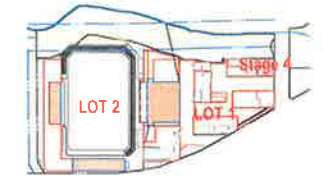


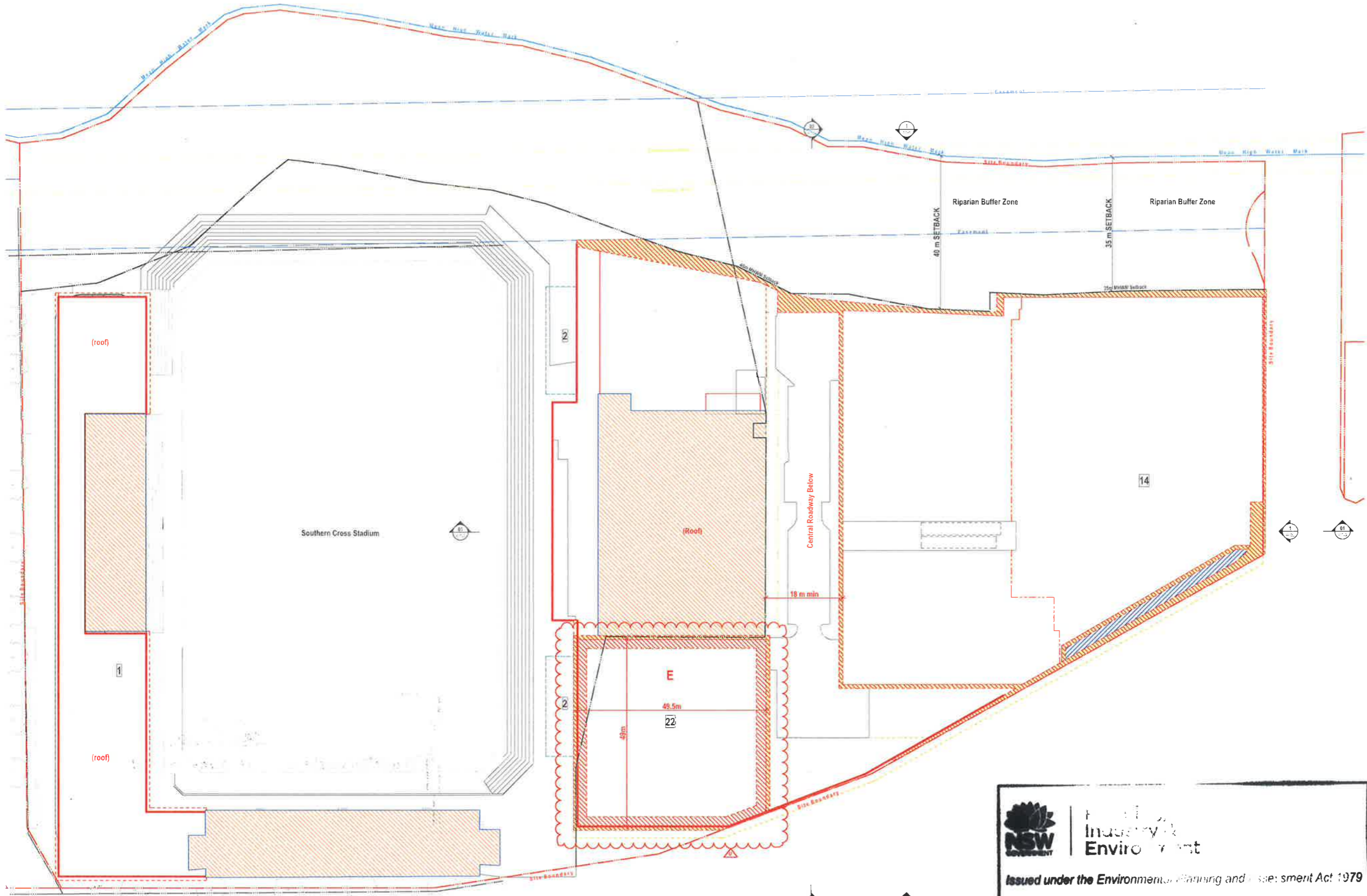
NOTES:
 1. This plan is a concept plan and is not to be used for any other purpose.
 2. The plan is subject to the approval of the relevant authority.
 3. The plan is subject to the approval of the relevant authority.

KEY PLAN:
 The key plan shows the location of the site within the local area.



- 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
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 - Zone for Road
 - Approved Urban Control Diagram Envelope
 - Vehicle Circulation
 - Retail Levels - By Other Architect

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| | | 21 | Residential Lobby |
| | | 22 | Hotel / Residential Parking |
| | | 23 | Health & Fitness Centre |



NSW GOVERNMENT | **Industry & Environment**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification

No 3 Granted on 01/11/19

In respect to MP 10-0219

Signed [Signature]

Sheet No 1 of 5



Rev	Date	Approved by	Author/Issue
D	27.07.18	JM	87W Submission
P	05.08.18	JM	For Information
C	23.09.18	JM	87W Submission
R	05.11.18	JM	Updated 87W Submission
E	23.08.17	JM	Updated 87W Submission
T	12.07.17	JM	Updated 87W Submission
U	16.08.16	JM	Updated 87W Submission

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

RETAIL ARCHITECTS: Capital Bluestone

PROJECT: Bay Central Uplift - Concept Plan

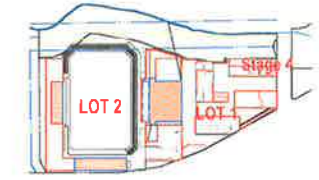
Drawn by: [Name]

Urban Form Control Diagrams Level 4

Scale	Project No	Sheet No	Drawn by
1:500, 1:5000	A1	14020	PM, AT, JM

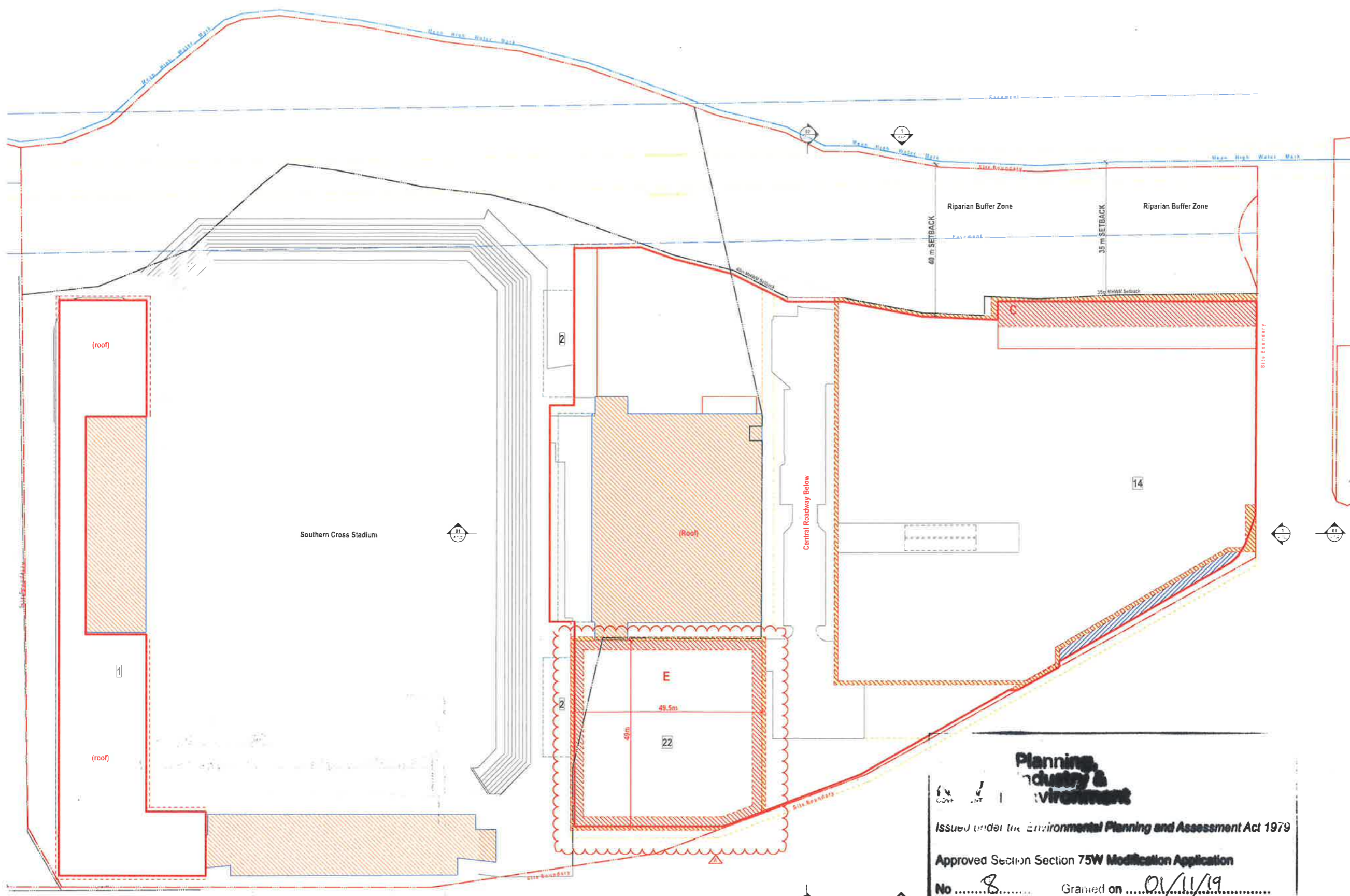
87W Submission S6-A-125-005 U





- 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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- | | | | |
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| | | 23 | Health & Fitness Centre |



Planning, Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 8 Granted on 01/11/19

In respect to MP 10-0229

Signed [Signature]

Sheet No. 2 of 5



Rev. Date. Approved By. Revision Notes

10/09/19 JM Updated 75W Submission

CLIENT: Bluestone Capital Ventures No. 10, Park Lane, Level 7, Macquarie Street, Sydney, NSW, 2000 AU

RETAIL ARCHITECTS: R2M Retail Architects Level 11, 110 Walker Street, North Sydney, NSW, 1585 AU

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

Project Title: Urban Form Control Diagrams Level 5

Scale: 1:500, 1:5000

Project No: @A1 5616EA3 14020

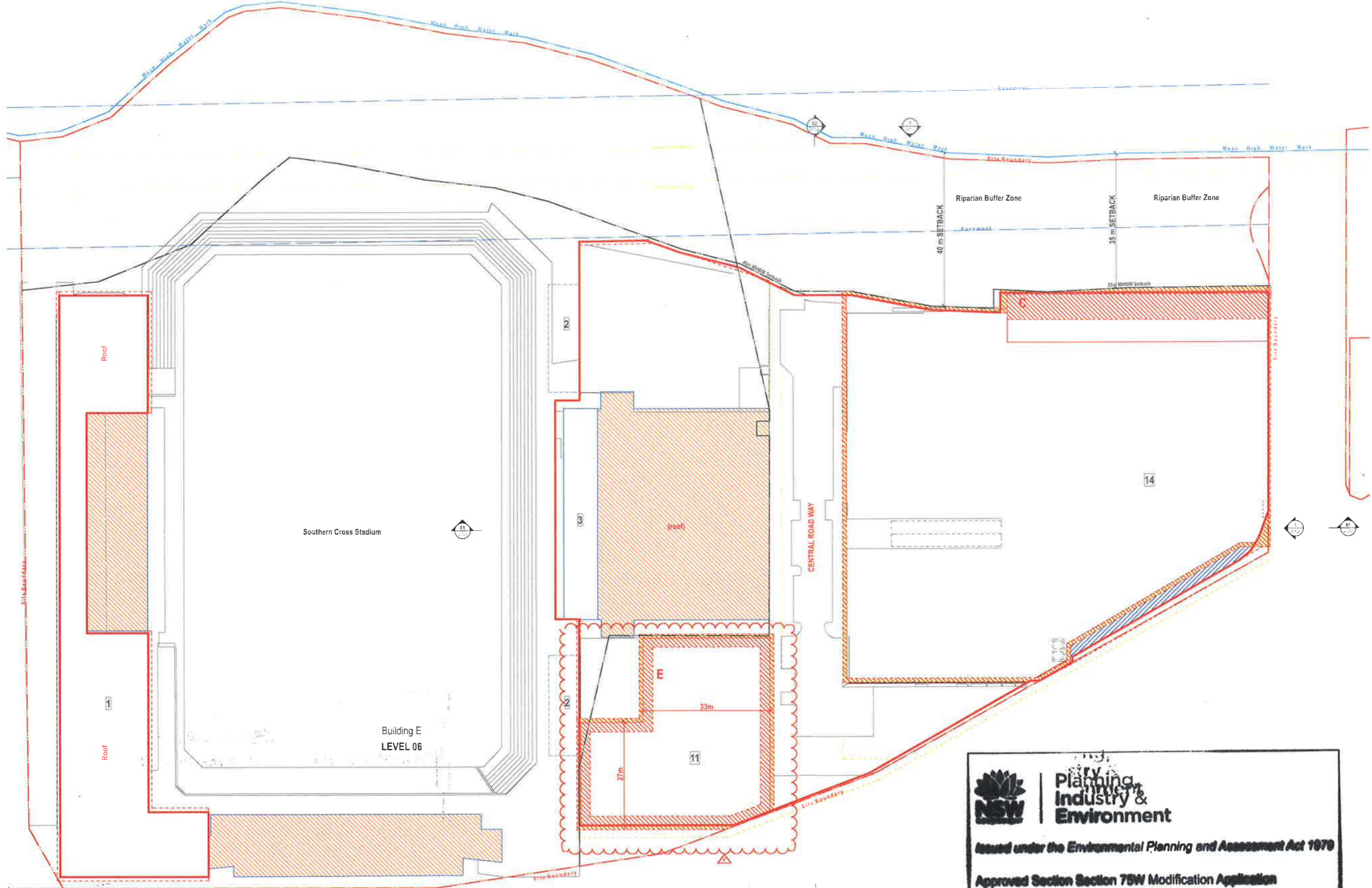
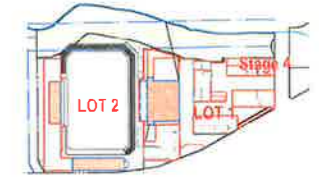
Drawn By: PM, AT, JM

Checked By: A

Submission: SG-A-125-013



NOTES
 1. This plan is a site plan for the proposed development and is not to be used for any other purpose.
 2. The site plan is subject to the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2007.
 3. The site plan is subject to the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2007.



- LEGEND
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 - Site Setback
 - High Water Mark
 - Easement
 - Setbacks
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 - Vehicle Circulation
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NSW Planning Industry & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No 2 Granted on 01/11/19

In respect to MP 10-0229

Signed [Signature]

Sheet No 3 of 5



Rev	Date	Authority	Author/Title
0	27.07.18	JW	STSW Submission
1	04.08.18	JW	Information
2	03.09.18	JW	STSW Submission
3	04.11.18	JW	Updated STSW Submission
4	23.01.19	JW	Updated STSW Submission
5	02.07.19	JW	Updated STSW Submission
6	16.09.19	JW	Updated STSW Submission
7	16.09.19	JW	Updated STSW Submission

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

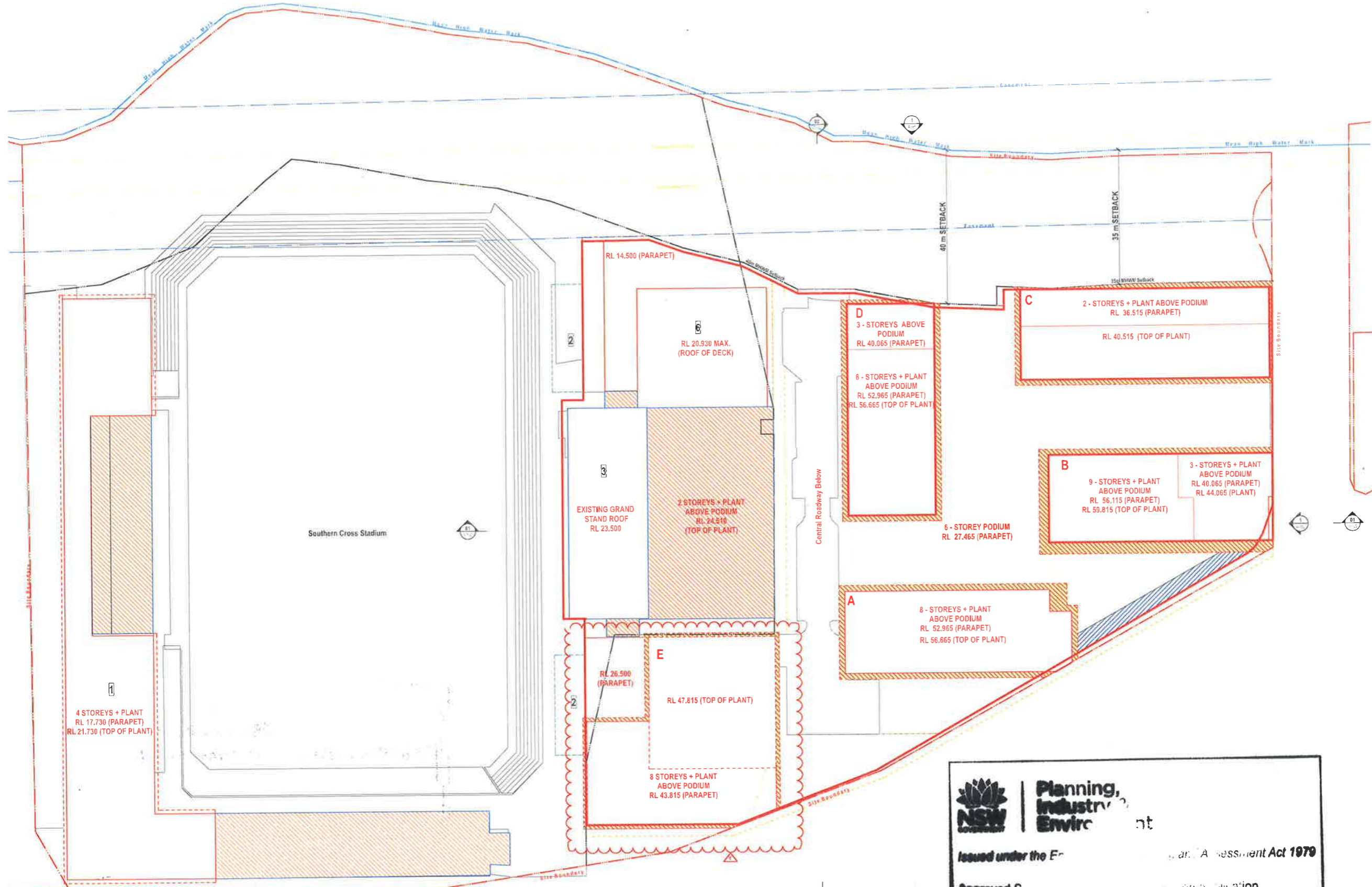
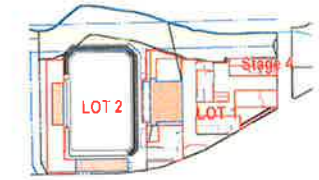
DESIGNER
 Capital Bluestone
 Level 11, 111 Market Street, North Sydney NSW 1585 AU

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

DRAWING NO.
 Urban Form Control Diagrams
 Level 6

Scale
 1:500, 1:5000 @A1, 50% @A3 14020 PM AT JM
 Date 26/09/19 Rev V

STSW Submission S6-A-126-006



- Legend**
- Site Block Boundary
 - Site Setback
 - High Water Mark
 - Easement
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NSW Planning, Industry and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved for this Application

No. 8

10-0229

4 of 5

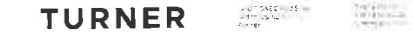



Rev	Date	Approved by	Revision/Notes
S	21.05.17	JM	Updated SP3W Submission
O	12.07.17	JM	Updated SP3W Submission
U	09.01.18	JM	For Approval
V	16.02.18	JM	Updated SP3W Submission
W	04.07.18	JM	Building to New Submission
X	16.06.18	JM	Building to New Submission

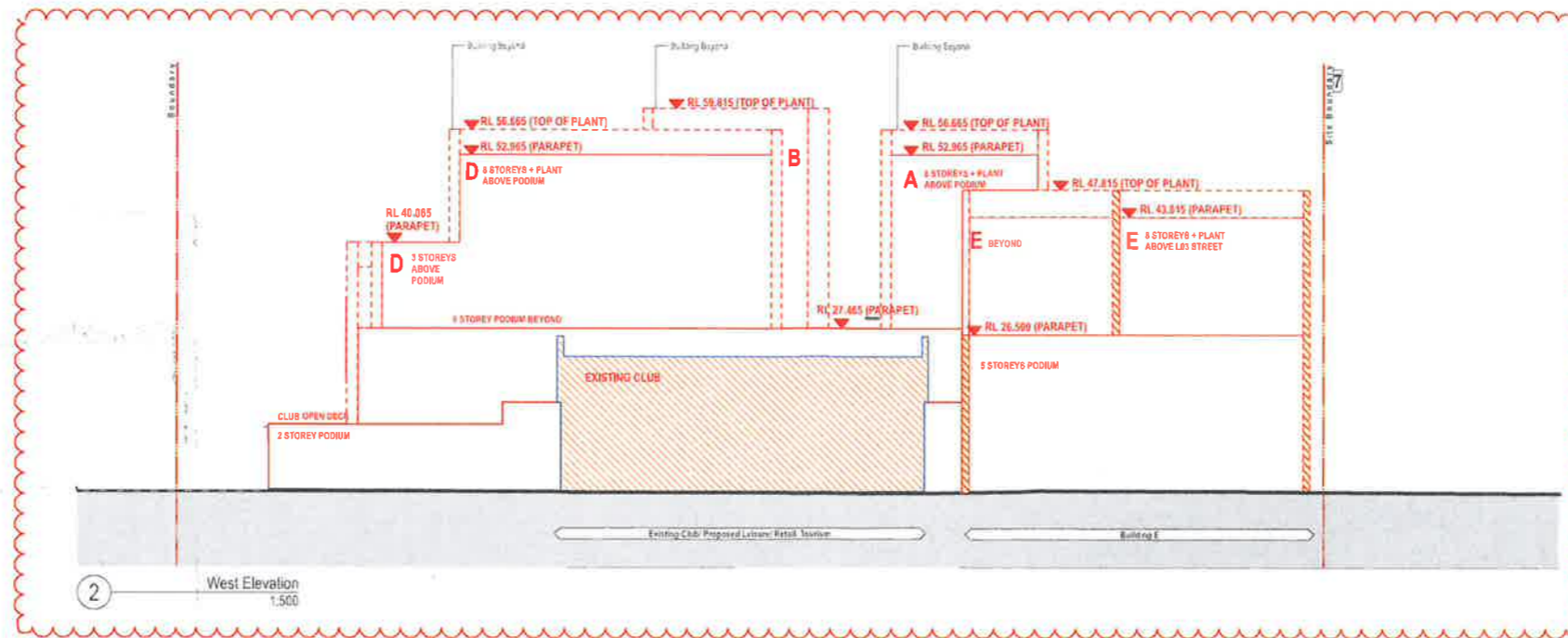
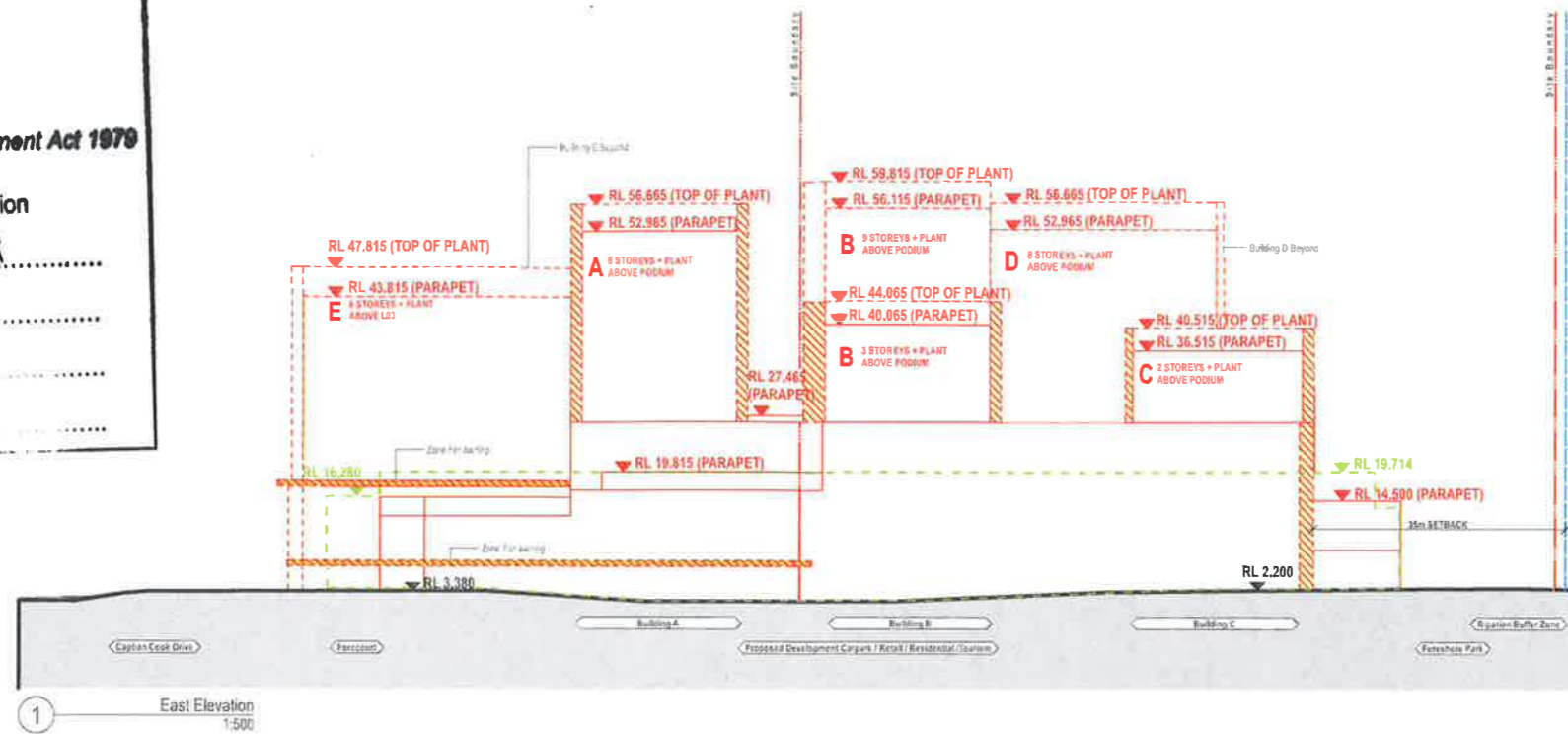
CLIENT: Bay Central Uplift - Concept Plan
 Captain Cook Drive Woolwoare NSW 2230 AU

PREPARED BY: TURNER
 PROJECT NO: S6-A-130-009

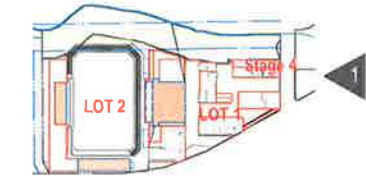
Scale: 1:500, 1:5000
 Project No: S6-A-130-009
 Date: 14/02/19
 Drawn by: PM, AT, JM
 Checked by: Y




NSW GOVERNMENT | **Planning & Environment**
 Issued under the Environmental Planning and Assessment Act 1979
Approved Section 75W Modification Application
 No 8 Granted on 10/11/19
 In respect to MP 10-0229
 Signed
 Sheet No 5 of 5



NOTES:
 1. ALL WORKS TO BE COMPLETED BY 31/12/2020.
 2. ALL WORKS TO BE COMPLETED BY 31/12/2020.
 3. ALL WORKS TO BE COMPLETED BY 31/12/2020.
 4. ALL WORKS TO BE COMPLETED BY 31/12/2020.
 5. ALL WORKS TO BE COMPLETED BY 31/12/2020.



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Rev	Date	Approved by	Revision Notes
1	01/11/16	JM	Updated S75W Submission
2	23/05/17	JM	Updated S75W Submission
3	12/07/17	JM	Updated S75W Submission
4	09/02/18	JM	For Information
5	16/02/18	JM	Updated S75W Submission
6	10/09/19	JM	Updated S75W Submission

CLIENT
 Capital Ventures No 1 PL
 Suite 1, Level 11, Macquarie Street Sydney NSW 2000 AU
RETAIL ARCHITECTS
 HSR Retail 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
 East & West Elevation
Scale
 1:500, 1:500 @A1, 1:500 @A3, 1:400
Drawn by
 PM, AT, JM
Checked by
 U
S75W Submission
 S6-A-132-011

