EXPLANATORY NOTES ON PERMITTED USES


2. "RESIDENTIAL" USES ARE DESIGNED TO INCLUDE SERVICED APARTMENTS, HOTELS AND MOTES, SUITES, ANNUAL AMENITIES AND CAR PARKING FACILITIES.

3. "SPECIAL" USES ARE DESIGNED TO INCLUDE UTILITY SERVICES, SUBSTATIONS, PUBLIC OPEN SPACES AND OTHER AMENITIES, OPEN SPACE, HEALTH AND CHILD MINDING FACILITIES, TOURIST AND OTHER INFORMATION SERVICES, HANDICRAFT AND OTHER CARE COTTAGE INDUSTRIES, CEREMONIAL PLACES, EXHIBITION AREAS, MUSEUMS, THEATRES, SCHOOLS, PURSUANCES, INSTRUCTION IN THE ARTS AND CRAFTS, PLACES OF WORSHIP, RELIGIOUS INSTITUTIONS AND ASSOCIATED RESIDENTIAL, AMBULANCE SERVICES, SHOPS, RAIL WORKS, SERVICE STATIONS, POLICE STATIONS, MINORITY FACTORY TYPE HOMES (PROVIDED THEY ARE NON-FRAGRANT AND NON-NOxious IN NATURAL AND AREAS SET ASIDE FOR ENTERTAINMENT, AND RECREATIONAL, FACILITIES AND THE LIKE.

THE AUTHORITY RESERVES THE RIGHT AT ANY TIME TO MAKE AMENDMENTS UNDER SECTION 17 OF THE SYDNEY COVE REDEVELOPMENT AUTHORITY ACT 1968 TO LIMIT THE PERMITTED USES ON INDIVIDUAL SITES OR PARTS THEREOF TO A RANGE OF MORE SPECIFICALLY DEFINED USES.

SMALL PROJECTIONS SUCH AS FLAGPOLES MAY BE APPROVED TO PROJECT ABOVE BUILDING ENVELOPES.
This drawing refers to the local cadastral.

LEGEND
SITE BOUNDARY
EXCEPTED
HISTORIC BUILDINGS
PEDESTRIAN ROUTE
VEHICLE ROUTE

PERMITTED USES
1) AREA SHOWN
RESIDENTIAL, HOTEL, WITH INCENTIVE LEASES, FUNCTION ROOMS, AND PARKING FACILITIES.
2) REMAINDER OF AREA
SPECIAL

The general controls as shown on this drawing are subject to refinement of detail in relation to dimensions, proportion, useages, open spaces and means of circulation and the sites shall be subject to such further conditions in relation to architectural details, financial contributions, limiting and zoning and setting up of premises as may be made necessary and will be known prior to the sites being subject to development.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING XXV-A(4)

30 METRES

This drawing forms part of the materials supplied to the above named of the said Authority and is approved as definitive by the Sydney Cove Redevelopment Authority.

Regd by Sydney Cove Auth By

May 1990
NOTE 1

BUILDING ENVELOPE
AUXOMETRIC DRAWING

LEGEND
SITE BOUNDARY
EASEMENT
HISTORIC BUILDINGS
PEDESTRIAN ROUTE
VEHICLE ROUTE

PERMITTED USES:
COMMERCIAL
SPECIAL

SPECIAL NOTES
1 - IN THE AREA MARKED NOTE 1 DEVELOPMENT MAY ONLY BE APPROVED FOR THE PURPOSE OF A CANOPY STRUCTURE

The general schemes as shown on this drawing are subject to the refinement of detail in relation to drainage, sensitivities, heritage, open spaces and means of consultation and the same shall be subject to such further conditions in relation to architectural details, staging, timing and future development contents.

Title: BUILDING SITE CONTROL DRAWING
Drawn by: XXVI-A
SYDNEY HARBOUR FOreshore AUTHORITY
Scale: 1:500 Date: Sept 2007 Database No: ROX-491
This drawing refers to the land shaded.

LEGEND
SITE BOUNDARY
EASEMENT
HISTORIC BUILDINGS
PEDESTRIAN ROUTE
VEHICLE ROUTE

PERMITTED USES
• Weekend covered market and associated retail stalls and café
• Commercial
• Special

The general controls as shown on this drawing are subject to amendment and may be subject to conditions or modifications prior to the specific site plan being approved.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING
30 METRES XLI

This drawing forms part of the scheme which, subject to the approval of the Minister, will be the gazetted scheme under Part 71 of the Sydney Cove Redevelopment Authority Act, 1998.
Prepared by Sydney Cove Redevelopment Authority
AUGUST 1998
LEGEND

SITE BOUNDARY
EASEMENT
PRESERVED BUILDINGS
PEDESTRIAN ROUTE
VEHICLE ROUTE

PERMITTED USES
COMMERCIAL
SPECIAL

SPECIAL NOTE:

The only elements that may be permitted to project above this development would include kiosks, outdoor E.A. sun protection and supporting structures, and the lift.

I, R. J. Carr, Minister for Planning and Environment, being the minister responsible for administering the Sydney Cove Redevelopment Authority Act 1998 hereby, pursuant to section 15 of that Act, approve the variation to the approved scheme evidenced in this control drawing.

Date: March 1997

The general principle is shown on the drawings are subject to review of detail. In relation to dimensions, specifications, except those of elevations and
the site shall be subject to such further conditions as may relate to architectural drawings, structural considerations, shaping and lining and system of approvals.

The Authority may deem necessary and make known prior to the site being offered for development.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING XXVII (2)

30 METRES

This drawing is part of the scheme subject to approval of the Authority.

Prepared by Sydney Cove Redevelopment Authority
March 1997
THIS DRAWING REFERS TO THE LAND SHDED
Scale 1:1250

BUILDING ENVELOPE
SCALE 1:200

SYDNEY COVE AUTHORITY
BUILDING SITE CONTROL DRAWING
KING GEORGE V RECREATION CENTRE
CLIPPER STREET THE ROCKS
This drawing is part of the scheme which shall be the approved scheme under part III of the Sydney Cove Authority Act 1955
Presented by the Sydney Cove Authority
December 1955
On this boundary a 120m easement is permitted between R.L. 21.00 & R.L. 40.00.

The only structure which may be added above R.L. - 6.00 is the lift pits.

Car entry to Circle Street is permissible between levels R.L. - 7.00 & R.L. - 6.80.

The only structure which may be added above the existing gradient at Circle Street is that associated with garden walls, steps and fences.

The general references as shown by the drawing are subject to refinement of detail in relation to dimensions, elevations, shapes, open spaces and means of communication and the views shall be subject to such further conditions as may be made by the Architectural Board of the City Council of Sydney, pursuant to Section 131 of the Building Act 1984.

Sydney Cove Redevelopment Authority

Building Site Control Drawing

30 METRES XXXVII (1)

This drawing forms part of the scheme which subject to the approval of the Minister is the Combined Scheme under No. 16 of the Sydney Cove Redevelopment Authority Act 1976.

Prepared by Sydney Cove Redevelopment Authority
This drawing refers to the land shown

LEGEND
SITE BOUNDARY
EASEMENT
HISTORIC BUILDING
PEDESTRIAN ROUTE
VEHICLE ROUTE
PERMITTED USES
COMMERCIAL
RESIDENTIAL
SPECIAL

SPECIAL NOTE:
THE ONLY STRUCTURES WHICH MAY BE PERMITTED ABOVE THIS ENVELOPE ARE THOSE ASSOCIATED WITH LIFT MOTOR ROOMS AND PLANT.

I, [Name], Speaker, Minister for Planning and Environment being the minister responsible for administering the Sydney Cove Redevelopment Authority Act 1988 hereby, pursuant to Section 17 of that Act, approve the variation to the approved scheme evidenced by this control drawing.

Date: 6/8/84

The general controls as shown in this drawing are subject to implementation of detail in relation to dimensions, easements, access, open spaces and means of evacuation and the sites will be subject to such further conditions in relation to architectural details, financial considerations, staging and timing and terms of approvals as the Authority may deem necessary and make known prior to the sites being offered for development.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING XXXVIII

This drawing forms part of the scheme which is subject to the approval of the Minister, will be the approved scheme under Part II of the Sydney Cove Redevelopment Authority Act 1988.

Prepared by Sydney Cove Redevelopment Authority
This drawing refers to the land shaded.

LEGEND
SITE BOUNDARY
EASEMENT
HISTORIC BUILDINGS
PEDESTRIAN ROUTE
VEHICLE ROUTE
PERMITTED USES
COMMERCIAL
SPECIAL

E. N. J. CARR, Minister for Planning and Environment being
the minister responsible for administering the Sydney Cove Redevelop-
ment Authority Act 1968 hereby, pursuant to Section 31 of that
Act, approve the variation to the approved scheme evidenced by
this control drawing.

Date: 3rd January 1985

The general controls as shown on this drawing are subject to refinement of detail
in relation to dimensions, alignments, changes, open spaces and means of
circulation and
The sites shall be subject to such further conditions in relation to any infrastructural
details, financial contributions, staging and timing and system of approvals as
the Authority may deem necessary and notice thereof prior to the sites being offered
for development.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING XXXIX-A(1)
30 METRES

This drawing forms part of the scheme which, subject to the approval of the Minister,
will be the approved scheme under Part 31 of the Sydney Cove Redevelopment Authority
Act 1968.
This drawing refers to the land shaded.

**LEGEND**

- **SITE BOUNDARY**
- **HISTORIC BUILDINGS**
- **PEDESTRIAN ROUTES**
- **VEHICLE ROUTES**
- **EASEMENT**

**SPECIAL NOTES**

The only elements that will be permitted above this envelope will include: memorials, fountains, monuments, lighting, flagpoles and the like.

Structures, mechanical equipment, and associated enclosures or screening, may be permitted on existing buildings.

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**Building Envelope**

AXONOMETRIC DRAWING

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**BUILDING SITE CONTROL DRAWING**

**SYDNEY HARBOUR FORESHORE AUTHORITY**

The drawing forms part of the Approved Scheme which subject to the approval of the Minister, will be the Approved Scheme under the provisions of Environmental Planning and Assessment (Sydney Cove) Savings Transitional Regulation 1999.

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**Date:** 4/6/08

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**Title:** BUILDING SITE CONTROL DRAWING

**Drawn by:**

**Approval:**

APRIL 2008
LEGEND
- SITE BOUNDARY
- EASEMENT
- HISTORIC BUILDINGS
- PEDESTRIAN ROUTE
- VEHICLE ROUTE

PERMITTED USES
- RESIDENTIAL/FRATEL with auxiliary bars, restaurants, shops, function rooms, and parking facilities.

SPECIAL NOTE
THE MAXIMUM GROSS BUILDING AREA ACROSS GLOUCESTER STREET LEVEL IS NOT TO EXCEED 42,000 SQUARE METRES.

The general controls as shown on this drawing are subject to refinement of detail, in relation to dimensions, materials, uses, open spaces and access of entrances and the sites shall be subject to such further conditions in relation to architectural details, financial, consents, shaded an lined and zoning of approvals as the Authority may deem necessary and make known prior to the sites being offered for development.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING: XLI (1)

This drawing forms part of the scheme and is subject to the approval of the Minister, will be the approved scheme under Part IX of the Sydney Cove Redevelopment Authority Act 1969.
Prepared by Sydney Cove Redevelopment Authority.
This drawing refers to the land shaded.

**LEGEND**
- SITE BOUNDARY
- EASEMENT
- HISTORIC BUILDING
- PEDESTRIAN ROUTE
- VEHICLE ROUTE

**PERMITTED USES**
- COMMERCIAL
- SPECIAL

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L. Terence W. Shearer, Minister for Planning and Environment being the minister responsible for administering the Sydney Cove Redevelopment Authority Act 1968 hereby, pursuant to Section 17 of that Act, approve the variation to the approved scheme evidenced by this control drawing.

Dated: 6th June 1984

The general controls as shown on this drawing are subject to refinement of detail in relation to dimensions, easements, access, open spaces and means of circulation and the sites shall be subject to such further conditions in relation to architectural details, financial considerations, staging and timing and system of approvals as the Authority may deem necessary and make known prior to the sites being offered for development.

**Sydney Cove Redevelopment Authority**

**BUILDING SITE CONTROL DRAWING**

This drawing forms part of the scheme which is subject to the approval of the minister, will be the approved scheme under Part XV of the Sydney Cove Redevelopment Authority Act 1968.

Prepared by Sydney Cove Redevelopment Authority

March 1984
THE ONLY STRUCTURES WHICH MAY BE ADDED ABOVE RL 16.9m ARE THOSE ASSOCIATED WITH THE MECHANICAL AND ENERGY NEEDS OF THE BUILDINGS ON THIS SITE.

This drawing refers to the land shaded.

LEGEND
SITE BOUNDARY
EASEMENT
HISTORIC BUILDINGS
PEDESTRIAN ROUTE
VEHICLE ROUTE

SPECIAL NOTE
THIS ENVELOPE REFLECTS THE MAXIMUM VOLUME OF THE STRUCTURES ALREADY APPROVED FOR ERECTION UPON THE SITE.

I, Terence W. Dugdale, Minister for Planning and Environment being the minister responsible for administering the Sydney Cove Redevelopment Authority Act 1968 hereby, pursuant to Section 15(b) of that Act, approve the variation to the approved scheme evidenced by this control drawing.

[Signature]

The general controls as shown on this drawing are subject to refinement and detail in relation to dimensions, easements, usage, open spaces and basis of circulation and the sites shall be subject to such further conditions as in relation to architectural, density, financial considerations, staging and timing and system of approvals as the Authority may deem necessary and shall be known prior to the sites being offered for development.

Sydney Cove Redevelopment Authority
BUILDING SITE CONTROL DRAWING
XLIV-B

This drawing forms part of the scheme which, subject to the approval of the Minister, will be the approved scheme under Part II of the Sydney Cove Redevelopment Authority Act 1968.
Prepared by Sydney Cove Redevelopment Authority
March 1984