

An aerial photograph of an industrial waterfront area. A large body of water, likely a river or harbor, flows through the center of the image. On the left bank, there is a large industrial complex with several large buildings. A small, irregularly shaped area of this complex is highlighted in yellow. The right bank is also densely packed with industrial buildings and structures. The overall scene is a mix of water, land, and industrial development.

# **ON THE WATERFRONT\_23 BENNELONG PARKWAY**

Part 3A Current Concept Plan Amendment (Section 75W) 6 September 2018



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01

SITE & CONTEXT ANALYSIS

Drawing No.	Drawing Name	Rev
S75W-100-001	Context Plan	03
S75W-100-002	Site Analysis Plan	03
S75W-100-003	Site Plan	03





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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 25478  
Turner Architect, Nicholas Turner, 6005, APN 96 394 394 811

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

**Project Title**  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

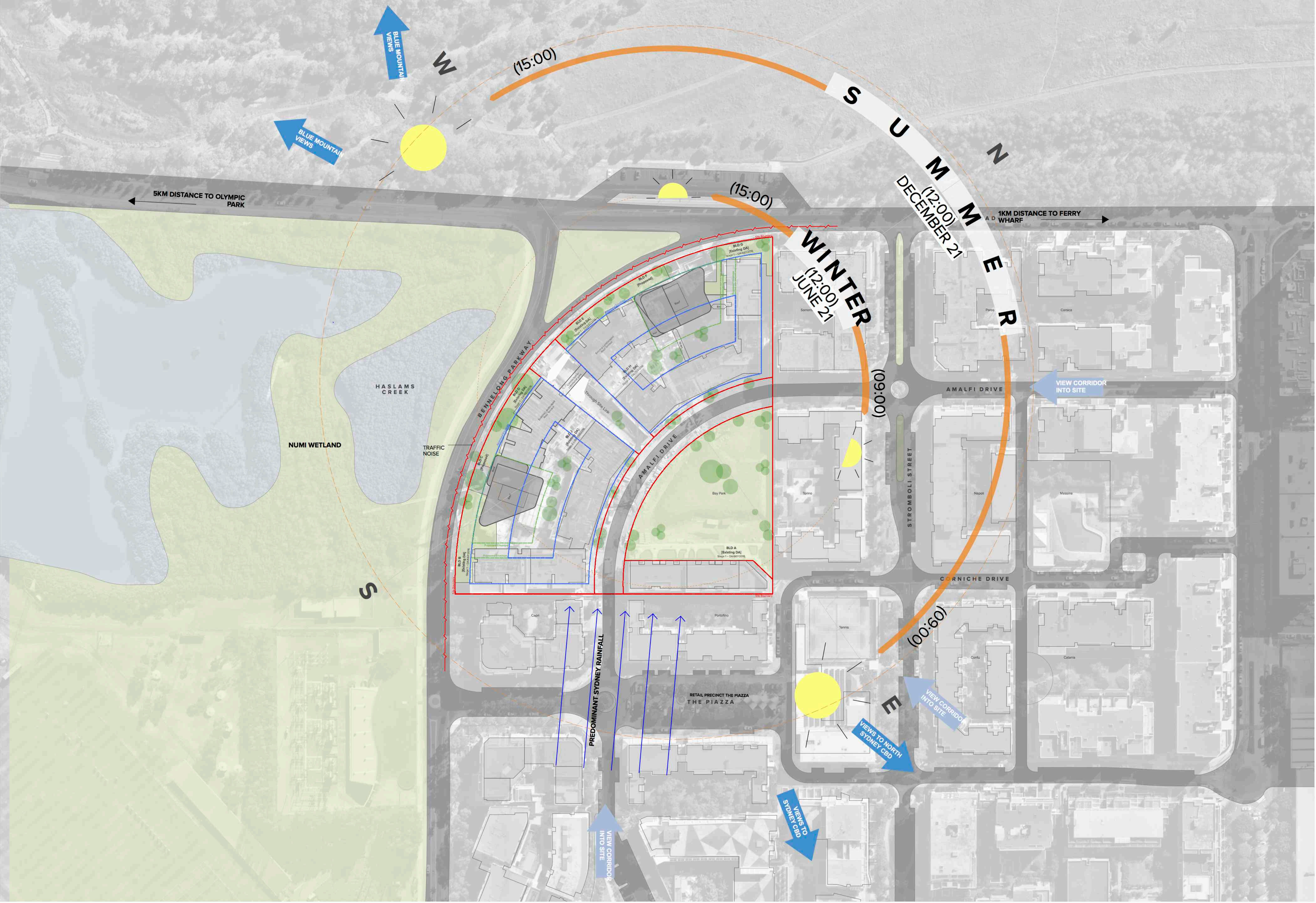
**Drawing Title**  
**Site & Context Analysis**  
**Context Plan**

Scale	1:400 @A1, 50% @A3	Project No.	18039	Drawn by	JC KH DB	North	↗
Status	For Information	Dwg No.	S75W-100-001	Rev	03		

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Nonmember Architect, Nicholas Turner, 0025, APR 09/2014 (04-01)

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Site & Context Analysis**  
Site Analysis Plan

Scale  
**1:1000 @A1, 50%@A3**  
Status  
**For Information**

Project No. **18039**  
Drawn by **JC KH DB**  
Dwg No. **S75W-100-002**  
Rev **03**

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Site & Context Analysis**  
**Site Plan**

Scale	1:500 @A1, 50% @A3	Project No.	18039	Drawn by	JC KH DB	North	➔
Status	For Information	Dwg No.	S75W-100-003	Rev	03		

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02

CURRENT CONCEPT PLAN

Drawing No.	Drawing Name	Rev
S75W-100-101	Current Concept Plan	01





BAY PARK ENVELOPE - PLAN

LEGEND

- Site boundary
- Predominant facade line
- Zone for re-entrant balconies / articulation - min 2.5m deep.
- Zone for salient balconies / articulation - min 2.5m deep

0 5m 10m

NOMINATED ARCHITECT DLG Quality Endorsed Company ISO 9001:2000 Licence Number 4168 Schedulc Turner 6885 Drawn by Filename Caf File Name		PRINTED Henlia No 3 Pty Ltd This drawing is copyright and shall remain the property of Turner+Associates Architects. No reproduction without permission. Unless noted otherwise this drawing is NOT FOR CONSTRUCTION. Do not scale from drawings. Figure dimensions shall take precedence.		J 14.02.13 KD Section 75W Submission No. Date Appr Revision Notes		Job No. 08053 Drawing No. DA41		Bay Park 23 Bennelong Parkway Wentworth Point NSW 2127 Rev J TURNER+ASSOCIATES L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088	
SCALE 1:500 @ A1 1:1000 @ A3				Urban Form Control Drawings					

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DLG Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6885, APR 98-99-004-011

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Rev 01 Date 08.05.18 Approved by JM Revision Notes STSW Submission

Project Title  
ON THE WATERFRONT  
23 Bennelong Parkway, Wentworth Point NSW 2127  
Drawing Title  
Current Concept Plan  
Current Concept Plan

Scale  
1:1,33, 1:1,40 @A1, 50% @A3  
For Information  
Project No.  
18039  
Drawn by  
JC KH DB  
Status  
S75W-100-101  
Rev  
01

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## Modification of Minister's Approval

### Section 75W of the Environmental Planning & Assessment Act 1979

As delegate of the Minister for Planning and Infrastructure under delegation executed on 4 April 2013, I approve the modification of the concept application referred to in Schedule 1, subject to the Terms of Approval and Future Assessment Requirements in Schedule 2.

Executive Director  
Development Assessments Systems and Approvals

Sydney	22 JUL 2013	2013
SCHEDULE 1		
Concept Approval:	MP09_0160 granted by the Minister for Planning and Infrastructure on 22 June 2010.	
For the following:	Construction of a residential development, public open space, parking and road works at 23 Bennelong Parkway, Wentworth Point (Lot 3 DP776611 and Lot 22 DP104874).	
Modification:	MP09_0160 MOD 2: Modifications to increase the maximum height and density of development and increase the amount of on-site car parking.	

DA27	G P	Illustrative Levels 5+6 Plan	03/06/2010 14/2/2013
DA28	G P	Comparative—Height—Study/Roof—Plan Level 7 Plan	14/2/2013
DA28 DA29	G Q	Comparative-Height-Study/Roof Plan	6/8/2010 14/2/2013
DA29 DA31	E H	Illustrative West Elevation	17/11/2009 14/2/2013
DA31 DA32	F J	Illustrative Section_AA	03/06/2010 14/2/2013
DA32 DA33	F J	Illustrative Section_BB	03/06/2010 14/2/2013
DA33 DA34	B E	Illustrative Section-Elevation to Amalfi Drive	10/8/2010 14/2/2013
DA41	G-J	Urban Form Control Drawings	9/8/2010 14/2/2013
DA01	C	Concept Landscape Plan	13/8/2010

except for as modified by the following pursuant to Section 75Q(4) of the Act.

Term of Approval A4 is modified as follows:

#### A4 Maximum Gross Floor Area

The redevelopment of the site for a residential development shall not exceed a maximum Gross Floor Space Area (GFA) as defined under the Homebush Bay West Development Control Plan 2004 of approximately 46,600m<sup>2</sup> 50,045 m<sup>2</sup>.

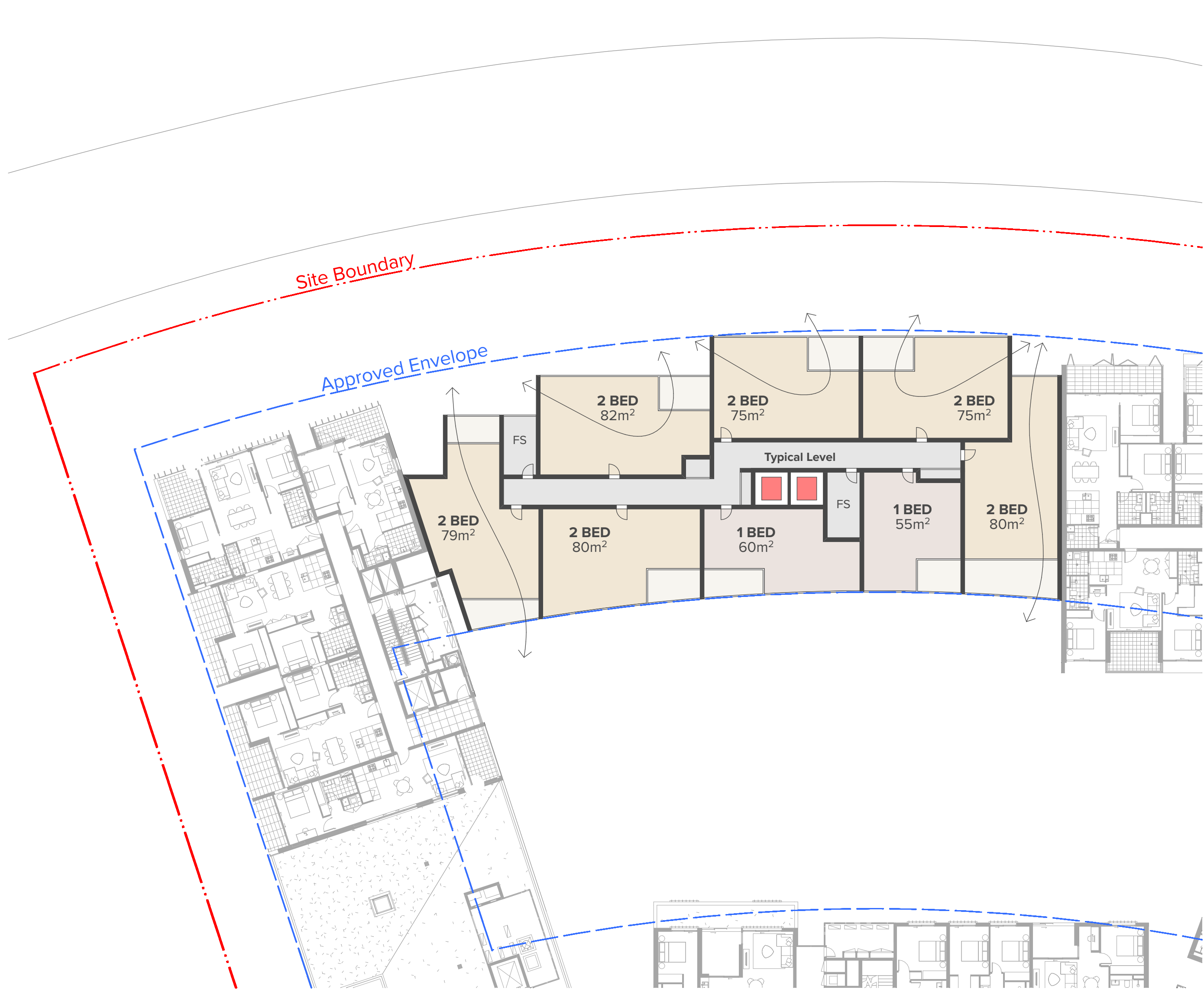


03

ANALYSIS OF CURRENT CONCEPT PLAN

Drawing No.	Drawing Name	Rev
S75W-100-201	Analysis of Current Concept Plan	02





**BUILDING C - Typical Floor Plan (Level 01-08)**  
Concept floor plan within approved concept building envelope



**BUILDING F - Typical Floor Plan (Level 01-08)**  
Concept floor plan within approved concept building envelope

**Approved Concept Building Envelope Analysis**

**Building C & F**  
Concept floor plans within approved building envelope (Lvl G - 09)

<u>Building C</u>	
Ground Level	240m²
Typical Levels (Level 01-08)	666m²
Total	5568m²

<u>Building F</u>	
Ground Level	260m²
Typical Levels (Level 01-08)	670m²
Total	5620m²

**Approved Concept GFA Total**      **11,188m²**

<b>Masterplan</b>	
Total available floor space for site	67,466m²
Less already approved floor space	32,372m²

**Remaining unused floor space**      **35,094m²**

**Available Floor Space**  
Remaining floor space after building C & F concept plans above

**Total floor space remaining**      **23,906 m²**

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Rev	Date	Approved by	Revision Notes
01	31.05.18	JM	S7SW Draft Submission
02	06.09.18	JM	S7SW Submission
03	07.09.18	JM	S7SW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale <b>1:250 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S7SW-100-201</b>	Rev <b>03</b>	

Drawing Title  
**Analysis of Current Concept Plan**  
**Analysis of Current Concept Plan**

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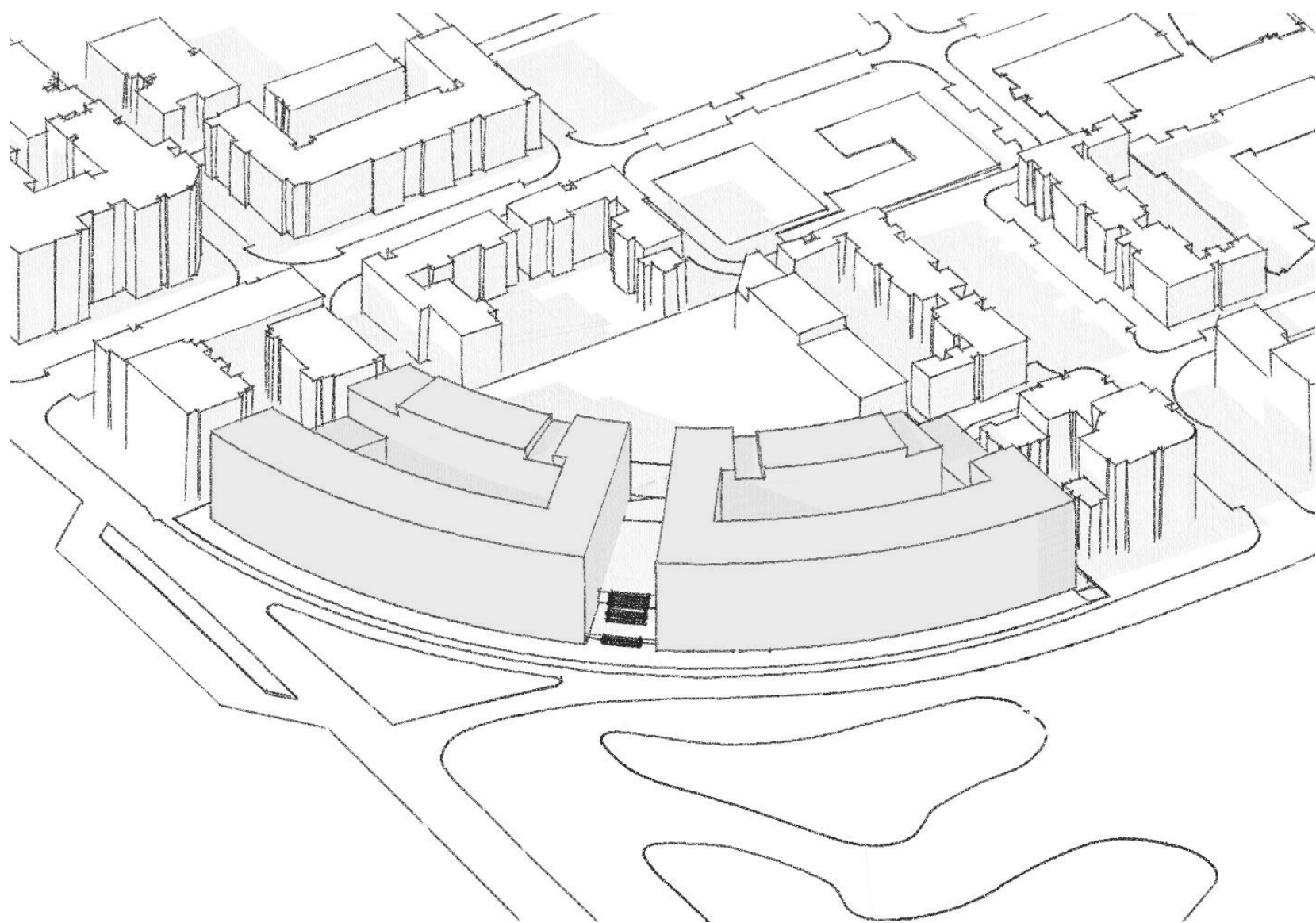
04

PROPOSED MODIFIED CONCEPT PLAN  
DESIGN CONCEPT EVOLUTION

Drawing No.	Drawing Name	Rev
S75W-100-211	Design Concept Evolution_Sheet 01	01
S75W-100-212	Design Concept Evolution_Sheet 02	01
S75W-100-213	Design Concept Evolution_Sheet 03	01



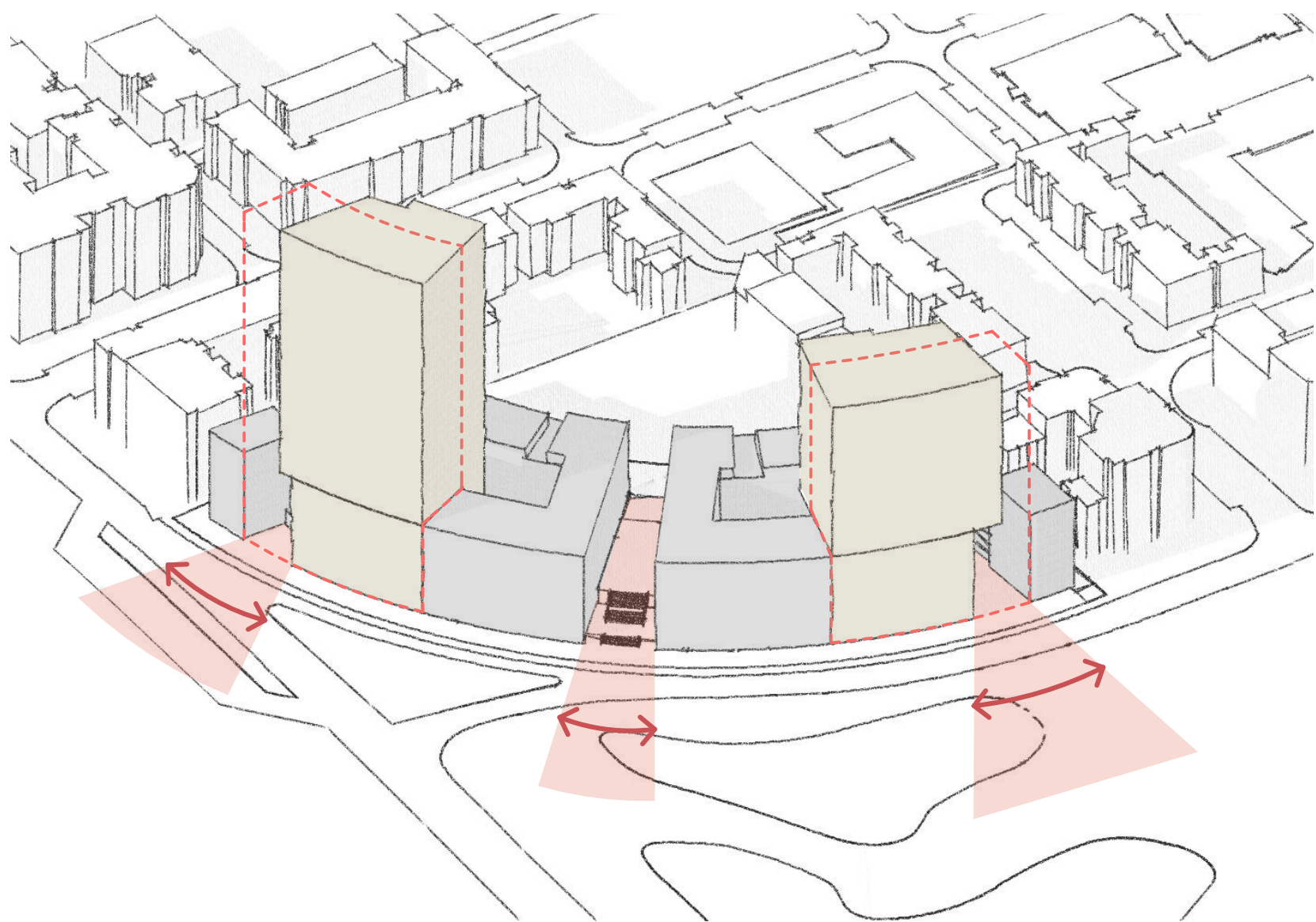
# DESIGN CONCEPT EVOLUTION



01 APPROVED CONCEPT ENVELOPE MASSING



02 CREATING TWO MARKERS



03 ESTABLISHING THROUGH SITE CONNECTIONS

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DLCS Quality Endorsment Company ISO 9001:2015, Registration Number 23476  
Notwithstanding to whomsoever, the liability of the architect shall remain with the architect.

Rev	Date	Approved by	Revision Notes
01	08.05.18	JM	STW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Design Concept Evolution\_Sheet 01**

Scale  
**1:250, 1:1895.26, 1:2000, 1:111.11 @ A1, 50% @ A2**

Project No.  
**48039**

Status  
**For Information**

Drawn by  
**JC KH DB**

Rev  
**01**

North

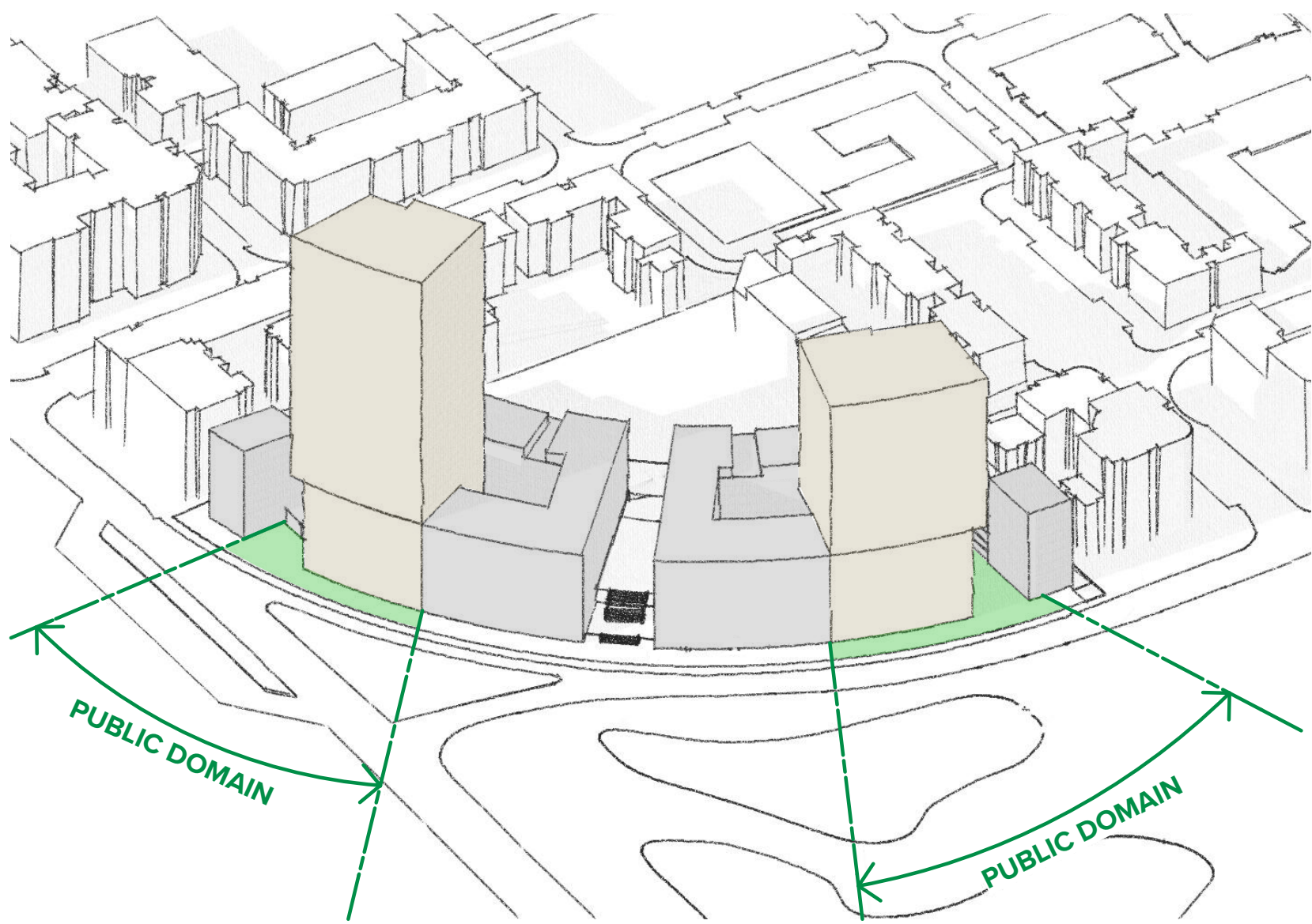
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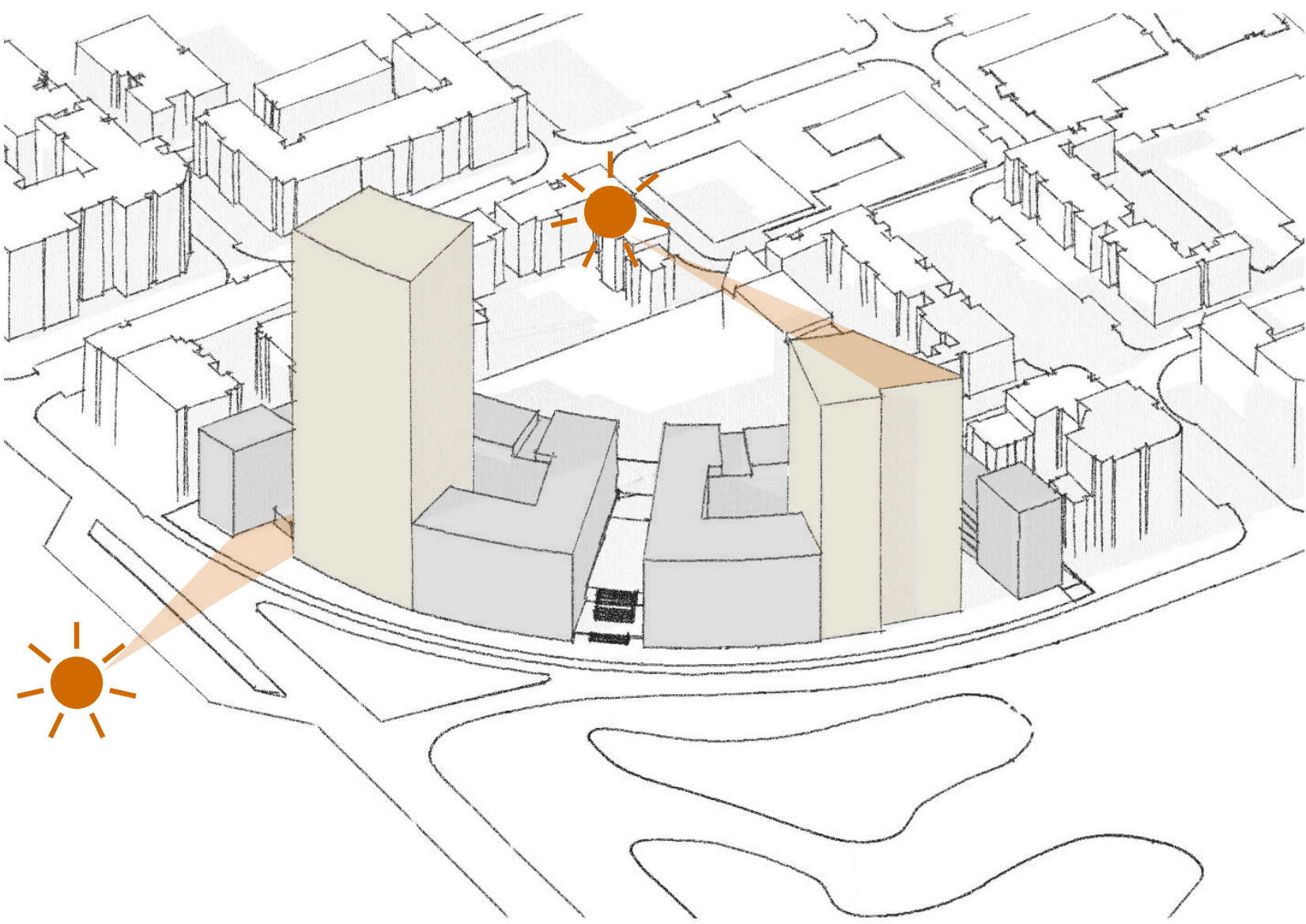
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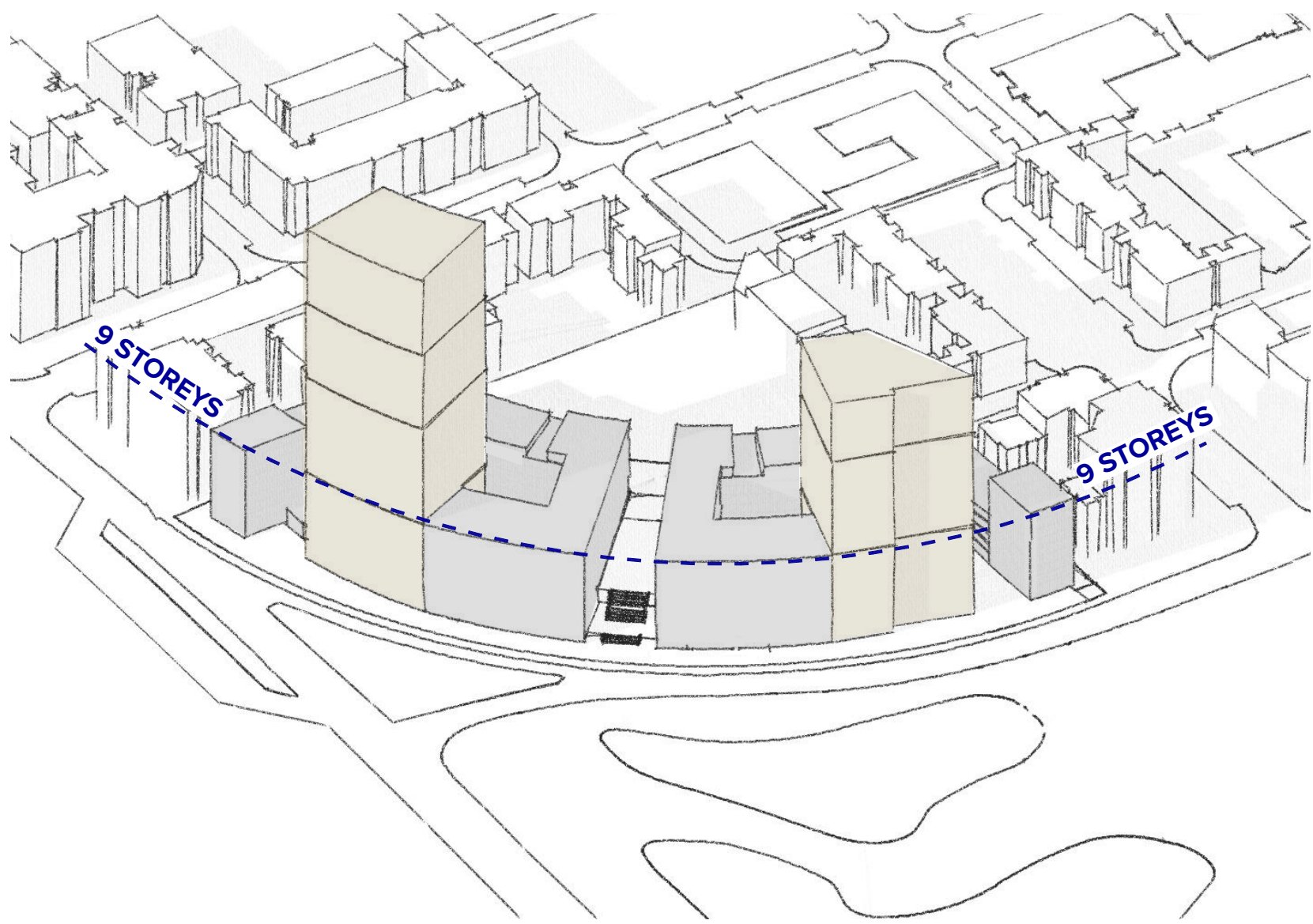
# DESIGN CONCEPT EVOLUTION



04 PUBLIC DOMAIN & ARRIVAL SEQUENCE



05 ACHIEVING OPTIMAL SOLAR ACCESS



06 RESPONDING TO CONTEXT & KEY HEIGHT DATUMS

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Nominated Architect Nicholas Turner 6055, ABN 56 564 034 871

Rev	Date	Approved by	Revision Notes
01	06.05.18	JM	STW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Design Concept Evolution\_Sheet 02**

Scale	Project No.	Drawn by	North
1:2000, 1:1895.26, 1:1111.11 @A1, 50%@A3	<b>18039</b>	<b>JC KH DB</b>	
Status	Draw No.	Rev	
<b>For Information</b>	<b>S75W-100-212</b>	<b>01</b>	

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04

PROPOSED MODIFIED CONCEPT PLAN  
ILLUSTRATIVE PLANS

Drawing No.	Drawing Name	Rev
S75W-110-101	Ground Level	03
S75W-110-102	Level 01	03
S75W-110-103	Level 02-04	03
S75W-110-106	Level 05-08	03
S75W-110-110	Level 09	03
S75W-110-111	Level 10-18	03
S75W-110-120	Level 19-24	03
S75W-110-125	Level 25-26	03
S75W-110-128	Level 27-34	03
S75W-110-136	Plant Roof Level	03
S75W-110-137	Roof Level	03
S75W-110-201	Basement Level 1-4	03
S75W-110-205	Basement Level 5-6	04



HILL ROAD

HASLAM'S  
CREEK

Through Site  
Link Over

## Bay Park Over

## Sorrento

## Paros

Corsica

## AMALFI DRIVE

STROMBOLI STREET

Napol

Messina

## CORNICHE DRIVE

Confu

Catania

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695, ABN 86 054 084 911

Rev	Date	Approved by	Revision Notes
01	28.08.18	JM	For Coordination
02	31.08.18	JM	S75W Draft Submission
03	06.09.18	JM	S75W Submission


Project Title

**ON THE WATERFRONT**

23 Bennelong Parkway, Wentworth Point NSW 2127

**Proposed Modified Concept Plan  
Ground Level**

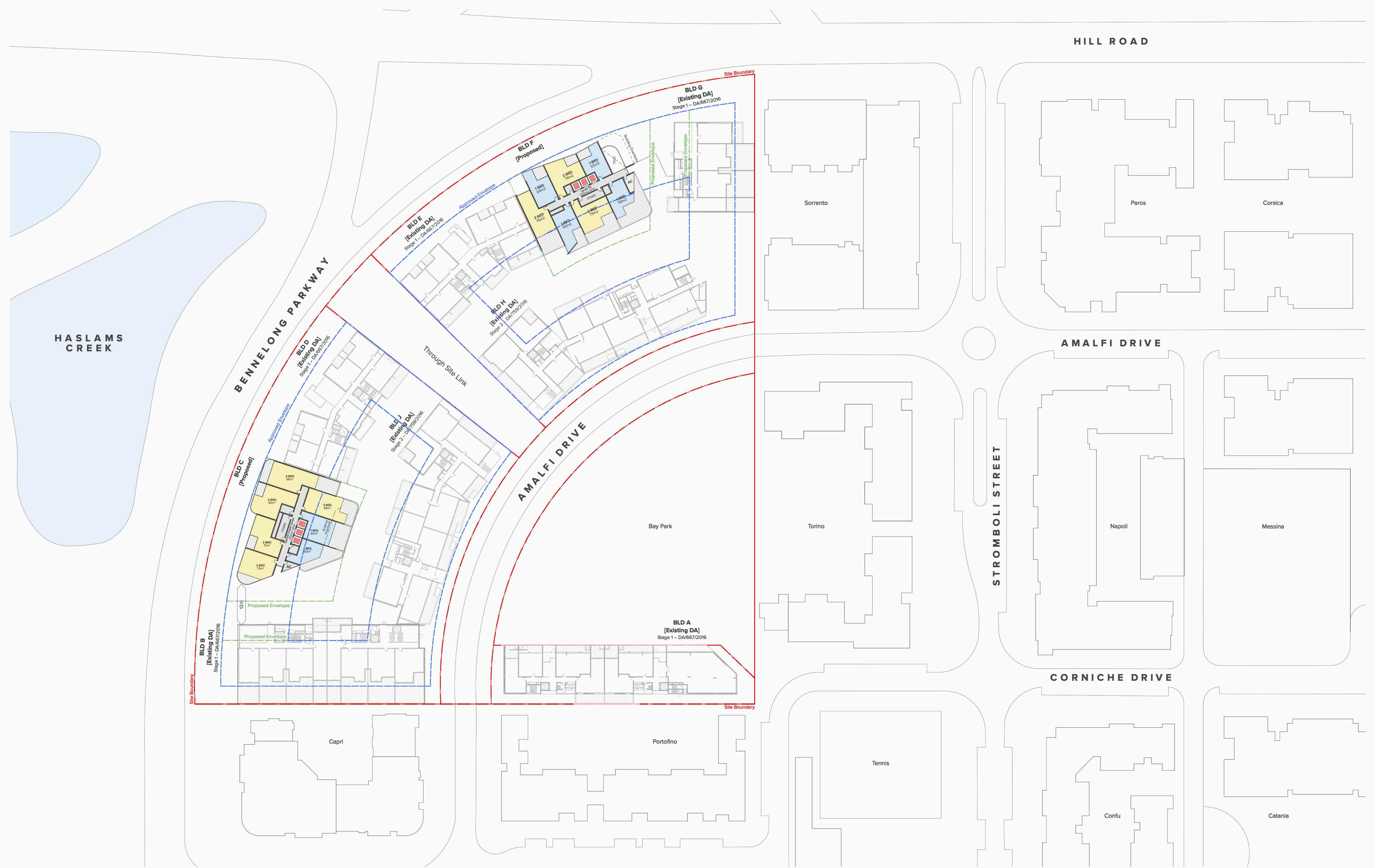
**PLANNING DETAIL INDICATIVE ONLY**

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	18039	JC KH DB	
Status	Dwg No.	Rev	
For Information	S75W-110-101	03	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Level 01**

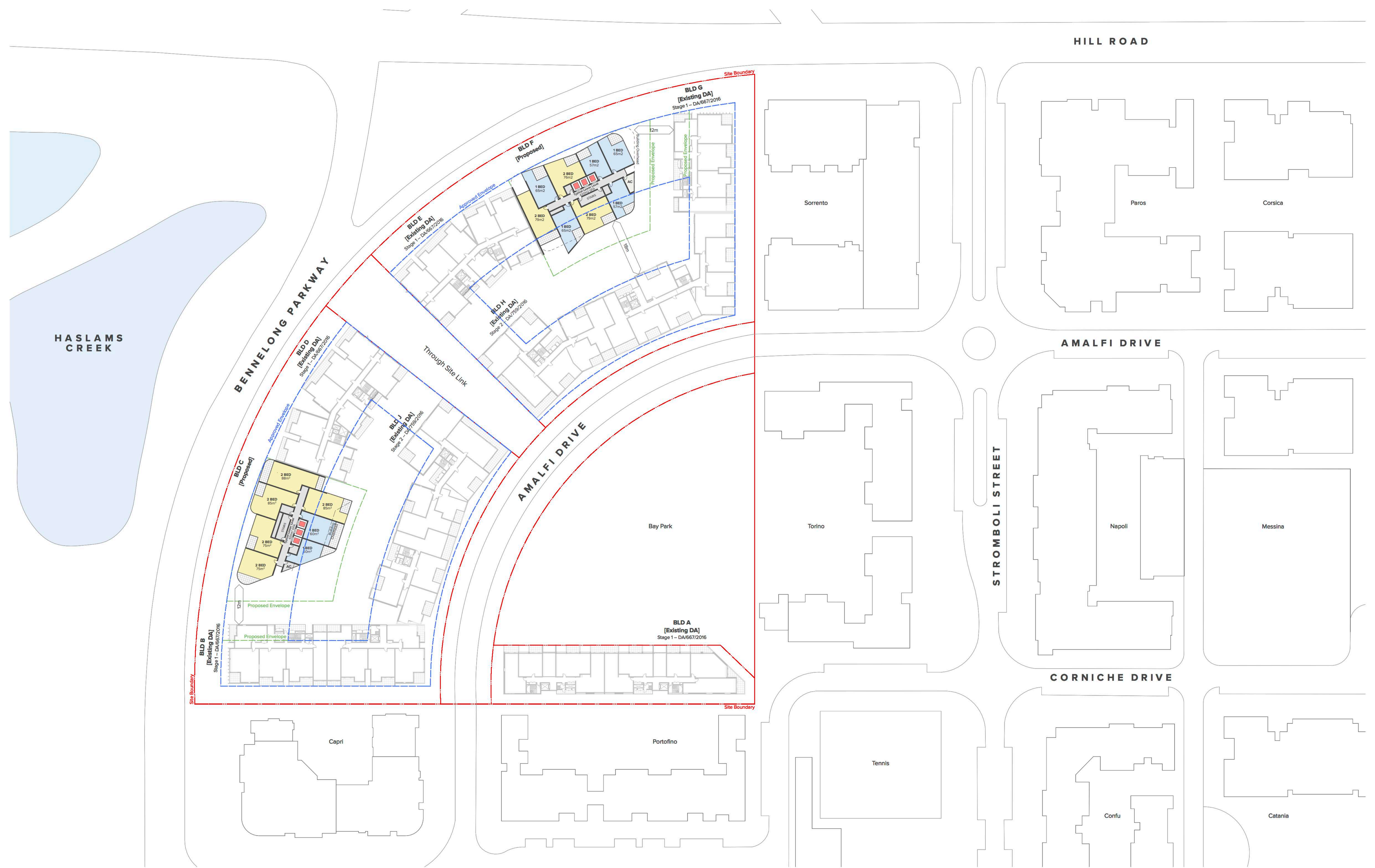
**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North →
Status <b>For Information</b>	Dwg No. <b>S75W-110-102</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
Level 02-04

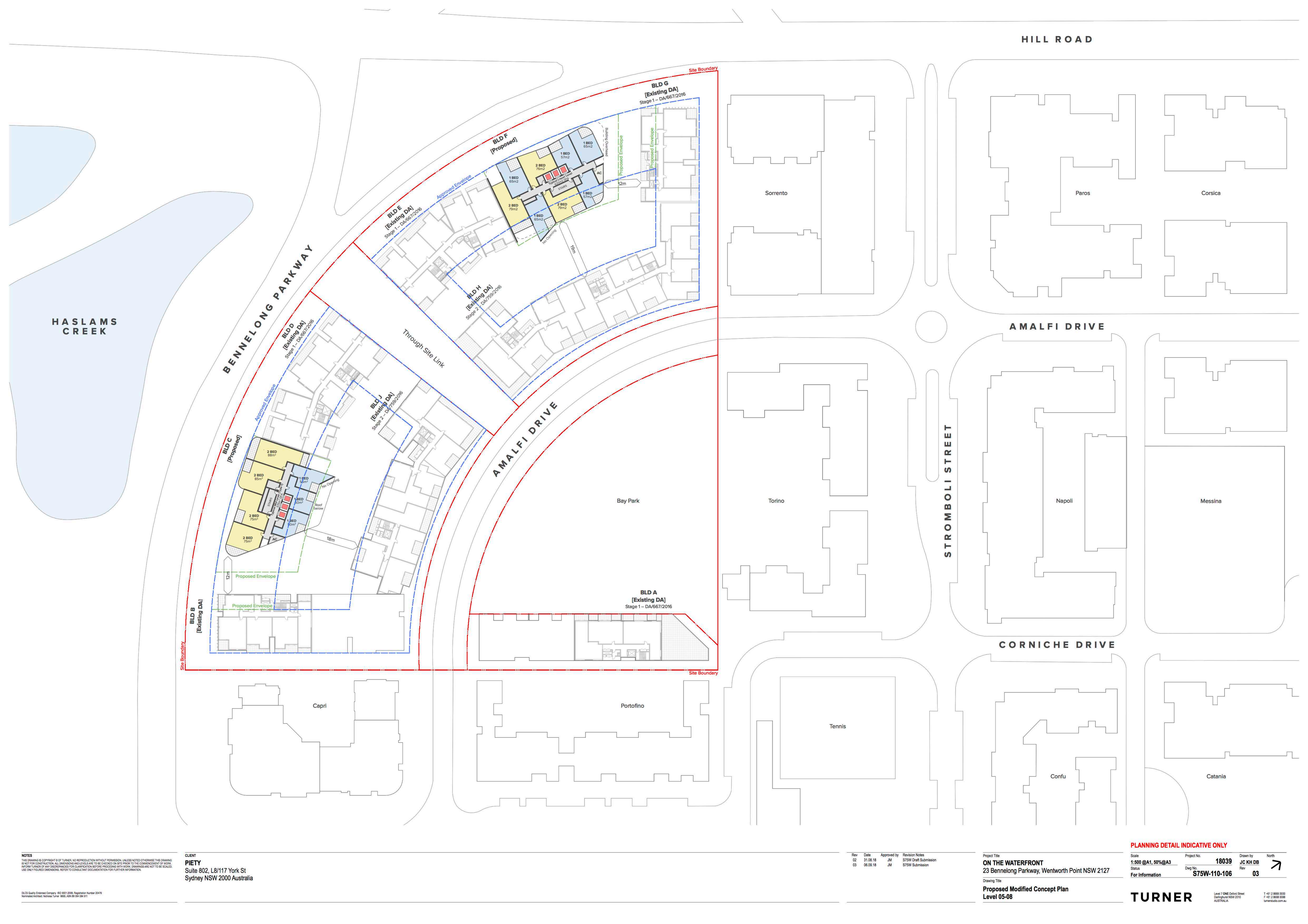
**PLANNING DETAIL INDICATIVE ONLY**

Scale	Project No.	Drawn by	North
1:500 @A1, 50% @A3	<b>18039</b>	JC KH DB	↗
Status	Dwg No.	Rev	
For Information	<b>S75W-110-103</b>	<b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
Level 05-08

**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S75W-110-106</b>	Rev <b>03</b>	

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HILL ROAD

HASLAM'S  
CREEK

AMALFI DRIVE

Bay Park

Sorrento

## Paros

Corsica

## AMALFI DRIVE

**STROMBOLI STREET**

## CORNICHE DRIVE

Napoli

Messina

Capri

Portofino

Tennis

Conf

Catania

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 034 911


Rev	Date	Approved by	Revision Notes
02	31.08.18	JM	S75W Draft Submission
03	06.09.18	JM	S75W Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title

**Proposed Modified Concept Plan  
Level 09**

**PLANNING DETAIL INDICATIVE ONLY**

Scale	Project No.	Drawn by	North
<b>1:500 @A1, 50% @A3</b>	<b>18039</b>	<b>JC KH DB</b>	
Status	Dwg No.	Rev	
<b>For Information</b>	<b>S75W-110-110</b>	<b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
Level 10-18

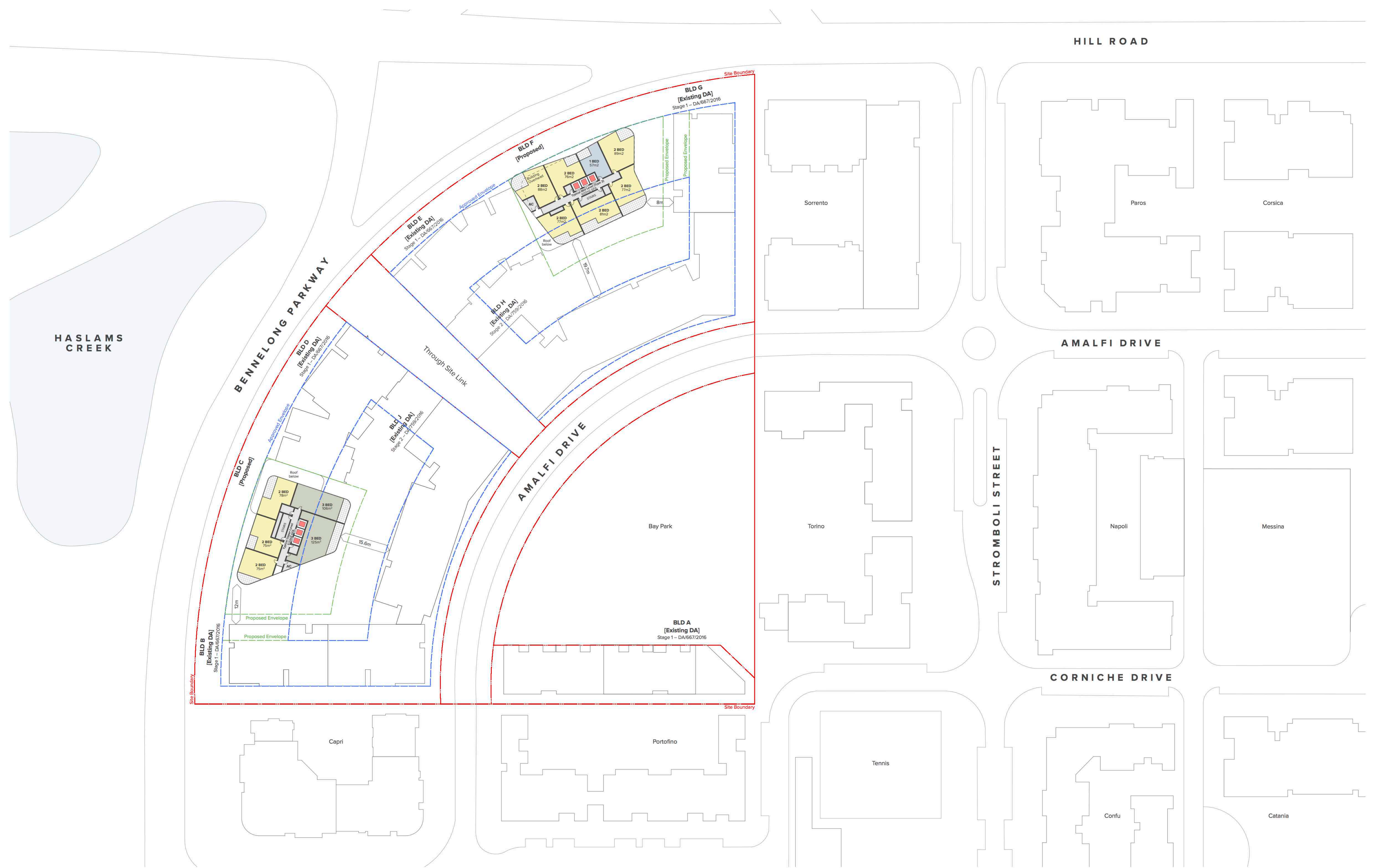
**PLANNING DETAIL INDICATIVE ONLY**

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Status <b>For Information</b>	Dwg No. <b>S75W-110-111</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Level 19-24**

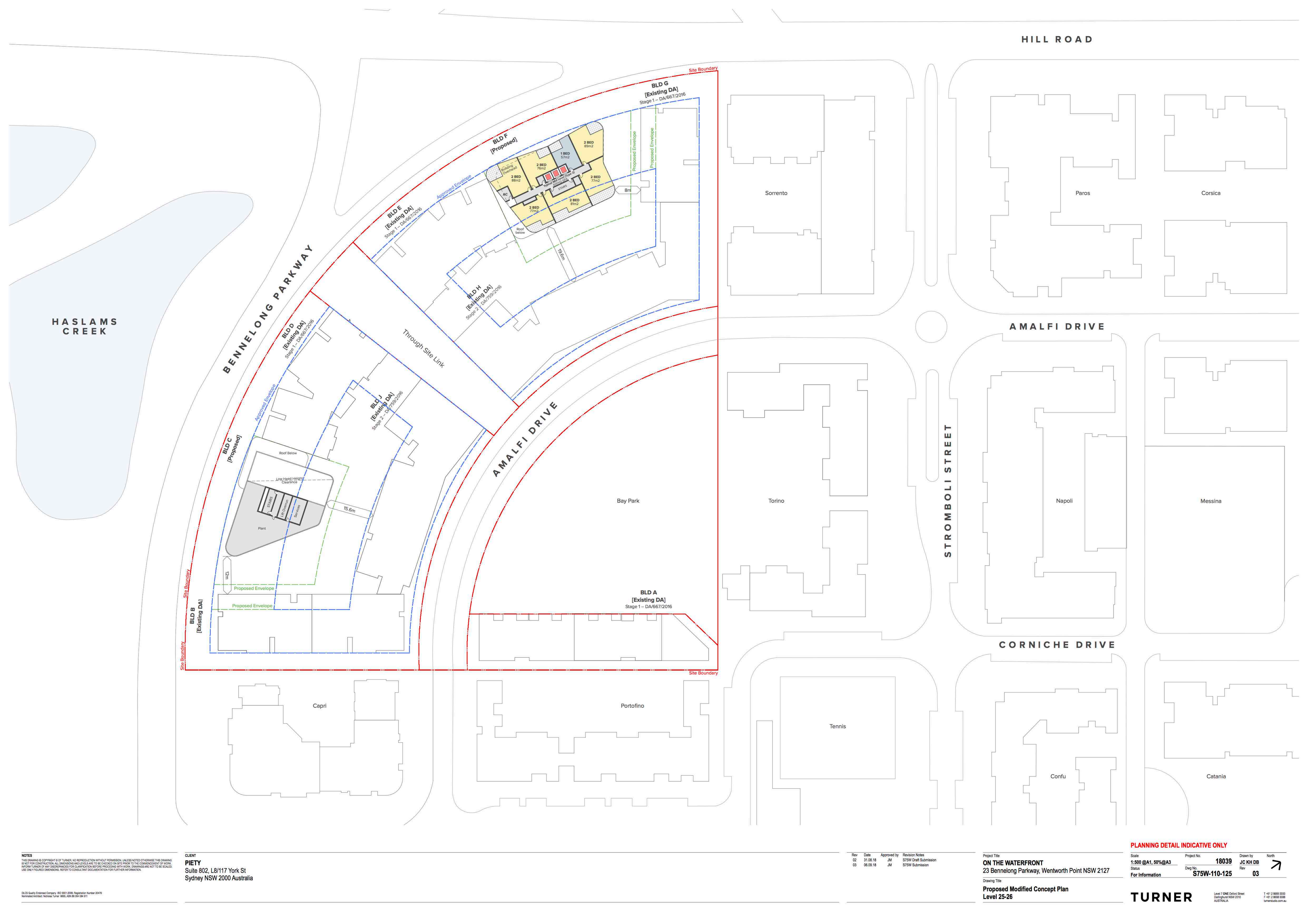
**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S75W-110-120</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Level 25-26**

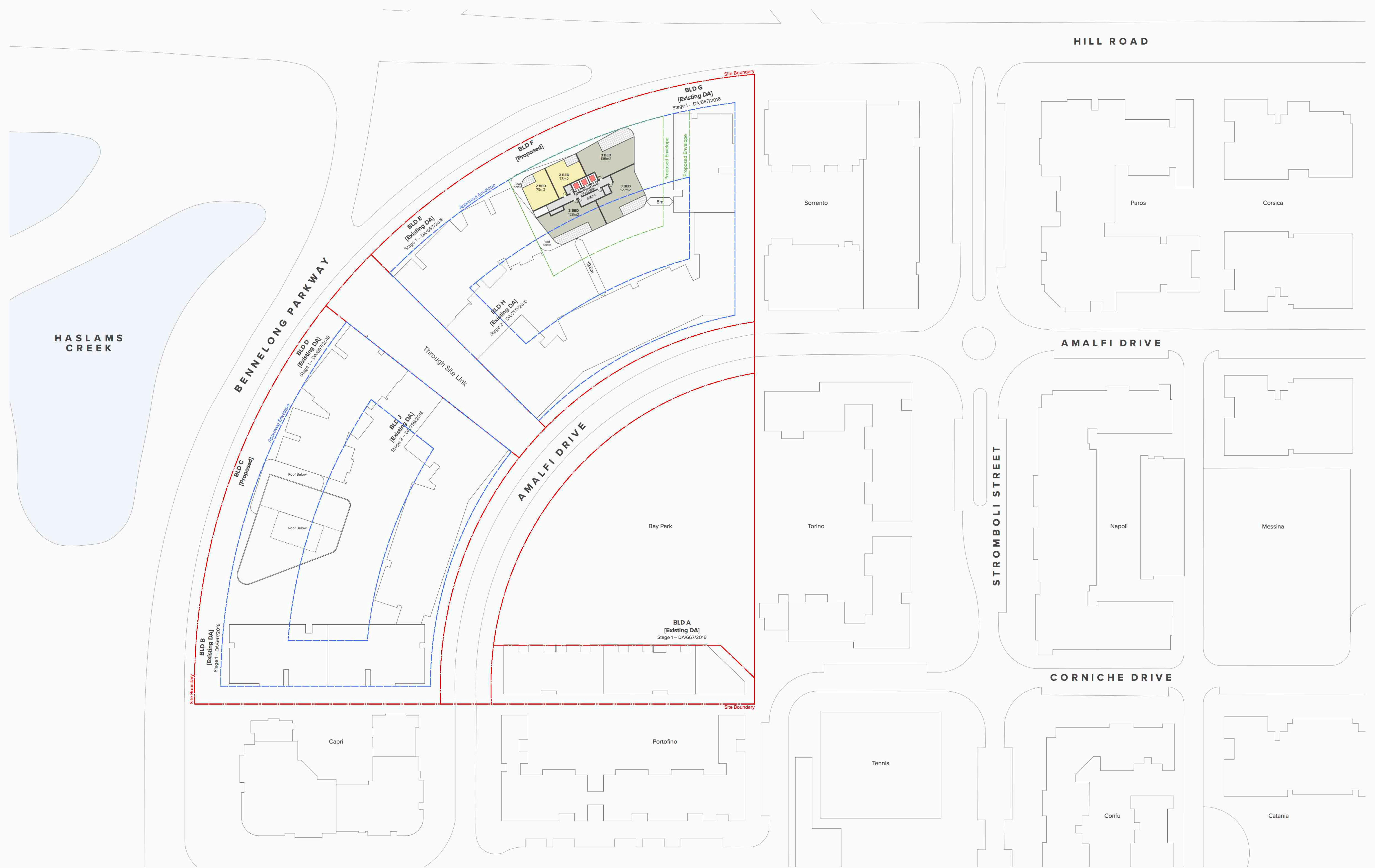
**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ➔
Status <b>For Information</b>	Dwg No. <b>S75W-110-125</b>	Rev <b>03</b>	

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Notified Architect, National Turner 0035, APN 90 304 394 911

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Level 27-34**

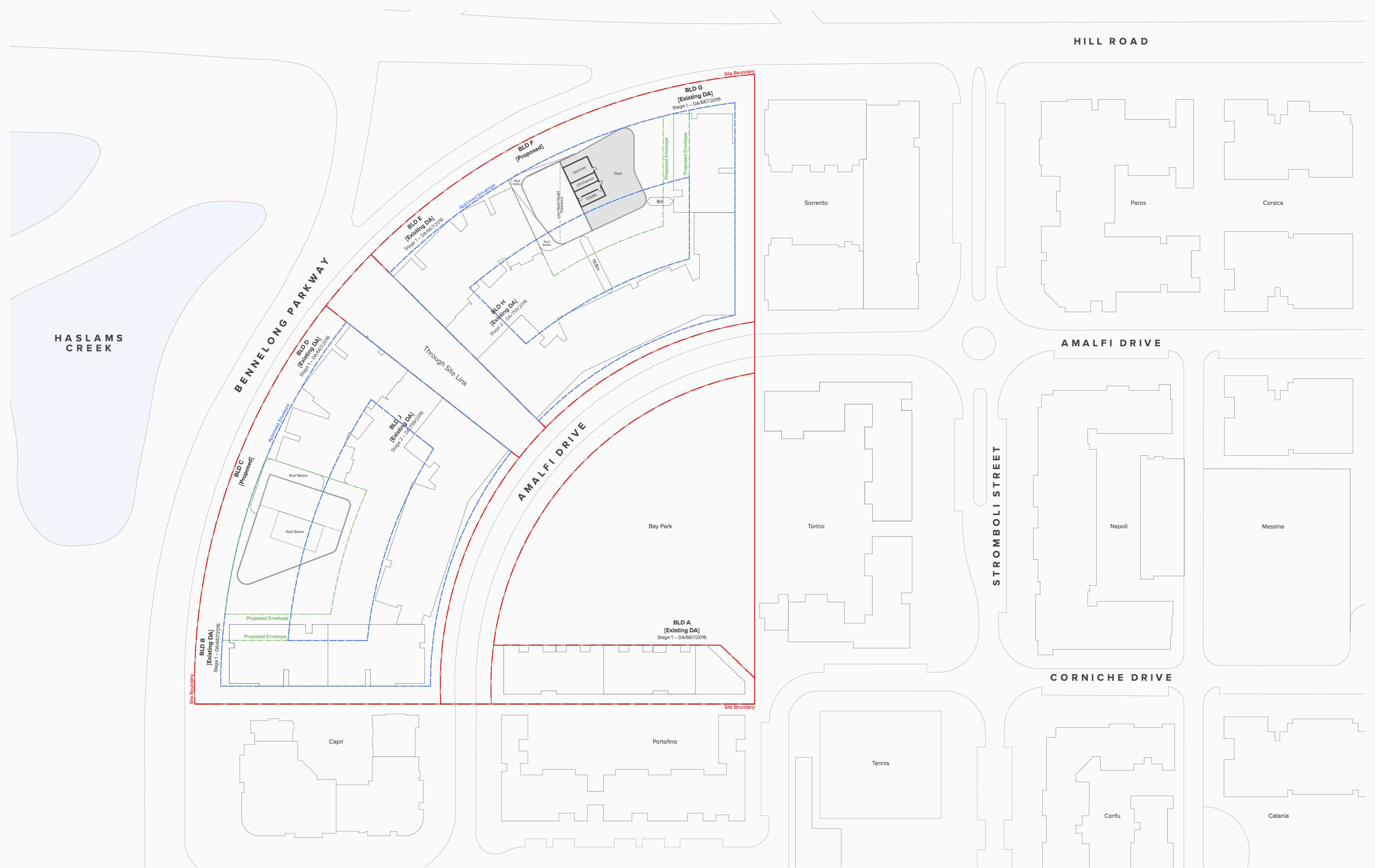
**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50% @A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ➔
Status <b>For Information</b>	Dwg No. <b>S75W-110-128</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Plant Roof Level**

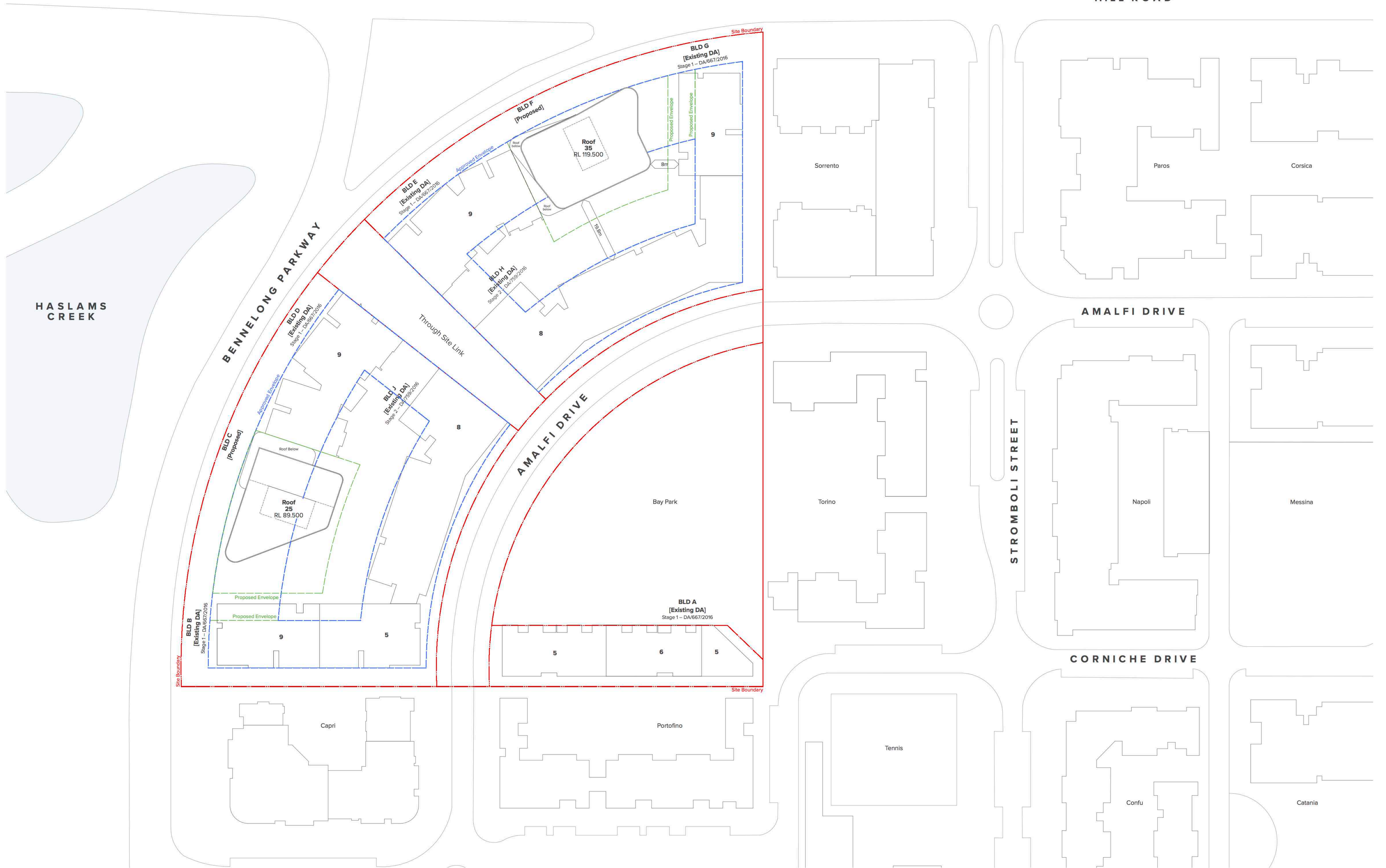
**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ➔
Status <b>For Information</b>	Dwg No. <b>S75W-110-136</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Roof Level**

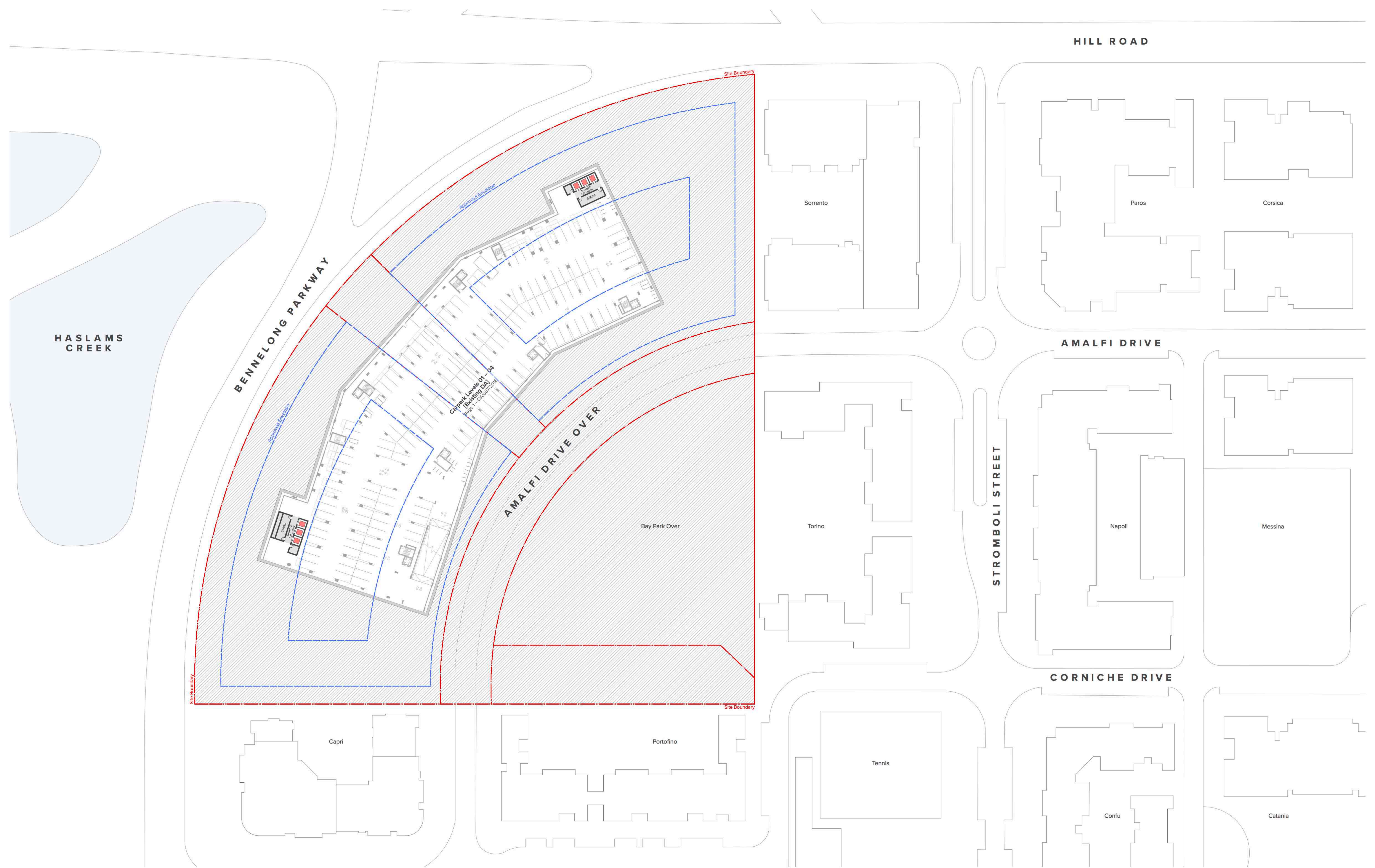
**PLANNING DETAIL INDICATIVE ONLY**

Scale	Project No.	Drawn by	North
1:500 @A1, 50% @A3	<b>18039</b>	<b>JC KH DB</b>	↗
Status	Dwg No.	Rev	
<b>For Information</b>	<b>S75W-110-137</b>	<b>03</b>	

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Rev	Date	Approved by	Revision Notes
01	28.08.18	JM	For Coordination
02	31.08.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Basement Level 1-4**

**PLANNING DETAIL INDICATIVE ONLY**

Scale <b>1:500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ➔
Status <b>For Information</b>	Dwg No. <b>S75W-110-201</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	03.09.18	JM	For Coordination
04	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
**Basement Level 5-6**

**PLANNING DETAIL INDICATIVE ONLY**

Scale  
**1:500 @A1, 50% @A3**  
Status  
**For Information**

Project No.  
**18039**  
Dwg No.  
**S75W-110-205**  
Rev  
**04**

Drawn by  
**JC KH DB**  
North

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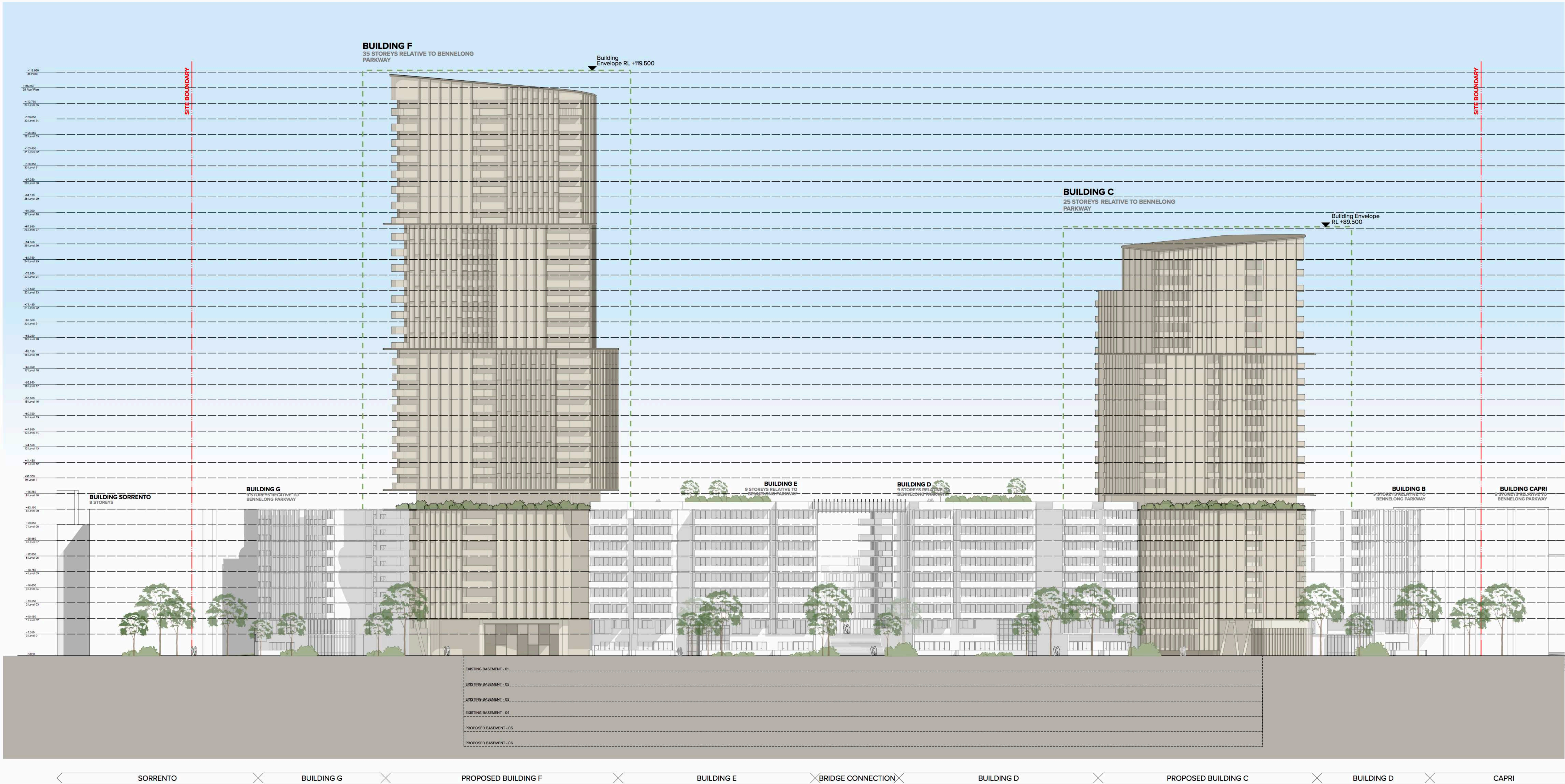


04

PROPOSED MODIFIED CONCEPT PLAN  
ILLUSTRATIVE ELEVATIONS

Drawing No.	Drawing Name	Rev
S75W-250-001	Elevation_Bennelong Parkway	03
S75W-250-002	Elevation_Amalfi Drive	01





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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

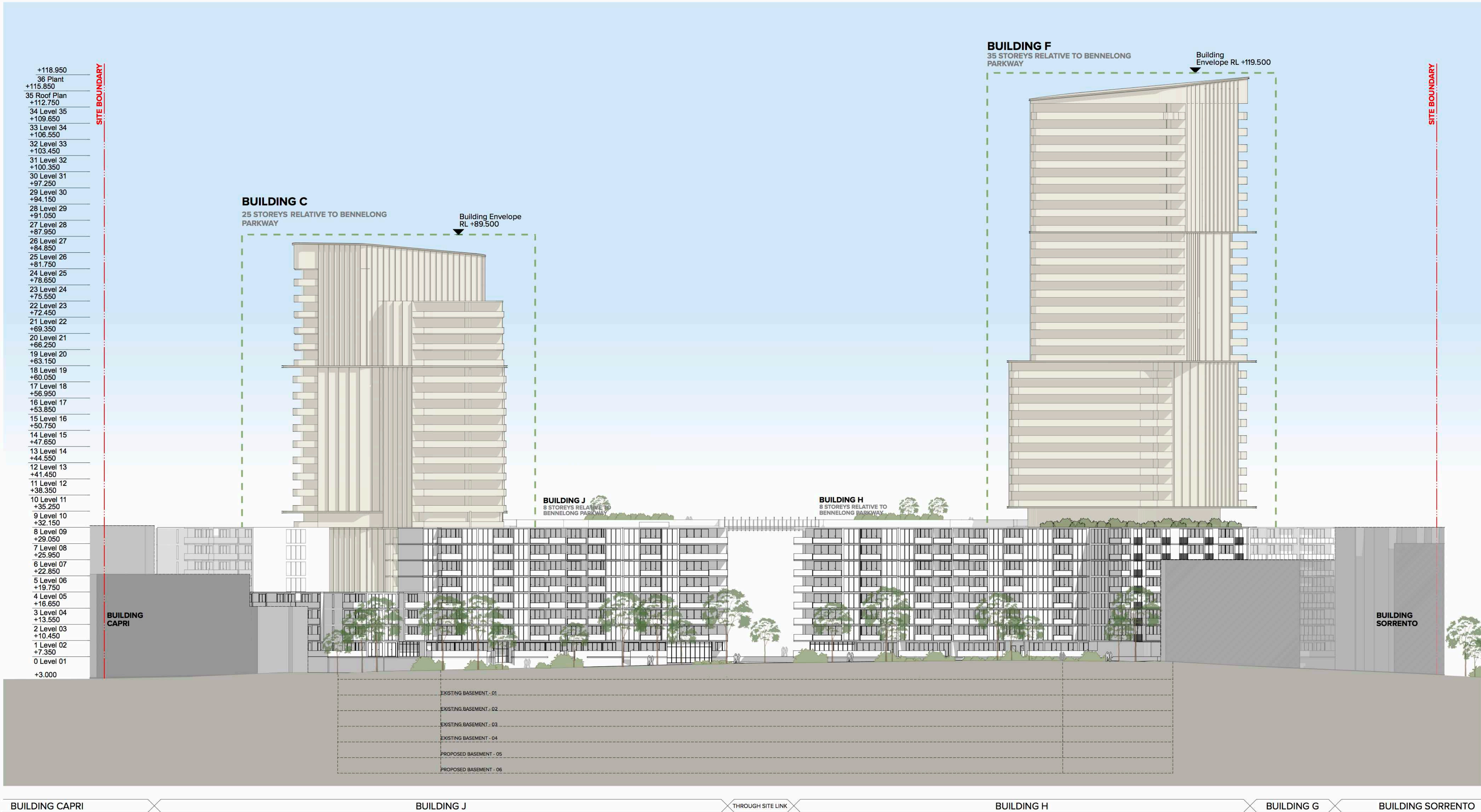
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Status <b>For Information</b>	Dwg No. <b>S75W-250-001</b>	Rev <b>03</b>	

Drawing Title  
**Proposed Modified Concept Plan**  
**Elevation\_Bennelong Parkway**

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Rev	Date	Approved by	Revision Notes
01	06.05.18	JM	STW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Modified Concept Plan**  
Elevation\_Amalfi Drive

Scale	Project No.	Drawn by	North
1:400 @A1, 50% @A3	18039	JC KH DB	↗
Status	Dwg No.	Rev	
For Information	S75W-250-002	01	

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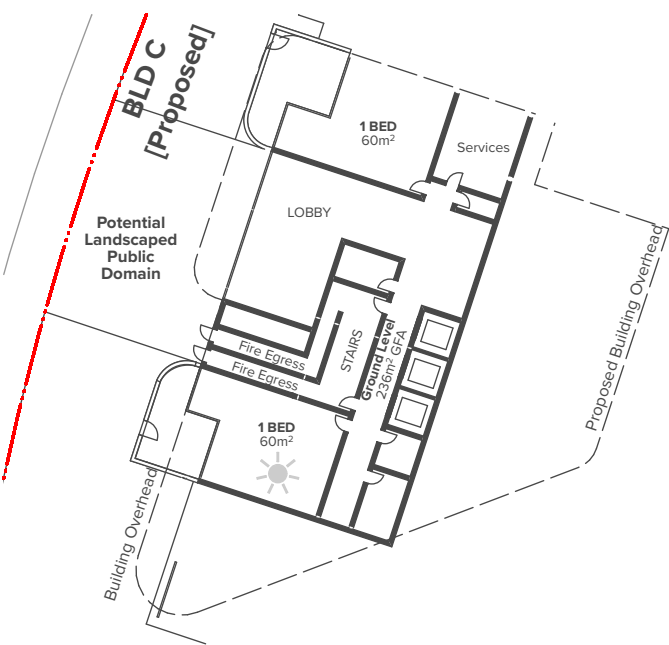
05

AMENITY ANALYSIS

Drawing No.	Drawing Name	Rev
S75W-710-001	Amenity Analysis_Building C	03
S75W-710-002	Amenity Analysis_Building F	03

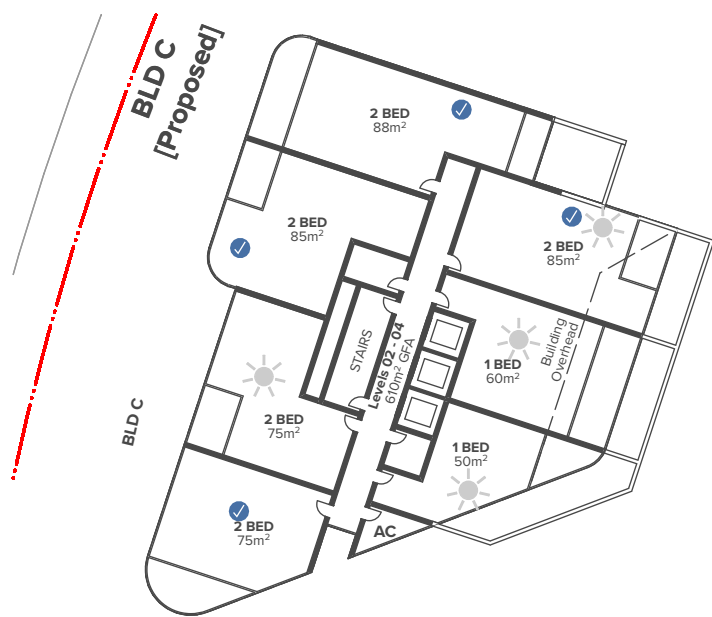


SOLAR & CROSS VENTILATION\_BUILDING C



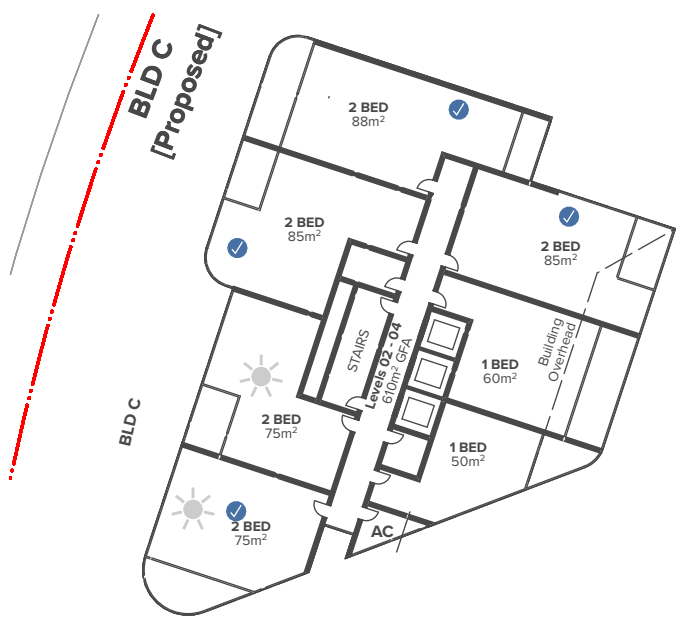
Ground

	Solar Access:	0
	Cross Ventilation:	0
	No Direct Sunlight:	1



Level 01

	Solar Access:	0
	Cross Ventilation:	4
	No Direct Sunlight:	4



Level 02

	Solar Access:	0
	Cross Ventilation:	4
	No Direct Sunlight:	2



Level 03

	Solar Access:	1
	Cross Ventilation:	4
	No Direct Sunlight:	2



Level 04

	Solar Access:	2
	Cross Ventilation:	4
	No Direct Sunlight:	1
	Solar Access by skylight:	1



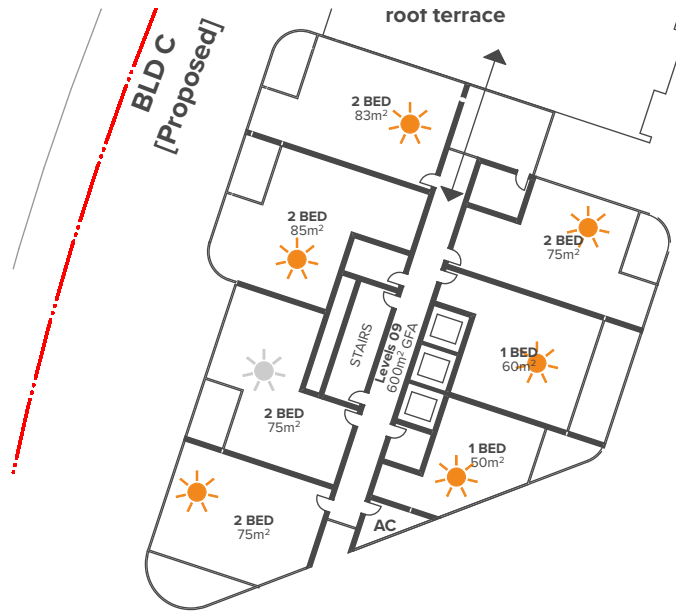
Level 05

	Solar Access:	2
	Cross Ventilation:	5
	No Direct Sunlight:	1



Level 06 - 08

	Solar Access:	6
	Cross Ventilation:	5
	No Direct Sunlight:	1



Level 09

	Solar Access:	6
	Cross Ventilation:	-
	No Direct Sunlight:	1



Level 10 - 17

	Solar Access:	7
	Cross Ventilation:	-
	No Direct Sunlight:	1



Level 18

	Solar Access:	7
	Cross Ventilation:	-
	No Direct Sunlight:	0



Level 19 - 24

	Solar Access:	4
	Cross Ventilation:	-
	No Direct Sunlight:	0

Apartment Amenity (With reference to Apartment Design Guide)

Building C

**Solar Access (Objective 4A-1, Design Criteria 1)**  
Minimum % of apartments achieving 2 hours solar access: ≥ 70%  
Actual % of apartments achieving 2 hours solar access: **117 apartments = 70%**

**Natural Ventilation (Objective 4B-3, Design Criteria 1)**  
Minimum % of apartments to be naturally ventilated: ≥ 60%  
Actual % of apartments that are naturally ventilated: **36 apartments = 62%**

**No Direct Sunlight (Objective 4A-1, Design Criteria 3)**  
Minimum % of apartments achieving no direct sunlight: ≤ 15%  
Actual % of achieving no direct sunlight: **23 apartments = 14%**

Building C & F Total

**Solar Access (Objective 4A-1, Design Criteria 1)**  
Minimum % of apartments achieving 2 hours solar access: ≥ 70%  
Actual % of apartments achieving 2 hours solar access: **339 apartments = 84%**

**Natural Ventilation (Objective 4B-3, Design Criteria 1)**  
Minimum % of apartments to be naturally ventilated: ≥ 60%  
Actual % of apartments that are naturally ventilated: **77 apartments = 62%**

**No Direct Sunlight (Objective 4A-1, Design Criteria 3)**  
Minimum % of apartments achieving no direct sunlight: ≤ 15%  
Actual % of achieving no direct sunlight: **28 apartments = 7%**

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Rev 02 Date 31.05.18 Approved by JM Revision Notes STSW Draft Submission  
03 06.09.18 JM STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Amenity Analysis**  
**Amenity Analysis\_Building C**

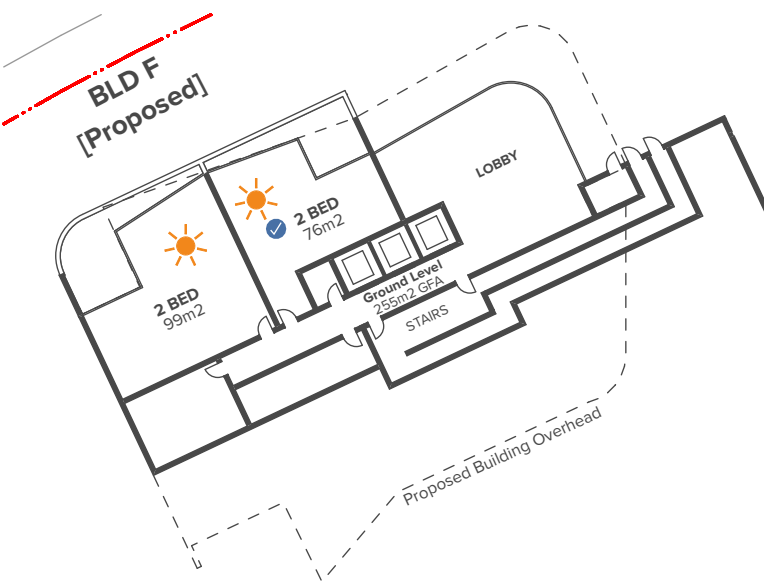
Scale  
1:1 @A1, 50%@A3  
For Information  
Project No. **18039**  
Dwg No. **S75W-710-001**  
Drawn by **JC KH DB**  
Rev **03**

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SOLAR & CROSS VENTILATION\_BUILDING F



Ground

	Solar Access:	2
	Cross Ventilation:	1
	No Direct Sunlight:	0



Level 01

	Solar Access:	4
	Cross Ventilation:	5
	No Direct Sunlight:	2



Level 02

	Solar Access:	5
	Cross Ventilation:	5
	No Direct Sunlight:	2



Level 03

	Solar Access:	5
	Cross Ventilation:	5
	No Direct Sunlight:	1



Level 04

	Solar Access:	5
	Cross Ventilation:	5
	No Direct Sunlight:	0



Level 05

	Solar Access:	7
	Cross Ventilation:	5
	No Direct Sunlight:	0



Level 06 - 08

	Solar Access:	8
	Cross Ventilation:	5
	No Direct Sunlight:	0



Level 09

	Solar Access:	2
	Cross Ventilation:	1
	No Direct Sunlight:	0



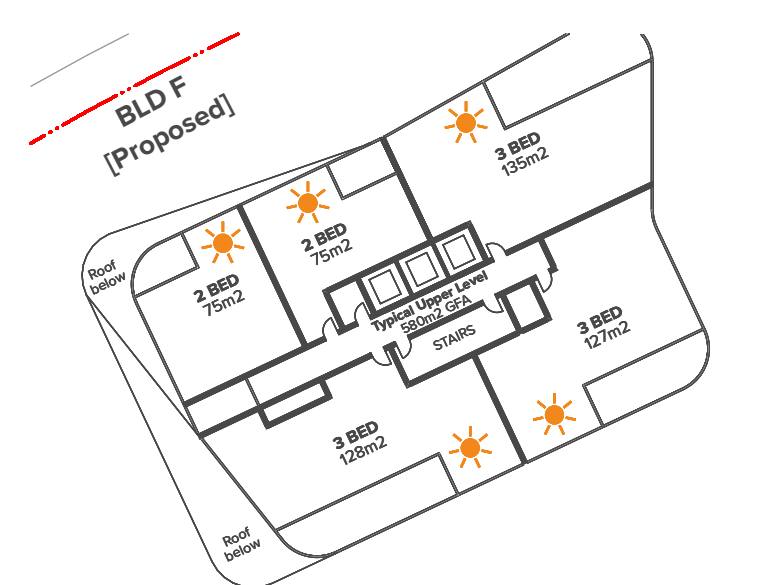
Level 10 - 18

	Solar Access:	8
	Cross Ventilation:	-
	No Direct Sunlight:	0



Level 19 - 26

	Solar Access:	7
	Cross Ventilation:	-
	No Direct Sunlight:	0



Level 27 - 34

	Solar Access:	5
	Cross Ventilation:	-
	No Direct Sunlight:	0

Apartment Amenity (With reference to Apartment Design Guide)

Building F

**Solar Access (Objective 4A-1, Design Criteria 1)**  
Minimum % of apartments achieving 2 hours solar access:  $\geq 70\%$   
Actual % of apartments achieving 2 hours solar access: **222 apartments = 95%**

**Natural Ventilation (Objective 4B-3, Design Criteria 1)**  
Minimum % of apartments to be naturally ventilated:  $\geq 60\%$   
Actual % of apartments that are naturally ventilated: **41 apartments = 63%**

**No Direct Sunlight (Objective 4A-1, Design Criteria 3)**  
Minimum % of apartments achieving no direct sunlight:  $\leq 15\%$   
Actual % of achieving no direct sunlight: **5 apartments = 2%**

Building C & F Total

**Solar Access (Objective 4A-1, Design Criteria 1)**  
Minimum % of apartments achieving 2 hours solar access:  $\geq 70\%$   
Actual % of apartments achieving 2 hours solar access: **339 apartments = 84%**

**Natural Ventilation (Objective 4B-3, Design Criteria 1)**  
Minimum % of apartments to be naturally ventilated:  $\geq 60\%$   
Actual % of apartments that are naturally ventilated: **77 apartments = 63%**

**No Direct Sunlight (Objective 4A-1, Design Criteria 3)**  
Minimum % of apartments achieving no direct sunlight:  $\leq 15\%$   
Actual % of achieving no direct sunlight: **28 apartments = 7%**

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Rev 02 Date 31.05.18 Approved by JM Revision Notes STSW Draft Submission  
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Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Amenity Analysis**  
**Amenity Analysis\_Building F**

Scale  
**1:500, 1:1 @A1, 50% @A3**  
Status  
**For Information**

Project No.  
**18039**  
Drawn by  
**JC KH DB**  
Rev  
**03**

Level 7 ONE Oxford Street  
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**TURNER**



06

NUMERICAL SUMMARY

Drawing No.	Drawing Name	Rev
S75W-720-001	Yield Schedule_GFA	01
S75W-720-002	Yield Schedule_Area & Mix	01



YIELD SCHEDULE\_GFA PER BUILDING

Building		GFA	GBA		GFA	GBA
No. Storeys		F			C	
		35			25	
	35 (Plant Only)		810			
	34	585	810			
	33	585	810			
	32	585	810			
	31	585	810			
	30	585	810			
	29	585	810			
	28	585	810			
	27	585	810			
	26	600	850			
	25	600	850	25 (Plant Only)		705
	24	600	850		530	705
	23	600	850		530	705
	22	600	850		530	705
	21	600	850		530	705
	20	600	850		530	705
	19	600	850		530	705
	18	645	885		630	825
	17	645	885		630	825
	16	645	885		630	825
	15	645	885		630	825
	14	645	885		630	825
	13	645	885		630	825
	12	645	885		630	825
	11	645	885		630	825
	10	645	885		630	825
	9	170	875		605	825
	8	620	825		575	760
	7	620	825		575	760
	6	620	825		575	760
	5	620	825		575	760
	4	620	825		620	825
	3	620	825		620	825
	2	620	825		620	825
Level 1	1	555	760		620	825
Ground (Lobbies/Residential)	GF	265	560		246	515
	Building A	20,615	30,025	Buidling F	14,481	20,040
	ESTIMATED GFA	35,096				

KEY

GBA - Gross Building Area

GFA - Gross Floor Area

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CLIENT

PIETY

Suite 802, L8/117 York St

Sydney NSW 2000 Australia

Rev 01 Date 08.05.18 Approved by JM Revision Notes STSW Submission

Project Title

ON THE WATERFRONT

23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title

Numerical Summary

Yield Schedule\_GFA

Scale

1:0.62 @A1, 50%@A3

Project No.

18039

Drawn by

JC KH DB

North

For Information

Dwg No. S75W-720-001

Rev 01

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YIELD SCHEDULE\_AREA & APARTMENT MIX

Building	Level	1B 50-55m2	1B (Premium) 56-60m2	2B 75-80m2	2B (Premium) 81-90m2	3B 100-115m2	3B (Premium) 116-130m2	Cross Vent	Solar	Solar <15min	Total GFA**	Total GBA*
Tower C 168 Apartments	Gr	0	2	0	0	0	0	0	0	1	246	515
	L1	1	1	2	3	0	0	4	0	4	620	825
	L2	1	1	2	3	0	0	4	0	2	620	825
	L3	1	1	2	3	0	0	4	1	2	620	825
	L4	1	1	2	3	0	0	4	3	1	620	825
	L5	3	0	2	2	0	0	5	2	1	575	760
	L6	3	0	2	2	0	0	5	6	1	575	760
	L7	3	0	2	2	0	0	5	6	1	575	760
	L8	3	0	2	2	0	0	5	6	1	575	760
	L9	2	1	5	0	0	0	N/A	6	1	605	825
	L10	2	1	5	0	0	0	N/A	7	1	630	825
	L11	2	1	5	0	0	0	N/A	7	1	630	825
	L12	2	1	5	0	0	0	N/A	7	1	630	825
	L13	2	1	5	0	0	0	N/A	7	1	630	825
	L14	2	1	5	0	0	0	N/A	7	1	630	825
	L15	2	1	5	0	0	0	N/A	7	1	630	825
	L16	2	1	5	0	0	0	N/A	7	1	630	825
	L17	2	1	5	0	0	0	N/A	7	1	630	825
	L18	2	1	5	0	0	0	N/A	7	0	630	825
	L19	0	0	3	0	1	1	N/A	4	0	530	705
	L20	0	0	3	0	1	1	N/A	4	0	530	705
	L21	0	0	3	0	1	1	N/A	4	0	530	705
	L22	0	0	3	0	1	1	N/A	4	0	530	705
	L23	0	0	3	0	1	1	N/A	4	0	530	705
	L24	0	0	3	0	1	1	N/A	4	0	530	705
	L25 (Plant)											530
C Subtotal		36 21.4%	16 9.5%	84 50.0%	20	6 3.6%	6 3.6%					
C Mix Subtotal		Subtotal 1B		Subtotal 2B		Subtotal 3B		36 62.1%	117 69.6%	23 13.7%		
Tower F 235 Apartments	Gr	0	0	1	1	0	0	1	2	0	265	560
	L1	2	2	3	0	0	0	5	4	2	555	760
	L2	2	3	3	0	0	0	5	5	2	620	825
	L3	2	3	3	0	0	0	5	5	1	620	825
	L4	2	3	3	0	0	0	5	5	0	620	825
	L5	2	3	3	0	0	0	5	7	0	620	825
	L6	2	3	3	0	0	0	5	8	0	620	825
	L7	2	3	3	0	0	0	5	8	0	620	825
	L8	2	3	3	0	0	0	5	8	0	620	825
	L9	1	0	0	1	0	0	N/A	2	0	170	875
	L10	3	0	3	2	0	0	N/A	8	0	645	885
	L11	3	0	3	2	0	0	N/A	8	0	645	885
	L12	3	0	3	2	0	0	N/A	8	0	645	885
	L13	3	0	3	2	0	0	N/A	8	0	645	885
	L14	3	0	3	2	0	0	N/A	8	0	645	885
	L15	3	0	3	2	0	0	N/A	8	0	645	885
	L16	3	0	3	2	0	0	N/A	8	0	645	885
	L17	3	0	3	2	0	0	N/A	8	0	645	885
	L18	3	0	3	2	0	0	N/A	8	0	645	885
	L19	1	0	3	3	0	0	N/A	7	0	600	850
	L20	1	0	3	3	0	0	N/A	7	0	600	850
	L21	1	0	3	3	0	0	N/A	7	0	600	850
	L22	1	0	3	3	0	0	N/A	7	0	600	850
	L23	1	0	3	3	0	0	N/A	7	0	600	850
	L24	1	0	3	3	0	0	N/A	7	0	600	850
	L25	1	0	3	3	0	0	N/A	7	0	600	850
	L26	1	0	3	3	0	0	N/A	7	0	600	850
	L27	0	0	2	0	0	3	N/A	5	0	585	810
	L28	0	0	2	0	0	3	N/A	5	0	585	810
	L29	0	0	2	0	0	3	N/A	5	0	585	810
	L30	0	0	2	0	0	3	N/A	5	0	585	810
	L31	0	0	2	0	0	3	N/A	5	0	585	810
	L32	0	0	2	0	0	3	N/A	5	0	585	810
	L33	0	0	2	0	0	3	N/A	5	0	585	810
	L34	0	0	2	0	0	3	N/A	5	0	585	810
	L35 (Plant)											585
F Subtotal		52 22.1%	23 9.8%	92 39.1%	44 18.7%	0 0%	24 10.2%					
F Mix Subtotal		Subtotal 1B		Subtotal 2B		Subtotal 3B		41 63.1%	222 94.5%	5 2.1%		
C & F Mix Total		Total 1B		Total 2B		Total 3B		77 62.6%	339 84.1%	28 6.9%	35096	50,065
Min / Max Requirement								60%	70%	15%		
Total Units								403				

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CLIENT  
PIETY  
Suite 802, L8/117 York St  
Sydney NSW 2000 Australia

Rev 01 Date 06.09.18 Approved by JM Revision Notes STW Submission

Project Title  
ON THE WATERFRONT  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale  
1:500, 1:0.51 @A1, 50%@A3  
Project No.  
18039  
Drawn by  
JC KH DB  
Status  
S75W-720-002  
Rev  
01  
For Information



07

SHADOW ANALYSIS

Drawing No.	Drawing Name	Rev
S75W-730-001	Shadow Analysis Plan Jun 21st	03
S75W-730-002	Shadow Analysis Plan Dec 21st	03
S75W-730-003	Shadow Analysis Plan Mar/Sept 21st	03
S75W-730-004	Shadow Analysis Perspective	03
S75W-730-005	Shadow Analysis Perspective	03
S75W-730-006	Shadow Analysis Perspective	03





SHADOWS  
21st June 9am



SHADOWS  
21st June 10am



SHADOWS  
21st June 11am



SHADOWS  
21st June 12pm



SHADOWS  
21st June 1pm



SHADOWS  
21st June 2pm



SHADOWS  
21st June 3pm

- LEGEND**
- Proposed Indicative Floorplan Shadow
  - Outline of Building Envelope
  - Outline of Proposed Building Envelope Shadow
  - Nuwi Wetland

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**CLIENT**  
**PIETY**  
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Sydney NSW 2000 Australia

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale  
**@A1, 50%@A3**  
Status

Project No.  
**18039**

Drawn by  
**JC KH DB**

Rev  
**03**

Dwg No.  
**S75W-730-001**

Drawing Title  
**Shadow Analysis**  
**Shadow Analysis Plan Jun 21st**

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SHADOWS  
21st Dec 9am



SHADOWS  
21st Dec 10am



SHADOWS  
21st Dec 11am



SHADOWS  
21st Dec 12pm



SHADOWS  
21st Dec 1pm



SHADOWS  
21st Dec 2pm



SHADOWS  
21st Dec 3pm

- LEGEND**
- Proposed Indicative Floorplan Shadow
  - Outline of Building Envelope
  - Outline of Proposed Building Envelope Shadow
  - Nuwi Wetland

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**CLIENT**  
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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale  
**@A1, 50%@A3**  
Status

Project No.  
**18039**  
Dwg No.  
**S75W-730-002**

Drawn by  
**JC KH DB**  
Rev  
**03**

North

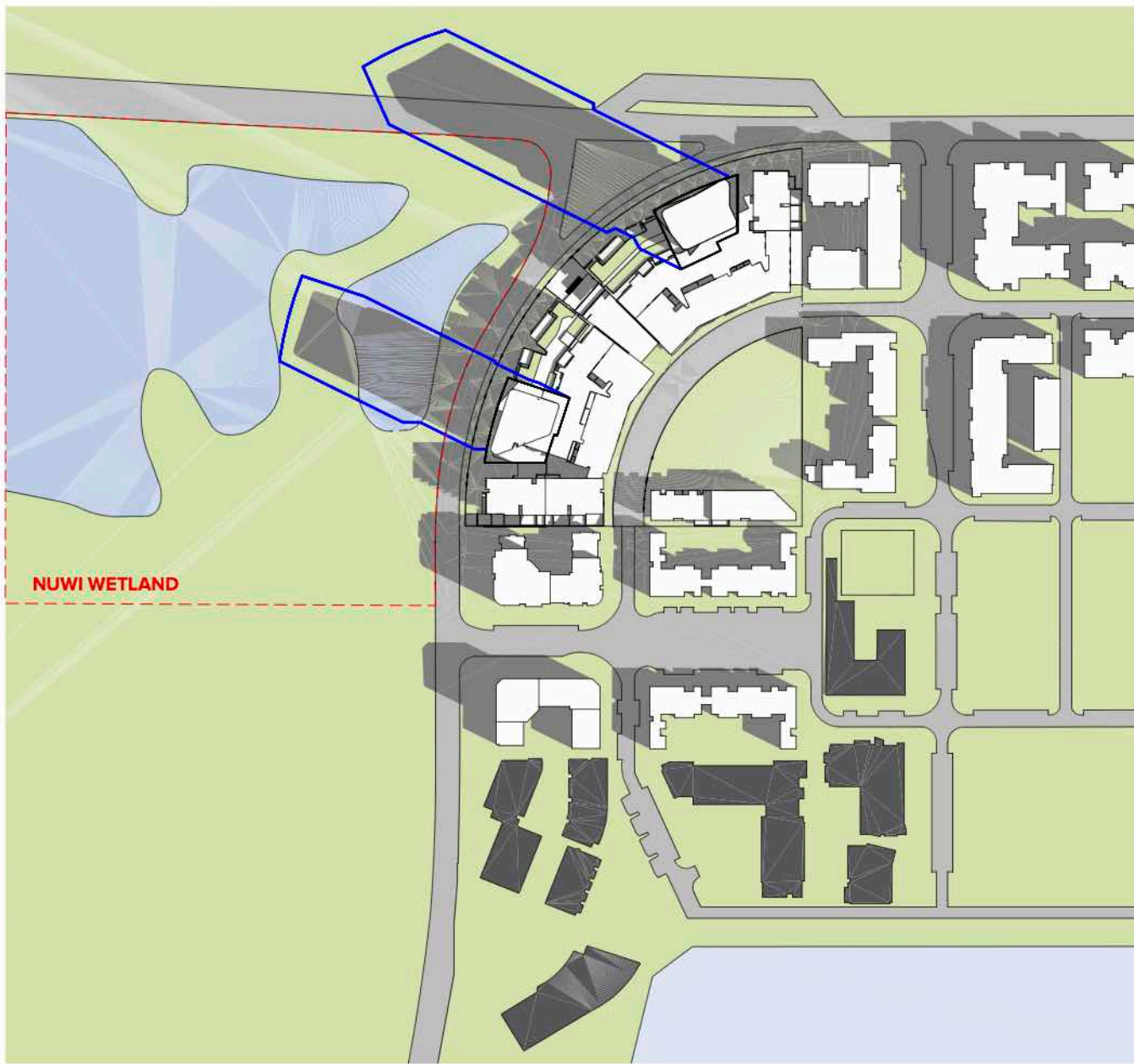
Drawing Title  
**Shadow Analysis**  
**Shadow Analysis Plan Dec 21st**

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**SHADOWS**  
21st Sep/Mar 9am



**SHADOWS**  
21st Sep/Mar 10am



**SHADOWS**  
21st Sep/Mar 11am



**SHADOWS**  
21st Sep/Mar 12pm



**SHADOWS**  
21st Sep/Mar 1pm



**SHADOWS**  
21st Sep/Mar 2pm



**SHADOWS**  
21st Sep/Mar 3pm

- LEGEND**
- Proposed Indicative Floorplan Shadow
  - Outline of Building Envelope
  - Outline of Proposed Building Envelope Shadow
  - Nuwi Wetland

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale  
**@A1, 50%@A3**  
Status

Project No.  
**18039**

Drawn by  
**JC KH DB**

Rev  
**03**

Dwg No.  
**S75W-730-003**

Drawing Title  
**Shadow Analysis**  
Shadow Analysis Plan Mar/Sept 21st

**TURNER**

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Sydney NSW 2100  
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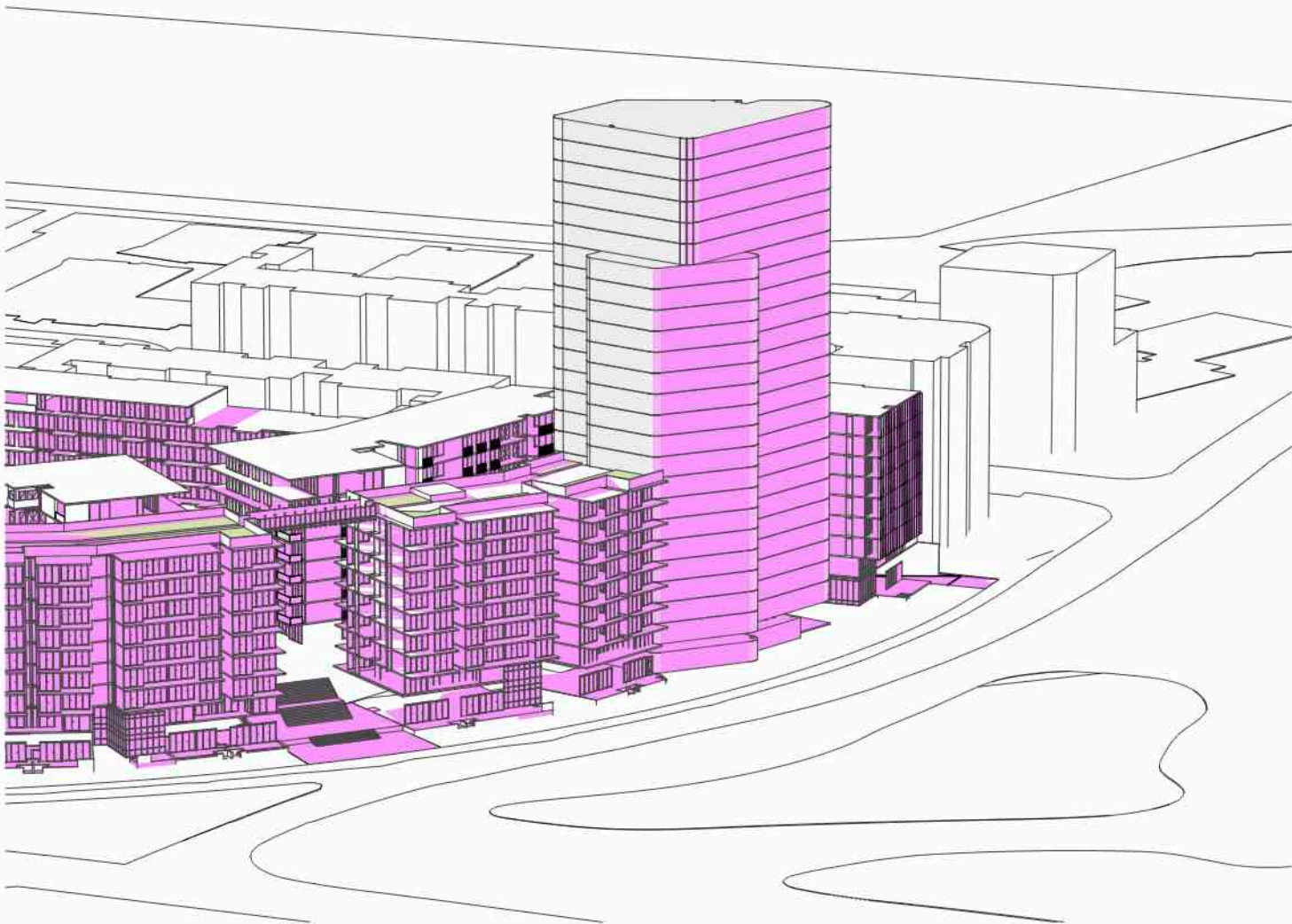
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SHADOW DIAGRAM PERSPECTIVE\_BUILDING C



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 9am



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 10am



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 11am



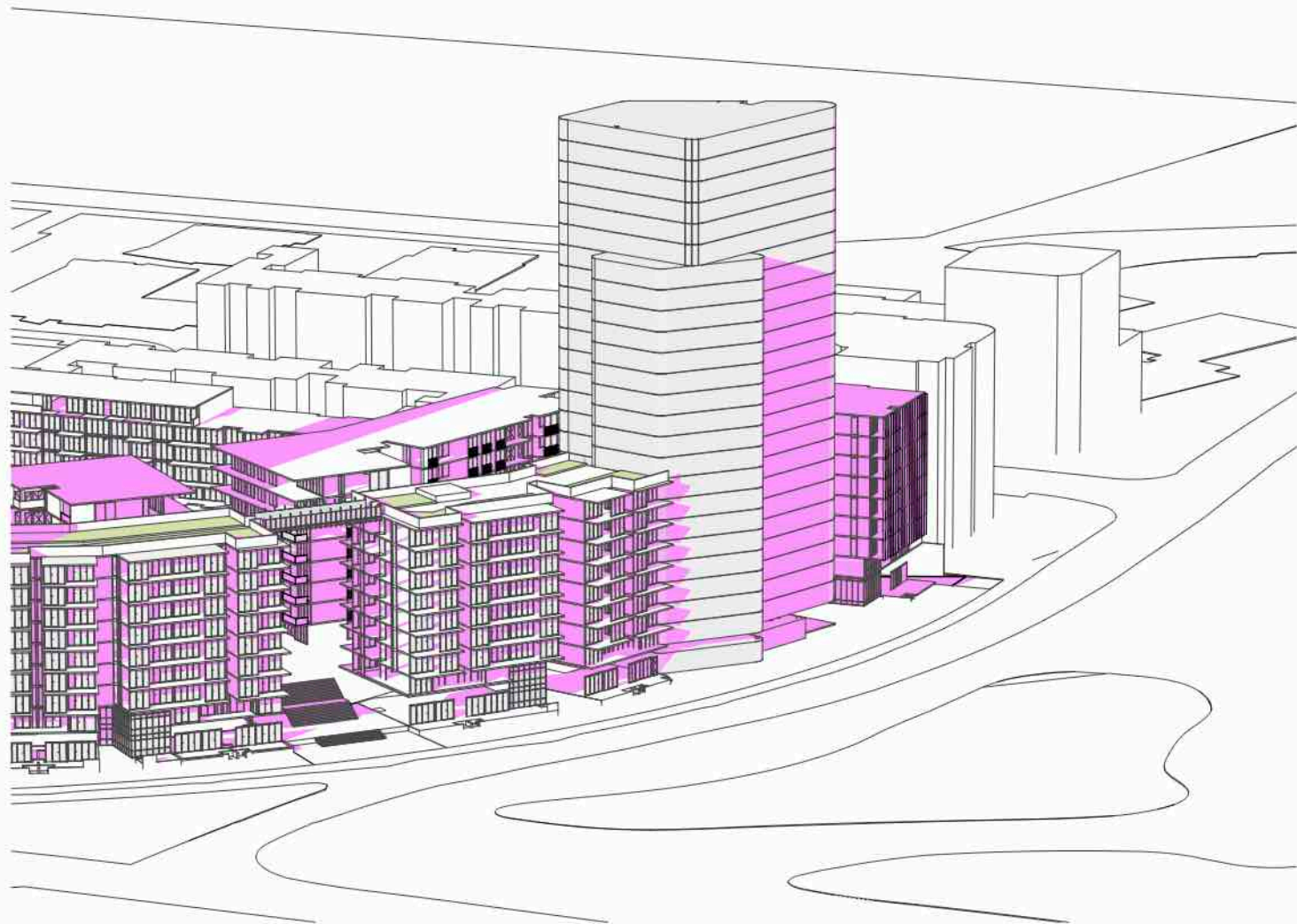
VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 12pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 1pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 2pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 3pm

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Sydney NSW 2000 Australia

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Non-resident Architect Nicholas Turner 9888, APN 88 594 384 811

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
ON THE WATERFRONT  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
Shadow Analysis  
Shadow Analysis Perspective

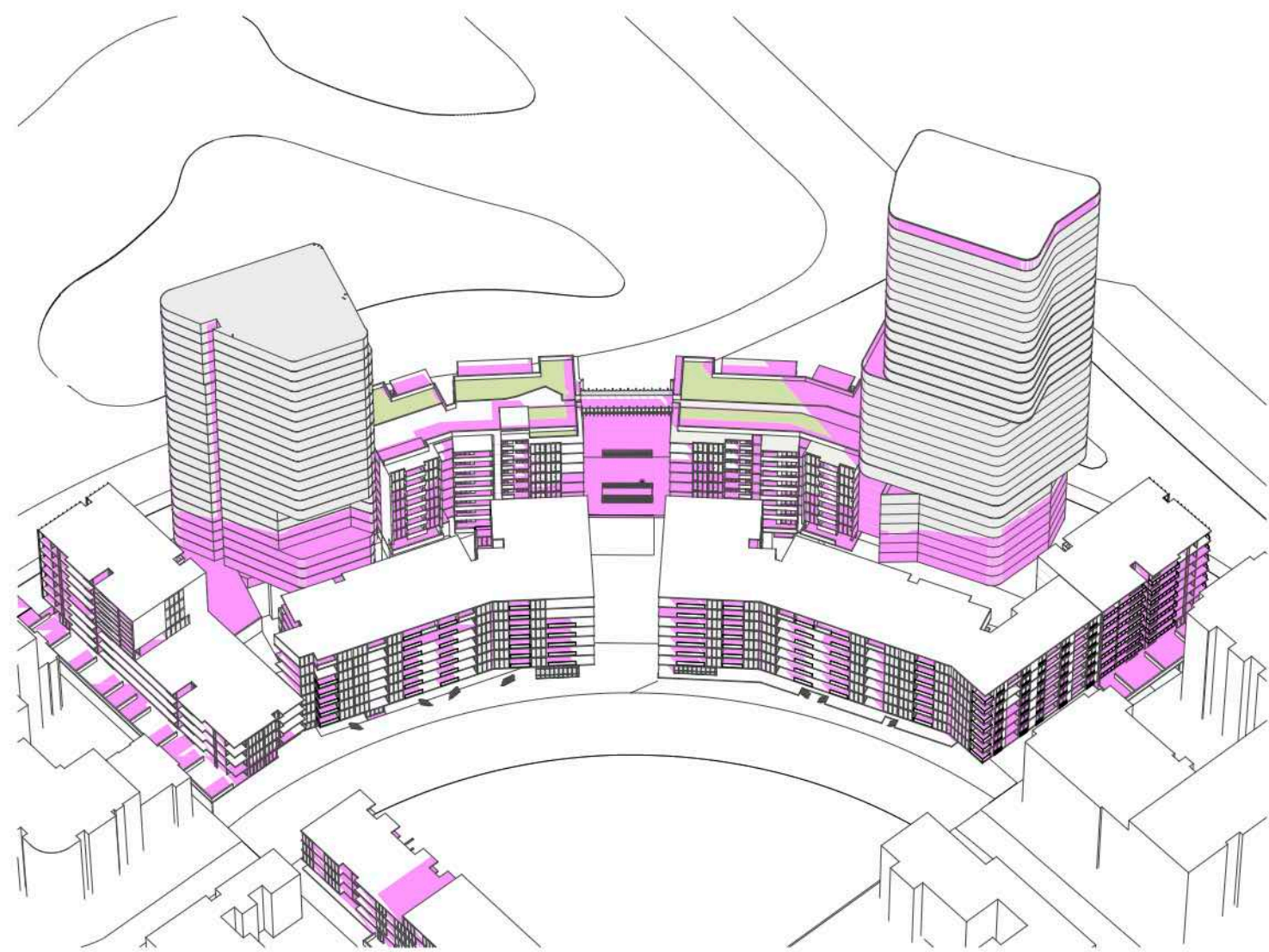
Scale @A1, 50%@A3	Project No. 18039	Drawn by JC KH DB	North ↗
Status For Information	Dwg No. S75W-730-004	Rev 03	

TURNER

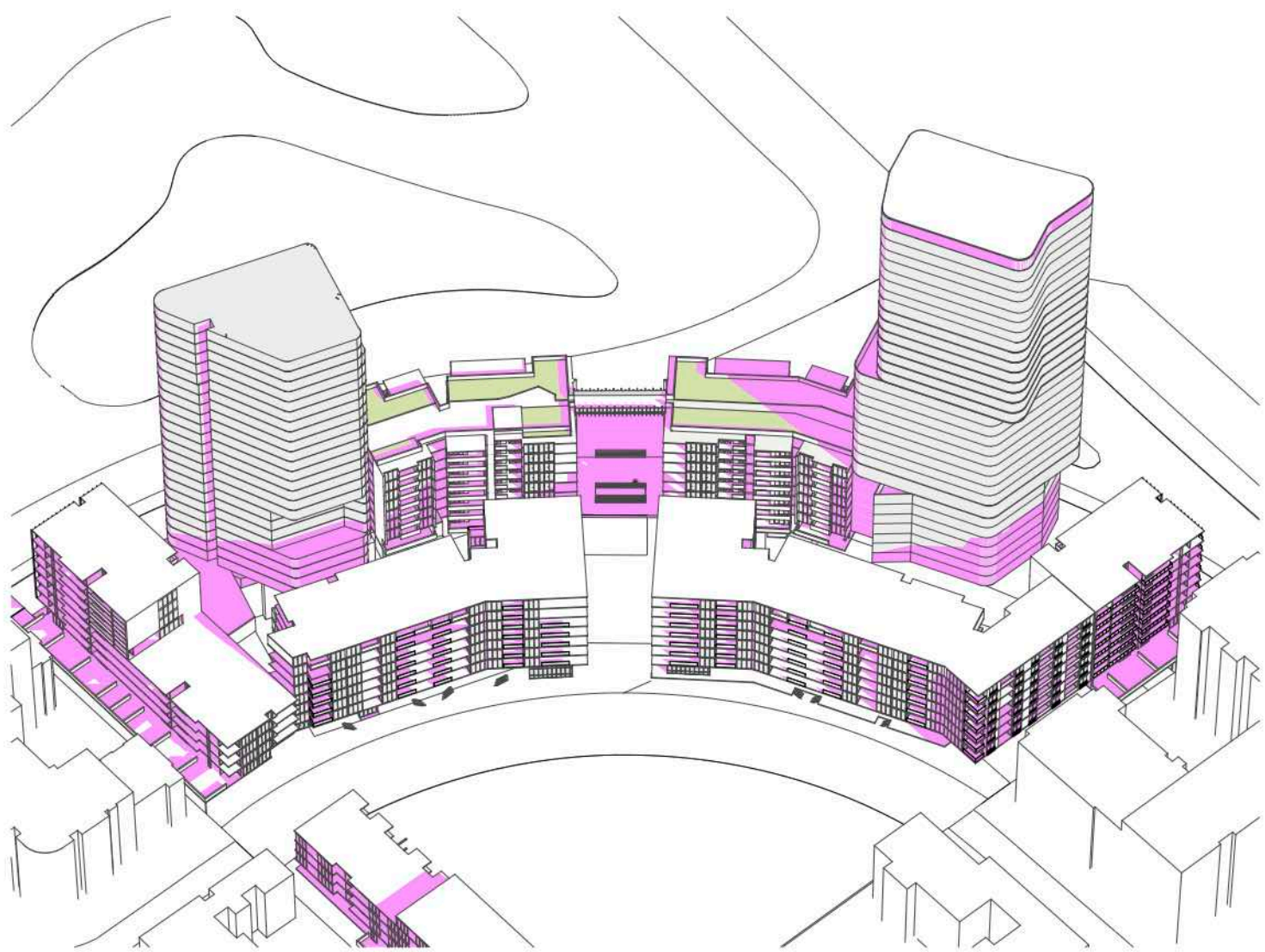
Level 7 ONE Oxford Street  
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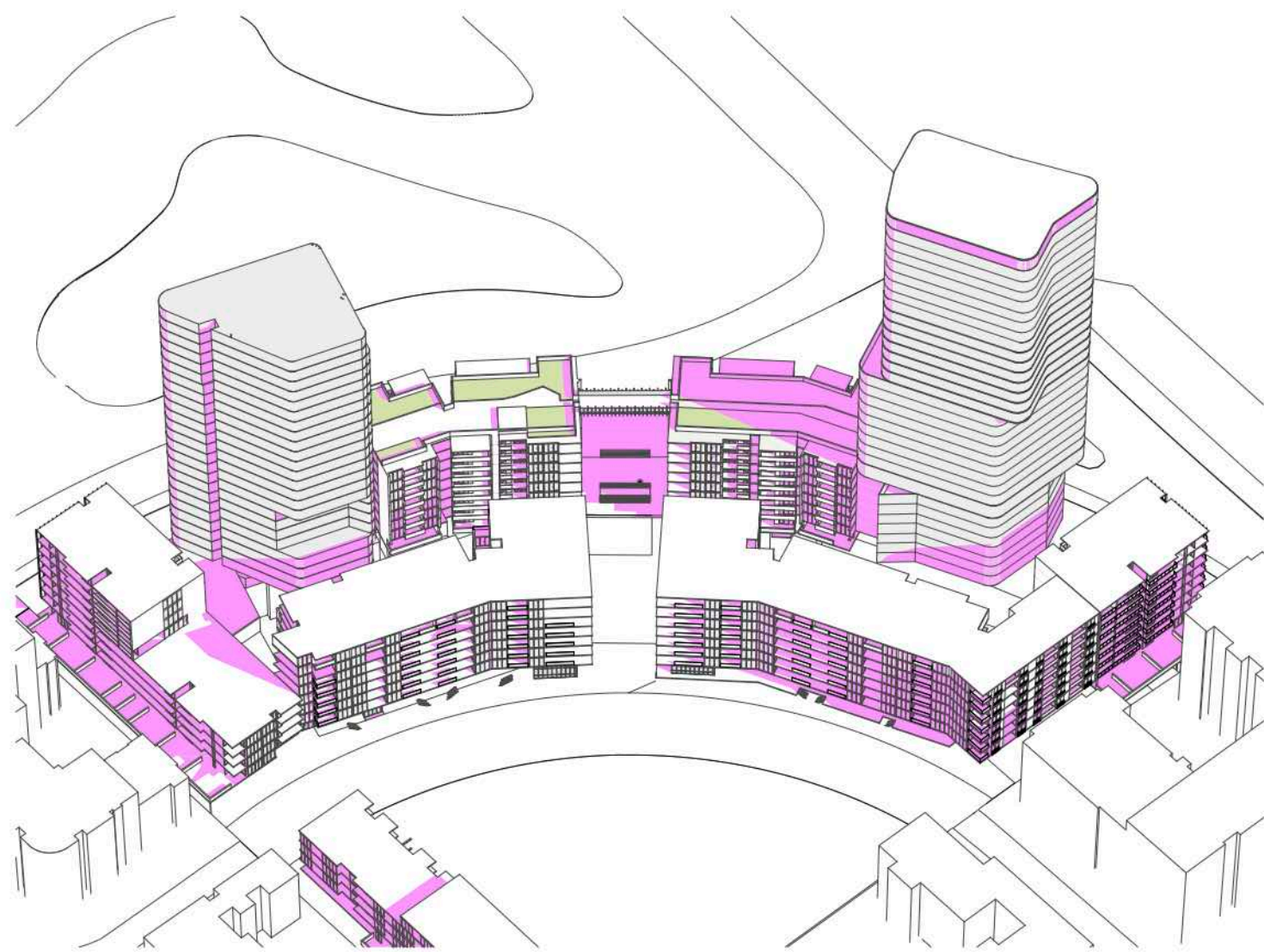
SOLAR DIAGRAM PERSPECTIVE\_BUILDING C & F



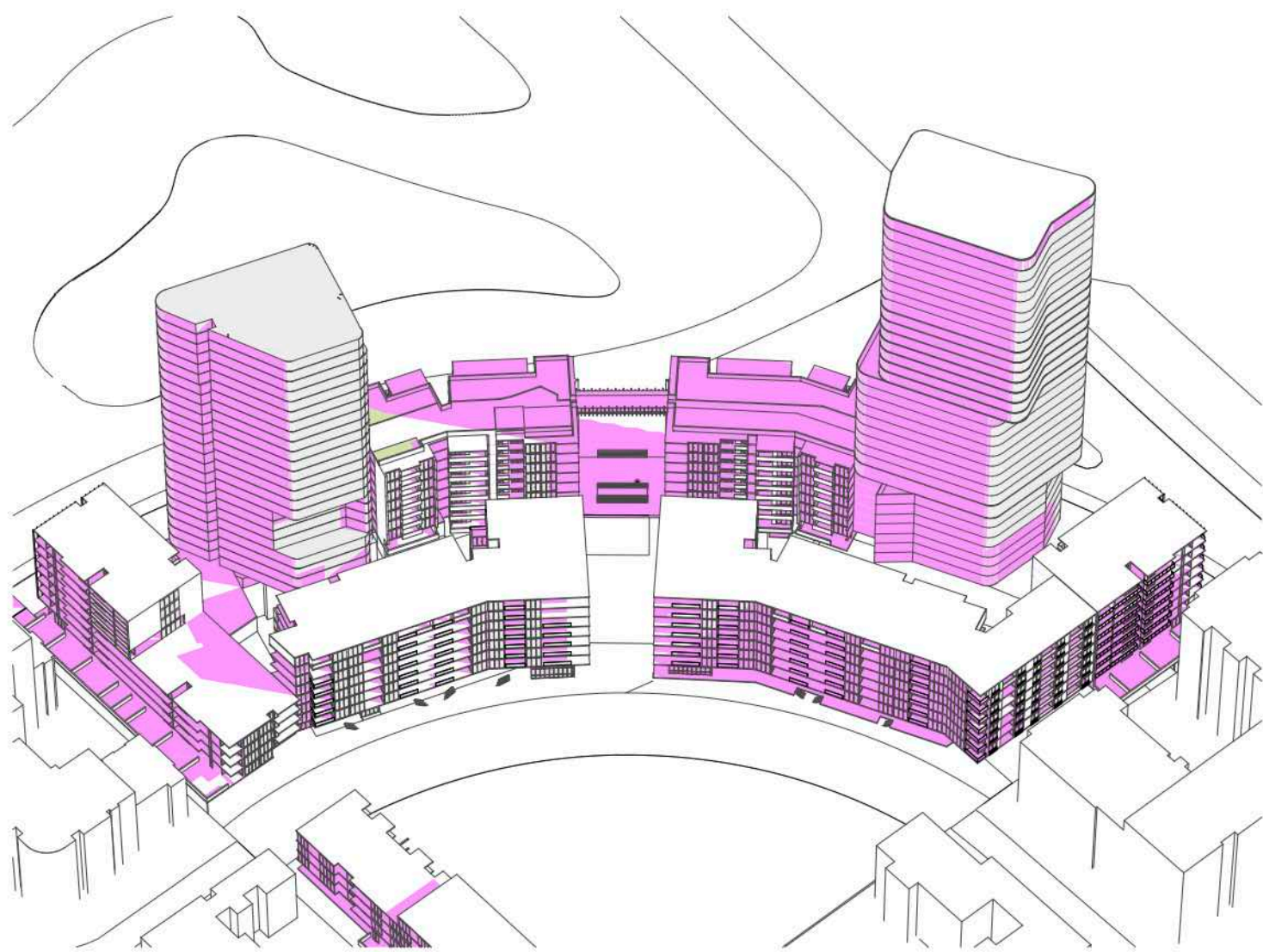
VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 9am



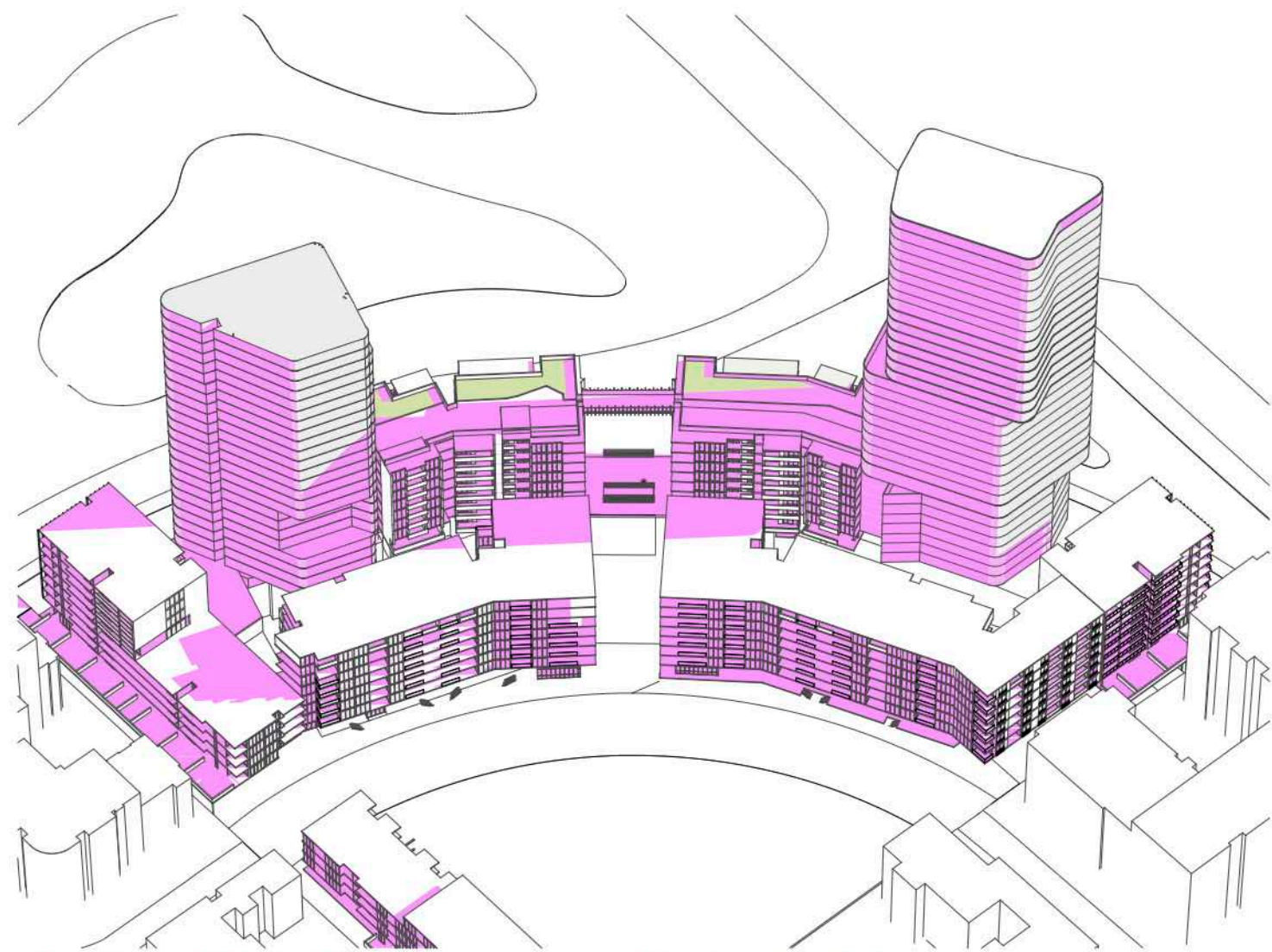
VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 10am



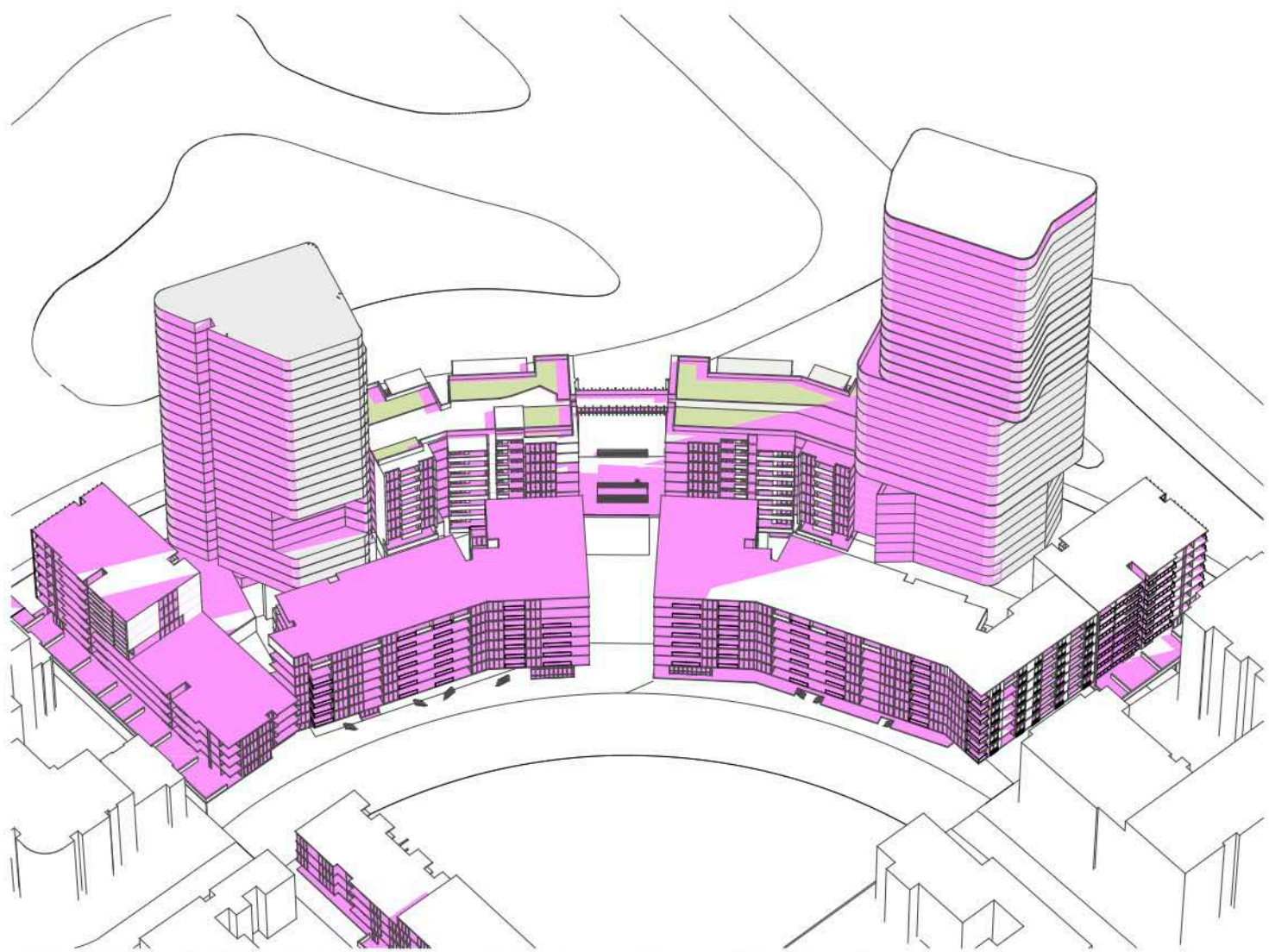
VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 11am



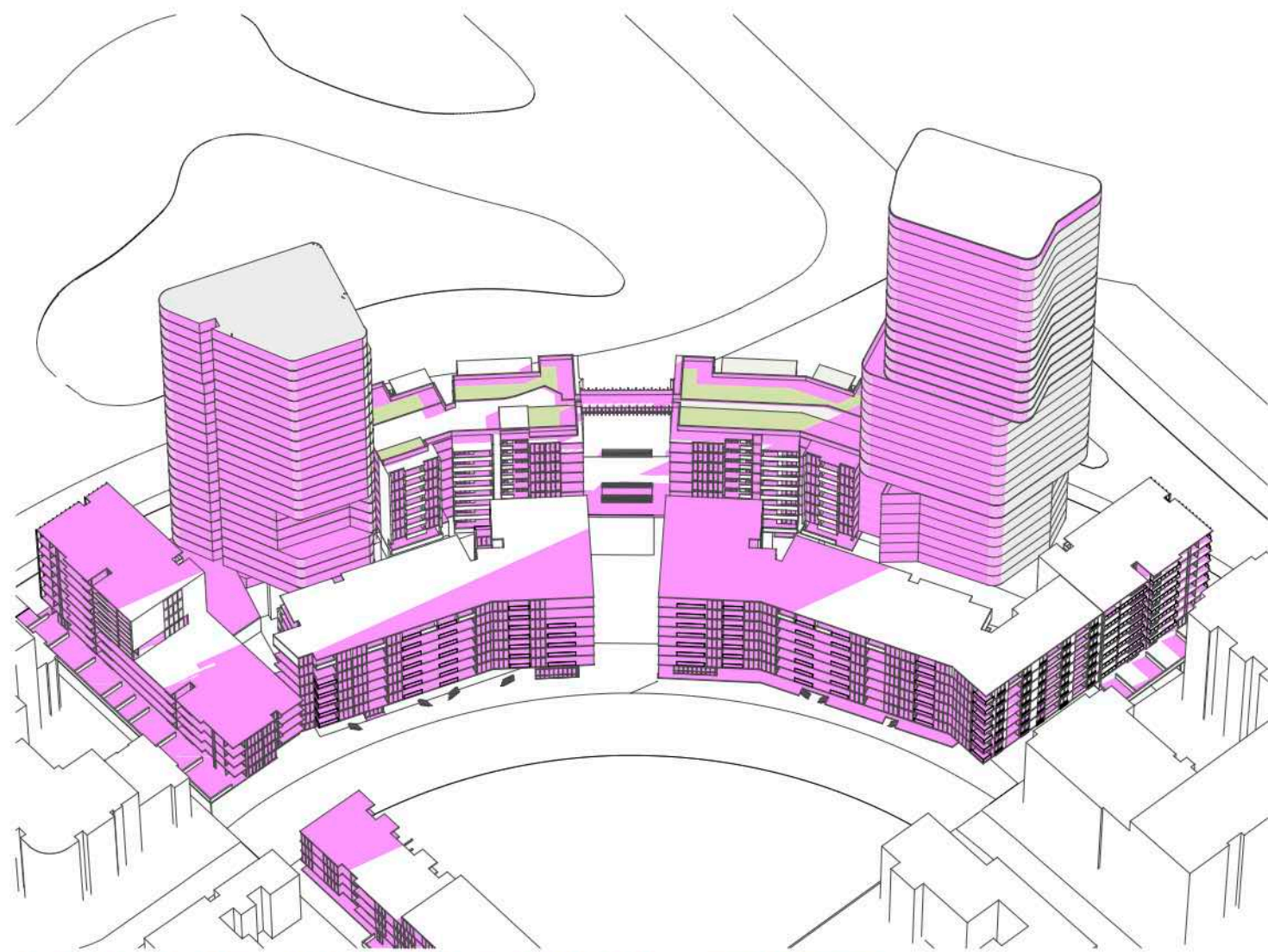
VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 12pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 1pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 2pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 3pm

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CLIENT  
PIETY  
Suite 802, L8/117 York St  
Sydney NSW 2000 Australia

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
ON THE WATERFRONT  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
Shadow Analysis  
Shadow Analysis Perspective

Scale @A1, 50%@A3	Project No. 18039	Drawn by JC KH DB	North ↗
Status For Information	Dwg No. S75W-730-005	Rev 03	

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SHADOW DIAGRAM PERSPECTIVE\_BUILDING C & F



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 9am



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 10am



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 11am



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 12pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 1pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 2pm



VIEW FROM BENNELONG PARKWAY TOWER C  
21st June 3pm

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CLIENT  
PIETY  
Suite 802, L8/117 York St  
Sydney NSW 2000 Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20478  
Notified Architect, Nicholas Turner, ABN 98 584 384 811

Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Shadow Analysis**  
Shadow Analysis Perspective

Scale <b>@A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S75W-730-006</b>	Rev <b>03</b>	

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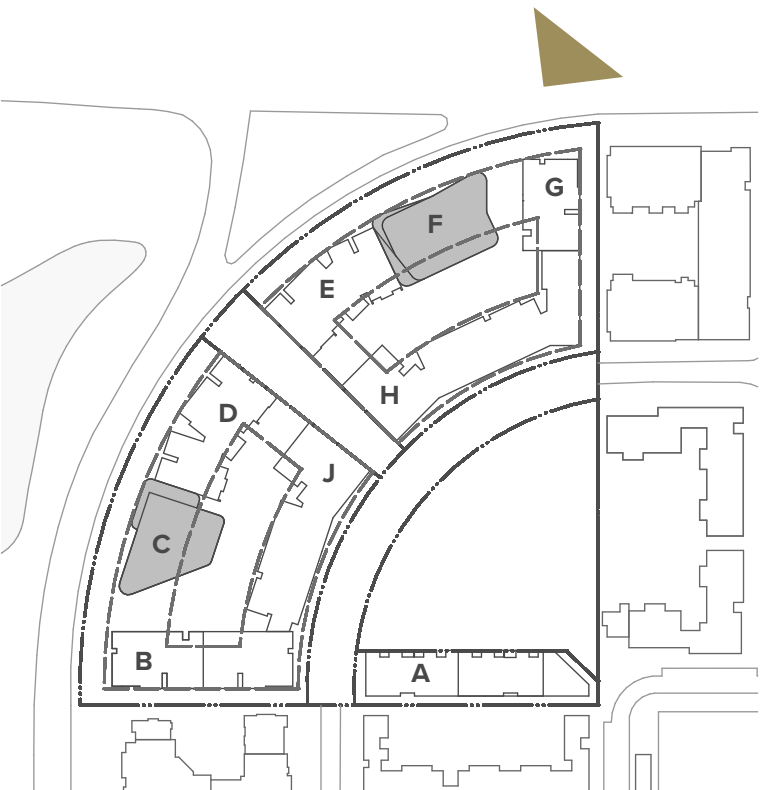


08

VIEW ANALYSIS

Drawing No.	Drawing Name	Rev
S75W-810-001	Perspective 01	03
S75W-810-002	Perspective 02	03
S75W-810-003	Perspective 03	02





KEY PLAN

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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STW Draft Submission
03	06.09.18	JM	STW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**View Analysis**  
**Perspective 01**

Scale <b>1:2500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S75W-810-001</b>	Rev <b>03</b>	

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KEY PLAN

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Project Title  
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23 Bennelong Parkway, Wentworth Point NSW 2127

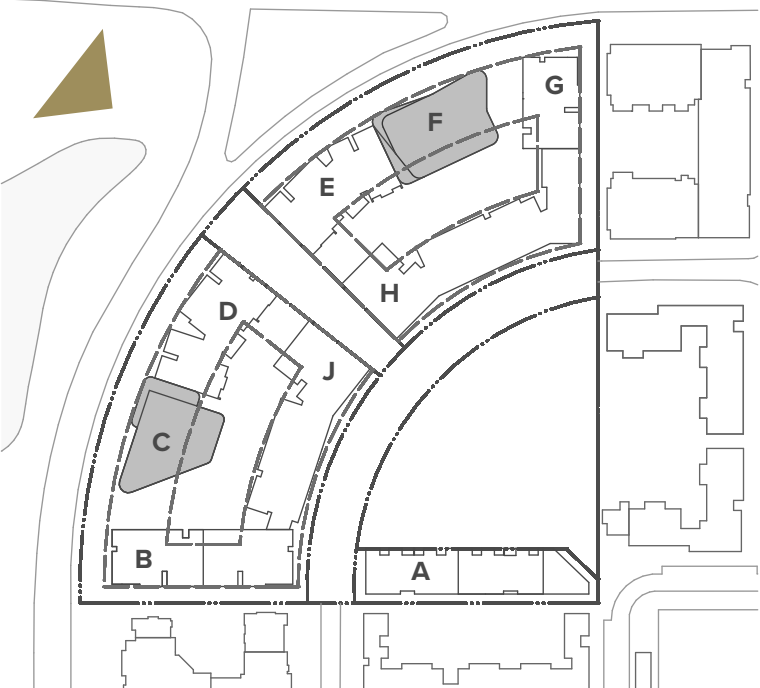
Drawing Title  
**View Analysis**  
**Perspective 02**

Scale <b>1:2500 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S75W-810-002</b>	Rev <b>03</b>	

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Rev	Date	Approved by	Revision Notes
01	08.05.18	JM	STW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**View Analysis**  
**Perspective 03**

Scale	Project No.	Drawn by	North
1:2500 @A1, 50% @A3	<b>18039</b>	<b>JC KH DB</b>	
Status	Dwg No.	Rev	
<b>For Information</b>	<b>S75W-810-003</b>	<b>01</b>	

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09

SEPP 65 / ADG ASSESSMENT

Drawing No.	Drawing Name	Rev
S75W-820-001	SEPP65 Assessment	01
S75W-820-002	ADG Assessment	01



SEPP 65 ASSESSMENT

Part	Page	Recommendation	Current
2B	29	Building envelopes should be 25-30% greater than the achievable floor space in order to facilitate adequate building articulation and achieve amenity goals.	<b>YES</b> The proposed building envelopes for Buildings C & F are over 25% greater then the floorspace shown in the indicative floorplans.
2E	35	10-18m wide buildings (glass to glass).	Conforms with the general design intent of the ADG: The proposed Buildings C & F are free standing towers and not standard continuous bar form buildings.  It would be intended that the towers would have a centrally located core, with the apartment wrapping around the core on all side.  The proposed building envelopes allow for flexibility in the planning of the future tower internal layout. The indicative floorplans included in this submission illustrate excellent compliance with solar and natural cross ventilation.
2F	37	Distance between buildings: <b>Up to 4 storeys (approximately 12m)</b> 12m between habitable / balconies 9m habitable / balconies to non-habitable 6m non-habitable to non-habitable <b>5 to 8 storeys (approximately 25m)</b> 18m between habitable / balconies 12m habitable / balconies to non-habitable 9m non-habitable to non-habitable <b>9 storeys and above (over 25m)</b> 24m between habitable rooms / balconies 18m habitable and non-habitable rooms 12m non-habitable to non-habitable	<b>YES</b> The building envelopes will allow for this requirement to be provided
2H	49	Side and rear setbacks are to be appropriate to the context and should assist in acheving amenity, especially adequate daylight.	<b>YES</b> Refer to the architect's drawings which show compliance with setbacks
3C	51	Maximum 1 m step from street to ground level.	<b>YES</b>
3D	55	Communal open space to be 25% of site area.	<b>YES</b> The site has a total area of 25,570sqm. The public (park) and communal open spaces have a total of 9,967sqm which is 39% if the site area.
3E	61	Minimum 25% open space area to be deep planting.	<b>YES</b> The overall site has an area of 25,570sqm of which 5,439sqm is deep soil. This equals 21.3% of the total site area.  The open space area is 14,053sqm; the area of deep soil is 38.7% this.


Part	Page	Recommendation	Current
4A	79	70% of units to receive minimum 2 hours of direct sunlight in winter to living rooms and private open spaces.	<b>YES</b> The design is indicative at this stage, however the indicative plans allow for greater than 70% compliance
4B	85	60% of units to be naturally cross-ventilated in the first 9 storeys of the building.	<b>YES</b> The design is indicative at this stage, however the illustrative plans allow for greater than 60% natural cross ventilation.
4C	87	2.7m min ceiling height in habitable areas.	<b>YES</b> 3.1m floor to floor, therefore 2.7m is achievable to ceilings.
4C	87	2.4m ceiling height in non-habitable.	<b>YES</b> 3.1m floor to floor, therefore 2.4m is achievable to ceilings.
4D	89	8m max to rear of kitchen from glass.	<b>YES</b> The internal layouts of the apartments have not been designed at this stage. The proposal allows for this requirement to be provided.
4D	89	8m maximum depth to single aspect units.	<b>YES</b> The internal layouts of the apartments have not been designed at this stage. The proposal allows for this requirement to be provided.
4E	93	Private courtyards to be minimum 3m deep and minimum 15 sqm.	<b>YES</b> The proposal allows for this requirement to be provided.
4E	93	2m min balcony width, unless furniture layout can be demonstrated.	<b>YES</b> The internal layouts of the apartments have not been designed at this stage. The proposal allows for this requirement to be provided.
4F	97	Maximum 8 apartments off of a double-loaded common area.	<b>YES</b> The indicative floorplans allow for a maximum of 8 units per typical floorplate
4G	101	Storage provision – 1 bed: 6 cu m; 2 bed: 8 cu m; 3 bed: 10 cu m. Minimum 50% within unit.	<b>YES</b> The internal layouts of the apartments have not been designed at this stage.

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Rev 01 Date 06.05.18 Approved by JM Revision Notes S75W Submission  
02 07.09.18 JM S75W Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127  
  
Drawing Title  
**SEPP 65/ADG Assessment**  
**SEPP65 Assessment**

Scale  
**1:0.57 @A1, 50%@A3**  
Status  
  
Project No. **18039**  
Drawn by **JC KH DB**  
Dwg No. **S75W-820-001**  
Rev **02**  
North 



# ADG ASSESSMENT

## Principle 1

### Design Quality

#### Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

### Proposal

The proposed built form is in response to the emerging character of the Wentworth Point peninsula. The scale of the more recent approved developments to the north of the precinct range in height from 28 to 35 storeys, and these projects have established a clear and legible building height datum for the peninsula. The south end of the precinct is characterised by projects ranging in height from 4 to 8 storeys and thus has created a dichotomy of scale that leads to a disjointed urban design outcome. This gateway site at 23 Bennelong Parkway provides the last opportunity to address this imbalance and to provide a civic marker at the main entry to the peninsula.

## Principle 4

### Design Quality

#### Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight

for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

### Proposal

The apartments have been designed to exceed the ADG requirements for solar access and natural cross ventilation. The towers are proposed within the framework of the approved concept masterplan and its sustainability measures, such as the significant Bay Park and associated deep soil provisions.

## Principle 7

### Design Quality

#### Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

### Proposal

The proposal allows for additional breaks in the street wall along Bennelong Parkway which opens up views and outlook for the Level 1 resident’s communal podium courtyard. Secure points will be provided at the entry to communal courtyards and lobbies. The location of the building entry lobbies allows for clear uninterrupted sightlines from Bennelong Parkway, which assists with wayfinding. These towers are designed as ‘buildings in the round’, with apartments orientated to all sides of the tower – this adds to the passive surveillance of the immediate context.

## Principle 2

### Design Quality

#### Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms

of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

### Proposal

As outlined under Principle 1 regarding context, the proposed built form and scale is comparative to that already approved within the northern end of Wentworth Point. The slender towers have the capability to deliver interesting building forms that can enhance the streetscape of adjacent mid-rise buildings. The proposed reduced footprint of Buildings C & F allows for additional breaks in the built form on Bennelong Parkway, and for additional open area to the public domain. The built form is compliant with site setbacks and building separation requirements. The tower locations do not cause adverse overshadowing to other developments in the area.

## Principle 5

### Design Quality

#### Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood management.

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long-term management.

### Proposal

One of the key urban design concepts of this proposal is the opening up of a wide gap between the towers and the adjacent mid-rise buildings to improve solar access, outlook and amenity to the resident’s Level 01 communal courtyards. The proposal also looks to create a considered landscape response to the public domain at the base of the towers by setting the lower levels of the tower back from the levels above. The towers link directly to the extensive Level 9 communal rooftop courtyard which is located above Buildings D & E.

## Principle 8

### Design Quality

#### Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well-designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

### Proposal

The indicative floorplans provide a range of apartment types and sizes within Buildings C & F, including 31.5% 1beds, 59.6% 2 beds, and 8.9% 3 beds. The proposal includes a substantial 576sqm ‘Club One’ residents’ communal facility on Level 9 of Building F. This large flexible space will add to those facilities already provided by the scheme including the 369sqm community centre in Stage 1. Such meaningful community facilities provide for social interaction amongst residents.

## Principle 3

### Design Quality

#### Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

### Proposal

The proposed density outlined in the amended concept masterplan is within the original approved GFA for the precinct. Since that approval, key public transport infrastructure projects are now planned for this precinct including Phase 2 of the Parramatta light rail on Hill Road, which will connect to the proposed metro west rail link. The site also benefits from the adjacent regional parklands to the south and west which offer unrivalled access to external space. Within the project substantial additional amenities are proposed on Level 9 of Building F which compliments the community centre already provided in Stage 1 of the same development.

The apartments in the proposed tower forms have been designed with a high level of amenity and meet ADG requirements for solar access, natural cross ventilation, and outlook.

## Principle 6

### Design Quality

#### Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

### Proposal

The illustrative floorplans allow for well-planned apartments with a logical configuration. Balcony and private terrace sizes are ADG compliant. There is only a maximum of 8 units per floorplate, with natural light to allow corridor and lift lobby areas. Three lifts are indicated within each of the towers to provide efficient vertical movement. Large street level entry lobbies are shown with double height spaces.

## Principle 9

### Design Quality

#### Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of well-designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

### Proposal

The indicative building forms proposed in the concept masterplan allow for a composition of two complimentary towers that mark the gateway to the precinct. The building envelopes allow for articulation in the tower forms, with a BEA that is more than 25% larger than the indicative floorplan GFA. The indicative plans illustrate tower forms that are approximately 615sqm GFA, which is substantially below the Parramatta DCP maximum of 750sqm GFA. As illustrated in the indicative floorplates and view analysis, the towers can have a sculpted and dynamic shape. The towers have the capability of enhancing the quality of the urban design for this precinct and rebalance the height datums within the peninsula.

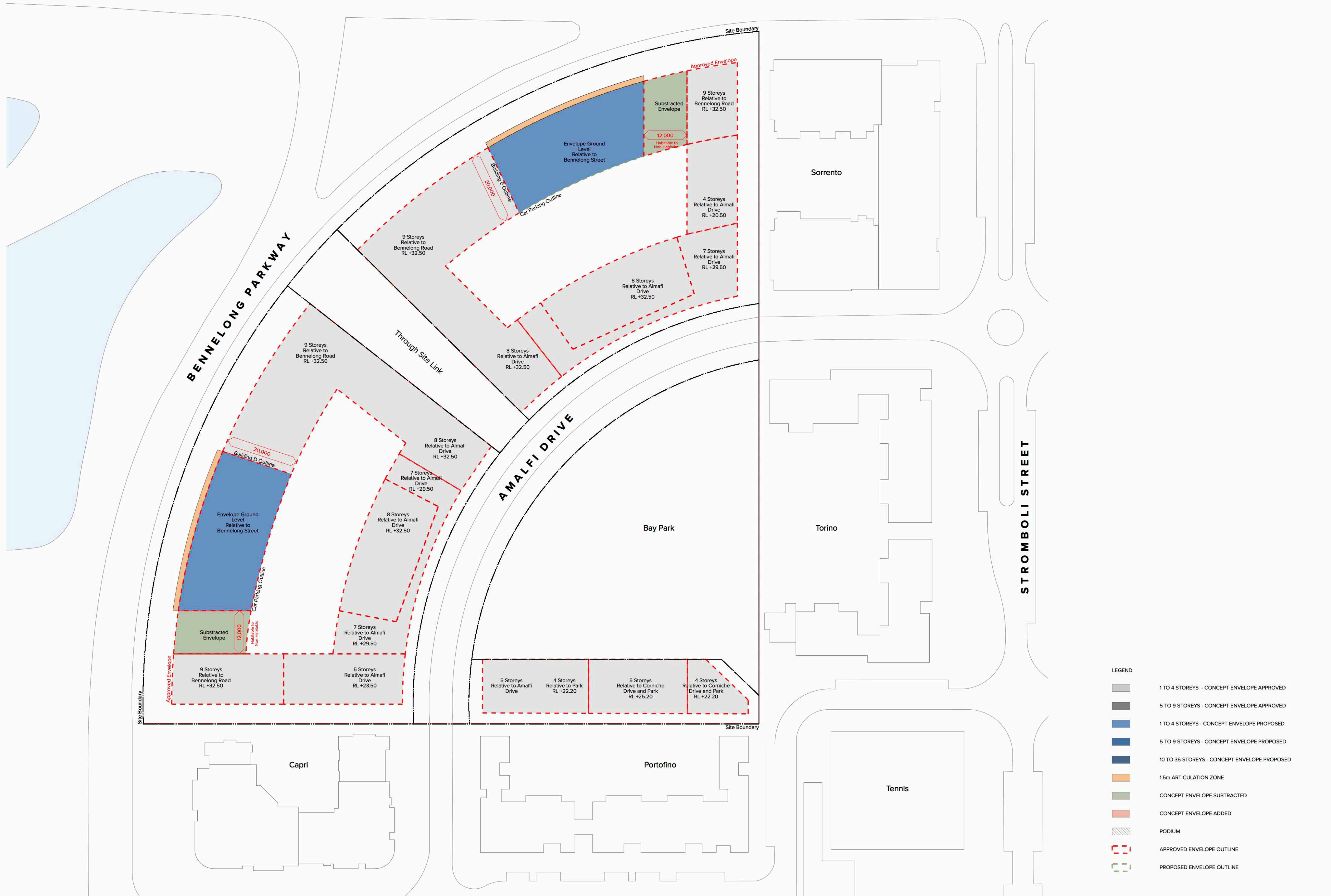


10

PROPOSED ENVELOPE DIAGRAMS

Drawing No.	Drawing Name	Rev
S75W-830-001	Envelope Plan Diagram Ground Level	03
S75W-830-002	Envelope Plan Diagram L1 - 4	03
S75W-830-003	Envelope Plan Diagram L5- 9	03
S75W-830-004	Envelope Plan Diagram L10 - 35	03
S75W-830-005	Envelope Plan Diagram Roof View	03
S75W-830-006	Envelope Diagrams Section	03
S75W-830-007	Envelope Diagrams Elevation	03





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02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Benelong Parkway, Wentworth Point NSW 2127

Scale <b>1:500, 1:100 @A1, 50%@A3</b>	Project No. <b>18039</b>	Drawn by <b>JC KH DB</b>	North ↗
Status <b>For Information</b>	Dwg No. <b>S75W-830-001</b>	Rev <b>03</b>	

Drawing Title  
**Proposed Envelope Plans**  
**Envelope Plan Diagram Ground Level**

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Rev Date Approved by  
02 31.05.18 JM  
03 06.09.18 JM

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S7SW Submission

Project Title  
**ON THE WATERFRONT**  
23 Benelong Parkway, Wentworth Point NSW 2127

Drawing Title  
**Proposed Envelope Plans**  
Envelope Plan Diagram L1 - 4

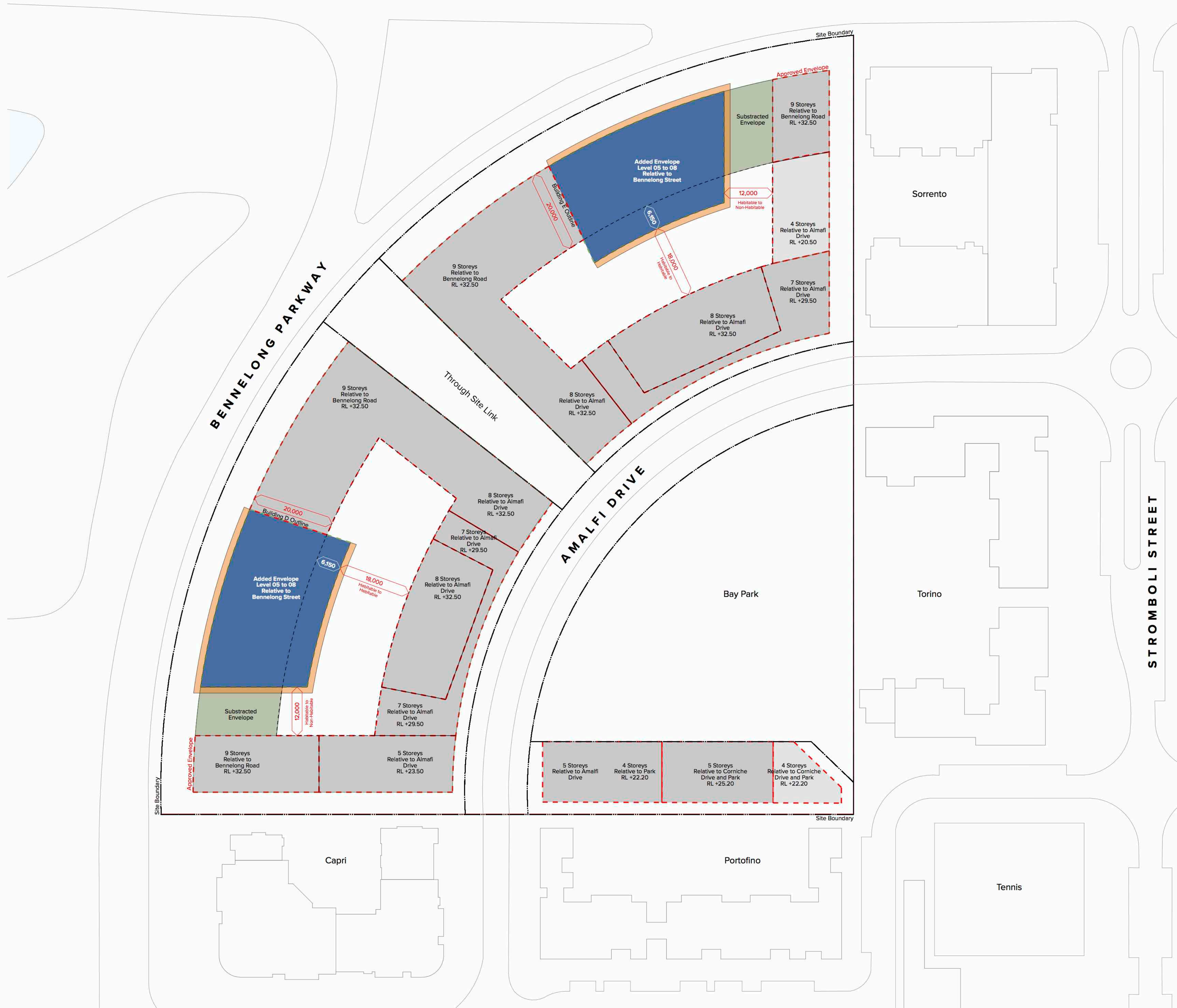
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Status  
**For Information**

Project No.  
**18039**  
Dwg No.  
**S75W-830-002**

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Drawing Title  
**Proposed Envelope Plans**  
Envelope Plan Diagram L5- 9

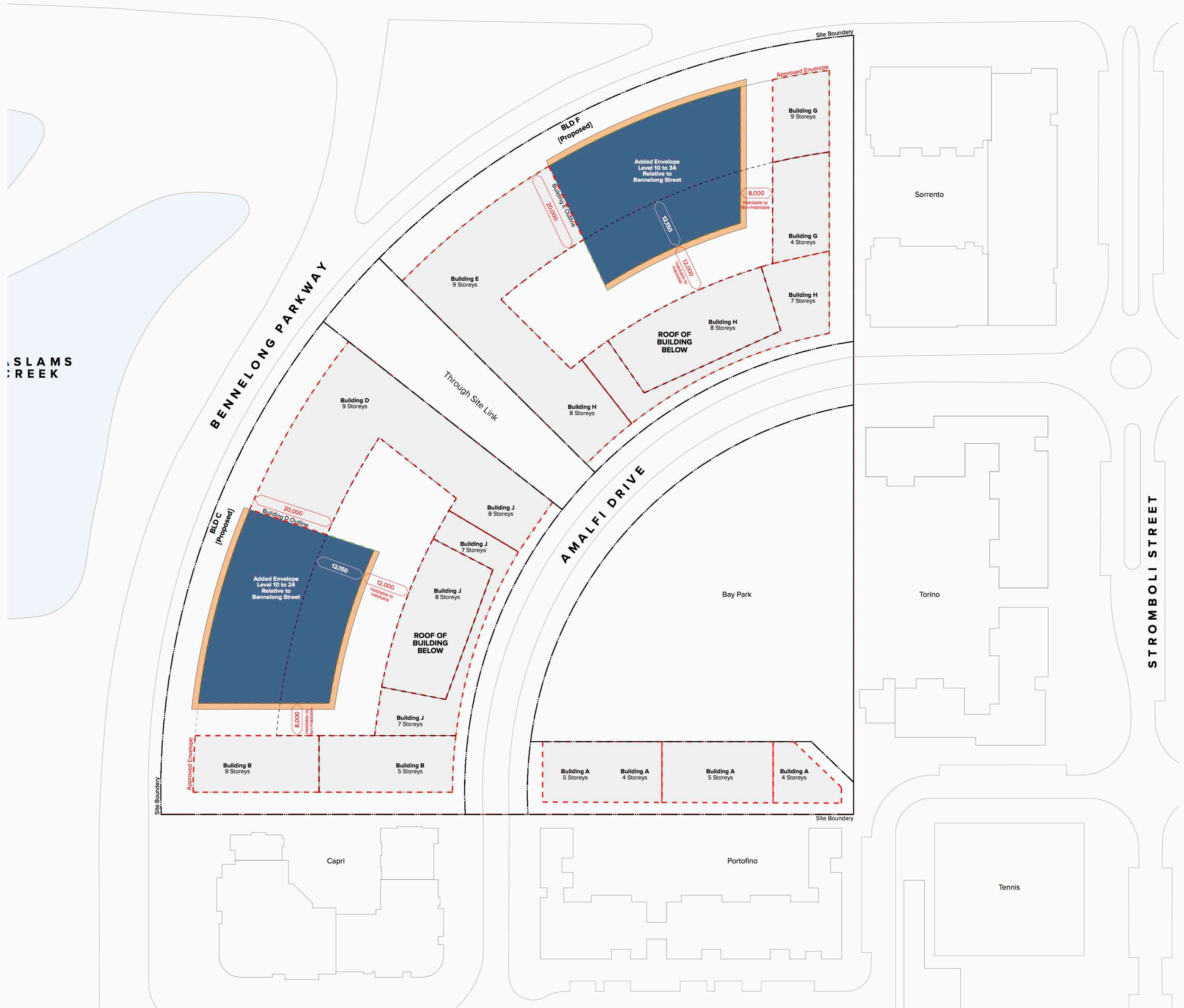
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Status <b>For Information</b>	Dwg No. <b>S75W-830-003</b>	Rev <b>03</b>	

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- LEGEND
- 1 TO 4 STOREYS - CONCEPT ENVELOPE APPROVED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE APPROVED
  - 1 TO 4 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 10 TO 35 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 1.5m ARTICULATION ZONE
  - CONCEPT ENVELOPE SUBTRACTED
  - CONCEPT ENVELOPE ADDED
  - PODIUM
  - APPROVED ENVELOPE OUTLINE
  - PROPOSED ENVELOPE OUTLINE

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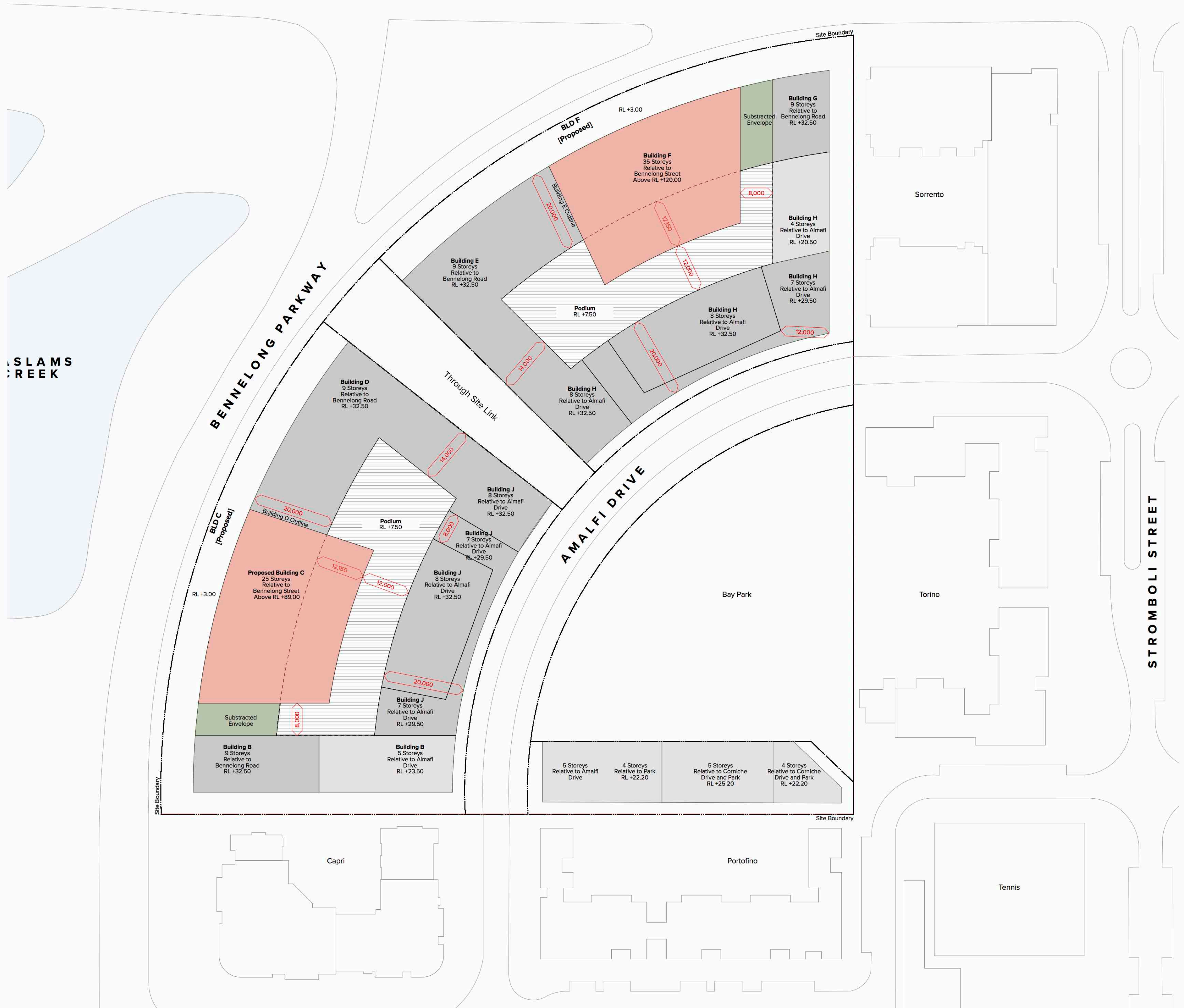
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Status  
**For Information**  
Project No.  
**18039**  
Drawn by  
**JC KH DB**  
Rev  
**03**

Drawing Title  
**Proposed Envelope Plans**  
**Envelope Plan Diagram L10 - 35**

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- LEGEND
- 1 TO 4 STOREYS - CONCEPT ENVELOPE APPROVED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE APPROVED
  - 1 TO 4 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 10 TO 35 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 1.5m ARTICULATION ZONE
  - CONCEPT ENVELOPE SUBTRACTED
  - CONCEPT ENVELOPE ADDED
  - PODIUM
  - APPROVED ENVELOPE OUTLINE
  - PROPOSED ENVELOPE OUTLINE

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Project Title

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23 Benelong Parkway, Wentworth Point NSW 2127

Scale

**1:500, 1:100 @A1, 50%@A3**

Project No. **18039** Drawn by **JC KH DB** North

Status **For Information** Draw No. **S75W-830-005** Rev **03**

Drawing Title

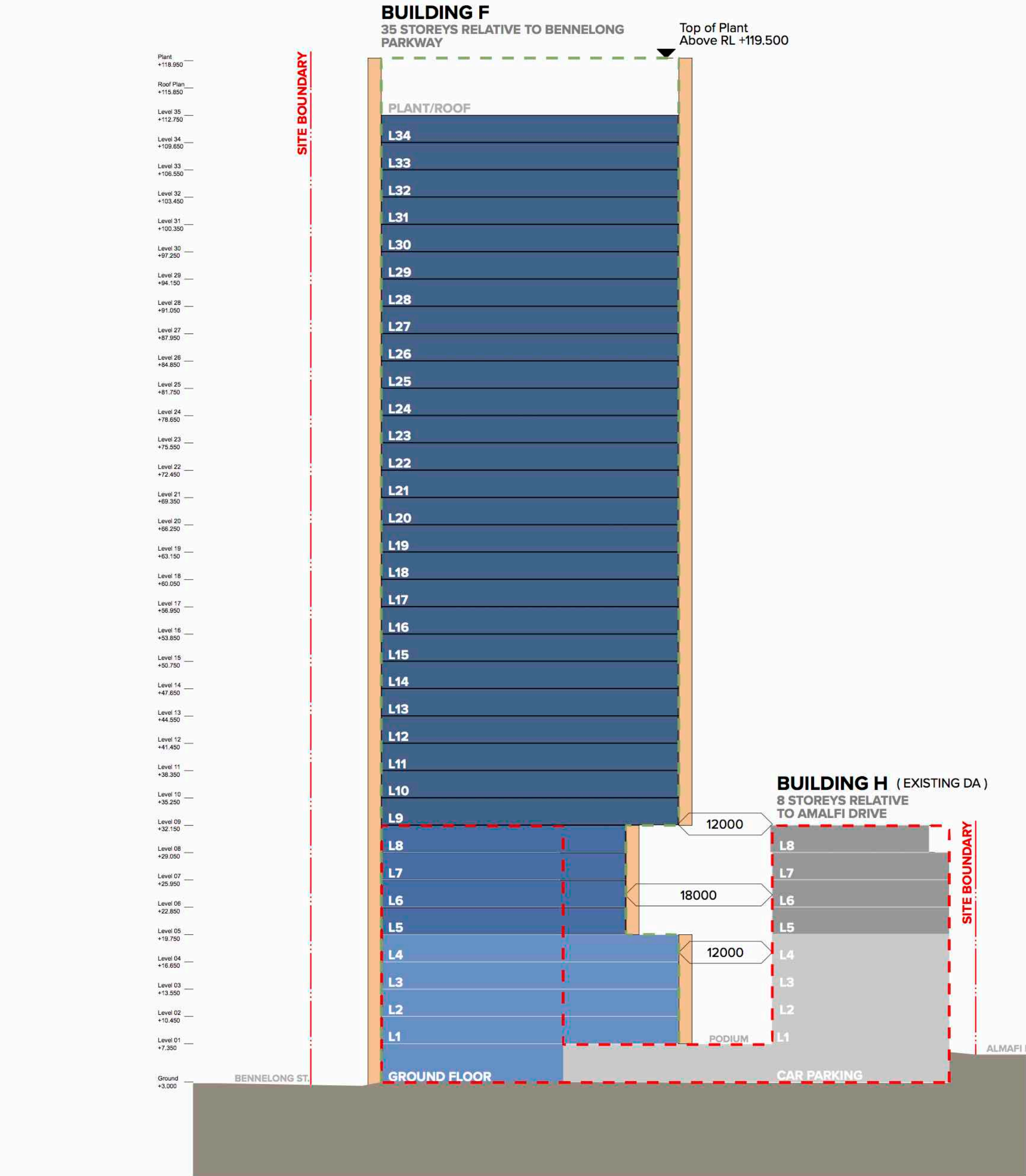
**Proposed Envelope Plans**  
**Envelope Plan Diagram Roof View**

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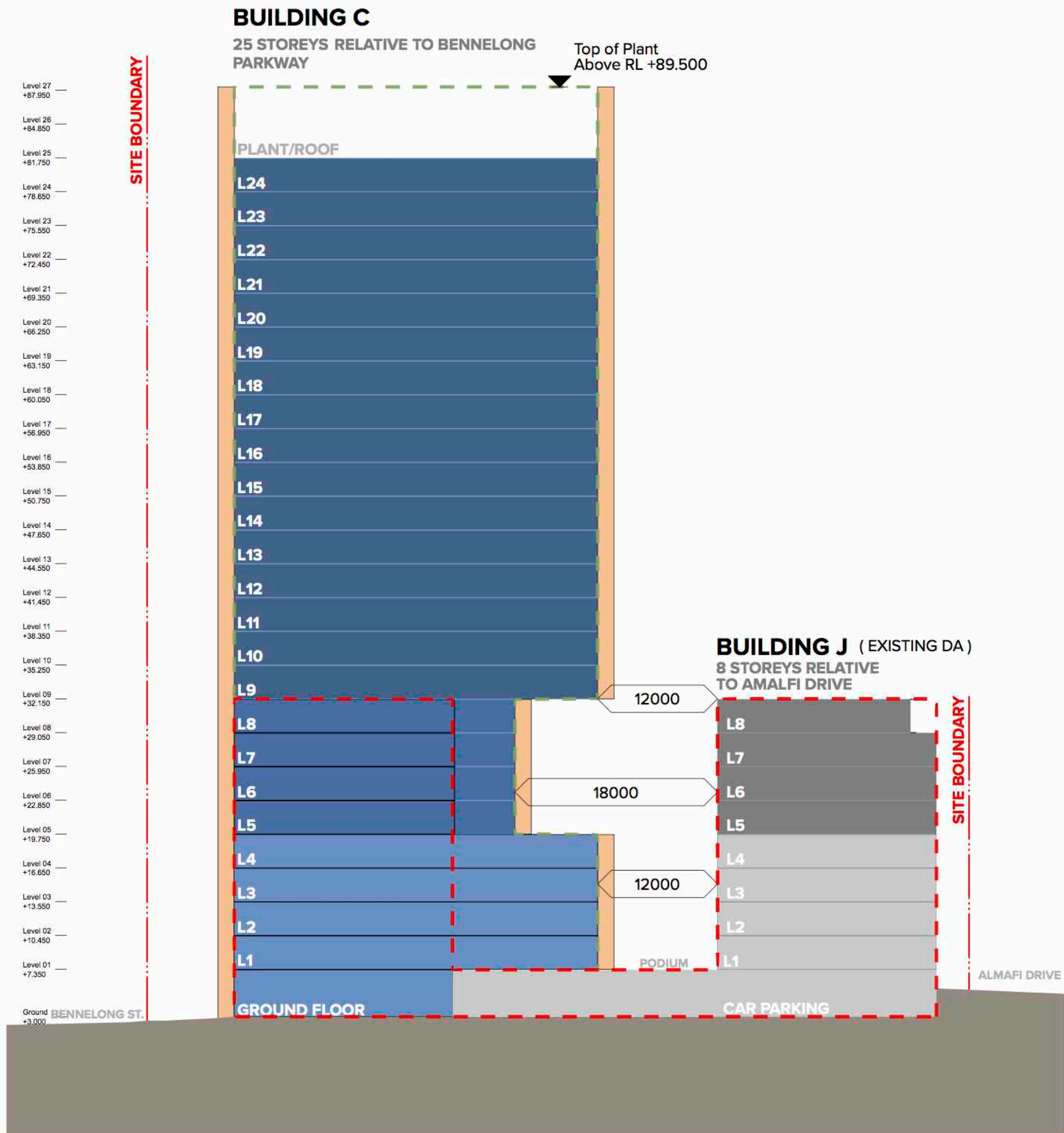
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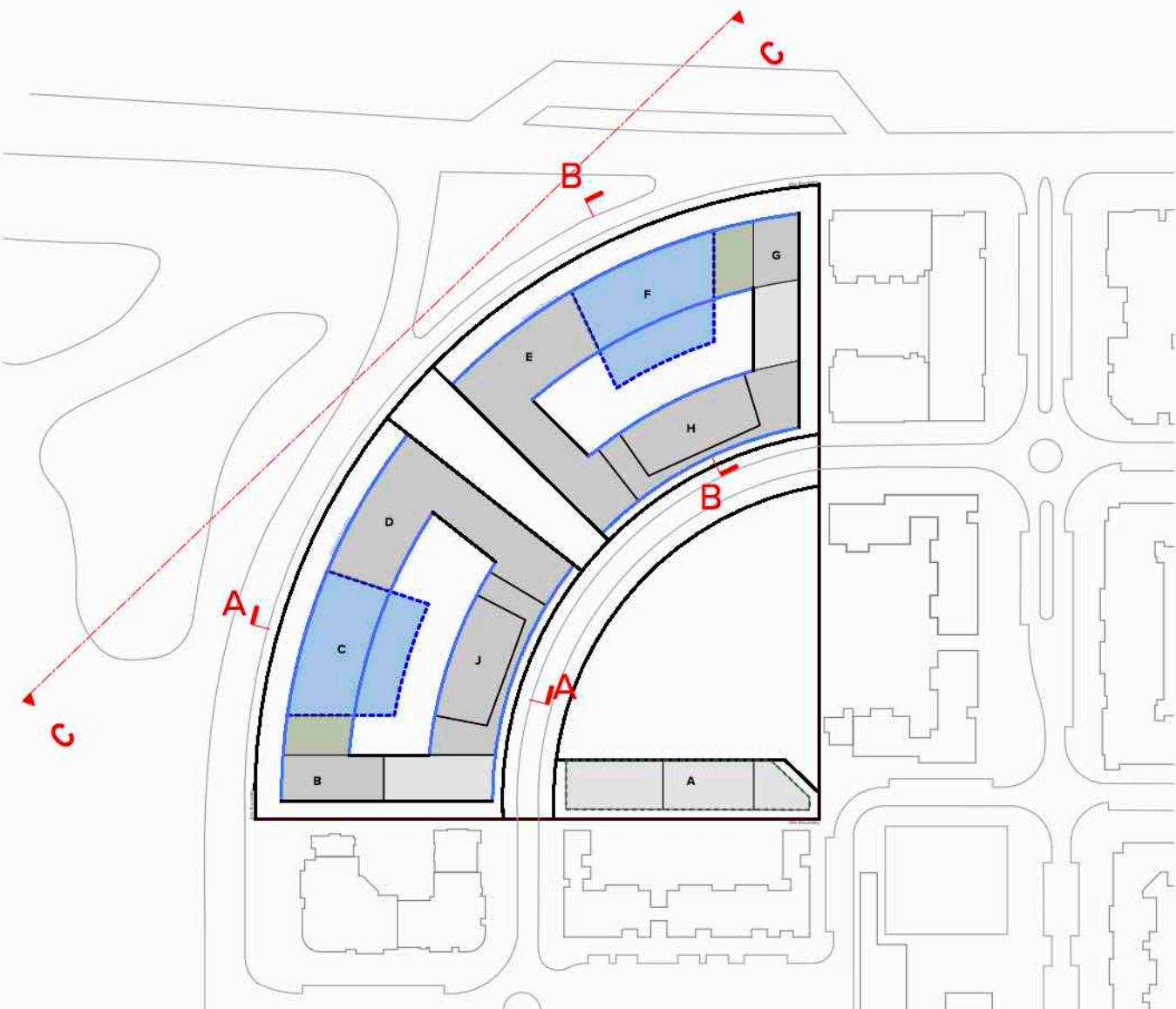
SECTION A



SECTION B

- LEGEND
- 1 TO 4 STOREYS - CONCEPT ENVELOPE APPROVED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE APPROVED
  - 1 TO 4 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 10 TO 35 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 1.5m ARTICULATION ZONE
  - CONCEPT ENVELOPE SUBTRACTED
  - CONCEPT ENVELOPE ADDED
  - PODIUM
  - APPROVED ENVELOPE OUTLINE
  - PROPOSED ENVELOPE OUTLINE

KEY PLAN



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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale  
1:400, 1:2000, 1:100 @A1, 50% @A3

Project No.  
**18039**

Drawn by  
**JC KH DB**

Status  
**S75W-830-006**

Rev  
**03**

Drawing Title  
**Proposed Envelope Plans**  
**Envelope Diagrams Section**

**TURNER**

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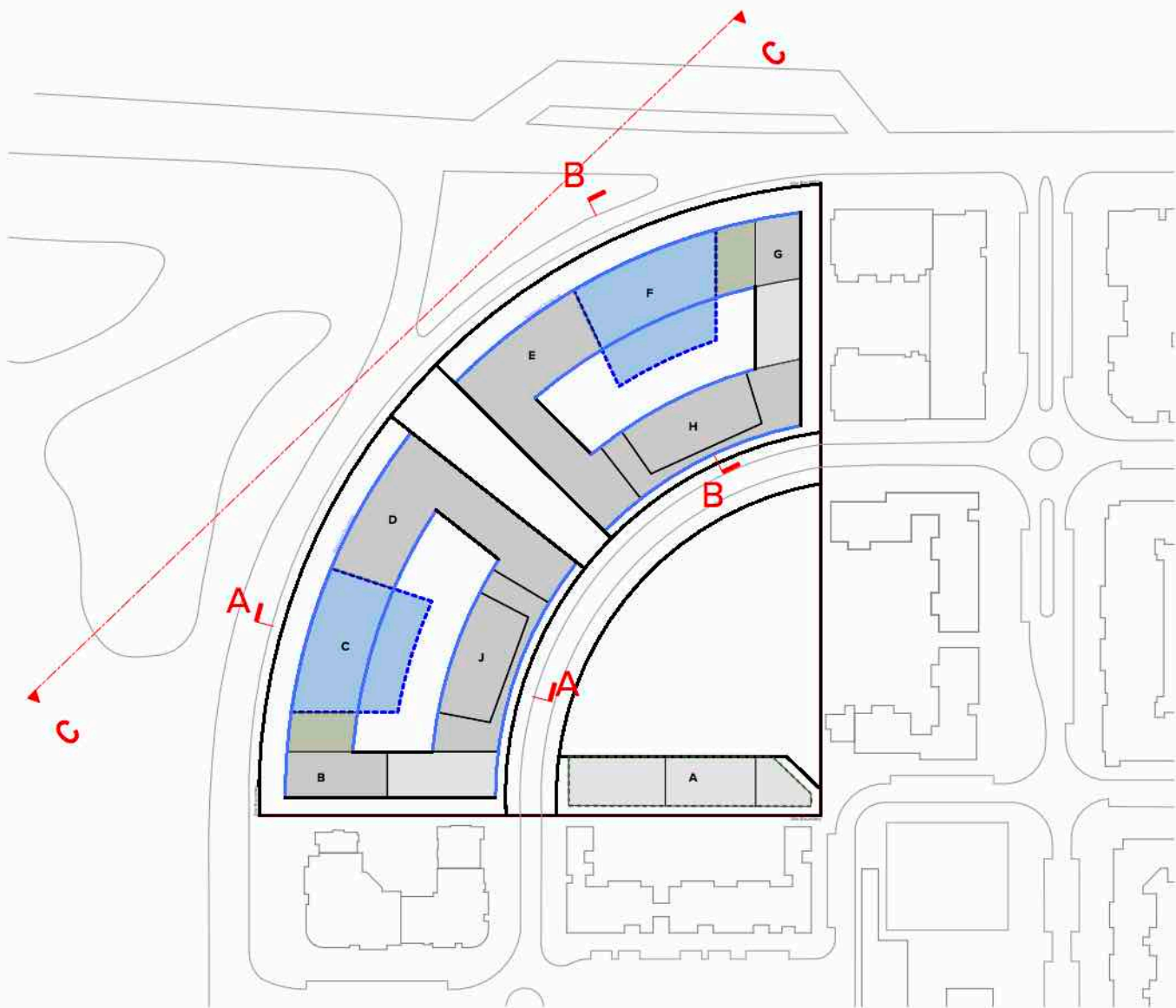
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ELEVATION FROM BENNELONG PARKWAY

- LEGEND
- 1 TO 4 STOREYS - CONCEPT ENVELOPE APPROVED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE APPROVED
  - 1 TO 4 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 5 TO 9 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 10 TO 35 STOREYS - CONCEPT ENVELOPE PROPOSED
  - 1.5m ARTICULATION ZONE
  - CONCEPT ENVELOPE SUBTRACTED
  - CONCEPT ENVELOPE ADDED
  - PODIUM
  - APPROVED ENVELOPE OUTLINE
  - PROPOSED ENVELOPE OUTLINE



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Rev	Date	Approved by	Revision Notes
02	31.05.18	JM	STSW Draft Submission
03	06.09.18	JM	STSW Submission

Project Title  
**ON THE WATERFRONT**  
23 Bennelong Parkway, Wentworth Point NSW 2127

Scale	Project No.	Drawn by	North
1:400, 1:2000, 1:100 @A1, 50% @A3	<b>18039</b>	<b>JC KH DB</b>	
Status	<b>S75W-830-007</b>	Rev	<b>03</b>

Drawing Title  
**Proposed Envelope Plans**  
**Envelope Diagrams Elevation**

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