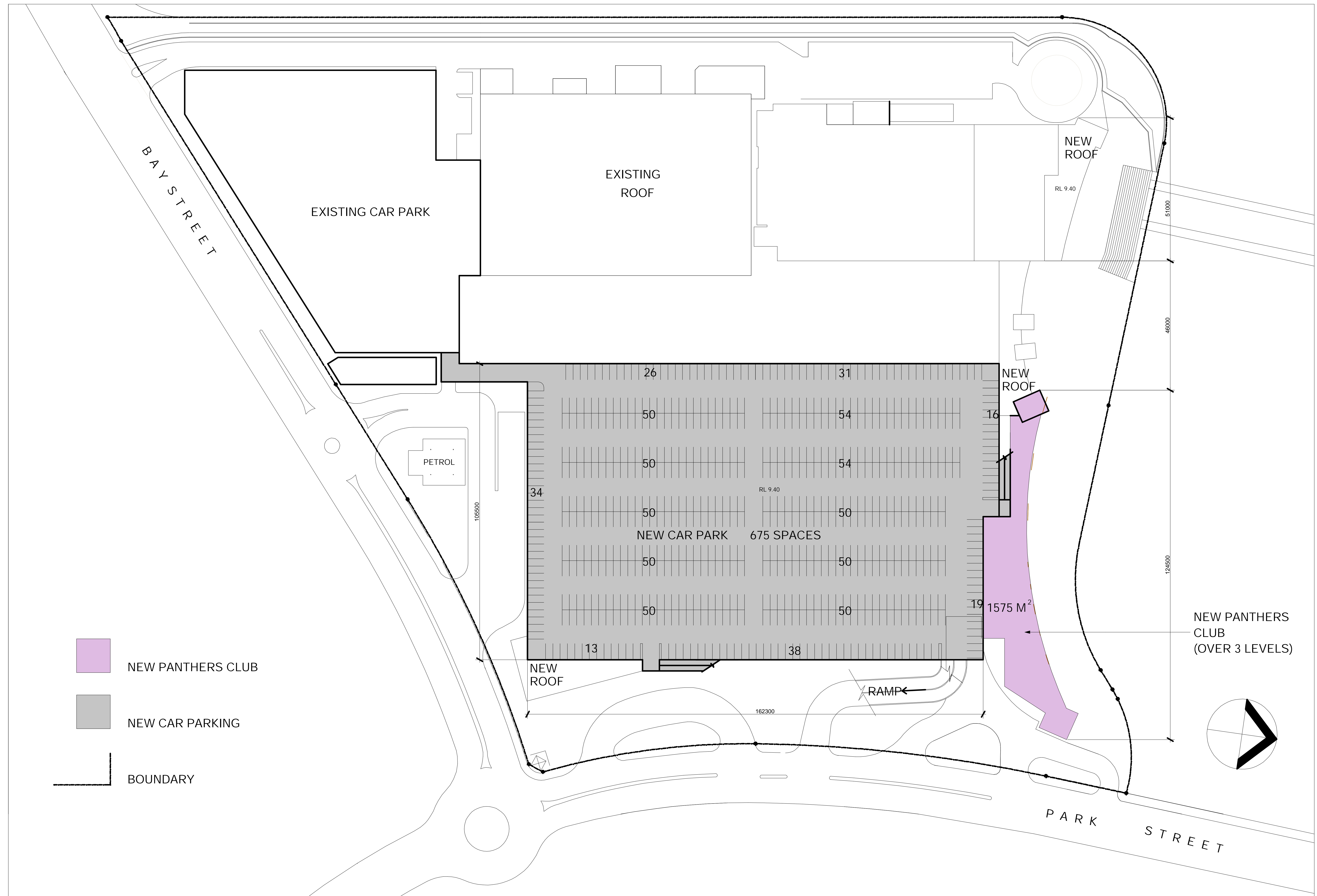
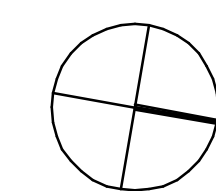


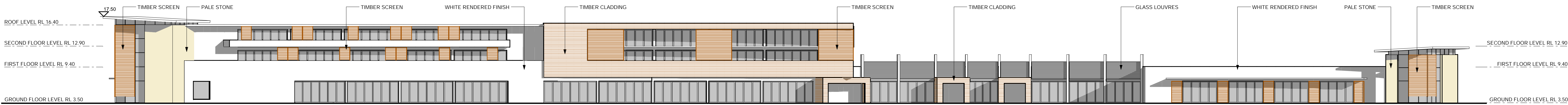
1 Ground Floor Plan  
1:500



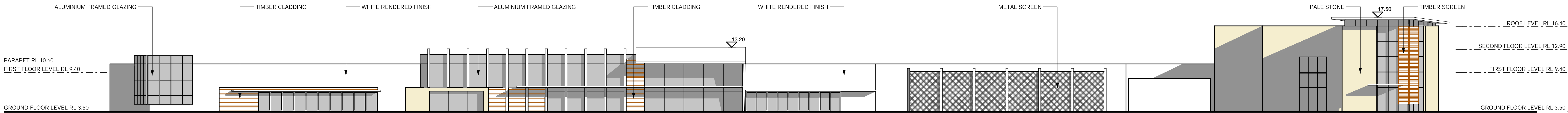


1 First Floor Plan  
1 : 500

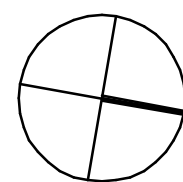




1 Waterfront  
1:250



2 Park Street  
1:250







Park Street Perspective

**Bay Street**  
Reinforce existing streetscape treatments to soften car park structure

**Internal landscape**  
Extend similar paving patterns from external areas into internal shopping area, providing for continuity and direct visual link to external environment.. Paving can be vibrant and be adapted to individual shops at entry points.s.

Reinforce with significant planting internally.

**Bay Street**  
Reinforce existing streetscape treatments with tree planting, understorey shrubs and turfing and upgrade of footpath as required

**Entry**  
High quality landscape treatments to key intersection of Bay and Park streets.

Trees in paving, with signage integrated into overall layout, with possibility of signature public art

**Buffer planting**  
Reinforce planting to western boundary to maintain visual screen along waters edge

**Plaza**  
High quality treatment with canopy (native) trees in paving, seating etc to entry. Area to merge with existing weir crossing and steps

**Landscape edge**  
Turf and planted areas adjacent club and pathway

**Water Frontage**  
Reintroduce indigenous planting along eastern edge of river frontage, matching treatment on opposite side of Park Street Bridge. Changes in level enables revegetation along edge whilst maintaining views. (Subject to flooding requirements)

**Waters edge**

**Pathway**  
Secondary pathway with access to club

**Access**  
Define drop off to club with high quality paving treatments

**Park Street**  
Colourful planting to Park Street boundary and to various traffic islands

**Park Street Entry**  
High quality landscape treatments to highlight Park street address and entrances to Settlement City and panthers Club.

Trees in paving, with signage integrated into overall layout.

Canal edge elevation



# SETTLEMENT CITY CONCEPT PLAN AREA SUMMARY

TENANT	Existing Centre	Proposed Concept Plan			Net Change
<b>RETAIL</b>	m2	m2 added	m2 loss	m2 total	m2
<b>Majors &amp; Mini-Majors</b>					
Big W	6,618			6,618	
Woolworths	4,253			4,253	
New DDS		6,000		6,000	
New Supermarket		3,245		3,245	
Best & Less	1,175		- 1,175	-	
Base Warehouse	996			996	
Other		930		930	
<b>Total Majors &amp; Mini-Majors</b>	<b>13,042</b>	<b>10,175</b>	<b>- 1,175</b>	<b>22,042</b>	<b>9,000</b>
<b>Total Specialties</b>	<b>6,199</b>	<b>5,435</b>	<b>- 2,825</b>	<b>8,809</b>	<b>2,610</b>
<b>Total Shopping Centre</b>	<b>19,241</b>	<b>15,610</b>	<b>- 4,000</b>	<b>30,851</b>	<b>11,610</b>
<b>Panthers</b>	<b>11,214</b>	<b>4,635</b>	<b>- 11,214</b>	<b>4,635</b>	<b>- 6,579</b>
<b>CARS</b>	No.	No. added	No. loss	No. total	No.
Deck	699	22		721	
Grade	149		- 88	61	
Panthers grade	267		- 267	-	
Panthers basement	75		- 75	-	
New Roof top deck		675		675	
<b>Total Cars</b>	<b>1,190</b>	<b>697</b>	<b>- 430</b>	<b>1,457</b>	<b>267</b>
<b>Cars/100m2 Shopping Centre Area</b>	<b>6.18</b>			<b>4.72</b>	
<b>Cars/100m2 Shopping Centre &amp; Panthers Area</b>	<b>3.91</b>			<b>4.11</b>	