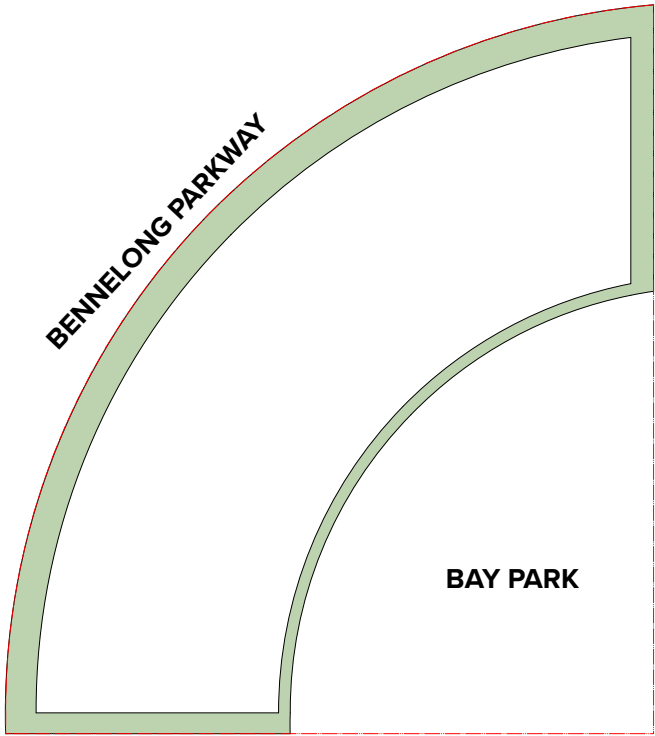
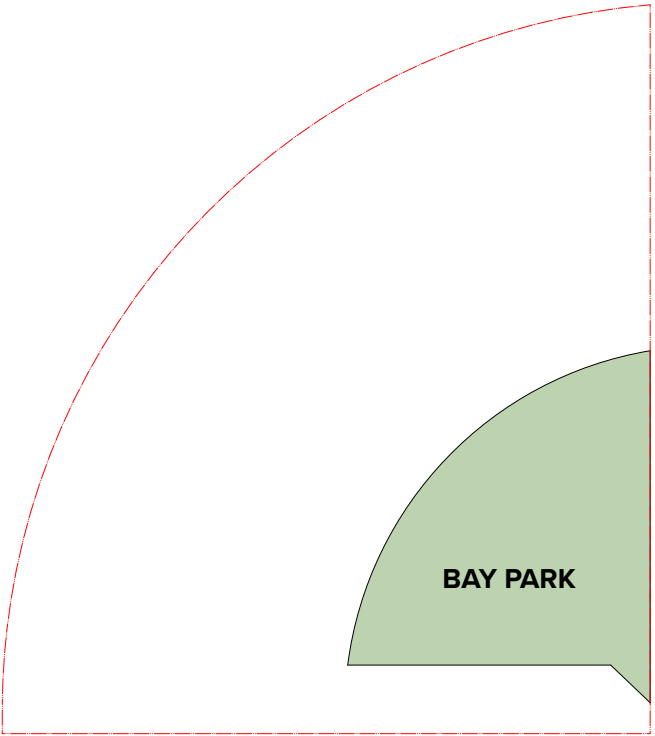
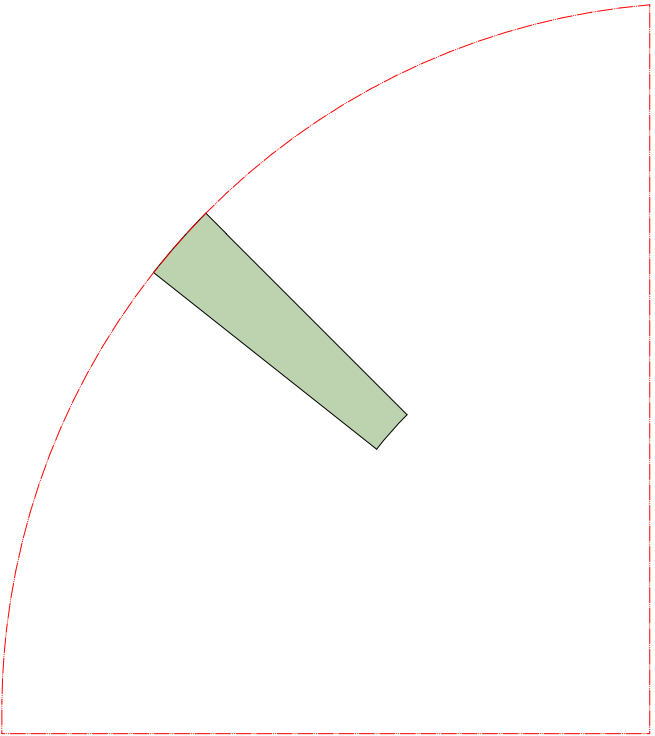




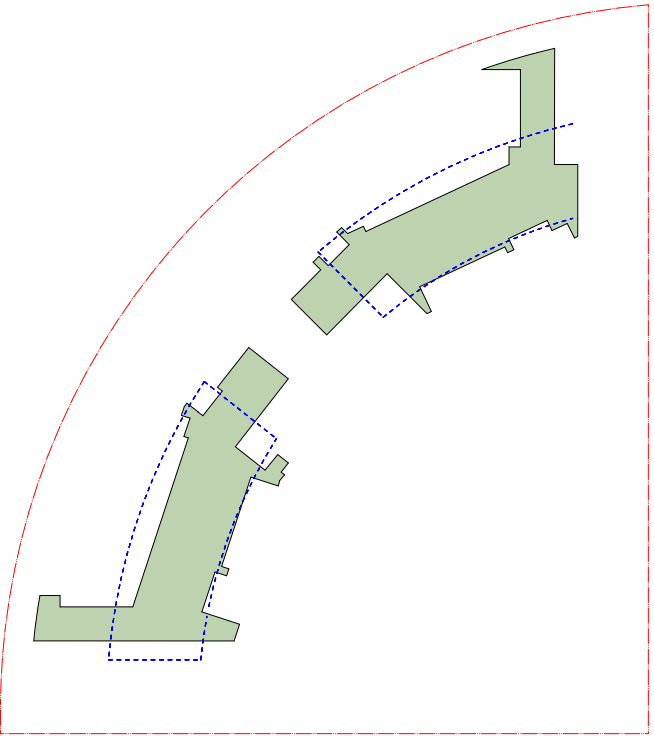
SETBACK AREA: 3,480sqm



PARK AREA: 4,855sqm

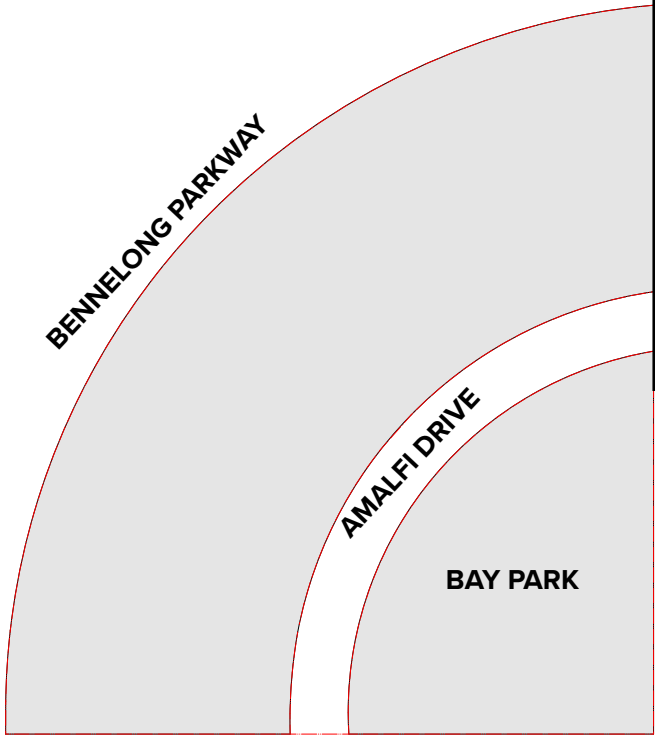


THROUGH SITE LINK AREA: 1,205sqm



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.



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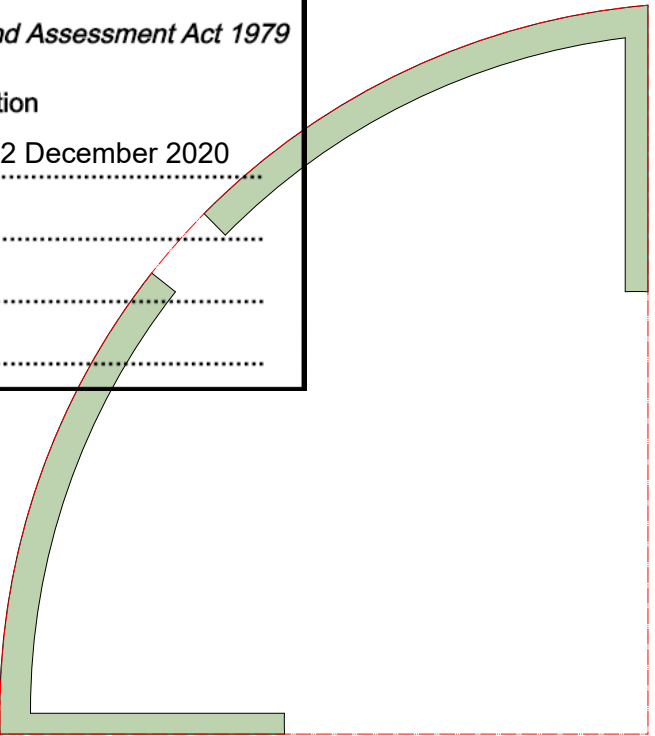
Approved Section 75W Modification Application

No. 4 Granted on 22 December 2020

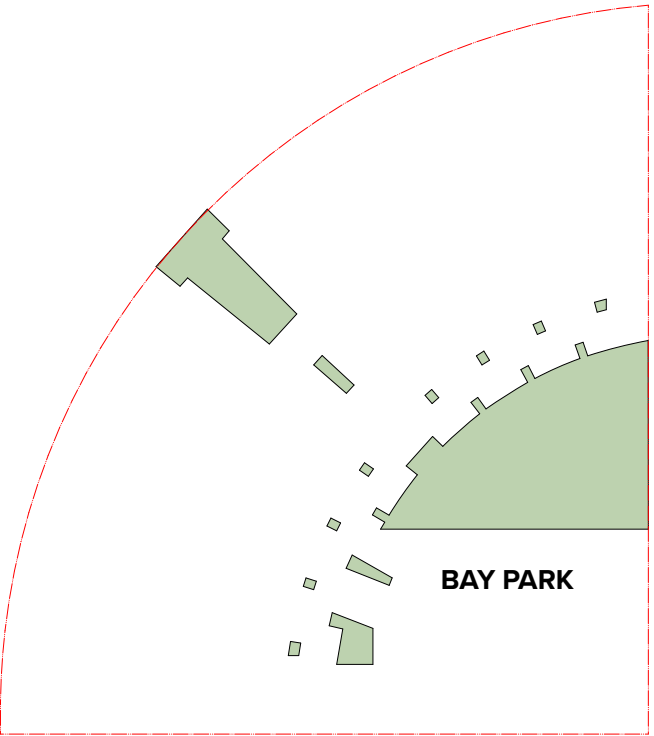
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Sheet No 1 of 15



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



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

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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	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

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	North
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 based on BEA envelopes (areas will increase for illustrative and as-built plans)	Park 4,855	Link 1,205	Setbacks 3,480	Courtyard 3,371	Total Open Space 12,911
				Deep Soil	6,030

Approved Concept	4,855	1,205	3480	3324	12,864
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A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	14/4/20	JM	2020 Mod 4 Illustrative Proposal
C	02/09/20	JF	MOD 4 (AUG 2020) APPLICATION

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

Drawing Title
**GENERAL
Statistics**

Scale	Project No.	Drawn by	North
1:1000, 1:0.67 @A1, 50%@A3	18039	TURNER	North
Status	Dwg No.	Rev	
For Information	S75W-100-004	C	

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Sheet No. 3 of 15

HASLAM'S CREEK

HILL ROAD

BENNELONG PARKWAY

AMALFI DRIVE
OUTLINE OF ROAD RESERVE ABOVE

BAY PARK OVER

Bay Park

Torino

STROMBOLI STREET

AMALFI DRIVE

CORNICHE DRIVE

Legend

Car Space For Building C/F

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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	02/08/20	JF	MOD 4 (AUG 2020) APPLICATION

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

Drawing Title
Illustrative Plan
Ground Level

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

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HASLAM'S CREEK

HILL ROAD

HILL ROAD

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICHE DRIVE

BAY PARK

Torino

Napoli

Tennis

Capri

Portofino

Capri

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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
Level 01**

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	North
Status	Dwg No.	Rev	
For Information	S75W-110-102	C	

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HASLAM'S CREEK

BENNELONG PARKWAY

THROUGH SITE
LINK

AMALFI DRIVE

STROMBOLI STREET

AMALFI DRIVE

CORNICHE DRIVE

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CLIENT
PIETY
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NSW, 2000 Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 250478
Notified Architect: Nicholas Turner 8895, ARIA BE 054 084 911

Rev	Date	Approved by	Revision Notes
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
Level 02-08**

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	
Status	Dwg No. S75W-110-103	Rev C	
For Information			

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HASLAM'S CREEK

BENNELONG PARKWAY

02

CONNECTION TO COMMUNAL AREAS

THROUGH SITE LINK

Approved Envelope

AMALFI DRIVE

STROMBOLI STREET

AMALFI DRIVE

CORNICHE DRIVE

Sorrento

Paros

Torino

Napoli

Capri

Portofino

Tennis

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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
Level 09**

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

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HASLAM'S CREEK

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

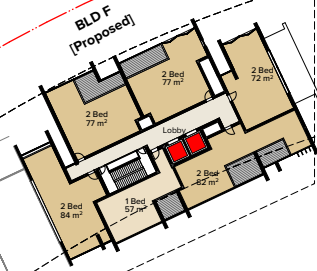
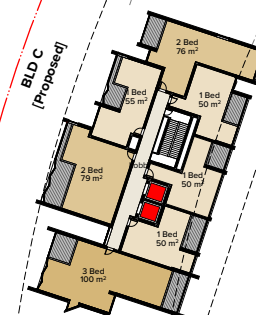
STROMBOLI STREET

CORNICHE DRIVE

Site Boundary

BLD C [Proposed]

BLD F [Proposed]



8 stories of residential above podium level (+ 1 storey foyer at Bennelong Road below)

8 stories of residential above podium level (+ 1 storey foyer at Bennelong Road below)

Sorrento

Paros

Torino

Napoli

Tennis

Capri

Portofino

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B	14/02/20	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

Scale @A1, 50% @A3	Project No. 18039	Drawn by TURNER	North ↗
Status For Information	Dwg No. S75W-110-111	Rev C	

Drawing Title
**Illustrative Plan
Level 10**

TURNER

Level 10 ONE, The Waterfront
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HASLAM'S CREEK

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICHE DRIVE

BLD C
[Proposed]

BLD F
[Proposed]

Site Boundary

Approved Envelope

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A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	14/02/20	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
Level 11**

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	
Status	Dwg No. S75W-110-112	Rev C	
For Information			

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HASLAM'S CREEK

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICHE DRIVE

BLD C
[Proposed]

BLD F
[Proposed]

Site Boundary

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

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	North
Status	Dwg No. S75W-110-113	Rev C	
For Information			

Drawing Title
**Illustrative Plan
Level 12**

TURNER

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HASLAM'S CREEK

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICHE DRIVE

BLD C
[Proposed]

BLD F
[Proposed]

Site Boundary

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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

Scale	Project No.	Drawn by	North
@A1, 50% @A3	18039	TURNER	North
Status	Dwg No.	Rev	
For Information	S75W-110-114	C	

Drawing Title
Illustrative Plan
Level 13-14

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HASLAM'S CREEK

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICHE DRIVE

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B	14/4/20	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

Scale @A1, 50% @A3	Project No. 18039	Drawn by TURNER	North ↗
Status For Information	Dwg No. S75W-110-115	Rev C	

Drawing Title
**Illustrative Plan
Level 15**

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SUPPLY AIR PLenum ABOVE
SHOWN DASHED

Legend

Car Space For Building C/F

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CLIENT
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NSW, 2000 Australia

DLCE Quality Endorsed Company 150 8001 2015, Registration Number 26470
Notified Architect: Nicholas Turner 1605, ABN 58 064 324 911

Rev	Date	Approved by	Revision Notes
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	Drawn No.	Rev	
For Information	S75W-110-201	C	

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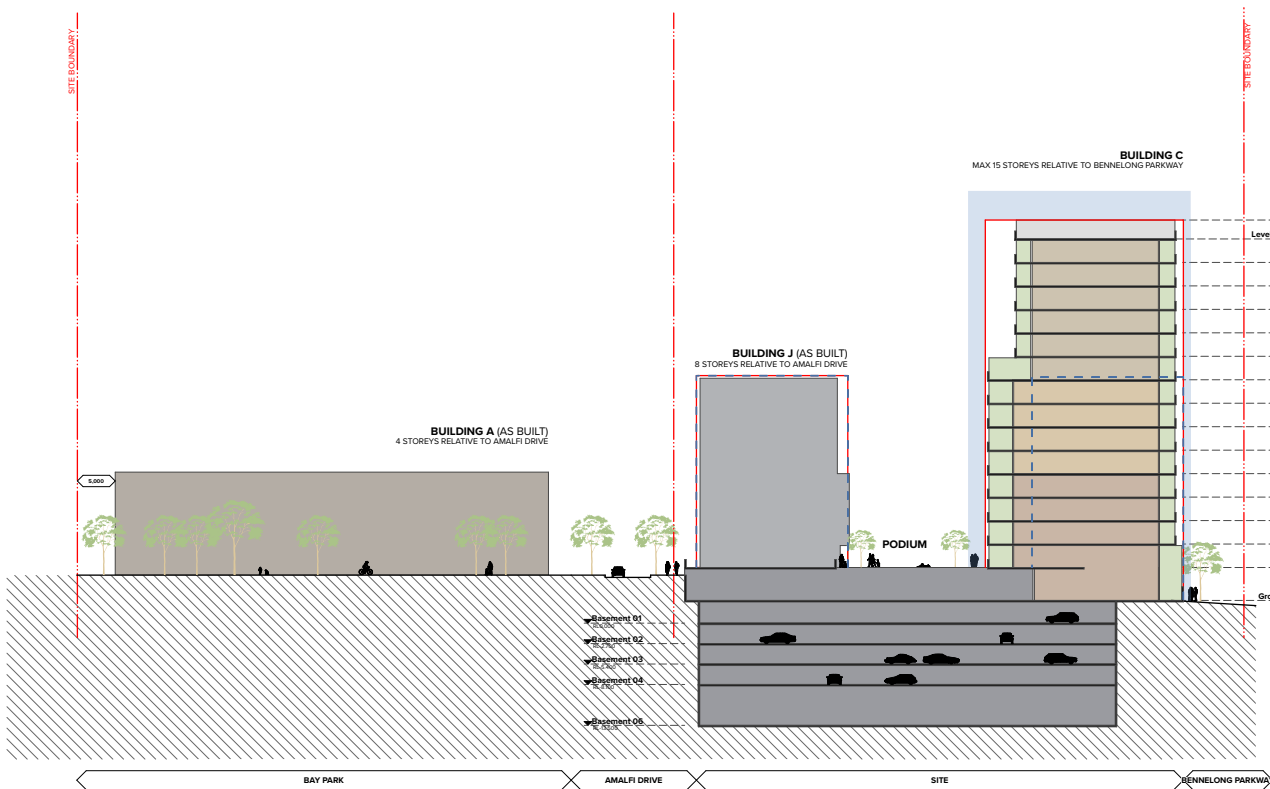
Approved Section 75W Modification Application

No.....4..... Granted on.....22 December 2020

In respect to MP.....09_0160

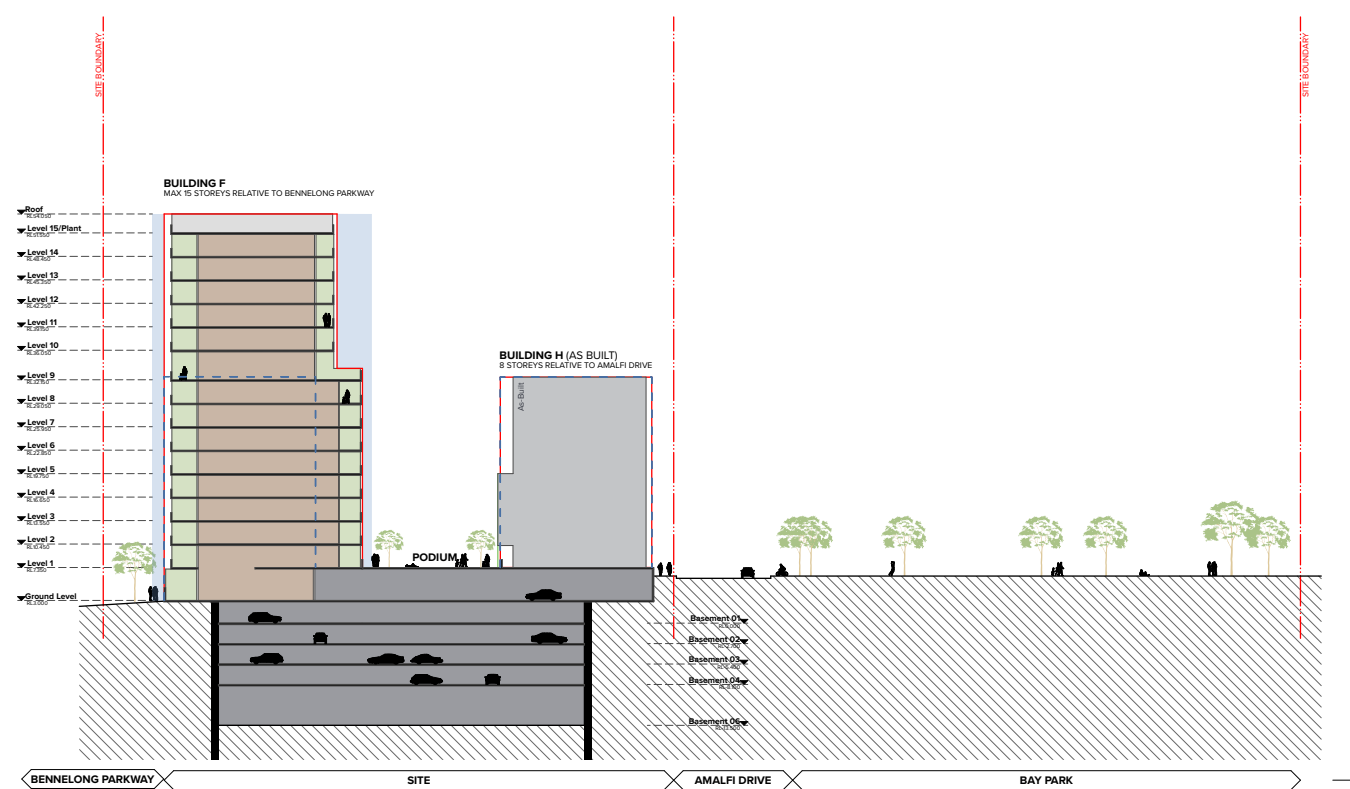
Signed.....ED

Sheet No.....13..... of.....15

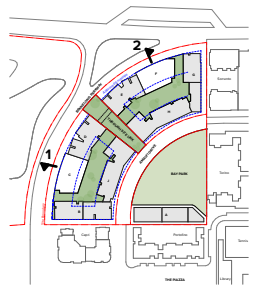


1 Section AA - BUILDING C
1:500

ADG Separation



2 SectionBB - BUILDING F
1:500



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Rev	Date	Approved by	Revision Notes
A	20/03/20	JM	2020 Mod 4 Illustrative Proposal
B	14/4/20	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
**GA Sections
Section AA & BB**

Scale 1:500 @A1, 50% @A3	Project No. 18039	Drawn by TURNER	North
Status For Information	Dwg No. S75W-300-001	Rev C	

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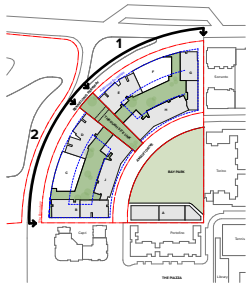
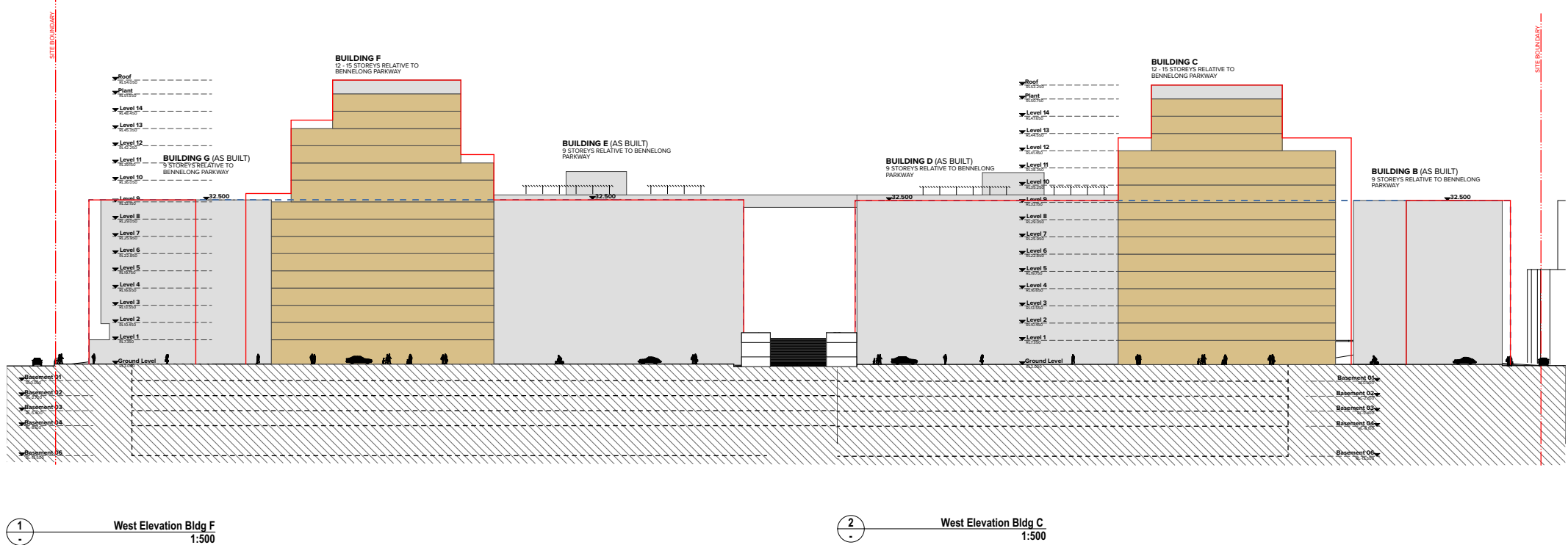
Approved Section 75W Modification Application

No..... 4 Granted on..... 22 December 2020

In respect to MP..... 09_0160

Signed..... ED

Sheet No..... 14 of 15



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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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Signed ED

Sheet No. 15 of 15

HASLAM'S
CREEK

HILL ROAD

BENNELONG PARKWAY

AMALFI DRIVE

STROMBOLI STREET

CORNICHE DRIVE

- Current Approved Building Area Envelope*
 - Proposed Building Area Envelope*
 - Balcony / Articulation Zone 2-2.5m Typical
- * Excluding Architecture Feature (Fins, Screens, Awnings)

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

Scale:	Project No.	Drawn by	North
1:500 @A1, 50% @A3	18039	TURNER	North
Status:	Dwg No.	Rev	
For Information	S75W-400-001	C	

Drawing Title
Diagrams
Urban Form Control Drawing

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