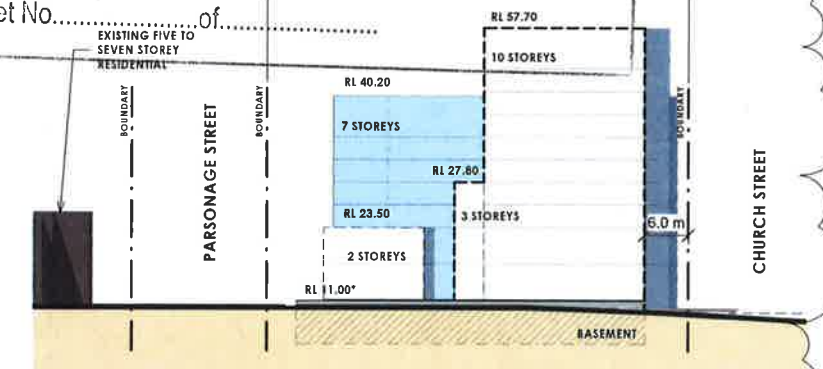
A.



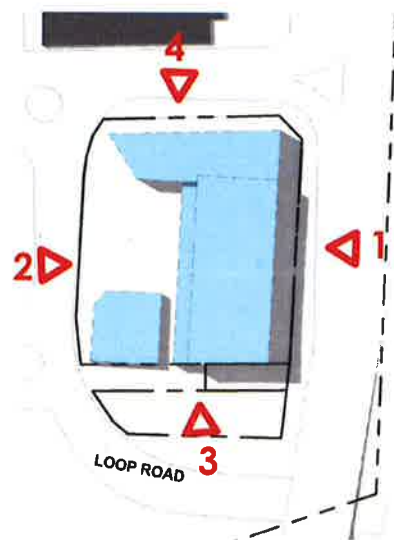
Key Plan A
FIGURE 18 REV 12
1: 2500



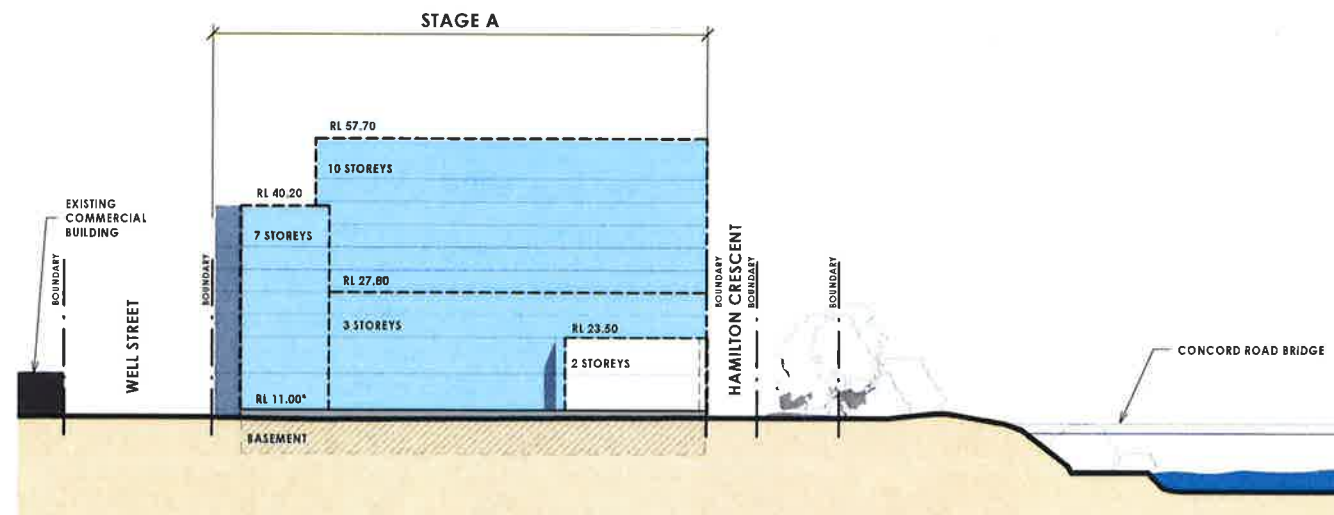
1 A. Church Street
FIGURE 18 REV 12
1: 500



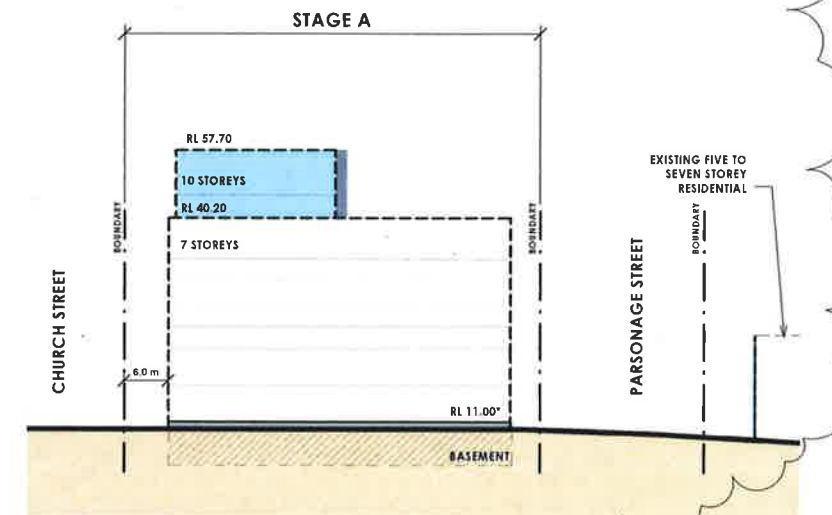
3 A. Elevation 3
FIGURE 18 REV 12
1: 500



B A. Building Envelope Plan
FIGURE 18 REV 12
1: 1000



2 A. Parsonage Street
FIGURE 18 REV 12
1: 500



4 A. Well Street
FIGURE 18 REV 12
1: 500

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

SHEPHERDS BAY URBAN RENEWAL



100m

500m

PROJECT MASTER PLAN STAGE A. BUILDING ENVELOPE CONTROL DIAGRAMS

FIGURE 18 REV 12
Job no 10068.2 Date 23/02/17 Scale As Indicated
ROBERTSON + MARKS

SHEPHERDS BAY URBAN RENEWAL

0 10 20 30 40 50

200

500m

CONSTITUTION ROAD

NANCARROW AVENUE

ROTHESAY AVENUE

BELMORE STREET

CHURCH STREET

PORTER STREET

WELL STREET

PARSONAGE STREET

LOOP ROAD

ANGAS STREET

BOWDEN STREET

BAY DRIVE

SHEPHERDS BAY

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



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 2 granted on the 11.11.16

in respect to MP 09-0216

Signed [Signature]

Sheet No. **PREFERRED PROJECT MASTER PLAN**

MAXIMUM HEIGHTS WITH SETBACKS

PPR 001-1

Job no 10066 Date 07/02/17 Scale 1:1000

ROBERTSON + MARKS



SHEPHERDS BAY

LEGEND:

- 5+1 POPUP STOREYS
- 5 STOREYS
- 4 STOREYS
- 3 STOREYS
- 2 STOREYS
- 1 STOREY

- 9 STOREYS
- 8+1 STOREYS
- 8 STOREYS
- 7+1 POPUP STOREYS
- 7 STOREYS
- 6+2 POPUP STOREYS
- 6+1 POPUP STOREYS
- 6 STOREYS

- 24 STOREYS
- 11 STOREYS
- 10+2 STOREYS
- 10 STOREYS

STOREY HEIGHT IN COURTYARD WHERE IT EXCEEDS GENERAL STOREY HEIGHT CONDITION

- 13 STOREYS
- 12 STOREYS
- 11 STOREYS
- 10 STOREYS
- 9 STOREYS
- 6 STOREYS

Storey Plan
1: 1000

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in respect to MP 09-0216

Sheet No. 200 of 200

SHEPHERDS BAY URBAN RENEWAL



PROJECT MASTER PLAN

Maximum Number of Storeys Above Ground Level (Finished) Plan

PPR 002-G
Job no: 10068.2 Date: 07/02/17 Scale: 1:1000
ROBERTSON + MARKS