

15.04.2020



ONE

THE WATERFRONT

APPENDIX 1: MODIFIED CONCEPT PLANS

23 Bennelong Parkway
Wentworth Point NSW 2127

S75W MOD 4 (2020)

By: TURNER
For: PIETY THP
Project Ref. No: 18039
Nominated Architect: Nicholas Turner 6695

Proposed Envelope Diagrams / Proposed Modified Concept Plan

Drawing No.	Drawing Name
S75W-100-001	Site Context Plan
S75W-100-002	Site Analysis
S75W-100-003	Area Diagram
S75W-100-004	Statistics
	<u>Illustrative Plans</u>
S75W-110-101	Ground Level
S75W-110-102	Level 01
S75W-110-103	Level 02-08
S75W-110-110	Level 09
S75W-110-111	Level 10
S75W-110-113	Level 11-13
S75W-110-114	Level 14
S75W-110-115	Level 15
S75W-110-116	Level 16
S75W-110-117	Level 17
S75W-110-118	Level 18
S75W-110-119	Roof Level
S75W-110-201	Typical Basement 01
S75W-110-205	Basement 06
S75W-200-001	West Elevation Bldg C & F
S75W-300-001	Section AA & BB
S75W-400-001	Urban Form Control Drawing
S75W-400-002	Summer Shadow
S75W-400-003	Equinox Shadow
S75W-400-004	Winter Shadow
S75W-400-005	Amenity Diagram Bldg C
S75W-400-006	Amenity Diagram Bldg F
S75W-400-007	Sun-Eye Diagrams - Sheet 1
S75W-400-008	Sun-Eye Diagrams - Sheet 2
S75W-400-009	Perspective 01
S75W-400-010	Perspective 02
S75W-400-011	Perspective 03
S75W-400-012	Perspective 04



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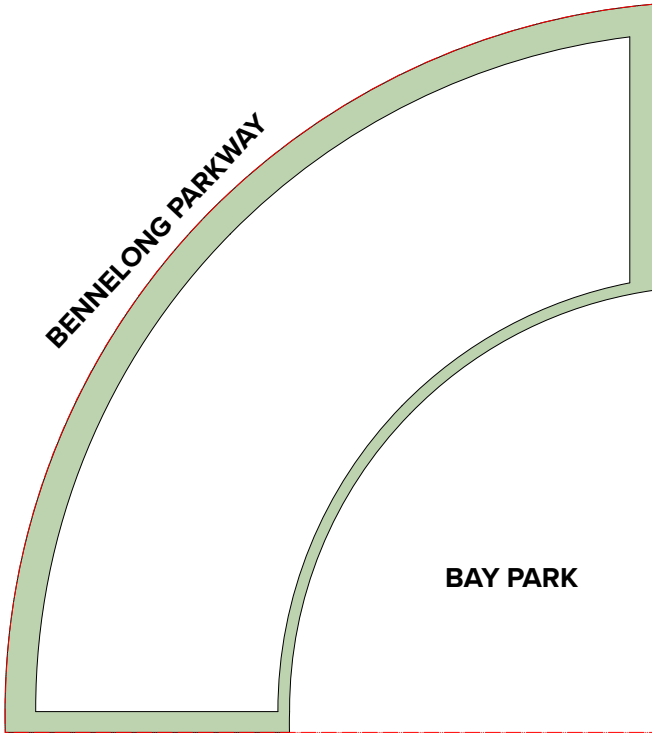
Drawing Title
GENERAL
Site Context Plan

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For Information	S75W-100-001		

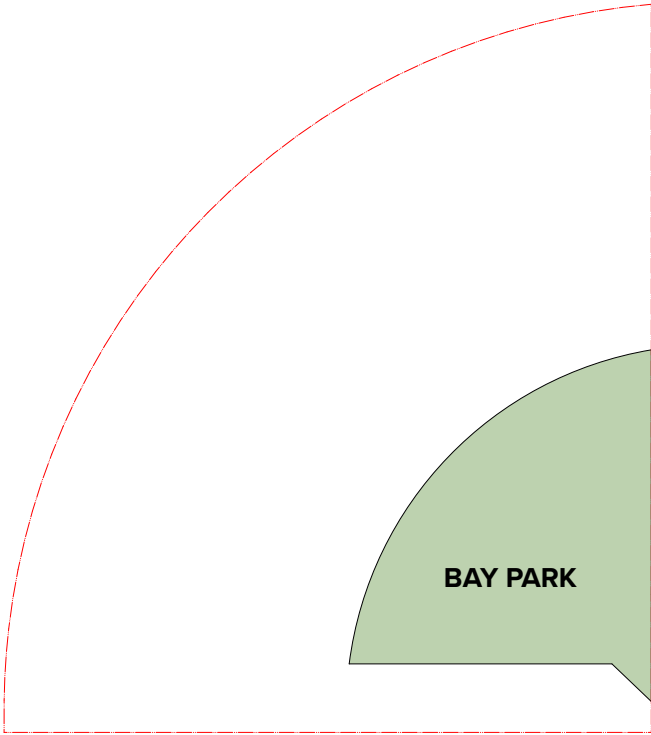
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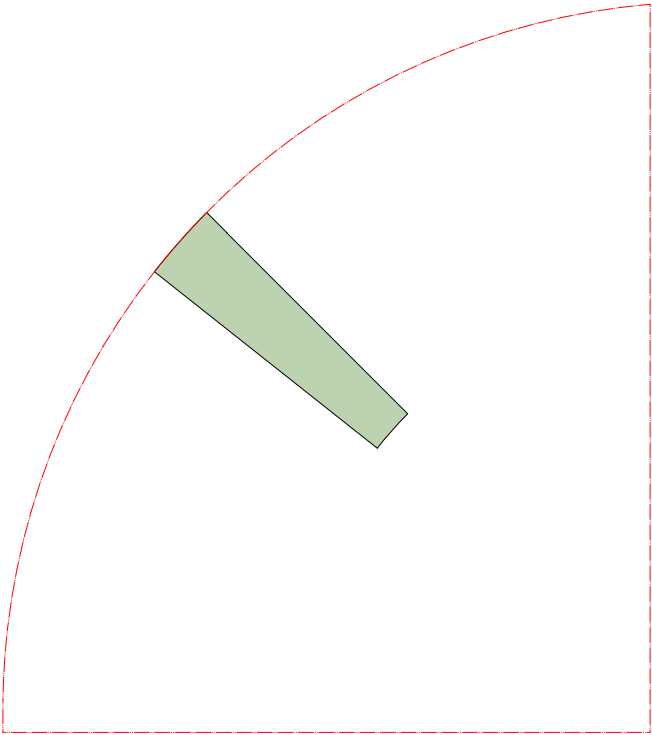
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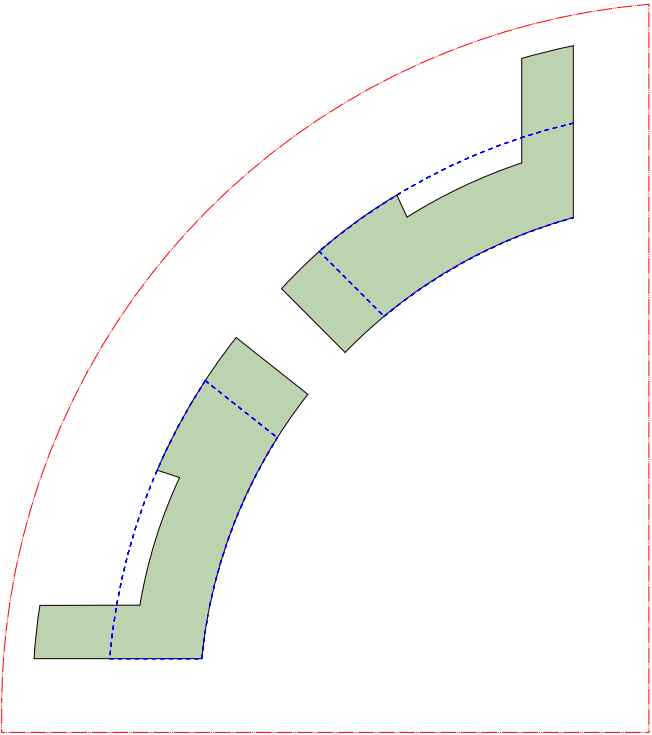
SETBACK AREA: 3,480sqm



PARK AREA: 4,855sqm

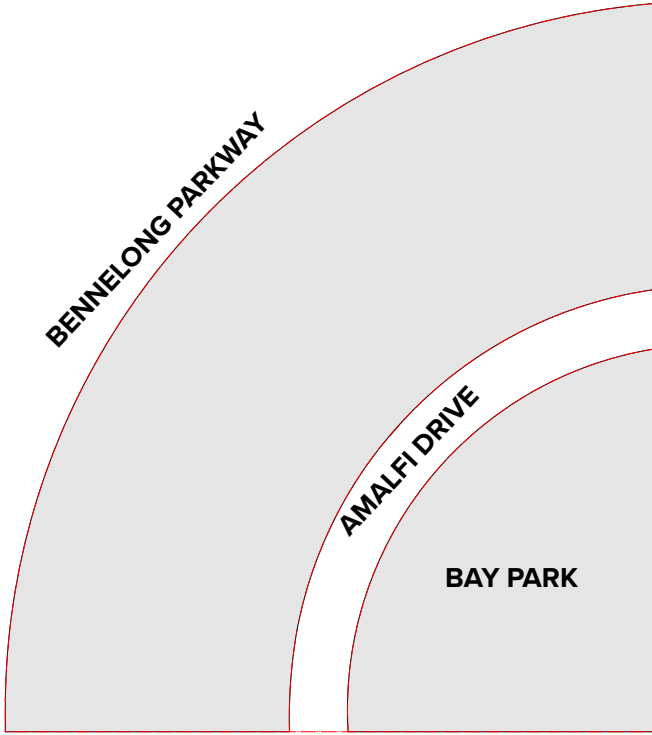


THROUGH SITE LINK AREA: 1,205sqm



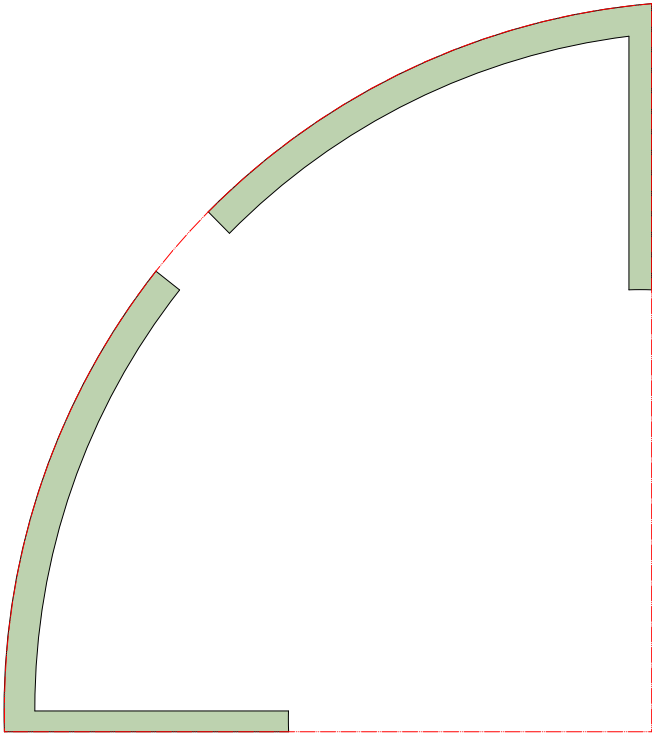
COURTYARD AREA: 4,117sqm
Comparison - 2013 envelope area dotted: 3,324 sqm

COMMUNAL OPEN SPACE: 13,657sqm

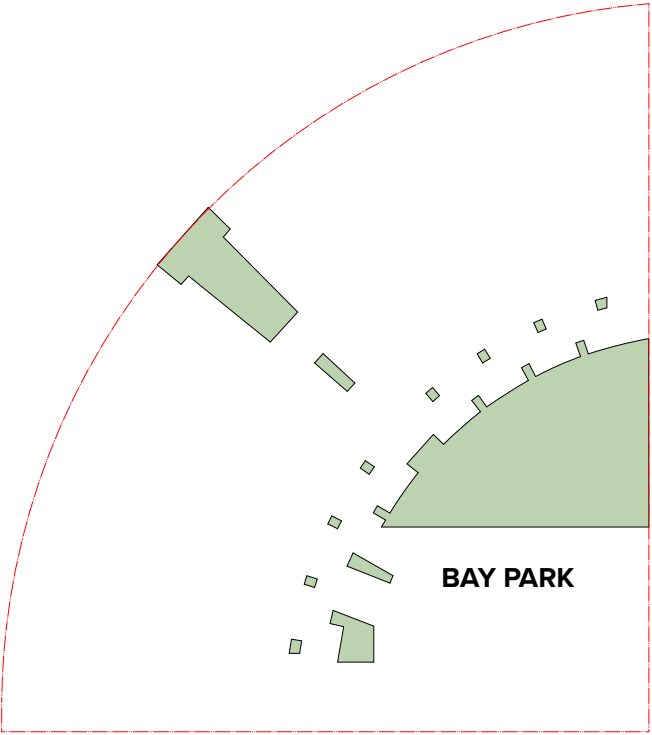


SITE AREA: 25,570sqm

Note:
Open space area diagrams shown are measured to urban control envelopes.



DEEP SOIL AREA (communal open space): 2,880sqm



DEEP SOIL AREA (public open space): 3,150sqm

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Project Title
ONE, THE WATERFRONT
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Drawing Title
GENERAL
Open Space Area Diagrams

Scale	Project No.	Drawn by	North
1:1000 @A1, 50% @A3	18039	TURNER	↗
Status	Dwg No.	Rev	
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Building	Floor Space	1 BED 50-55 sqm	2 BED 75-86 sqm	3 BED 95-130 sqm	Total
BUILDING A	2559	10	25	1	36
BUILDING B	4911	19	40	0	59
BUILDING C	7,820	43	54	10	107
BUILDING D	4021	10	59	0	69
BUILDING E	4836	11	58	0	69
BUILDING F	8,186	39	64	10	113
BUILDING G	2812	8	32	0	40
BUILDING H	8101	31	67	9	107
BUILDING J	6799	21	53	11	85
Subtotal A,B,D,E,G,H,J	34,039	110	334	21	465
Subtotal C, F	16,006	82	118	20	220
Totals	50,045	192	452	41	685
%		28%	66%	6%	

SITE AREA 25,570 sqm
FSR 1.96 :1

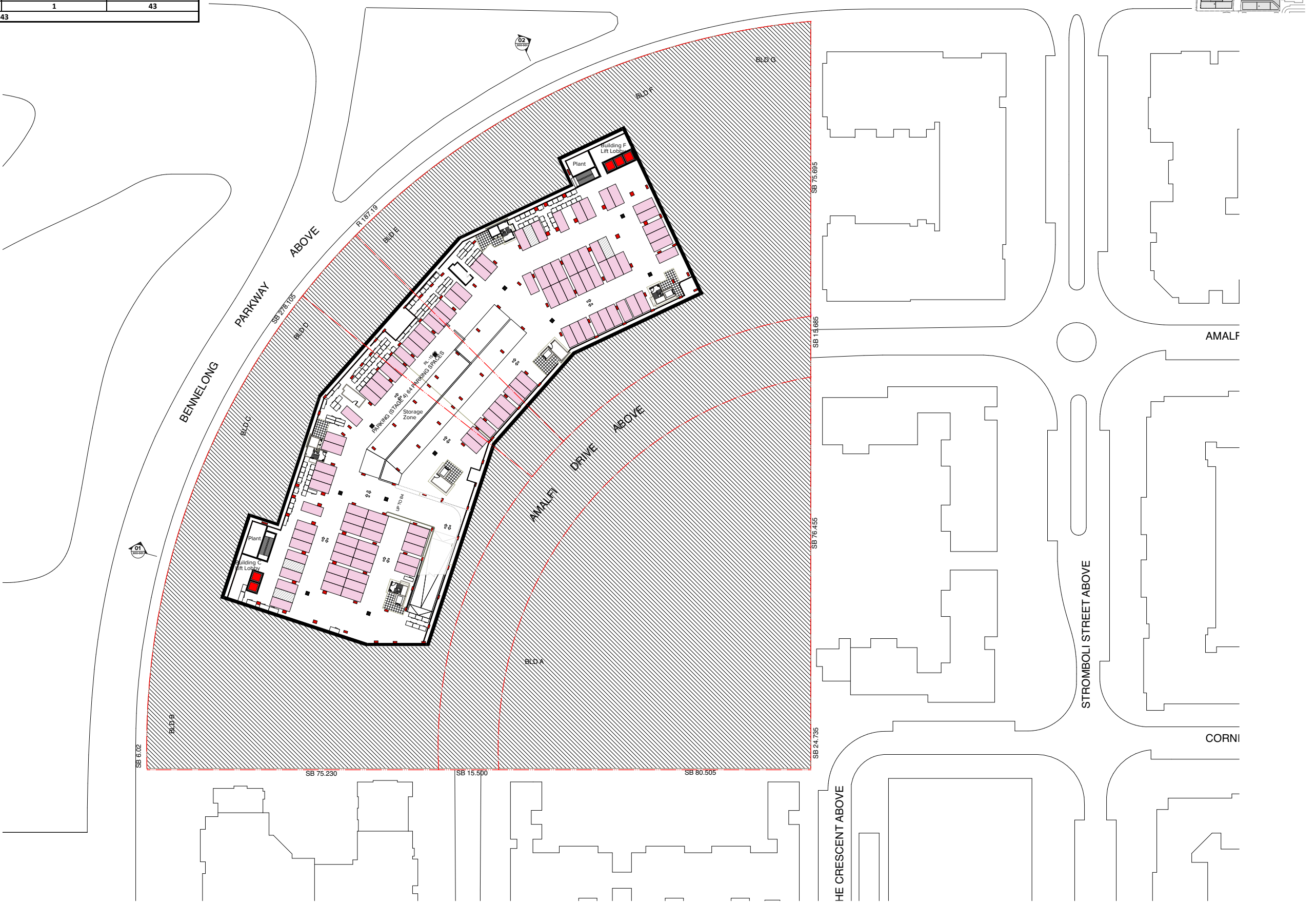
PARKING RATES	visitors	1 bed	2 bed	3 bed	Total
Building C & F					
Provided	rate	1/5 units	1/unit	1.5/unit	2/unit
	total	44	82	177	40
	including accessible:	1	including adaptable:	33	343

Refer to Traffic report for Total Development Parking

LANDSCAPE AREAS	Park	Link	Setbacks	Courtyard	Total Open Space
based on BEA envelopes	4,855	1,205	3,480	4,117	13,657
(areas will increase for illustrative and as-built plans)				Deep Soil	6,030



Stage 4 (Building C and F)				
Parking Provided				
	Standard	Adaptable (15%)	Accessible Visitor	Visitor
LGF		9	1	10
B1	17	15		33
B2	56			25
B3	37			28
B4	66			40
B6	90	9		
Subtotal	266	33	1	43
TOTAL			343	



Legend

Car Space For Building C/F

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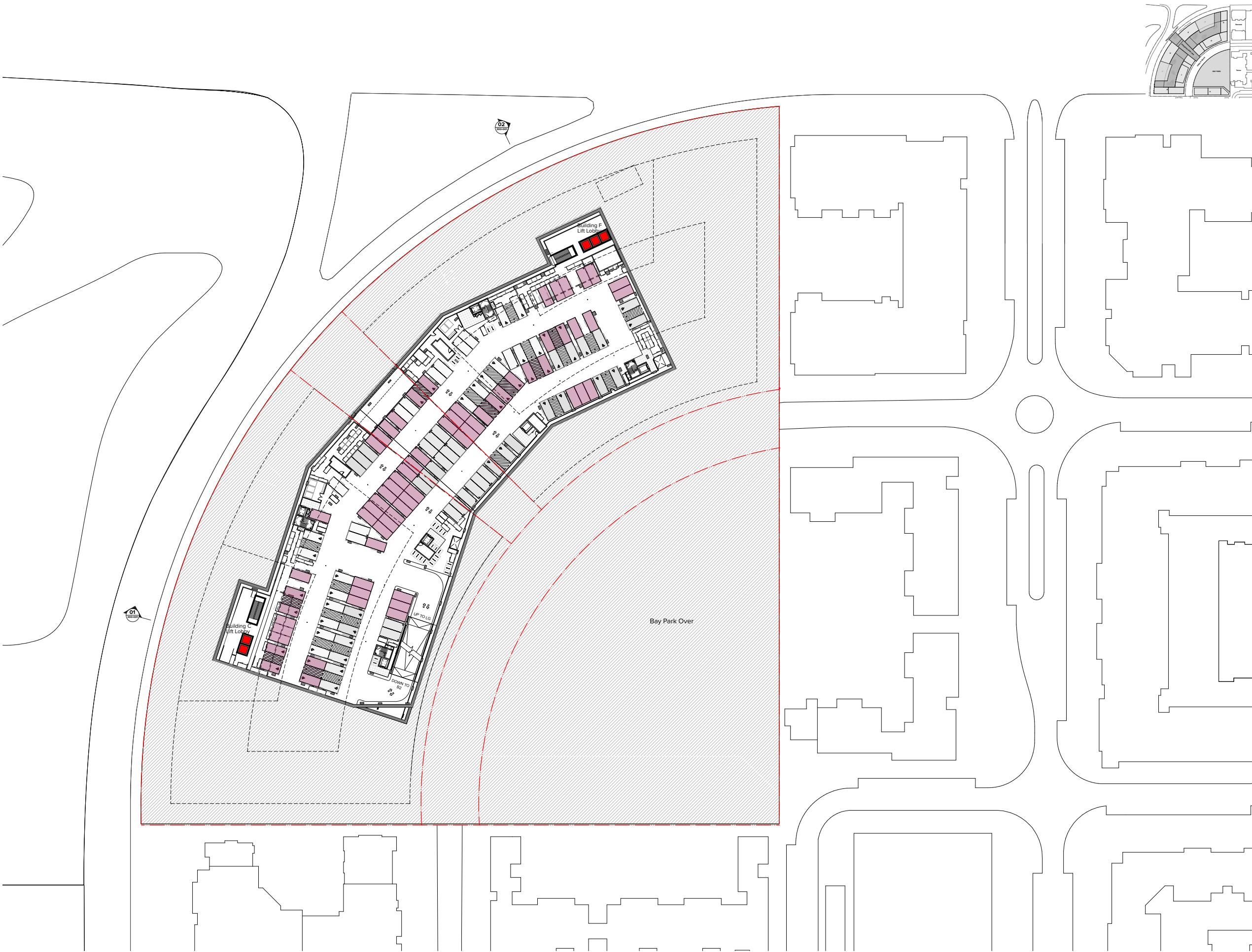
Drawing Title

Illustrative Plan
Basement 06

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Legend

Car Space For Building C/F

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Basement 01

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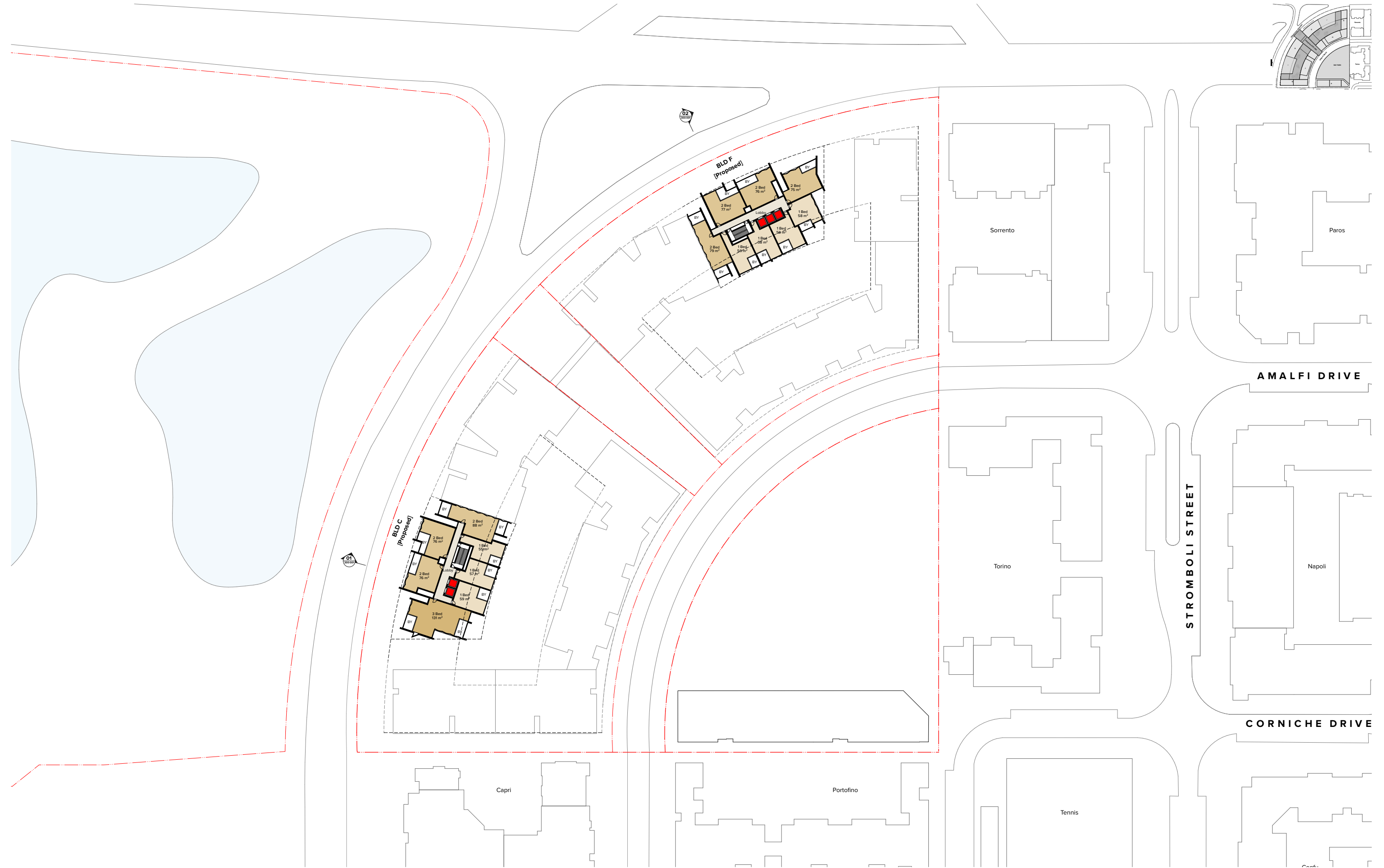
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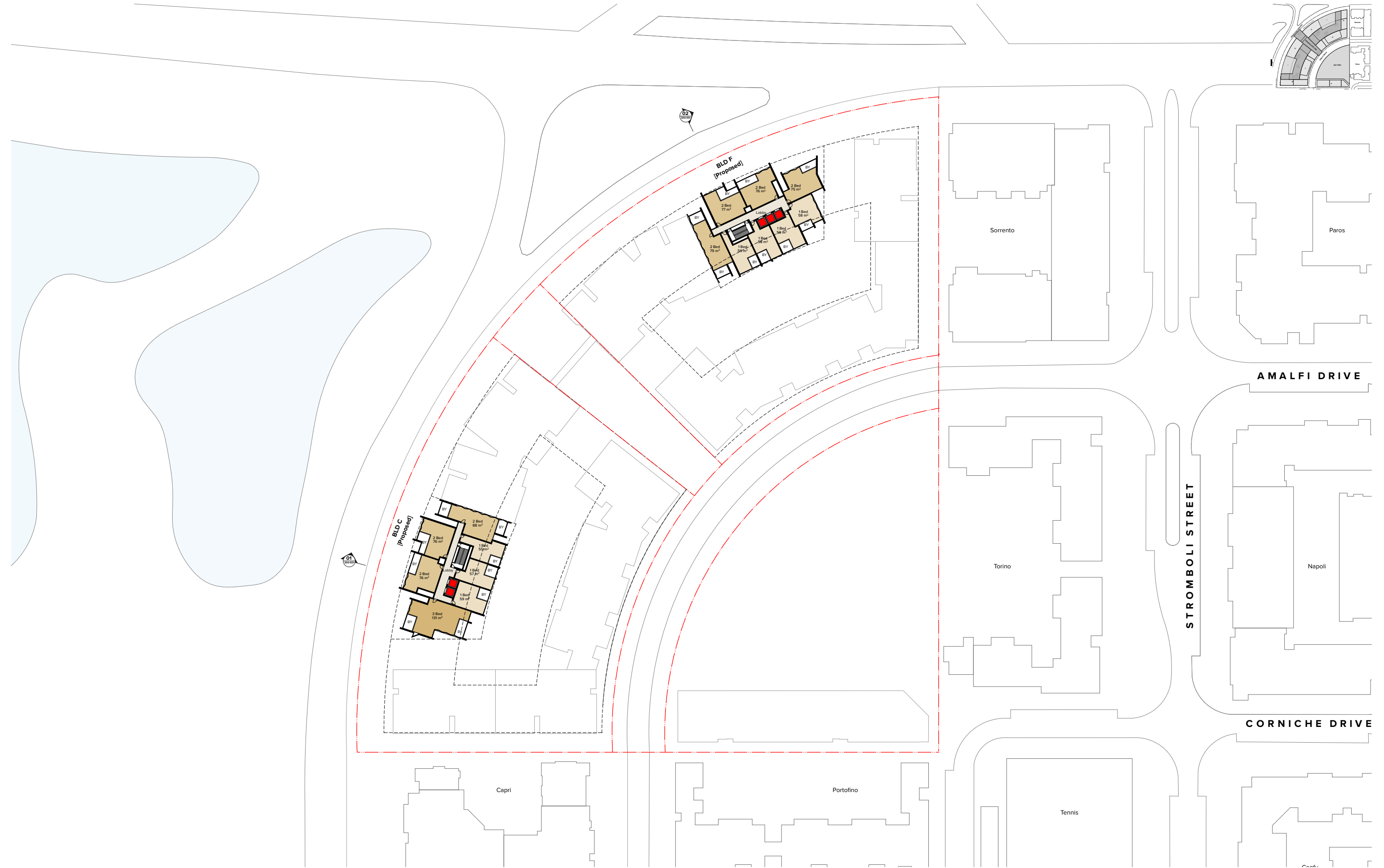
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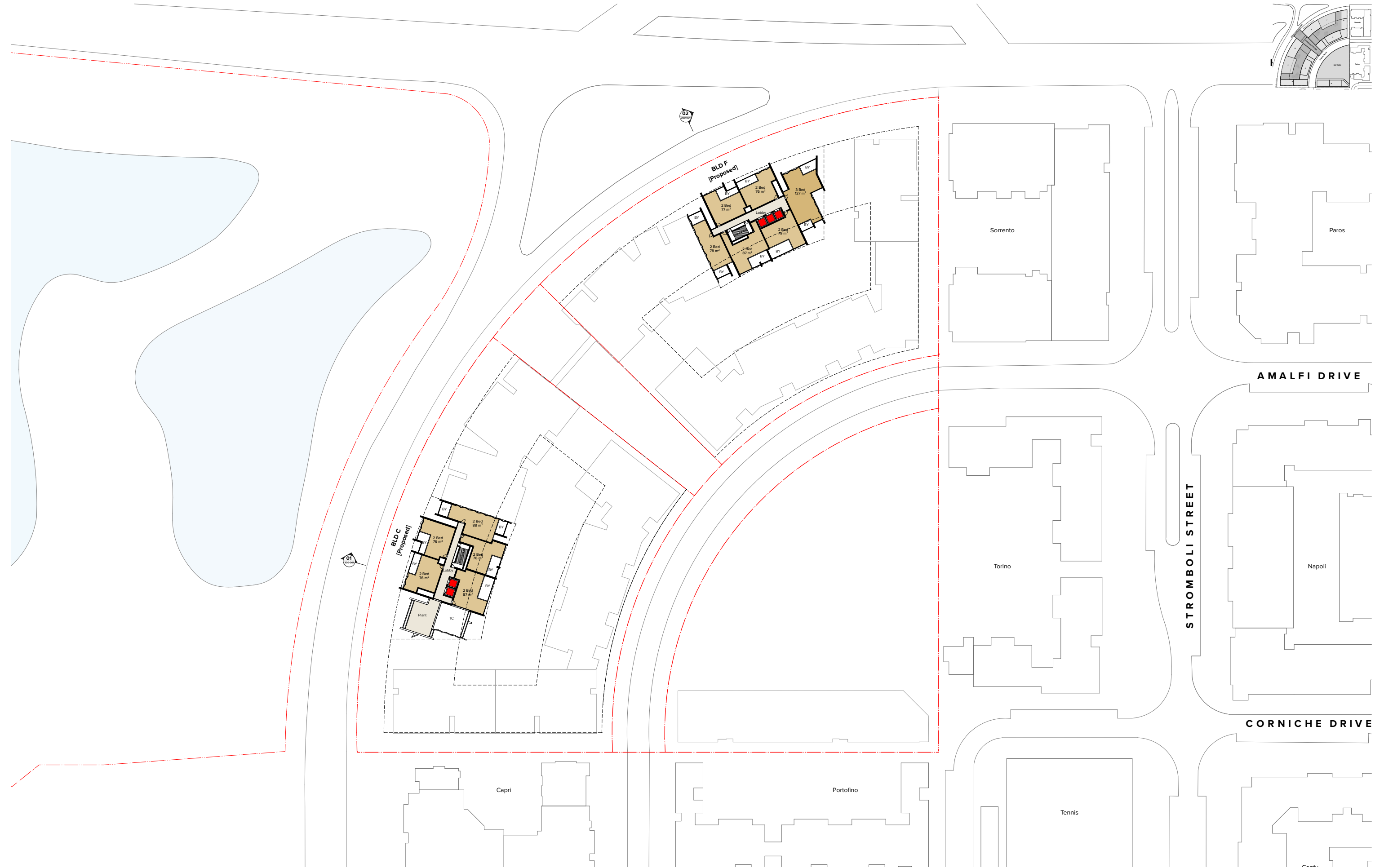
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Level 11-13

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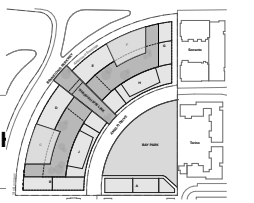
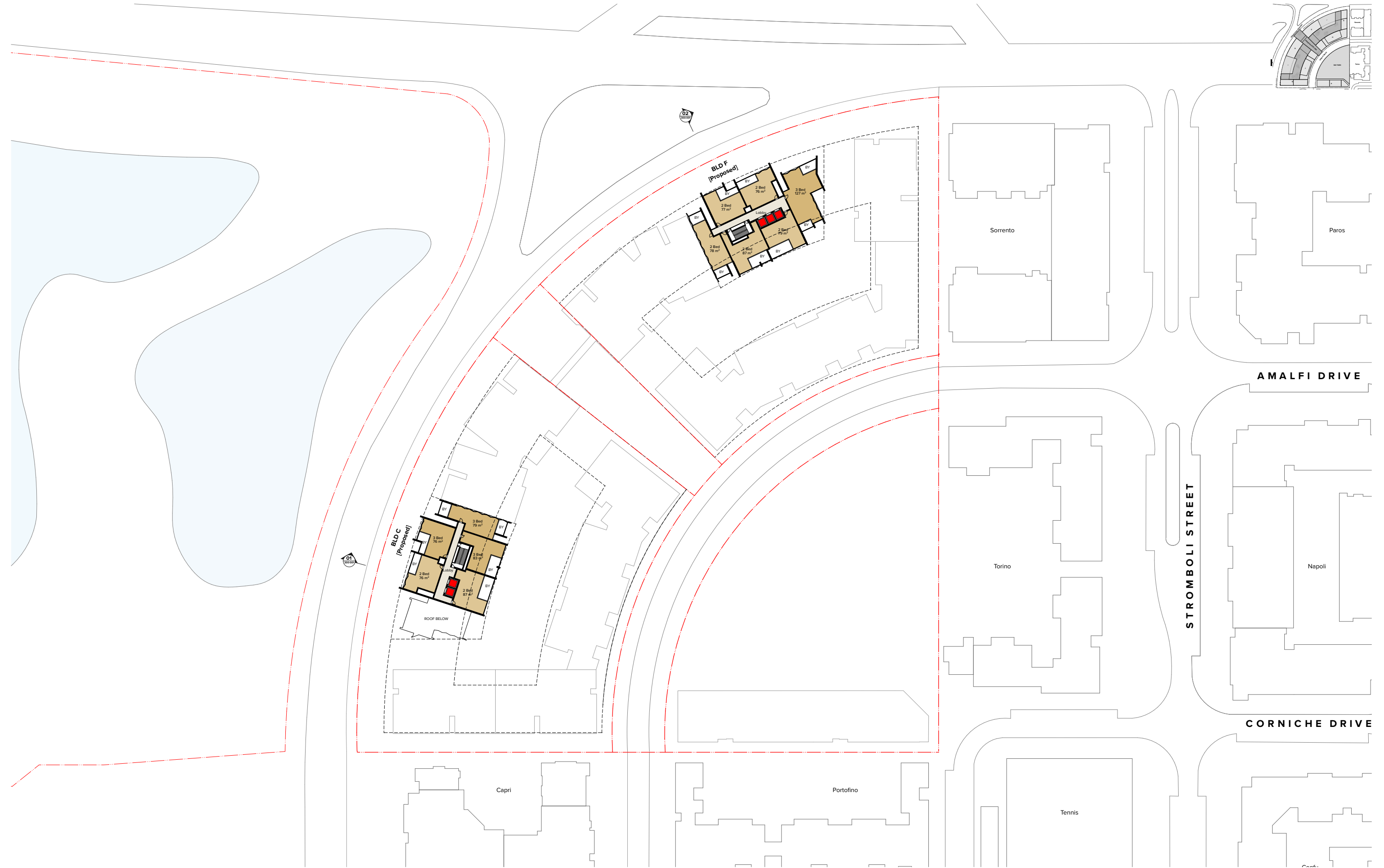
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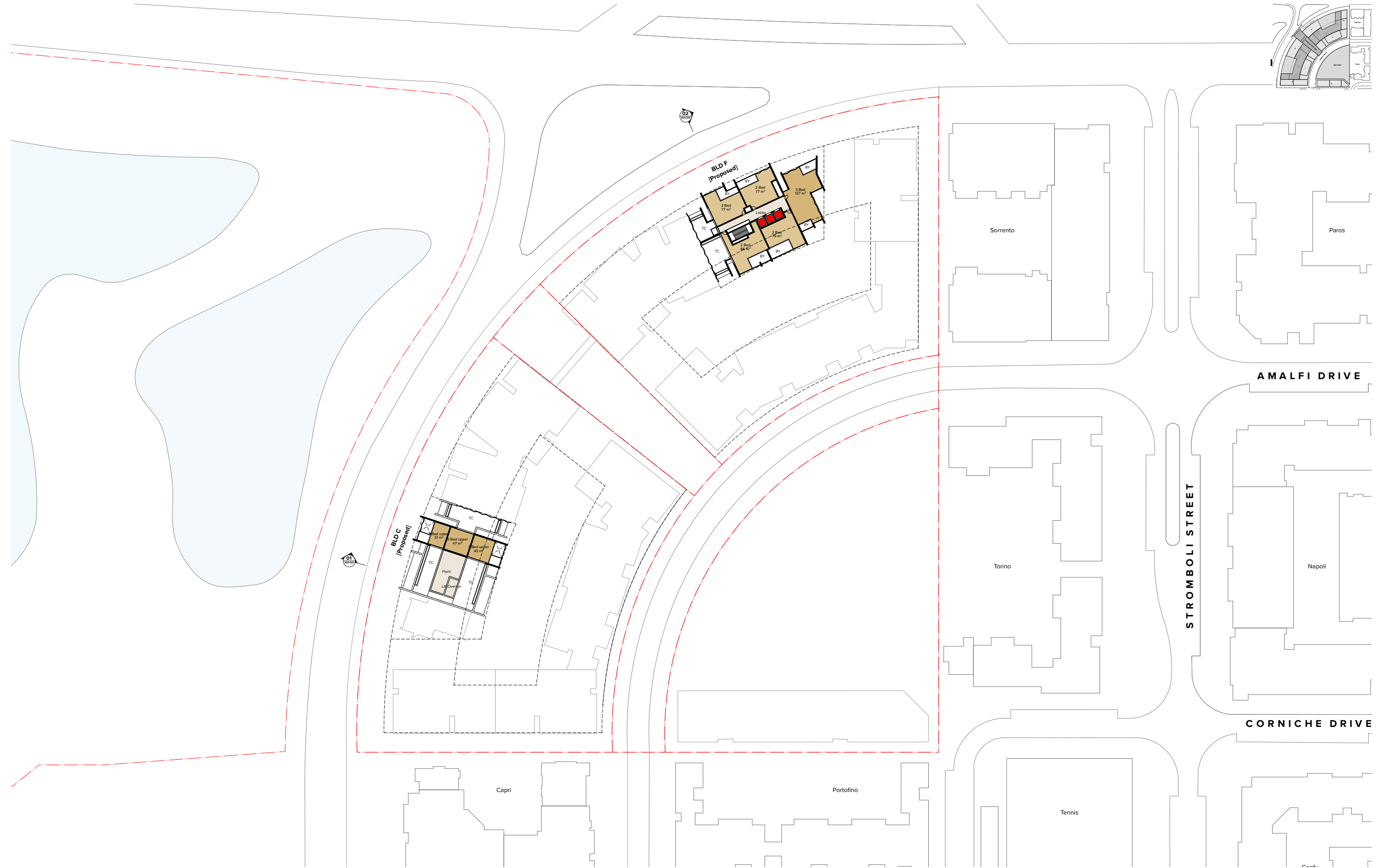
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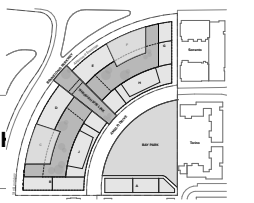
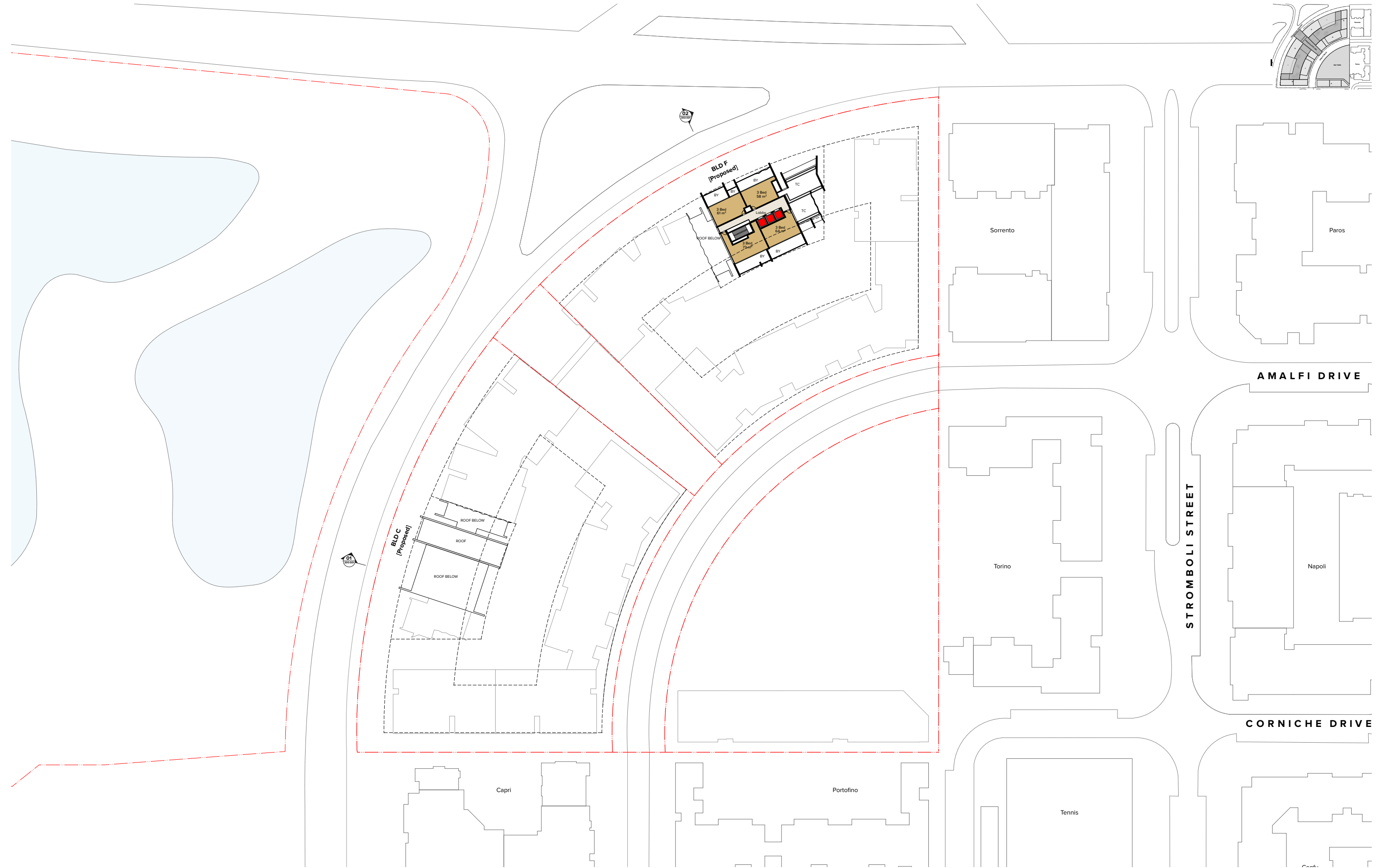
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Drawing Title
Illustrative Plan
Level 16

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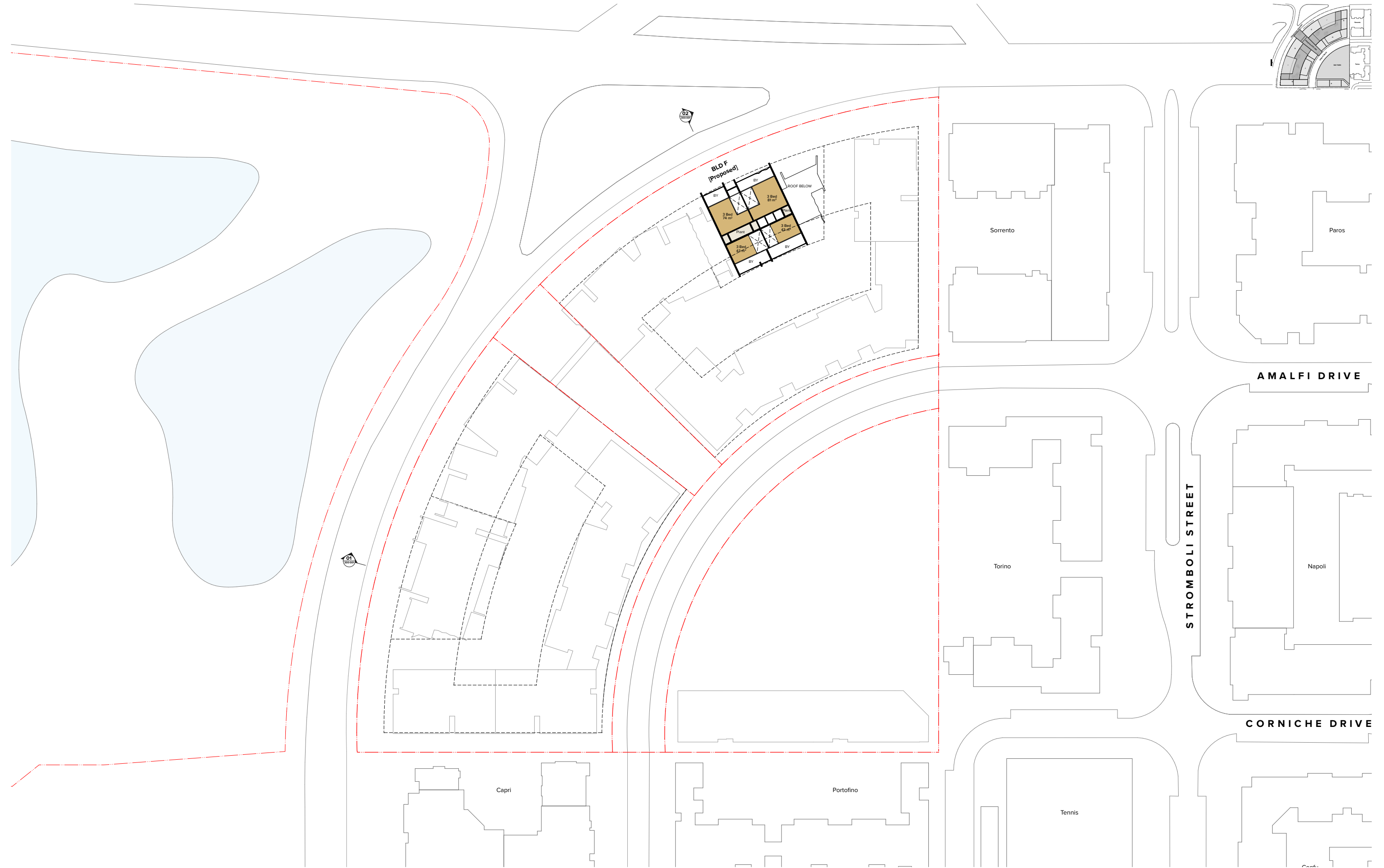
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Drawing Title
Illustrative Plan
Level 17

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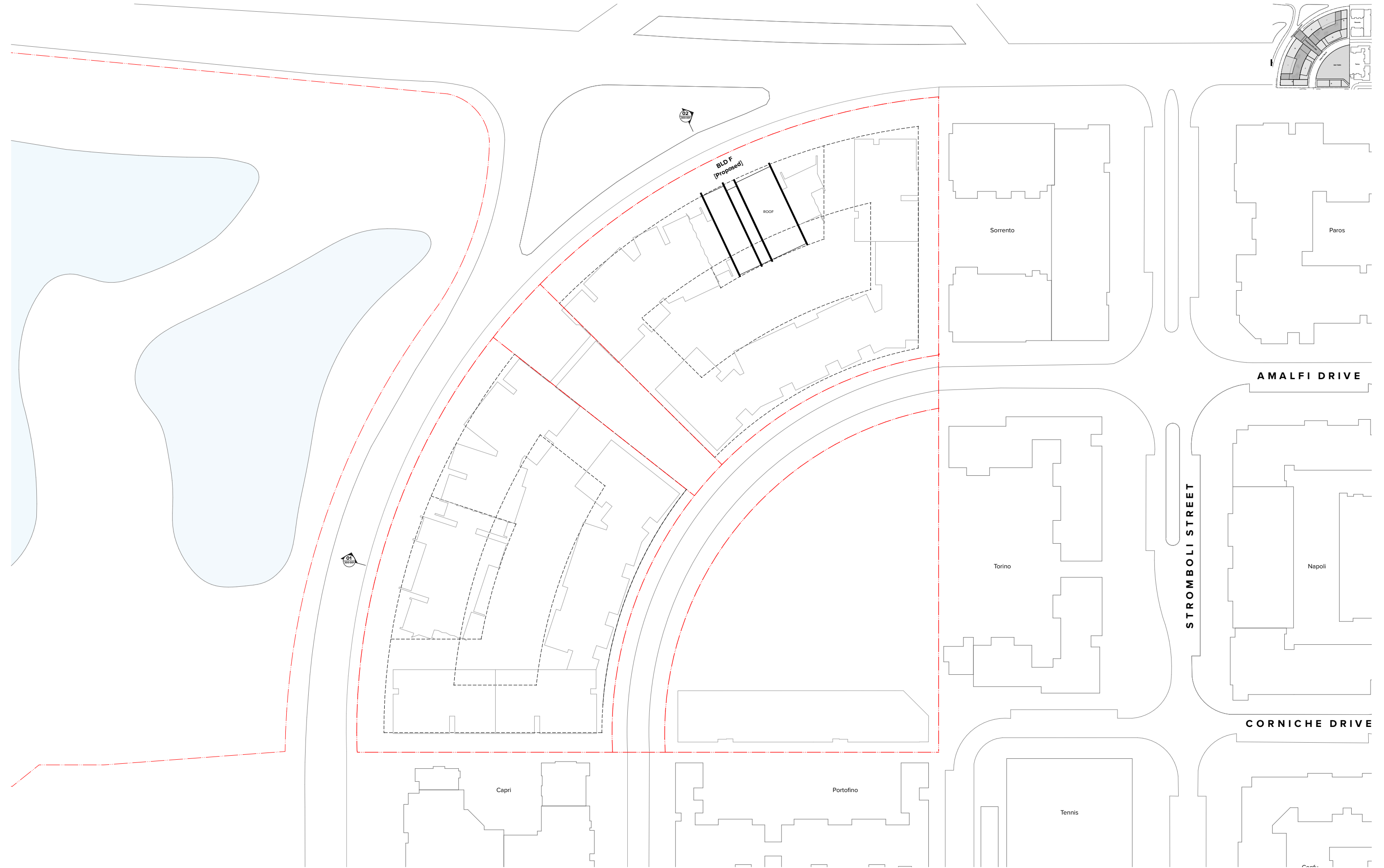
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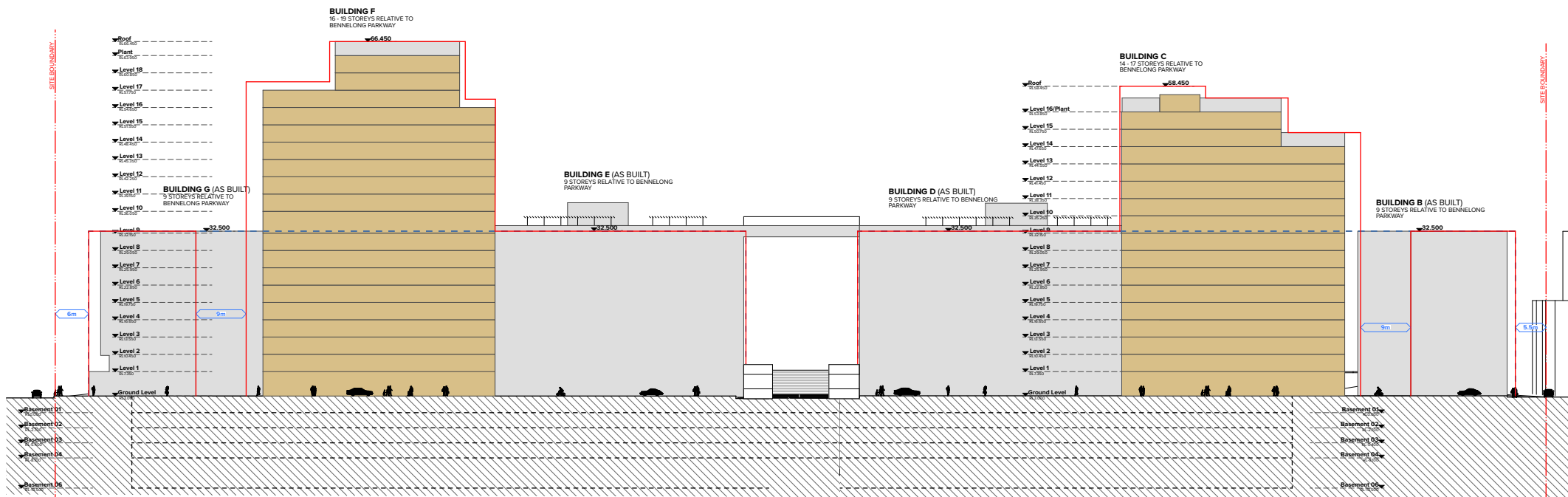
Project Title
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Scale	Project No.	Drawn by	North
@A1, 50% @ A3	18039	TURNER	↗
Sheet	Draw No.	Rev	
For Information	S75W-110-119_B		

Drawing Title
Illustrative Plan
Roof Level

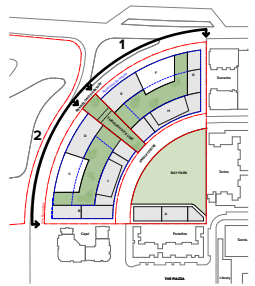
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1
-
West Elevation Bldg F
1:500

2
-
West Elevation Bldg C
1:500



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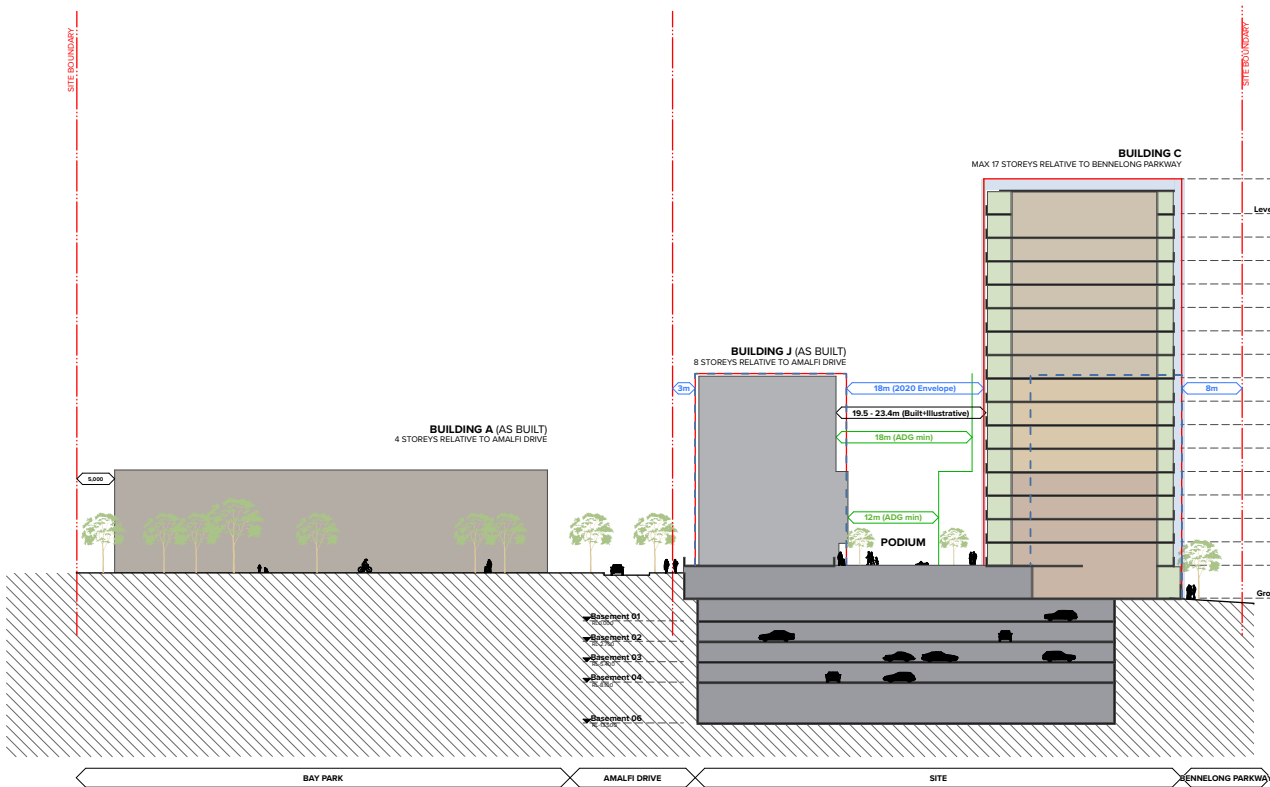
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23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
GA Elevations
West Elevation Bldg C & F

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Status For Information	Dwg No. S75W-200-001	Rev	

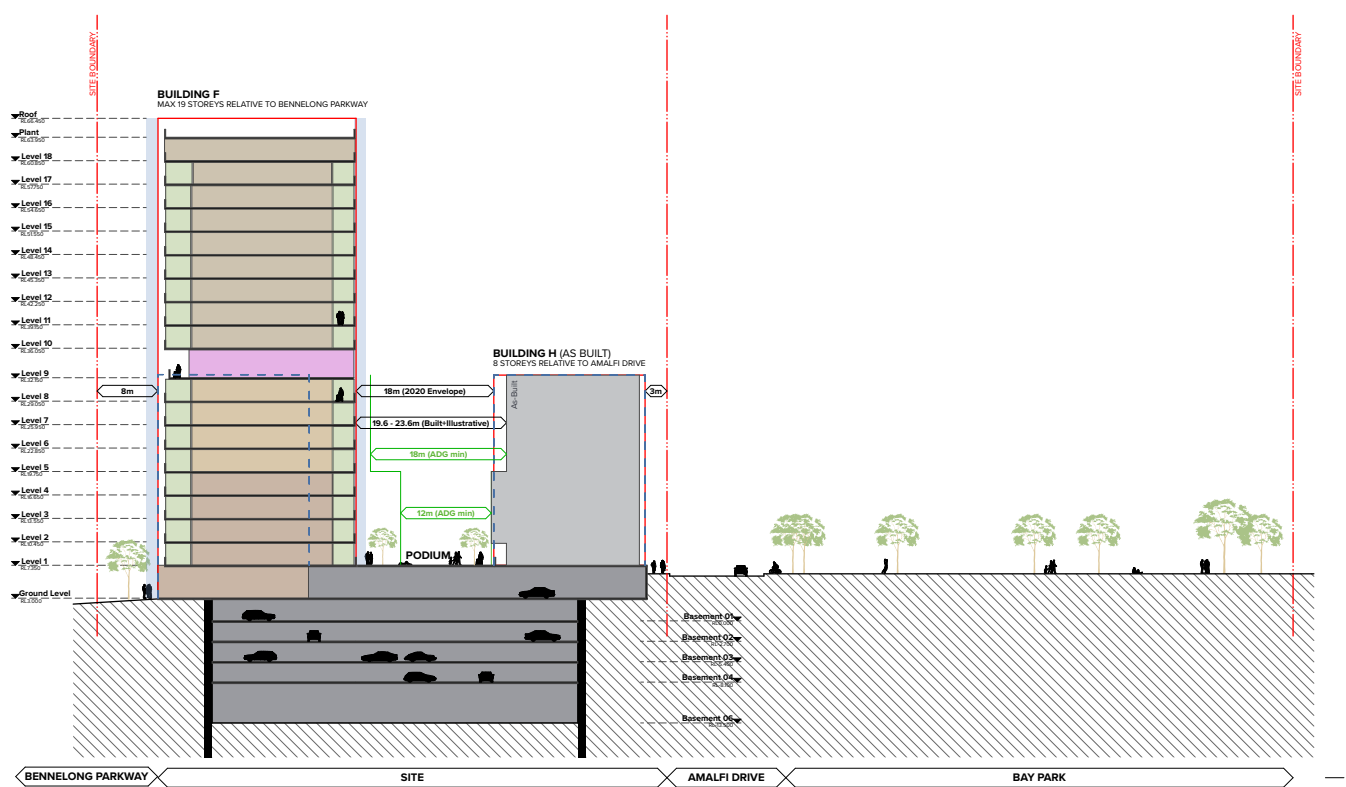
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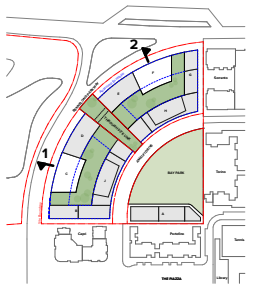


1 Section AA - BUILDING C
1:500

ADG Separation



2 SectionBB - BUILDING F
1:500



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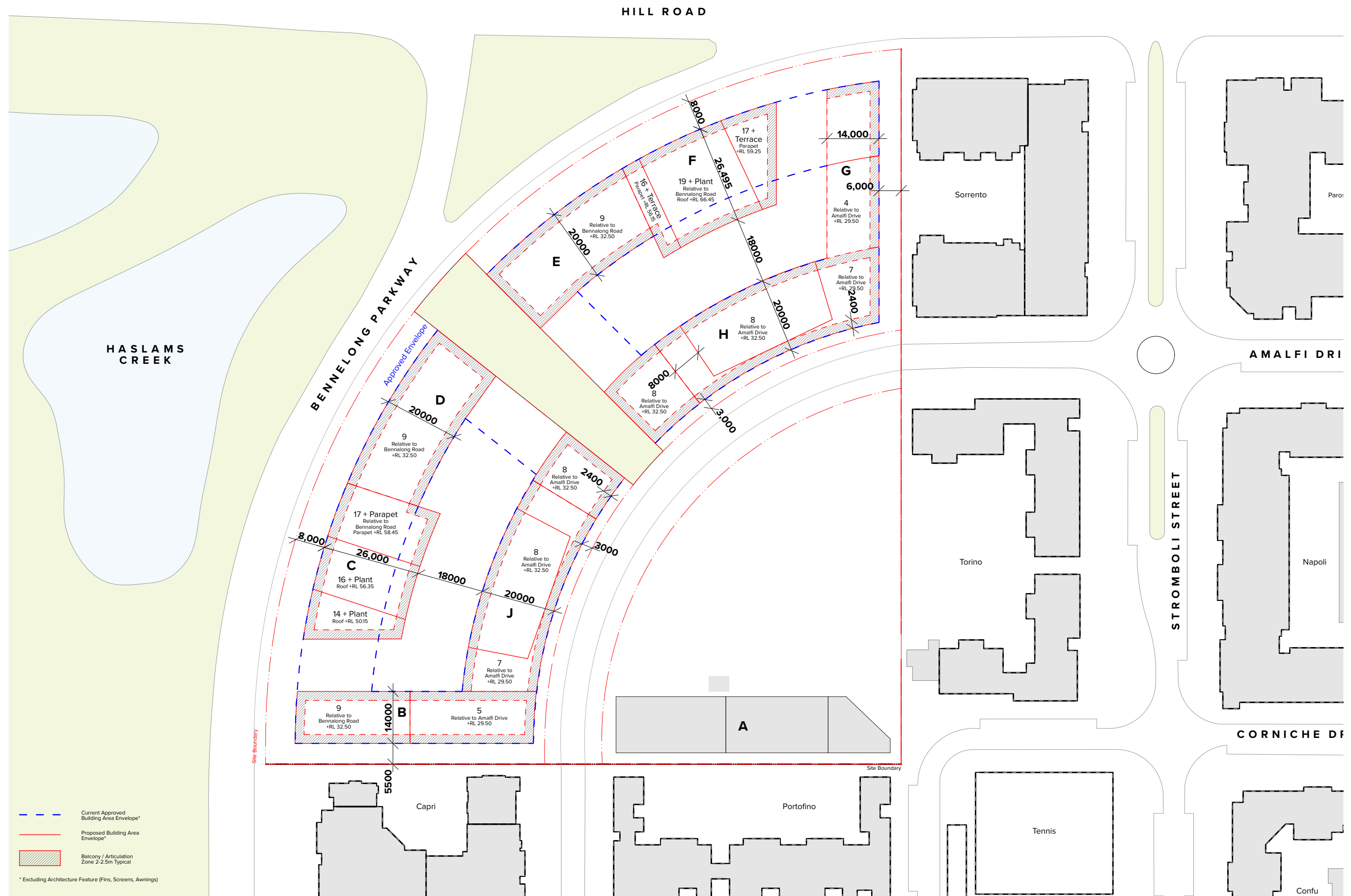
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23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

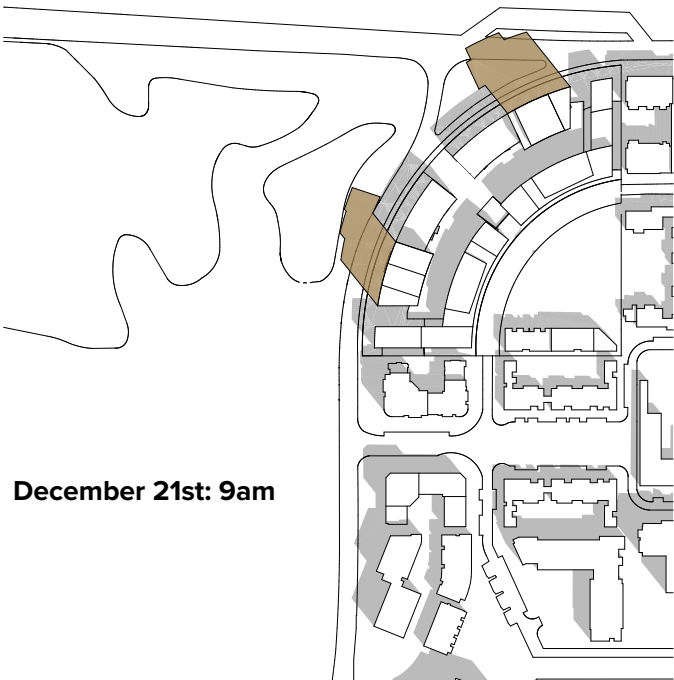
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GA Sections
Section AA & BB

Scale
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For Information
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18039
Drawing No.
S75W-300-001_B
Drawn by
TURNER
Rev

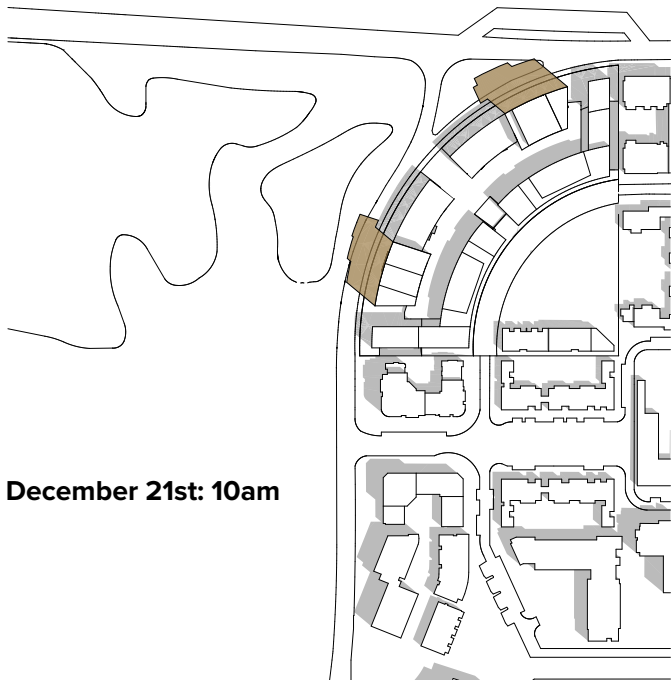
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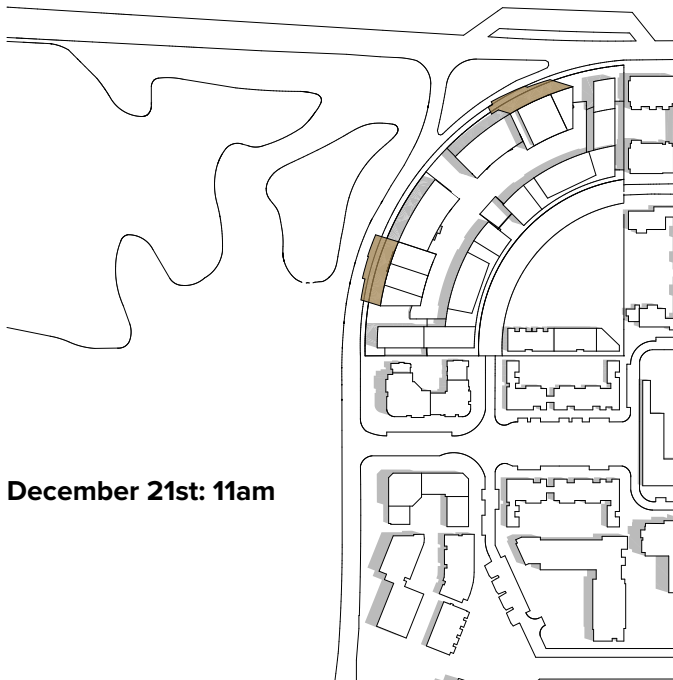




December 21st: 9am



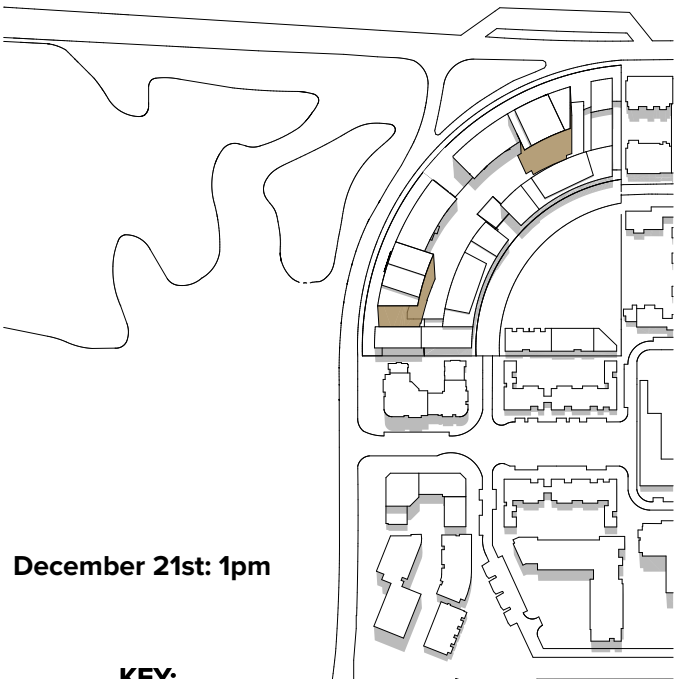
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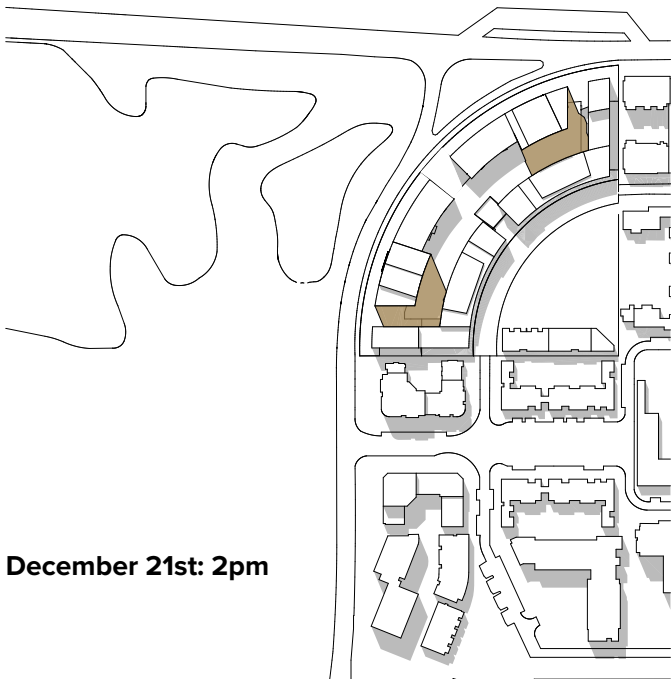
December 21st: 11am



December 21st: 12pm



December 21st: 1pm



December 21st: 2pm



December 21st: 3pm

KEY:



Shadow of Remaining Un-built Envelope - 2020 Proposed MOD 4



Shadows of Existing approved Concept Envelope and Neighbouring Buildings

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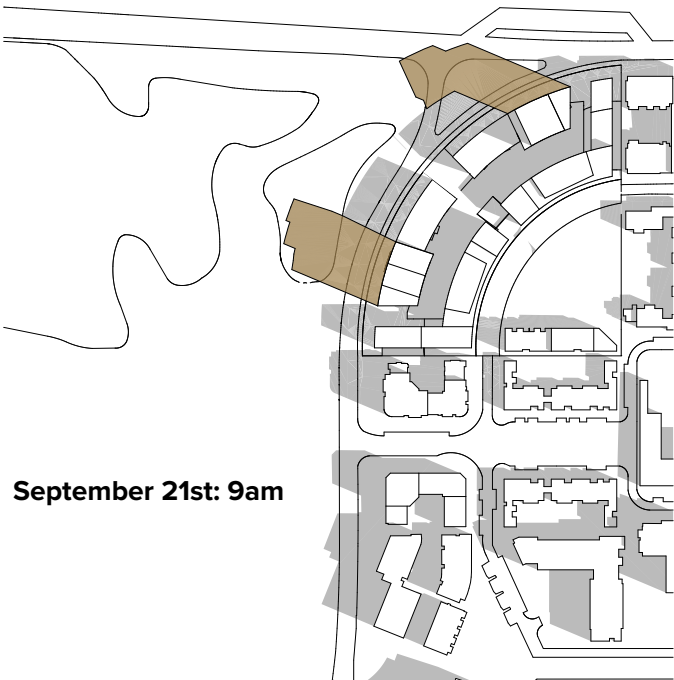
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ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
For Information	S75W-400-002		

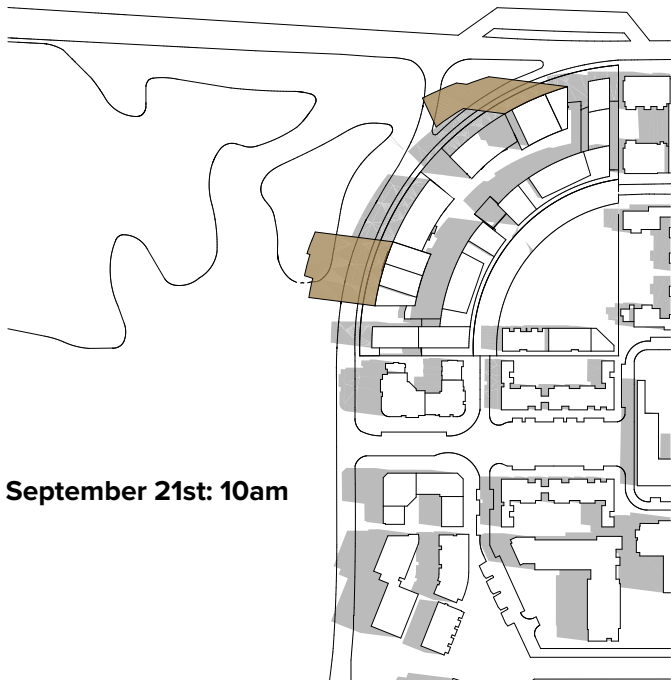
Drawing Title
Diagrams
Summer Shadow

TURNER

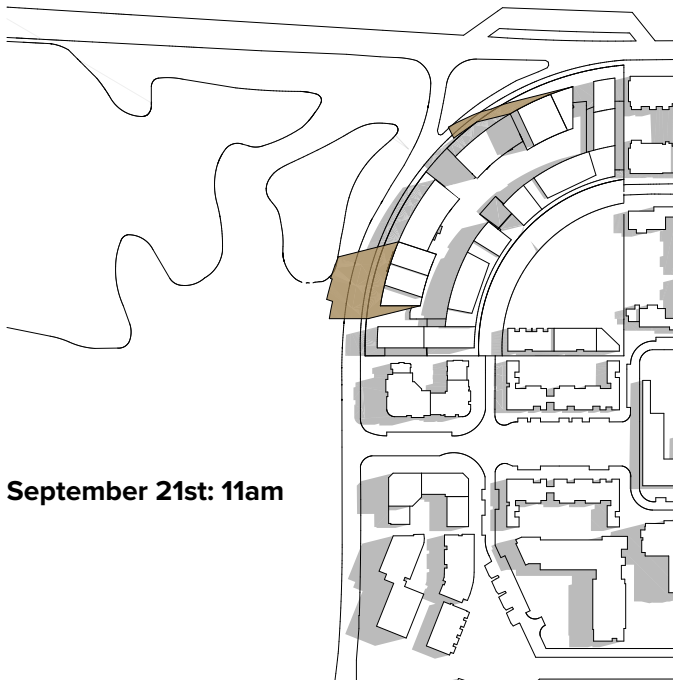
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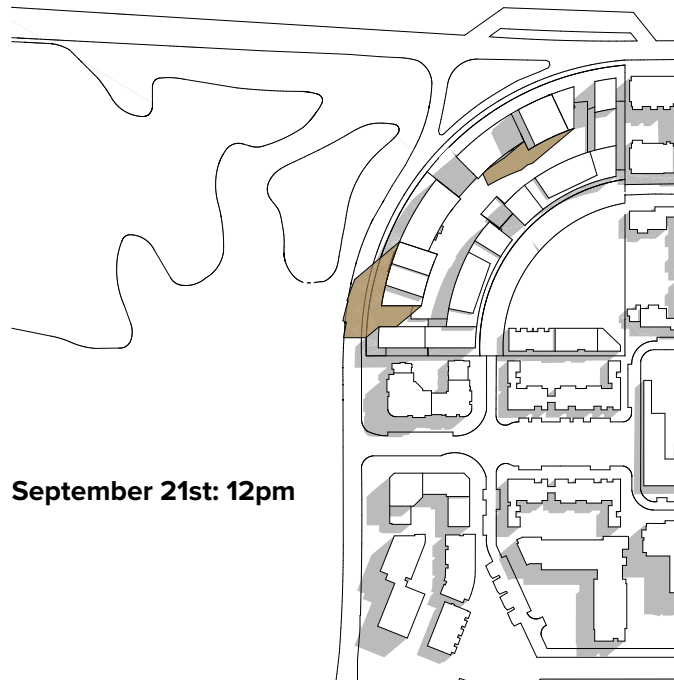
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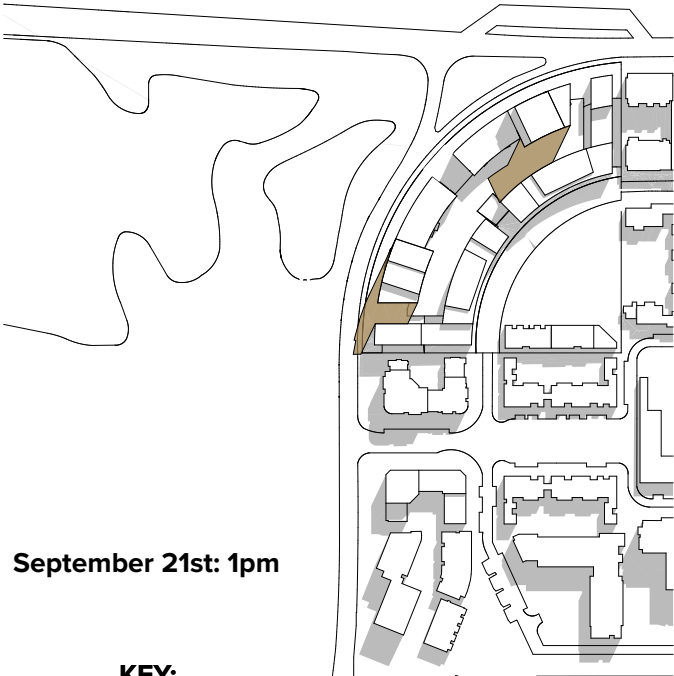
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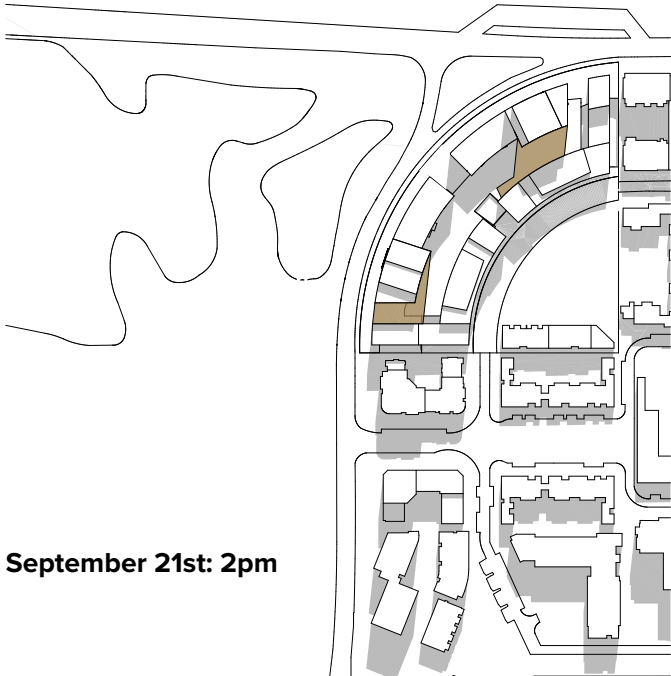
September 21st: 11am



September 21st: 12pm



September 21st: 1pm



September 21st: 2pm



September 21st: 3pm

KEY:



Shadow of Remaining Un-built Envelope - 2020 Proposed MOD 4



Shadows of Existing approved Concept Envelope and Neighbouring Buildings

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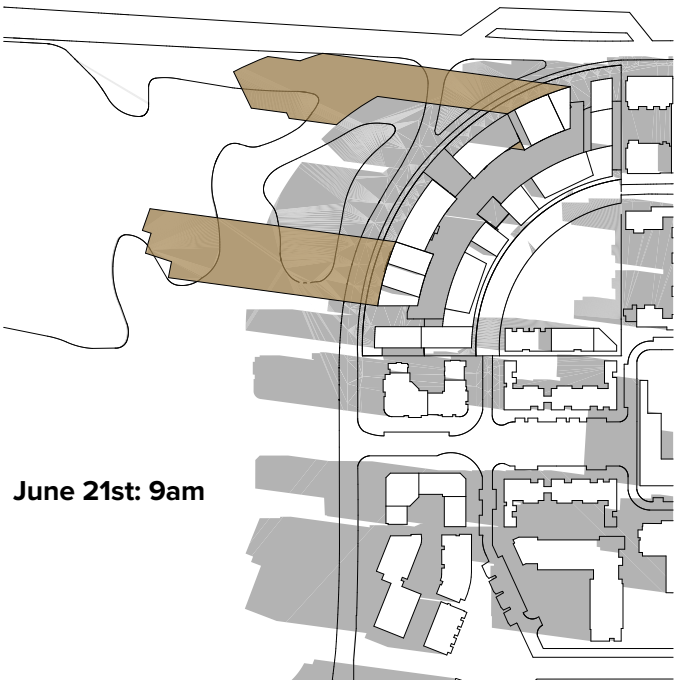
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Scale	Project No.	Drawn by	North
1:2500 @A1, 50% @A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-400-003		

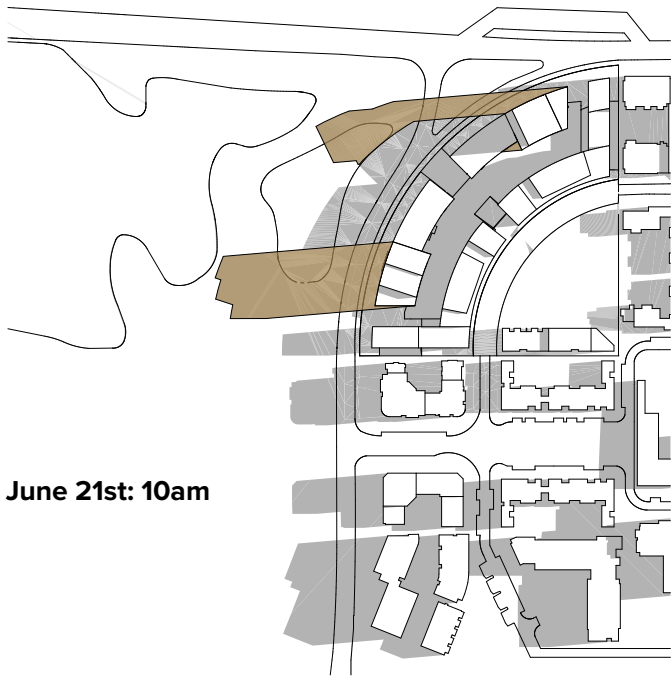
Diagrams
Equinox Shadow

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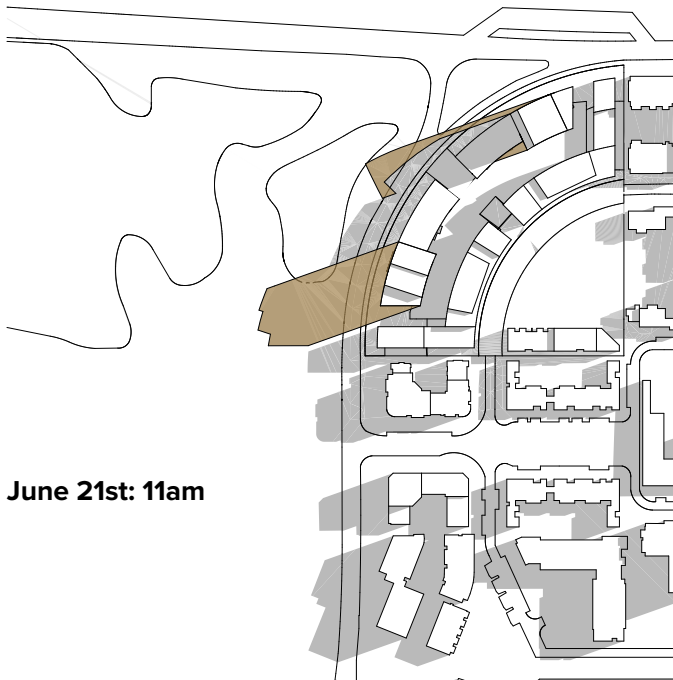
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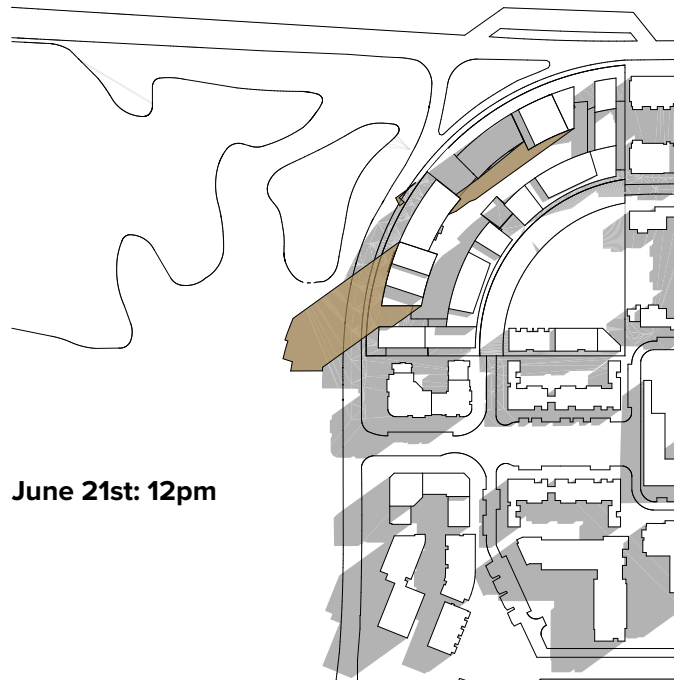
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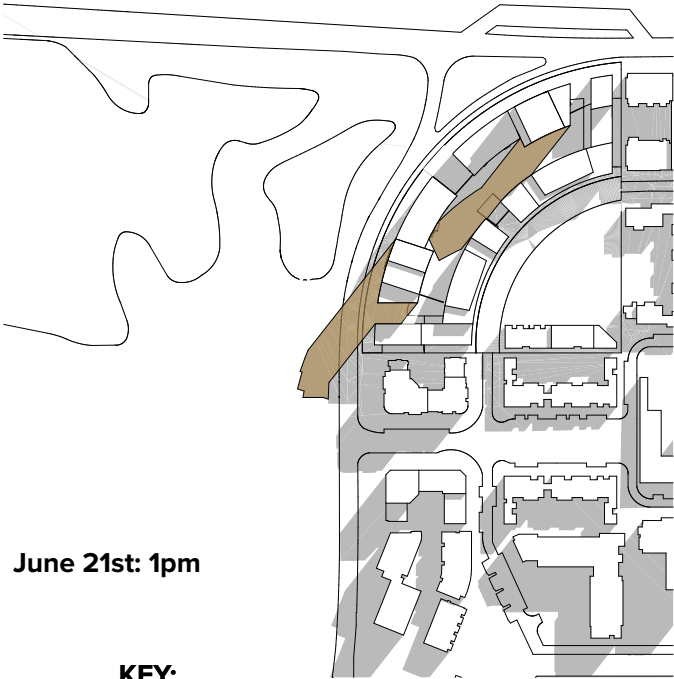
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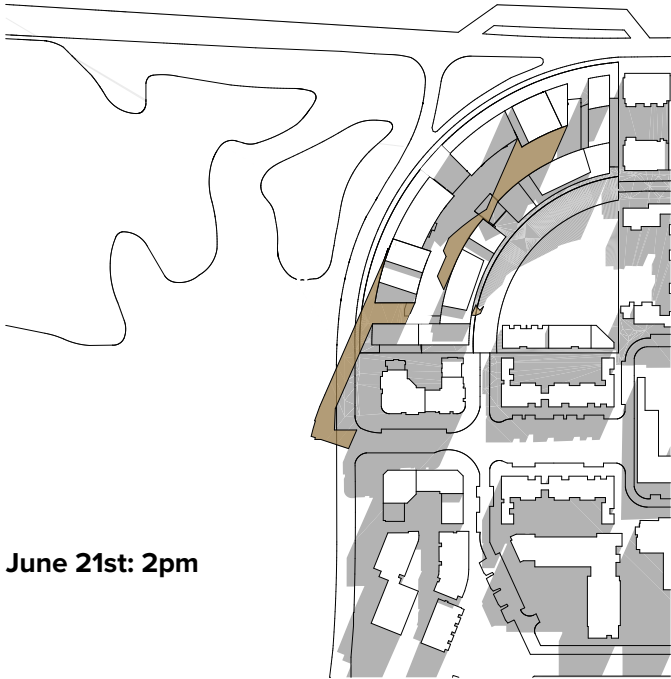
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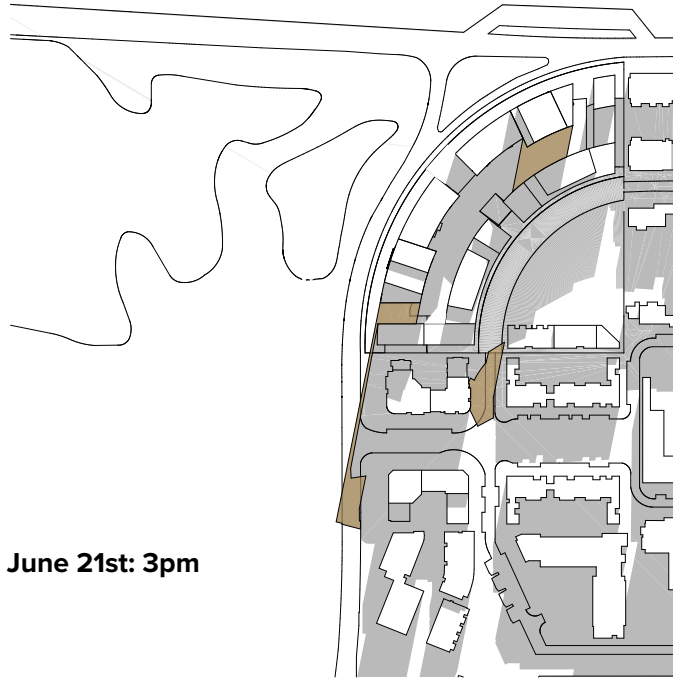
June 21st: 12pm



June 21st: 1pm



June 21st: 2pm



June 21st: 3pm

KEY:



Shadow of Remaining Un-built Envelope - 2020 Proposed MOD 4



Shadows of Existing approved Concept Envelope and Neighbouring Buildings

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Scale
1:2500 @A1, 50% @A3
Status
For Information
Project No.
18039
Drawn by
TURNER
Dwg No.
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Rev

Drawing Title
Diagrams
Winter Shadow

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1 Ground Level

< 15min - >2hrs Solar Access	0
>2hr Solar Access	3
No Direct Sunlight	0
Cross Ventilation	0



2 Level 01

< 15min - >2hrs Solar Access	3
>2hr Solar Access	0
No Direct Sunlight	1
Cross Ventilation	3



3 Level 02-08

< 15min - >2hrs Solar Access	14
>2hr Solar Access	35
No Direct Sunlight	7
Cross Ventilation	42



4 Level 10-13

< 15min - >2hrs Solar Access	4
>2hr Solar Access	24
No Direct Sunlight	4
Cross Ventilation	0



5 Level 14-15

< 15min - >2hrs Solar Access	0
>2hr Solar Access	10
No Direct Sunlight	2
Cross Ventilation	0



6 Level 16

< 15min - >2hrs Solar Access	0
>2hr Solar Access	5
No Direct Sunlight	0
Cross Ventilation	0



7 Level 17-18

< 15min - >2hrs Solar Access	0
>2hr Solar Access	4
No Direct Sunlight	0
Cross Ventilation	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: 81 apartments = 71%

Natural Ventilation (Objective 4B-3, Design Criteria 1)

Minimum % of apartments to be naturally ventilated: $\geq 60\%$
Actual % of apartments that are naturally ventilated: 45 apartments = 70%

No Direct Sunlight (Objective 4A-1, Design Criteria 3)

Minimum % of apartments achieving no direct sunlight: $\leq 15\%$
Actual % of achieving no direct sunlight: 14 apartments = 12%

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: 156 apartments = 71%

Natural Ventilation (Objective 4B-3, Design Criteria 1)

Minimum % of apartments to be naturally ventilated: $\geq 60\%$
Actual % of apartments that are naturally ventilated: 90 apartments = 74%

No Direct Sunlight (Objective 4A-1, Design Criteria 3)

Minimum % of apartments achieving no direct sunlight: $\leq 15\%$
Actual % of achieving no direct sunlight: 25 apartments = 11%

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Project Title
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Scale
1:250 @A1, 50%@A3
Drawing Title
Amenity_Diagram_Building F

Project No.
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Drawn by
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Accredited Architect: Nicholas Turner 9005, ANZ 90 544 584 911

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

Drawing Title
Diagrams
Perspective 01

Scale	Project No.	Drawn by	North
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Sheet	Dwg No.	Rev	
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Project Title
ONE, THE WATERFRONT
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Drawing Title
Diagrams
Perspective 02

Scale	Project No.	Drawn by	North
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Station	Dwg No.	Rev	
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Project Title
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23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
Diagrams
Perspective 03

Scale	Project No.	Drawn by	North
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Drawing Title
Diagrams
Perspective 04

Scale @A1, 50% @A3	Project No. 18039	Drawn by TURNER	North
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15.04.2020



ONE

THE WATERFRONT

APPENDIX 1: MODIFIED CONCEPT PLANS

23 Bennelong Parkway
Wentworth Point NSW 2127

S75W MOD 4 (2020)

By: TURNER
For: PIETY THP
Project Ref. No: 18039
Nominated Architect: Nicholas Turner 6695