

B	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011
C	ISSUED FOR MODEL MAKER (DRAFT PPR)	01/03/2012
D	PREFERRED PROJECT REPORT	05/03/2012

LEGEND

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

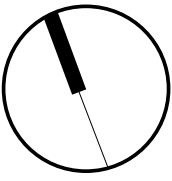
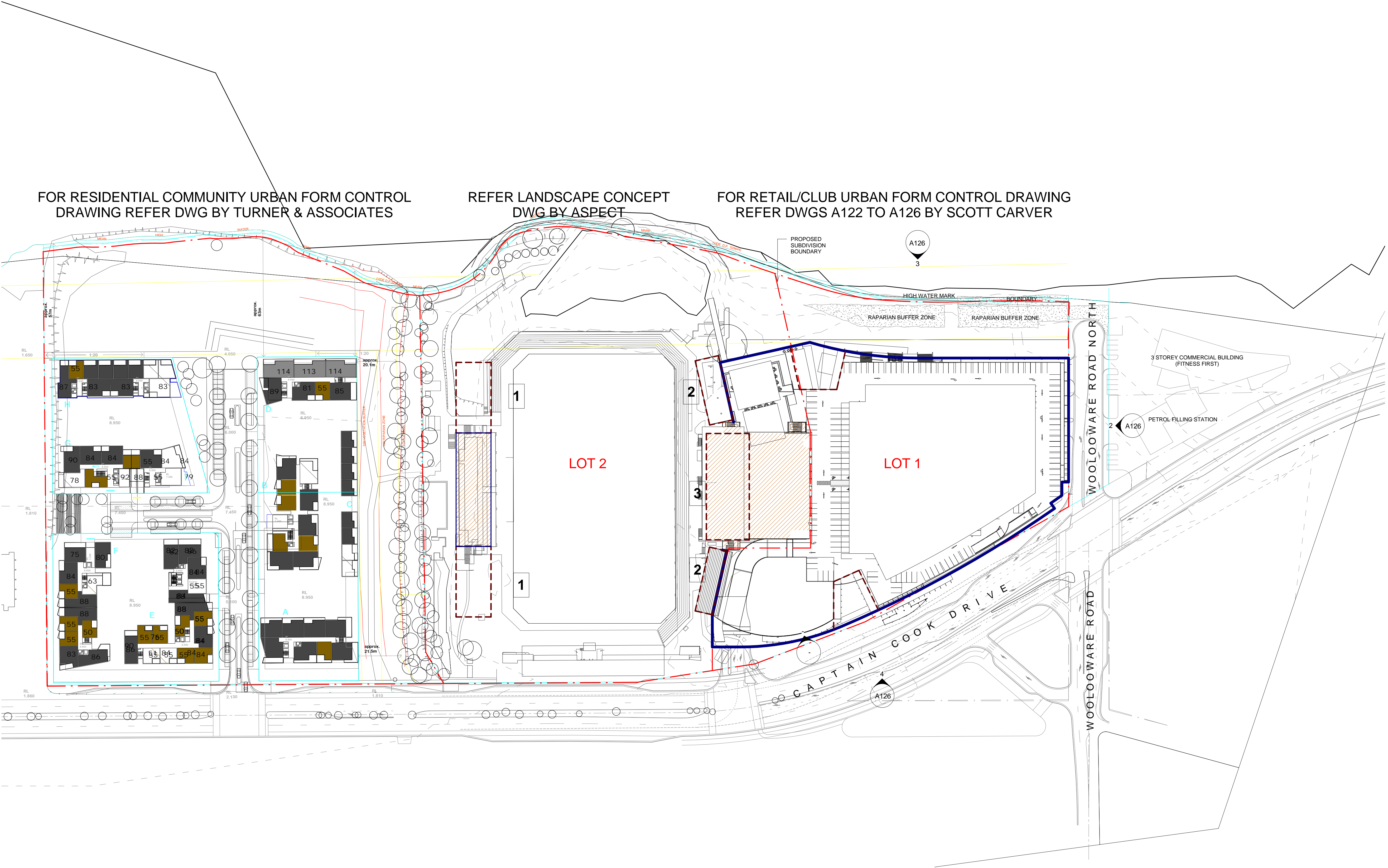
- FUTURE GRANDSTAND EXPANSION
- FUTURE GRANDSTAND SEATING AND FACILITIES UNDER
- FUTURE ROOF TO EXISTING GRANDSTAND SEATING

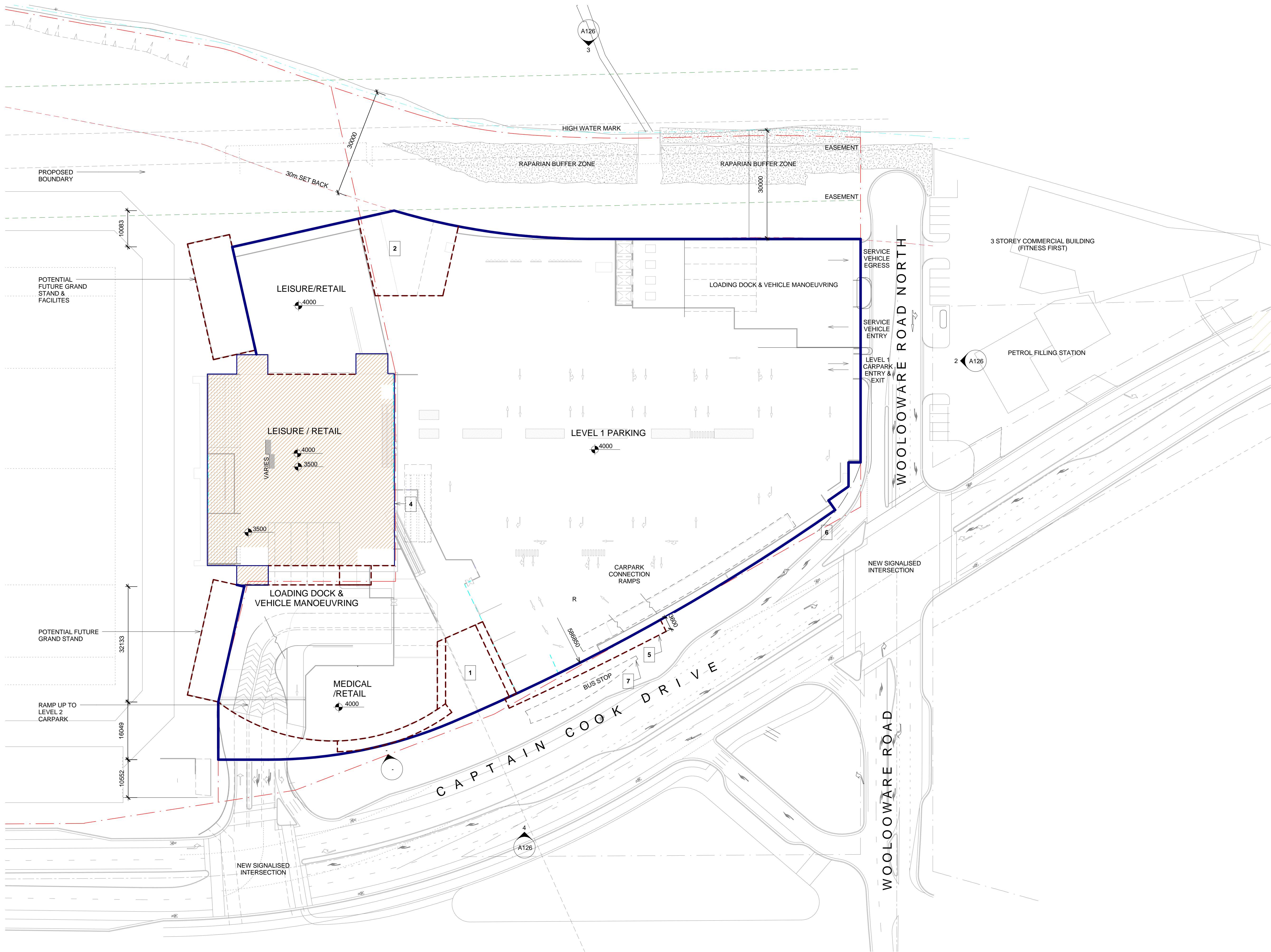
HIGH WATER MARK IS SHOWN IN ACCORDANCE WITH SURVEY 40966DT V3. ADJACENT BUILDINGS (THE FITNESS FIRST & THE PETROL FILLING STATION) ARE SHOWN BASED ON NEAR MAPS AERIAL PHOTOGRAPH.

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: PPR ISSUE

Nom. Architect

File:

Print Date: 14/03/2012 10:35:19 AM

Rev. Description: Date:

C	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011
D	ISSUED FOR MODEL MAKER (DRAFT PPR)	01/03/2012
E	PREFERRED PROJECT REPORT	05/03/2012

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 SUBJECT TO FINAL DETAIL DESIGN
- FUTURE ROOF TO EXISTING GRANDSTAND SEATING
- LINE OF EXISTING BUILDING
- AWNING ROOF
- NEW BOUNDARY
- FREE STANDING BUS STOP

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.

Scott
Carver

Scott Carver Pty Ltd
Level 8, 71 Macquarie Street
Sydney NSW 2000 Australia

Telephone +61 2 9957 3988
hello@scottcarver.com.au
www.scottcarver.com.au

Cronulla Sharks Redevelopment - Retail and Club

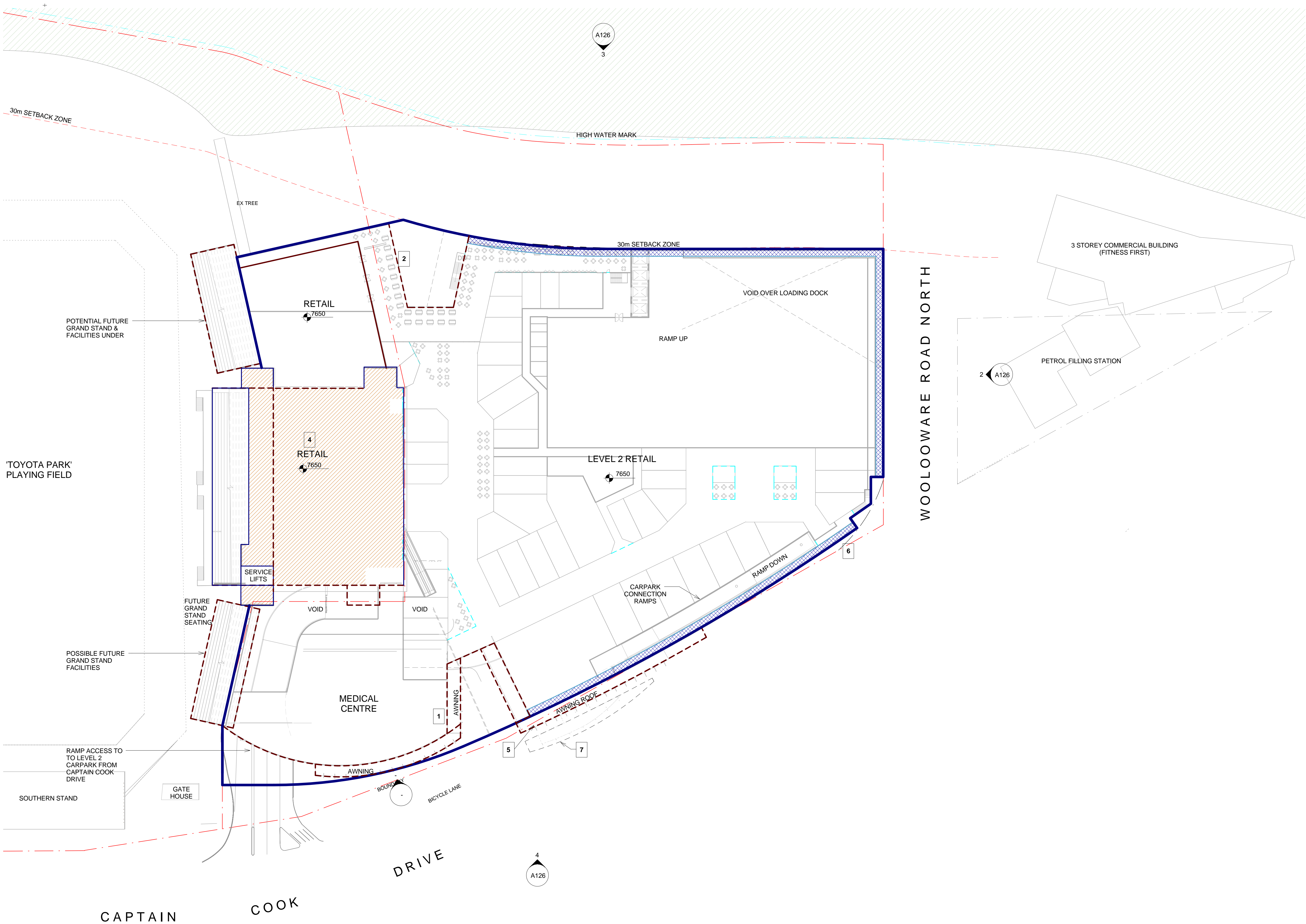
Project
Client

Bluestone Capital Ventures No.1 Pty Ltd

As indicated @ A1

Urban Form Control Diagram - Level 1

Reference No.	Discipline	Drawing No.	Rev.
20100176		A122	E



Status: PPR ISSUE

Nom. Architect

File:

Print Date: 14/03/2012 10:35:25 AM

Rev. Description: Date:

C	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011
D	ISSUED FOR MODEL MAKER (DRAFT PPR)	01/03/2012
E	PREFERRED PROJECT REPORT	05/03/2012

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
- 3 FUTURE ROOF TO EXISTING GRANDSTAND SEATING
- 4 EXISTING CLUB BUILDING
- 5 AWNING ROOF
- 7 FREE STANDING BUS STOP

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.

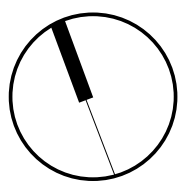
Scott Carver

Scott Carver Pty Ltd
Level 8, 71 Macquarie Street
Sydney NSW 2000 Australia
Telephone +61 2 9957 3988
hello@scottcarver.com.au
www.scottcarver.com.au

Cronulla Sharks Redevelopment - Retail and Club

Project
Client

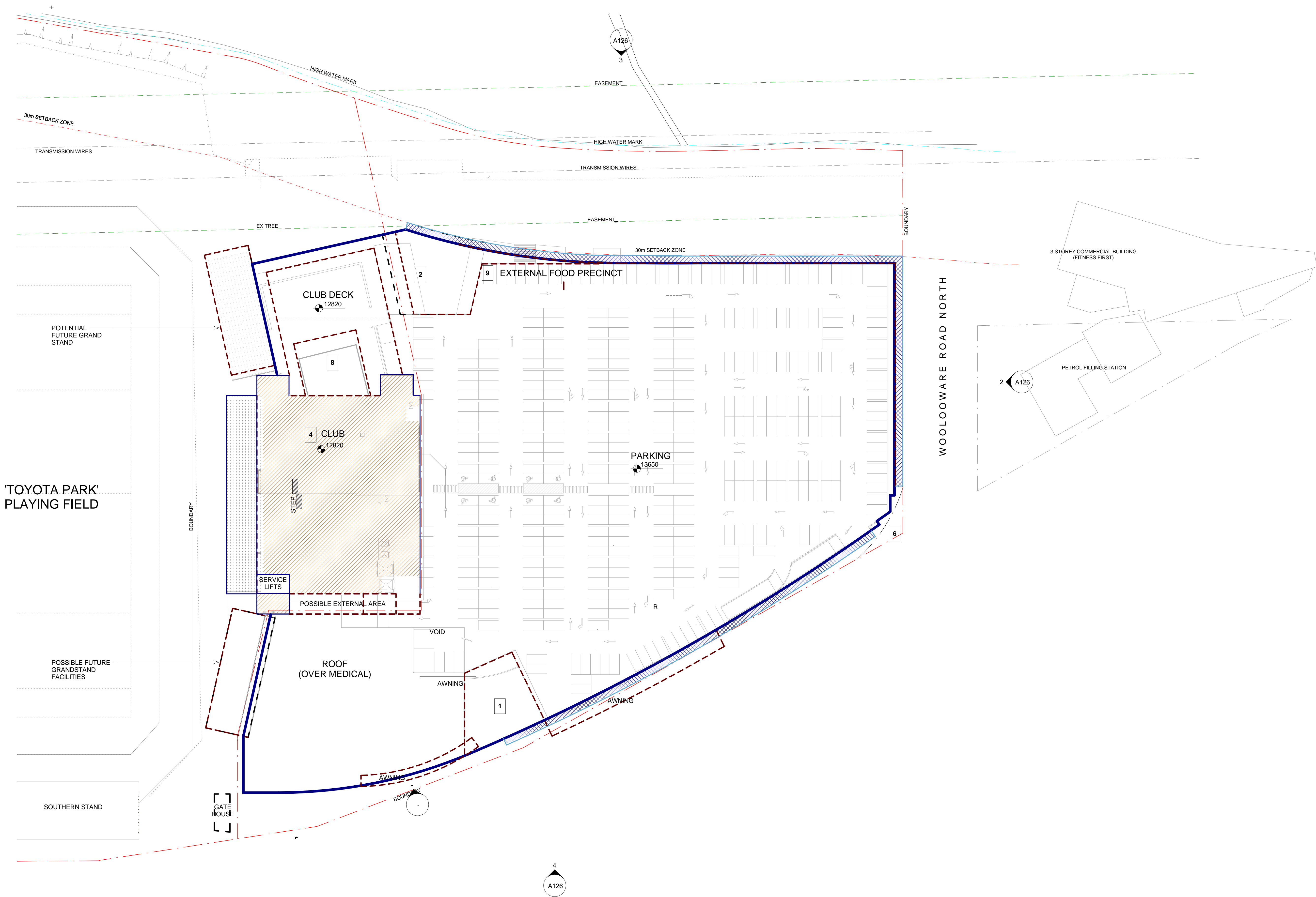
Bluestone Capital Ventures No.1 Pty Ltd



As indicated @ A1

Urban Form Control Diagram - Level 2

Reference No.	Discipline	Drawing No.	Title
20100176		A123	Rev. E



Status: PPR ISSUE

Nom. Architect

File:

Print Date: 14/03/2012 10:35:27 AM

Rev. Description: Date:

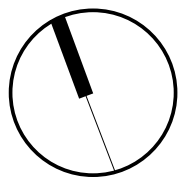
C	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011
D	ISSUED FOR MODEL MAKER (DRAFT PPR)	01/03/2012
E	PREFERRED PROJECT REPORT	05/03/2012

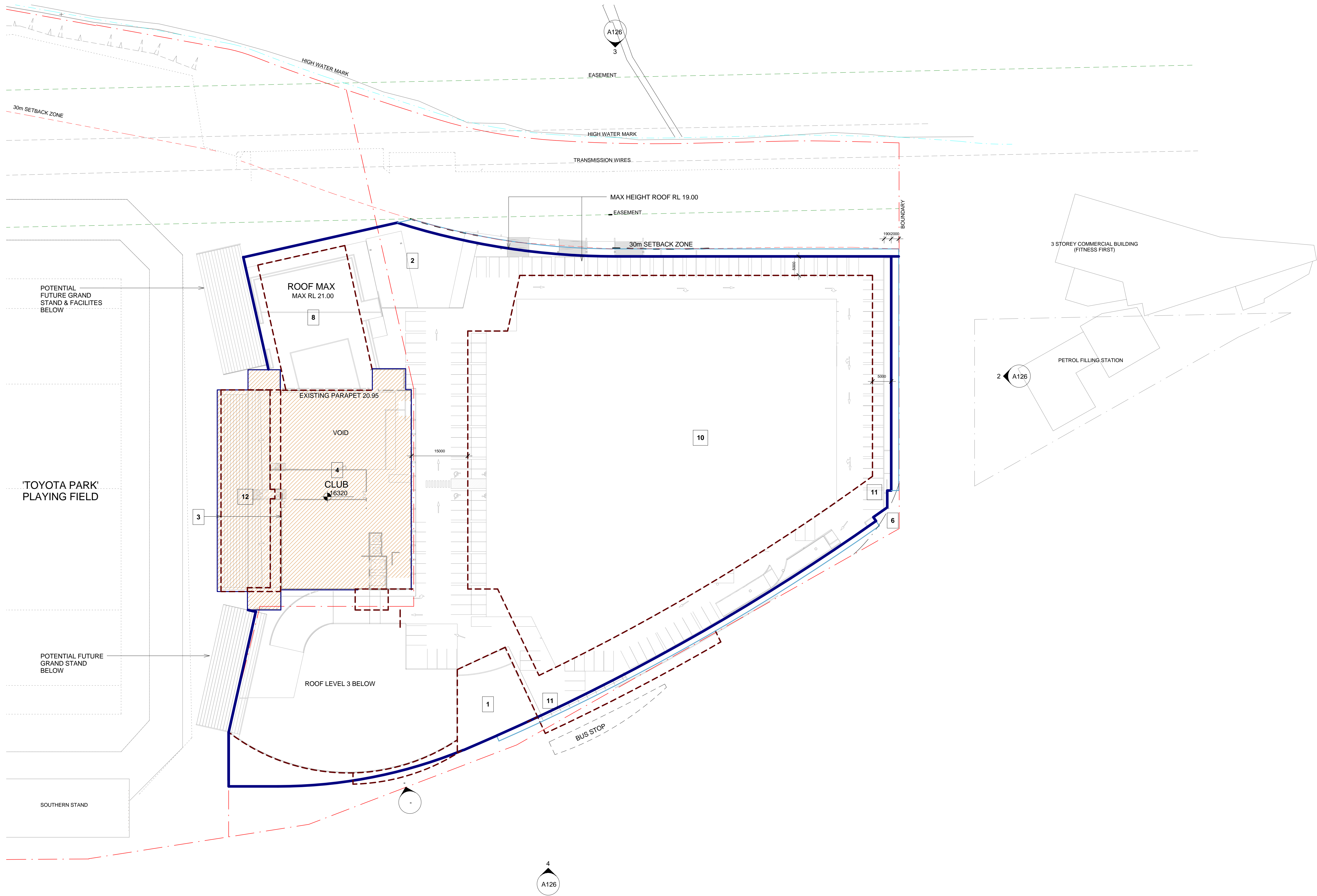
LEGEND

- 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 BUS STOP
- 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.





Status: PPR ISSUE

Nom. Architect

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Print Date: 14/03/2012 10:35:29 AM

Rev. Description: Date:

B	CONCEPT PLAN SUBMISSION - HIGH WATER MARK LINE/ADJACENT BUILDINGS/ RIPARIAN BUFFER ADDED	02.09.2011
1	ISSUED FOR PPR	05/03/2012
C	ISSUED FOR MODEL MAKER (DRAFT PPR)	01/03/2012
D	PREFERRED PROJECT REPORT	05/03/2012

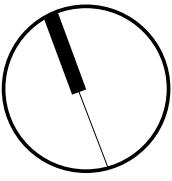
LEGEND

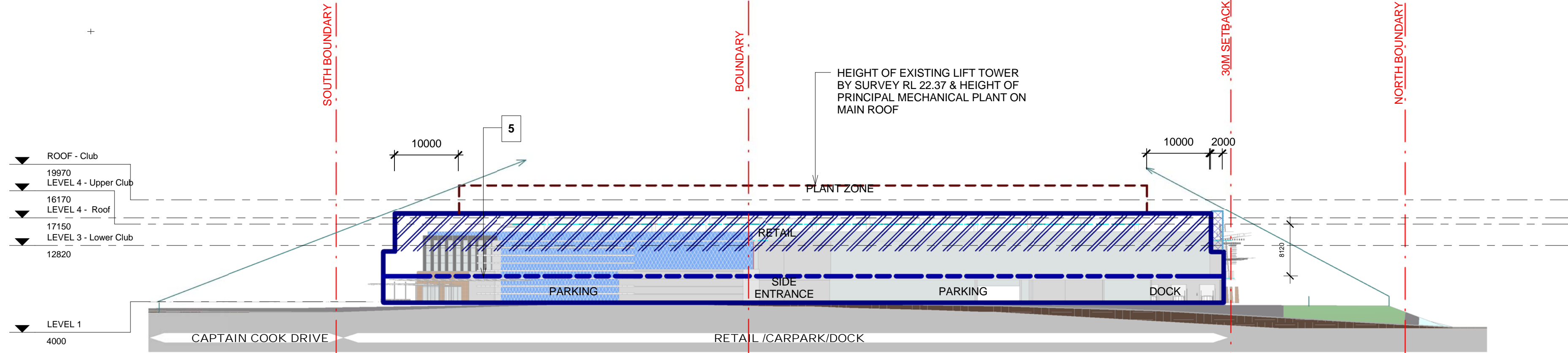
- BUILDING ENVELOPE
- FLOOR PLATE
- FLOOR PLATE OVER
- EXISTING BUILDING
- 2000mm ARTICULATION ZONE
- POTENTIAL INTERNAL LAYOUT
- ARTICULATION ZONE (ELEVATION)

NOTES

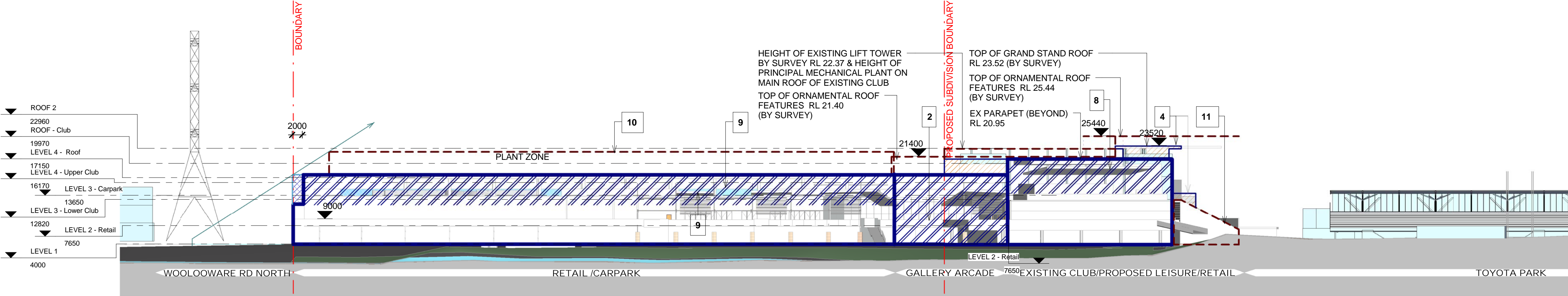
- 1 ENTRY FORECOURT & CONCOURSE
- 2 LANDSCAPE COURT
- 3 EXISTING CLUB GRANDSTAND ROOF EXPANSION
- 4 LINE OF EXISTING CLUB BUILDING
- 6 BOUNDARY ADJUSTMENT FOR INTERSECTION
- 8 CLUB DECK (ROOF TOP)
- 9 EXTERNAL FOOD COURT ROOFS
- 10 ZONE FOR ISOLATED SCREENED PLANT & POSSIBLE ROOF TO LEVEL 3 PARKING
- 11 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.

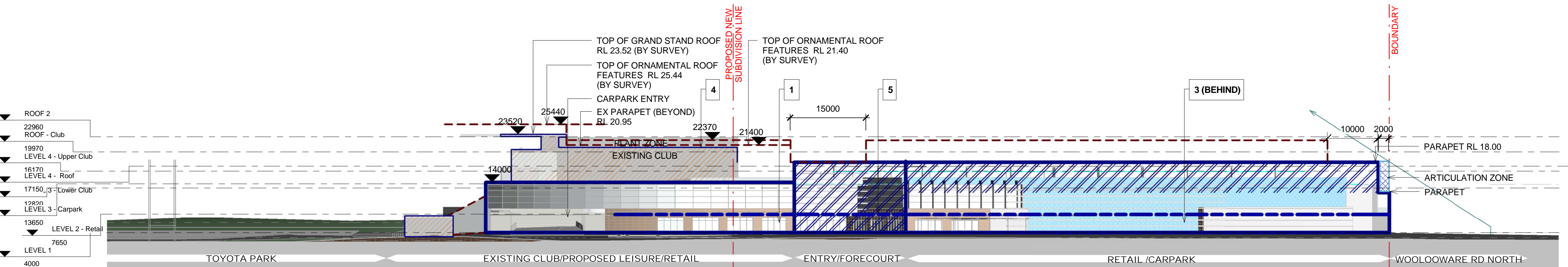




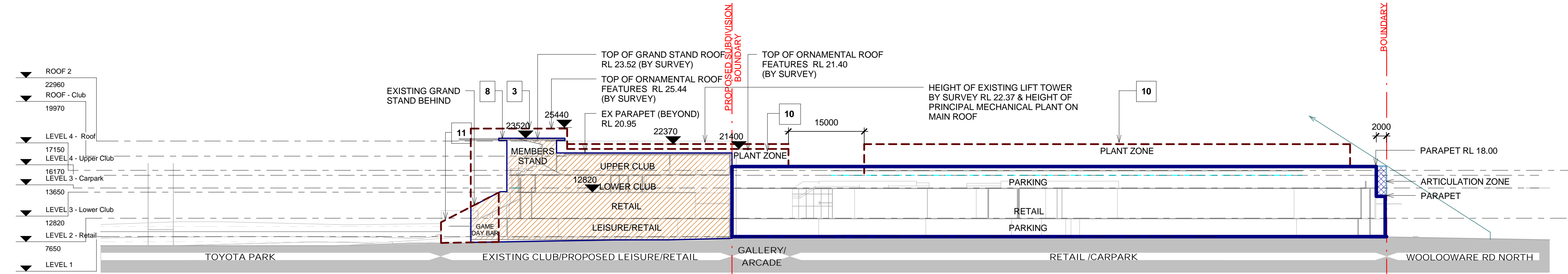
2 UFC Elevation - East



3 UFC Elevation - North



4 UFC Elevation - South



1 UFC Section 1

Status: PPR ISSUE

Nom. Architect

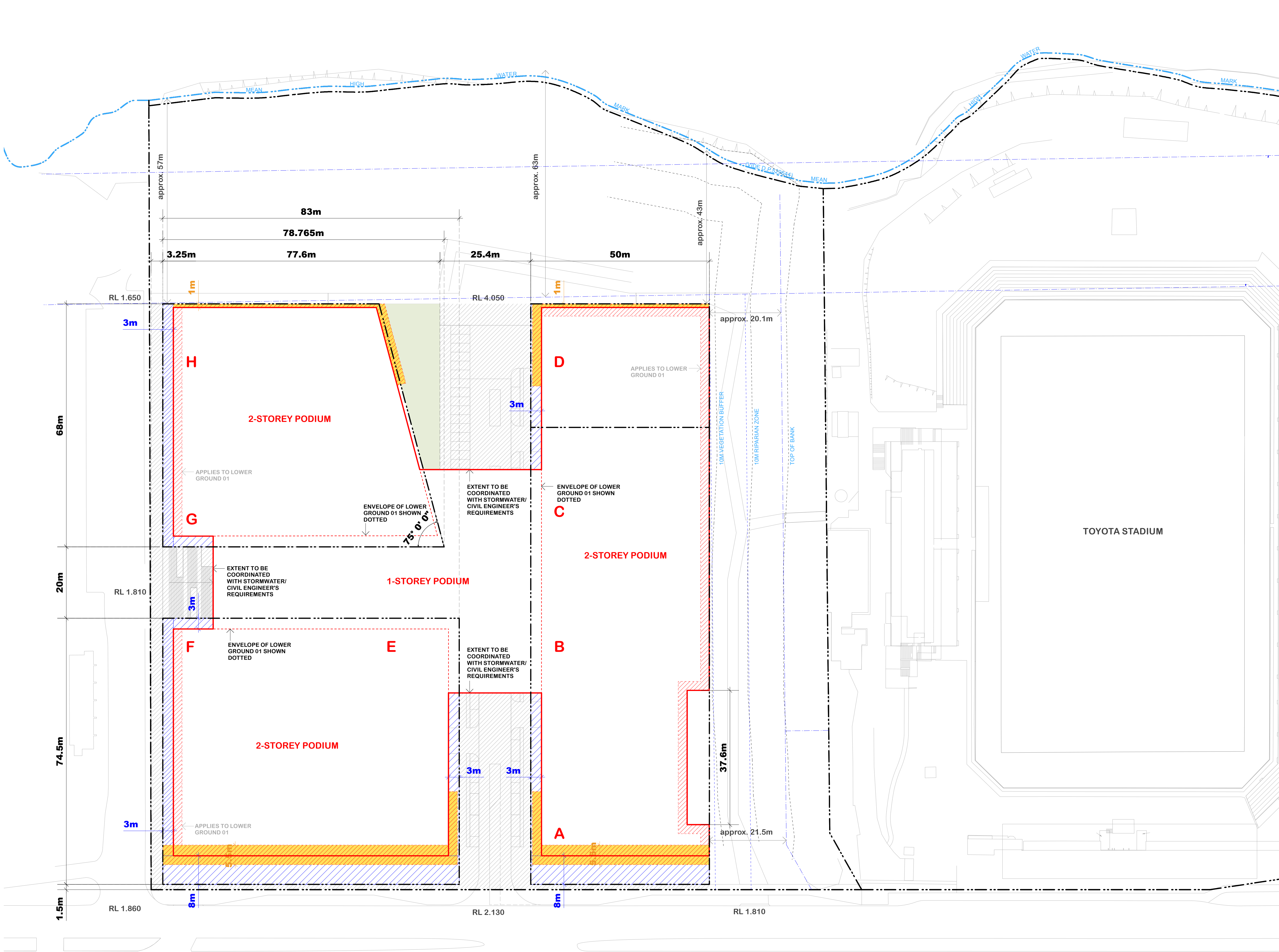
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Print Date: 14/03/2012 10:35:44 AM

Rev.	Description	Date
A	CONCEPT PLAN SUBMISSION	22.07.2011
B	ISSUED FOR MODEL MAKER (DRAFT PPR)	01/03/2012
C	PREFERRED PROJECT REPORT	05/03/2012

- 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 & POSSIBLE ROOF TO LEVEL 3 PARKING
- POTENTIAL FUTURE GRAND STAND
-
-



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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

F	5/3/12	ANM	Preferred Project Report
E	7/8/11	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

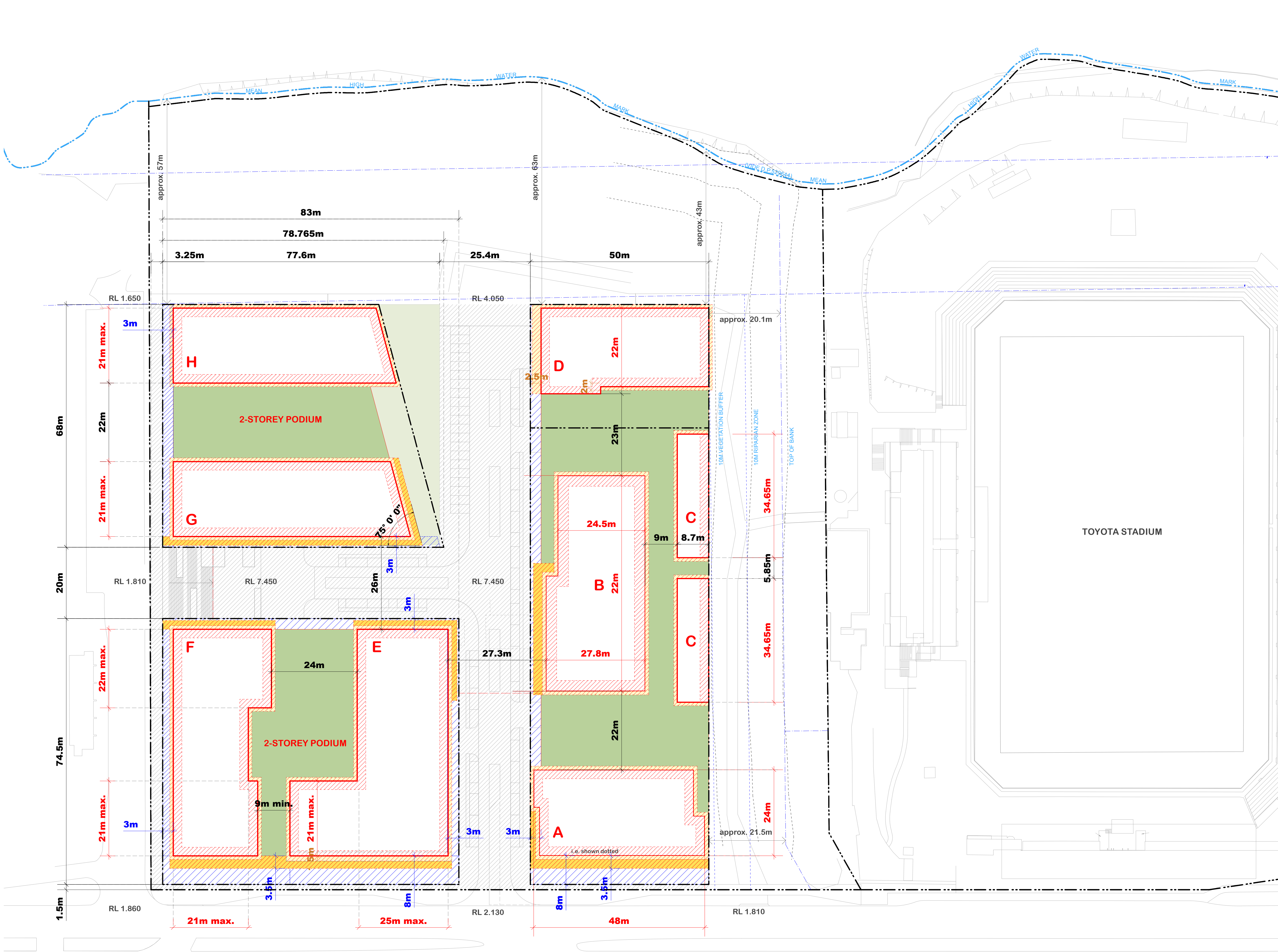
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Envelope Diagram Lower Ground 02-01

SCALE	1:500	JOB No.	10058	DRAWN	NORTH
STATUS	FOR REVIEW	DWG No.	A003	REV	F

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License Number: 010

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

STATUS

FOR REVIEW

JOB No.

10058

DRWN

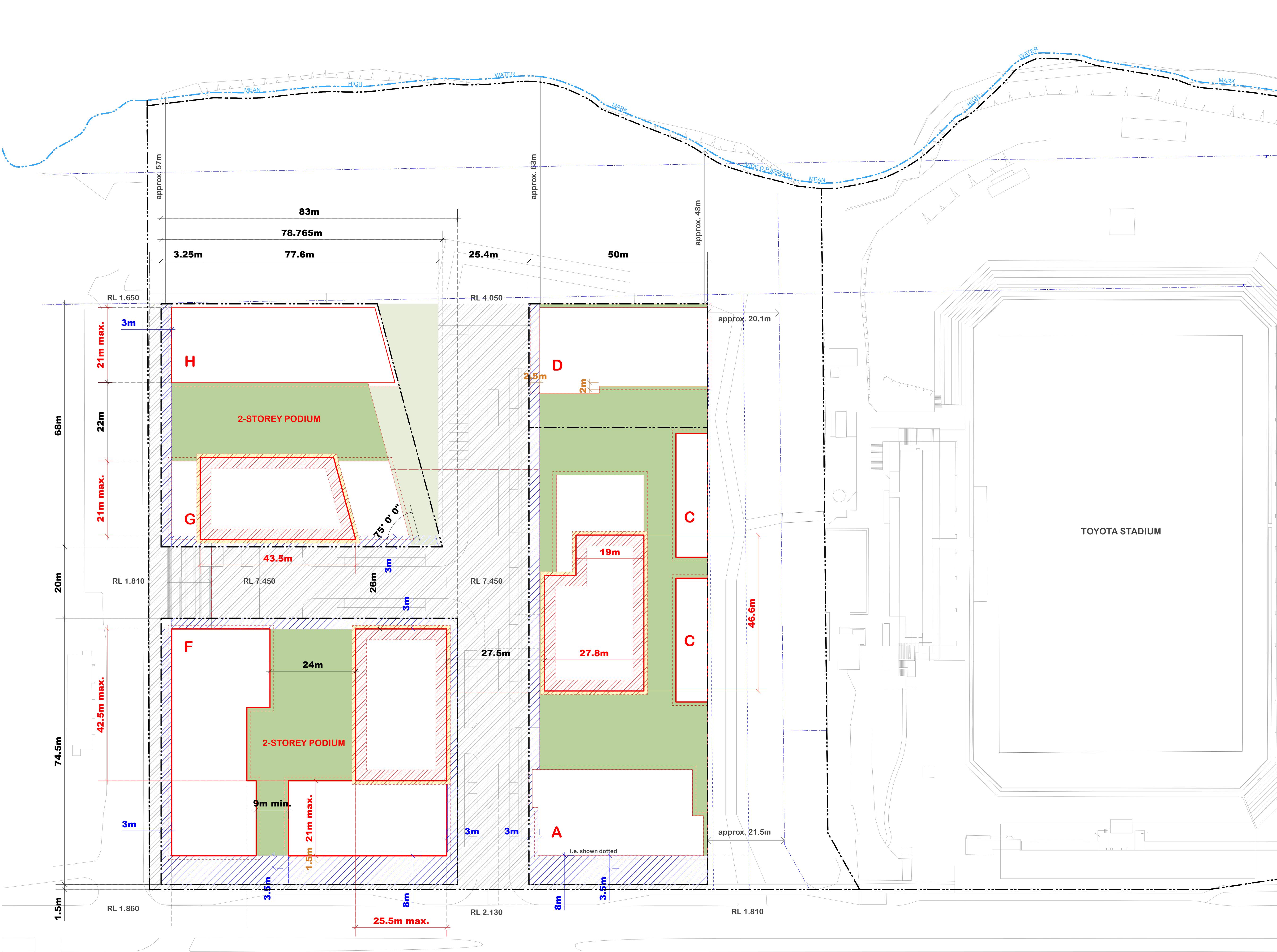
F

REV

F

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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

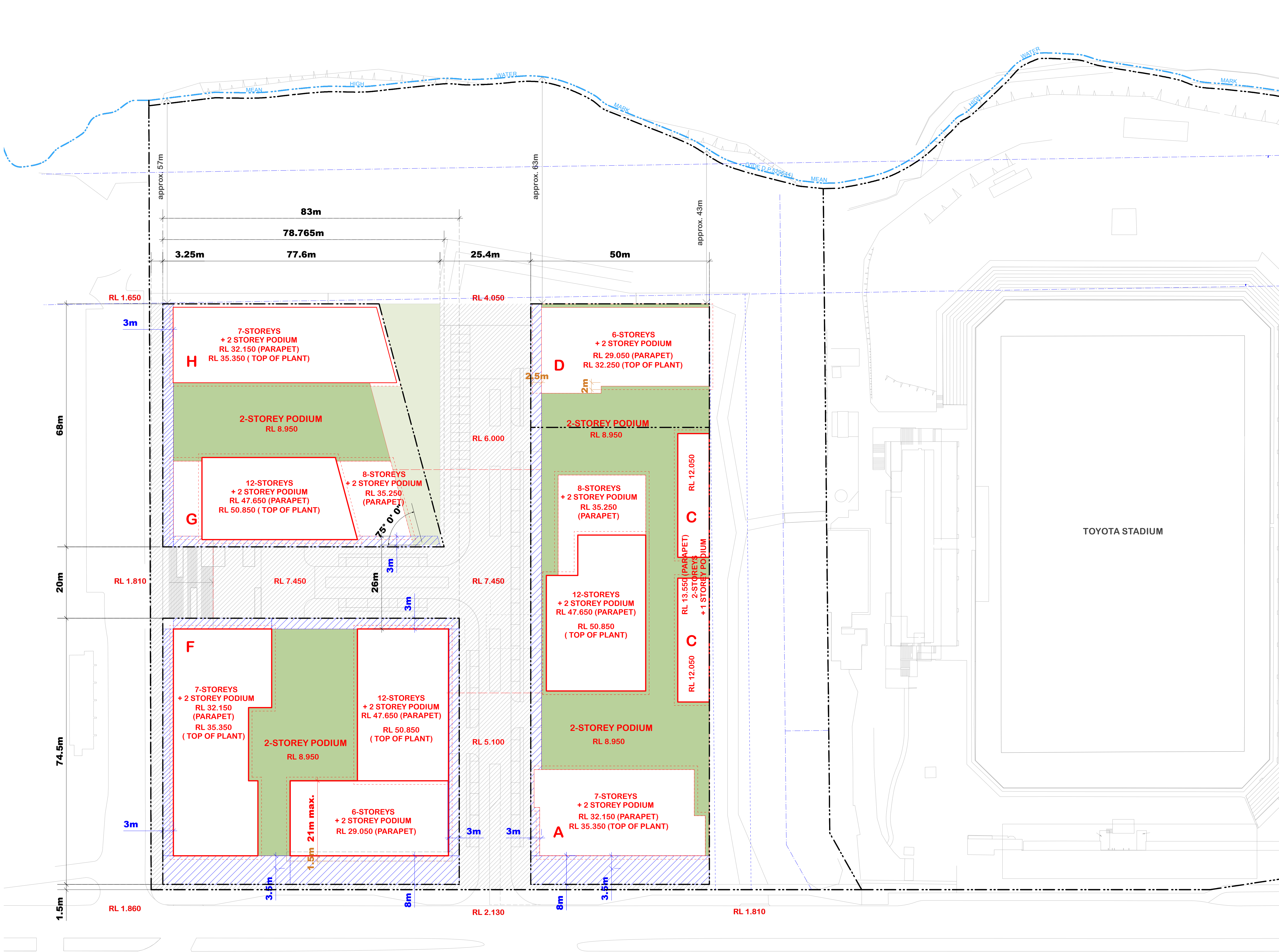
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Envelope Diagram Upper Level

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STATUS	FOR REVIEW	DATE	01/04/2025	REV	F

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Licence Number 4199

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

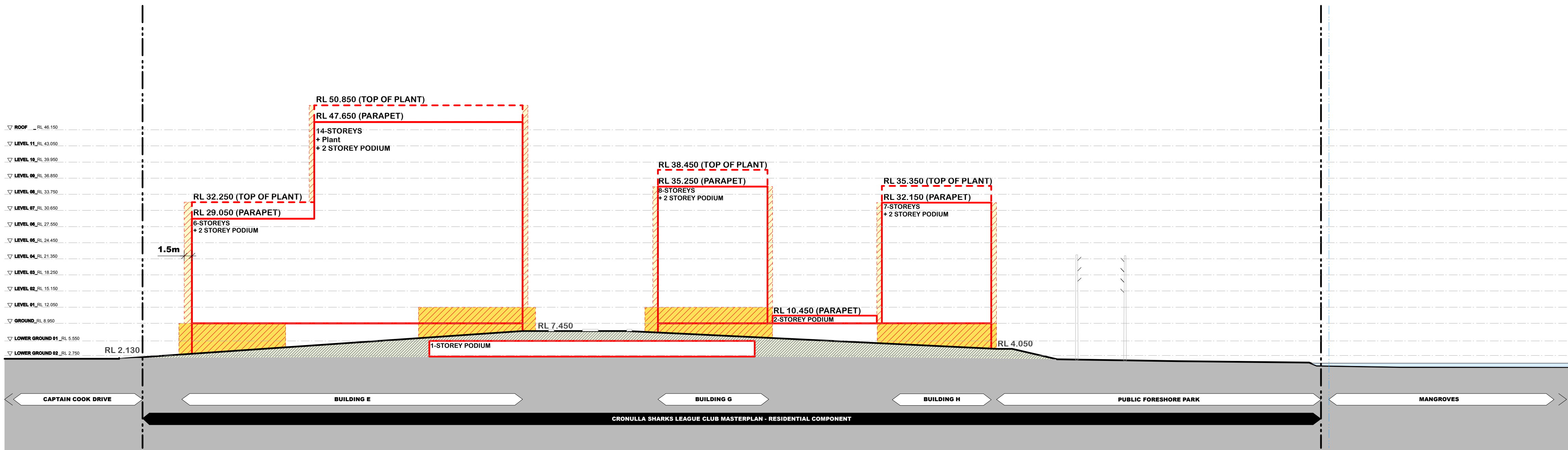
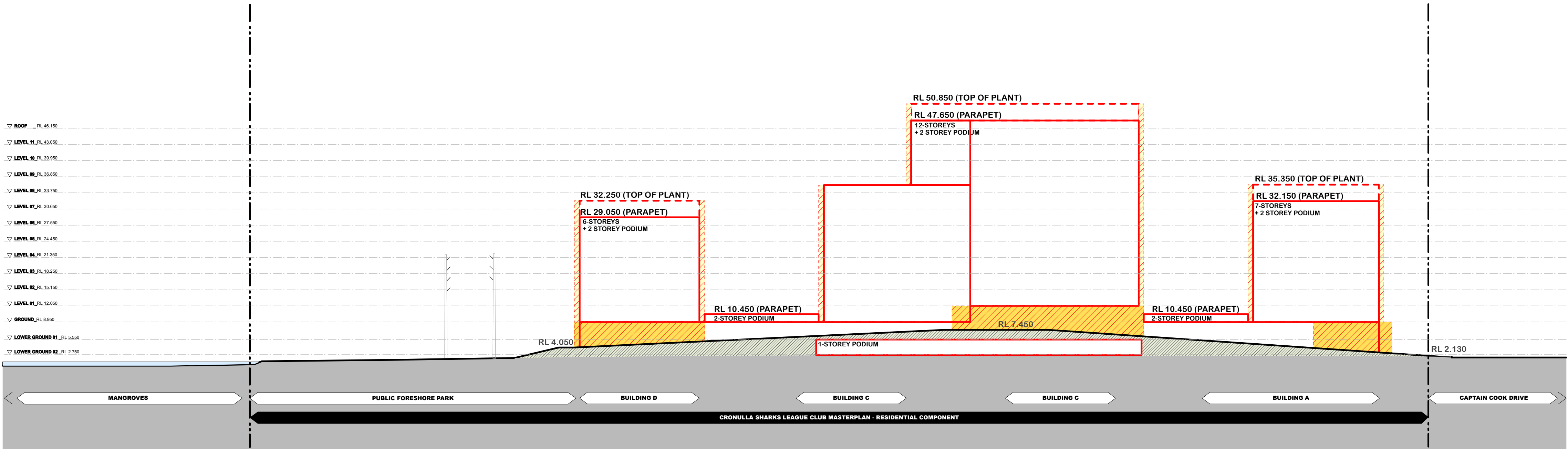
DRAWING TITLE

Envelope Diagram Roof Level

SCALE	1:500	DATE	7/9/11	JOB No.	10058	DRAWN		NORTH	
STATUS	FOR REVIEW	DATE		OWG No.	A006	REV	F		

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Prepared: Andrew Nicholas Turner 0855 456 95 95 94 94 911
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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

B	5/3/12	ANM	Preliminary Project Report
A	21/9/11	ANM	Test of Adequacy Table response
Rev.	Date	Approved by	Revision Notes

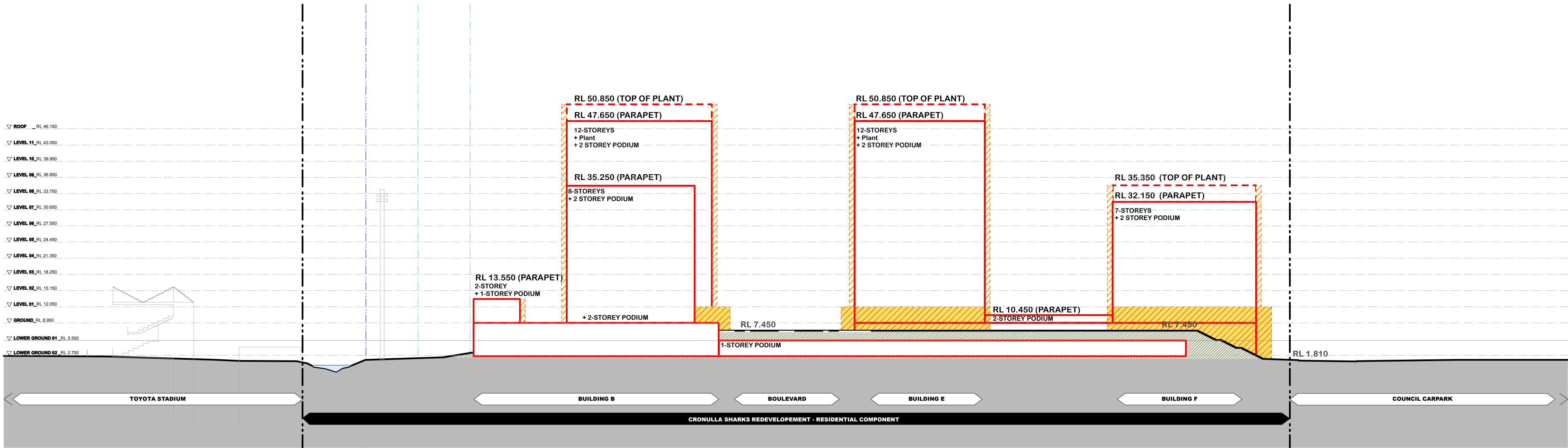
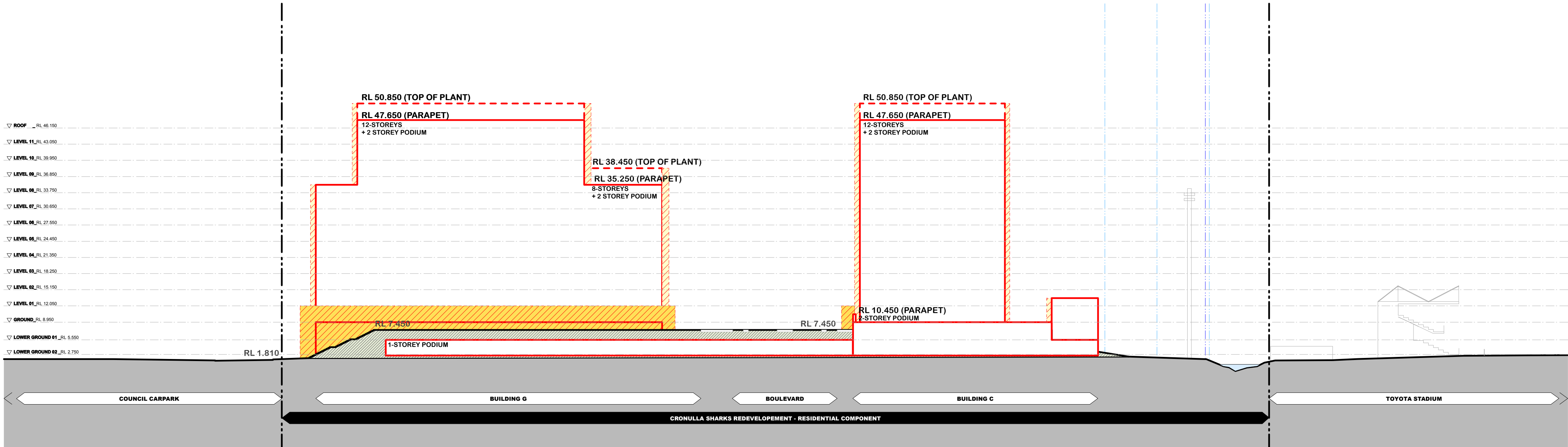
CLIENT
BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

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 B	

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Prepared: Andrew Nicholas Turner 0855
JAN 95 954 954 911
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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

B	5/3/12	ANM	Preliminary Project Report
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

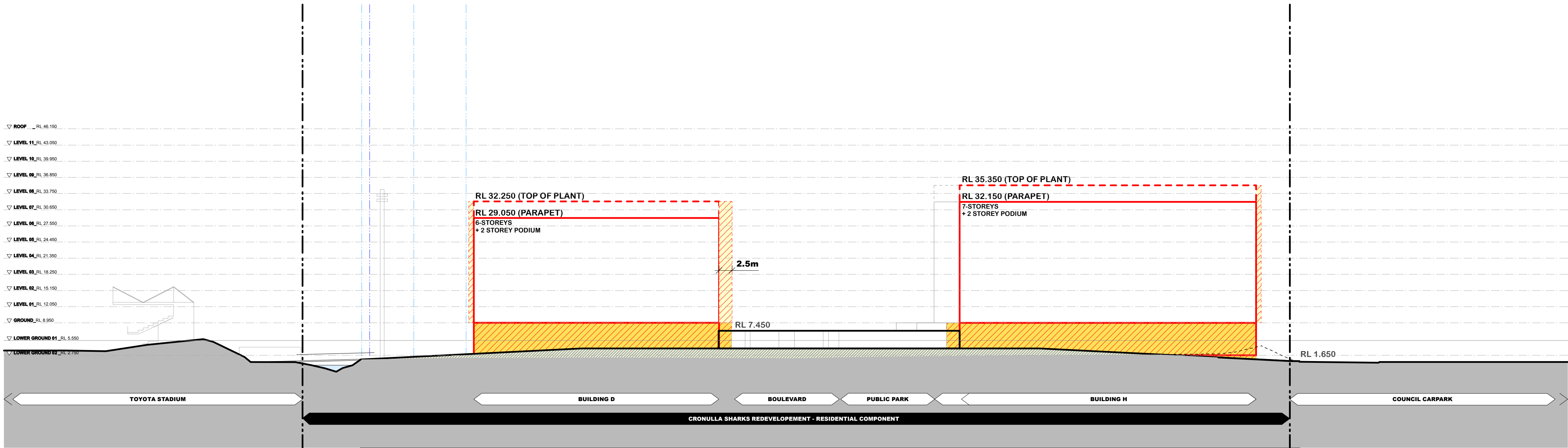
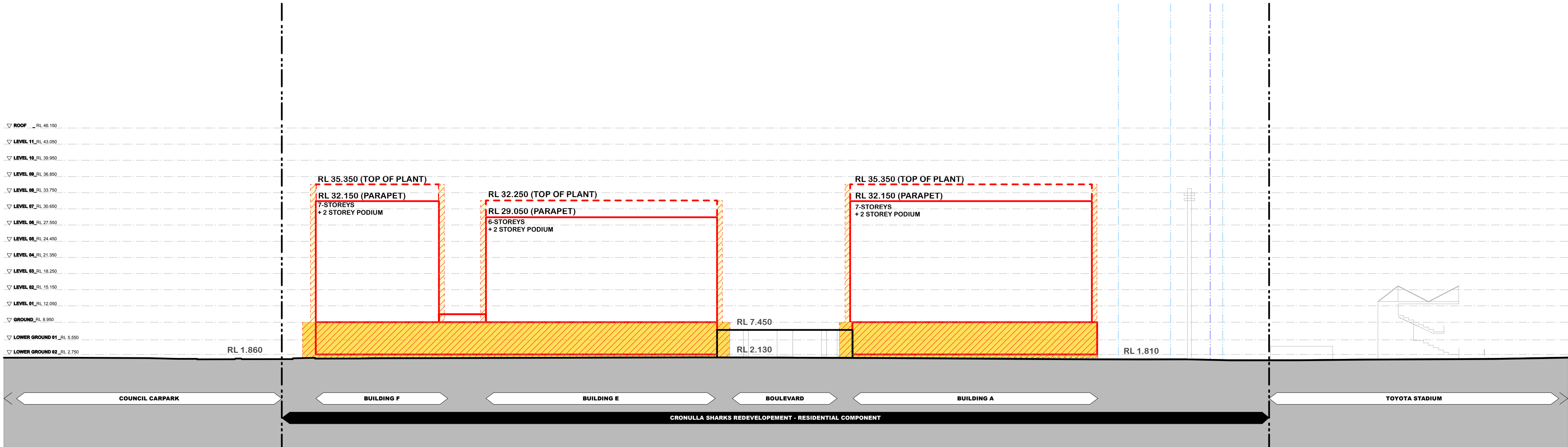
CRONULLA SHARKS REDEVELOPMENT
RESIDENTIAL COMPONENT

DRAWING TITLE

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

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

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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

B	5/3/12	ANM	Preliminary Project Report
A	21/8/11	ANM	Test of Adequacy Table response
Rev.	Date	Approved by	Revision Notes

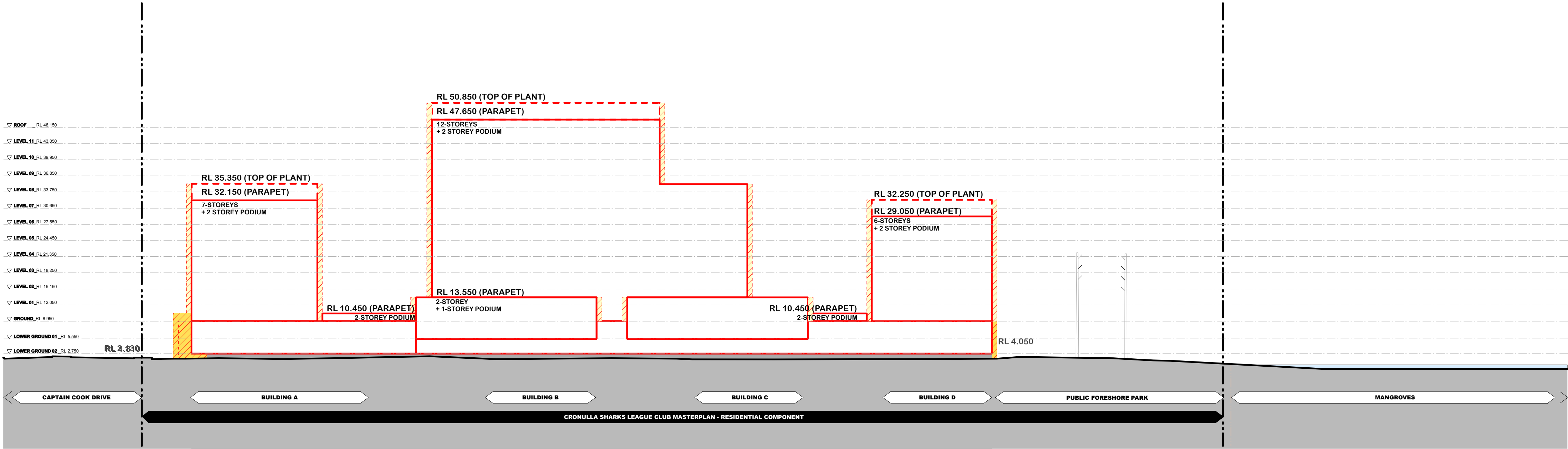
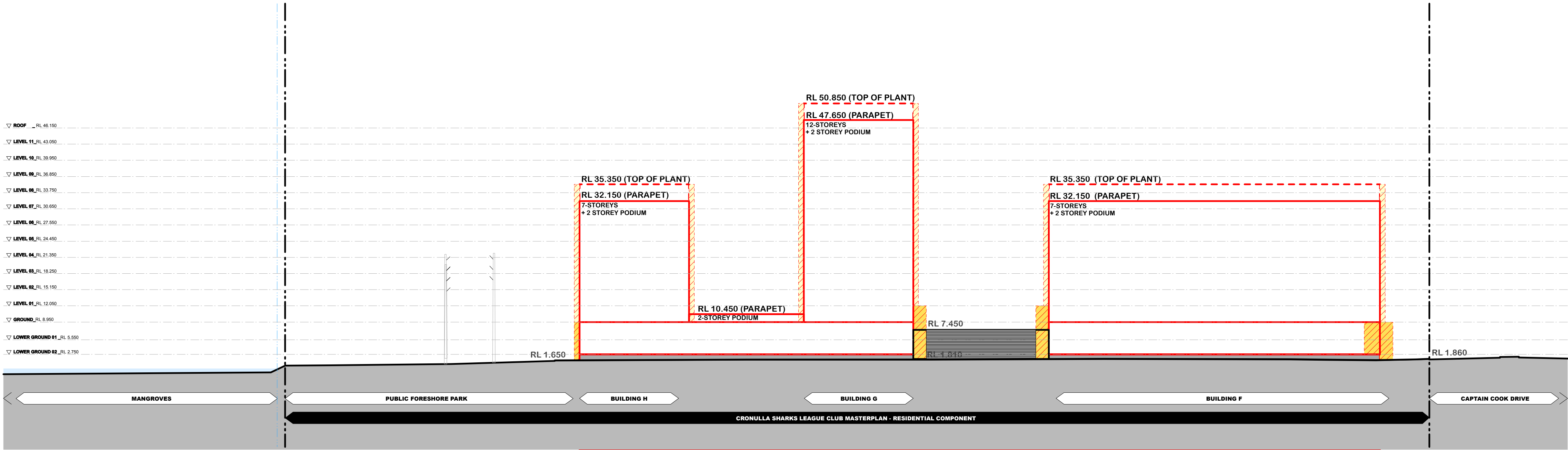
CLIENT
BLUESTONE CAPITAL VENTURES No. 1 Pty Ltd

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 B	

TURNER + ASSOCIATES
L1 410 Crown Street Surry Hills NSW 2010 Australia
t +61 2 8668 0000 f +61 2 8668 0088



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Approved Method: Nicholas Turner 0685
AS/NZS 944:94 911
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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

B	5/3/12	ANM	Preliminary Project Report
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 B	

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L1 410 Crown Street Surry Hills NSW 2010 Australia
t +61 2 8668 0000 f +61 2 8668 0088