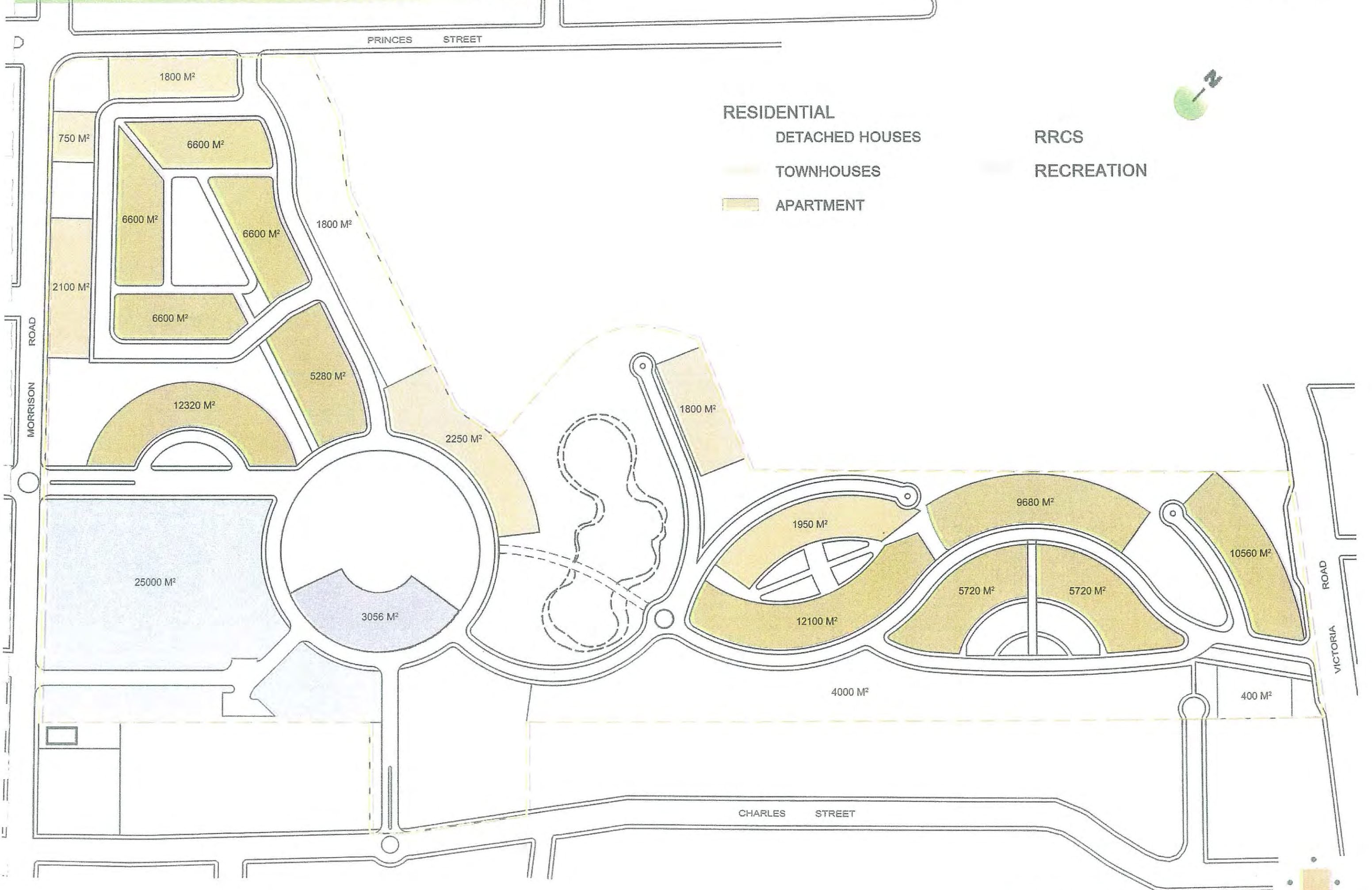
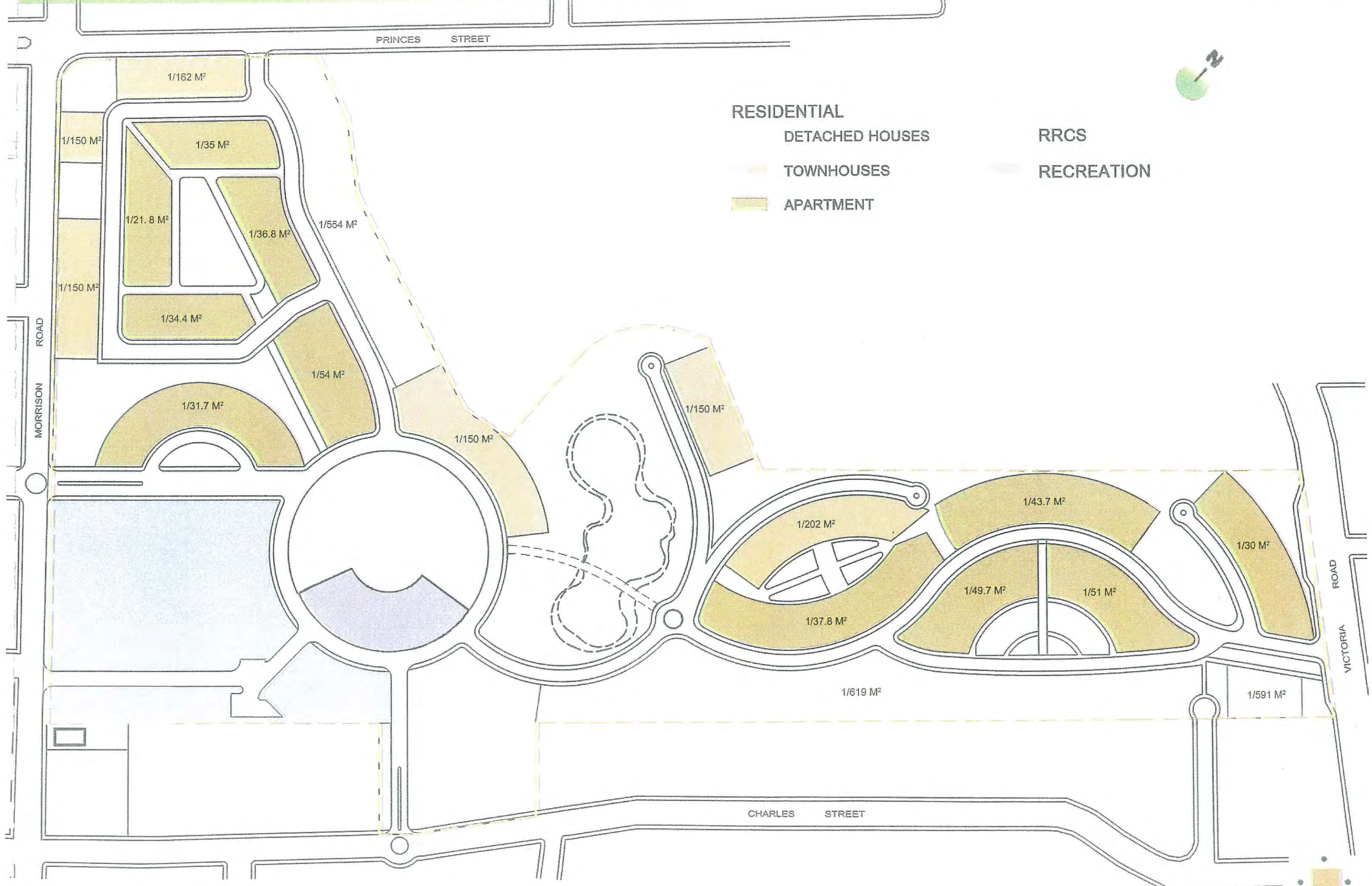


LANDSCAPED OPEN SPACE: 52354 M<sup>2</sup>  
 ROOF TOP LANDSCAPED SPACE: 15917 M<sup>2</sup> (POTENTIAL AREA)  
 (50% OF DEVELOPMENT AREA)  
**TOTAL:** 68271 M<sup>2</sup>  
 (42.5% OF RESIDENTIAL SITE AREA)

**PARK AREAS:**

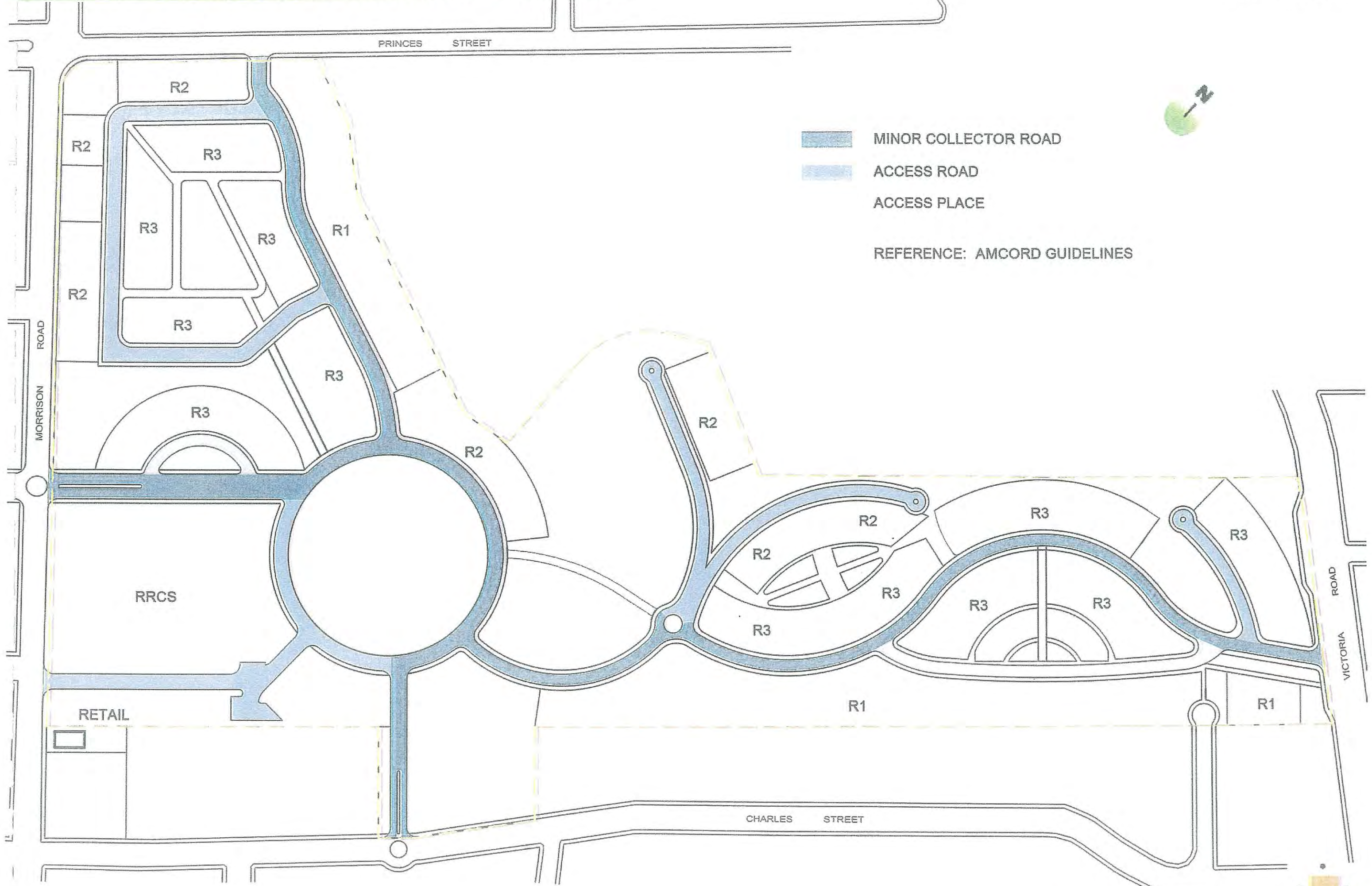
1. CENTRAL PARKLAND	24094 M <sup>2</sup>
2. RECREATION CIRCLE	11309 M <sup>2</sup>
3. VICTORIA PARK	3761 M <sup>2</sup>
4. WEEMALA PARK	2019 M <sup>2</sup>





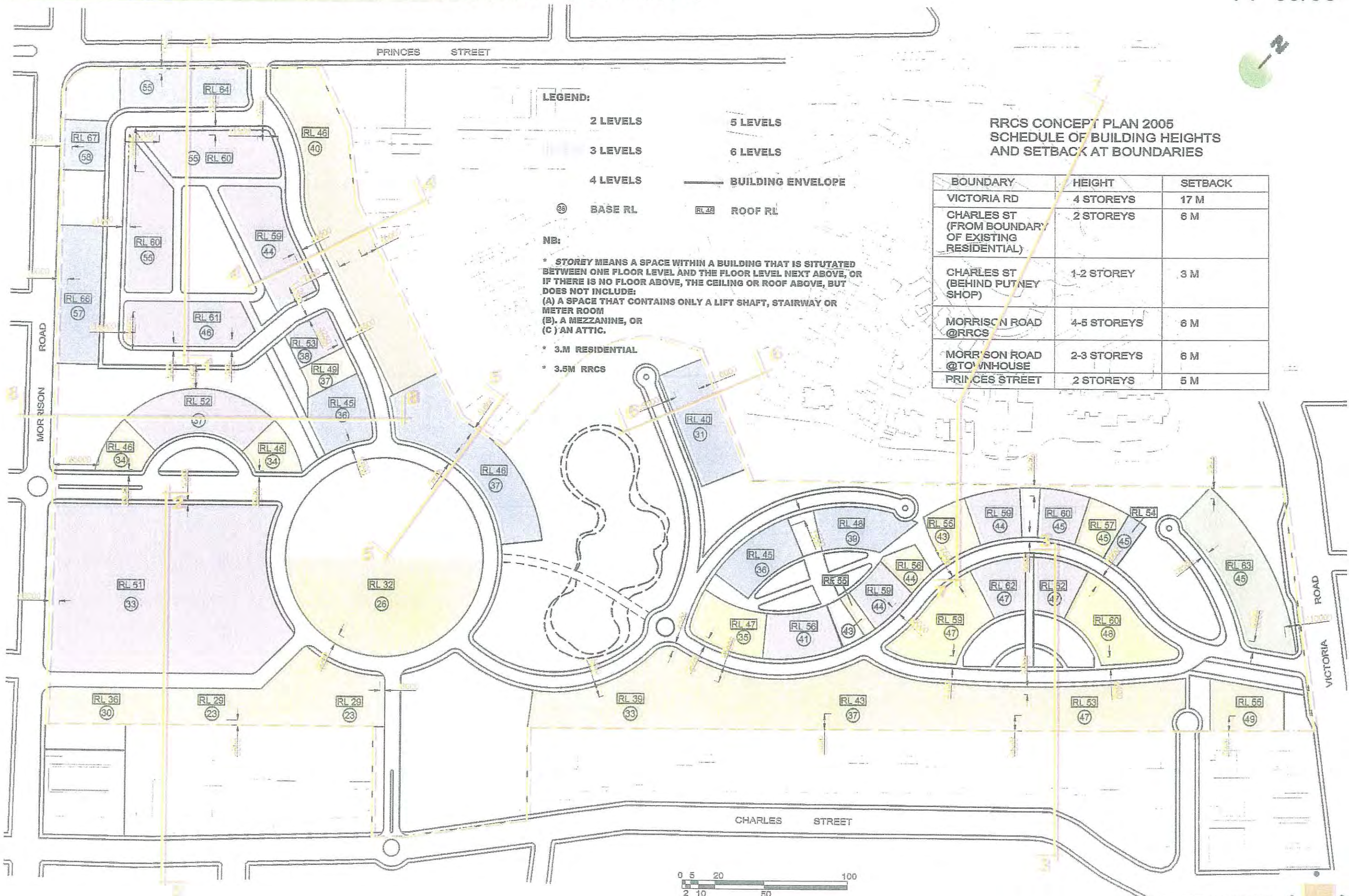
**RESIDENTIAL**  
DETACHED HOUSES  
TOWNHOUSES  
APARTMENT

**RRCS**  
RECREATION





# BUILDING HEIGHT AND SETBACK - CONTROL



**LEGEND:**

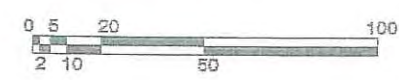
- 2 LEVELS
- 3 LEVELS
- 4 LEVELS
- BASE RL
- 5 LEVELS
- 6 LEVELS
- BUILDING ENVELOPE
- ROOF RL

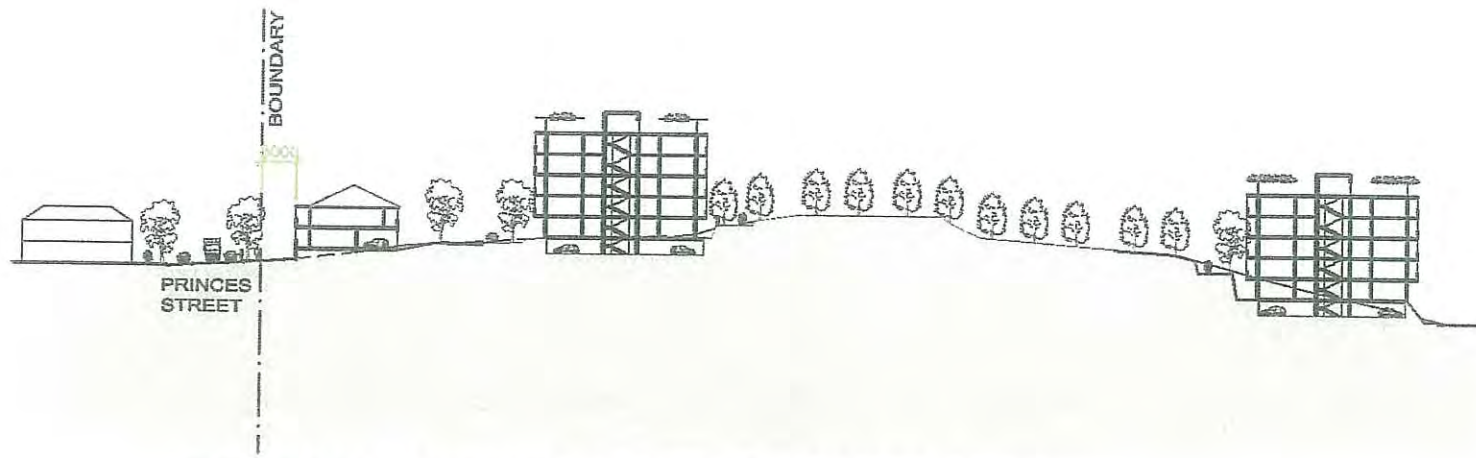
**NB:**

- \* STOREY MEANS A SPACE WITHIN A BUILDING THAT IS SITUATED BETWEEN ONE FLOOR LEVEL AND THE FLOOR LEVEL NEXT ABOVE, OR IF THERE IS NO FLOOR ABOVE, THE CEILING OR ROOF ABOVE, BUT DOES NOT INCLUDE:
  - (A) A SPACE THAT CONTAINS ONLY A LIFT SHAFT, STAIRWAY OR METER ROOM
  - (B) A MEZZANINE, OR
  - (C) AN ATTIC.
- \* 3.M RESIDENTIAL
- \* 3.5M RRCS

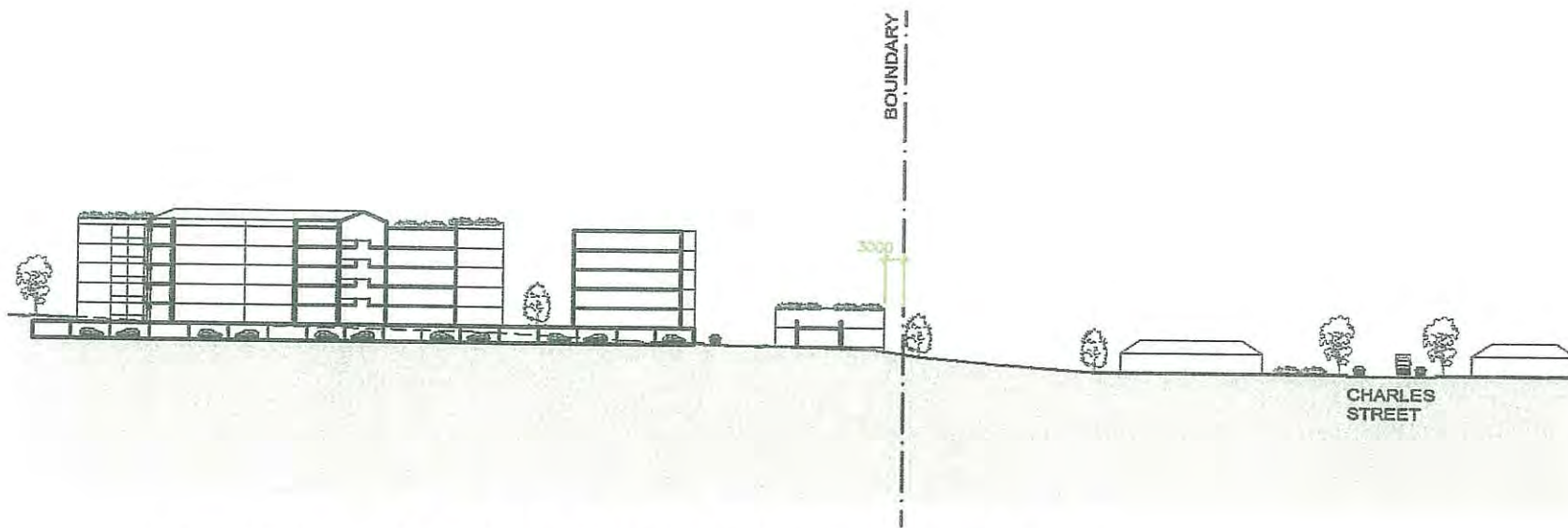
**RRCS CONCEPT PLAN 2005  
SCHEDULE OF BUILDING HEIGHTS  
AND SETBACK AT BOUNDARIES**

BOUNDARY	HEIGHT	SETBACK
VICTORIA RD	4 STOREYS	17 M
CHARLES ST (FROM BOUNDARY OF EXISTING RESIDENTIAL)	2 STOREYS	6 M
CHARLES ST (BEHIND PUTNEY SHOP)	1-2 STOREY	3 M
MORRISON ROAD @RRCS	4-5 STOREYS	6 M
MORRISON ROAD @TOWNHOUSE	2-3 STOREYS	6 M
PRINCES STREET	2 STOREYS	5 M

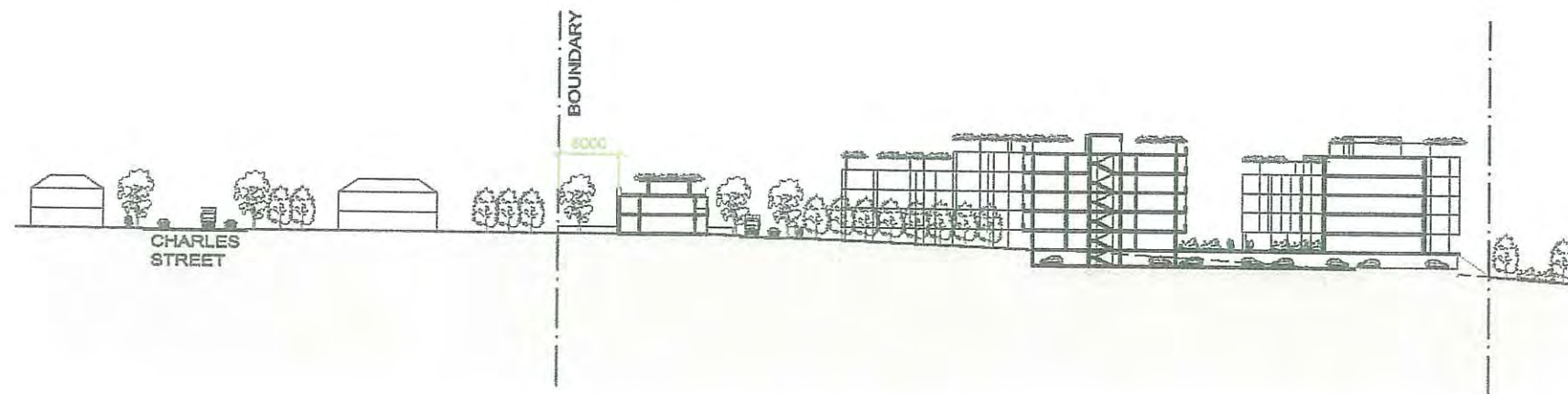




SECTION 1 NORTH SOUTH @ PRINCES STREET



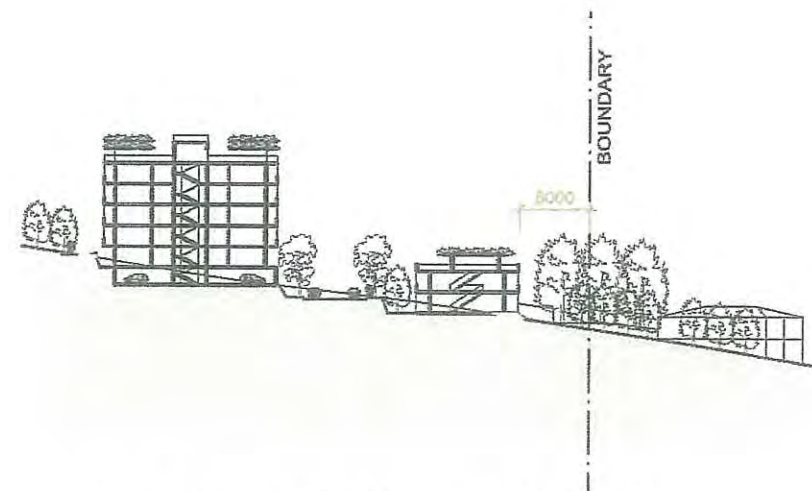
SECTION 2 NORTH SOUTH @ CHARLES STREET



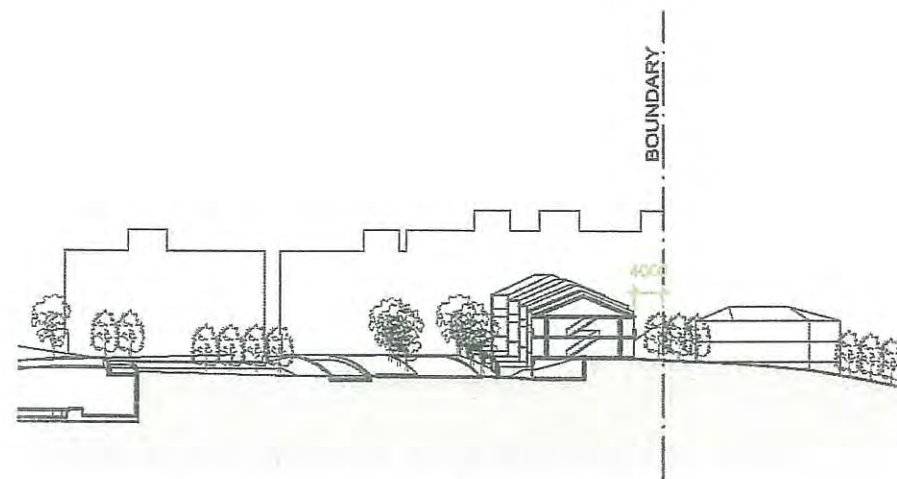
SECTION 3 SOUTH NORTH @ CHARLES STREET

**NOTE:**  
ALL CARPARKING TO BE IN  
BASEMENT BELOW GRADE.  
EXISTING TO BE ADJUSTED TO  
ACHIEVE THIS OBJECTIVE.

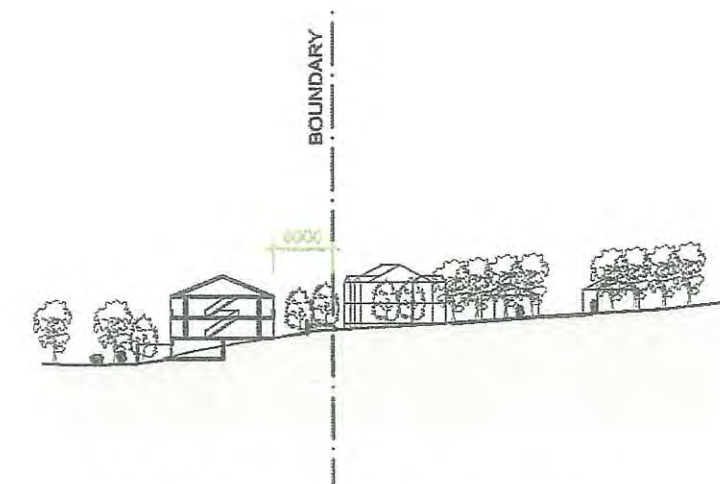
# POTENTIAL SECTIONS 4-8 - INDICATIVE



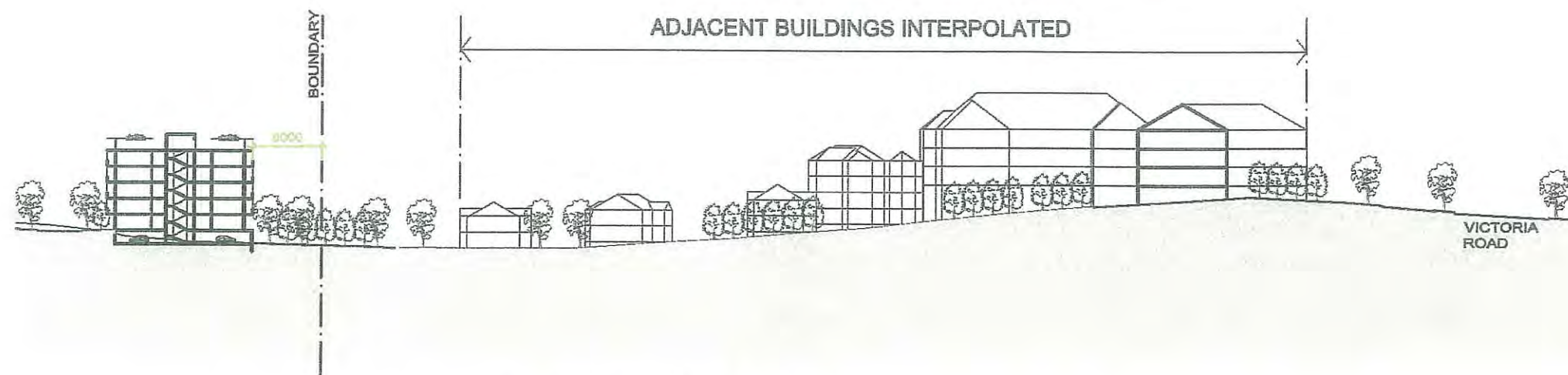
SECTION 4 SOUTH NORTH



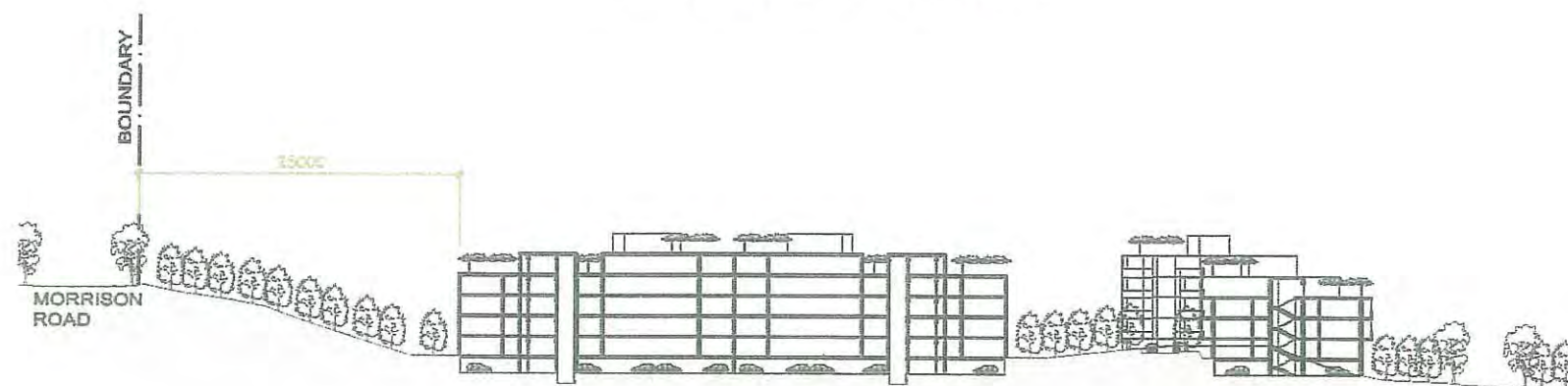
SECTION 5 SOUTH NORTH



SECTION 6 SOUTH NORTH

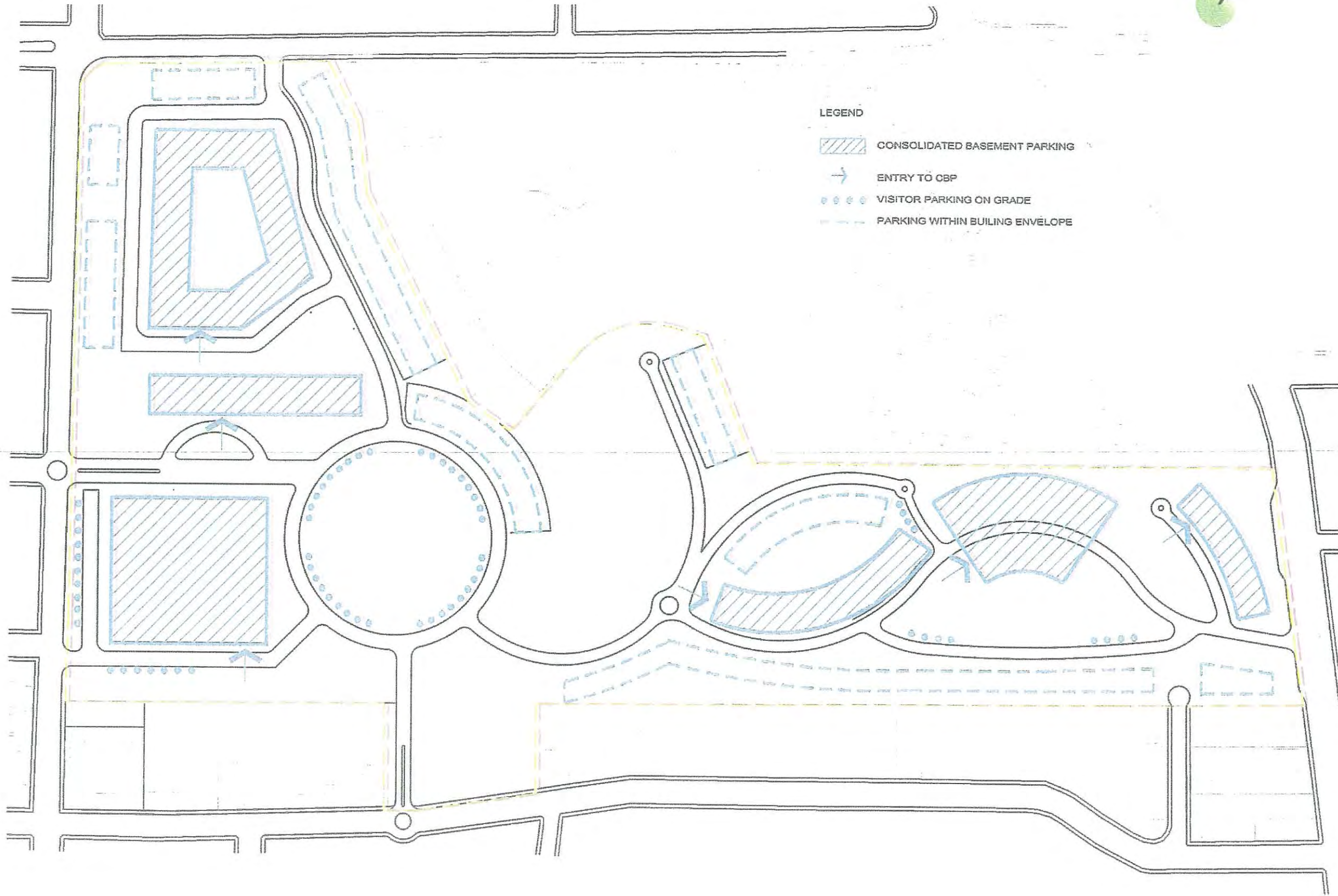


SECTION 7 EAST WEST



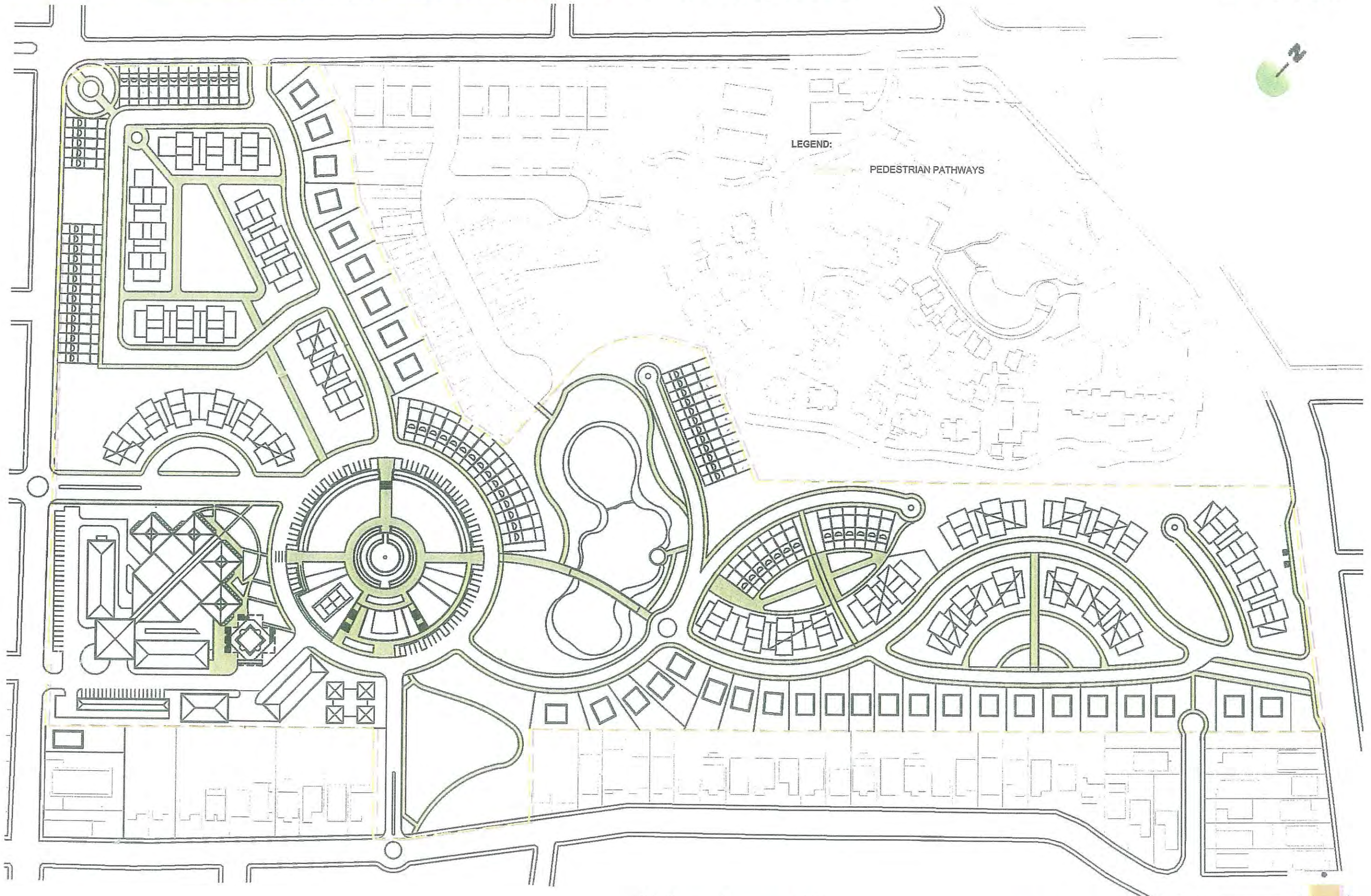
SECTION 8 SOUTH NORTH @ MORRISON ROAD

**NOTE:**  
ALL CARPARKING TO BE IN  
BASEMENT BELOW GRADE.  
EXISTING TO BE ADJUSTED TO  
ACHIEVE THIS OBJECTIVE.



- LEGEND
- CONSOLIDATED BASEMENT PARKING
  - ENTRY TO CBP
  - VISITOR PARKING ON GRADE
  - PARKING WITHIN BUILDING ENVELOPE



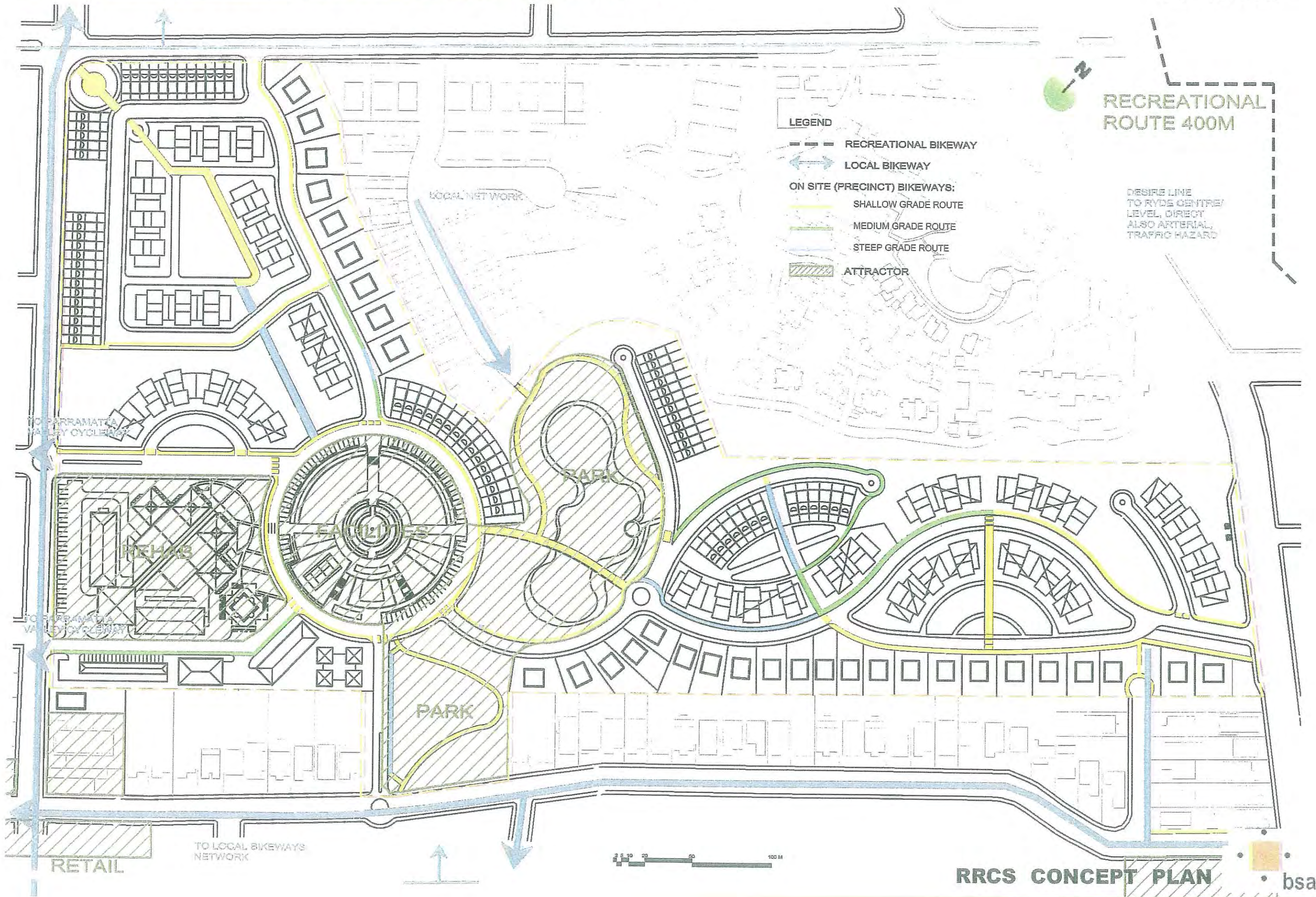


LEGEND:  
PEDESTRIAN PATHWAYS



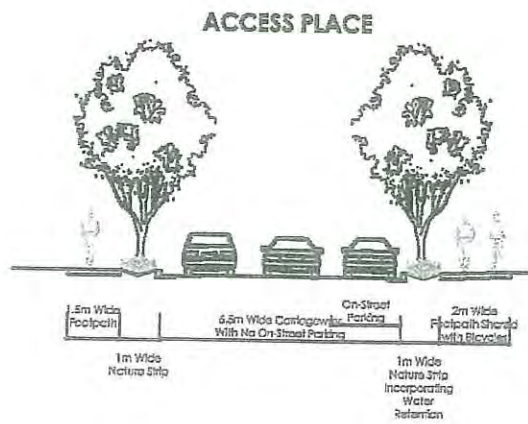
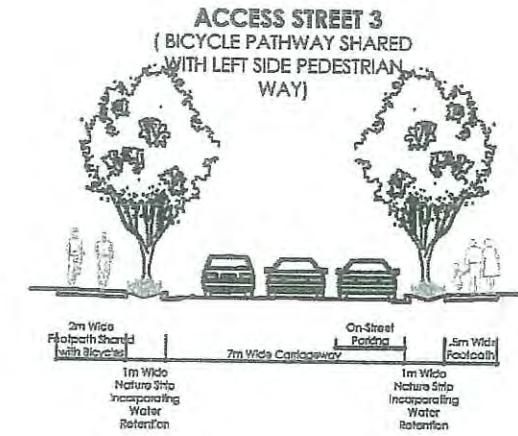
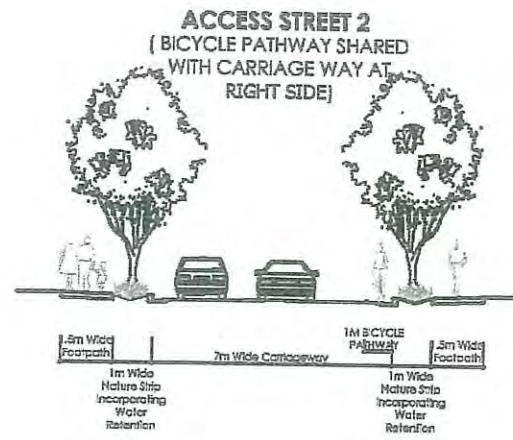
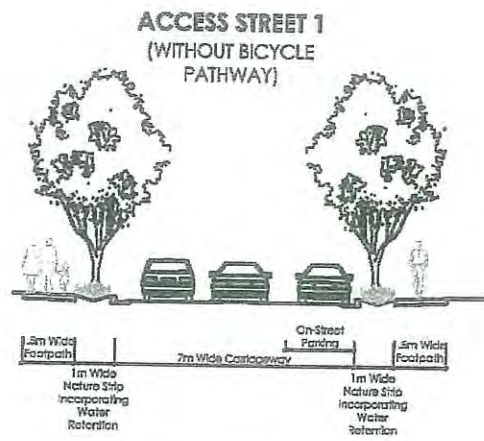
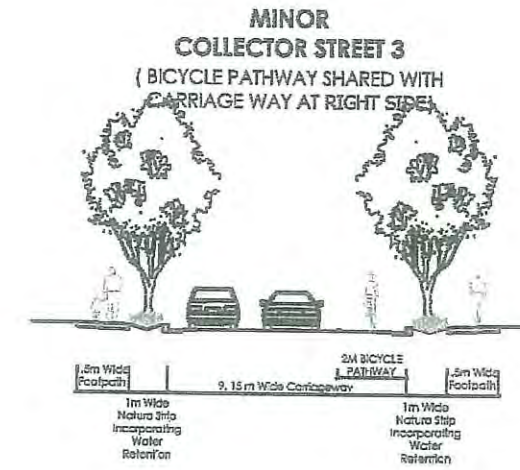
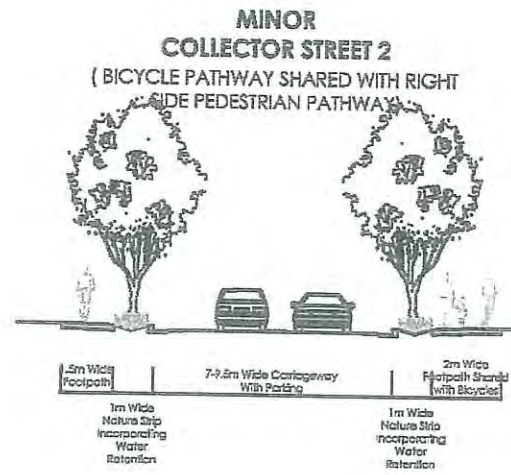
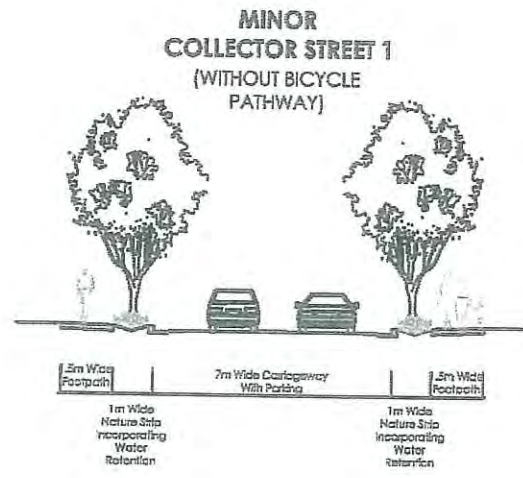
# CONCEPT PLAN: BICYCLE WAYS - INDICATIVE

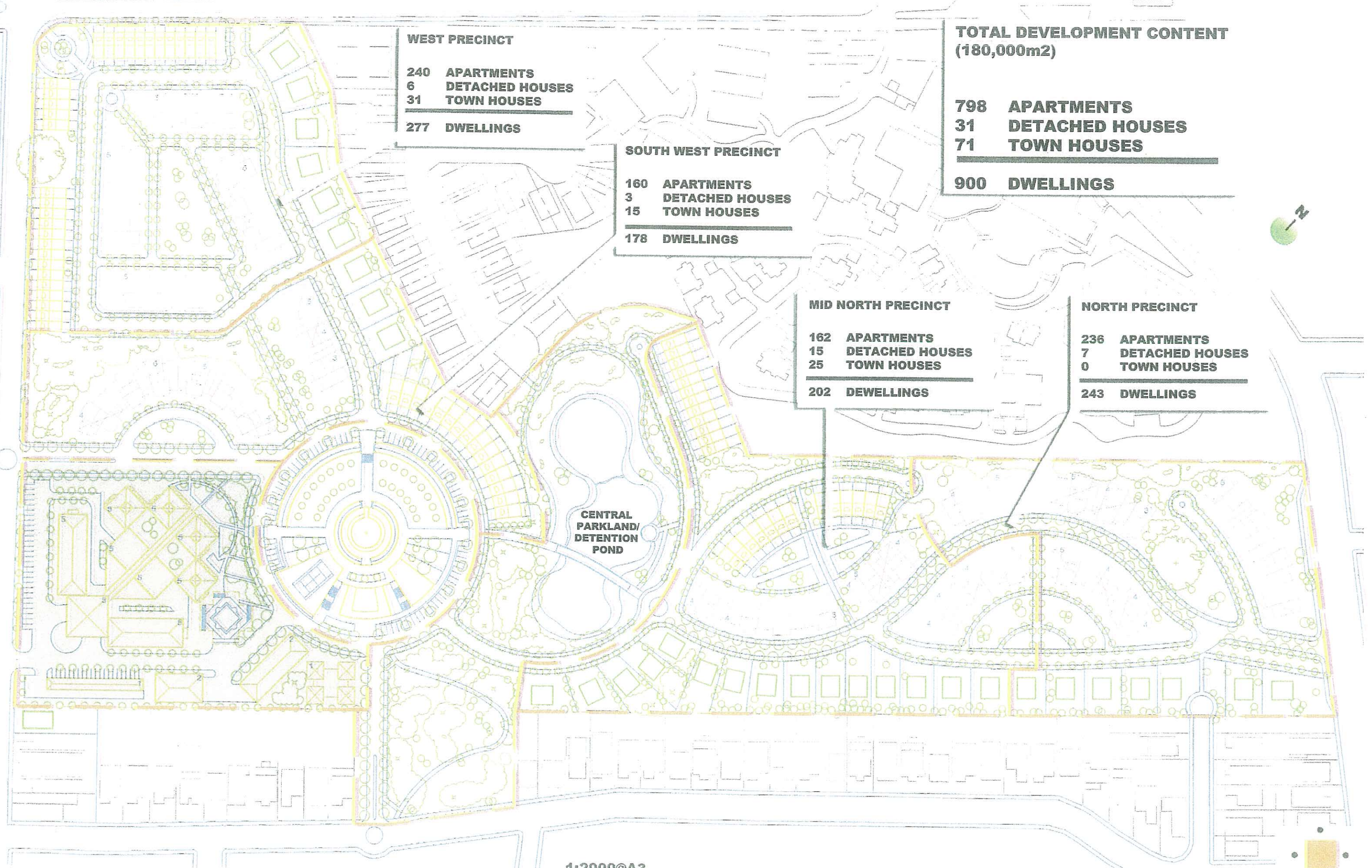
PP 12/05B



RRCS CONCEPT PLAN • bsa

SCHOOL & SWIMMING POOL





**WEST PRECINCT**  
240 APARTMENTS  
6 DETACHED HOUSES  
31 TOWN HOUSES  

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277 DWELLINGS

**SOUTH WEST PRECINCT**  
160 APARTMENTS  
3 DETACHED HOUSES  
15 TOWN HOUSES  

---

178 DWELLINGS

**MID NORTH PRECINCT**  
162 APARTMENTS  
15 DETACHED HOUSES  
25 TOWN HOUSES  

---

202 DEWELLINGS

**NORTH PRECINCT**  
236 APARTMENTS  
7 DETACHED HOUSES  
0 TOWN HOUSES  

---

243 DWELLINGS

**TOTAL DEVELOPMENT CONTENT  
(180,000m<sup>2</sup>)**  
  
798 APARTMENTS  
31 DETACHED HOUSES  
71 TOWN HOUSES  

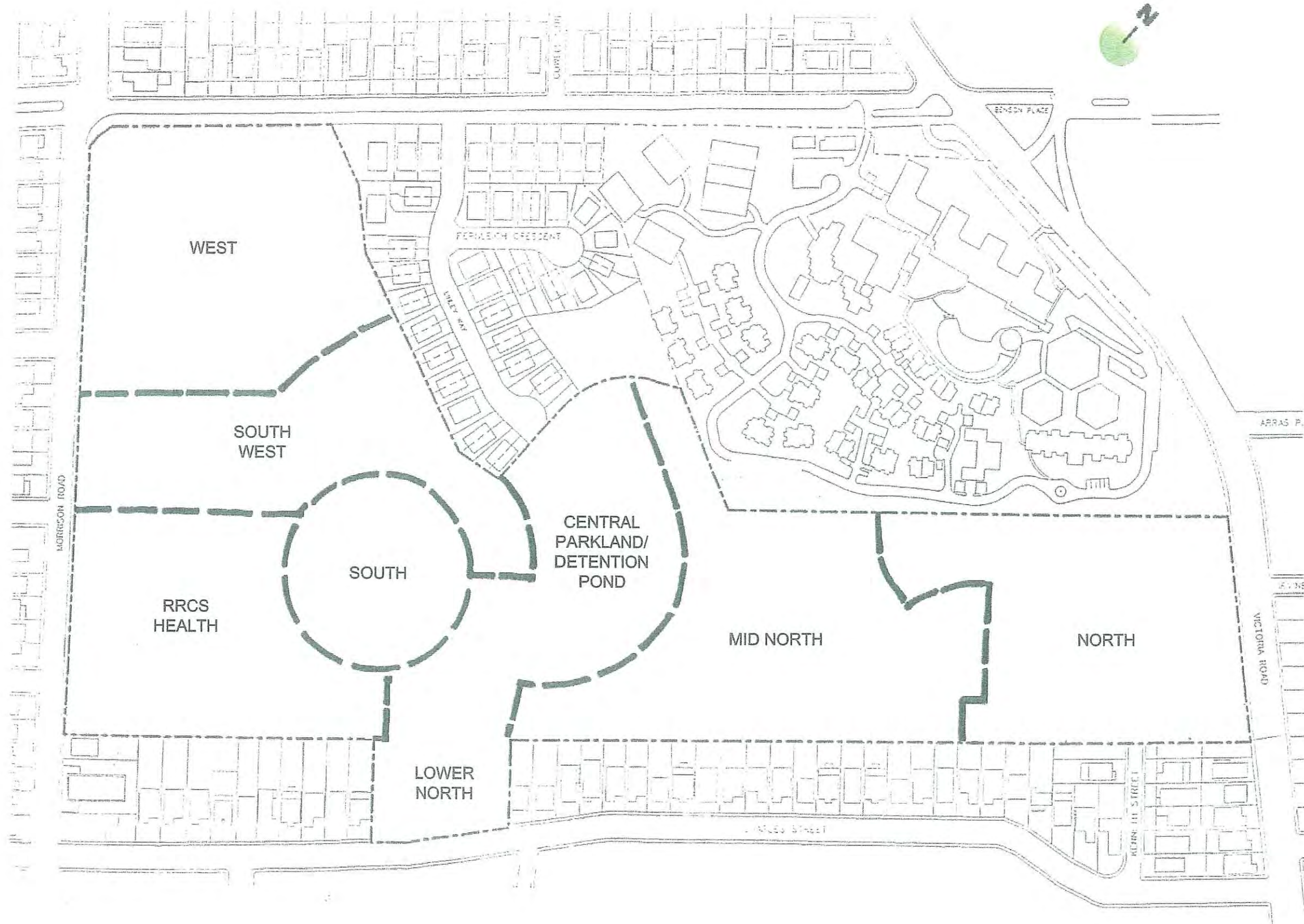
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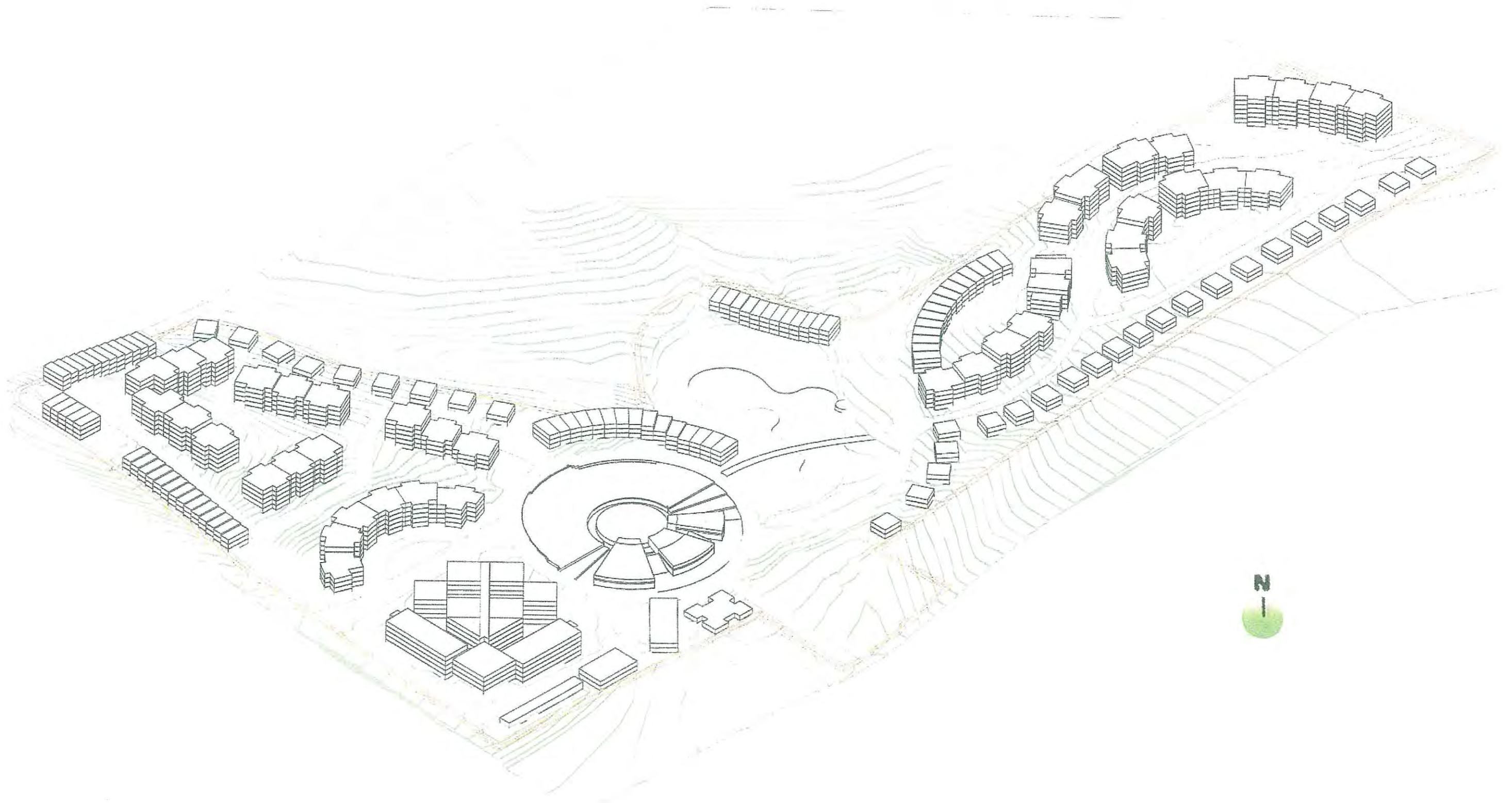
900 DWELLINGS

1:2000@A3

RRCS CONCEPT PLAN

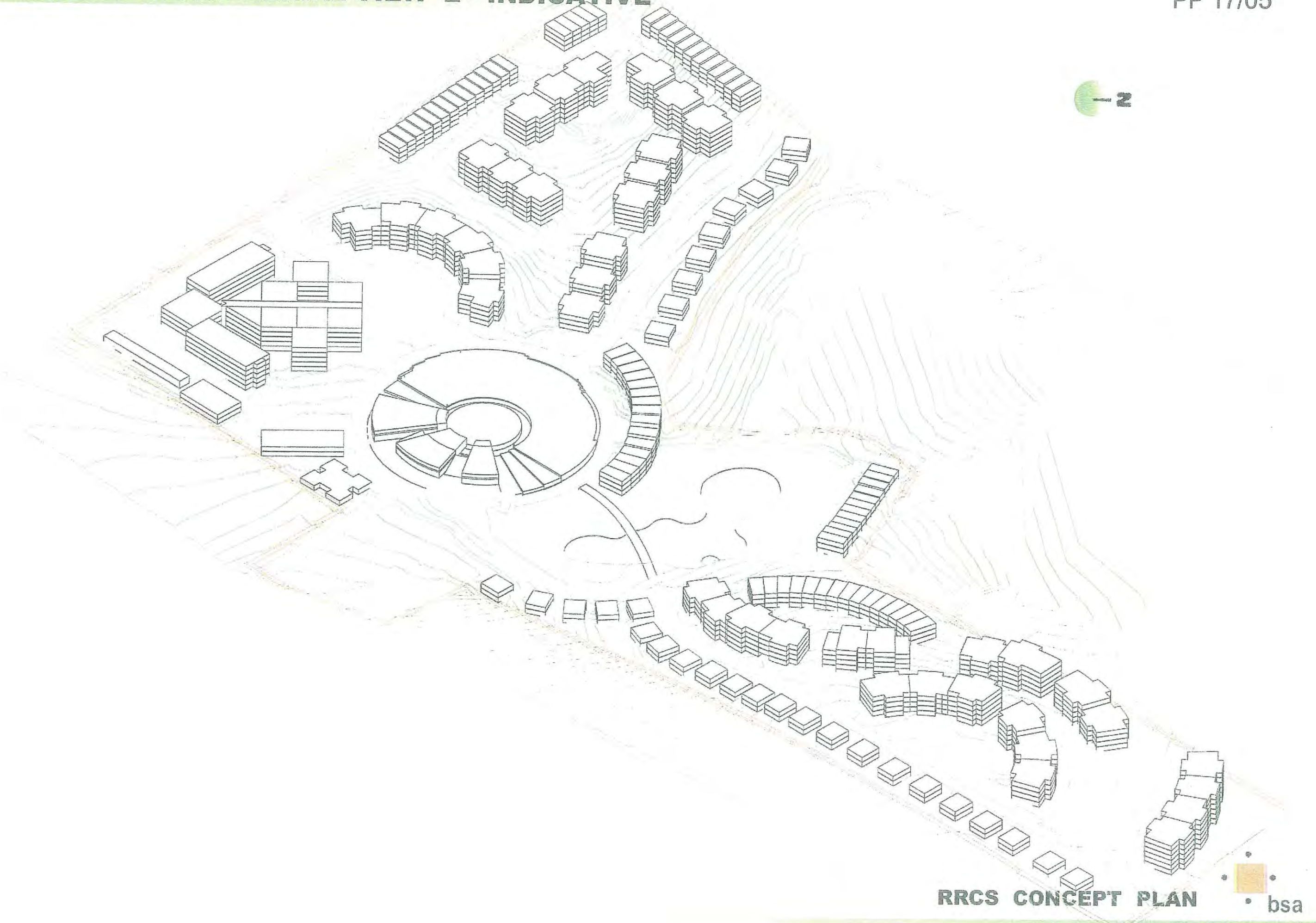






# CONCEPT PLAN AERIAL VIEW 2 - INDICATIVE

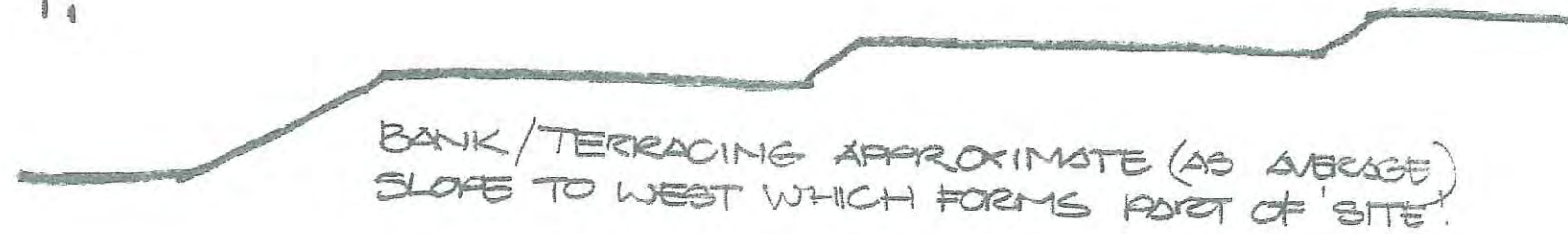
PP 17/05



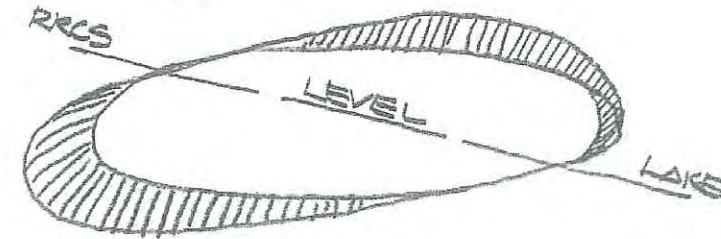
RRCS CONCEPT PLAN



1.

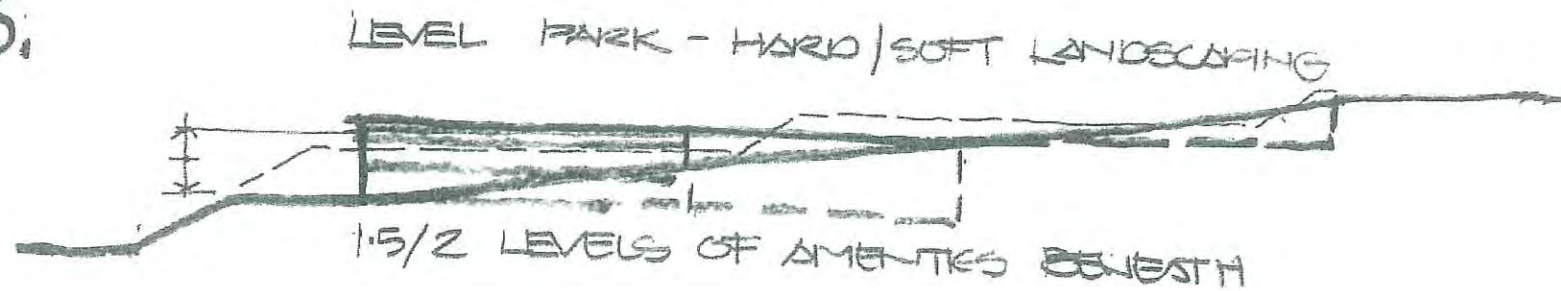


2.

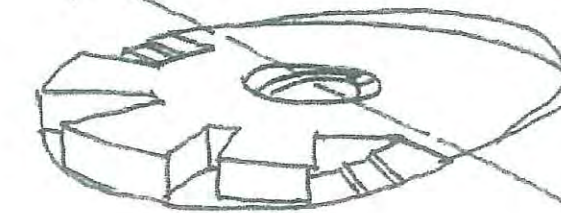


NW-SE  $\phi$  SECTION - EXISTING 1:1000 - CUT & FILL -

3.



4.



NW-SE  $\phi$  SECTION - PARK & AMENITIES - INSERT BUILDINGS