

















LEGEND

- |   |   |  |  |
|---|---|--|--|
|    | Site Block Boundary   |  |  |
|    | Site Setback  |  |  |
|    | High Water Mark   |  |  |
|    | Easement  |  |  |
|    | Setbacks  |  |  |
|    | Existing Club Building  |  |  |
|    | Maximum Building Envelope   |  |  |
|    | Zone For Reentrant Balconies,<br>Depth to Comply With ADG (SEPP 65)   |  |  |
|    | Zone for Articulation, Bay Windows and<br>Balconies able to Encroach into Set Back Zone,<br>Depth 1m Unless Noted Otherwise |  |  |
|    | Zone for Articulation below / beyond  |  |  |
|    | Zone for Awnings, Undercroft Setbacks and<br>above Grade Courtyard zone.  |  |  |
|    | Zone for Awnings, Undercroft Setbacks and<br>above Grade Courtyard zone below.  |  |  |
|    | Private Communal open Space   |  |  |
|    | Zone for Road   |  |  |
|   | Approved Urban Control Diagram Envelope   |  |  |
|  | Vehicle Circulation   |  |  |
- |          |  |           |  |
|----------|--|-----------|--|
| <b>1</b> | Future Grandstand Expansion and facilities.                      | <b>10</b> | Hotel Facilities                                   |
| <b>2</b> | Future Grandstand seating  | <b>11</b> | Tourism Accommodation                              |
| <b>3</b> | Future Roof to existing Grandstand seating.                      | <b>12</b> | Residents' Communal Facilities                     |
| <b>4</b> | Entry Forecourt & Concourse. Subject to final detail and design. | <b>13</b> | Sharks Athlete's Accommodation Training Facilities |
| <b>5</b> | Awing to street edge to retail, bus stop & community rooms       | <b>14</b> | Car Park   |
| <b>6</b> | Club Deck (roofed)   | <b>15</b> | Loading Bay  |
| <b>7</b> | Outdoor opening Food court (roofed)                              | <b>16</b> | Retail   |
| <b>8</b> | Medical Services   | <b>17</b> | Skylight   |
| <b>9</b> | Community Rooms  | <b>18</b> | Residents' Communal Pool                           |
|          |  | <b>19</b> | Residential  |
|          |  | <b>20</b> | Sharks Social Club                                 |
|          |  | <b>21</b> | Residential Lot Building C                         |
|          |  | <b>22</b> | Hotel / Resident Parking                           |
|          |  | <b>23</b> | Childcare  |



Rev.	Date	Approved by	Revision Notes
O	27.07.16	JM	\$75W Submission
P	05.08.16	JM	For Information
Q	23.09.16	JM	\$75W Submission
R	01.11.16	JM	Updated \$75W Submission
S	23.06.17	JM	Updated \$75W Submission
T	12.07.17	JM	Updated \$75W Submission


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HDR Rice Daubney  
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

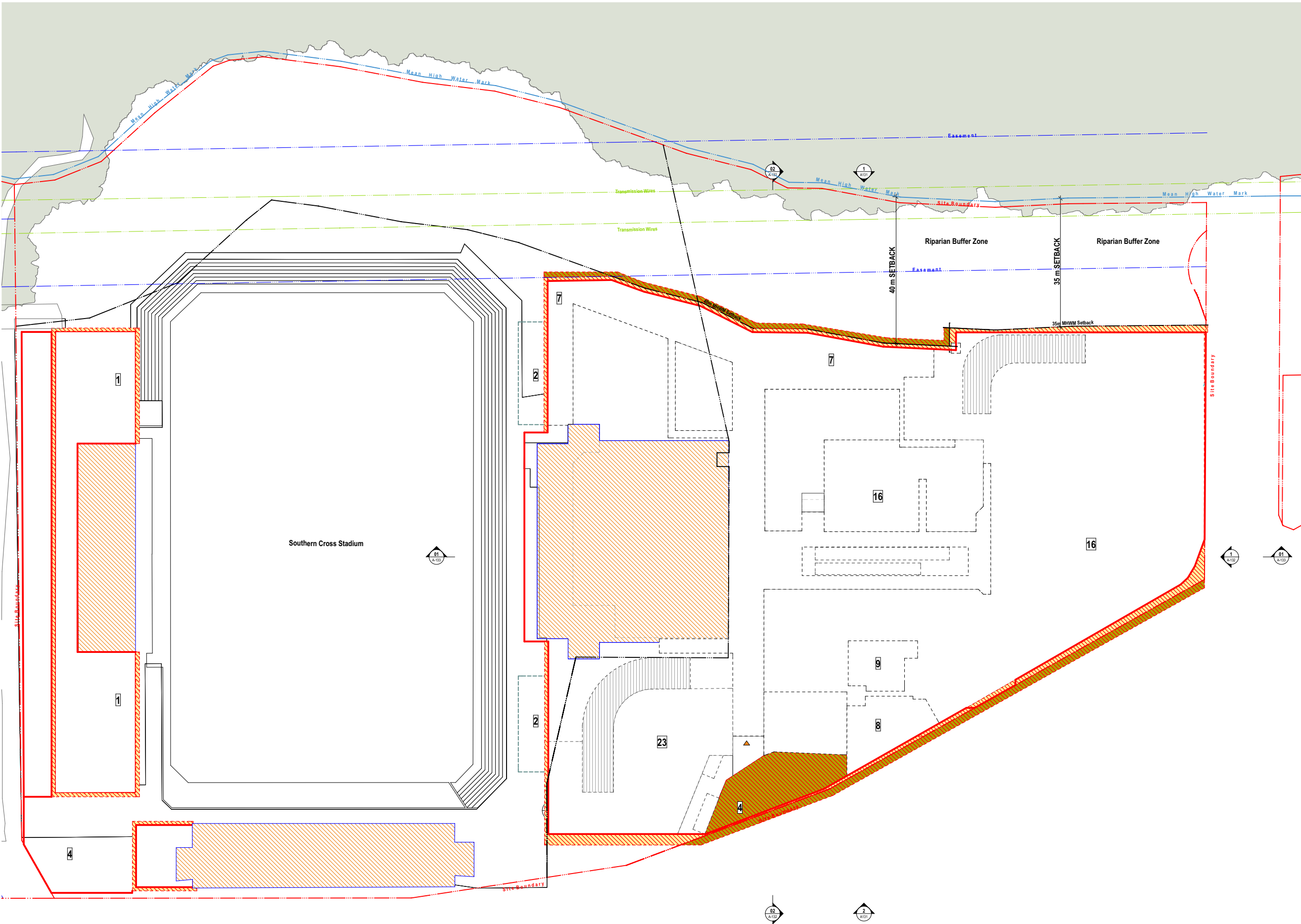
Level 1, 110 Walker Street, North Sydney NSW 2060 AU  
Project Title

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

Drawing Title  
**Urban Form Control Diagrams**  
**Level 1**

Scale	Project No.	Drawn by	North
1:500, 1:5000	@A1, 50% @A3	PM, AT, JM	
Status	Dwg No.	Rev	
S75W Submission	S6-A-122-002		T

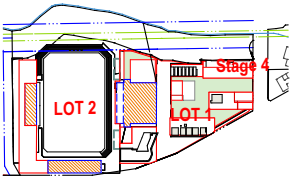
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DLCS Quality Estimated Company 180 800 0000, License Number 4192  
Notified Architect Nicholas Turner 4895, 489 81 584 584 911

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

- |   |  |    |  |
|---|--|----|--|
| 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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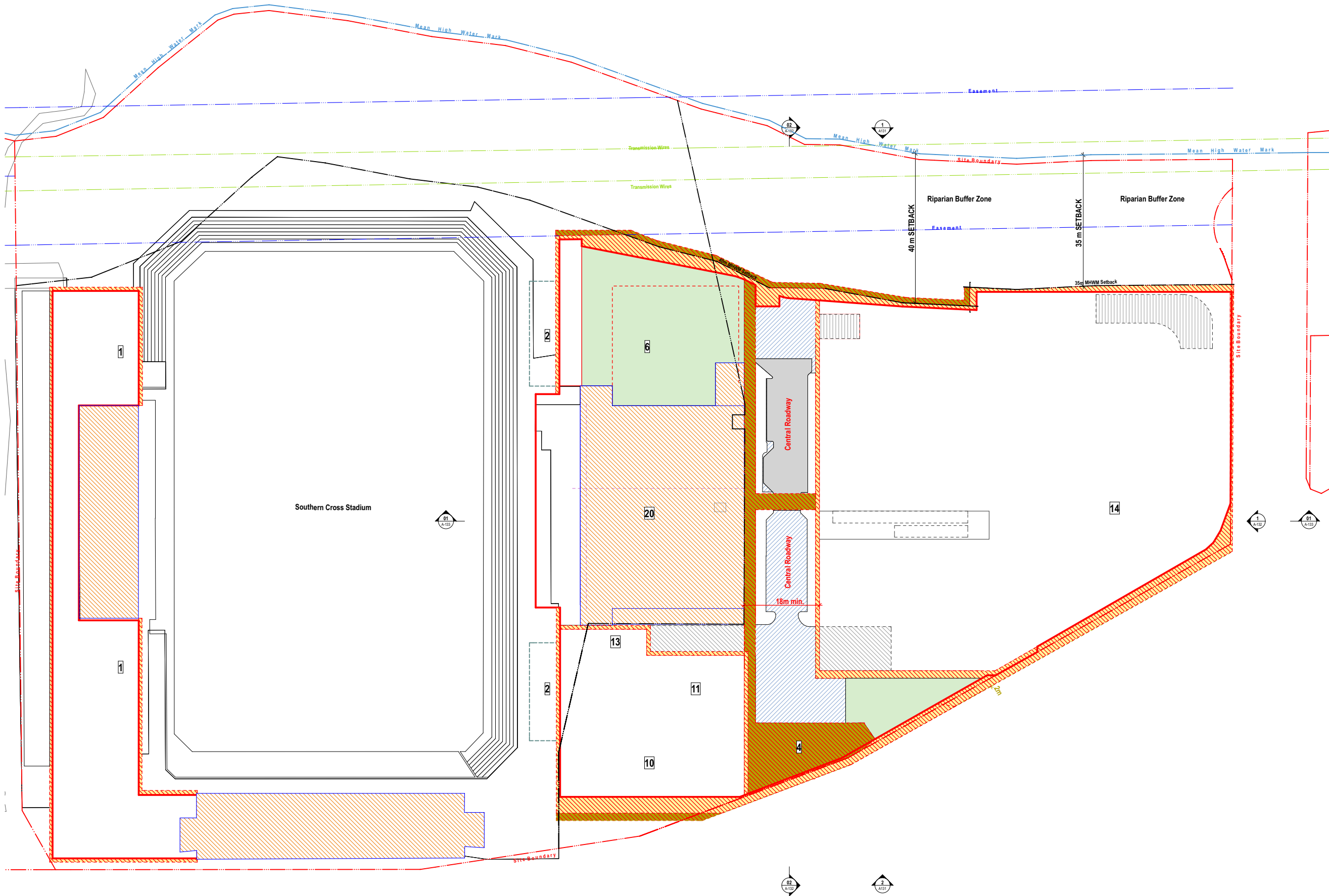
RETAIL ARCHITECTS  
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Project Title  
**Bay Central Uplift - Concept Plan**  
Captain Cook Drive Wooloware NSW 2230 AU

Drawing Title  
**Urban Form Control Diagrams**  
**Level 2**

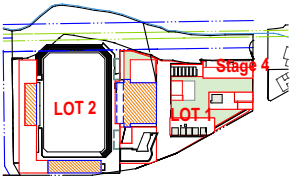
Scale	Project No.	Drawn by	North
1:500, 1:5000	@A1, 50% @A3 14020	PM, AT, JM	↑
Status	Dwg No.	Rev	
S7SW Submission	S6-A-123-003	T	

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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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- Zone for Road
- Approved Urban Control Diagram Envelope
- Vehicle Circulation

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| 9 | Community Rooms  | 18 | Residents' Communal Pool                             |
|   |  | 19 | Residential  |
|   |  | 20 | Sharks Social Club                                   |
|   |  | 21 | Residential Lobby Building C                         |
|   |  | 22 | Hotel / Residential Parking                          |
|   |  | 23 | Childcare  |



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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 Woolooware NSW 2230 AU

Drawing Title  
**Urban Form Control Diagrams**  
**Level 3**

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	T
S7SW Submission	S6-A-124-004		

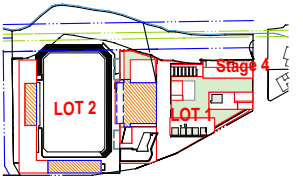
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Notional Architect Nicholas Turner 4895, 489 81 584 584 911

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
- 1 Future Grandstand Expansion and facilities.
- 2 Future Grandstand seating
- 3 Future Roof to existing Grandstand seating.
- 4 Entry Forecourt & Concourse. Subject to final detail and design.
- 5 Awning to street edge to retail, bus stop & community rooms
- 6 Club Deck (roofed)
- 7 Outdoor opening Food court (roofed)
- 8 Medical Services
- 9 Community Rooms
- 10 Hotel Facilities
- 11 Tourism Accommodation
- 12 Residents' Communal Facilities
- 13 Sharks Athletes' Accommodation + Training Facilities
- 14 Car Park
- 15 Loading Bay
- 16 Retail
- 17 Skylight
- 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 Woolooware NSW 2230 AU

Drawing Title  
Urban Form Control Diagrams  
Level 4

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
S7SW Submission	S6-A-125-005	T	

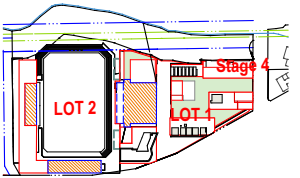
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Notified Architect Nicholas Turner 4895, 489 81 584 584 911

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

- |   |  |    |  |
|---|--|----|--|
| 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  |
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| 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
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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 Woolooware NSW 2230 AU

Drawing Title  
Urban Form Control Diagrams  
Level 5 & 6

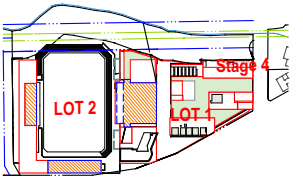
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Status	Dwg No.		Rev	
S7SW Submission	S6-A-126-006		T	

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Notified Architect Nicholas Turner 4895, 489 81 584 584 911

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
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  - Private Communal open Space
  - Zone for Road
  - Approved Urban Control Diagram Envelope
  - Vehicle Circulation

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

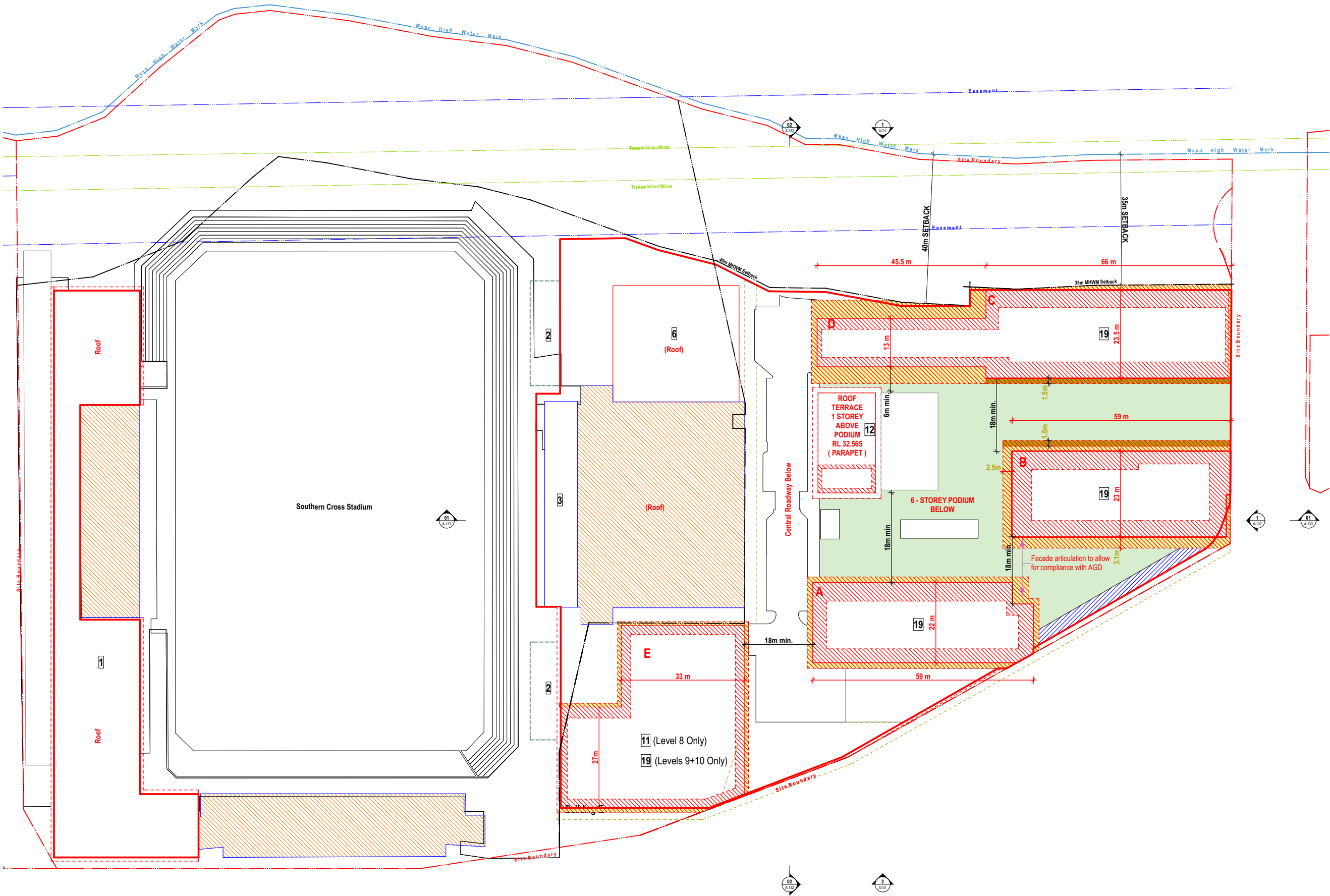
RETAIL ARCHITECTS  
HCR Rice Davidson  
Level 1, 110 Walker Street, North Sydney NSW 2060 AU

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

Drawing Title  
**Urban Form Control Diagrams**  
**Podium Level 7**

Scale	Project No.	14020	Drawn by	North
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Status	Dwg No.	S6-A-127-007	Rev	T
S7SW Submission				

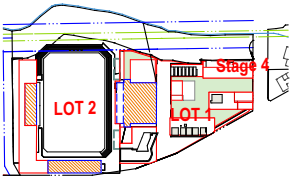
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DLCS Quality Estimated Company 180 800 0000, License Number 4192  
Notified Architect Nicholas Turner 4895, 489 81 584 584 911

KEY PLAN



LEGEND

- Site Block Boundary
- Site Setback
- High Water Mark
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- Setbacks
- Existing Club Building
- Maximum Building Envelope
- Zone For Reentrant Balconies, Depth to Comply With ADG (SEPP 65)
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T	12.07.17	JM	Updated S7SW Submission

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Project Title

Bay Central Uplift - Concept Plan  
Captain Cook Drive Wooloware NSW 2230 AU  
Drawing Title  
Urban Form Control Diagrams  
Typical Level

Scale	Project No.	Drawn by	North
1:500, 1:5000	@A1, 50% @A3	PM, AT, JM	↑
Status	Dwg No.	Rev	
S7SW Submission	S6-A-128-008	T	

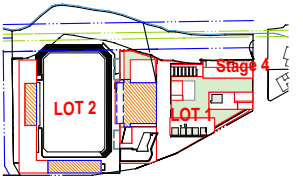
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DLCS Quality Estimated Company 180 800 2000, License Number 4193  
Notified Architect Nicholas Turner 4895, ABN 81 584 584 911

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

- |   |  |    |  |
|---|--|----|--|
| 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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RETAIL ARCHITECTS  
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Project Title

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

Drawing Title

Urban Form Control Diagrams

Roof Level

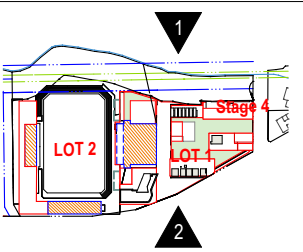
Scale	Project No.	14020	Drawn by	North
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Status	Dwg No.		Rev	
S7SW Submission	S6-A-130-009		T	

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DLCS Quality Estimated Company 150 800 0000, License Number 4195  
Notwithstanding Architect Nicholas Turner 4895, 4896, 4898, 4899, 4904, 4905, 4911

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
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P	01.11.16	JM	Updated S75W Submission
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R	12.07.17	JM	Updated S75W Submission

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Project Title

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Drawing Title

Urban Form Control Diagrams  
North & South Elevations

Scale	Project No.	14020	Drawn by	North
1:500, 1:5000	@A1, 50% @A3		PM, AT, JM	
Status	Dwg No.		Rev	
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