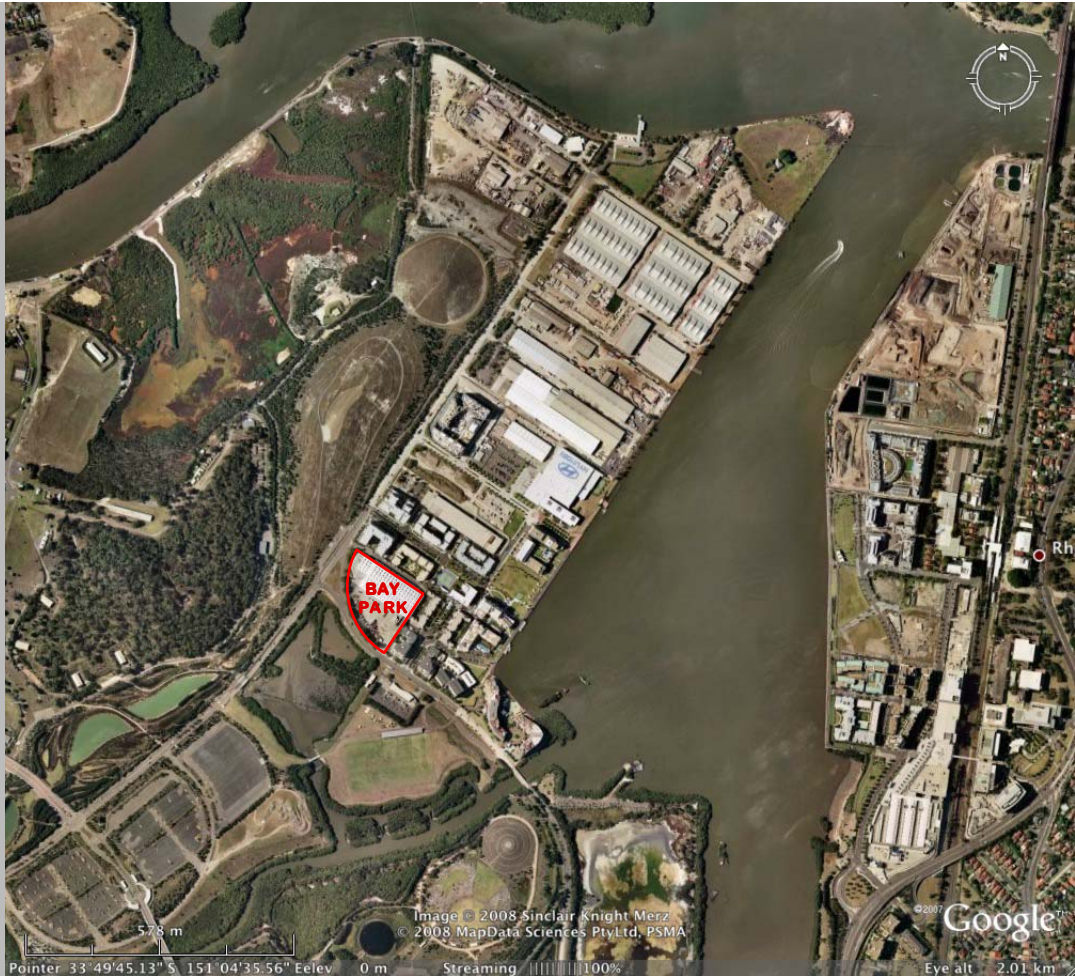


BAY PARK_23 Bennelong Parkway Homebush Bay 2127

for Henlia No 3 Pty Ltd

CONCEPT APPLICATION SUBMISSION

6 AUGUST 2009

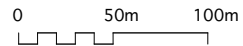
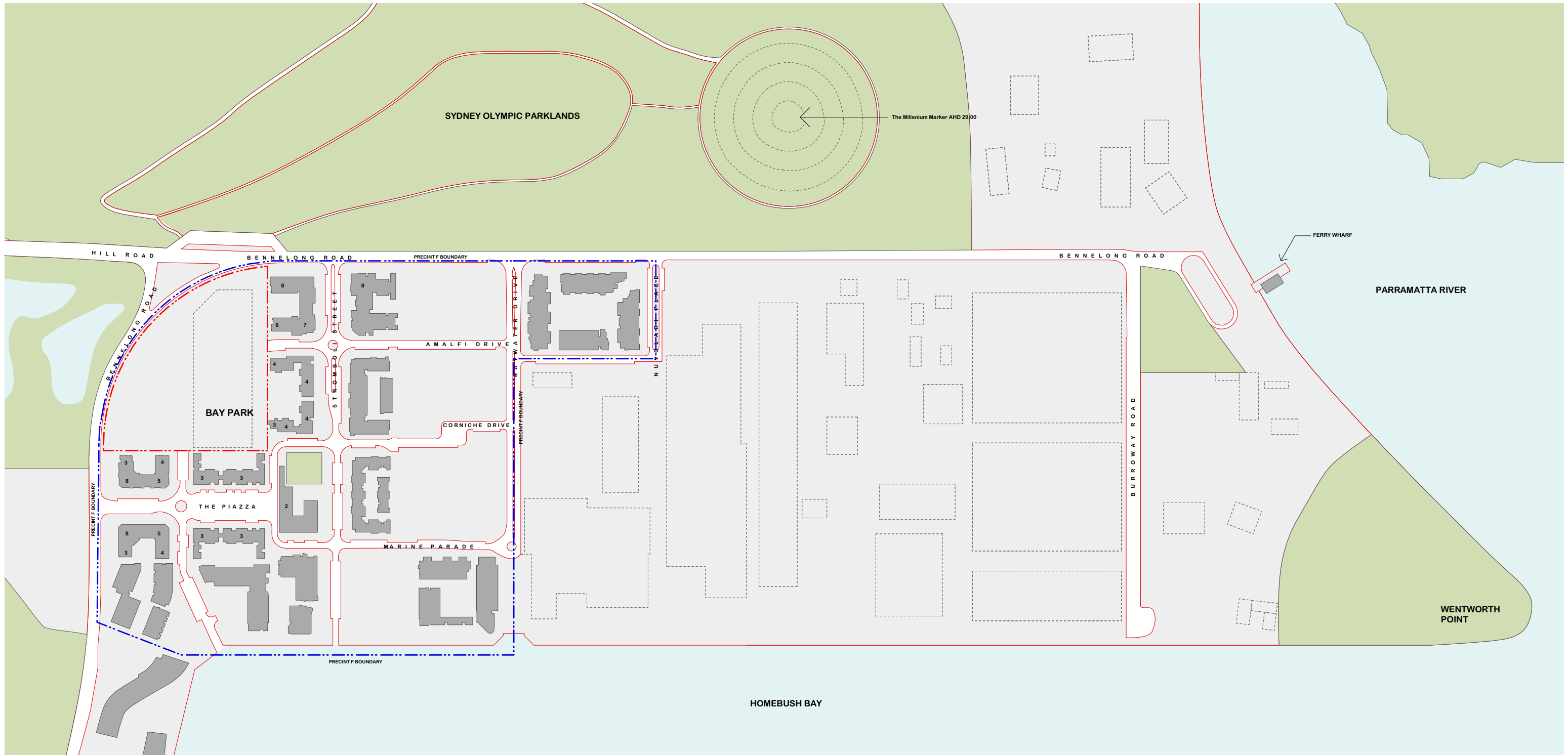


TURNER+ASSOCIATES

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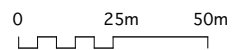


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No.	Date	Appr	Revision Notes

Site Context Plan_Existing

<small>Job No.</small> 08053	<small>Rev</small> D	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
<small>Drawing No.</small> DA01		

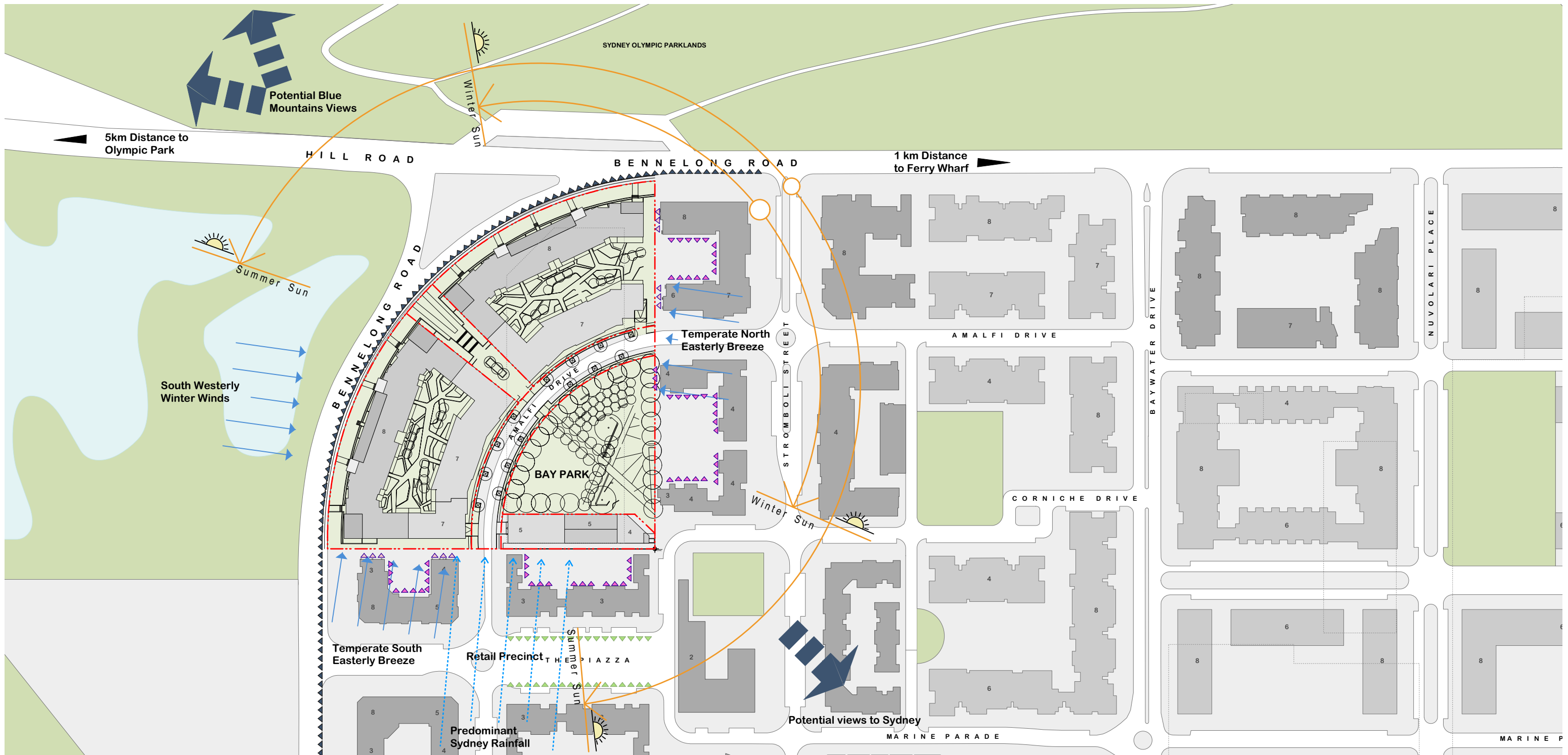


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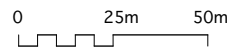
Site Context Plan_Future

<small>Job No.</small> 08053	<small>Rev</small> D	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
<small>Drawing No.</small> DA02		



LEGEND

- Existing buildings
- Future buildings
- Buildings to be Demolished based on DCP
- Public Parks
- Traffic Noise
- Active Frontage
- Main aspect from adjoining building faces (Windows)
- Secondary aspect from adjoining building faces (Windows)

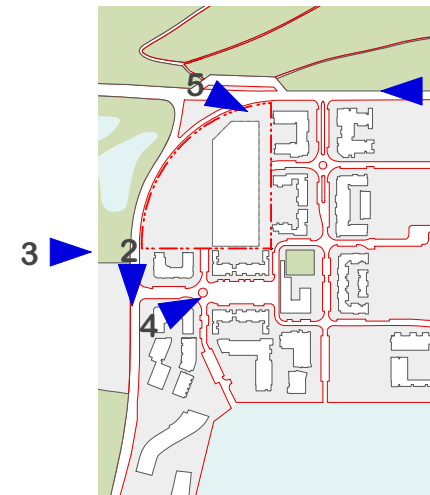


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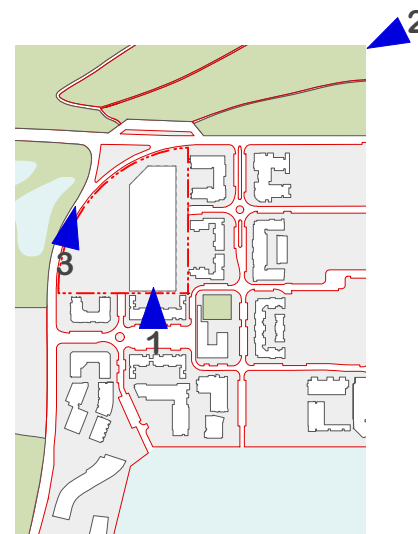
D 07/07/09 Stage 1 DA Issue C - B - A 08/12/08 KJD Issued for Information	No. Date Appr Revision Notes
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Job No. 08053	Drawing No. DA03	Rev D	Site Analysis Diagram
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Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127	TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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Site Photographs 01						<small>Drawing No.</small> DA04		<small>Rev</small> D		TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	



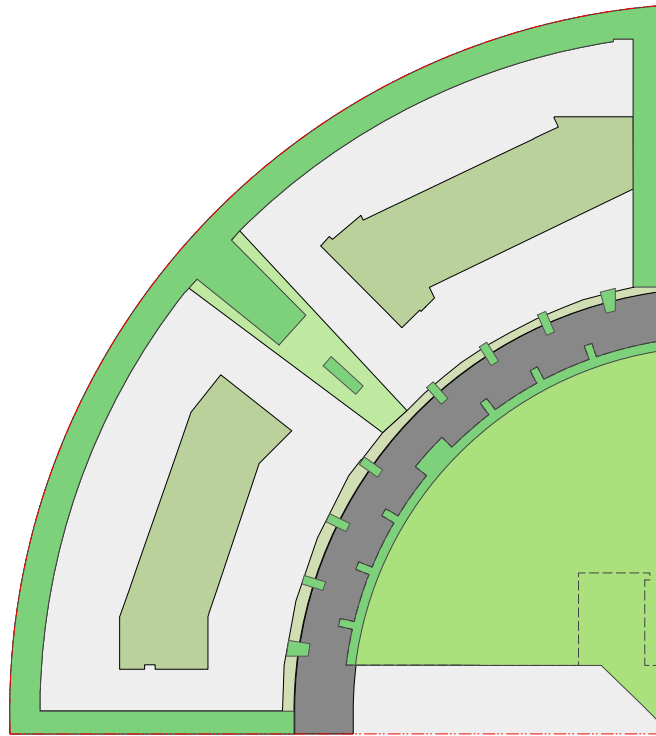
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No.	Date	Appr	Revision Notes

Site Photographs 02

Job No. 08053
Drawing No. DA 05

Rev D	<p align="right">Bay Park</p> <p align="right">23 Bennelong Parkway Homebush Bay NSW 2127</p> <p align="center">TURNER + ASSOCIATES</p> <p align="center">L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</p>
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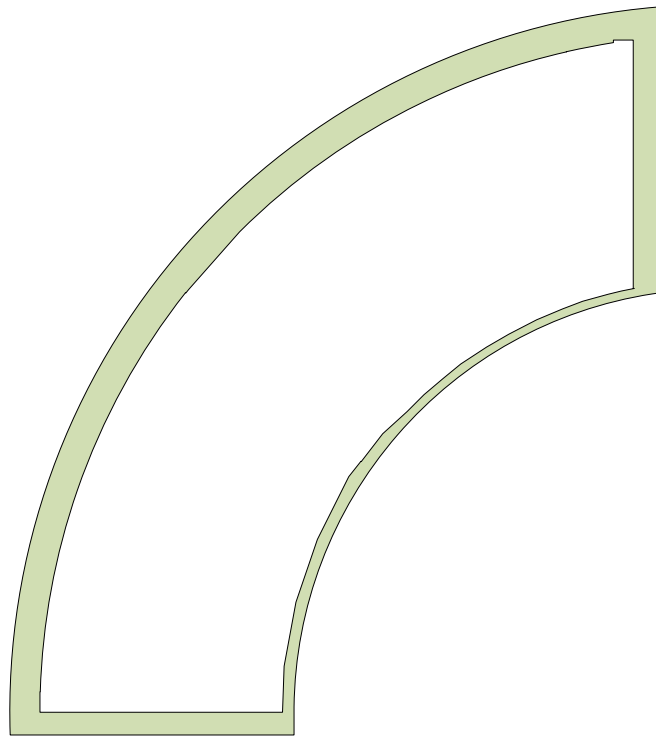
SITE AREA DIAGRAM
Combined areas.



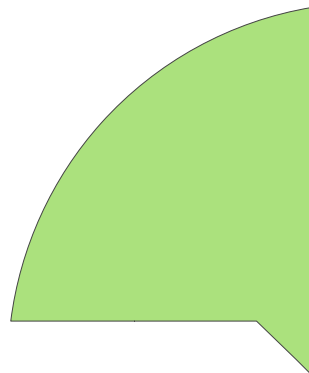
SITE AREA: 25,570sqm



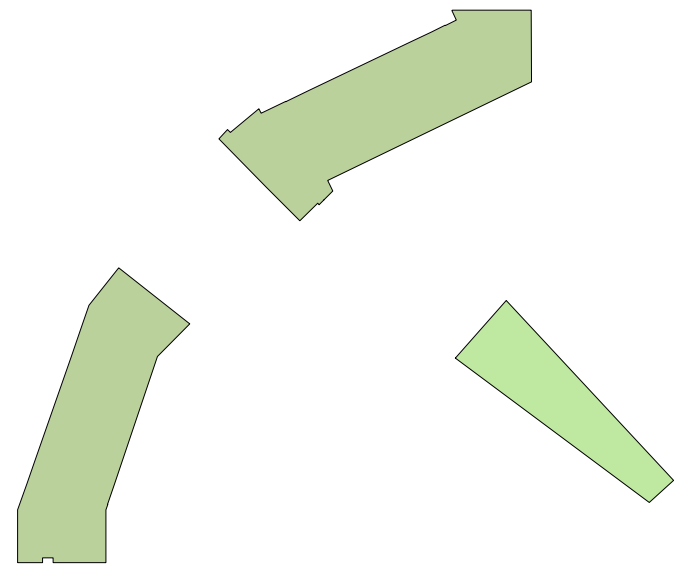
DEEP SOIL AREA: 8,318sqm



SETBACK AREA: 3,480sqm



PARK AREA: 4,910sqm



COMMUNAL OPEN SPACE AREA: 3,667sqm

"THROUGH SITE LINK" AREA: 931sqm

TOTAL OPEN SPACE AREA: 15,356sqm

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A	26/06/09	KD Issued for Information
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		Revision Notes

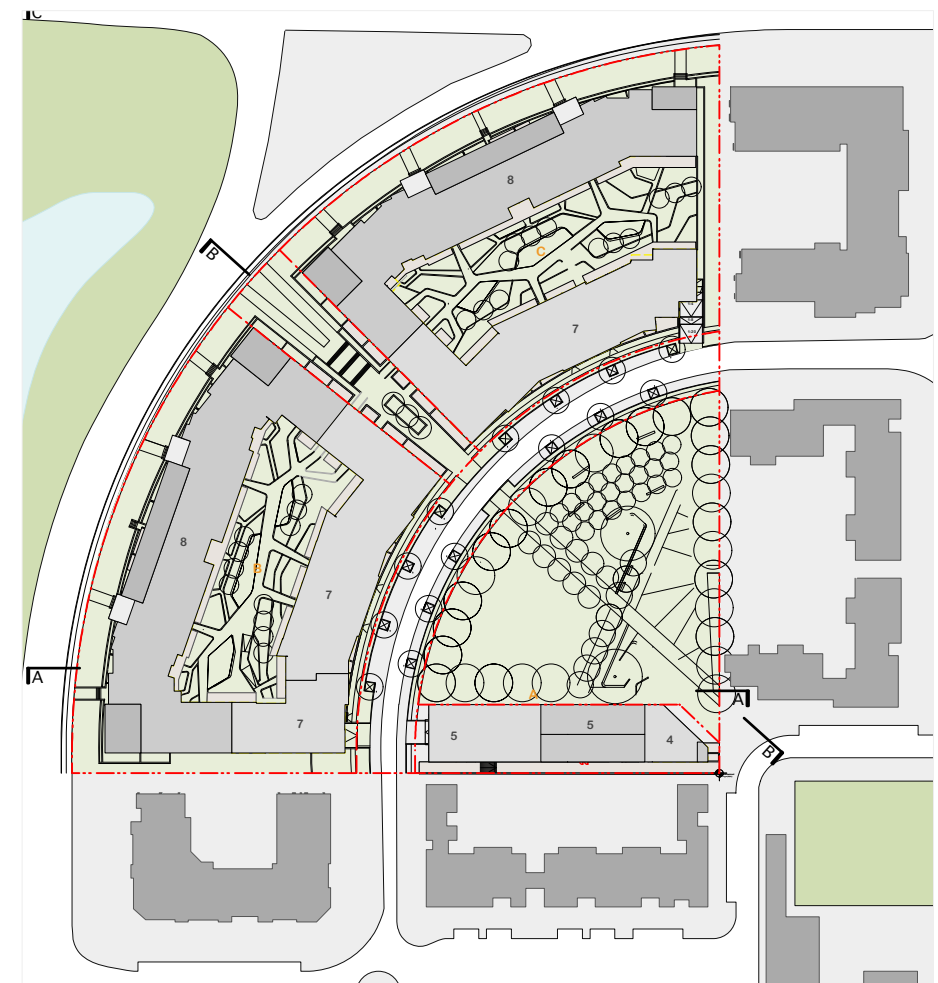
Area Diagrams_Stage 1 DA

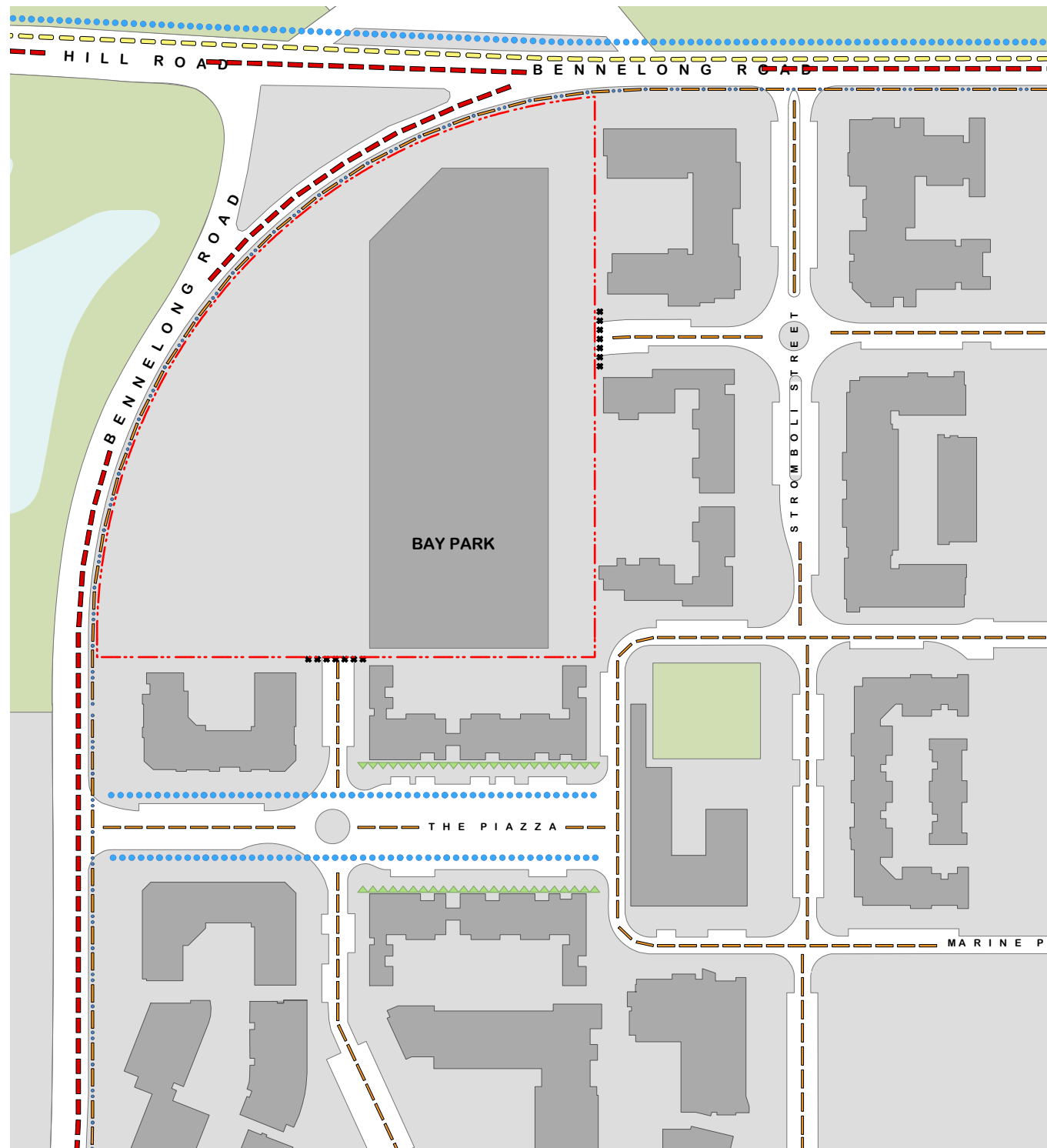
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Drawing No.	DA06	
Rev	D	

	FLOOR SPACE	NSA (92.5% efficiency)	1 BED 50-55sqm	2 BED 74-86sqm	3 BED 115-125sqm	UNITS (73.8 sqm avg)
BUILDING A			5	27	3	35
BUILDING B			115	196	0	311
BUILDING C			64	178	13	255
TOTALS	48,000 sqm	44,400 sqm	184	401	16	601
SITE AREA	25,570sqm					
FSR	1.9:1sqm		31%	66%	3%	

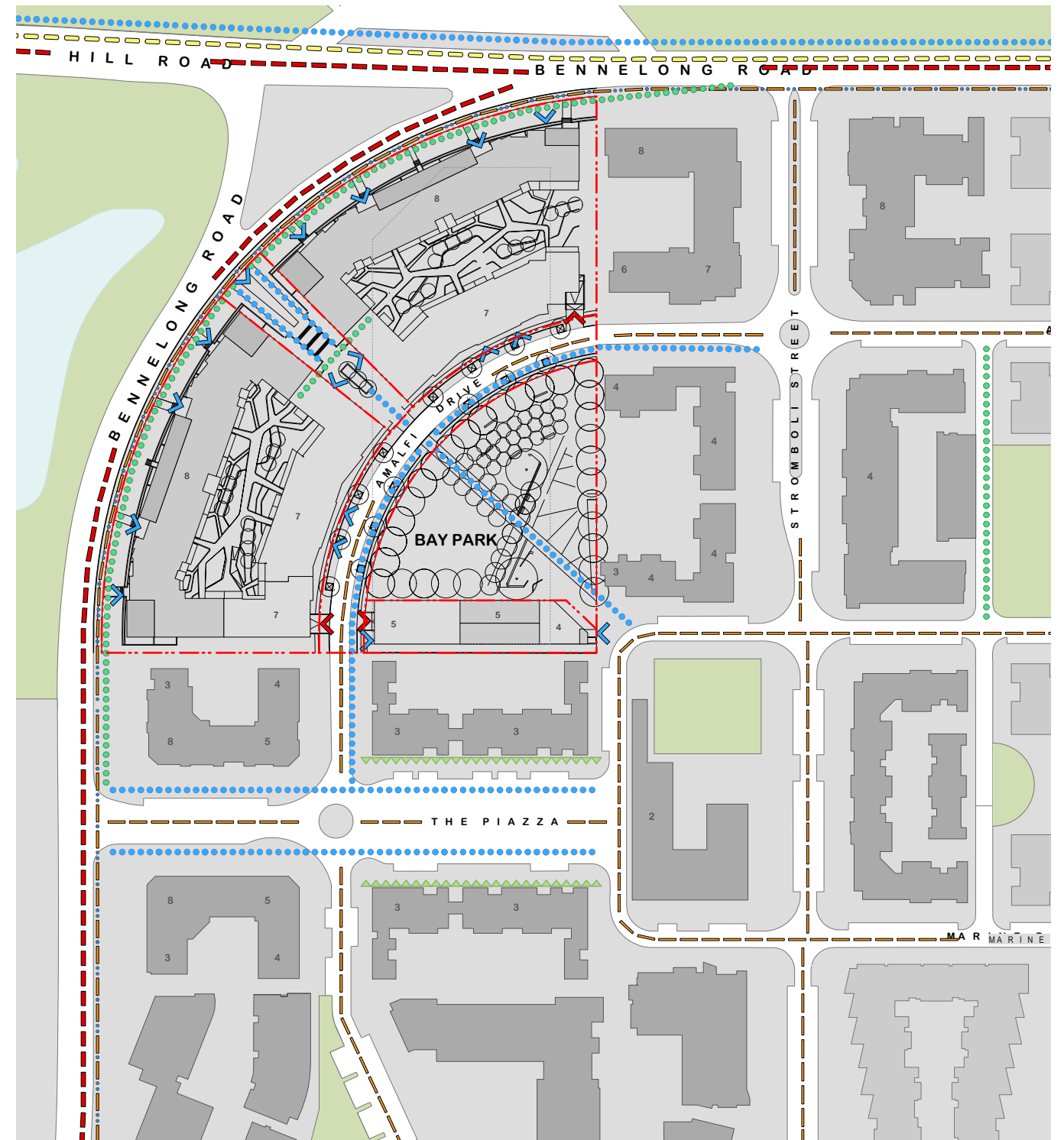
PARKING RATES	visitors	1 bed	2 bed	3 bed	
DCP min:	0 0 spaces	1.0 / unit 184 spaces	1.0/ unit 401 spaces	1.0 / unit 16 spaces	601 spaces total required
DCP max:	1.0 /5 units 120 spaces	1.0 / unit 184 spaces	1.5/ unit 601 spaces	2.0 / unit 32 spaces	937 spaces total allowed
Povided:	1.0/7 units 81 spaces	1.0 / unit 184 spaces	1.3/ unit 520 spaces	2.0 / unit 32 spaces	817 spaces provided

LANDSCAPE AREAS (also see diagrams DA06)	deep soil	park	communal space	total open space
	8,318sqm	4,910 sqm	3,667 sqm	15,356sqm



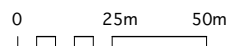


TRAFFIC ANALYSIS DIAGRAM, EXISITNG



TRAFFIC ANALYSIS DIAGRAM, FUTURE

- LEGEND**
- Major roads
 - Minor roads
 - Shared lane
 - Cycle lane
 - Major pedestrian route
 - Minor pedestrian route
 - Bus route - Existing
 - Bus route - Proposed
 - Vehicular entry point
 - Pedestrian entry point
 - Blocked Road
 - Active Frontage
 - Future Signalised Intersection



NOMINATED ARCHITECT: Nicholas Turner 6695 DLUG Quality Endorsed Company ISO 9001:2000 Licence Number 4168	Drawn by: *** Filename: Cad File Name:	PRINTED 07.07.09	Henlia No 3 Pty Ltd	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">D 07/07/09</td> <td style="width: 33%;">Stage 1 DA Issue</td> <td style="width: 33%;"></td> </tr> <tr> <td>C -</td> <td>-</td> <td></td> </tr> <tr> <td>B -</td> <td>-</td> <td></td> </tr> <tr> <td>A 08/12/08</td> <td>KJD Issued for Information</td> <td></td> </tr> <tr> <td>No.</td> <td>Date</td> <td>Appr</td> </tr> <tr> <td></td> <td></td> <td>Revision Notes</td> </tr> </table>	D 07/07/09	Stage 1 DA Issue		C -	-		B -	-		A 08/12/08	KJD Issued for Information		No.	Date	Appr			Revision Notes
D 07/07/09	Stage 1 DA Issue																					
C -	-																					
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A 08/12/08	KJD Issued for Information																					
No.	Date	Appr																				
		Revision Notes																				

Job No. 08053	Drawing No. DA11	Rev D	TURNER + ASSOCIATES <small>LL 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8568 0000 F 02 8568 0088</small>
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Illustrative Street Network Diagrams

Bay Park

23 Bennelong Parkway Homebush Bay NSW 2127

TURNER + ASSOCIATES

HILL ROAD

BENNELONG ROAD

C

C

B

C

BENNELONG ROAD

AMALFI DRIVE

STROMBOLI STREET

CORNICH

BAY PARK

A

A

B

A

0 10m 25m

NOMINATED ARCHITECT: Drawn by: JLG	Nicholas Turner 6995 DUG Quality Endorsed Company ISO 9001:2000 Licence Number 4198 Cad File Name:	PRINTED	Henlia No 3 Pty Ltd
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C	30/06/09	KD	Issued for Co-ordination
B	24/06/09		Issued for Co-ordination
A	08/12/08	KJD	Issued for Information
No.	Date	Appr	Revision Notes

Basement Plan

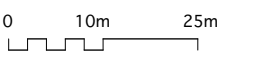
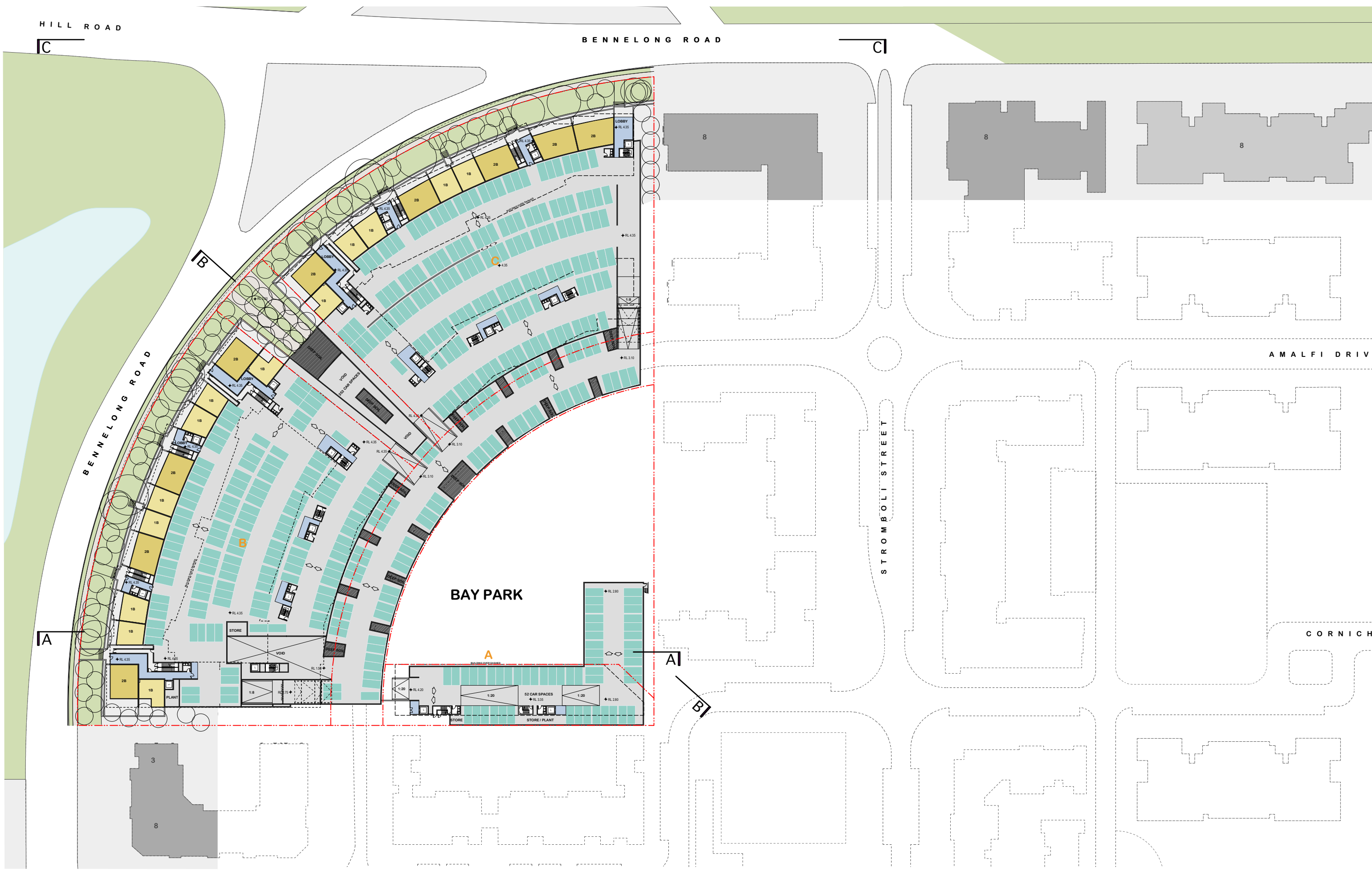
Job No. 08053
Drawing No. DA21

Rev D

Bay Park
23 Bennelong Parkway Homebush Bay NSW 2127

TURNER + ASSOCIATES

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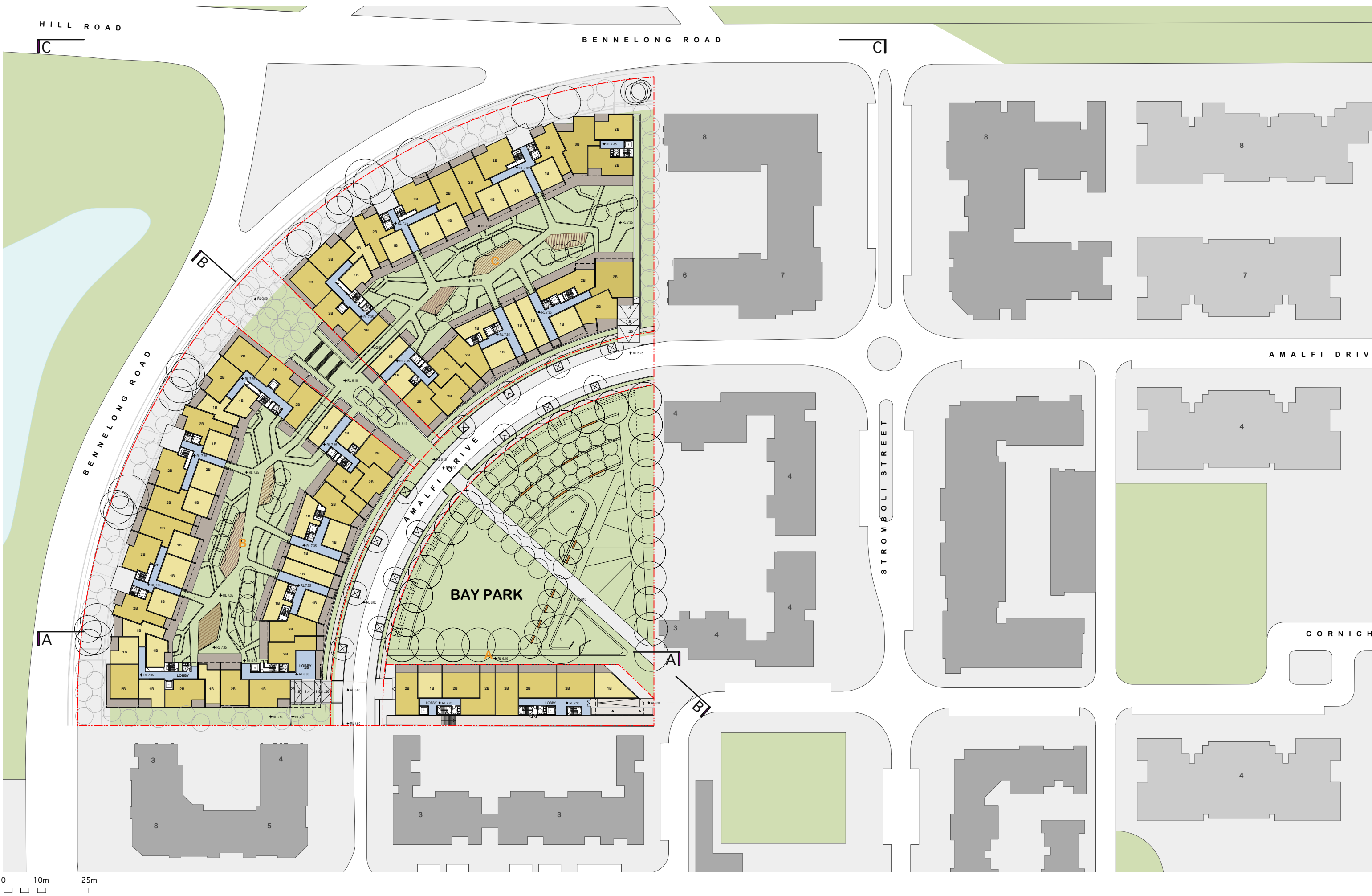


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C	24/06/09	Basement Co-ordination Issue	
B	22/06/09	Issued for Co-Ordination	
A	08/12/08	Issued for Information	
No.	Date	Appr	Revision Notes

Bennelong Road Level Plan	
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<small>Job No.</small> 08053	<small>Drawing No.</small> DA 22	<small>Rev</small> D	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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C	30/06/09		Issued for Co-ordination
B	22/06/09	KD	Issued for Co-Ordination
A	08/12/08	KJD	Issued for Information

Amalfi Drive Level Plan

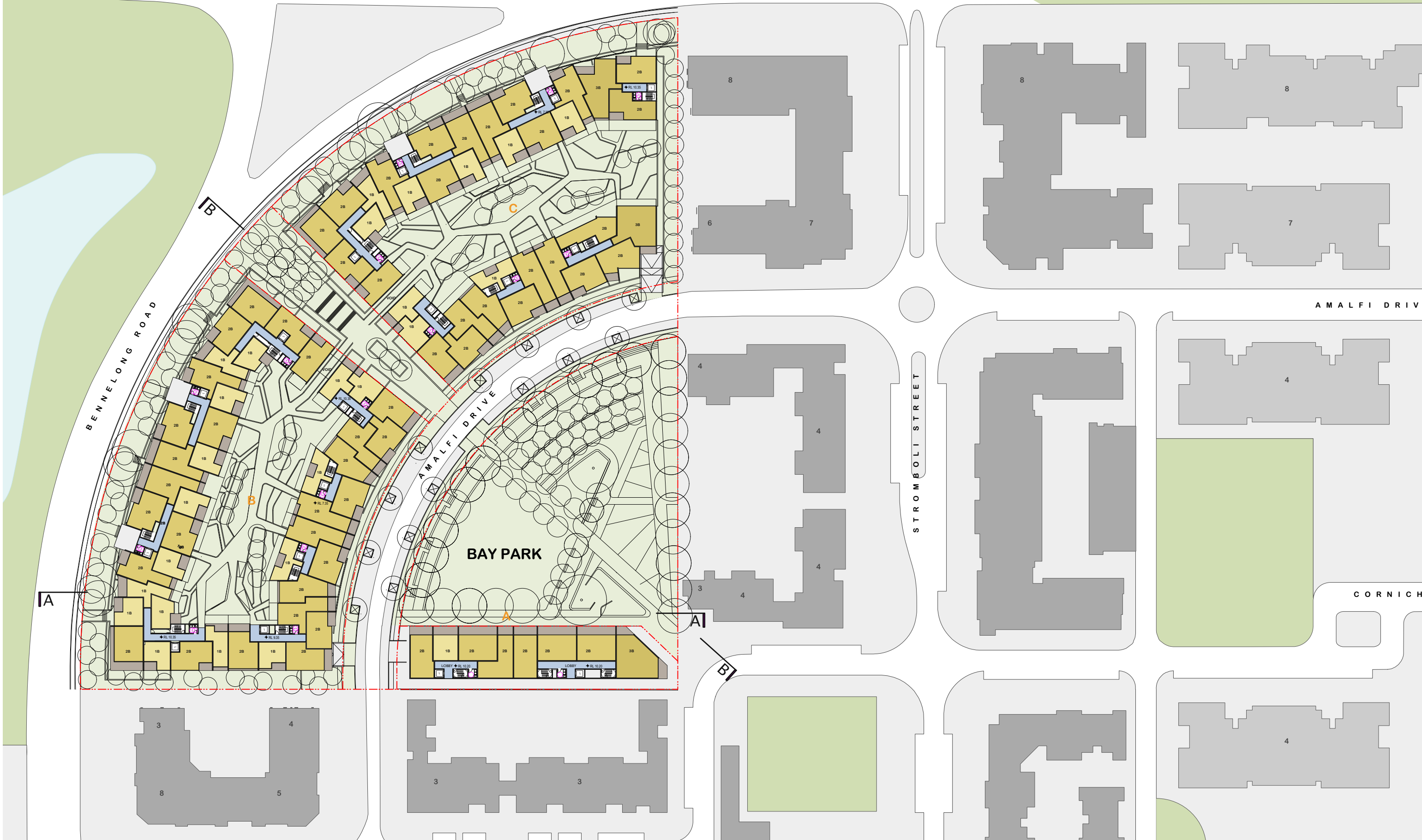
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Drawing No.	DA 23

Rev	D	TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127		

HILL ROAD

BENNELONG ROAD

C



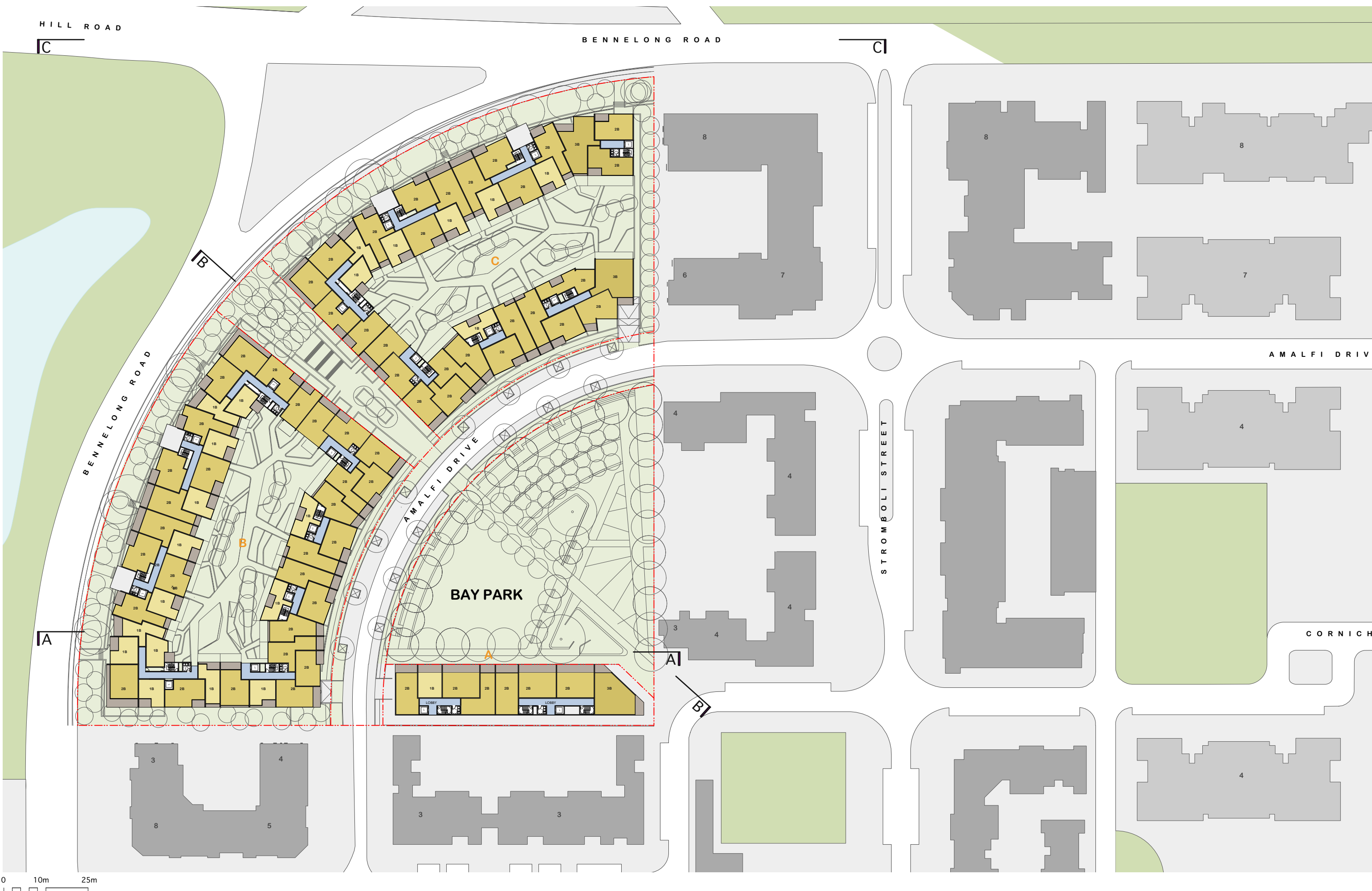
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D	07/07/09	Stage 1 DA Issue	
C	-	-	
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Level 1 Plan	
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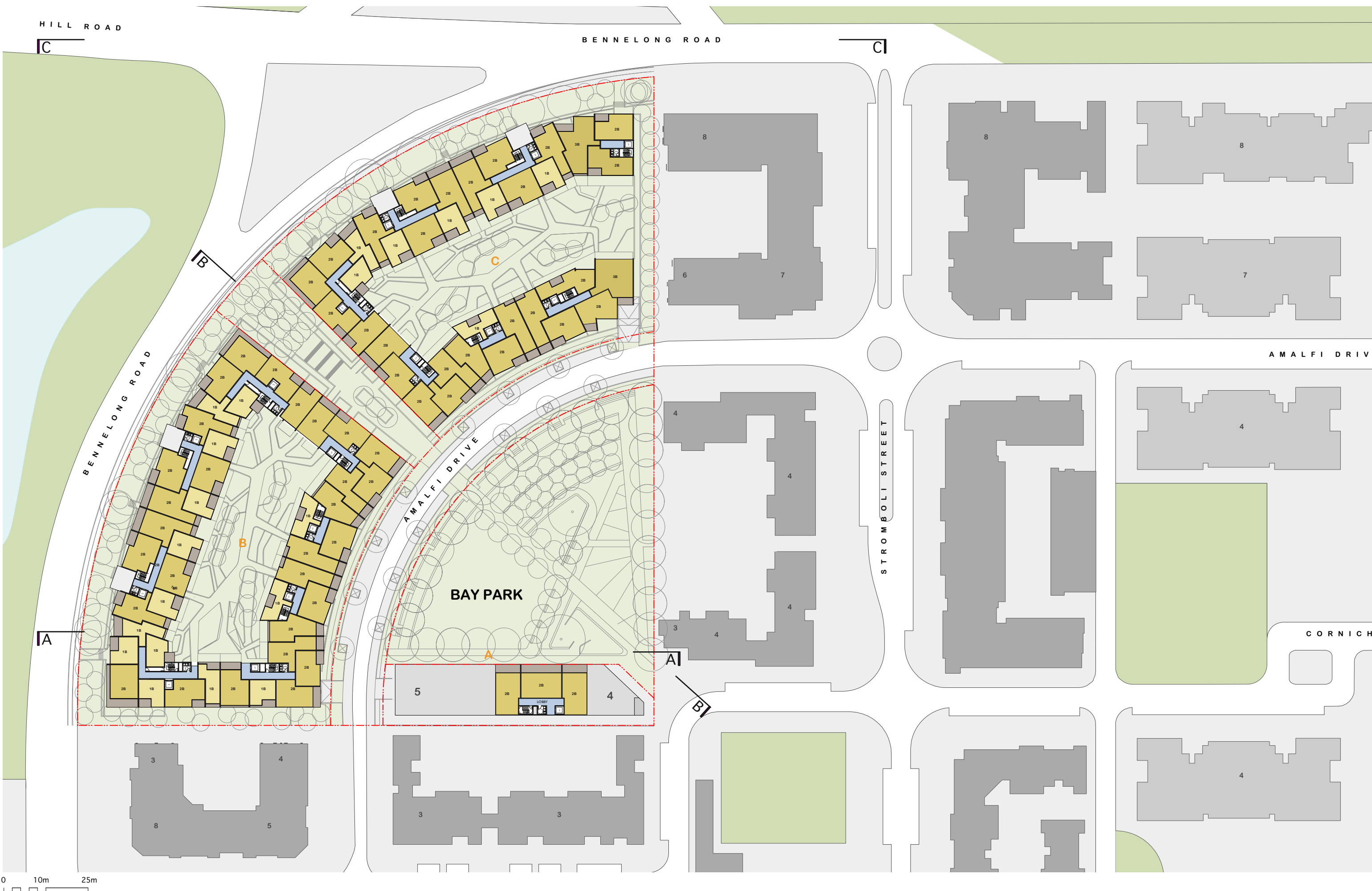
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Drawing No. DA 24	
Rev D	TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>



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Level 2+3 Plan	
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<small>Job No.</small> 08053	<small>Rev</small> D
<small>Drawing No.</small> DA25	<small>Bay Park</small> 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER+ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>

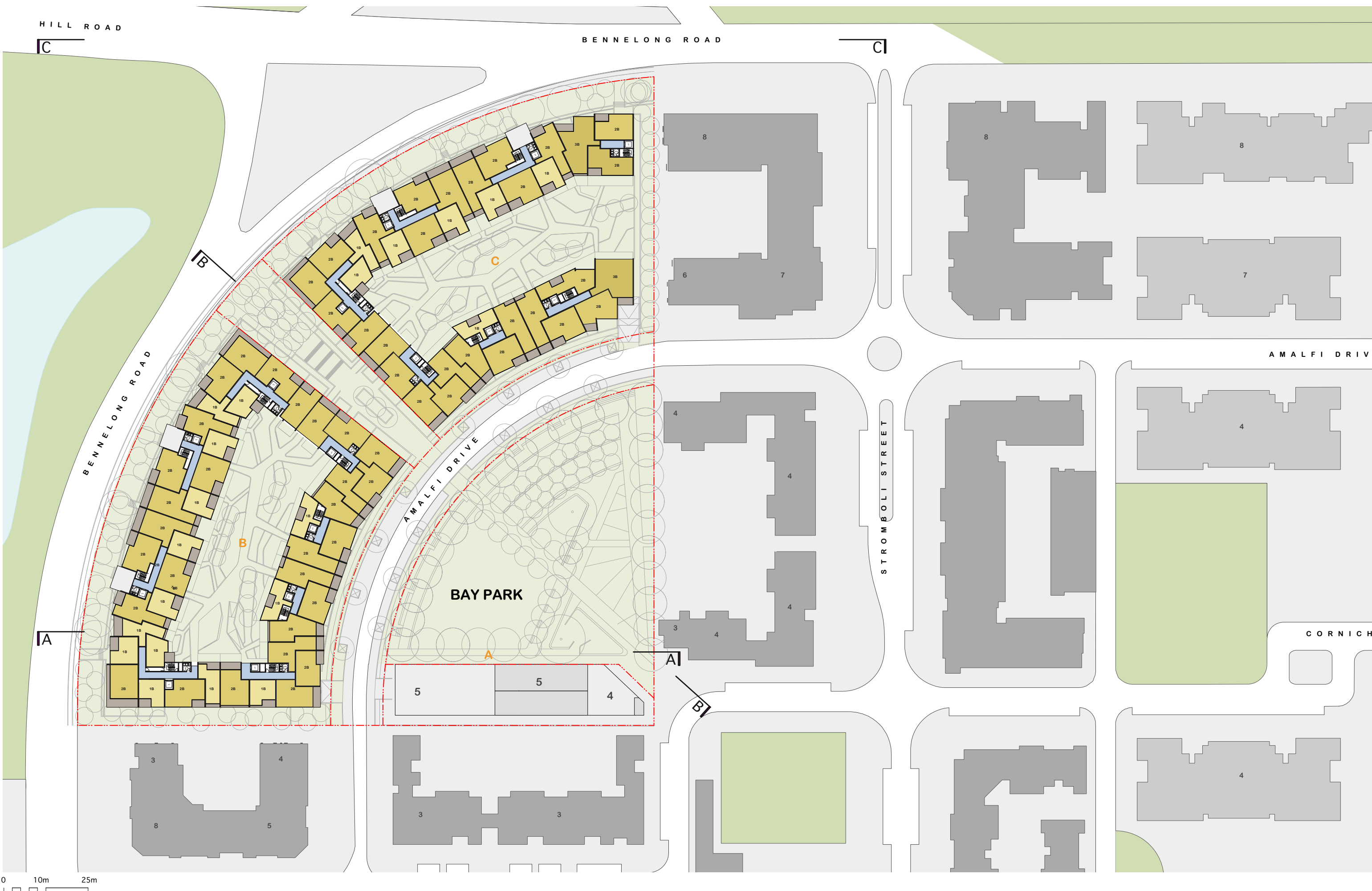


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B	22/06/09	KD Issued for Co-Ordination
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No.	Date	Appr
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Level 4 Plan	
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Job No. 08053	Drawing No. DA 26	Rev D	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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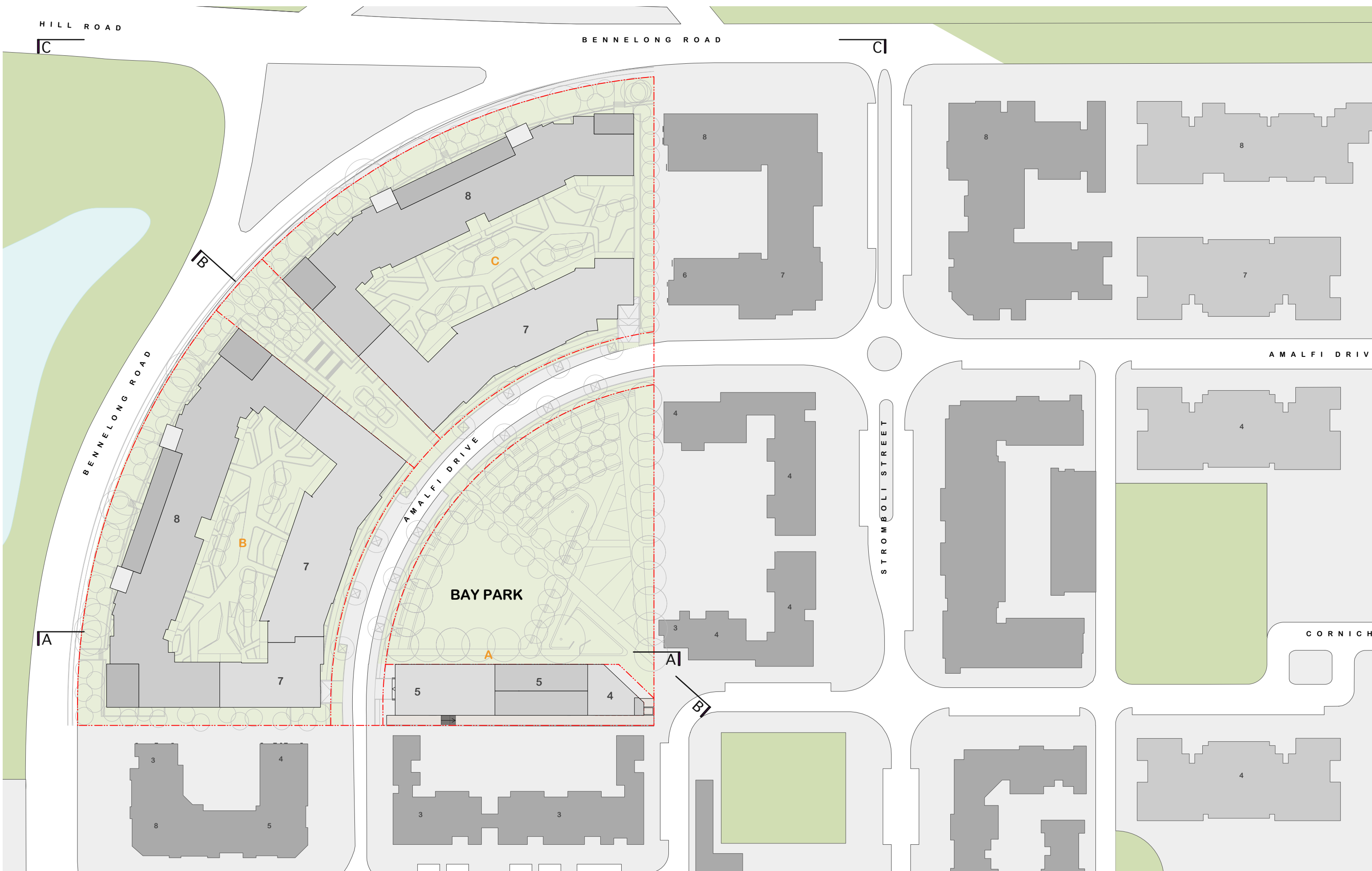


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Levels 5+6 Plan	
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Job No. 08053	Drawing No. DA 27	Rev D	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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<small>Job No.</small> 08053	<small>Rev</small> D
<small>Drawing No.</small> DA28	

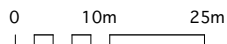
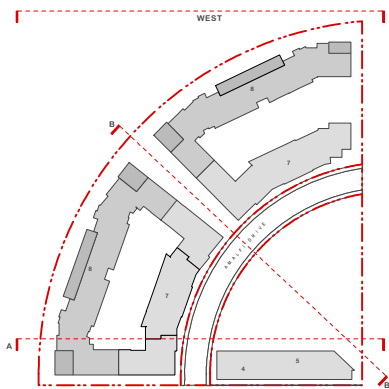
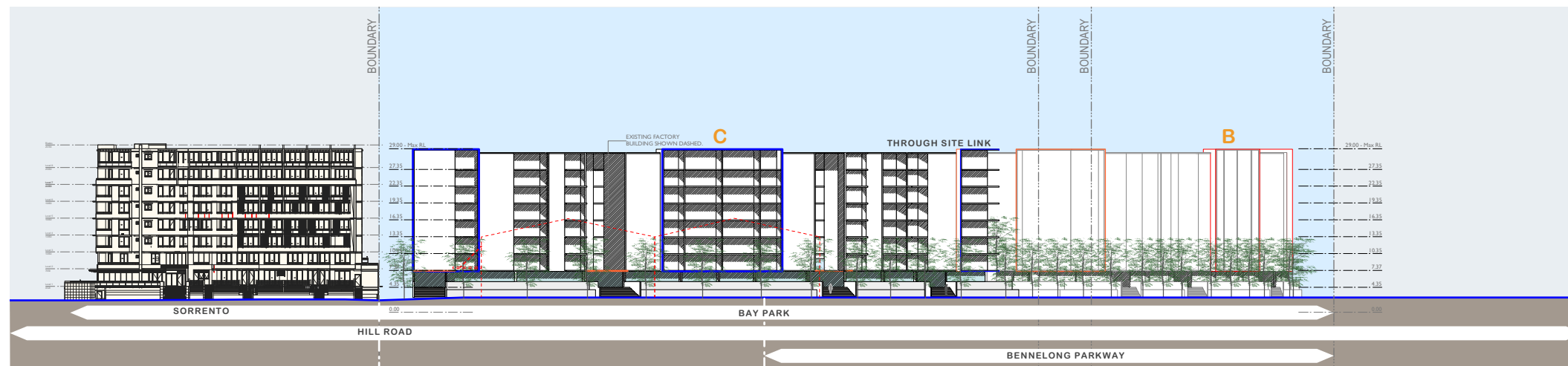
Roof Plan

Bay Park

23 Bennelong Parkway Homebush Bay NSW 2127

TURNER + ASSOCIATES

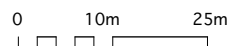
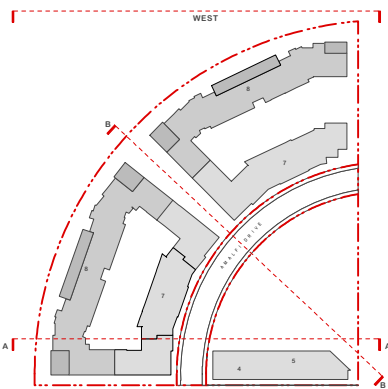
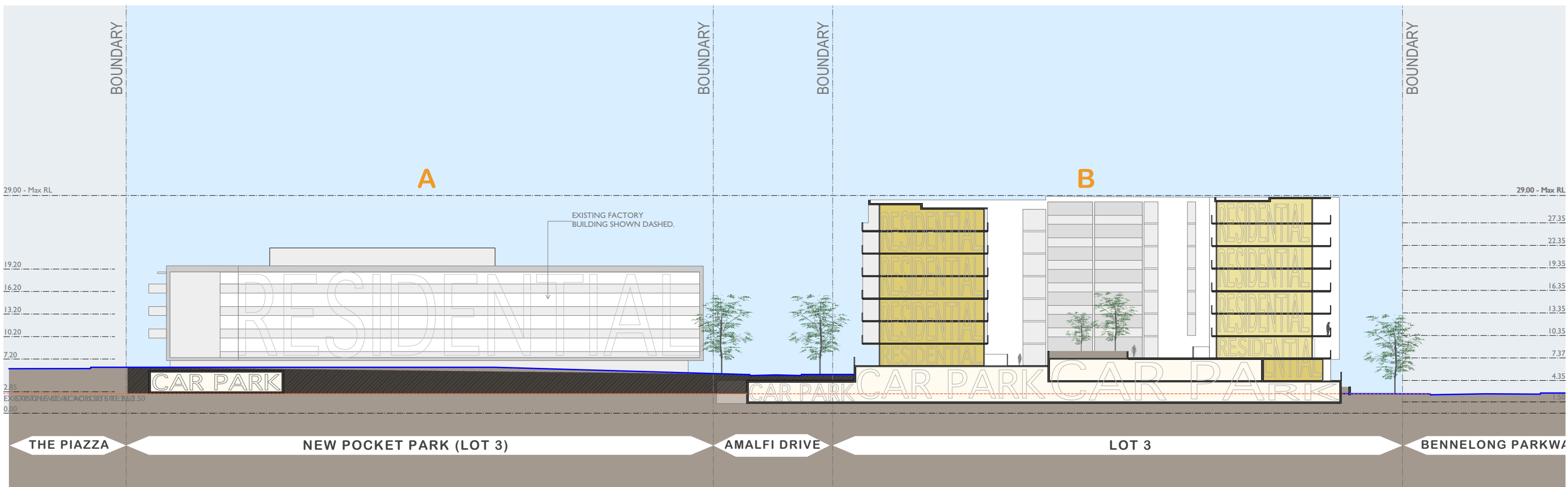
L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088



<small>NOMINATED ARCHITECT:</small> <small>Drawn By:</small> JLG <small>SCALE</small> 1:500 @ A1 1:1000 @ A3		<small>Nicholas Turner 6995</small> <small>DUG Quality Endorsed Company ISO 9001:2000 Licence Number 4168</small> <small>PRINTED</small> 07.07.09 Henlia No 3 Pty Ltd <small>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.</small>		<small>D</small> 07/07/09 Stage 1 DA Issue <small>C</small> - <small>B</small> - <small>A</small> - <small>No.</small> <small>Date</small> <small>Appr</small> <small>Revision Notes</small>		<small>Job No.</small> 08053 <small>Drawing No.</small> DA29		Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	
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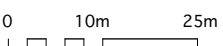
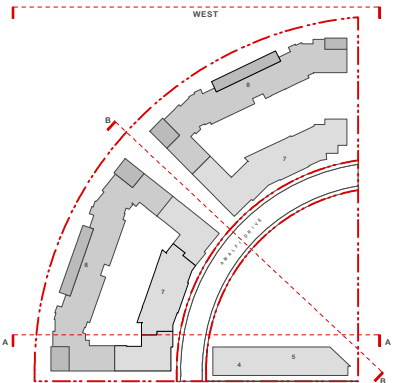
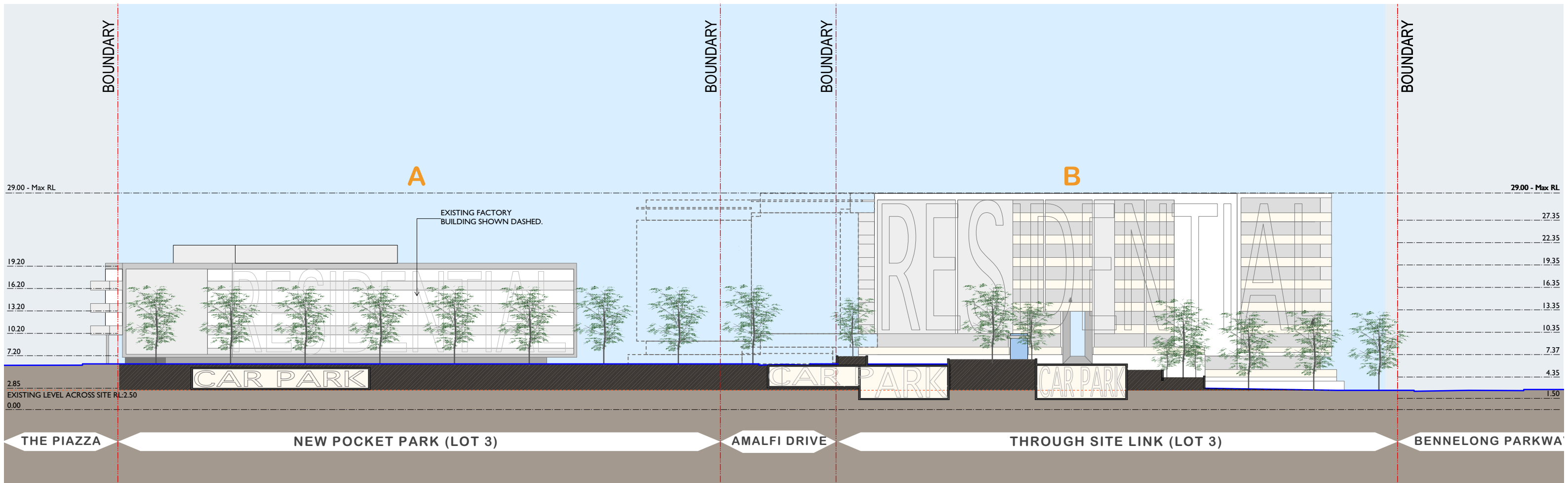
Illustrative West Elevation

Rev D



<small>NOMINATED ARCHITECT:</small> <small>Drawn by:</small> JLG <small>SCALE</small> 1:250 @ A1 1:500 @ A3		<small>PRINTED</small> 07.07.09 Henlia No 3 Pty Ltd <small>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.</small>		<small>D</small> 07/07/09 Stage 1 DA Issue <small>C</small> - <small>B</small> 30/06/09 Issued for Co-ordination <small>A</small> 08/12/08 KJD Issued for Information <small>No.</small> <small>Date</small> <small>Appr</small> <small>Revision Notes</small>		<small>Job No.</small> 08053 <small>Drawing No.</small> DA31		Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	
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Illustrative Section_AA

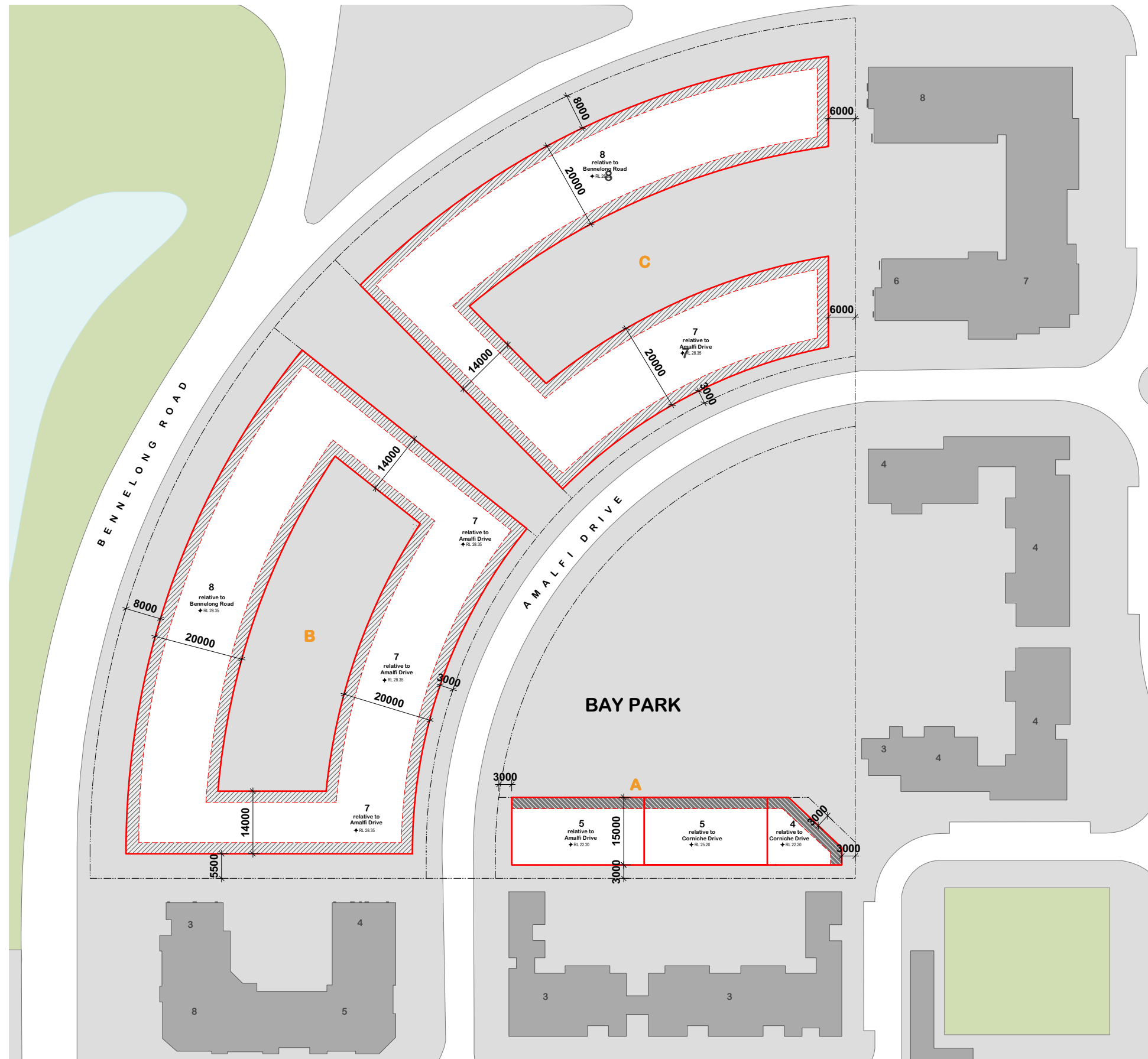


<small>NOMINATED ARCHITECT:</small> <small>Drawn by:</small> JLG <small>SCALE</small> 1:250 @ A1 1:500 @ A3		<small>PRINTED</small> 07.07.09 Henlia No 3 Pty Ltd <small>This drawing is copyright and shall remain the property of Turner+Associates Architects. No reproduction without permission. Unless noted otherwise this drawing is NOT FOR CONSTRUCTION. Do not scale from drawings. Figure dimensions shall take precedence.</small>
<small>Nicholas Turner: 6995</small> <small>DULG Quality Endorsed Company ISO 9001:2000 Licence Number 4168</small> <small>Card File Name:</small>		<small>No.</small> <small>Date</small> <small>Appr</small> <small>Revision Notes</small> D 07/07/09 Stage 1 DA Issue C - - B - - A 30/06/0 Issued for Co-ordination

<small>Job No.</small> 08053	<small>Rev</small> D
<small>Drawing No.</small> DA32	<small>Revision Notes</small>

Illustrative Section_BB

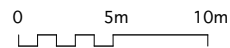
Bay Park
 23 Bennelong Parkway Homebush Bay NSW 2127
TURNER + ASSOCIATES
L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088



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.

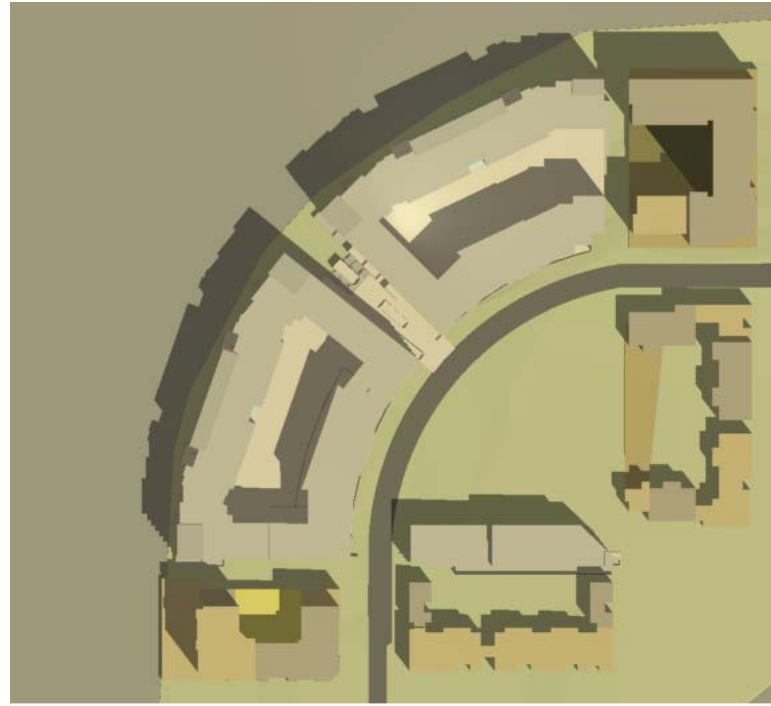


NOMINATED ARCHITECT: <small>Nicholas Turner 6995 DLG Quality Endorsed Company ISO 9011:2000 Licence Number 4168</small>	Drawn By: *** Filename: Cad File Name:	PRINTED 07.07.09	Henlia No 3 Pty Ltd <small>This drawing is copyright and shall remain the property of Turner+Associates Architects. No reproduction without permission. Unless noted otherwise this drawing is NOT FOR CONSTRUCTION. Do not scale from drawings. Figure dimensions shall take precedence.</small>
SCALE 1:500 @ A1 1:1000 @ A3	No. Date Appr Revision Notes		

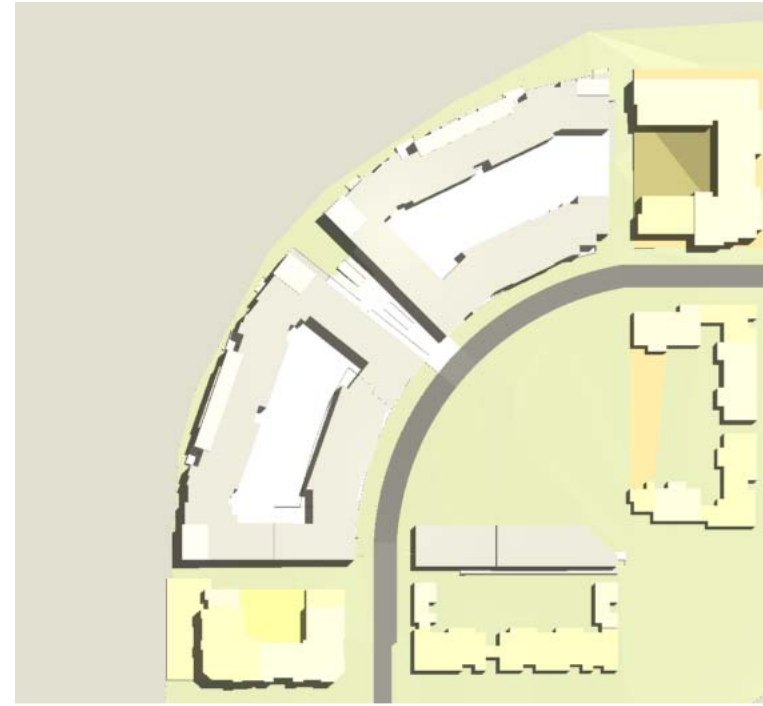
D 07/07/09 Stage 1 DA Issue C - B - A -	
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Urban Form Control Drawings

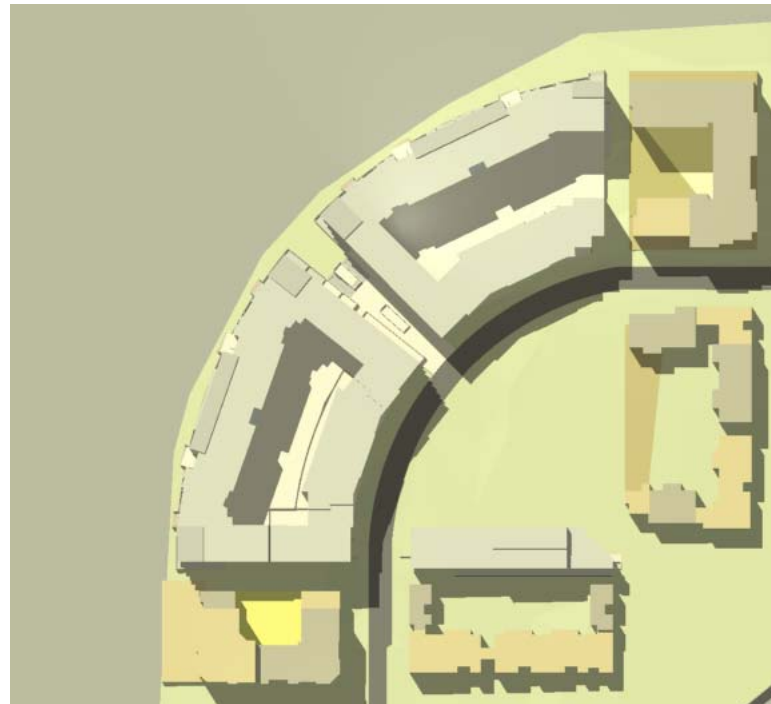
Job No. 08053	Drawing No. DA41	Rev D	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127 TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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December 21 9am Shadows



December 21 12pm Shadows



December 21 3pm Shadows



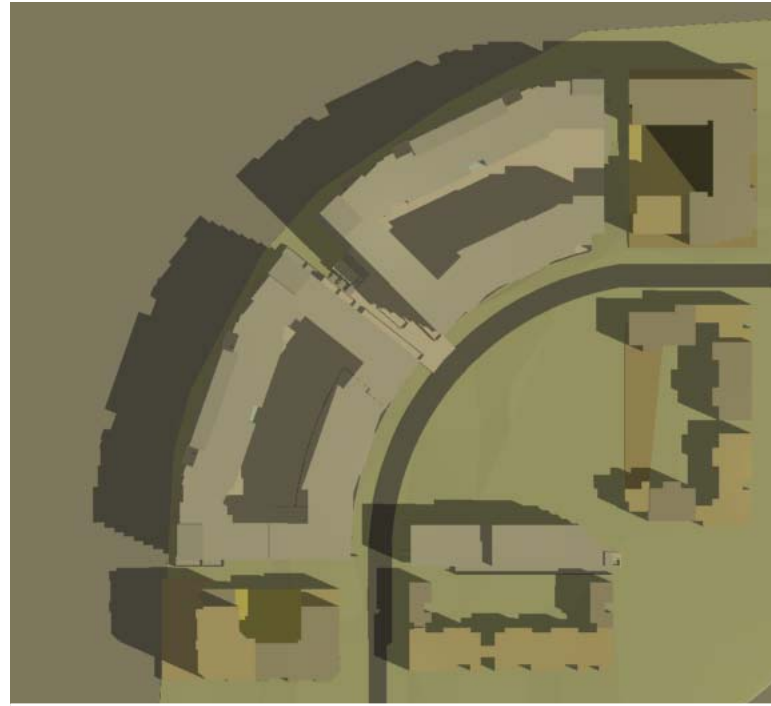
December 21 6pm Shadows

NOMINATED ARCHITECT:		Nicholas Turner 6995 DULG Quality Endorsed Company ISO 9001:2000 Licence Number 4168	
Drawn By:	Filename:	PRINTED	Henlia No 3 Pty Ltd
JG		07.07.09	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. Spaced dimensions shall take precedence.
SCALE	@ A1 - @ A3		

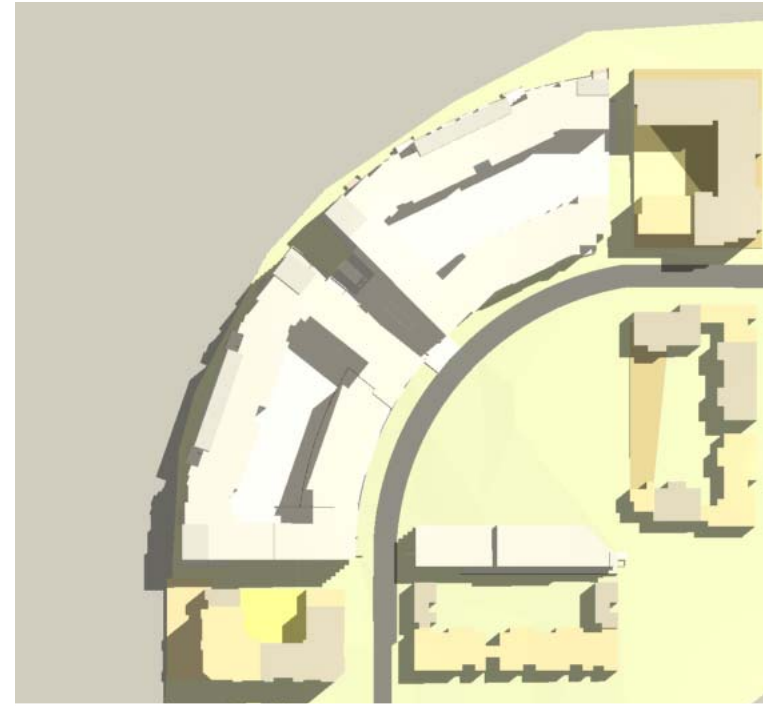
D	07/07/09	Stage 1 DA Issue
C	-	-
B	30/06/09	Issued for Co-ordination
A	08/12/08	KJD Issued for Information
No.	Date	Appr
		Revision Notes

Shadow Diagrams - December 21

Job No.	08053	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127
Drawing No.	DA51	
Rev	D	TURNER + ASSOCIATES L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088



March/September 21 9am Shadows



March/September 21 12pm Shadows



March/September 21 3pm Shadows

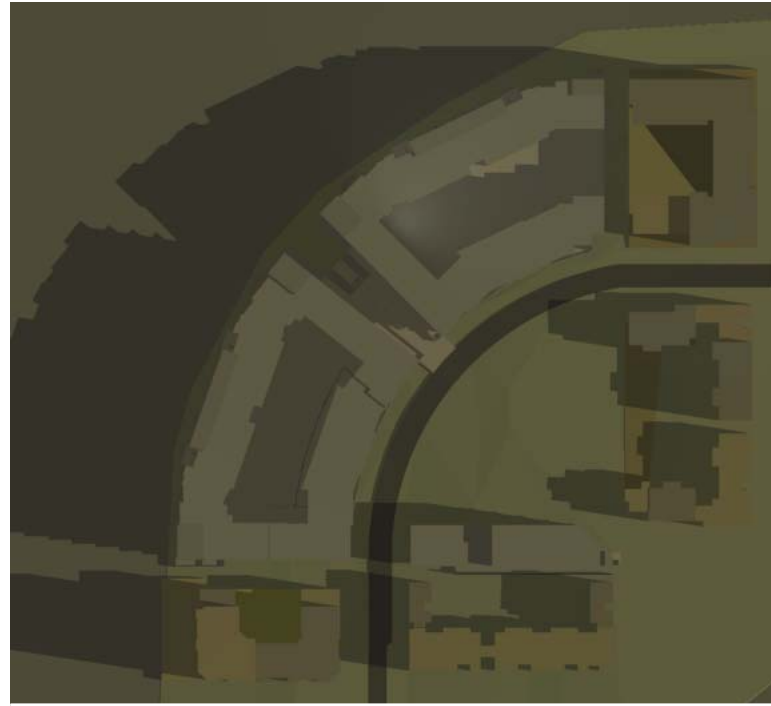
March/September 21 6pm Falls after sunset.

NOMINATED ARCHITECT:		Nicholas Turner 6995 DUG Quality Endorsed Company ISO 9001:2000 Licence Number 4168	
Drawn By:	Filename:	PRINTED	Henlia No 3 Pty Ltd
JG		07.07.09	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. Spaced dimensions shall take precedence.
SCALE	@ A1 - @ A3		

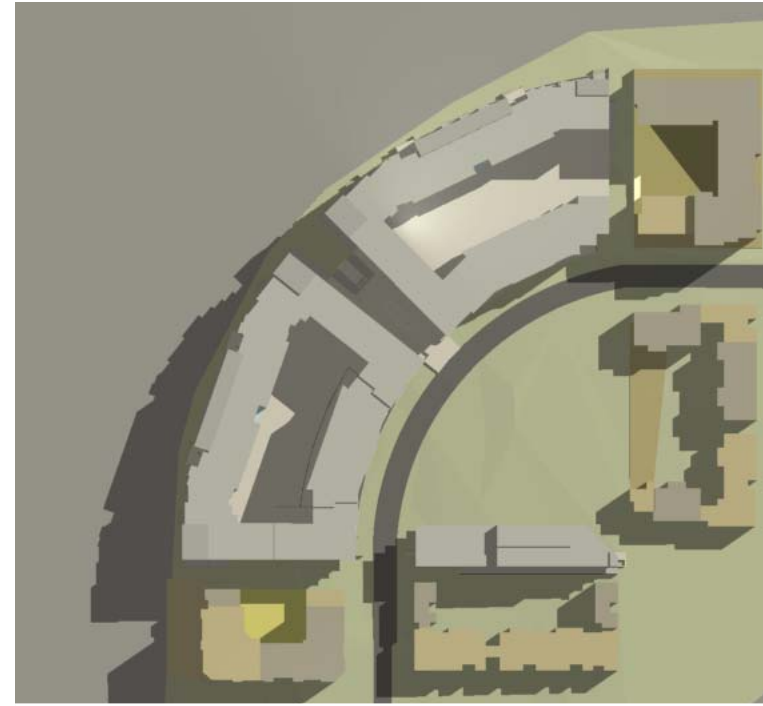
D	07/07/09	Stage 1 DA Issue
C	-	-
B	30/06/09	Issued for Co-ordination
A	08/11/08	KJD Issued for Information
No.	Date	Appr
		Revision Notes

Shadow Diagrams - March/Sept 21

Job No.	08053	Bay Park	
		23 Bennelong Parkway Homebush Bay NSW 2127	
Drawing No.	DA 52	Rev	D
		TURNER + ASSOCIATES	
		<small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	



June 21 9am Shadows



June 21 12pm Shadows



June 21 3pm Shadows

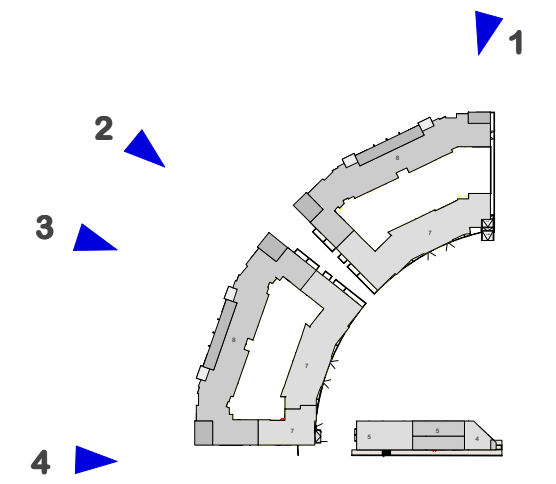
June 21 6pm Falls after sunset.

<small>NOMINATED ARCHITECT:</small> <small>Drawn By: JG</small> <small>Filename:</small> <small>Scale: @ A1 - @ A3</small>		<small>PRINTED:</small> 07.07.09		Henlia No 3 Pty Ltd <small>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.</small>	
<small>Nicholas Turner 6995</small> <small>DULG Quality Endorsed Company ISO 9001:2000 Licence Number 4168</small>		<small>Stage 1 DA Issue</small> D 07/07/09 C - B - A 30/06/09 <small>Issued for Co-ordination</small>		<small>Revision Notes</small>	

<small>Job No.</small> 08053		<small>Bay Park</small> 23 Bennelong Parkway Homebush Bay NSW 2127	
<small>Drawing No.</small> DA53		<small>Rev</small> D	

Shadow Diagrams - June 21

<small>L1 410 CROWN STREET SURRY HILLS NSW 2010</small> <small>T 02 8668 0000 F 02 8668 0088</small>			
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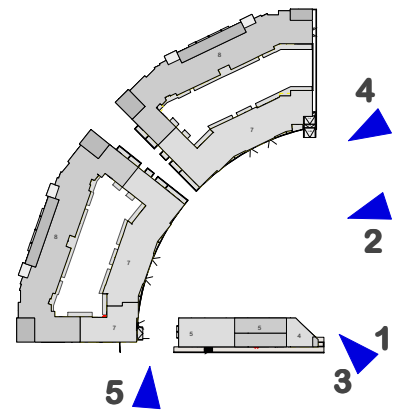
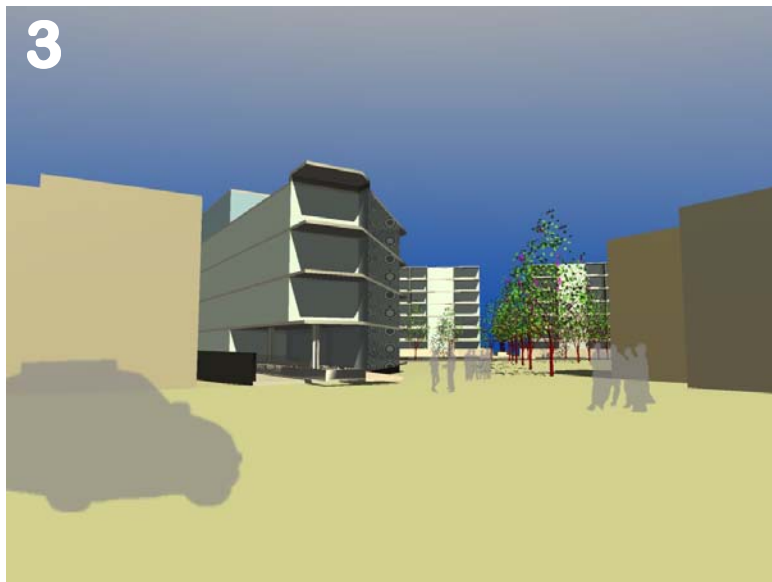


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Drawn By:	Filename:	PRINTED	Henlia No 3 Pty Ltd
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SCALE	@ A1 - @ A3		

D	07/07/09	Stage 1 DA Issue	
C	-	-	
B	-	-	
A	08/12/08	KJD Issued for Information	
No.	Date	Appr	Revision Notes

3D Views 1

Job No.	08053	Bay Park 23 Bennelong Parkway Homebush Bay NSW 2127	
Drawing No.	DA 61	Rev	D
TURNER+ASSOCIATES		L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088	



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Drawn By:	Filename:	PRINTED	Henlia No 3 Pty Ltd
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SCALE	@ A1 - @ A3		

D	07/07/09	Stage 1 DA Issue
C	-	-
B	-	-
A	08/12/08	KJD Issued for Information
No.	Date	Appr
		Revision Notes

3D views 2

Job No.	08053	Bay Park	
23 Bennelong Parkway Homebush Bay NSW 2127			
Drawing No.	DA62	Rev	D
TURNER+ASSOCIATES		L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088	