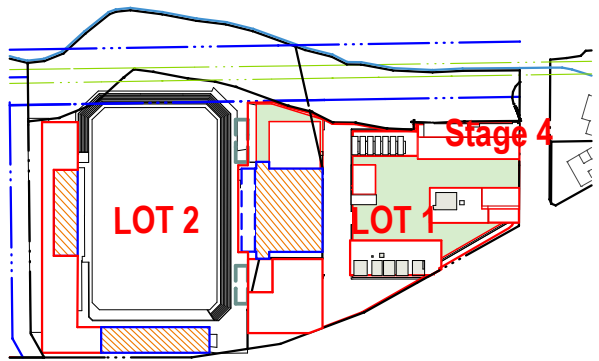


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DLCS Quality Endorsed Company ISO 9001:2008, Licence Number 4168
Notified Architect: Nicholas Turner, 8695, ABA 88 084 084 911

KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
- Zone for Articulation, Bay Windows and Balconies able to Encroach into Set Back Zone, Depth 1m Unless Noted Otherwise
- Zone for Articulation below / beyond
- Zone for Awnings, Undercroft Setbacks and above Grade Courtyard zone.
- Zone for Awnings, Undercroft Setbacks and above Grade Courtyard zone below.
- Private Communal open Space
- Zone for Road
- Approved Urban Control Diagram Envelope
- Vehicle Circulation

- Future Grandstand Expansion and facilities.
- Future Grandstand seating
- Future Roof to existing Grandstand seating.
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- Community Rooms
- Business Centre with BOH Kitchen Facilities
- Tourism Accommodation
- Residents' Communal Facilities
- Sharks Athletes' Accommodation + Training Facilities
- Car Park
- Loading Bay
- Retail
- Skylight
- Residents' Communal Pool



Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

CLIENT
Bluestone Capital Ventures No 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS
HEIR Rice Chadway
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

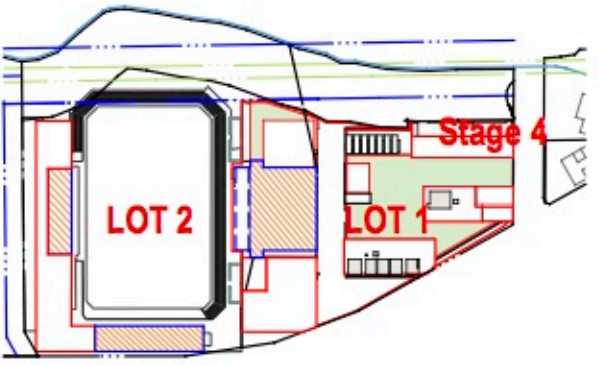
Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Site Plan

Scale	Project No.	14020	Drawn by	PM, AT, JM	North
1:1000,	1:5000 @A1, 50% @A3		Rev	R	
Status	Dwg No.	S6-A-121-001			
STSW Submission					

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LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
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- 17 Skylight
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Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	06.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

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RETAIL ARCHITECTS
H&R Rice Gaudrey
Level 1, 110 Walker Street, North Sydney NSW 2060 AU
Project Title

Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

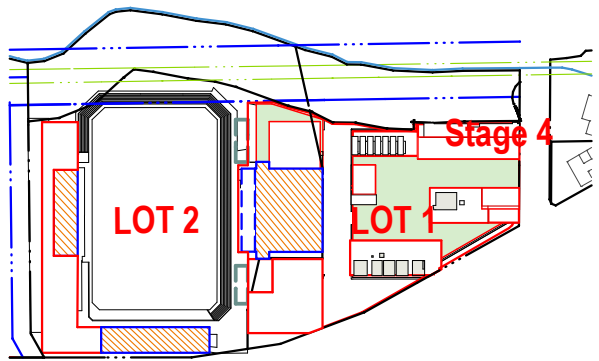
Drawing Title
Urban Form Control Diagrams
Level 1

Scale	Project No.	14020	Drawn by	North
1:500, 1:5000	@A1, 50% @A3		PM, AT, JM	
Status	Dwg No.	Rev	R	
STSW Submission	S6-A-122-002			

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DLCC Quality Endorsed Company ISO 9001:2008, Licence Number 4108
Notified Architect: Nicholas Turner, 8695, ABA 88 084 084 911

KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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- Skylight
- Residents' Communal Pool



Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

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REX RICE ARCHITECTS
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

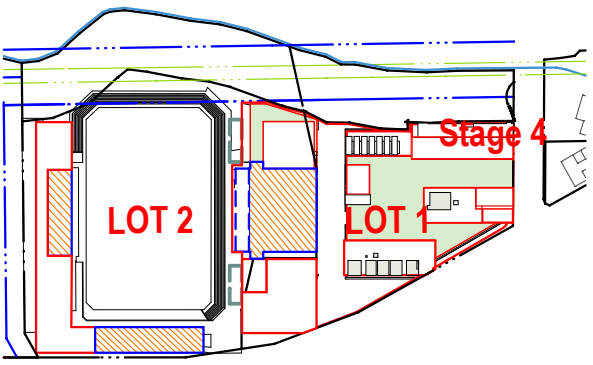
Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Level 2

Scale	Project No.	14020	PM, AT, JM	North
1:500, 1:5000	@A1, 50% @A3		Rev	
Status	Dwg No.	S6-A-123-003	R	
STSW Submission				

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LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

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REX RICE ARCHITECTS
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Level 3

Scale	Project No.	14020	PM, AT, JM	North
1:500, 1:5000	@A1, 50% @A3		Rev	
Status	Dwg No.	S6-A-124-004	R	
STSW Submission				

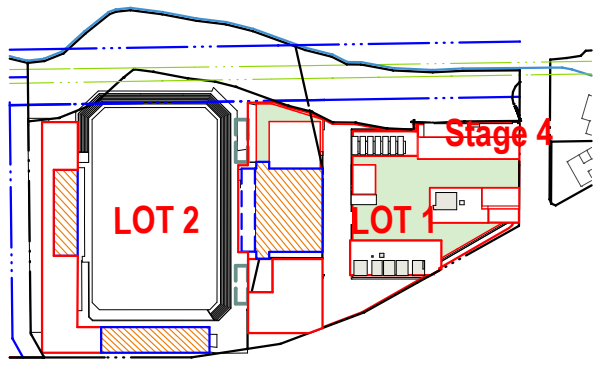
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DLCS Quality Endorsed Company ISO 9001:2008, Licence Number 4108
Notified Architect: Nicholas Turner, 8695, ABA 88 064 064 911

KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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- Sharks Athletes' Accommodation + Training Facilities
- Car Park
- Loading Bay
- Retail
- Skylight
- Residents' Communal Pool



Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

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Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Level 4

Scale	Project No.	14020	Drawn by	North
1:500, 1:5000	@A1, 50% @A3		PM, AT, JM	
Status	Dwg No.	Rev	Rev	
STSW Submission	S6-A-125-005	R		

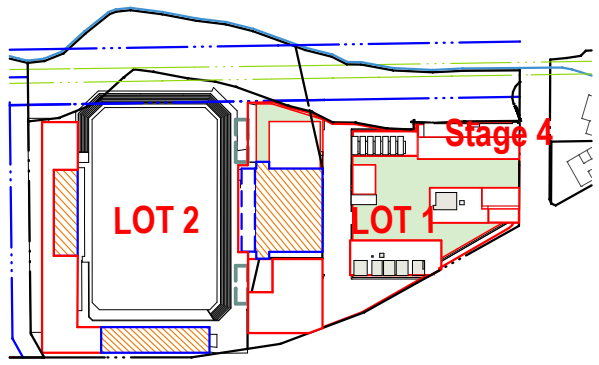
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KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
- Zone for Articulation, Bay Windows and Balconies able to Encroach into Set Back Zone, Depth 1m Unless Noted Otherwise
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Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

CLIENT
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Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
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REX Rice Chadway
Level 1, 110 Walker Street, North Sydney NSW 2060 AU
Project Title

Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Level 5 & 6

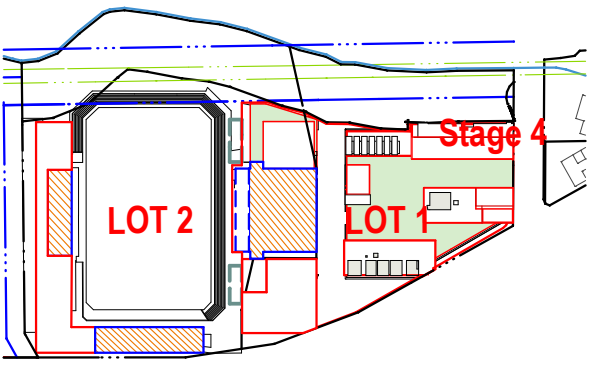
Scale	Project No.	Revision Notes	Drawn by	North
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Status	Dwg No.	Rev	Rev	
STSW Submission	S6-A-126-006		R	

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Notified Architect: Nicholas Turner, 8695, ABA 88 064 064 911

KEY PLAN



- LEGEND
- Site Block Boundary
 - Site Setback
 - High Water Mark
 - Easement
 - Setbacks
 - Existing Club Building
 - Maximum Building Envelope
 - Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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- 14 Car Park
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- 16 Retail
- 17 Skylight
- 18 Residents' Communal Pool



Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

CLIENT
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Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU

RETAIL ARCHITECTS
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Level 1, 110 Walker Street, North Sydney NSW 2060 AU

Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Podium Level 7

Scale
1:500, 1:5000

Project No.
14020

Drawn by
PM, AT, JM

Status
STSW Submission

Dwg No.
S6-A-127-007

Rev
R

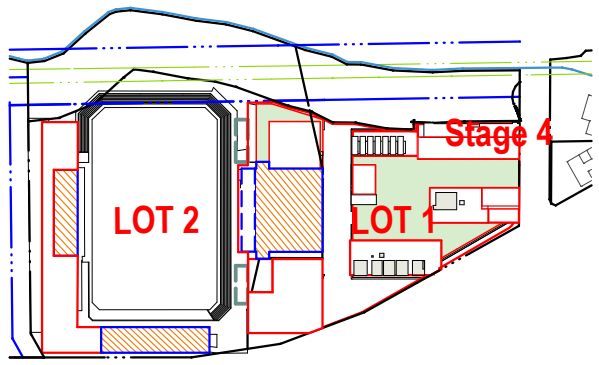
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DL225 Quality Endorsed Company ISO 9001:2008, Licence Number 41168
Notwithstanding, Nicholas Turner 8695, AEN 88 064 084 911

KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	S75W Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	S75W Submission
R	01.11.16	JM	Updated S75W Submission

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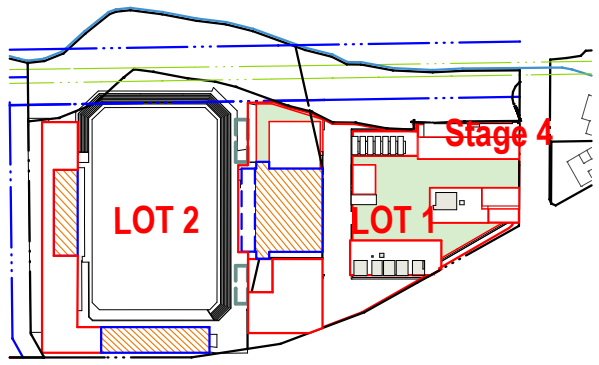
RETAIL ARCHITECTS
HEX RICE CHADWY
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Typical Level

Scale	Project No.	14020	Drawn by	PM, AT, JM	North
1:500, 1:5000	@A1, 50% @A3		Rev	R	
Status	Dwg No.	S6-A-128-008			
S75W Submission					

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LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
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- Existing Club Building
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Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	STSW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	STSW Submission
R	01.11.16	JM	Updated STSW Submission

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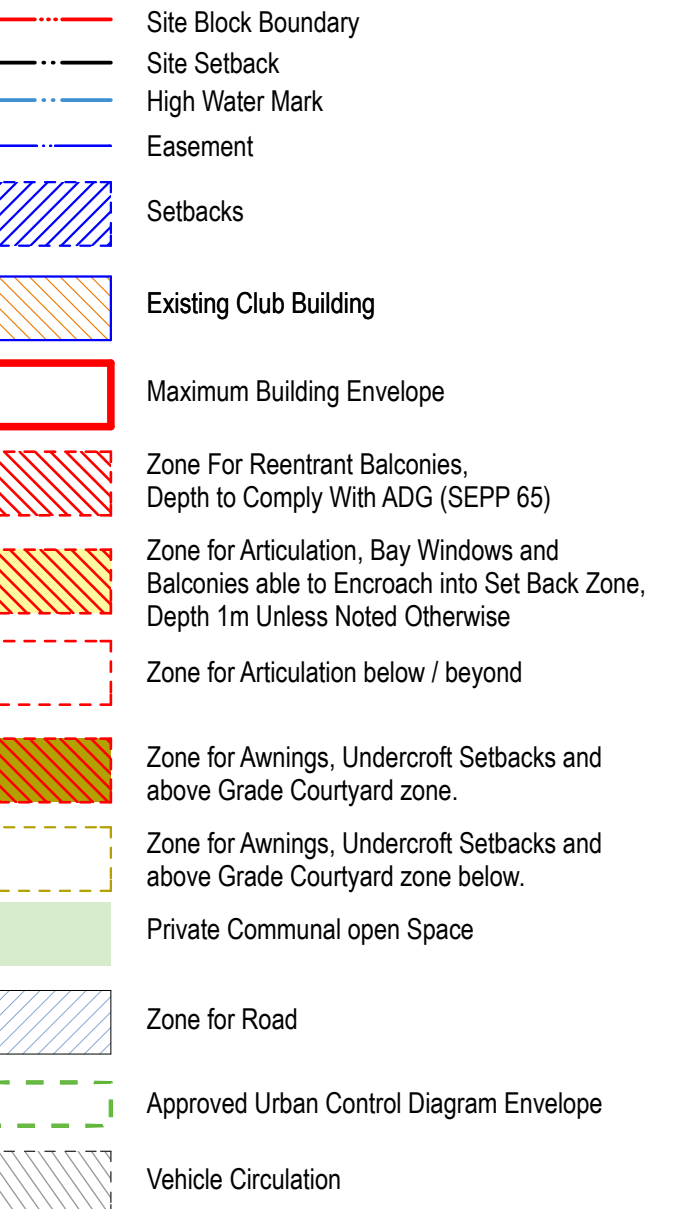
Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Urban Form Control Diagrams
Roof Level

Scale	Project No.	14020	Drawn by	North
1:500, 1:5000	@A1, 50% @A3		PM, AT, JM	↑
Status	Dwg No.	S6-A-130-009	Rev	R
STSW Submission				

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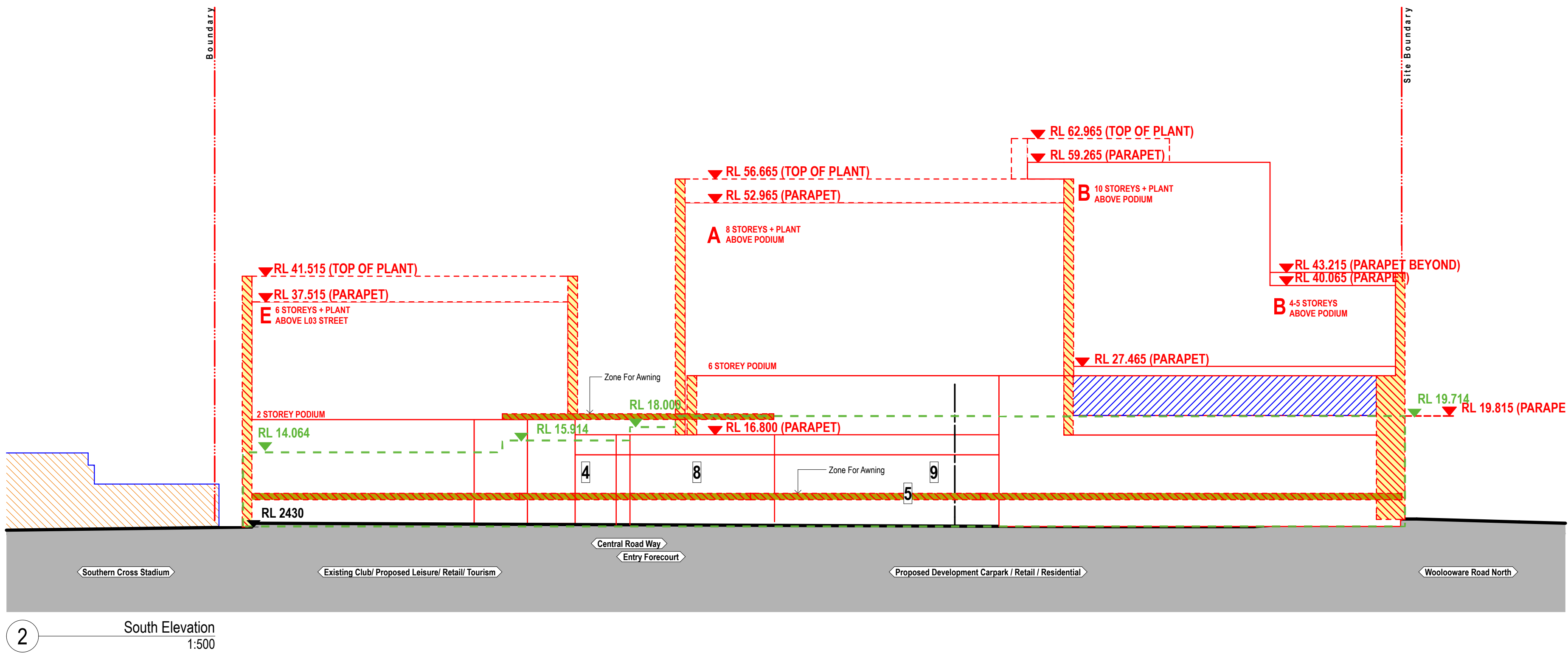


- 
- CAPITAL
BLUESTONE**

CLIENT Bluestone Capital Ventures No 1 PL Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS HDR Rice Daubney Level 1, 110 Walker Street, North Sydney NSW 2060 AU
Project Title

Urban Form Control Diagrams North & South Elevations

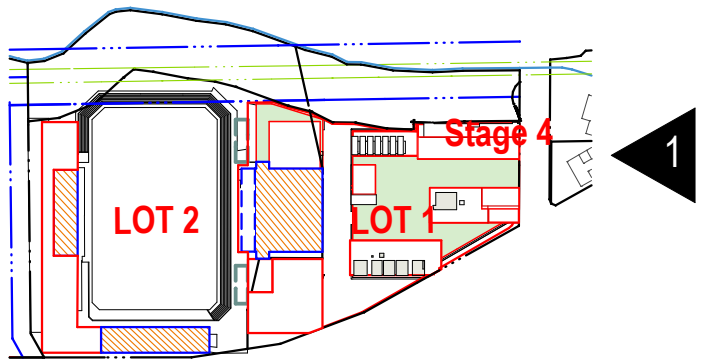
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DL225 Quality Endorsed Company ISO 9001:2008, Licence Number 4158
Notified Architect: Nicholas Turner, 8695, ABA 88 084 084 911

KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
- Zone for Articulation, Bay Windows and Balconies able to Encroach into Set Back Zone, Depth 1m Unless Noted Otherwise
- Zone for Articulation below / beyond
- Zone for Awnings, Undercroft Setbacks and above Grade Courtyard zone.
- Zone for Awnings, Undercroft Setbacks and above Grade Courtyard zone below.
- Private Communal open Space
- Zone for Road
- Approved Urban Control Diagram Envelope
- Vehicle Circulation

- Future Grandstand Expansion and facilities.
- Future Grandstand seating
- Future Roof to existing Grandstand seating.
- Entry Forecourt & Concourse. Subject to final detail and design.
- Awning to street edge to retail, bus stop & community rooms
- Club Deck (roofed)
- Outdoor opening Food court (roofed)
- Medical Services
- Community Rooms
- Business Centre with BOH Kitchen Facilities
- Tourism Accommodation
- Residents' Communal Facilities
- Sharks Athletes' Accommodation + Training Facilities
- Car Park
- Loading Bay
- Retail
- Skylight
- Residents' Communal Pool



Rev.	Date	Approved by	Revision Notes
M	27.07.16	JM	STSW Submission
N	05.08.16	JM	For Information
O	23.09.16	JM	STSW Submission
P	01.11.16	JM	Updated STSW Submission

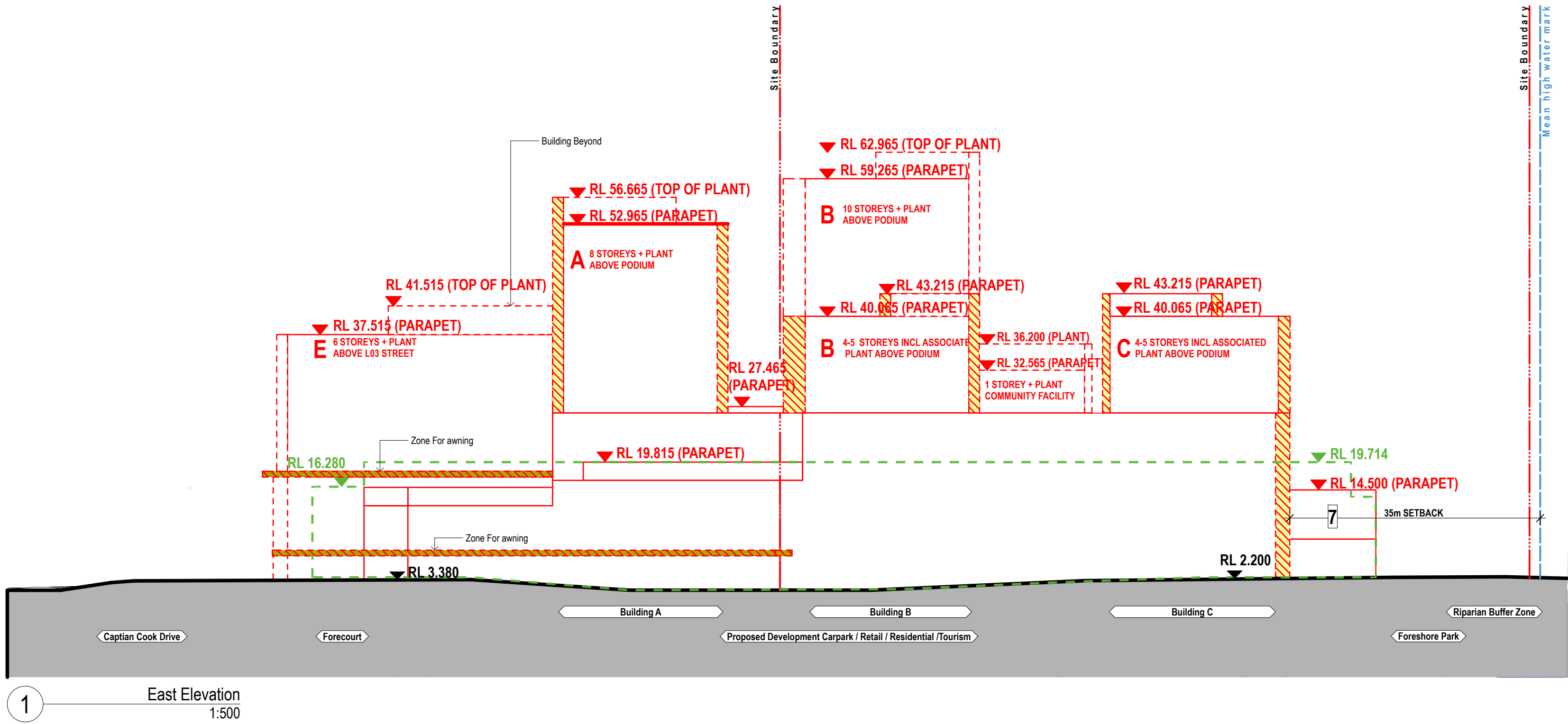
CLIENT
Bluestone Capital Ventures No 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAL ARCHITECTS
R&R Rice Chadway
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

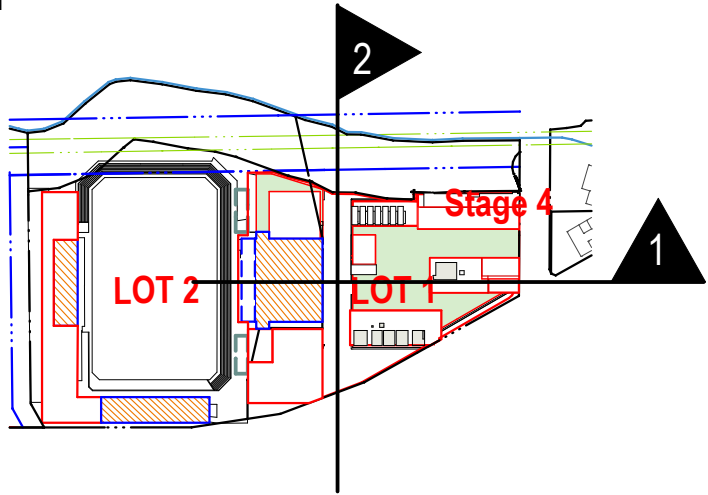
Drawing Title
Urban Form Control Diagrams
East Elevation

Scale	Project No.	Drawn by	North
1:500, 1:5000	@A1, 50% @A3	14020	PM, AT, JM
Status	Dwg No.	Rev	P
STSW Submission	S6-A-132-011		

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KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
- Easement
- Setbacks
- Existing Club Building
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- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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- Loading Bay
- Retail
- Skylight
- Residents' Communal Pool



Rev.	Date	Approved by	Revision Notes
M	27.07.16	JM	S7SW Submission
N	05.08.16	JM	For Information
O	23.09.16	JM	S7SW Submission
P	01.11.16	JM	Updated S7SW Submission

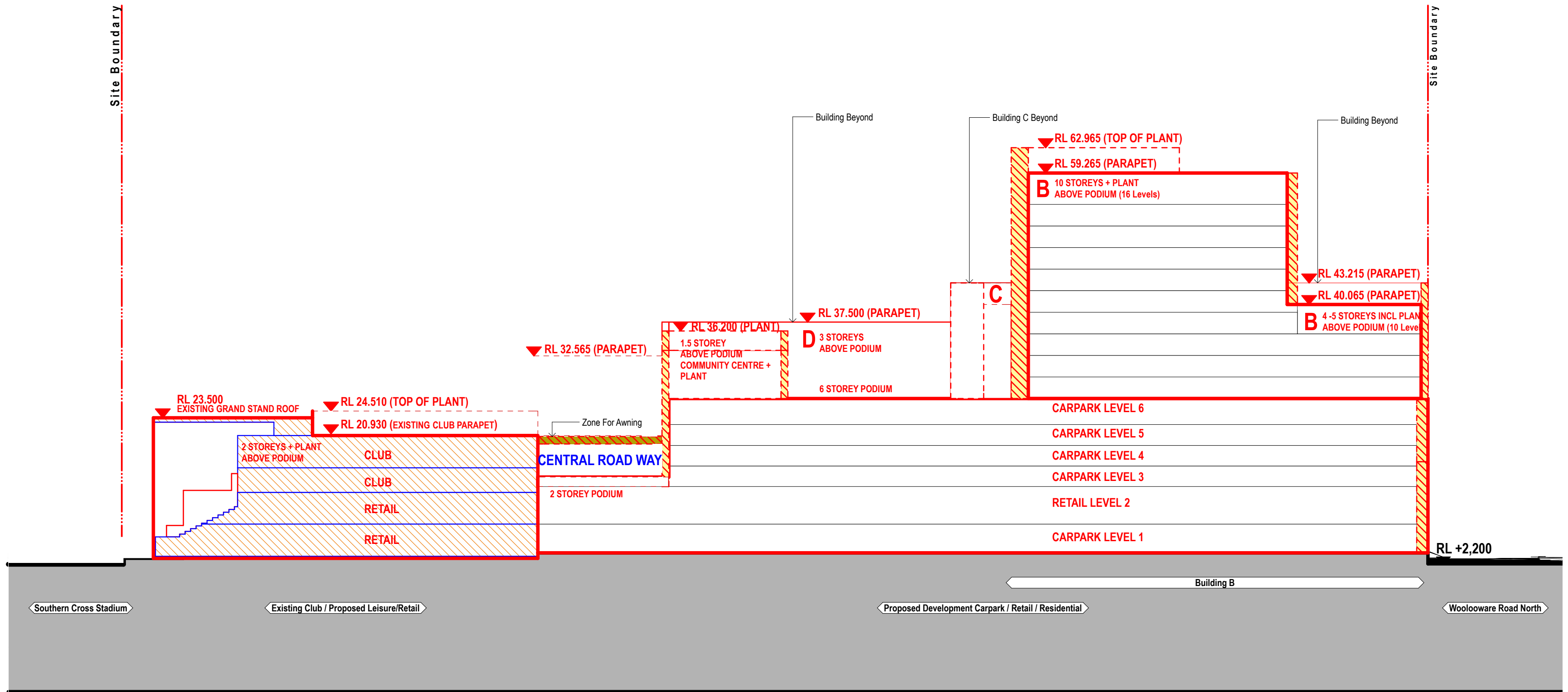
CLIENT
Bluestone Capital Ventures No 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAL ARCHITECTS
HEAR Rice Chaudhry
Level 1, 110 Walker Street, North Sydney NSW 2060 AU
Project Title

Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

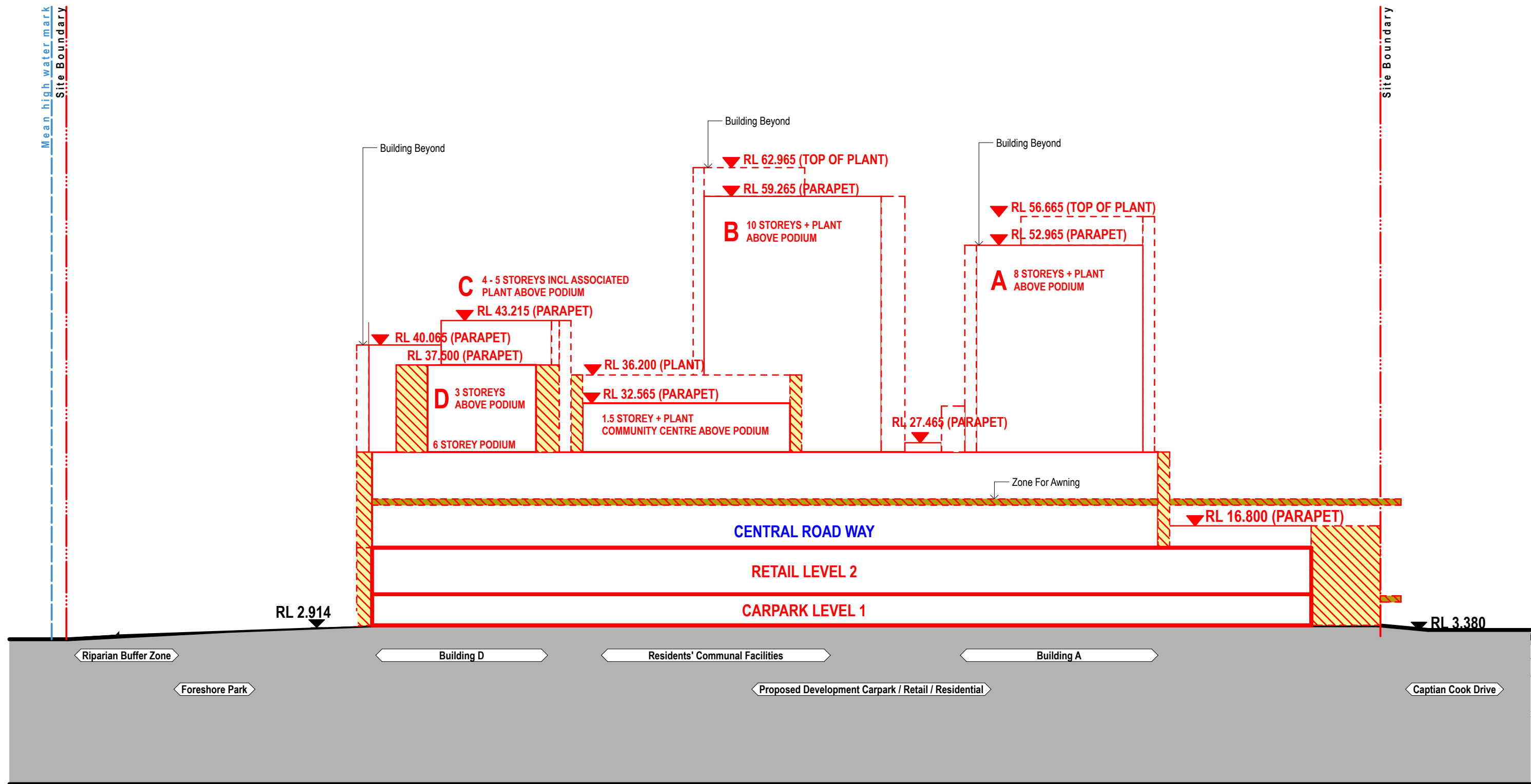
Drawing Title

Urban Form Control Diagrams
Section 01 & 02

Scale	Project No.	Revision Notes	North
1:5000,	1:500 @A1, 50% @A3	14020	PM, AT, JM
Status	Dwg No.	Rev	P
S7SW Submission	S6-A-133-012		



01 Section 01
1:500

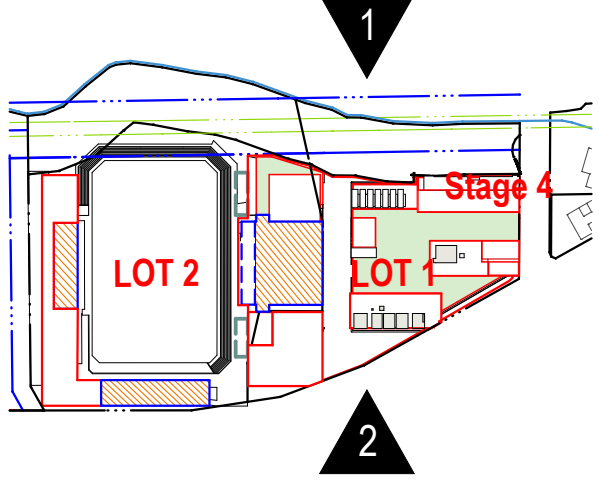


02 Section 02
1:500

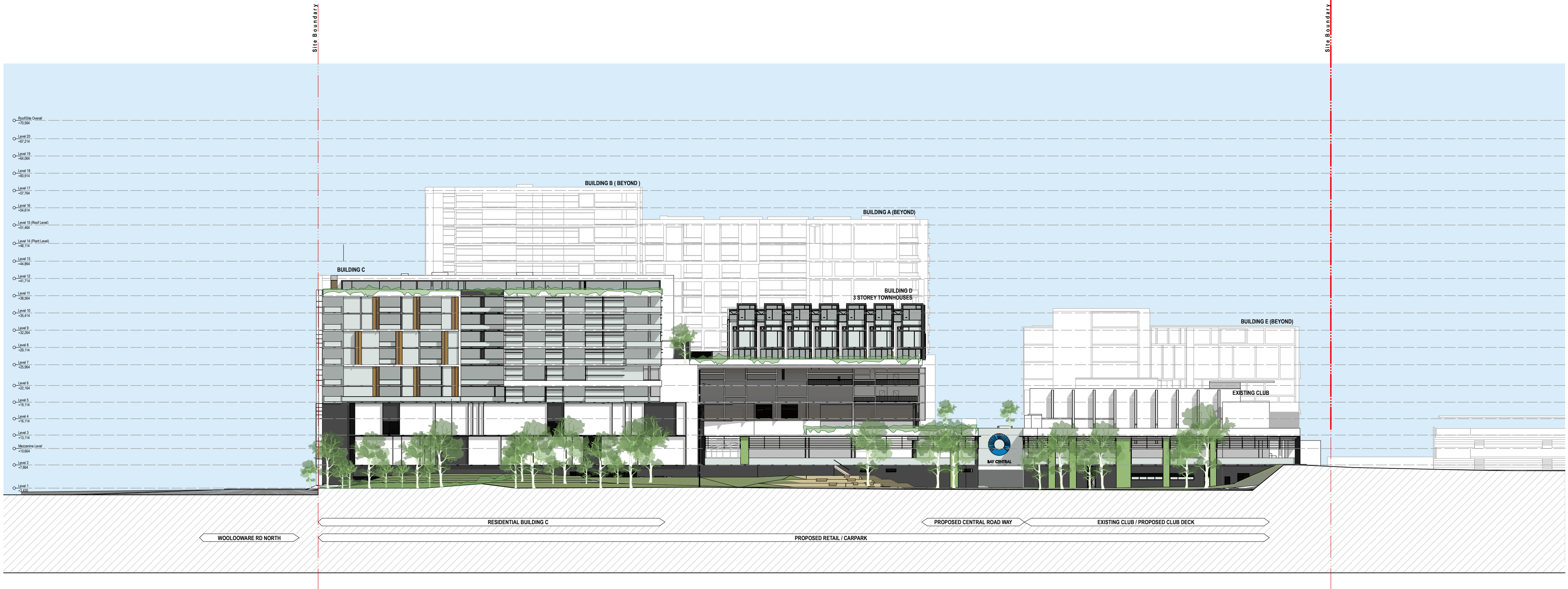
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Notified Architect: Nicholas Turner, 8695, ABA 88 084 084 911

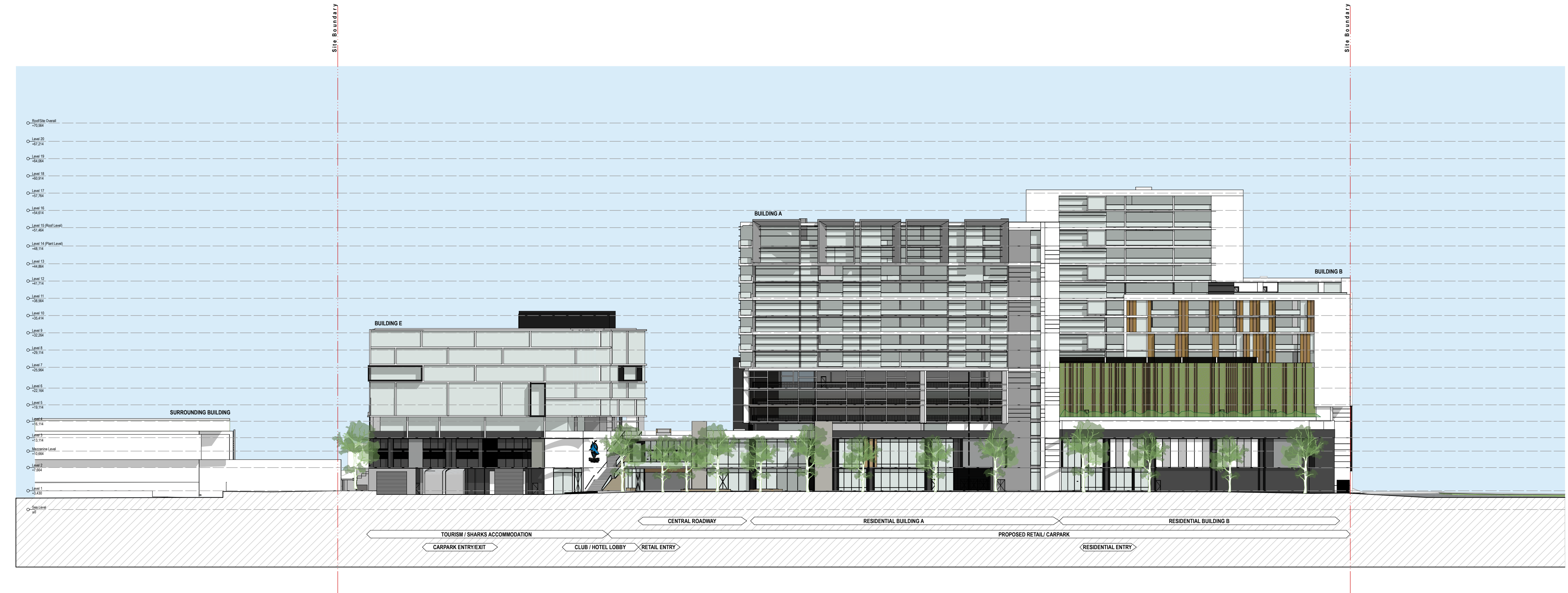
KEY PLAN



LEGEND



1 North Elevation
1:500



2 South Elevation
1:500



Rev.	Date	Approved by	Revision Notes
Q	23.09.16	JM	For S75W Submission
R	01.12.16	JM	Updated S75W Submission

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Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Elevations
North & South Elevations

Scale	Project No.	14020	Drawn by	North
1:500, 1:5000 @A1, 50% @A3			PM, AT, JM	
Status	Dwg No.	S6-A-200-001	Rev	R
S75W Submission				

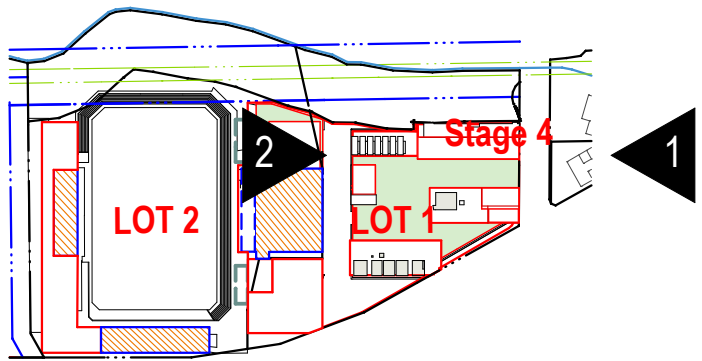
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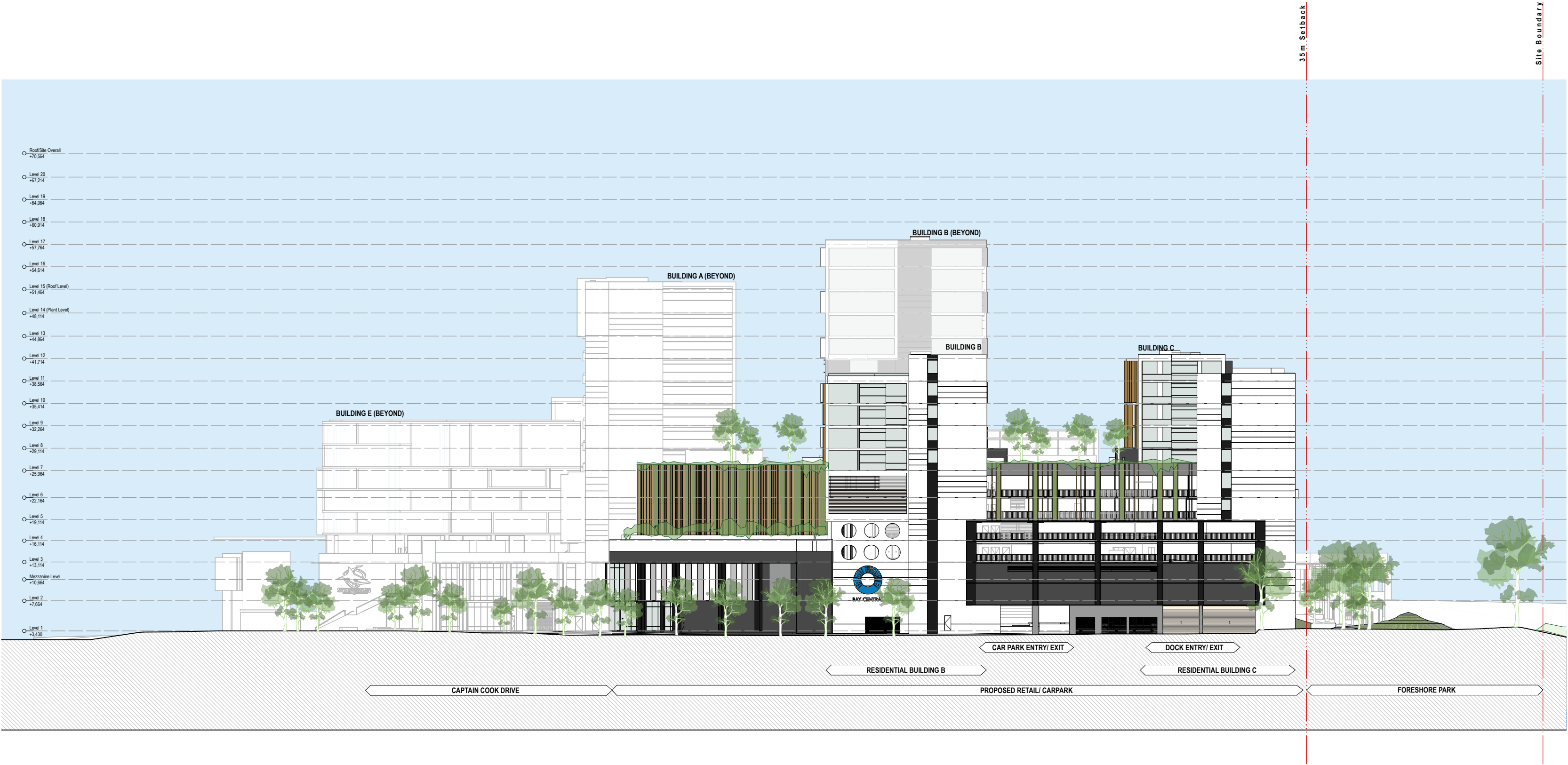
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Notified Architect: Nicholas Turner, 8895, ABA 88 084 084 911

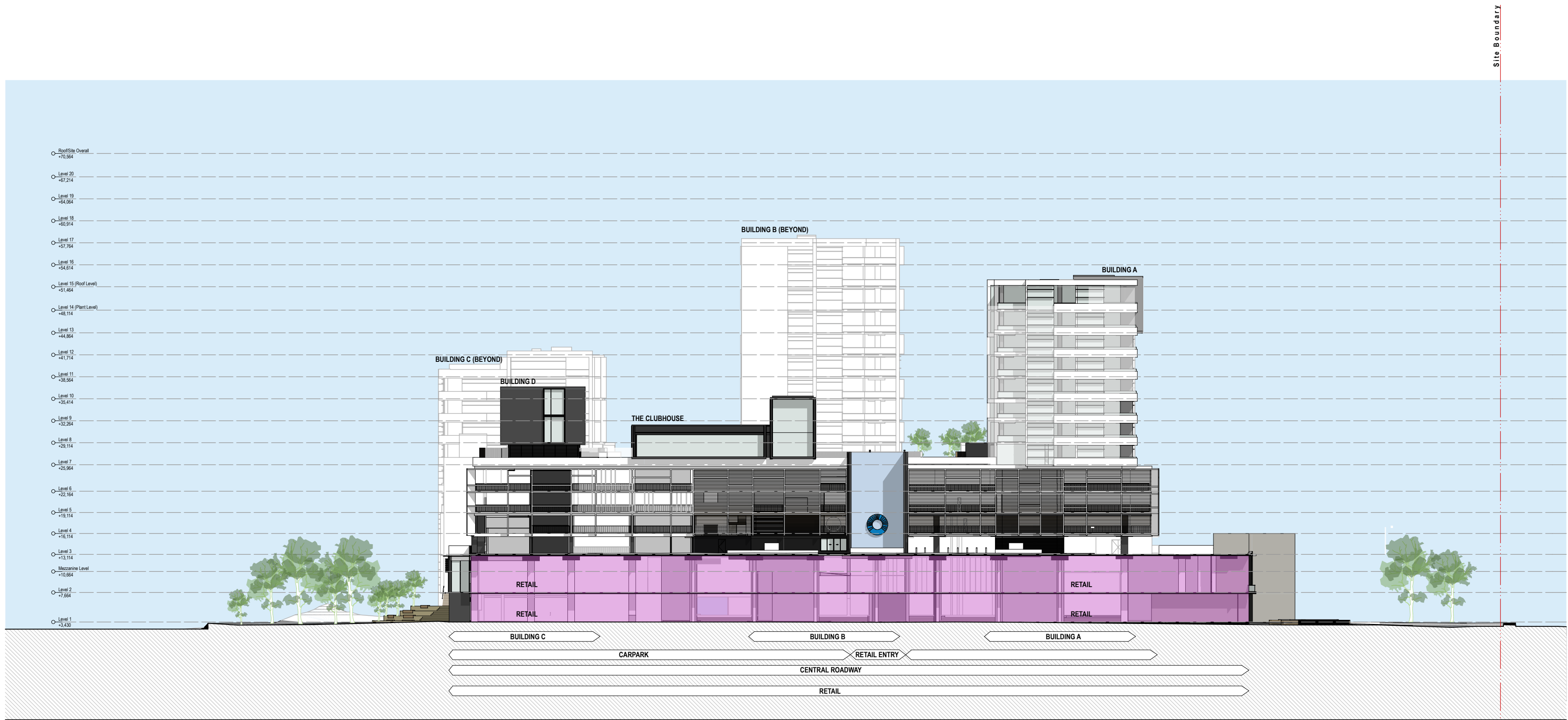
KEY PLAN



LEGEND



1 East Elevation
1:500



2 West Elevation
1:500



Rev.	Date	Approved by	Revision Notes
Q	23.09.16	JM	For S75W Submission
R	01.12.16	JM	Updated S75W Submission

CLIENT
Bluestone Capital Ventures No 1 PL
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Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Elevations
East & West Elevations

Scale	Project No.	14020	Drawn by	North
1:500, 1:5000 @A1, 50%@A3			PM, AT, JM	
Status	Dwg No.	Rev		
S75W Submission	S6-A-201-002	R		

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