



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
- Retail Levels - By Other Architect

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| <p>1 Future Grandstand Expansion and facilities.</p> <p>2 Future Grandstand seating.</p> <p>3 Future Roof to existing Grandstand seating.</p> <p>4 Entry Forecourt & Concourse. Subject to final detail and design.</p> <p>5 Awning to street edge to retail, bus stop & community rooms</p> <p>6 Club Deck (roofed)</p> <p>7 Outdoor opening Food court (roofed)</p> <p>8 Medical Services</p> <p>9 Community Rooms</p> | <p>10 Hotel Facilities</p> <p>11 Tourism Accommodation</p> <p>12 Residents' Communal Facilities</p> <p>13 Sharks Athletes' Accommodation + Training Facilities</p> <p>14 Car Park</p> <p>15 Loading Bay</p> <p>16 Retail</p> <p>17 Skylight</p> <p>18 Residents' Communal Pool</p> <p>19 Residential</p> <p>20 Sharks Social Club</p> <p>21 Residential Lobby</p> <p>22 Hotel / Residential Parking</p> <p>23 Health & Fitness Centre</p> |
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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
U	10.09.19	JM	Updated S7SW Submission

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Project Title
Bay Central Uplift - Concept Plan
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Drawing Title
Urban Form Control Diagrams
Level 4

Scale
 1:500, 1:5000 @A1, 50% @A3 14020 PM, AT, JM North

Status
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