

A	CONCEPT PLAN SUBMISSION	22.07.2011
B	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011

LEGEND

- PROPOSED BUILDING ENVELOPE AT LEVEL 1
- AREA SUBJECT TO FUTURE DETAIL DESIGN
- EXISTING BUILDING

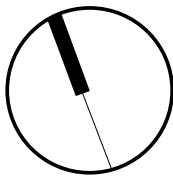
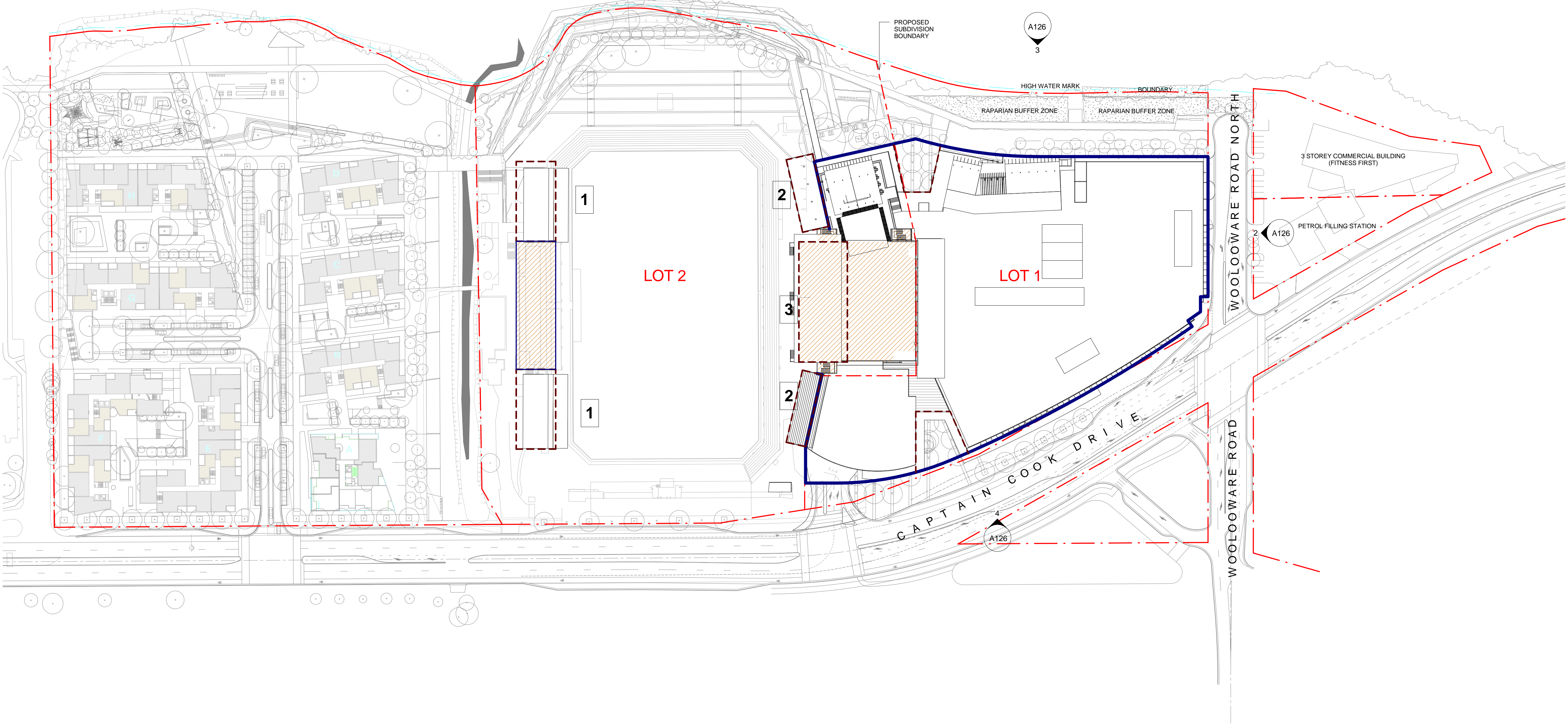
- FUTURE GRANDSTAND EXPANSION
- FUTURE GRANDSTAND SEATING AND FACILITIES UNDER
- FUTURE ROOF TO EXISTING GRANDSTAND SEATING

HIGH WATER MARK IS SHOWN IN ACCORDANCE WITH SURVEY 40966DT V3. ADJACENT BUILDINGS (THE FITNESS FIRST & THE PETROL FILLING STATION) ARE SHOWN BASED ON NEAR MAPS AERIAL PHOTOGRAPH.

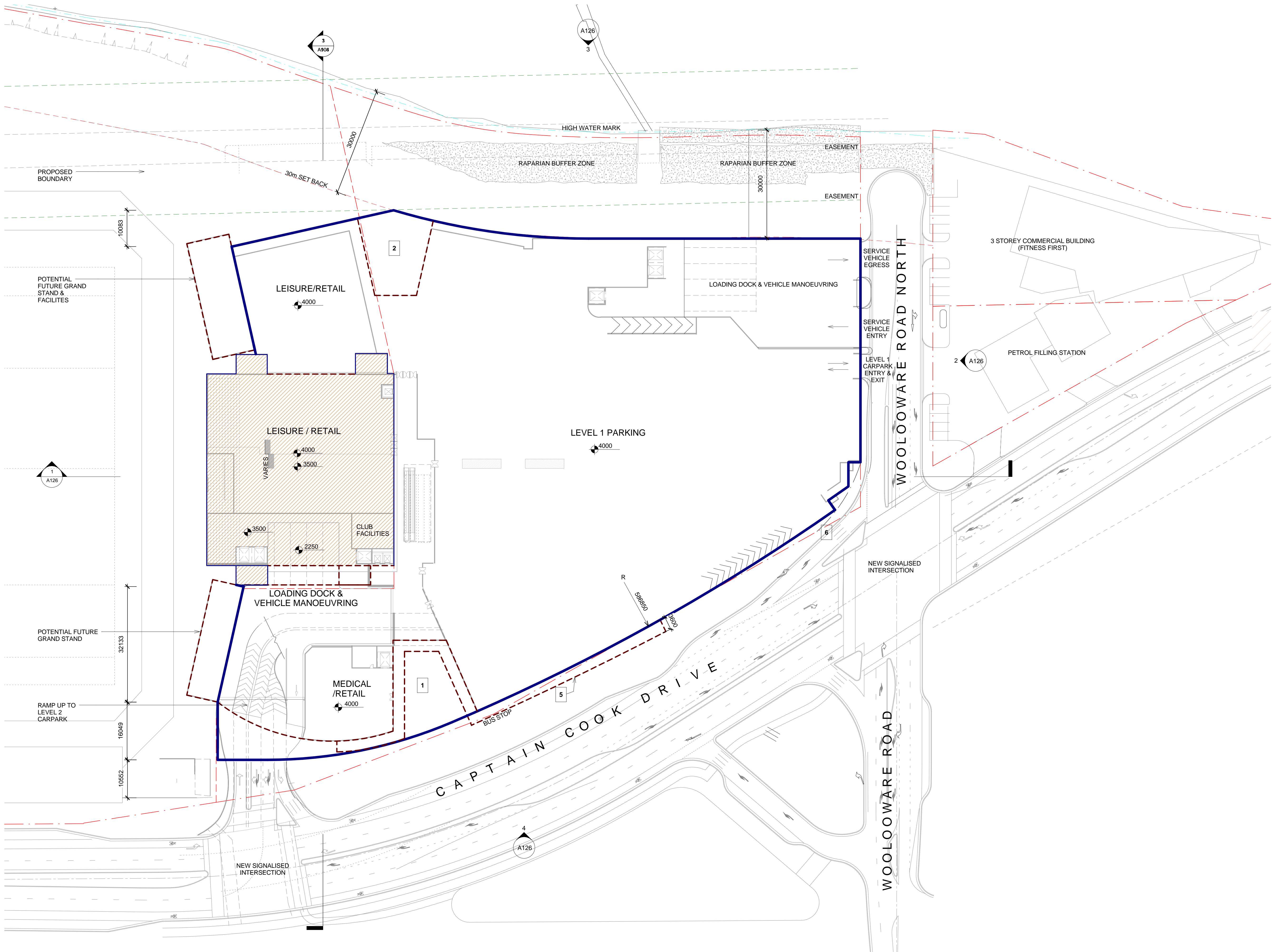
FOR RESIDENTIAL COMMUNITY URBAN FORM CONTROL  
DRAWING REFER DWG BY TURNER & ASSOCIATES

REFER LANDSCAPE CONCEPT  
DWG BY ASPECT

FOR RETAIL/CLUB URBAN FORM CONTROL DRAWING  
REFER DWGS A122 TO A126 BY SCOTT CARVER







Status: CONCEPT PLAN SUBMISSION

Nom. Architect

File:

Print Date: 5/09/2011 9:28:37 AM

Rev. Description: Date:

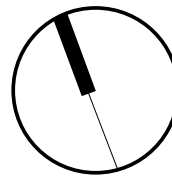
A	CONCEPT PLAN SUBMISSION	22.07.2011
B	EXTERNAL FOOD PRECINCT/LIFT/SPECIALTY RECONFIGURATION	26.07.2011
C	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011

LEGEND

- BUILDING ENVELOPE
- FLOOR PLATE
- FLOOR PLATE OVER
- EXISTING BUILDING
- 2000mm ARTICULATION ZONE
- POTENTIAL INTERNAL LAYOUT
- ARTICULATION ZONE (ELEVATION)

- ENTRY FORECOURT & CONCOURSE SUBJECT TO FINAL DETAIL DESIGN
- LANDSCAPE COURT
- FUTURE ROOF TO EXISTING GRANDSTAND SEATING
- LINE OF EXISTING BUILDING
- AWNING TO BUS STOP
- NEW BOUNDARY

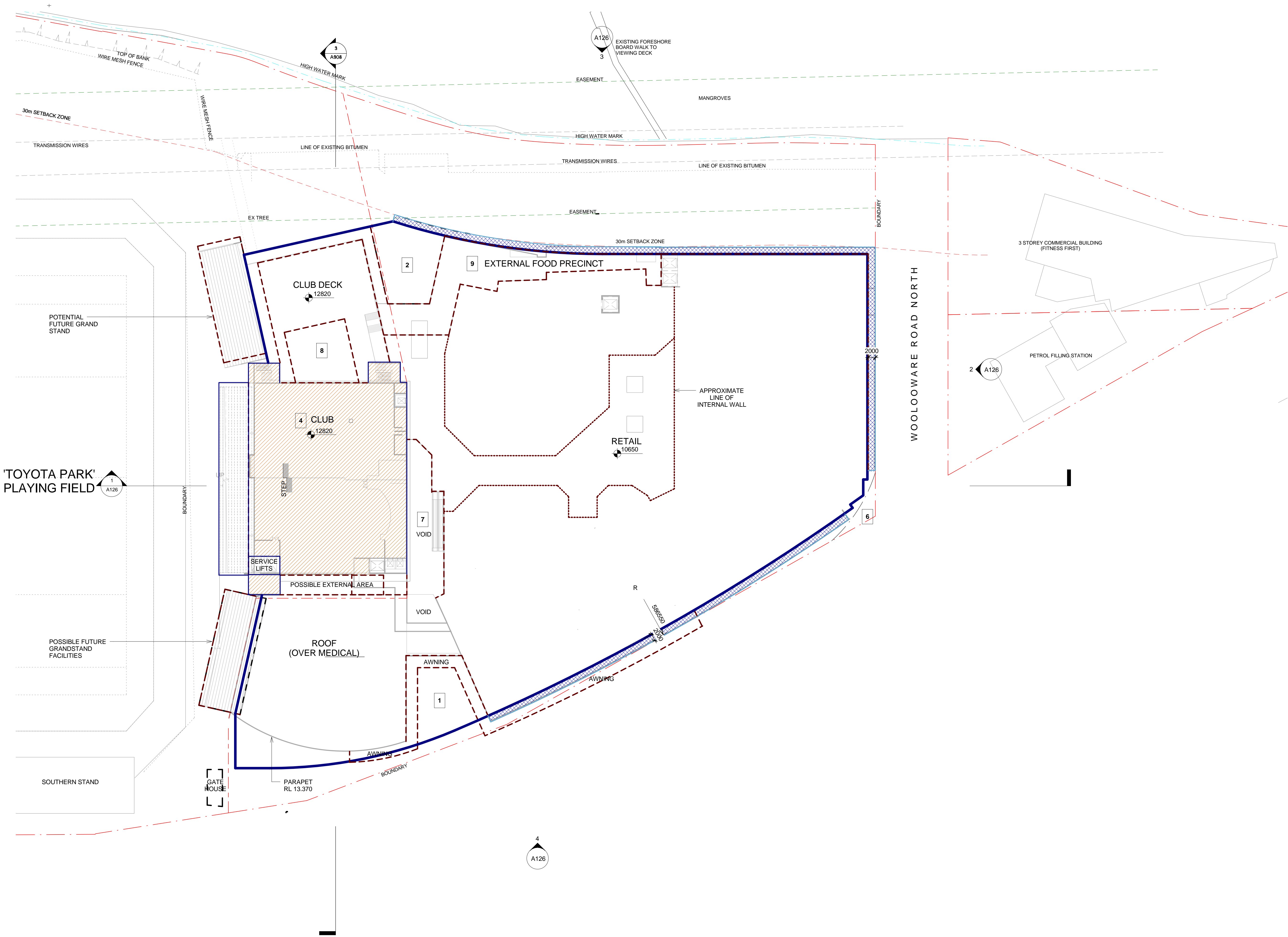
HIGH WATER MARK IS SHOWN IN ACCORDANCE WITH SURVEY 40966DT V3. ADJACENT BUILDINGS (THE FITNESS FIRST & THE PETROL FILLING STATION) ARE SHOWN BASED ON NEAR MAPS AERIAL PHOTOGRAPH.











Status: CONCEPT PLAN SUBMISSION

Nom. Architect

File:

Print Date: 5/09/2011 9:28:57 AM

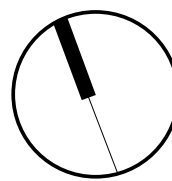
Rev.	Description:	Date:
A	CONCEPT PLAN SUBMISSION	22.07.2011
B	EXTERNAL FOOD PRECINCT/LIFT/SPECIALTY RECONFIGURATION	26.07.2011
C	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011

LEGEND

- BUILDING ENVELOPE
- FLOOR PLATE
- FLOOR PLATE OVER
- EXISTING BUILDING
- 2000mm ARTICULATION ZONE
- POTENTIAL INTERNAL LAYOUT
- ARTICULATION ZONE (ELEVATION)

- 1 ENTRY FORECOURT & CONCOURSE
- 2 LANDSCAPE COURT
- 4 LINE OF EXISTING CLUB BUILDING
- 6 BOUNDARY ADJUSTMENT FOR INTERSECTION DESIGN
- 7 NATURALLY LIGHT ROOF LIGHT
- 8 CLUB DECK ROOFED
- 9 OUTDOOR OPENING FOOD COURT (ROOFED)

HIGH WATER MARK IS SHOWN IN ACCORDANCE WITH SURVEY 40966DT V3. ADJACENT BUILDINGS (THE FITNESS FIRST & THE PETROL FILLING STATION) ARE SHOWN BASED ON NEAR MAPS AERIAL PHOTOGRAPH.





A	CONCEPT PLAN SUBMISSION	22.07.2011
B	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011

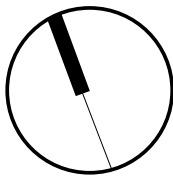
LEGEND

- BUILDING ENVELOPE
- FLOOR PLATE
- FLOOR PLATE OVER
- EXISTING BUILDING
- 2000mm ARTICULATION ZONE
- POTENTIAL INTERNAL LAYOUT
- ARTICULATION ZONE (ELEVATION)

NOTES

- ENTRY FORECOURT & CONCOURSE
- LANDSCAPE COURT
- EXISTING CLUB GRANDSTAND ROOF EXPANSION
- LINE OF EXISTING CLUB BUILDING
- BOUNDARY ADJUSTMENT FOR INTERSECTION
- CLUB DECK (ROOF TOP)
- EXTERNAL FOOD COURT ROOFS
- ZONE FOR ISOLATED SCREENED PLANT AND ROOF LIGHT OVER ARCADE
- CORNER EMPHASIS - SIGNAGE ALLOWANCE

HIGH WATER MARK IS SHOWN IN ACCORDANCE WITH SURVEY 40966DT V3. ADJACENT BUILDINGS (THE FITNESS FIRST & THE PETROL FILLING STATION) ARE SHOWN BASED ON NEAR MAPS AERIAL PHOTOGRAPH.





CONCEPT PLAN SUBMISSION

Nom. Architect

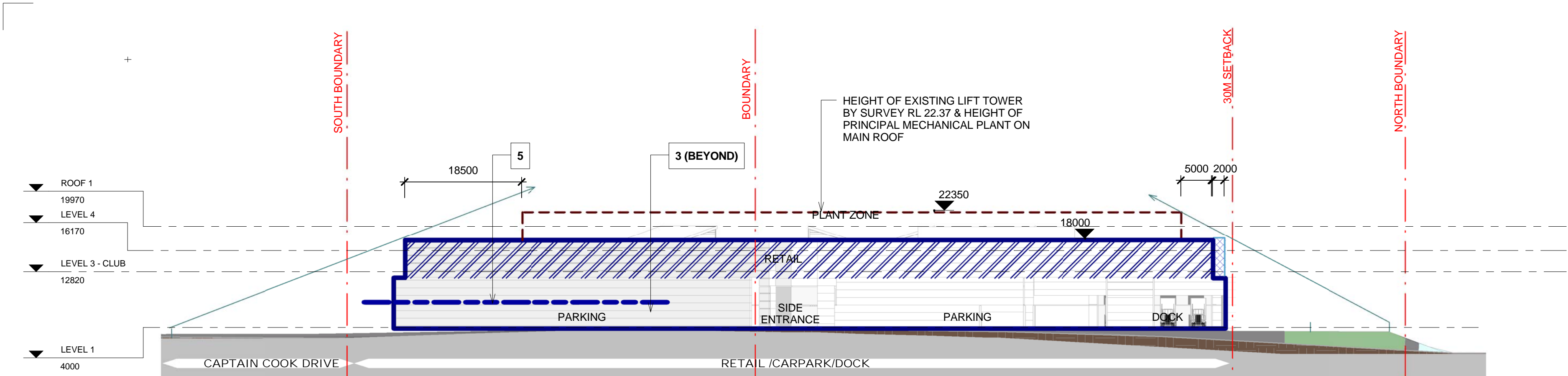
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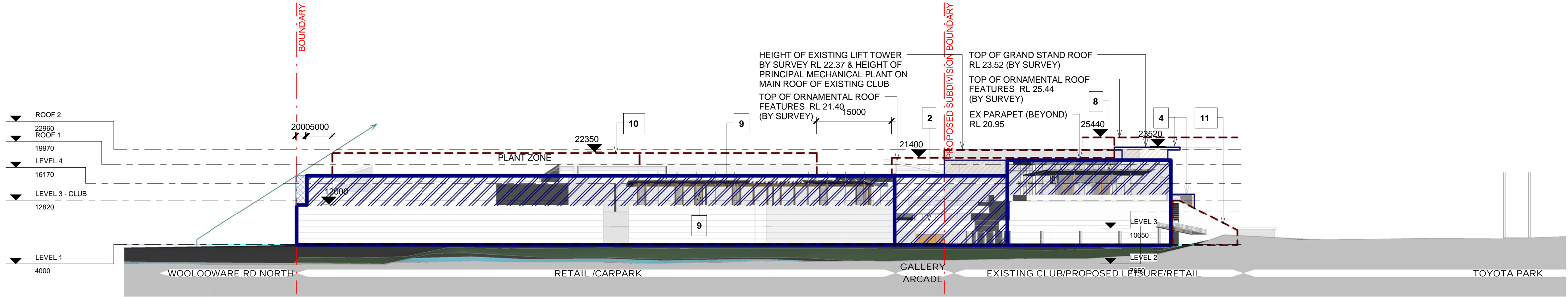
Rev.	Description	Date
A	CONCEPT PLAN SUBMISSION	22.07.2011

- LEGEND
- BUILDING ENVELOPE
  - FLOOR PLATE
  - FLOOR PLATE OVER
  - EXISTING BUILDING
  - 2000mm ARTICULATION ZONE
  - POTENTIAL INTERNAL LAYOUT
  - ARTICULATION ZONE (ELEVATION)

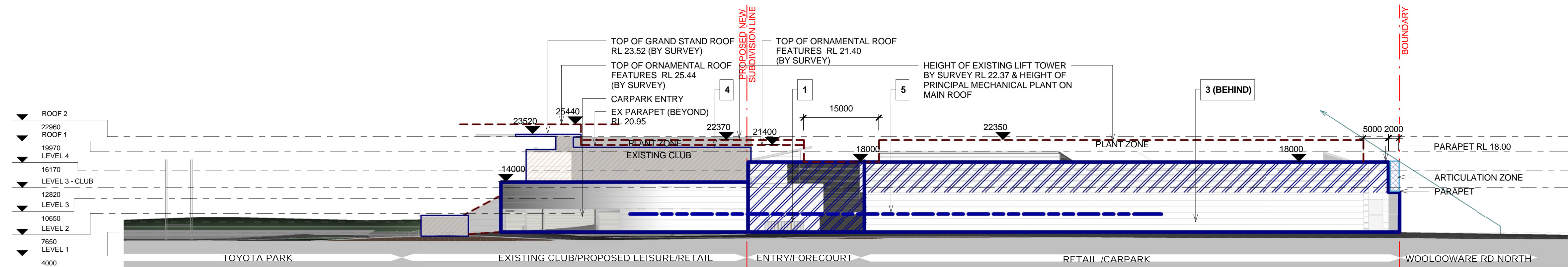
- ENTRY FORECOURT & CONCOURSE  
SUBJECT TO FINAL DETAIL DESIGN
- LANDSCAPE COURT
- FUTURE ROOF TO EXISTING GRANDSTAND  
SHEETING
- LINE OF EXISTING BUILDING
- AWNING TO BUS STOP
- NEW BOUNDARY
- ROOF OVER MEDICAL/LOADING DOCK
- CLUB DECK ROOFED
- OUTDOOR OPENING FOOD COURT  
(ROOFED)
- ZONE FOR ISOLATED SCREENED PLANT  
AND ROOF LIGHT OVER ARCADE
- POTENTIAL FUTURE GRAND STAND
- 



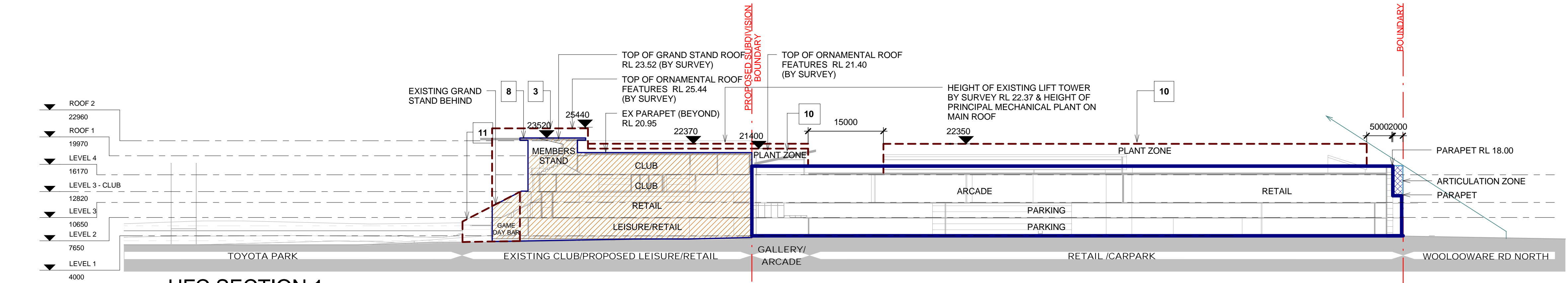
2 UFC ELEVATION - EAST  
1 : 500



3 UFC ELEVATION - NORTH  
1 : 500



4 UFC ELEVATION - SOUTH  
1 : 500



1 UFC SECTION 1  
1 : 500

Scott  
Carver

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Telephone +61 2 9957 3988  
hello@scottcarver.com.au  
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Cronulla Sharks Redevelopment - Retail and Club

Project

Client

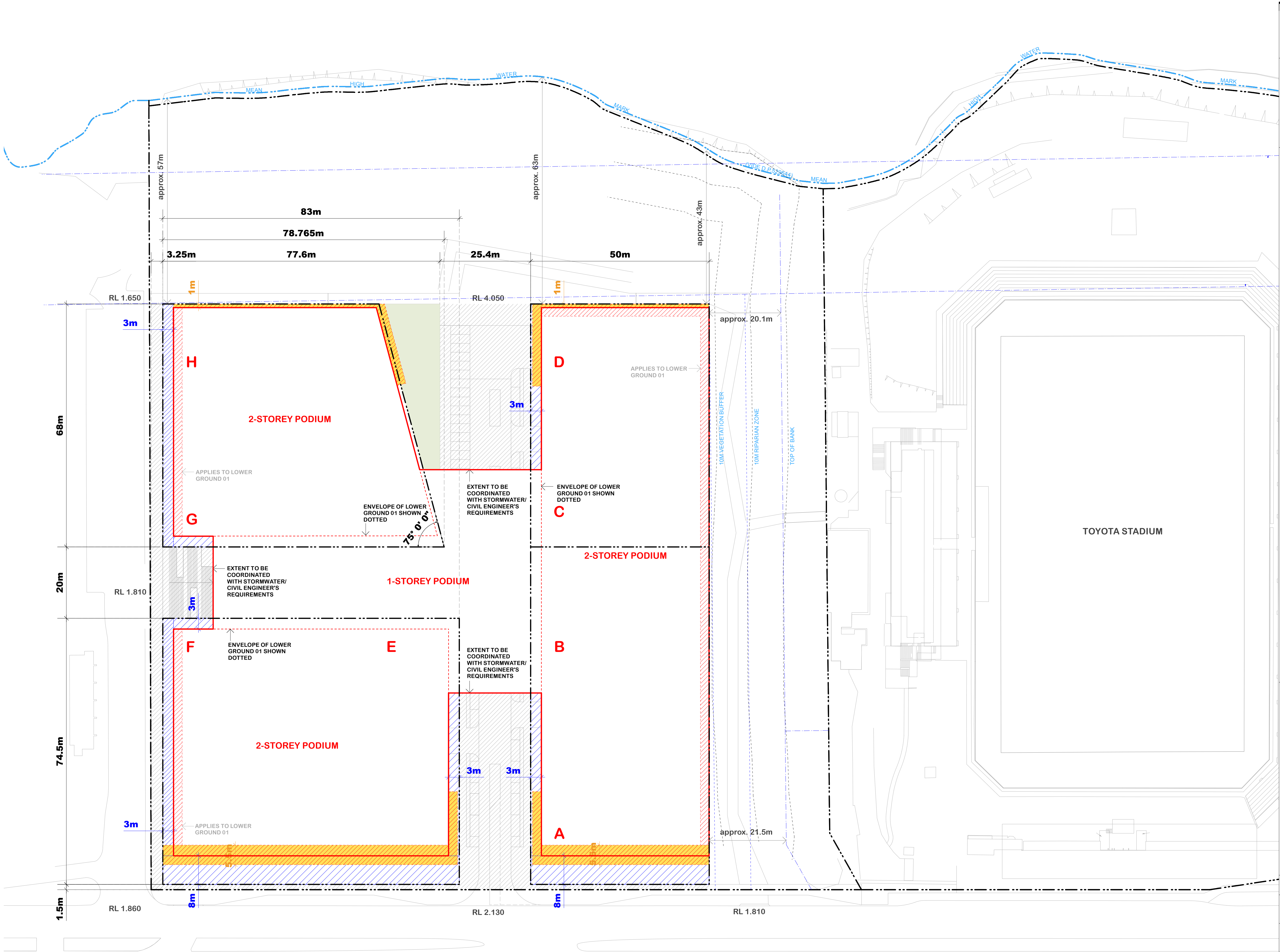
Bluestone Capital Ventures No.1 Pty Ltd

As indicated @ A1

UFC'S - Sections and Elevations

Reference No. 20100176 Discipline Drawing No. A126 Rev. A





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Approved Architect: Nicholas Turner, 4685  
ABN 55 954 954 911

DL23 Quality Endorsement Company ISO 9001:2008  
Licence Number: 4169

**KEY PLAN**

**LEGEND**

- SITE/BLOCK BOUNDARY
- ZONE FOR ROAD RESERVATION
- STREET SETBACKS
- SIDE SETBACKS
- BUILDING ENVELOPE
- ZONE FOR REENTRANT BALCONIES, DEPTH TO COMPLY WITH RFDC/SEPP65
- ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES, ABLE TO ENCROACH INTO SET BACK ZONE, DEPTH 1M UNLESS NOTED OTHERWISE
- ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
- PUBLIC OPEN SPACE
- PRIVAT COMMUNAL OPEN SPACE

**NOTE:** GROSS BUILDING FLOOR PLATE INCLUDES BALCONIES

E	7/9/11	ANM	Test of Adequacy Table response
D	25/7/11	ANM	Issued for Client Approval
Rev.	Date	Approved by	Revision Notes

CLIENT

BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

PROJECT TITLE

**CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT**

DRAWING TITLE

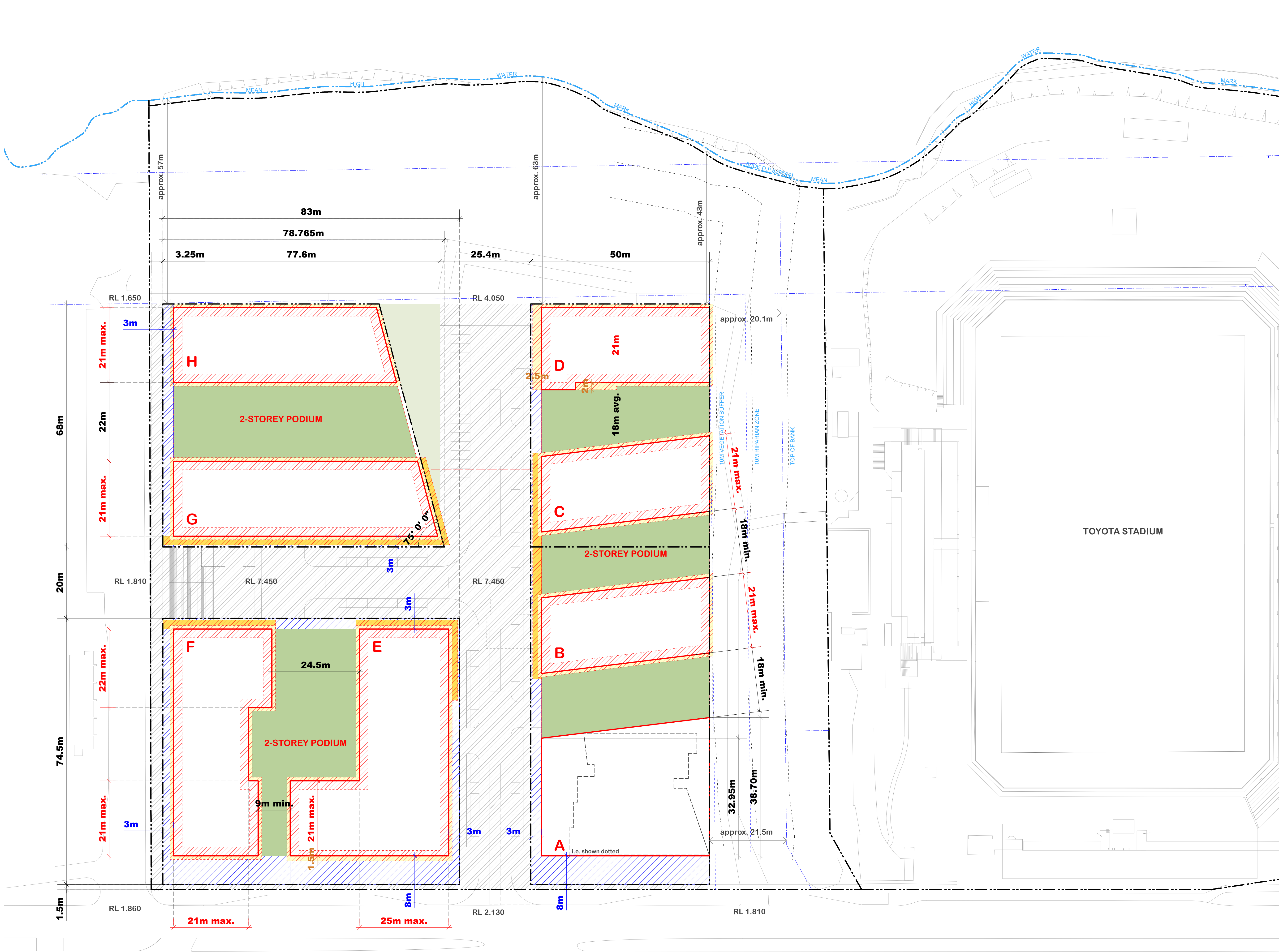
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SCALE 1:500	@A1, 50% @A3	JOB No. 10058	DRAWN	NORTH
STATUS FOR REVIEW	DWG No. A003	REV	E	

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Approved: Nicholas Turner 6855  
JAN 95 954 954 911

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Licence Number 4169

**KEY PLAN**

**LEGEND**

- SITE/BLOCK BOUNDARY
- ZONE FOR ROAD RESERVATION
- STREET SETBACKS
- SIDE SETBACKS
- BUILDING ENVELOPE
- ZONE FOR REENTRANT BALCONIES. DEPTH TO COMPLY WITH RFDC/SEPP65
- ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCROACH INTO SET BACK ZONE. DEPTH 1M UNLESS NOTED OTHERWISE
- ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
- PUBLIC OPEN SPACE
- PRIVAT COMMUNAL OPEN SPACE

**CLIENT**

BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

**PROJECT TITLE**

CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT

**DRAWING TITLE**

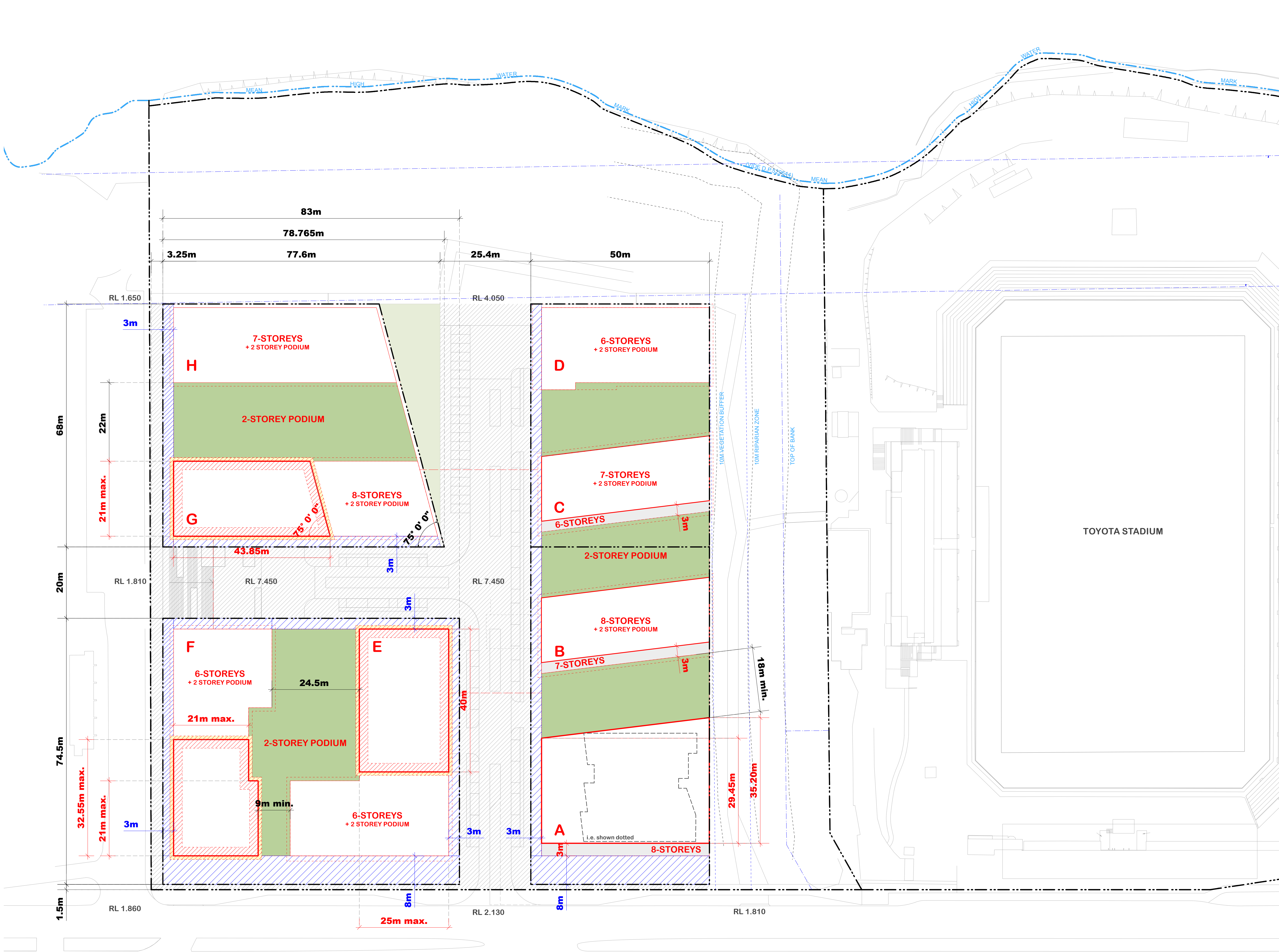
Envelope Diagram Typical Level

SCALE 1:500	@A1, 50% @A3	JOB No. 10058	DRAWN E	NORTH
STATUS FOR REVIEW	DWG No. A004	REV E		

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Approved: Nicholas Turner 6885  
JAN 95 954 954 911

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Licence Number 4169

**KEY PLAN**

--- SITE/BLOCK BOUNDARY

ZONE FOR ROAD RESERVATION

STREET SETBACKS

SIDE SETBACKS

BUILDING ENVELOPE

ZONE FOR REENTRANT BALCONIES. DEPTH TO COMPLY WITH RFDC/SEPP65

ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCROACH INTO SET BACK ZONE. DEPTH 1M UNLESS NOTED OTHERWISE

ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE

PUBLIC OPEN SPACE

PRIVAT COMMUNAL OPEN SPACE

E	7/9/11	ANM	Test of Adequacy Table response
D	25/7/11	ANM	Issued for Client Approval
Rev.	Date	Approved by	Revision Notes

CLIENT

BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

PROJECT TITLE

**CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT**

DRAWING TITLE

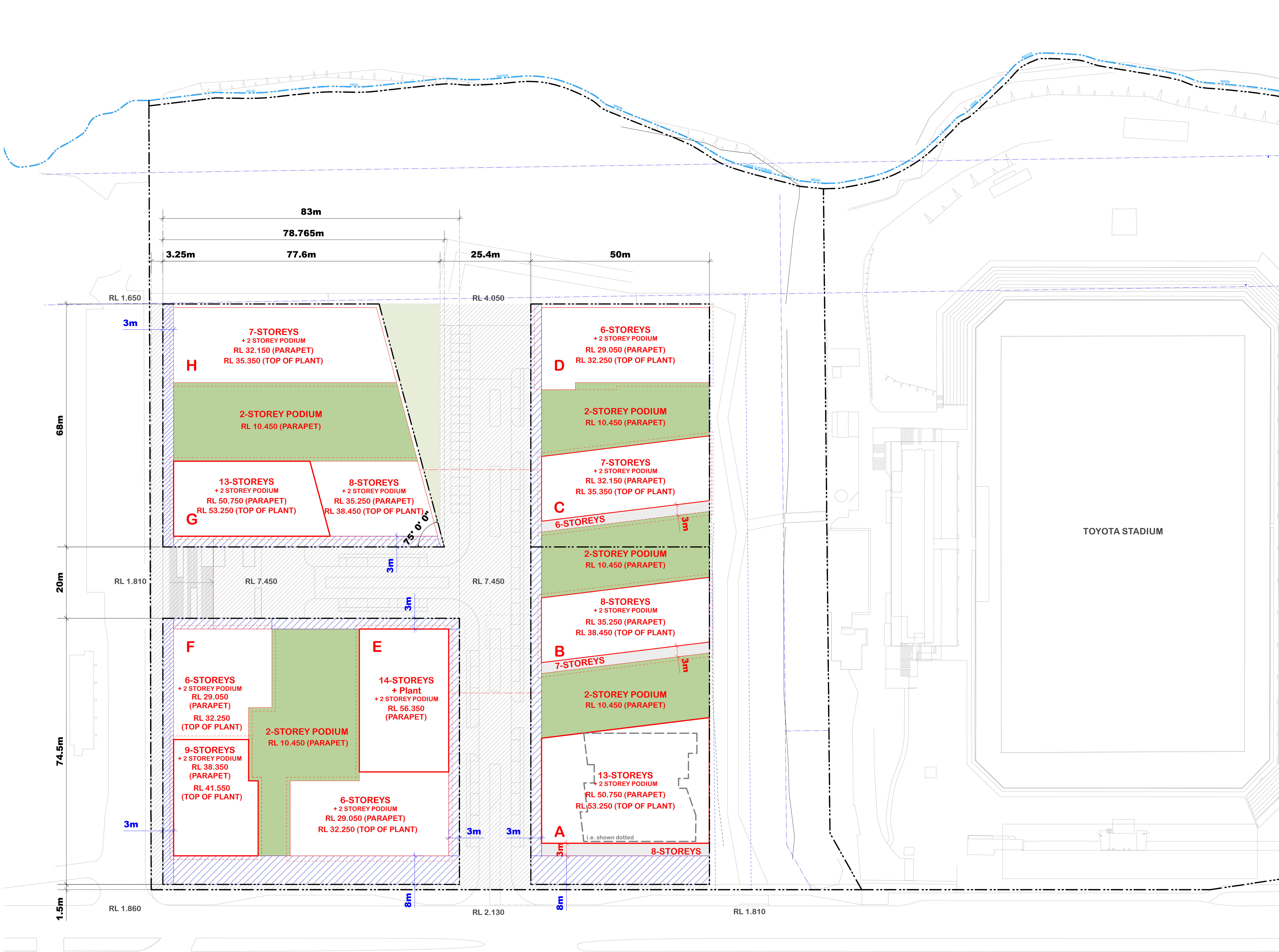
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STATUS	DWG No.	REV	
FOR REVIEW	A005	E	

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Prepared: Andrew Nicholas Turner 6855  
JAN 95 954 954 911

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Licence Number 4169

**KEY PLAN**

**LEGEND**

- SITE/BLOCK BOUNDARY
- ZONE FOR ROAD RESERVATION
- STREET SETBACKS
- SIDE SETBACKS
- BUILDING ENVELOPE
- ZONE FOR REENTRANT BALCONIES. DEPTH TO COMPLY WITH RFDC/SEPP65
- ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCROACH INTO SET BACK ZONE. DEPTH 1M UNLESS NOTED OTHERWISE
- ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
- PUBLIC OPEN SPACE
- PRIVAT COMMUNAL OPEN SPACE

E	7/9/11	ANM	Test of Adequacy Table response
D	25/7/11	ANM	Issued for Client Approval
Rev.	Date	Approved by	Revision Notes

CLIENT

BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

PROJECT TITLE

**CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT**

DRAWING TITLE

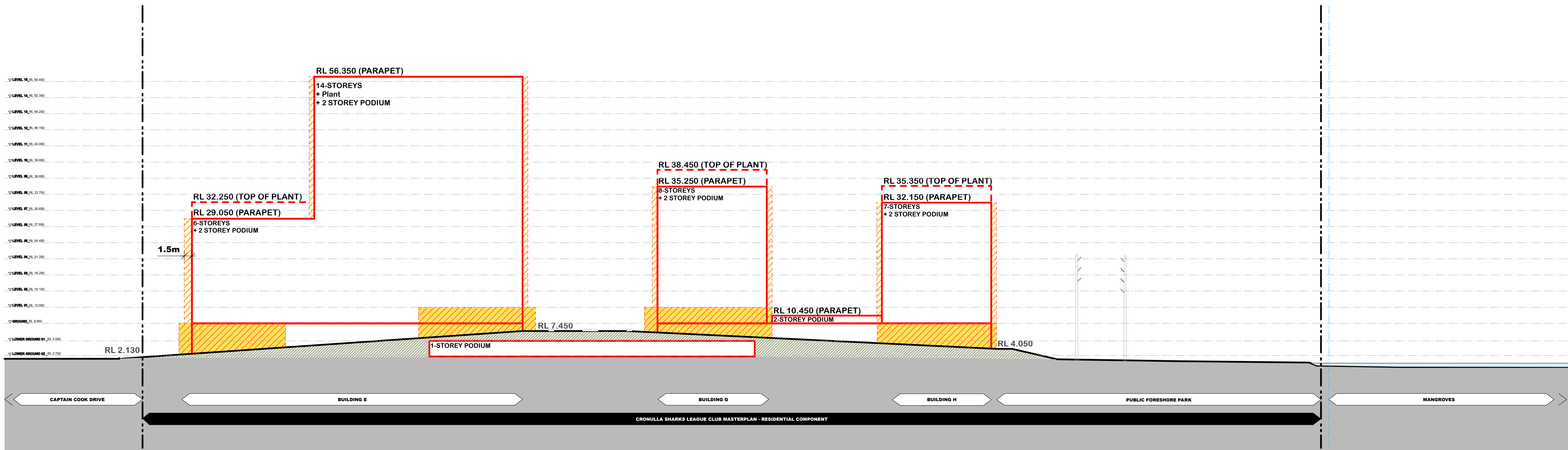
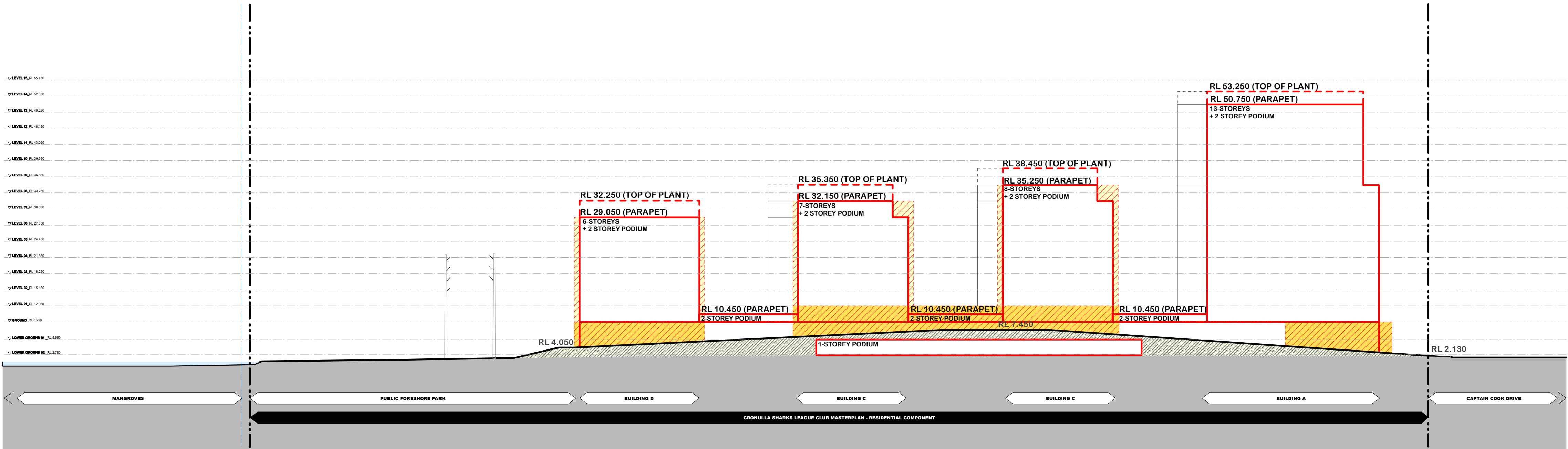
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@A1, 50% @A3			
STATUS	DWG No.	REV	
FOR REVIEW	A006	E	

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Approved: Andrew Nicholas Turner 6855  
JAN 95 954 954 911  
DL23 Quality Endorsed Company ISO 9001:2008  
Licence Number 6169

#### KEY PLAN

#### LEGEND

- SITE/BLOCK BOUNDARY
- MEAN HIGH WATER MARK/ RIPARIAN ZONE
- BUILDING ENVELOPE
- ▨ ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCROACH INTO SET BACK ZONE, DEPTH 1M UNLESS NOTED OTHERWISE
- ▨ ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
- ▨ ZONE FOR ROOF FEATURES, SHADE STRUCTURES, PLANT AND LIFT OVER RUNS, HABITALE ROOFTOP GARDEN

A 21/9/11 ANM Test of Adequacy Table response  
Rev. Date Approved by Revision Notes

#### CLIENT

BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

#### PROJECT TITLE

CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT

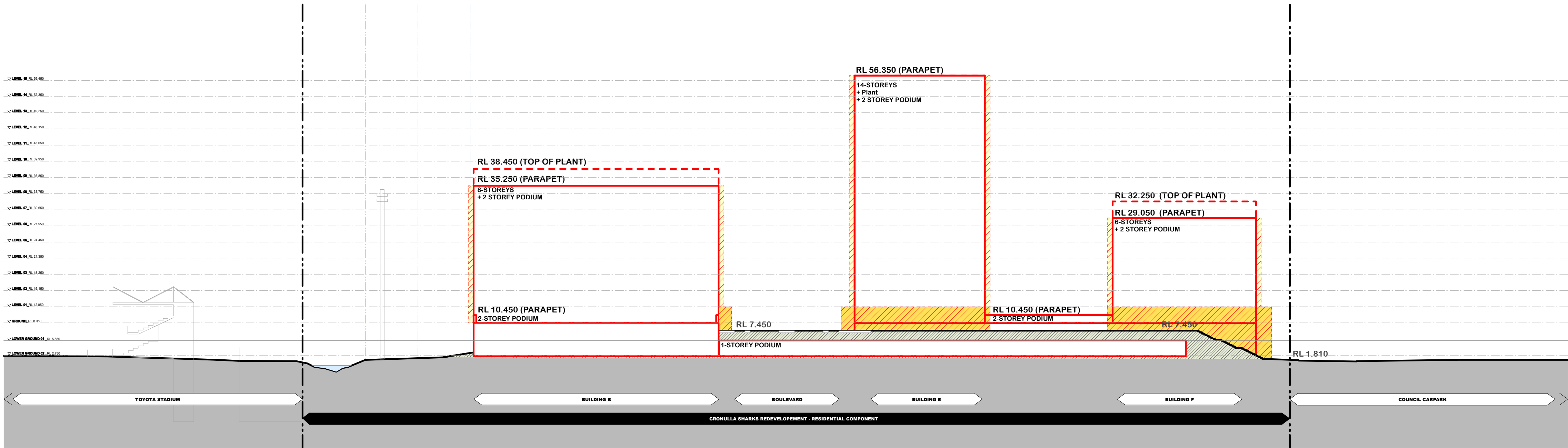
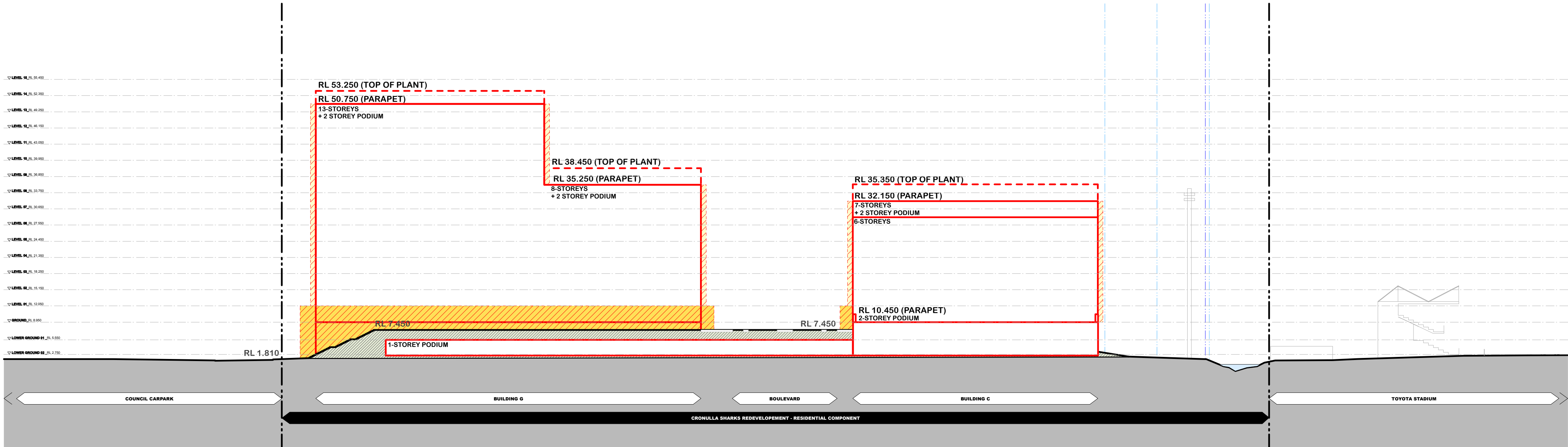
#### DRAWING TITLE

Envelope west elevation Building A, B, C & D  
envelope east elevation Building E, G & H

SCALE 1:500 @A1, 50% @A3	JOB No. 10058	DRAWN
STATUS FOR REVIEW	DWG No. A025	REV A

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Approved: Andrew Nicholas Turner 6858  
JAN 99 954 954 911  
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Licence Number 6199

KEY PLAN

- LEGEND
- SITE/BLOCK BOUNDARY
  - MEAN HIGH WATER MARK/ RIPARIAN ZONE
  - BUILDING ENVELOPE
  - ▨ ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCR OACH INTO SET BACK ZONE, DEPTH 1M UNLESS NOTED OTHERWISE
  - ▨ ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
  - ZONE FOR ROOF FEATURES, SHADE STRUCTURES, PLANT AND LIFT OVER RUNS, HABITALE ROOFTOP GARDEN

A	21/9/11	ANM	Test of Adequacy Table response
Rev.	Date	Approved by	Revision Notes

CLIENT  
BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

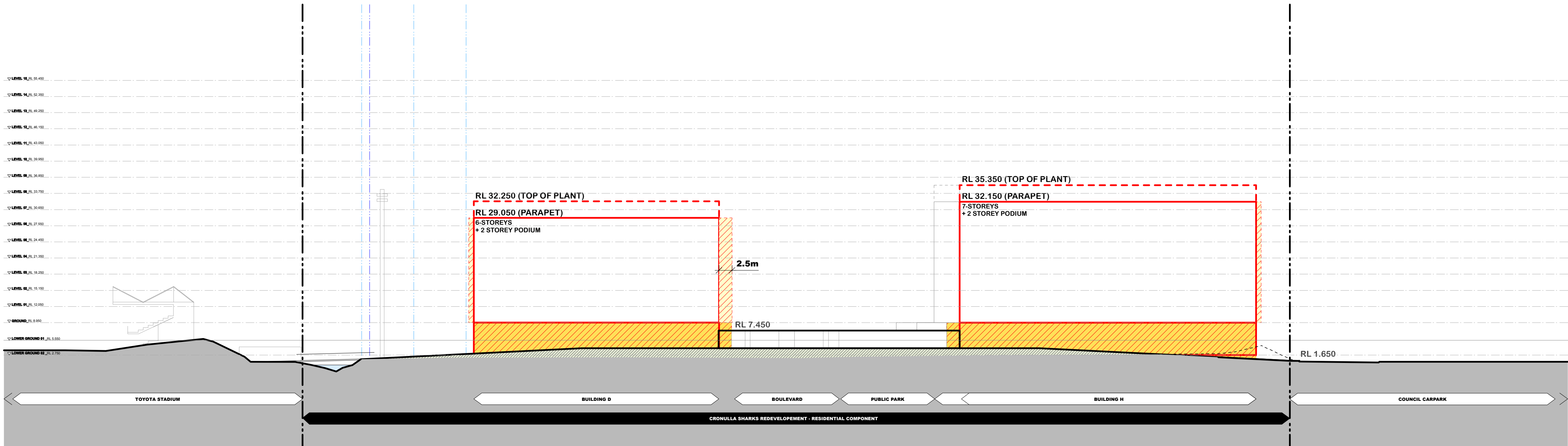
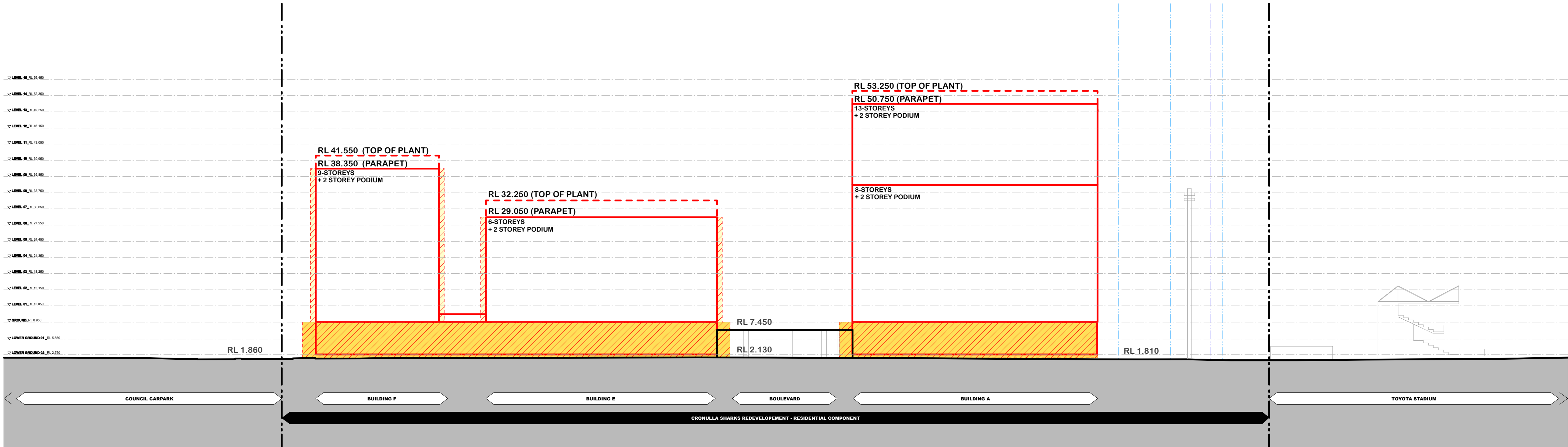
PROJECT TITLE  
CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT

DRAWING TITLE  
Envelope south elevation  
building C & G; envelope north elevation building B,E & F

SCALE 1:500 @A1, 50%@A3	JOB No. 10058	DRAWN
STATUS FOR REVIEW	DWG No. A026	REV A

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Kerrin Ward, Architect, Nicholas Turner, 6885  
JBR 95 954 954 911  
DL23 Quality Endorsed Company ISO 9001:2008  
Licence Number 4199

KEY PLAN

- LEGEND
- SITE/BLOCK BOUNDARY
  - MEAN HIGH WATER MARK/ RIPARIAN ZONE
  - BUILDING ENVELOPE
  - ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCROACH INTO SET BACK ZONE, DEPTH 1M UNLESS NOTED OTHERWISE
  - ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
  - ZONE FOR ROOF FEATURES, SHADE STRUCTURES, PLANT AND LIFT OVER RUNS, HABITALE ROOFTOP GARDEN

A	21/9/11	ANM	Test of Adequacy Table response
Rev.	Date	Approved by	Revision Notes

CLIENT  
BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

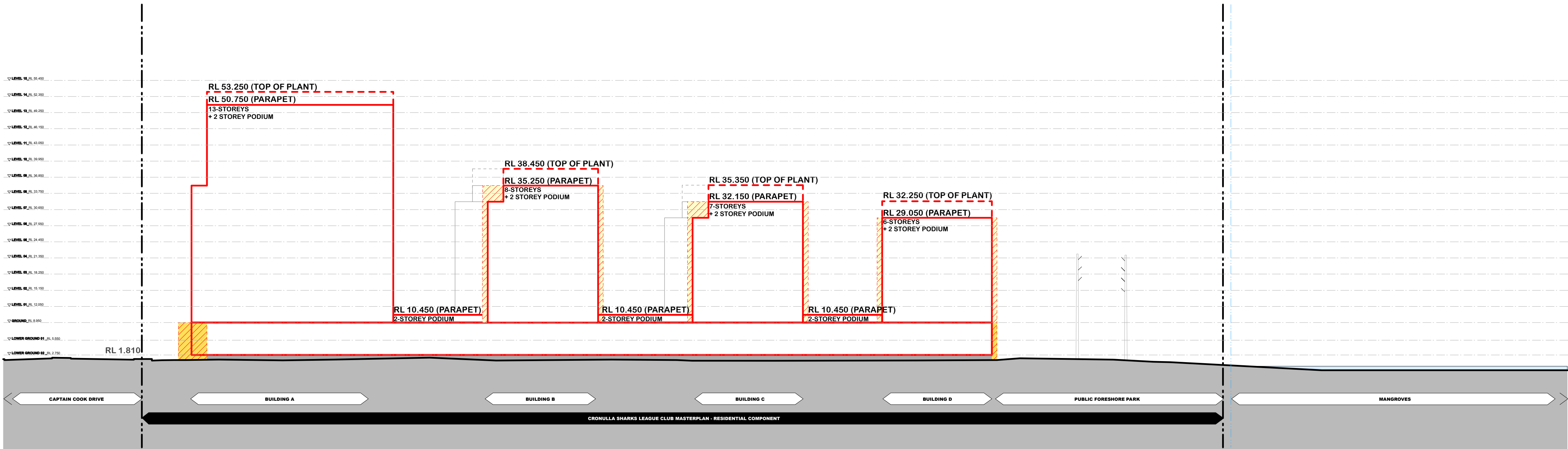
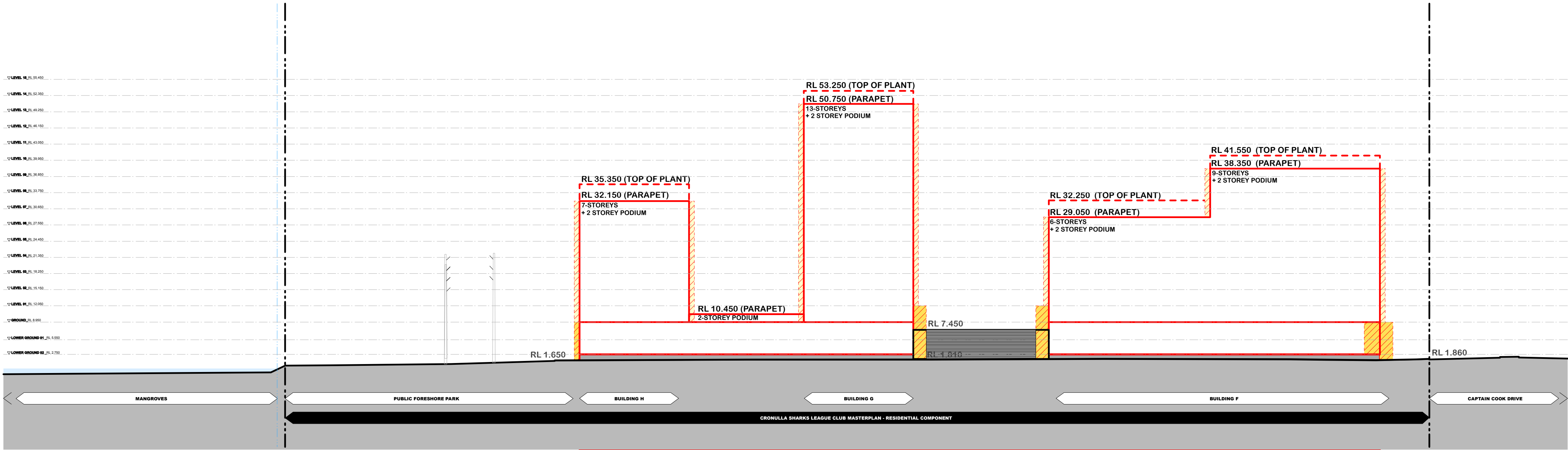
PROJECT TITLE  
CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT

DRAWING TITLE  
Envelope south elevation  
building A, E & F; envelope north elevation building D & H

SCALE 1:500 @A1, 50% @A3	JOB No. 10058	DRAWN
STATUS FOR REVIEW	DWG No. A027	REV A

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Approved: Andrew Nicholas Turner 6895  
JAN 95 954 954 911  
DL23 Quality Endorsed Company ISO 9001:2008  
Licence Number 6199

KEY PLAN

- LEGEND
- SITE/BLOCK BOUNDARY
  - MEAN HIGH WATER MARK/ RIPARIAN ZONE
  - BUILDING ENVELOPE
  - ▨ ZONE FOR ARTICULATION, BAY WINDOWS AND BALCONIES ABLE TO ENCROACH INTO SET BACK ZONE, DEPTH 1M UNLESS NOTED OTHERWISE
  - ▨ ZONE FOR AWNINGS, UNDERCROFT SETBACKS, AND ABOVE GRADE COURTYARD ZONE
  - ▨ ZONE FOR ROOF FEATURES, SHADE STRUCTURES, PLANT AND LIFT OVER RUNS, HABITALE ROOFTOP GARDEN

A 21/9/11 ANM Test of Adequacy Table response  
Rev. Date Approved by Revision Notes

CLIENT  
BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

PROJECT TITLE  
CRONULLA SHARKS REDEVELOPMENT  
RESIDENTIAL COMPONENT

DRAWING TITLE  
Envelope west elevation  
building F, G & H; envelope east elevation building A, B, C & D

SCALE 1:500 @A1, 50% @A3	JOB No. 10058	DRAWN
STATUS FOR REVIEW	DWG No. A028	REV A

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