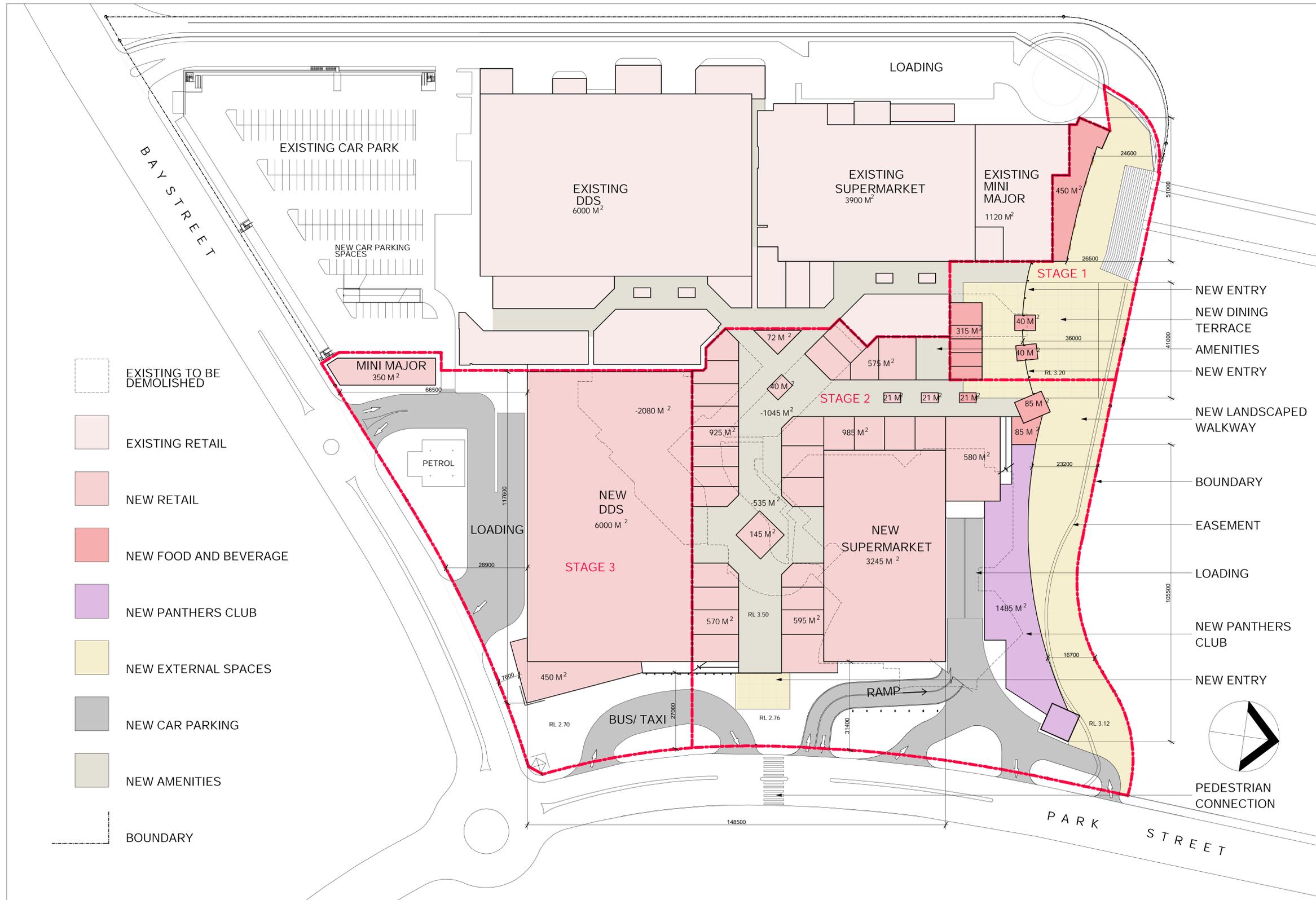
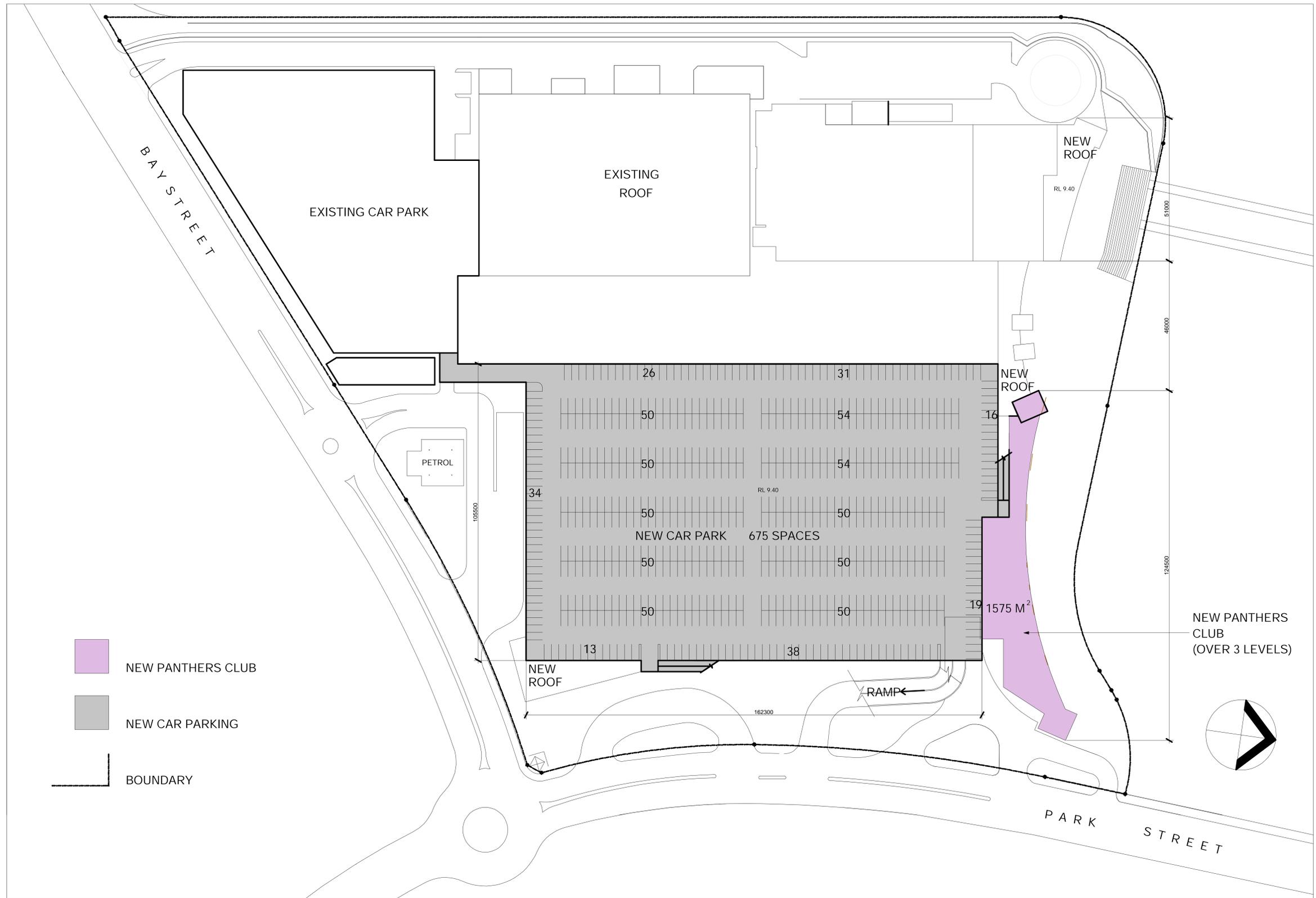


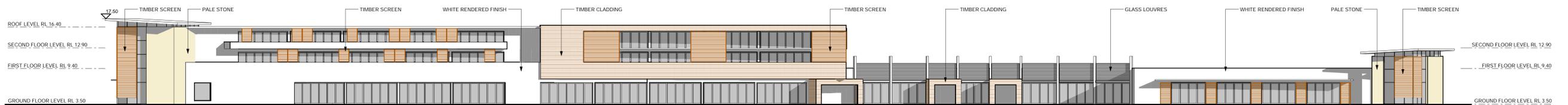
1 Existing Ground Plan
1:500



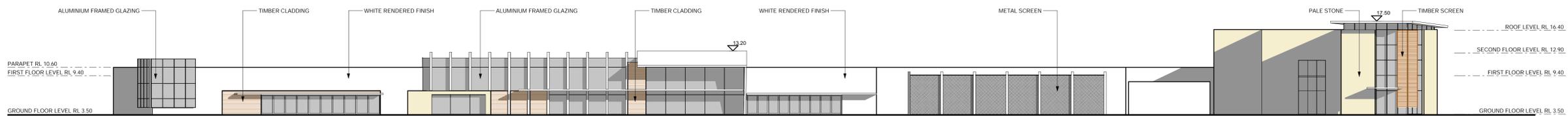
1 Ground Floor Plan
1:500



1 First Floor Plan
1:500

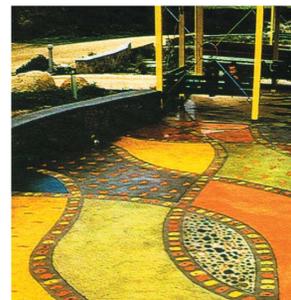


1 Waterfront
1:250



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 point.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



Waterfront 1:250

Canal edge elevation

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.

**SETTLEMENT CITY
CONCEPT PLAN AREA SUMMARY**

| TENANT | Existing Centre | Proposed Concept Plan | | | Net Change |
|---|-----------------|-----------------------|-----------------|---------------|----------------|
| | | m2 added | m2 loss | m2 total | |
| RETAIL | m2 | m2 added | m2 loss | m2 total | m2 |
| Majors & Mini-Majors | | | | | |
| 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 | |
| Total Majors & Mini-Majors | 13,042 | 10,175 | - 1,175 | 22,042 | 9,000 |
| Total Specialties | 6,199 | 5,435 | - 2,825 | 8,809 | 2,610 |
| Total Shopping Centre | 19,241 | 15,610 | - 4,000 | 30,851 | 11,610 |
| Panthers | 11,214 | 4,635 | - 11,214 | 4,635 | - 6,579 |
| CARS | 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 | |
| Total Cars | 1,190 | 697 | - 430 | 1,457 | 267 |
| Cars/100m2 Shopping Centre Area | 6.18 | | | 4.72 | |
| Cars/100m2 Shopping Centre & Panthers Area | 3.91 | | | 4.11 | |