

02.09.2020



APPENDIX 1:
MODIFIED CONCEPT PLAN
DRAWINGS

23 Bennelong Parkway
Wentworth Point NSW 2127

S75W MOD 4 (SEPTEMBER 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-110-112	Level 11
S75W-110-113	Level 12
S75W-110-114	Level 13-14
S75W-110-115	Level 15
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-400-009	Perspective 01
S75W-400-010	Perspective 02
S75W-400-011	Perspective 03
S75W-400-012	Perspective 04



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Nominated Architect: Nicholas Turner 6055, AENB 99 054 034 911

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

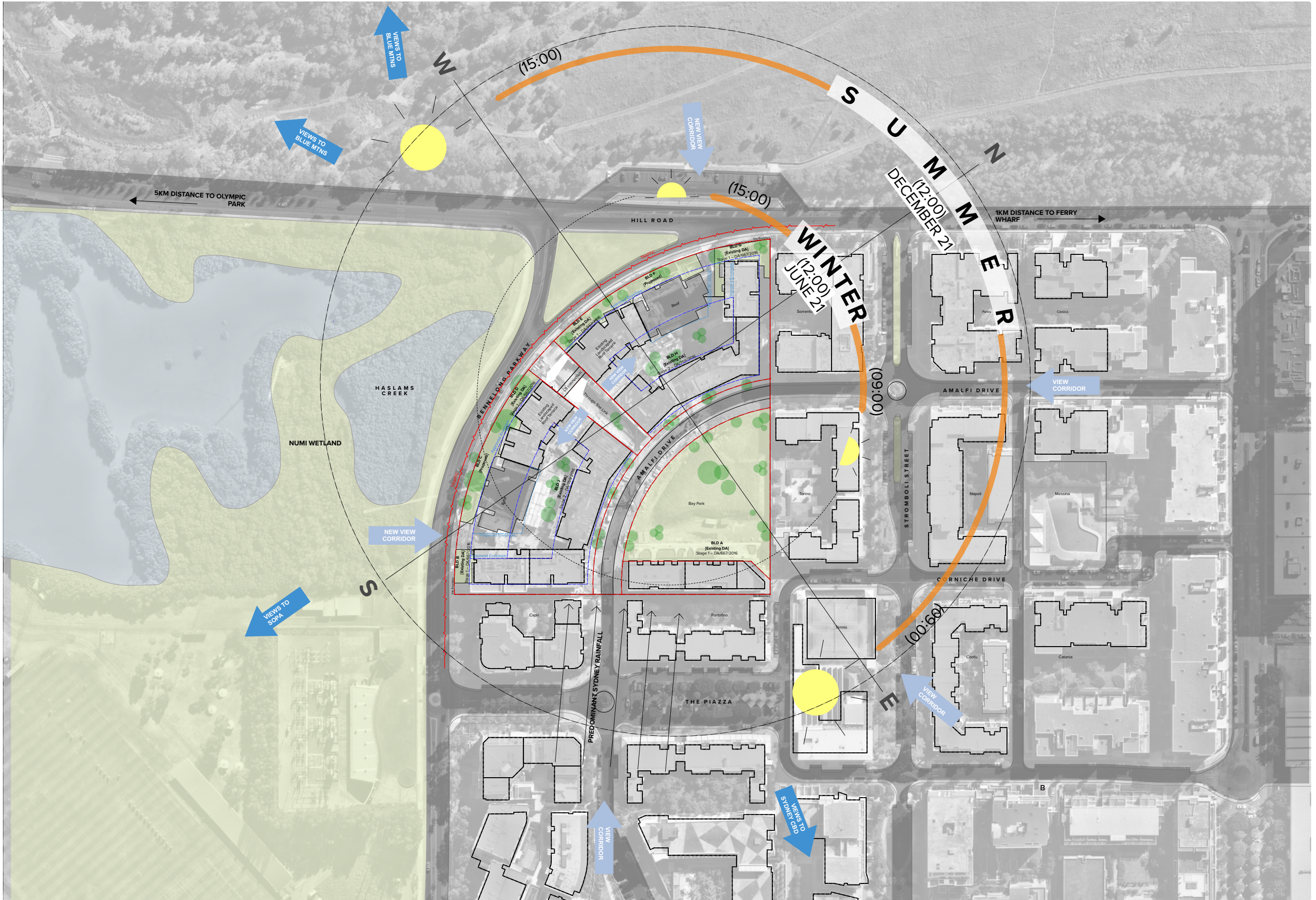
Drawing Title
GENERAL
Site Context Plan

Scale	Project No.	Drawn by	North
1:400 @A1, 50% @A3	18039	TURNER	↗
Status	Dwg No.	Rev	
	S75W-100-001	B	

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Notwithstanding to whomsoever, Turner 18039, ABN 61 564 584 911

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A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
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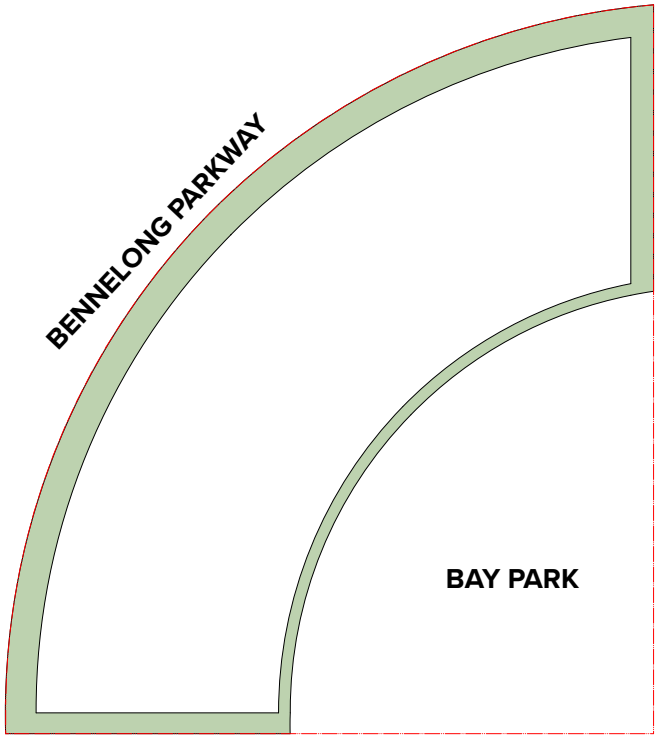
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
GENERAL
Site Analysis Diagrams

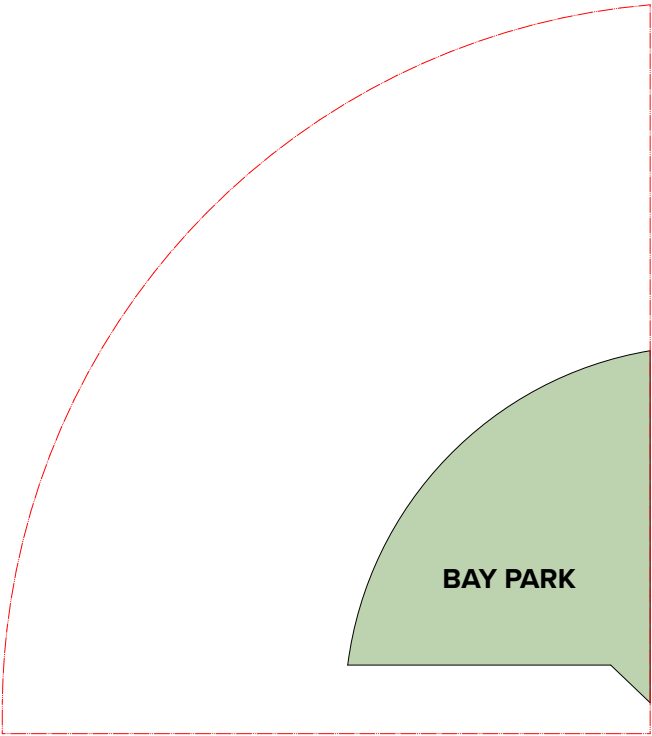
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Status For Information	Dwg No. S75W-100-002	Rev C	

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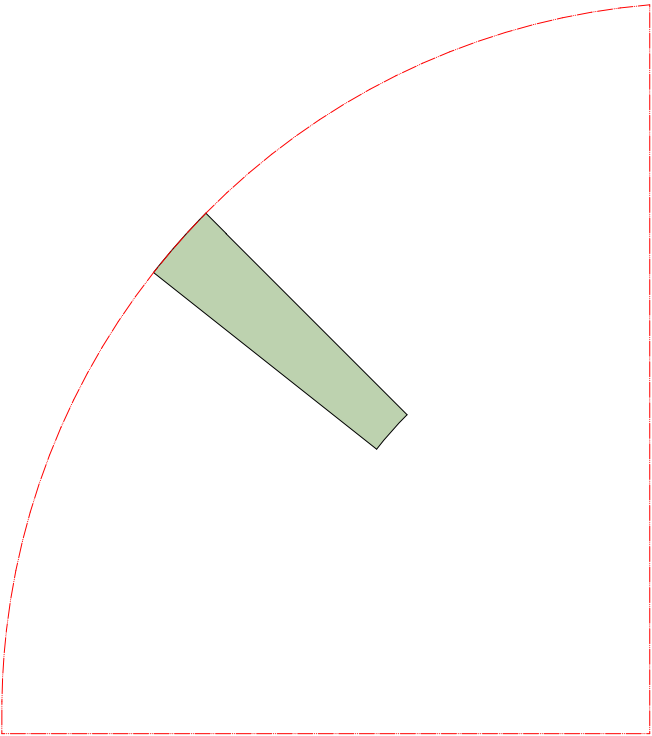
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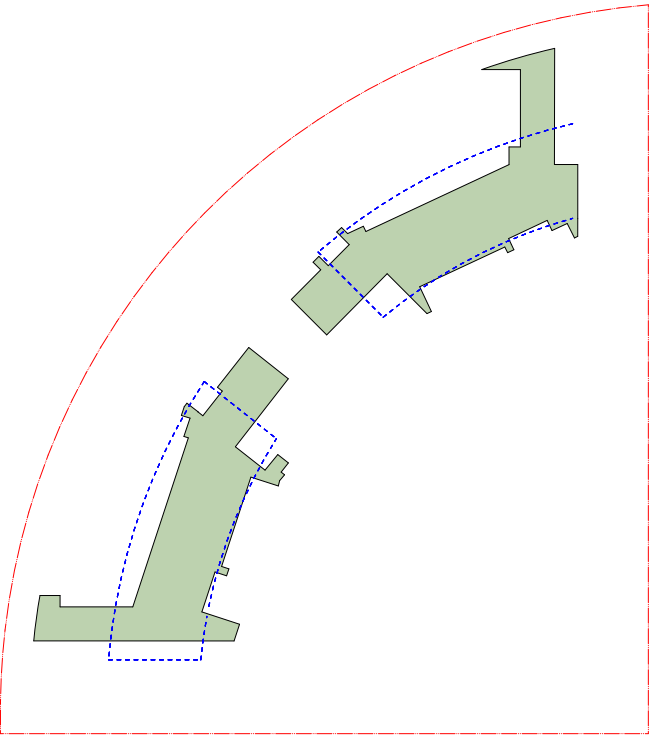
SETBACK AREA: 3,480sqm



PARK AREA: 4,855sqm



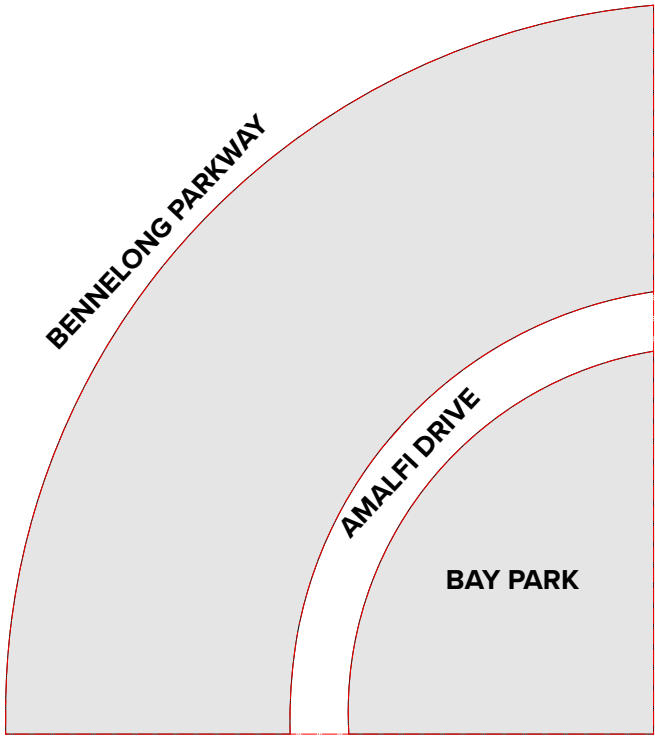
THROUGH SITE LINK AREA: 1,205sqm



COURTYARD AREA: 3,371sqm

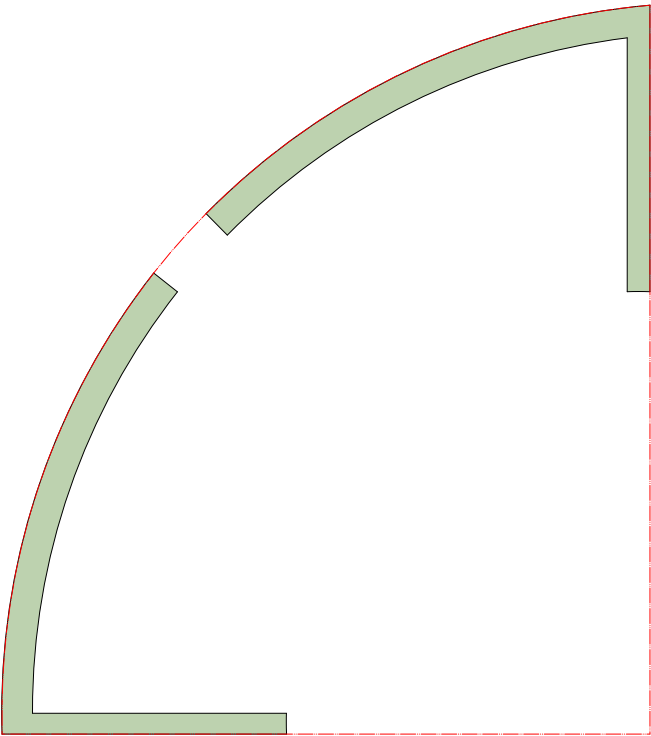
Comparison - 2013 approved envelope area dotted: 3,324 sqm
- 2013 as built + C,F approved envelope: 3,335 sqm

COMMUNAL OPEN SPACE: 13,657sqm

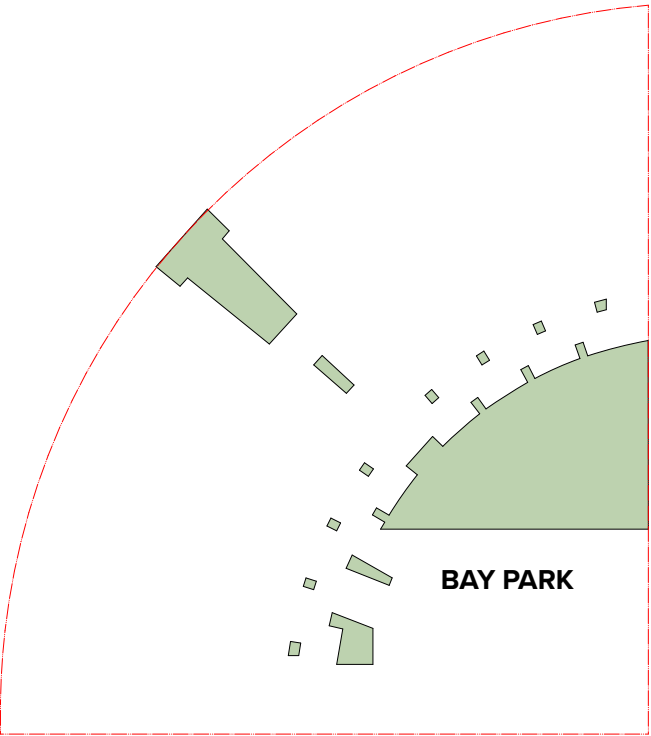


SITE AREA: 25,570sqm

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
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
GENERAL
Open Space Area Diagrams

Scale	Project No.	Drawn by	North
1:1000 @A1, 50%@A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-100-003	C	

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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	6,718	43	40	8	91
BUILDING D	4021	10	59	0	69
BUILDING E	4836	11	58	0	69
BUILDING F	6,730	39	48	6	93
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	13,448	82	88	14	184
Totals	47,487	192	422	35	649
%		30%	65%	5%	

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	36.8	82	132	28	278.8
	including accessible:	1	including adaptable:		27.6	

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	3,371	12,911
(areas will increase for illustrative and as-built plans)				Deep Soil	6,030

Approved Concept	4,855	1,205	3480	3324	12,864
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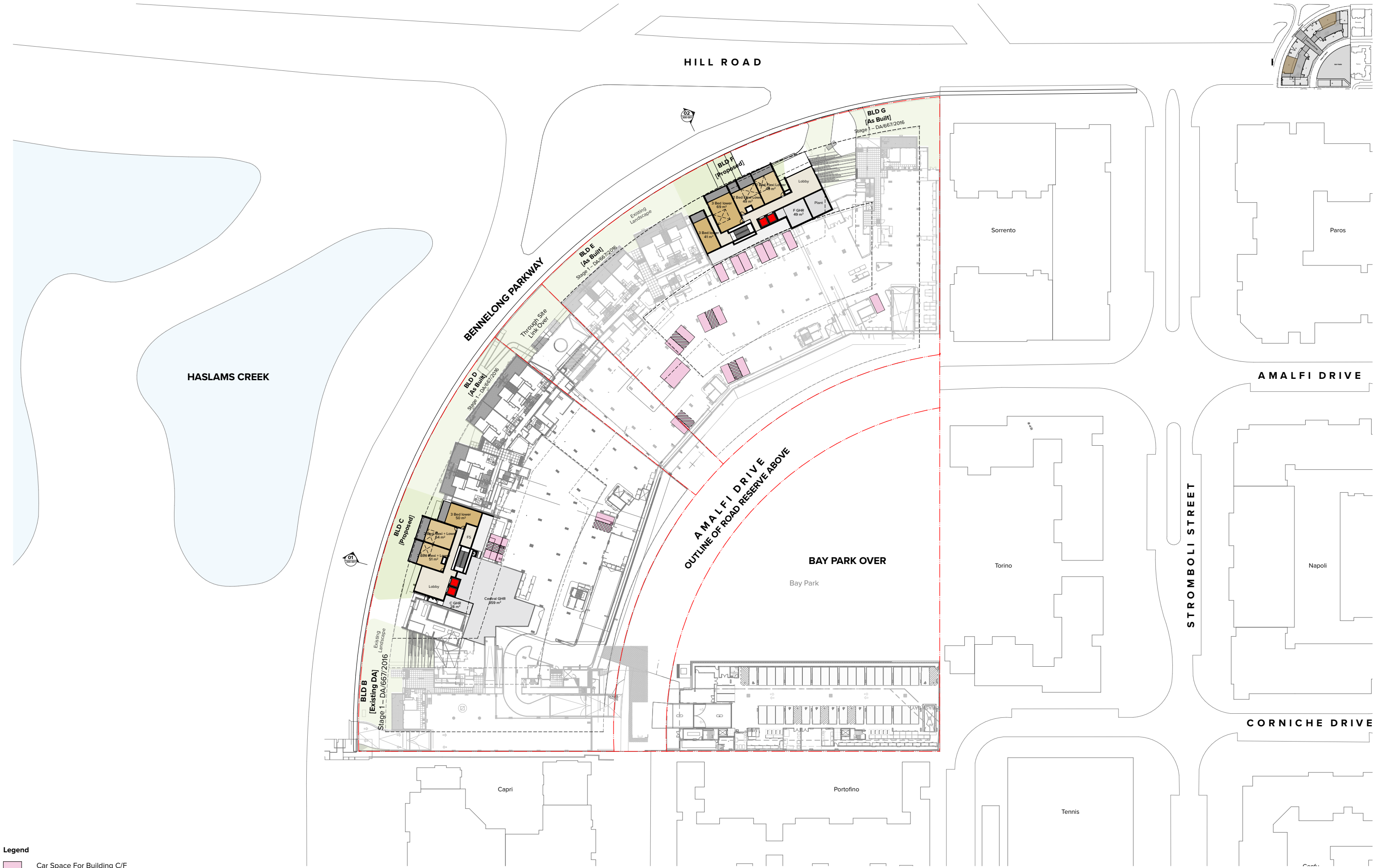
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Scale	Project No.	18039	Drawn by	North
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Status	Dwg No.	S75W-100-004	Rev	C
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Drawing Title
GENERAL Statistics

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Legend

Car Space For Building C/F

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Project Title
ONE, THE WATERFRONT
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Drawing Title
Illustrative Plan
Ground Level

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-110-101	C	

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

Drawing Title
**Illustrative Plan
Level 01**

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	
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Drawing Title
**Illustrative Plan
Level 02-08**

Scale	Project No.	Drawn by	North
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Status	Dwg No. S75W-110-103	Rev C	
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Project Title
ONE, THE WATERFRONT
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Drawing Title
Illustrative Plan
Level 09

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
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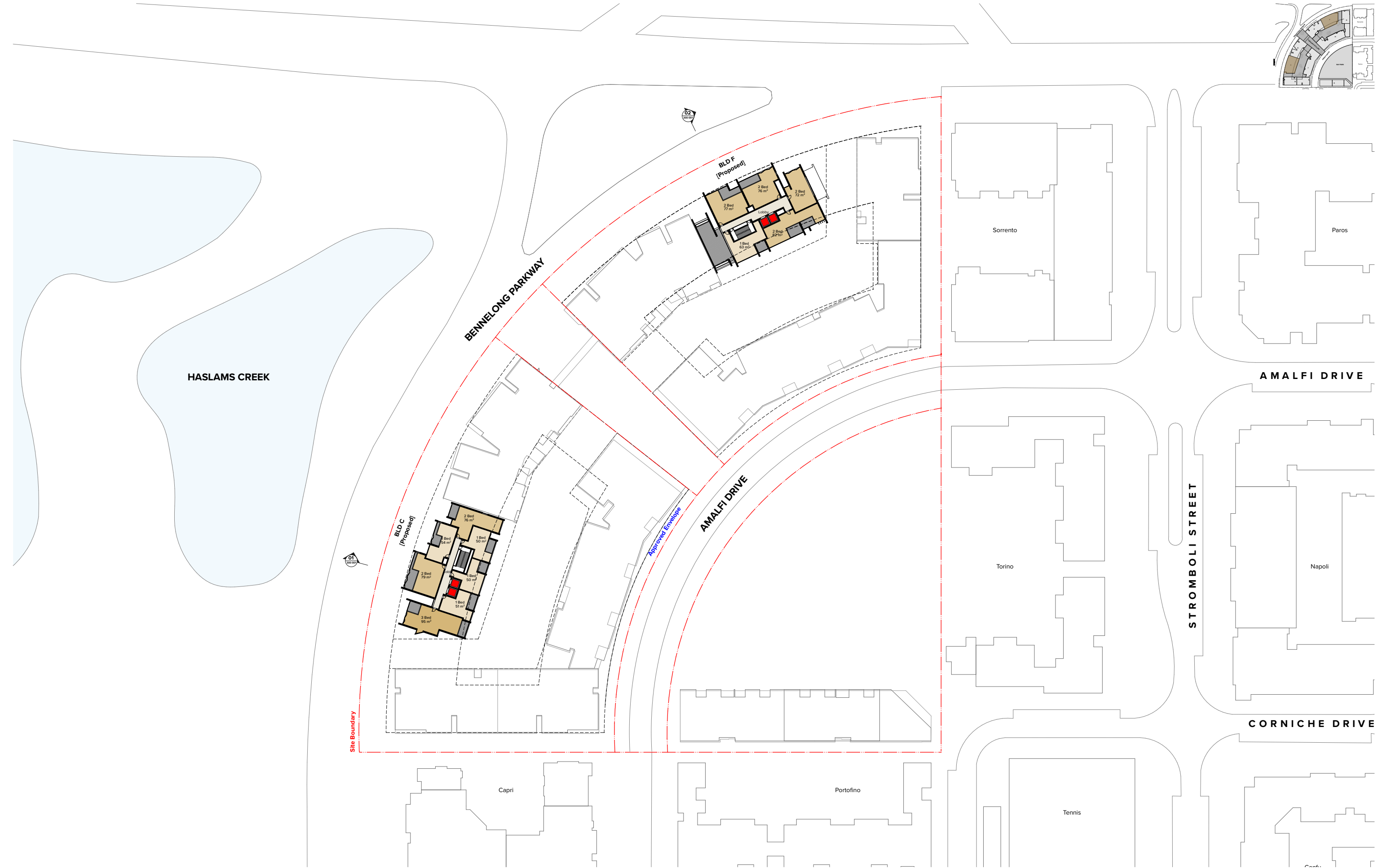
Project Title
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Drawing Title
**Illustrative Plan
Level 10**

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
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ONE, THE WATERFRONT
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Drawing Title
**Illustrative Plan
Level 11**

Scale	Project No.	Drawn by	North
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For Information	S75W-110-112	C	

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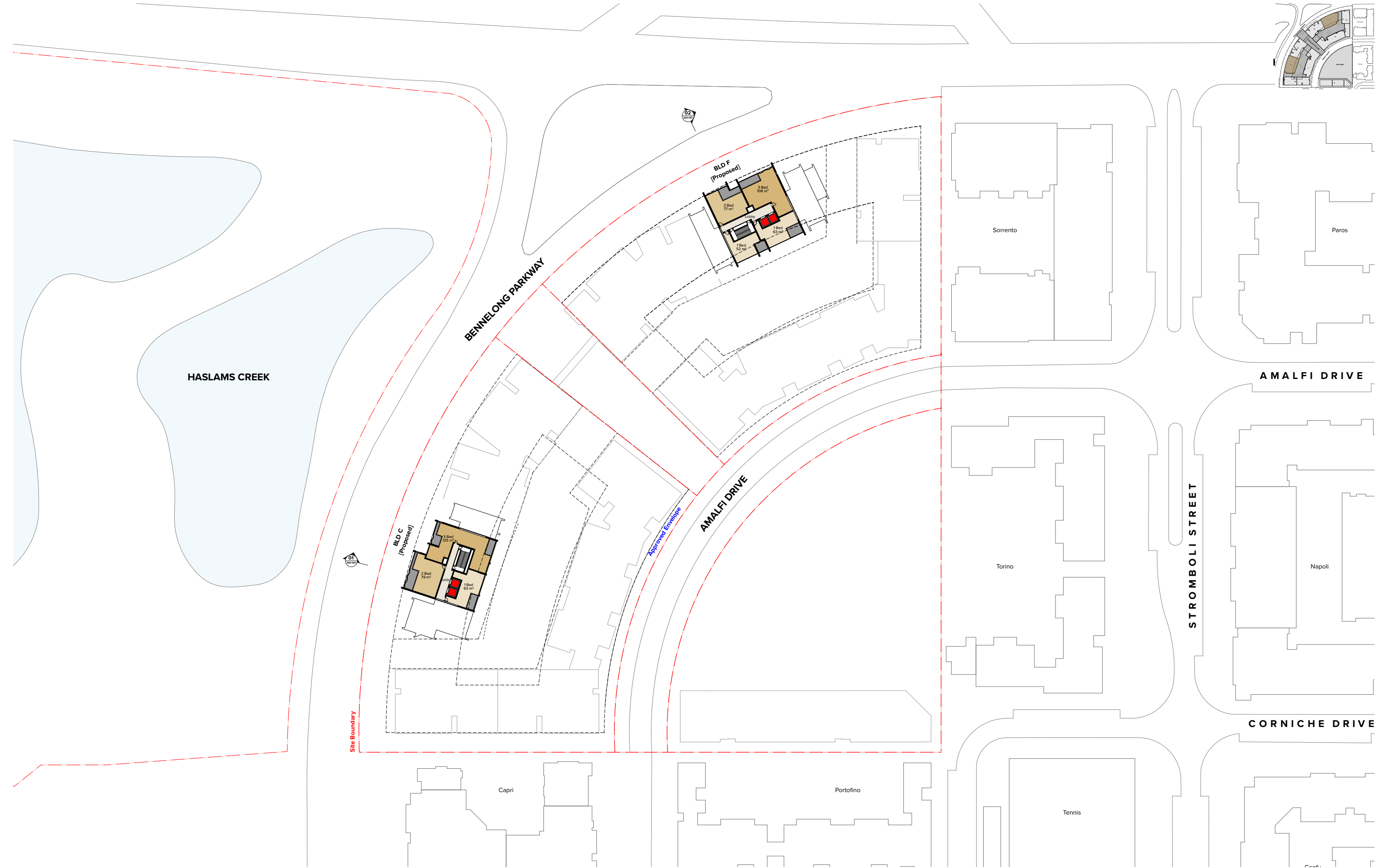
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
**Illustrative Plan
Level 12**

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
For Information	S75W-110-113	C	

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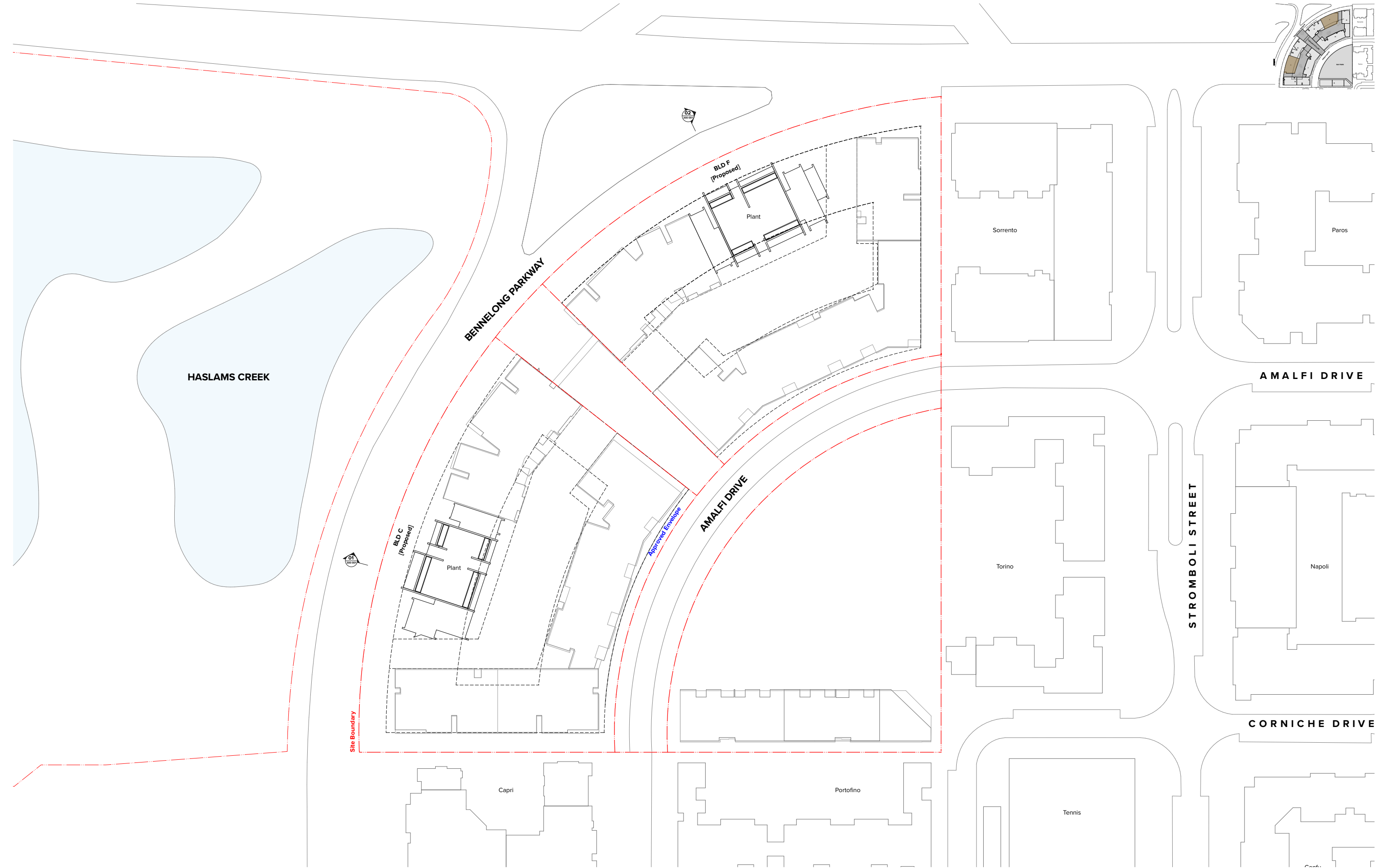
Project Title
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23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
**Illustrative Plan
Level 13-14**

Scale	Project No.	Drawn by	North
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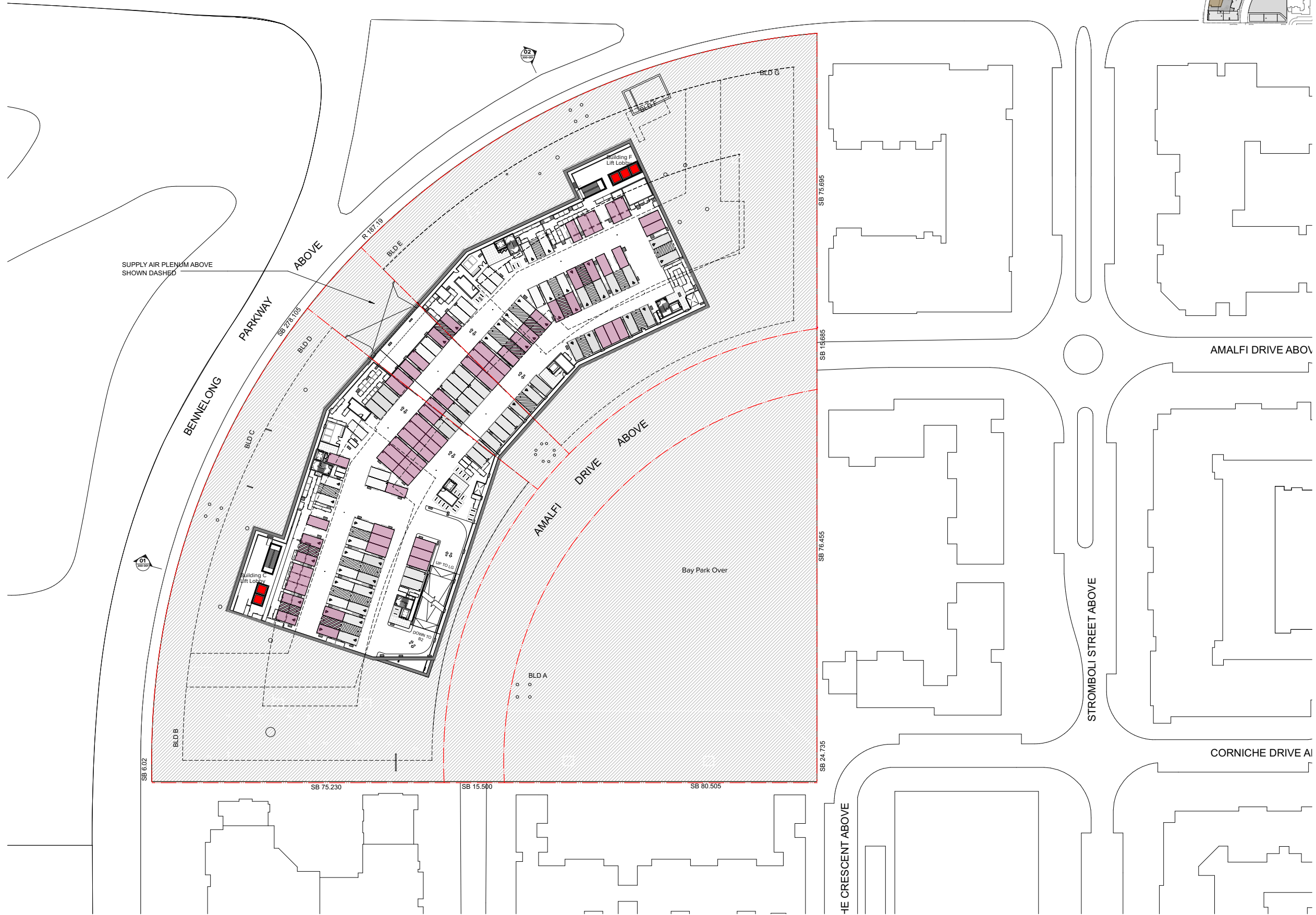
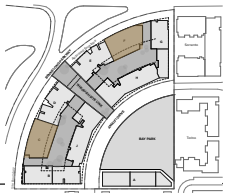
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
**Illustrative Plan
Level 15**

Scale	Project No.	Drawn by	North
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Status	Dwg No.	Rev	
For Information	S75W-110-115	C	

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Legend

Car Space For Building C/F

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National Architect: Nicholas Turner 1800 688 180, ABN 58 064 324 911

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A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	14/04/20	JM	2020 Mod 4 Illustrative Proposal
C	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

Project Title

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

Drawing Title

Illustrative Plan
Basement 01

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	
Status	Draw No.	Rev	
For Information	S75W-110-201	C	

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Stage 4 (Building C and F)				
Parking Provided				
LGF	Standard	Adaptable (15%)	Accessible Visitor	Visitor
B1	17	9	1	10
B2	56	15		33
B3	37			25
B4	66			28
B6	38	3.6		40
Subtotal	214	27.6	1	35.8
TOTAL			279	

Legend

Car Space For Building C/F

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DLCS Quality Endorsed Company 851 8811 2015, Registration Number 28476
Non-idea Architect Nicholas Turner 9550, 4281 St NW 284 971

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PIETY
Suite 41.02, Level 41, 2 Park Street Sydney,
NSW, 2000 Australia

Rev Date Approved by Revision Notes
A 20/03/20 JM 2020 Mod 4 Illustrative Proposal
B 8/4/20 JM 2020 Mod 4 Illustrative Proposal
C 08/09/20 JF MOD 4 (AUG 2020) APPLICATION

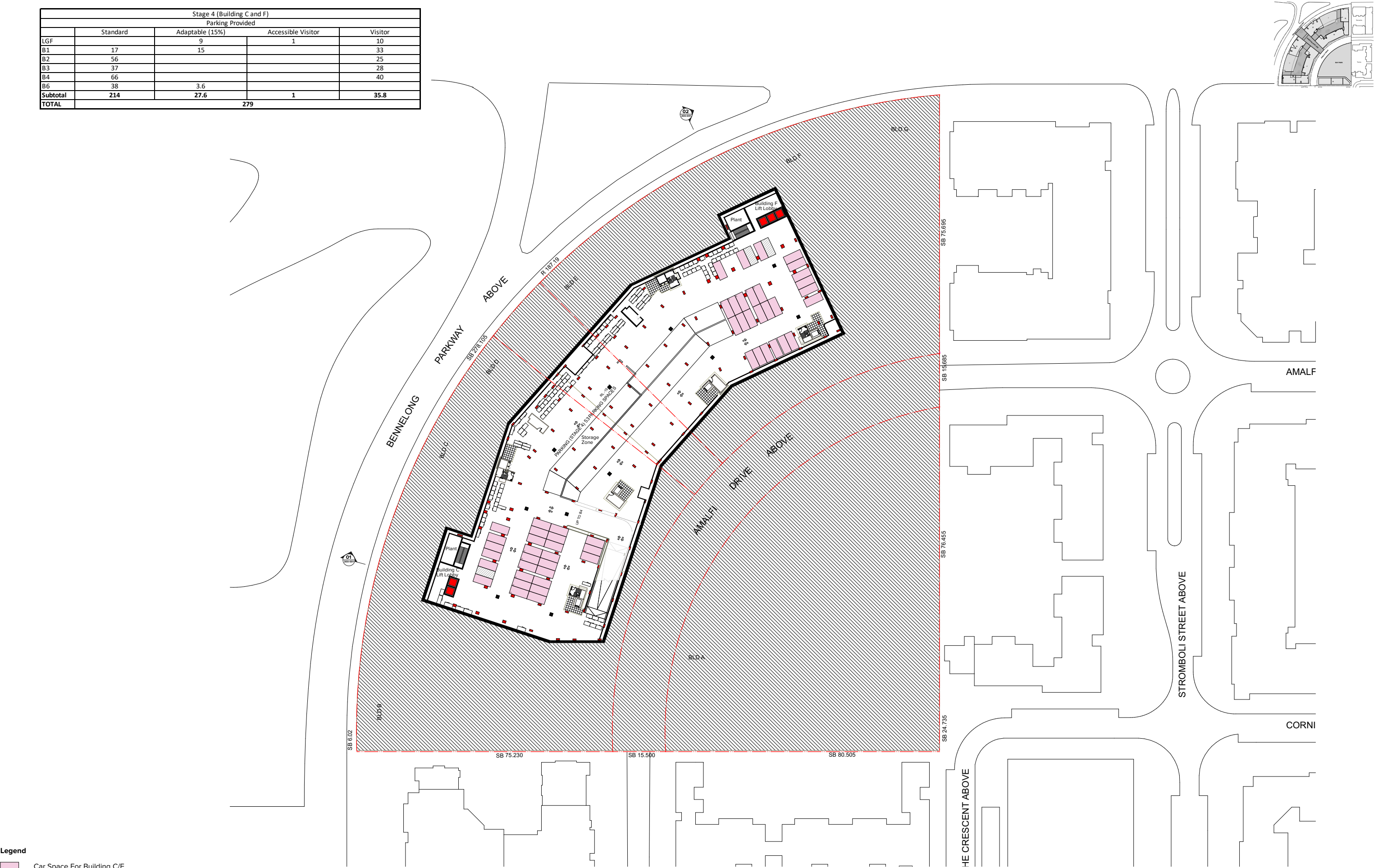
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

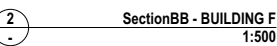
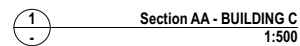
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For Information
Project No. 18039
Drawn by TURNER
Rev
Dwg No. S75W-110-205
North

Drawing Title
Illustrative Plan
Basement 06

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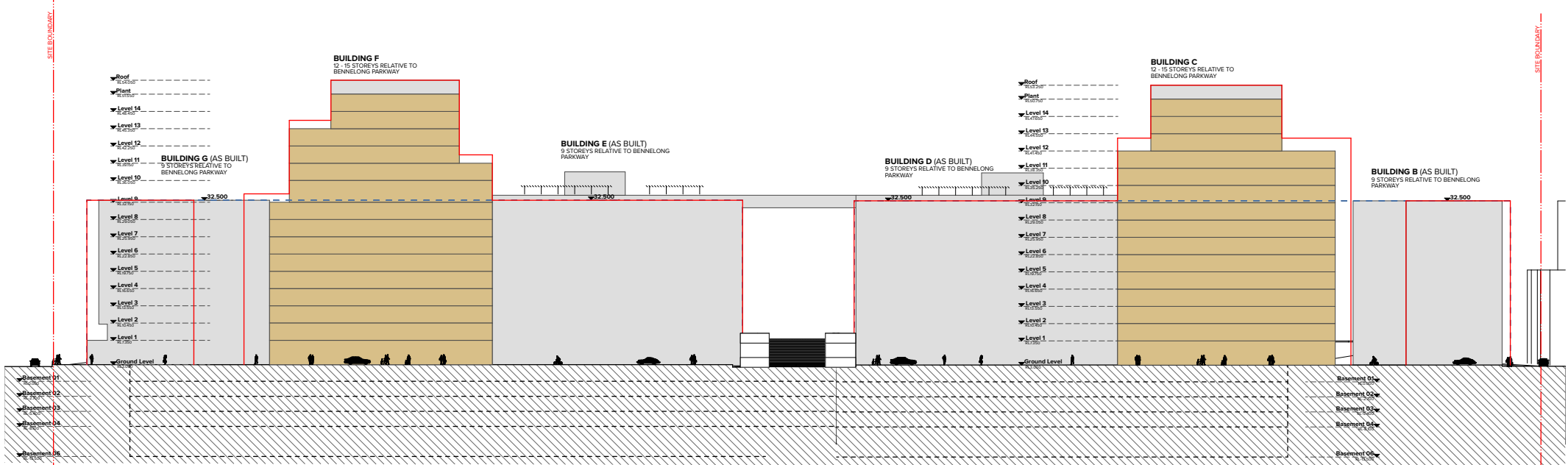




DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6095, ABN 66 064 084 911

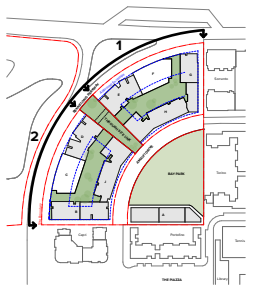
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1 - West Elevation Bldg F
1:500

2 - West Elevation Bldg C
1:500



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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

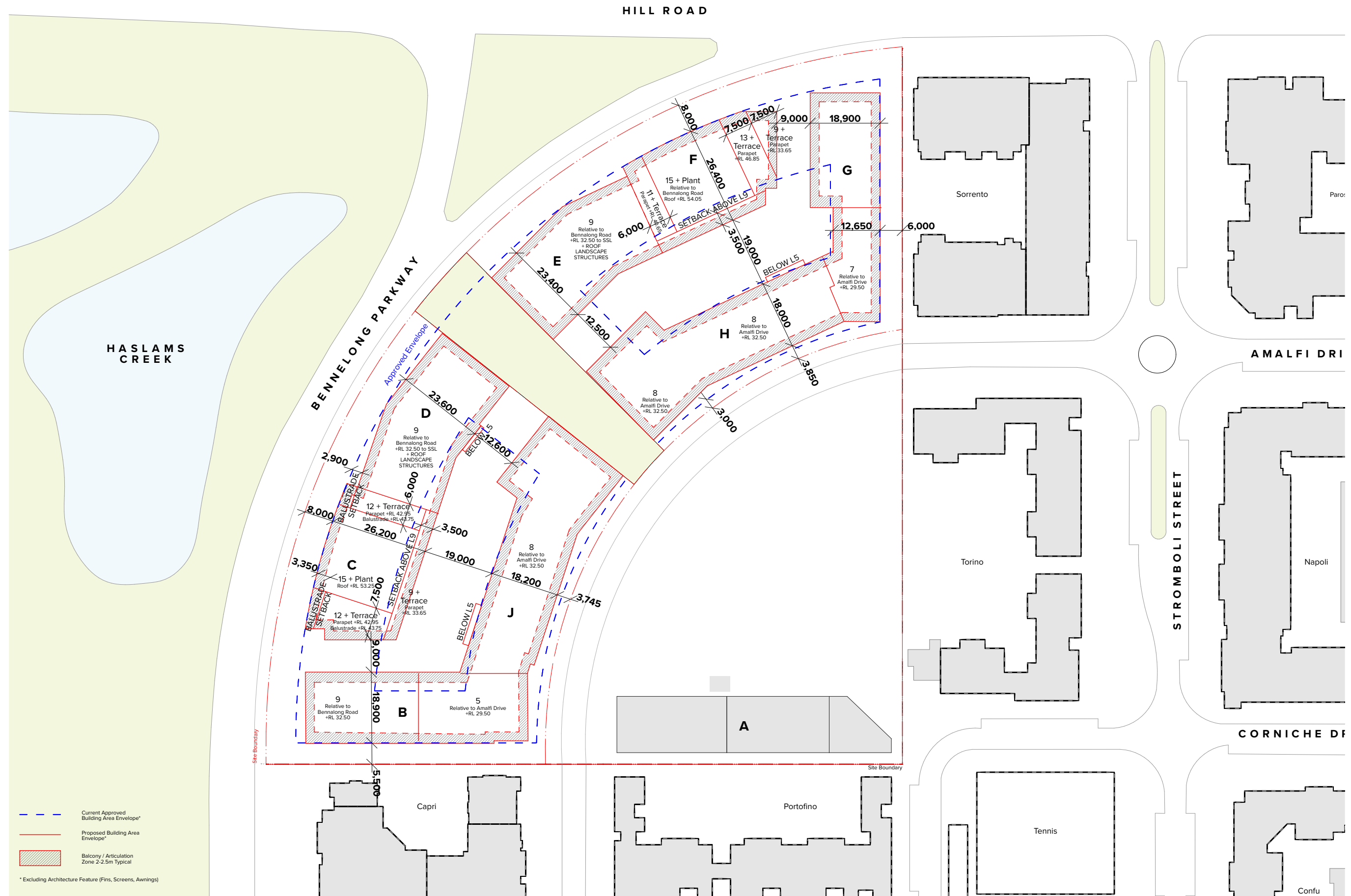
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Drawing Title
GA Elevations
West Elevation Bldg C & F

Scale 1:500 @A1, 50% @A3	Project No. 18039	Drawn by TURNER	North
Status For Information	Dwg No. S75W-200-001	Rev B	

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December 21st: 9am



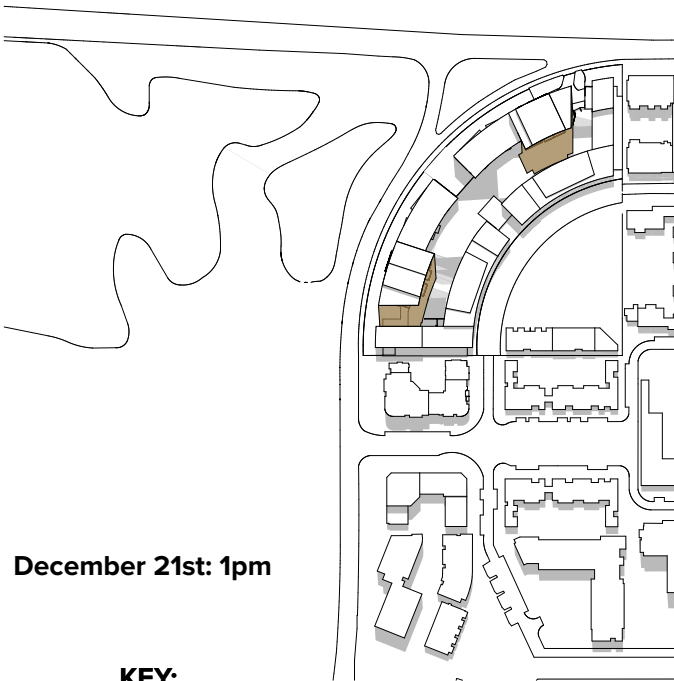
December 21st: 10am



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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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

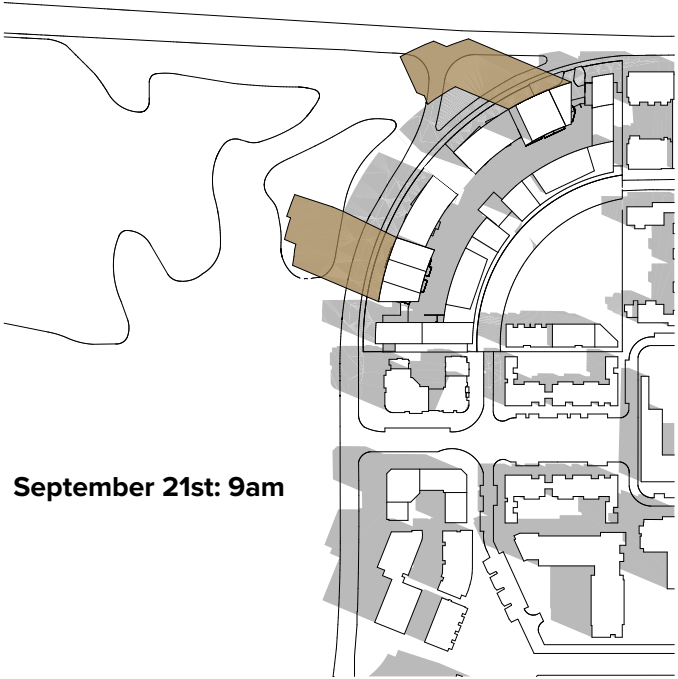
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Scale 1:2500 @A1, 50%@A3	Project No. 18039	Drawn by TURNER	North
Status For Information	Dwg No. S75W-400-002	Rev B	

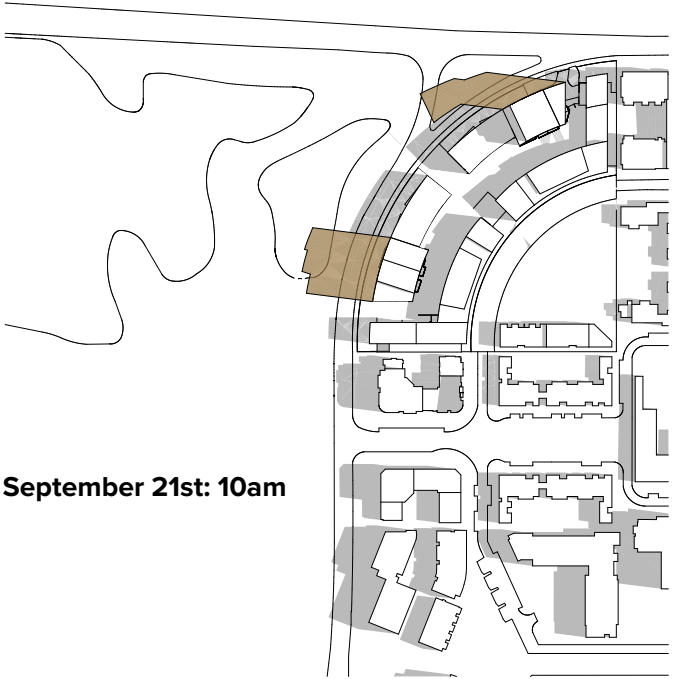
Drawing Title
Diagrams
Summer Shadow

TURNER

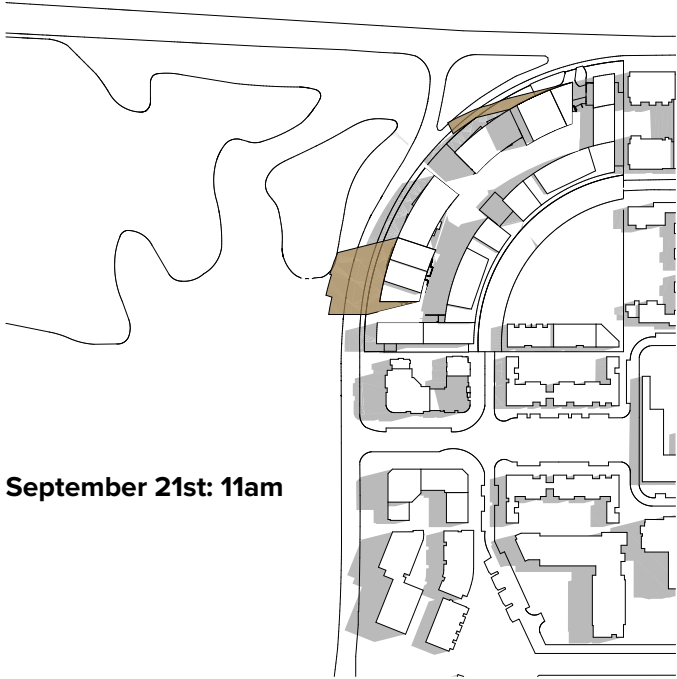
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September 21st: 9am



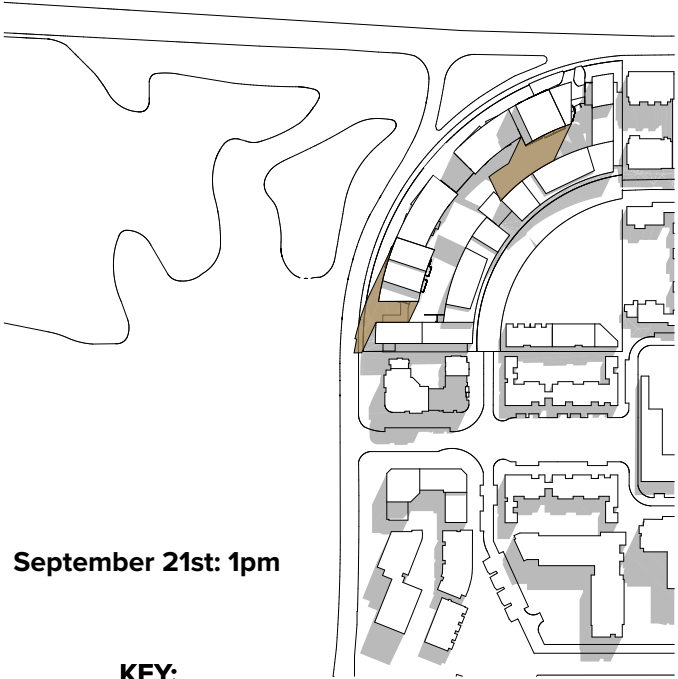
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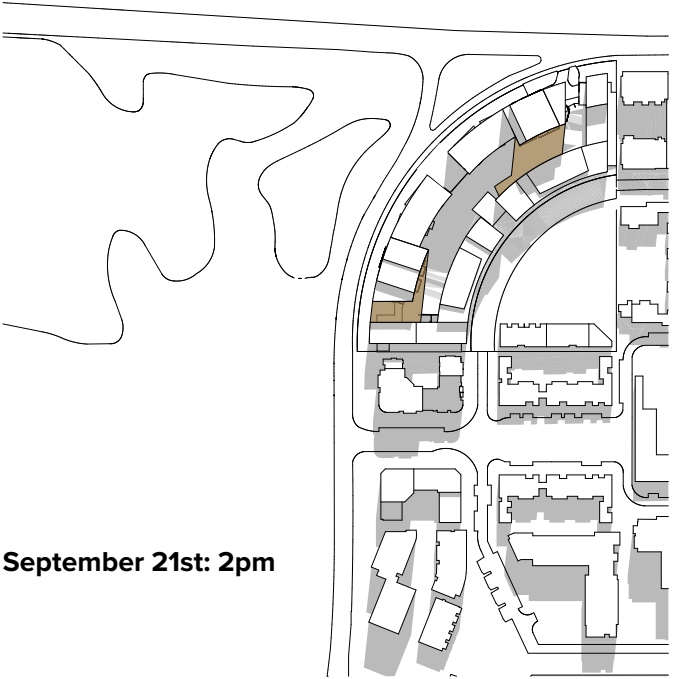
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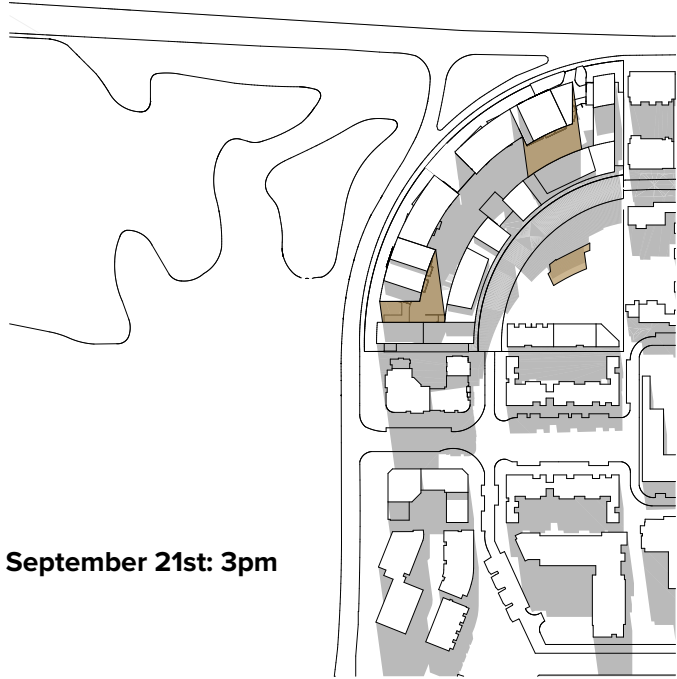
September 21st: 12pm



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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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

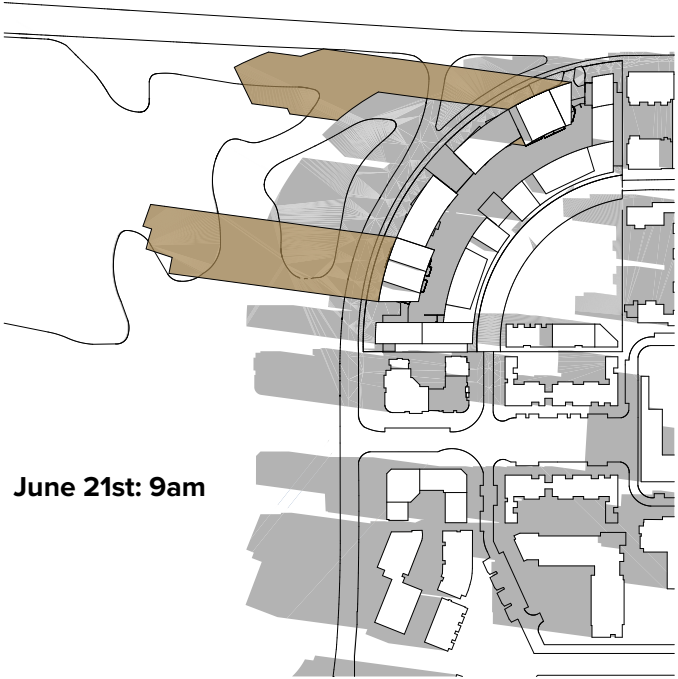
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

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

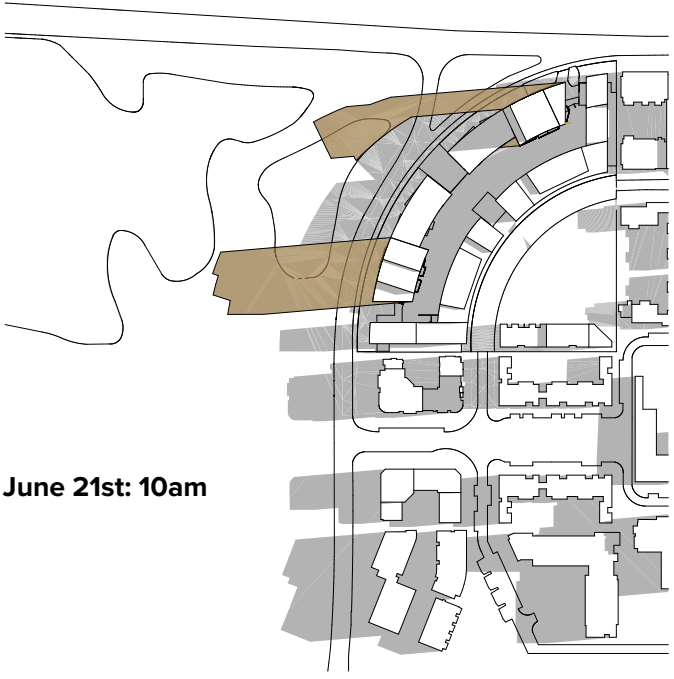
Drawing Title
Diagrams
Equinox Shadow

TURNER

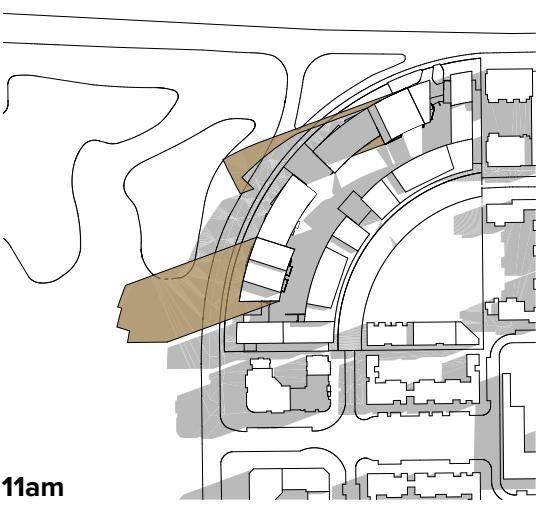
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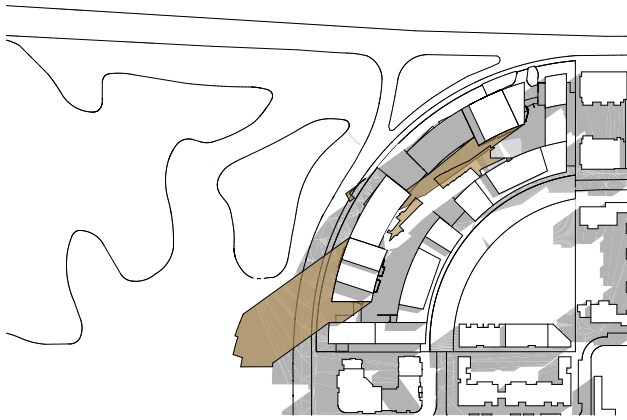
June 21st: 9am



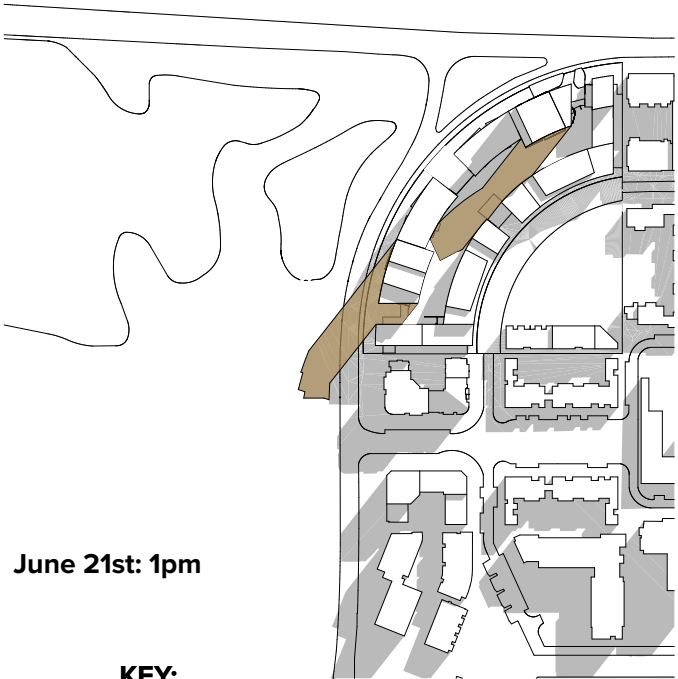
June 21st: 10am



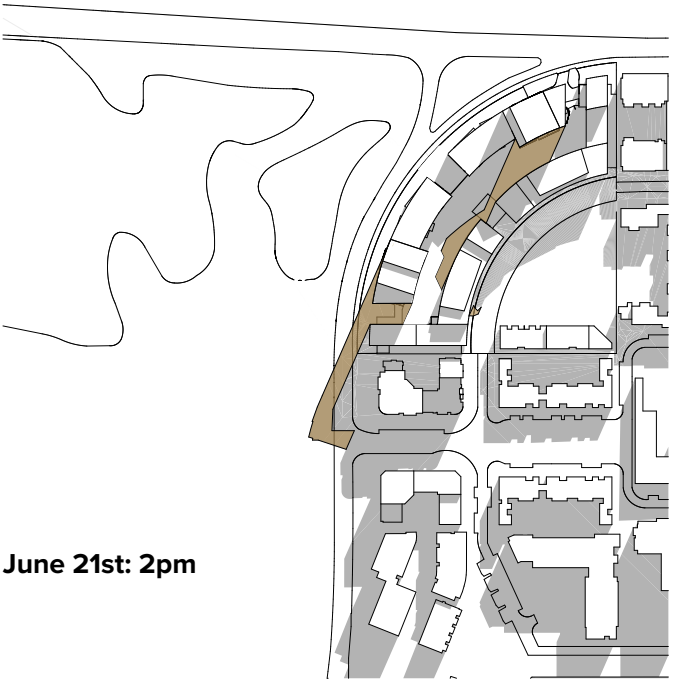
June 21st: 11am



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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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

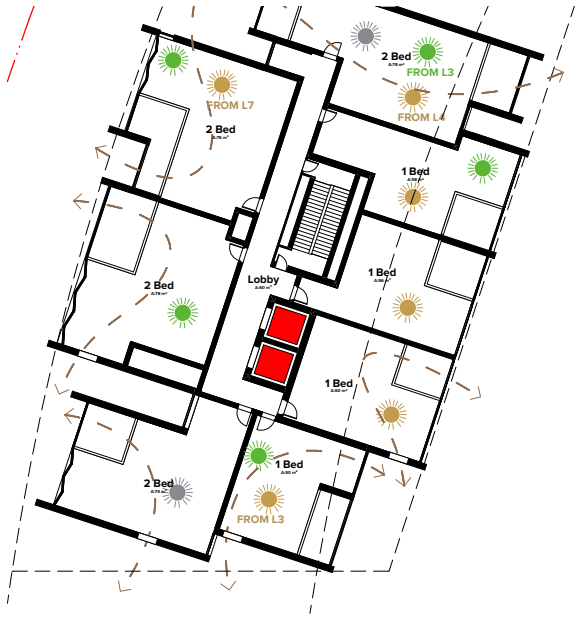
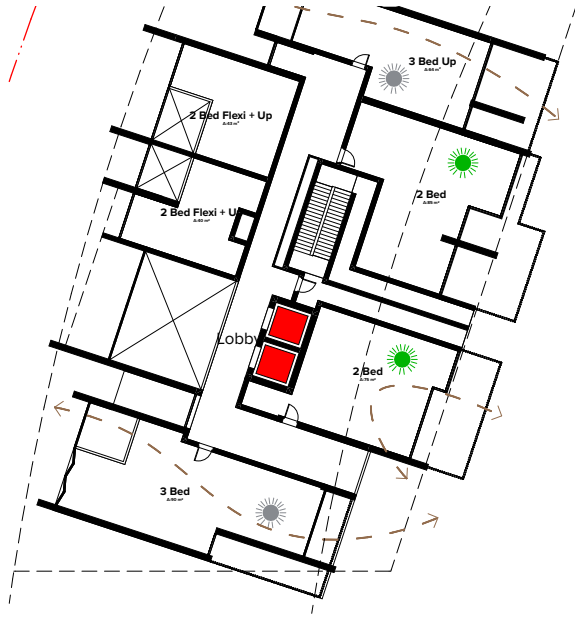
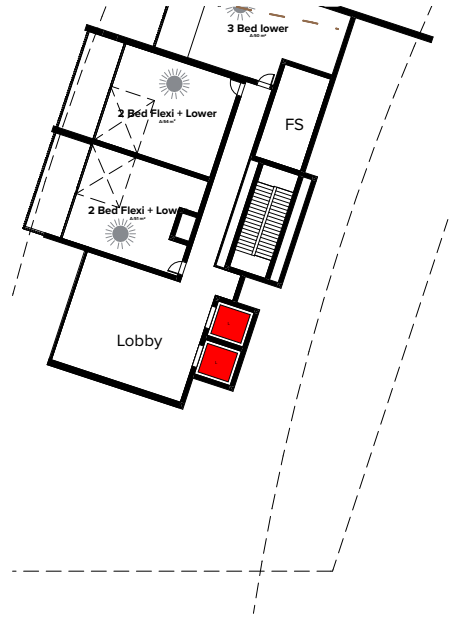
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Scale	Project No.	Drawn by	North
1:2500 @A1, 50%@A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-400-004	B	

Drawing Title
Diagrams
Winter Shadow

TURNER

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1 Ground Level

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	0
	No Direct Sun Light	3
	Cross Ventilation	1

2 Level 01

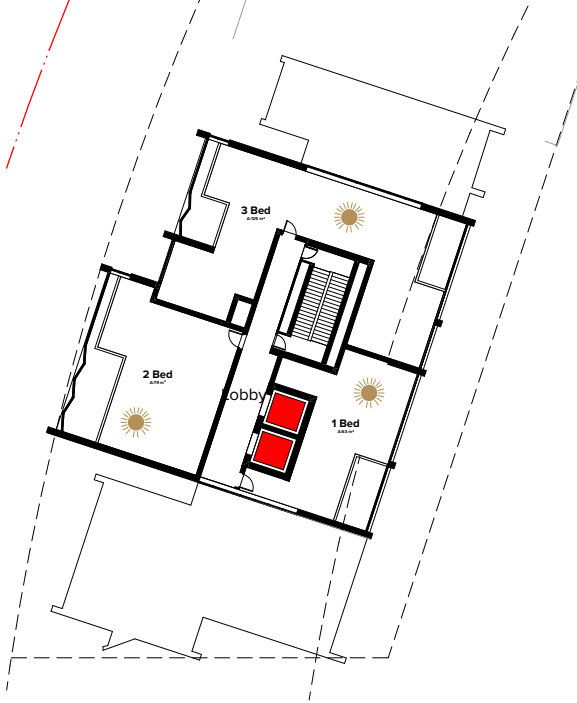
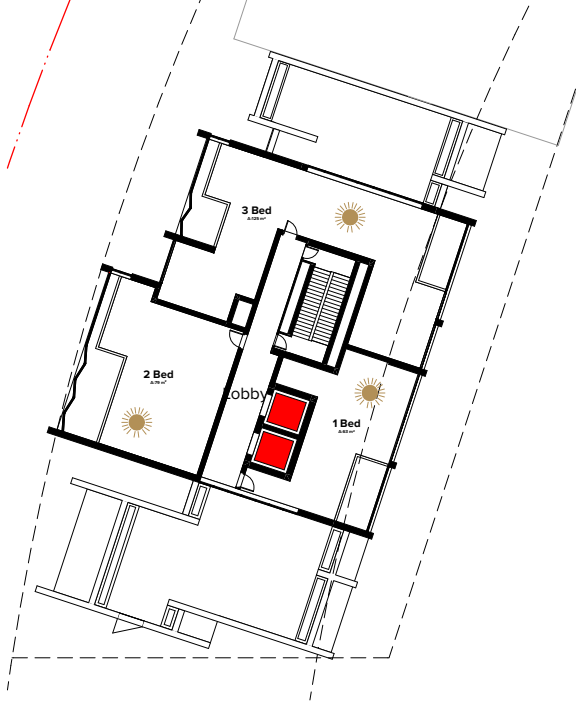
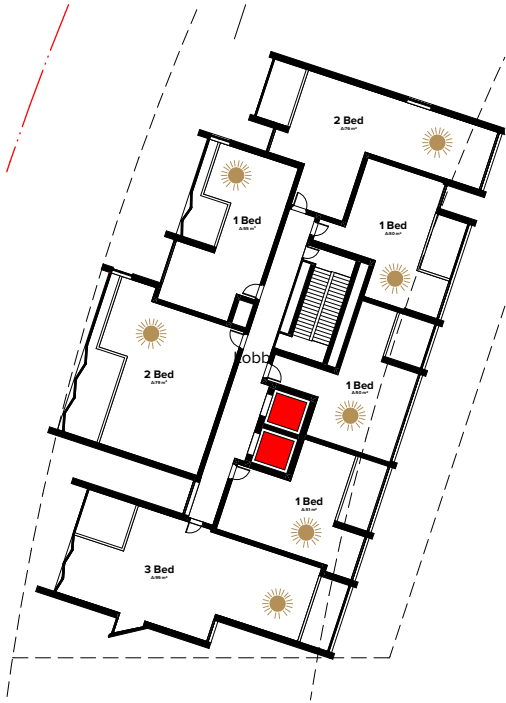
	<15 min. -> 2Hours Solar Access	0
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	No Direct Sun Light	2
	Cross Ventilation	2

3 Level 02 - 08

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	3
	No Direct Sun Light	1
	Cross Ventilation	6

4 Level 09

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	6
	No Direct Sun Light	0
	Cross Ventilation	



5 Level 10

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	7
	No Direct Sun Light	0
	Cross Ventilation	

6 Level 11

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	7
	No Direct Sun Light	0
	Cross Ventilation	

7 Level 12

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	3
	No Direct Sun Light	0
	Cross Ventilation	

8 Level 13 - 14

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	3
	No Direct Sun Light	0
	Cross Ventilation	

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: $\geq 70\%$
Actual % of apartments achieving 2 hours solar access: 75 apartments = 70%

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 = 71%

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

Minimum % of apartments achieving no direct sunlight: $\leq 15\%$
Actual % of achieving no direct sunlight: 11 apartments = 10%

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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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

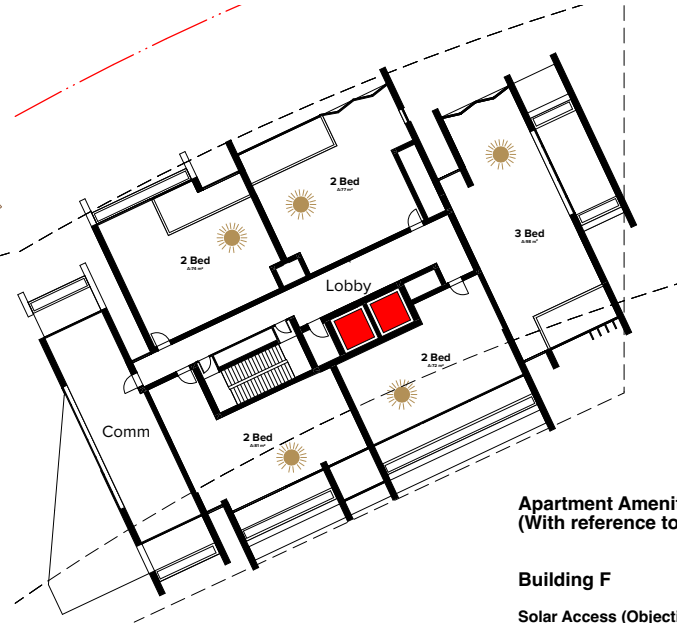
Project Title
ONE, THE WATERFRONT
23 Bennelong Parkway, Wentworth Point NSW 2127 Australia

Scale 1:250 @A1, 50% @A3	Project No. 18039	Drawn by TURNER	North
Status For Information	Dwg No. S75W-400-005	Rev B	

Drawing Title
Amenity Diagram_Building C

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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%

1 Ground Level

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	3
	No Direct Sun Light	0
	Cross Ventilation	1

2 Level 01

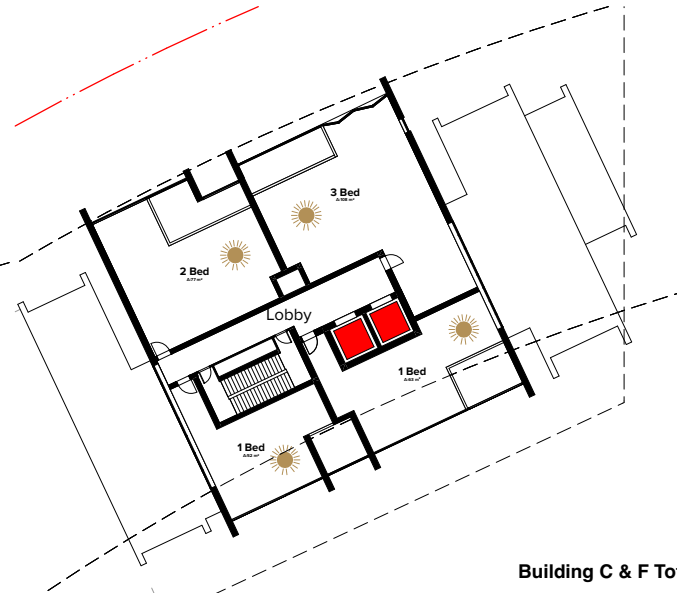
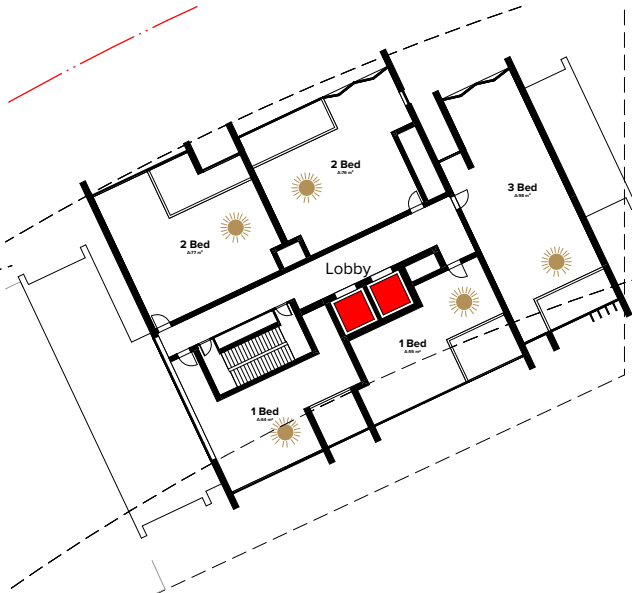
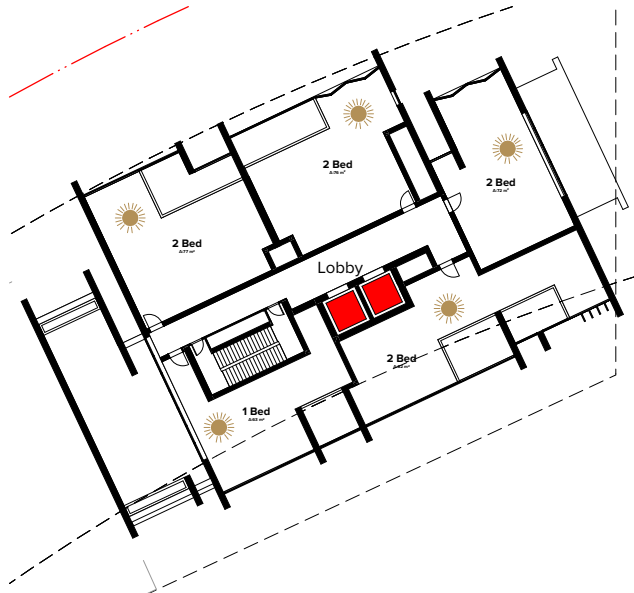
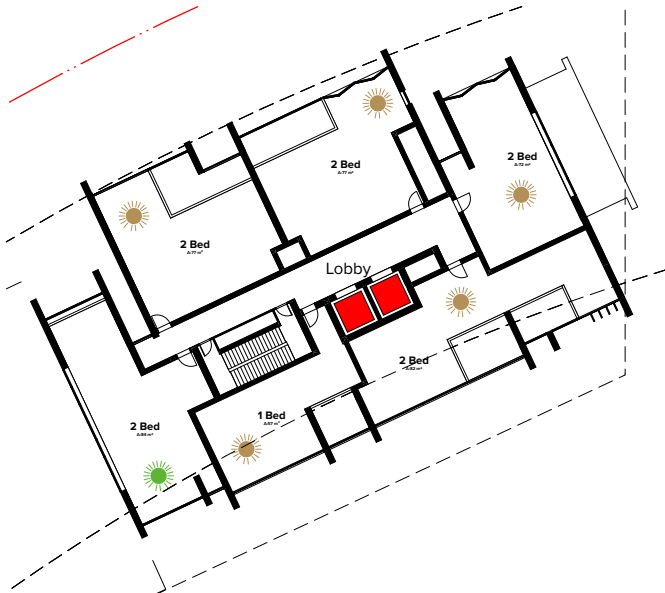
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	No Direct Sun Light	1
	Cross Ventilation	2

3 Level 02 - 08

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	4
	No Direct Sun Light	1
	Cross Ventilation	6

4 Level 09

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	5
	No Direct Sun Light	1
	Cross Ventilation	



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%

5 Level 10

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	5
	No Direct Sun Light	0
	Cross Ventilation	

6 Level 11

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	5
	No Direct Sun Light	0
	Cross Ventilation	

7 Level 12

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	5
	No Direct Sun Light	0
	Cross Ventilation	

8 Level 13 - 14

	<15 min. -> 2Hours Solar Access	0
	> 2Hours Solar Access	4
	No Direct Sun Light	0
	Cross Ventilation	

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A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

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

Scale	Project No.	Drawn by	North
1:250, 1:666.67 @A1, 50% @A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-400-006	B	

Drawing Title
Diagrams
Amenity_Diagram_Building F

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Registered Architect: Nicholas Turner 8608, ABN 66 064 084 911

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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

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

Drawing Title
Diagrams
Perspective 01

Scale	Project No.	18039	Drawn by	North
1:1.17 @A1, 50% @A3			TURNER	
Status	Dwg No.	S75W-400-009	Rev	B
For Information				

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DLCS Quality External Company ISO 9001:2015, Registration Number 20476
Notwithstanding, Nicholas Turner 6695, ABR 94 084 911

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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

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

Drawing Title
Diagrams
Perspective 02

Scale	Project No.	Drawn by	North
1:1.66 @A1, 50% @A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-400-010	B	

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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

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

Scale	Project No.	Drawn by	North
1:2.22 @A1, 50% @A3	18039	TURNER	
Status	Dwg No.	Rev	
For Information	S75W-400-011	B	

Drawing Title
Diagrams
Perspective 03

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1:2.22 @A1, 50% @A3	Dwg No.	S75W-400-012	Rev	B	
Status For Information					

Drawing Title
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02.09.2020



APPENDIX 1:
MODIFIED CONCEPT PLAN
DRAWINGS

23 Bennelong Parkway
Wentworth Point NSW 2127

S75W MOD 4 (SEPTEMBER 2020)

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