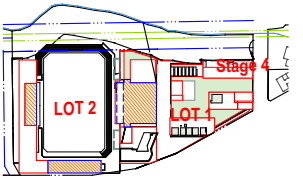


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Notified Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES

REVISION NOTES:
A: Hotel level updated.



Rev.	Date	Approved by	Revision Notes
Y	19.06.16	JM	Issued For Comment
Z	23.06.16	JM	Updated S7SW Submission
AA	12.07.17	JM	Updated S7SW Submission
AB	04.08.17	JM	Updated S7SW Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS
HCR Rice Gaudenzi
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
Illustrative Floor Plans
Level 8

Scale	Project No.	Drawn by	North
1:500, 1:5000, 1:100 @A1, 50% @A3	14020	PM, AT, JM	↑
Status	Dwg No.	Rev	
S7SW Submission	S6-A-109-009	AB	

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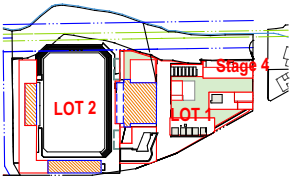
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Notified Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES

REVISION NOTES:
A: Hotel level updated.



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S75W Submission
L	04.08.17	JM	Updated S75W Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
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HCR Rice Dudgeon
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
Illustrative Floor Plans
Level 9

Scale	Project No.	Drawn by	North
1:500, 1:5000, 1:100 @A1, 50% @A3	14020	PM, AT, JM	↑
Status	Dwg No.	Rev	
S75W Submission	S6-A-110-010	L	

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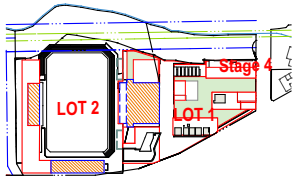
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Notified Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES

REVISION NOTES:
A: Hotel level updated.



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S75W Submission
L	04.08.17	JM	Updated S75W Submission

CLIENT
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Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS
HCR Roca D'Almeida
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
Illustrative Floor Plans
Level 10

Scale	Project No.	Drawn by	North
1:500, 1:5000, 1:100 @A1, 50% @A3	14020	PM, AT, JM	↑
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S75W Submission	S6-A-111-011	L	

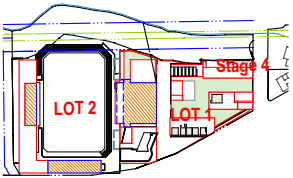
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Notified Architect Nicholas Turner 4895, ABN 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES

REVISION NOTES:

- A: Hotel level updated.
- B: Building B updated.
- C: Building C updated.



Rev.	Date	Approved by	Revision Notes
K	19.06.16	JM	Issued For Comment
L	23.06.16	JM	Updated S7SW Submission
M	12.07.17	JM	Updated S7SW Submission
N	04.08.17	JM	Updated S7SW Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU

RETAIL ARCHITECTS
HCR 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
Illustrative Floor Plans
Level 11

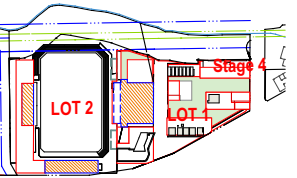
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Status	Dwg No.	S6-A-112-012	Rev	N
S7SW Submission				

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Notwithstanding Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES

REVISION NOTES:

A: Building B updated.

B: Building C updated.



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S75W Submission
L	04.08.17	JM	Updated S75W Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU

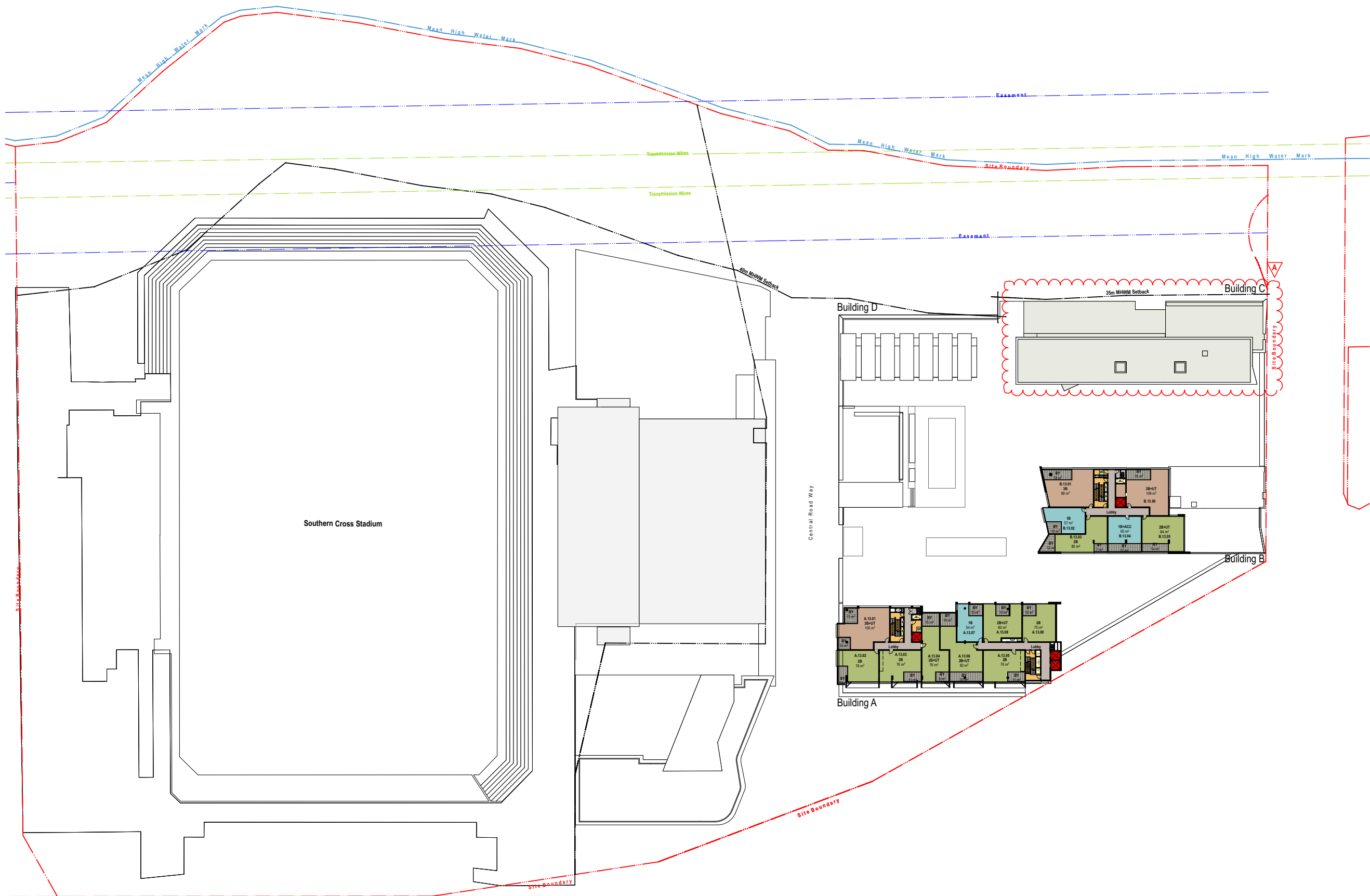
RETAIL ARCHITECTS
HCB Rice Davidson
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

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

Drawing Title
Illustrative Floor Plans
Level 12

Scale	Project No.	Drawn by	North
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Status	Rev	Rev	Rev
S75W Submission	S6-A-113-013	L	

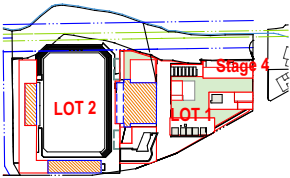
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Notwithstanding Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES

REVISION NOTES:
A: Building C Updated.



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S75W Submission
L	04.08.17	JM	Updated S75W Submission

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

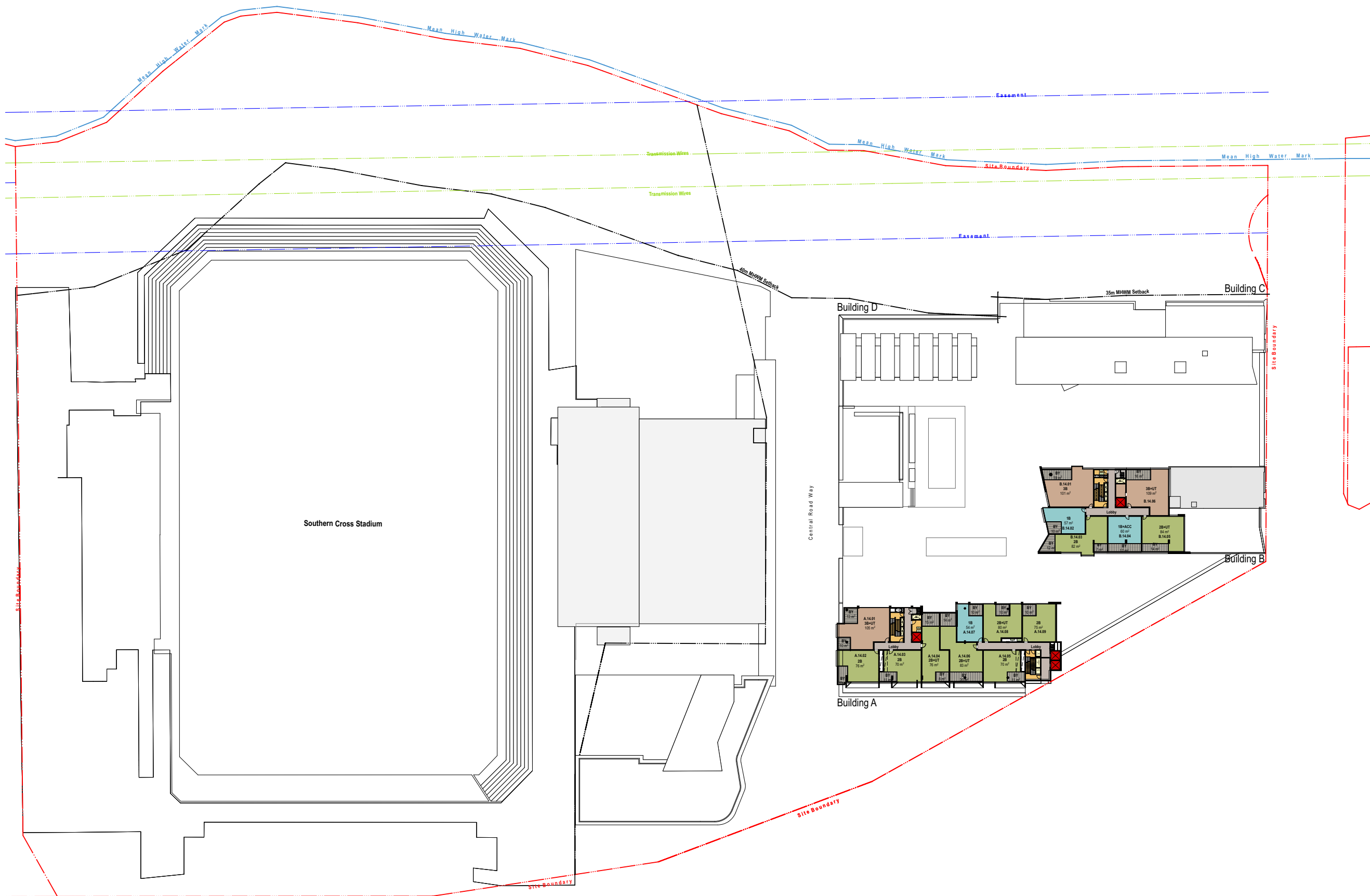
Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Illustrative Floor Plans
Level 13

Scale	Project No.	Drawn by	North
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Status	Rev	Rev	Rev
S75W Submission	S6-A-114-014	L	

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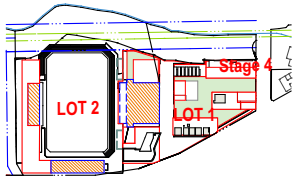
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Notwithstanding Architect Nicholas Turner 6895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES



Rev.	Date	Approved by	Revision Notes
W	19.06.16	JM	Issued For Comment
X	23.06.16	JM	Updated S7SW Submission
Y	12.07.17	JM	Updated S7SW Submission
Z	04.08.17	JM	Updated S7SW Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS
HCR Rice Davidson
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
Illustrative Floor Plans
Level 14

Scale	Project No.	Drawn by	North
1:500, 1:5000, 1:100 @A1, 50% @A3	14020	PM, AT, JM	↑
Status	Dwg No.	Rev	
S7SW Submission	S6-A-115-015	Z	

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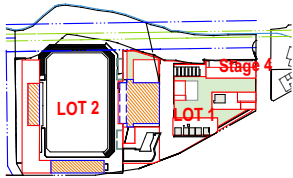
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Notwithstanding Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S75W Submission
L	04.08.17	JM	Updated S75W Submission

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

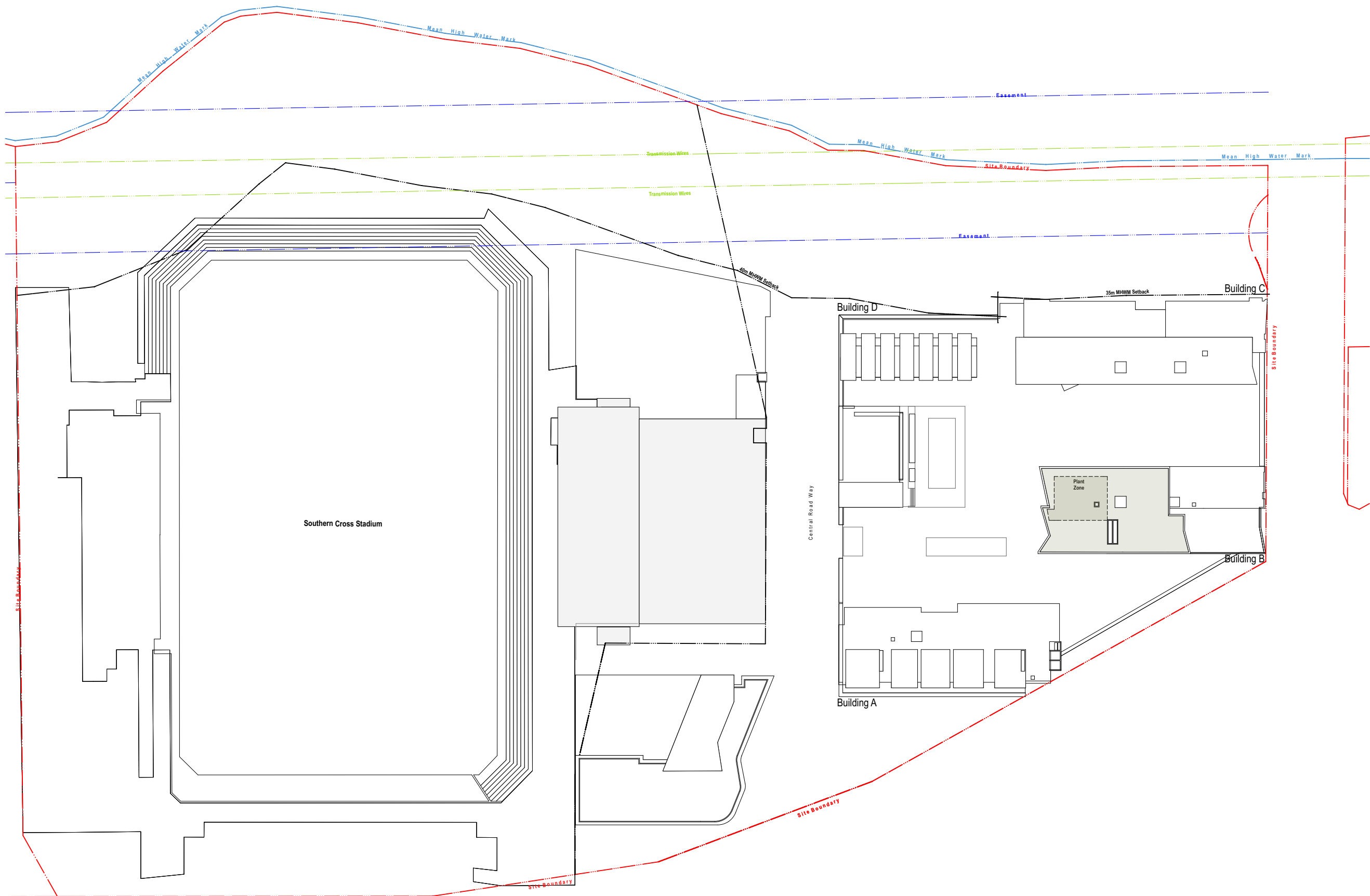
Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Illustrative Floor Plans
Level 15

Scale	Project No.	Drawn by	North
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Status	Draw No.	Rev	
S75W Submission	S6-A-116-016	L	

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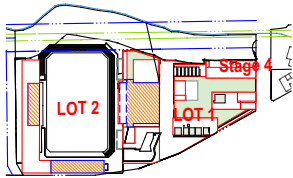
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Notwithstanding Architect Nicholas Turner 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S7SW Submission
L	04.08.17	JM	Updated S7SW Submission

CLIENT
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Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS
HCR Rice Gaudrey
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

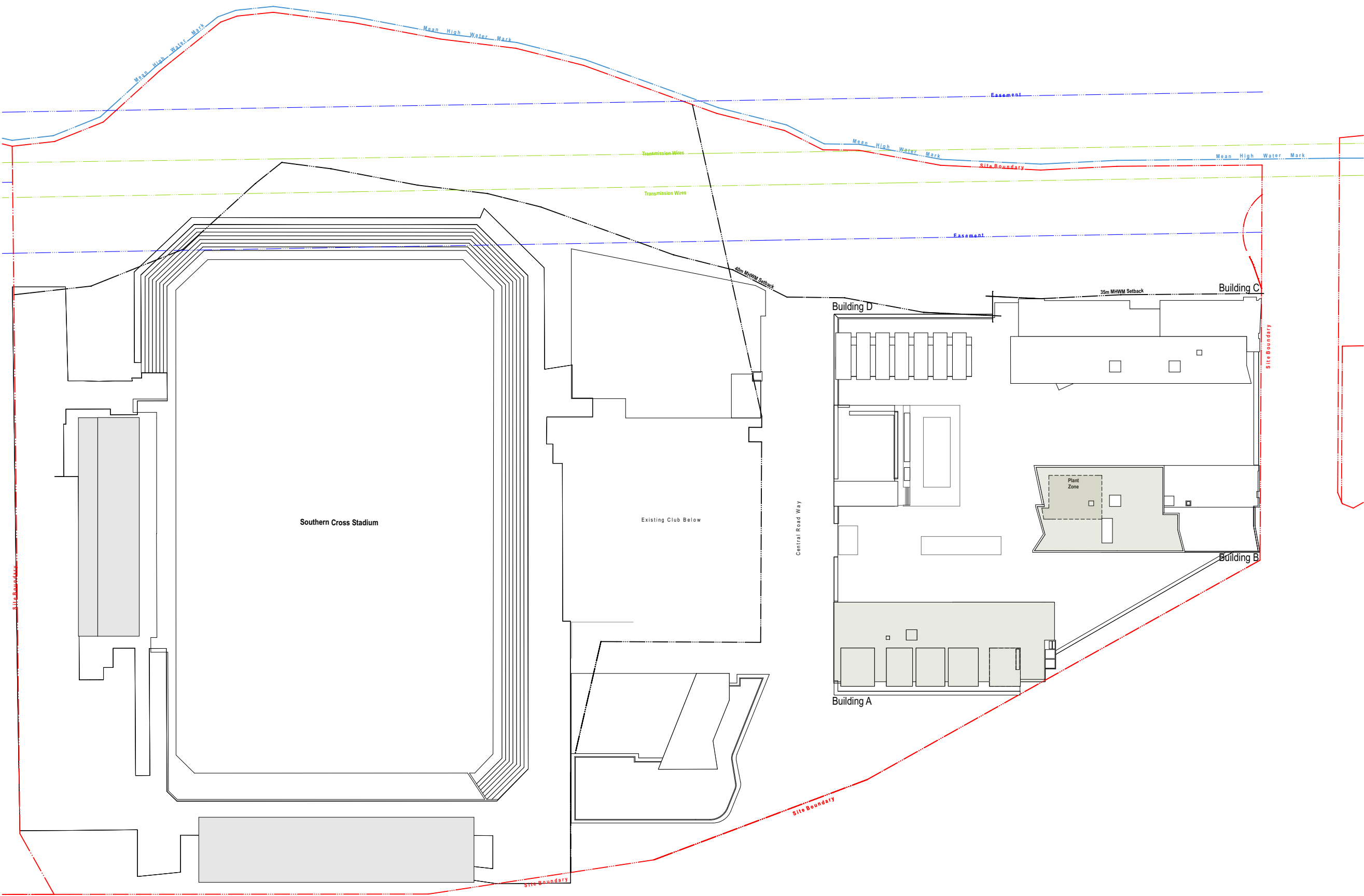
Project Title
Bay Central Uplift - Concept Plan
Captain Cook Drive Woollooware NSW 2230 AU

Drawing Title
Illustrative Floor Plans
Level 16

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
S7SW Submission	S6-A-117-017	L	

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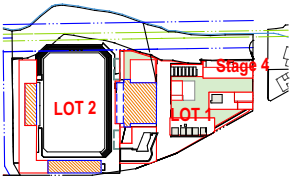
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Notwithstanding Architect Nicholas Turner 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911

KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY

HOTEL LEGEND

- HOTEL LOBBY
- AMENITIES
- SINGLE KEY
- DUAL KEY

BUSINESS CENTRE

- BUSINESS CENTRE AND LOBBY
- B.O.H INCLUDING KITCHEN FACILITIES

- RETAIL PEDESTRIAN ENTRANCES
- VEHICLE ENTRY / EXIT
- RESIDENTIAL ENTRANCES



Rev.	Date	Approved by	Revision Notes
K	12.07.17	JM	Updated S75W Submission
L	04.08.17	JM	Updated S75W Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU
RETAIL ARCHITECTS
HCR Rice Davidson
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
Illustrative Floor Plans
Roof Plan

Scale	Project No.	Drawn by	North
1:500, 1:5000, 1:100 @A1, 50% @A3	14020	PM, AT, JM	↗
Status	Dwg No.	Rev	
S75W Submission	S6-A-118-018	L	

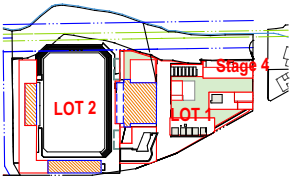
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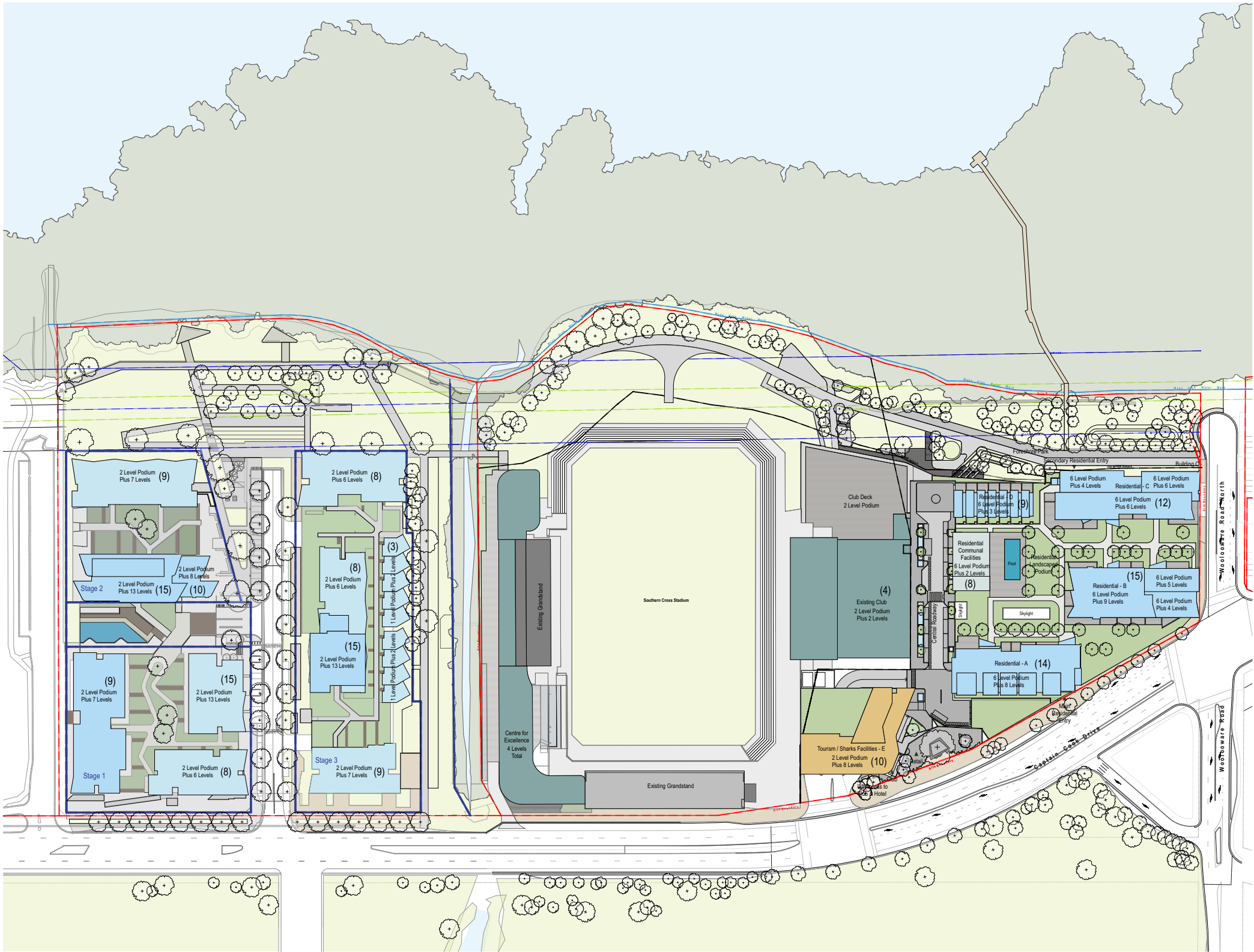
KEY PLAN



LEGEND

RESIDENTIAL LEGEND

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- CORE/ SERVICES
- LOBBY



Rev.	Date	Approved by	Revision Notes
A	19.09.16	JM	For Information
B	23.09.16	JM	For S7SW Submission
C	30.11.16	JM	For Information
D	01.12.16	JM	Updated S7SW Submission
E	19.06.16	JM	Issued For Comment
F	23.06.16	JM	Updated S7SW Submission
G	12.07.17	JM	Updated S7SW Submission
H	04.08.17	JM	Updated S7SW Submission

CLIENT
Bluestone Capital Ventures No. 1 PL
Suite 1, Level 6, 71 Macquarie St Sydney NSW 2000 AU

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

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

Drawing Title
Illustrative Floor Plans
Overall Site Plan

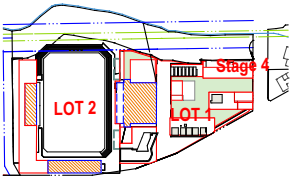
Scale
1:1000, 1:5000, 1:100 @A1, 50% @A3
Project No. 14020
Drawn by PM, AT, JM
Rev
Status
S7SW Submission
S6-A-119-019
H

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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
- 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

- | | | | |
|---|--|----|--|
| 1 | Future Grandstand Expansion and facilities. | 10 | Hotel Facilities |
| 2 | Future Grandstand seating | 11 | Tourism Accommodation |
| 3 | Future Roof to existing Grandstand seating. | 12 | Residents' Communal Facilities |
| 4 | Entry Forecourt & Concourse. Subject to final detail and design. | 13 | Sharks Athletes' Accommodation + Training Facilities |
| 5 | Awning to street edge to retail, bus stop & community rooms | 14 | Car Park |
| 6 | Club Deck (roofed) | 15 | Loading Bay |
| 7 | Outdoor opening Food court (roofed) | 16 | Retail |
| 8 | Medical Services | 17 | Skylight |
| 9 | Community Rooms | 18 | Residents' Communal Pool |
| | | 19 | Residential |
| | | 20 | Sharks Social Club |
| | | 21 | Residential Lobby Building C |
| | | 22 | Hotel / Residential Parking |
| | | 23 | Childcare |



Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	S7SW Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	S7SW Submission
R	01.11.16	JM	Updated S7SW Submission
S	23.06.17	JM	Updated S7SW Submission
T	12.07.17	JM	Updated S7SW 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
Site Plan

Scale	Project No.	Drawn by	North
1:1000	1:5000 @A1, 50% @A3	PM, AT, JM	↑
Status	Dwg No.	Rev	
S7SW Submission	S6-A-121-001	T	

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