

# BAY PARK

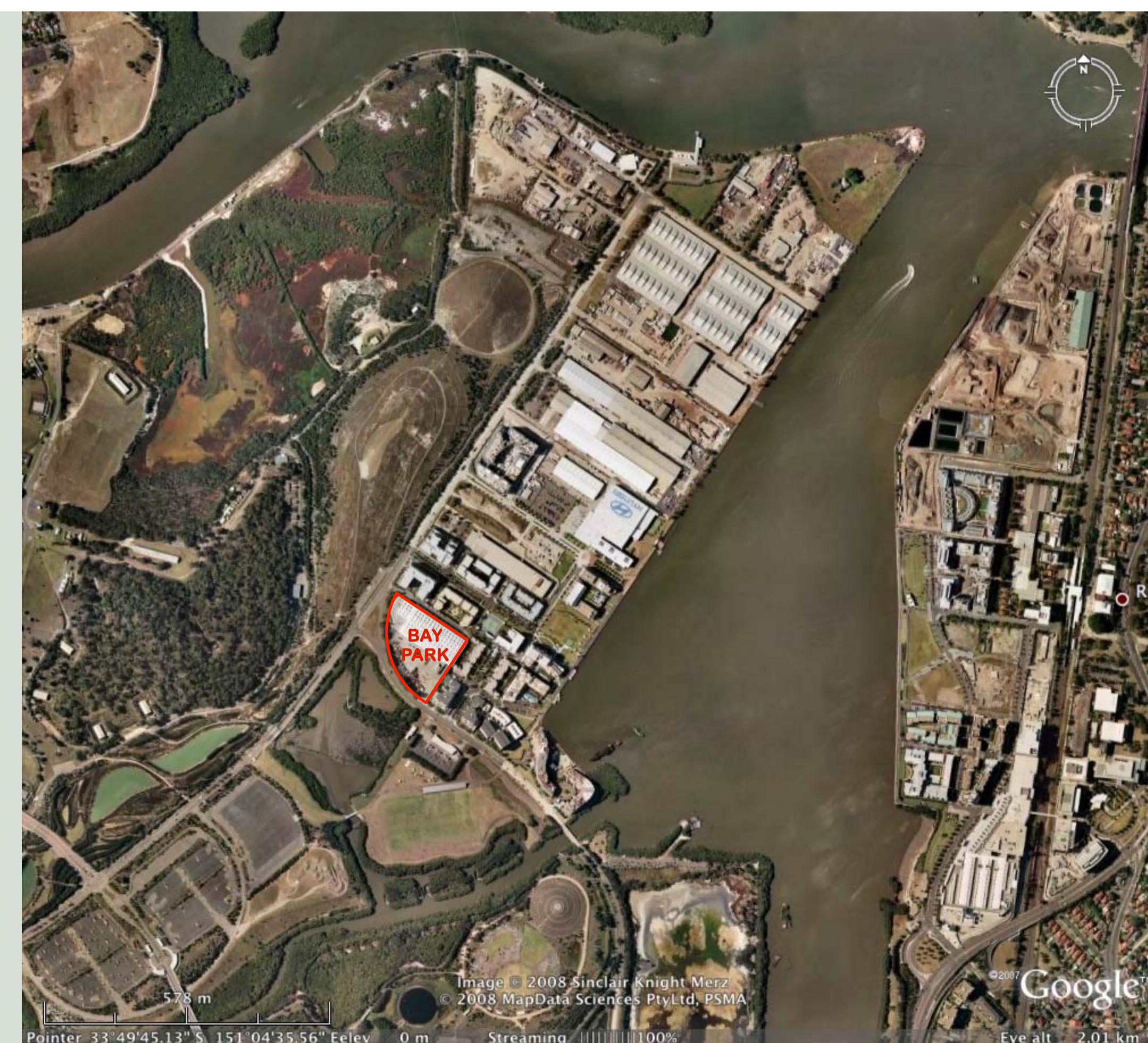
23 Bennelong Parkway \_ Wentworth Point \_ NSW 2127

for Henlia No 3 Pty Ltd



CONCEPT PLAN SUBMISSION

17 November 2009



TURNER+ASSOCIATES

NOMINATED ARCHITECT

Nicholas Turner 6695

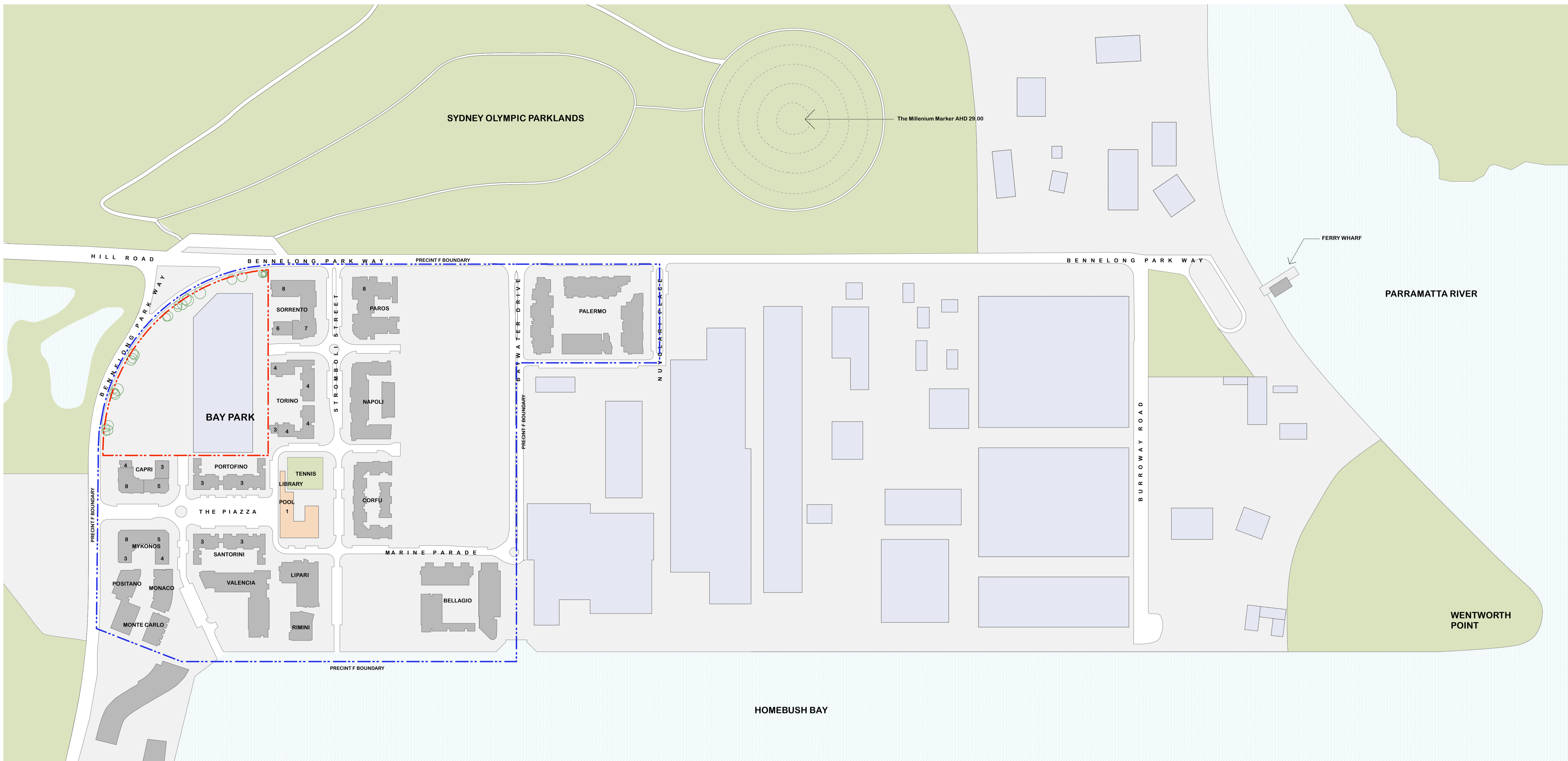
# BAY PARK

23 Bennelong Parkway \_ Wentworth Point \_ NSW 2127

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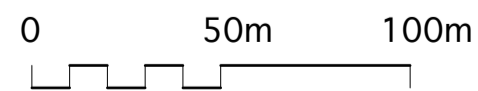
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**LEGEND**

- Park (Proposed+Ex)
- Public Amenities
- Existing Industrial Building
- New Residential building



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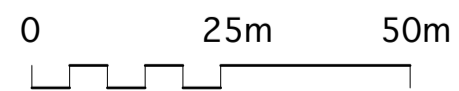
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Site Context Plan\_Existing

Job No. <b>08053</b>	Drawing No. <b>DA01</b>	Rev <b>E</b>	Bay Park 23 Bennelong Parkway Wentworth Point NSW 2127 <b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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- LEGEND**
- Park (Proposed+Ex)
  - Public Amenities
  - Existing Industrial Building To be demolished
  - New Residential building
  - Possible Future Residential building



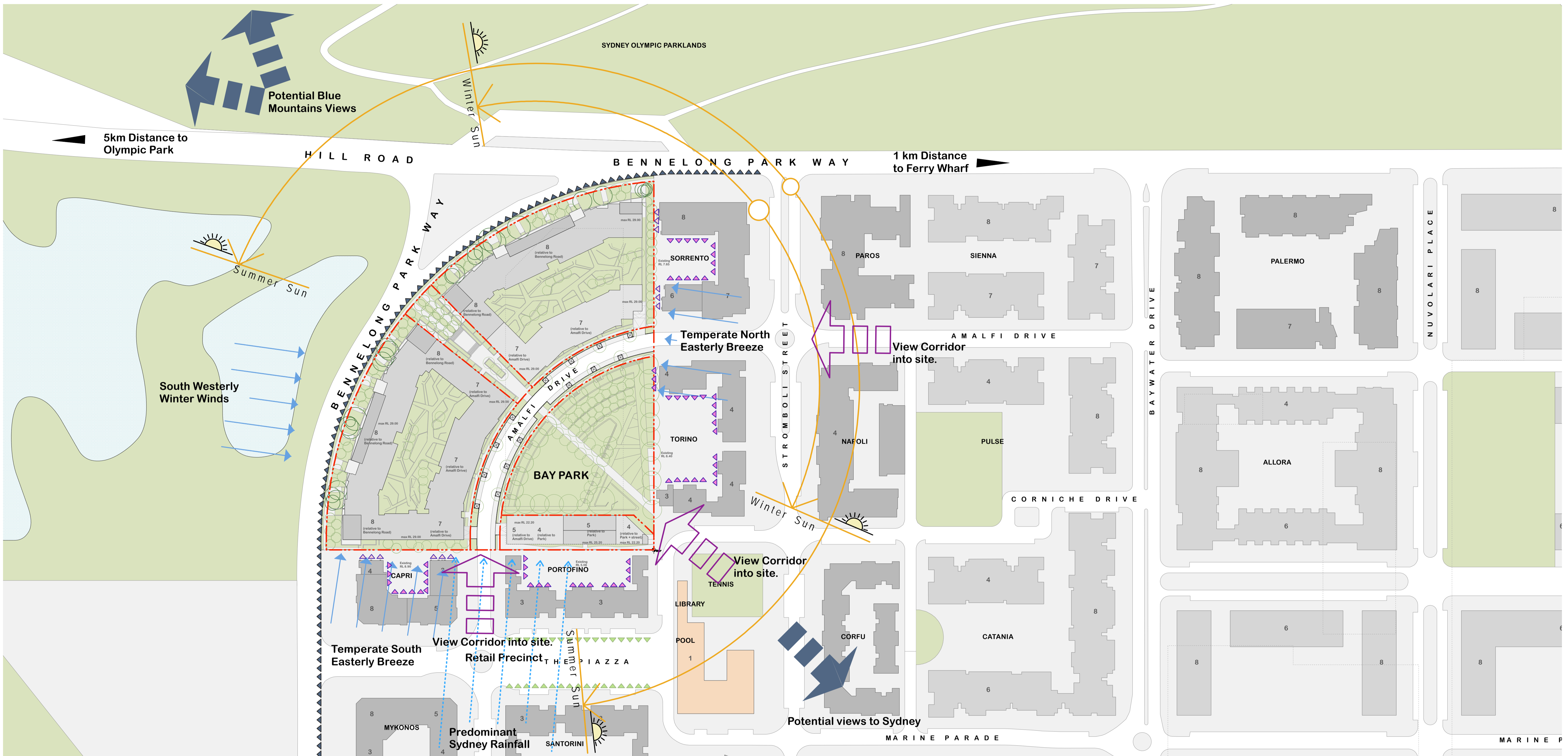
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Site Context Plan_Future	Job No. <b>08053</b>
Site Context Plan_Future	Drawing No. <b>DA02</b>
Site Context Plan_Future	Rev <b>E</b>

Bay Park  
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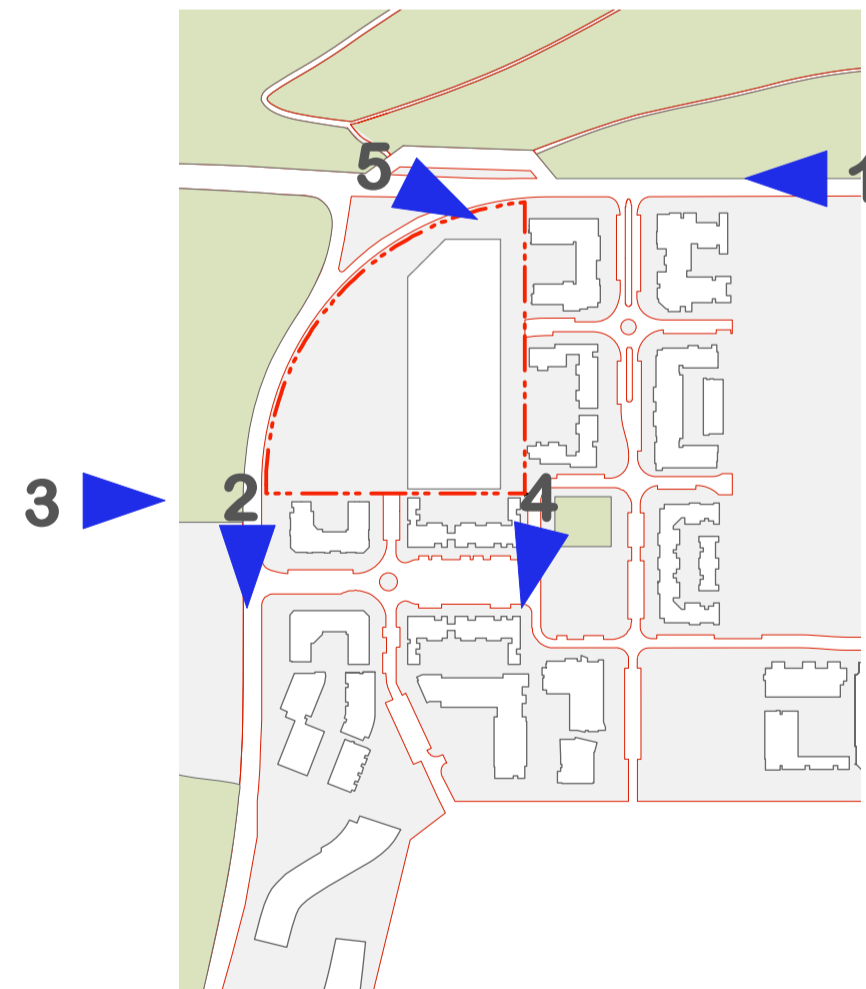
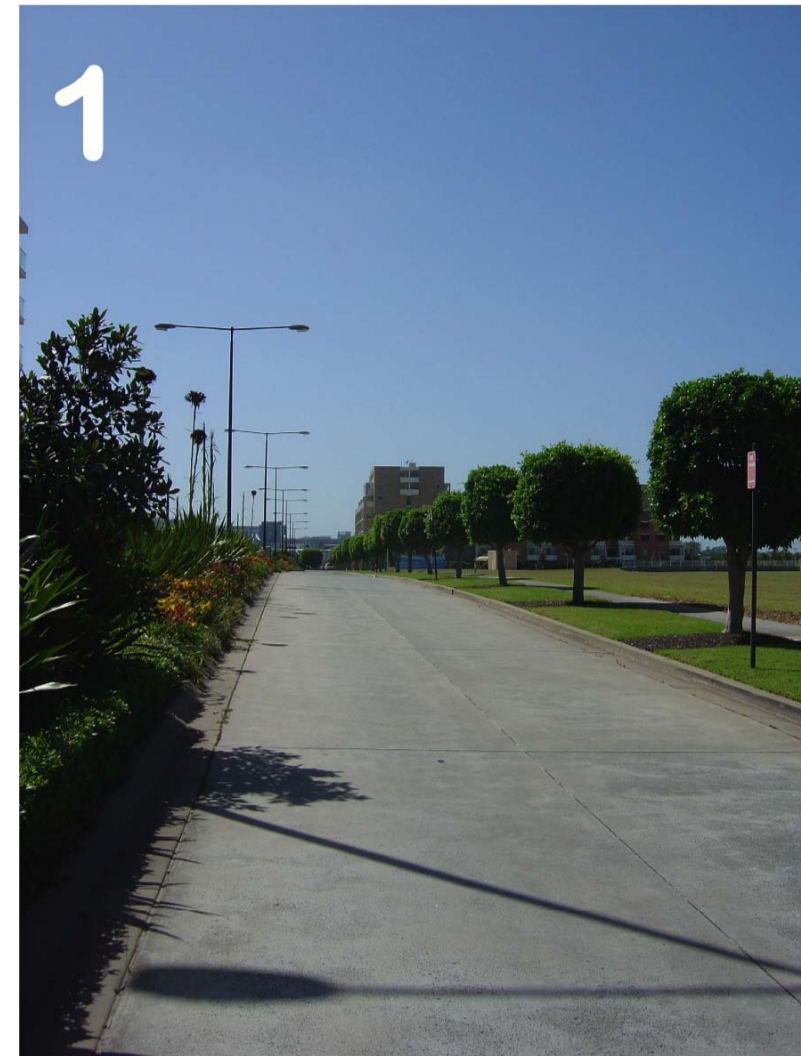
- LEGEND**
- Existing buildings
  - Future buildings
  - Buildings to be Demolished based on DCP
  - Public Parks
  - Existing Tree Retained.
  - Traffic Noise
  - Active Frontage
  - Main aspect from adjoining building faces (Windows)
  - Secondary aspect from adjoining building faces (Windows)
  - Proposed Trees

0 25m 50m

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<h2 style="margin: 0;">Site Analysis Diagram</h2>	Job No. <b>08053</b>	Bay Park 23 Bennelong Parkway Wentworth Point NSW 2127
	Drawing No. <b>DA03</b>	Rev <b>E</b> <b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>

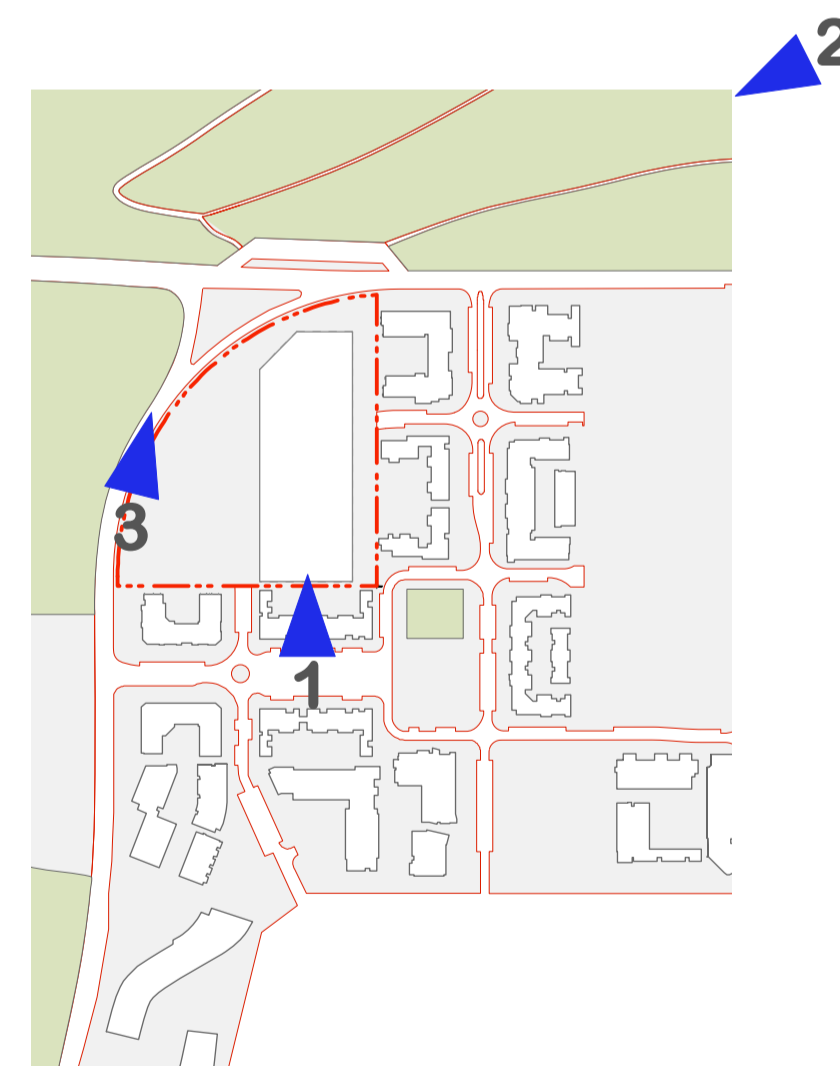


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Site Photographs 01

Job No.	08053	Bay Park	
Drawing No.	DA04	23 Bennelong Parkway Wentworth Point NSW 2127	
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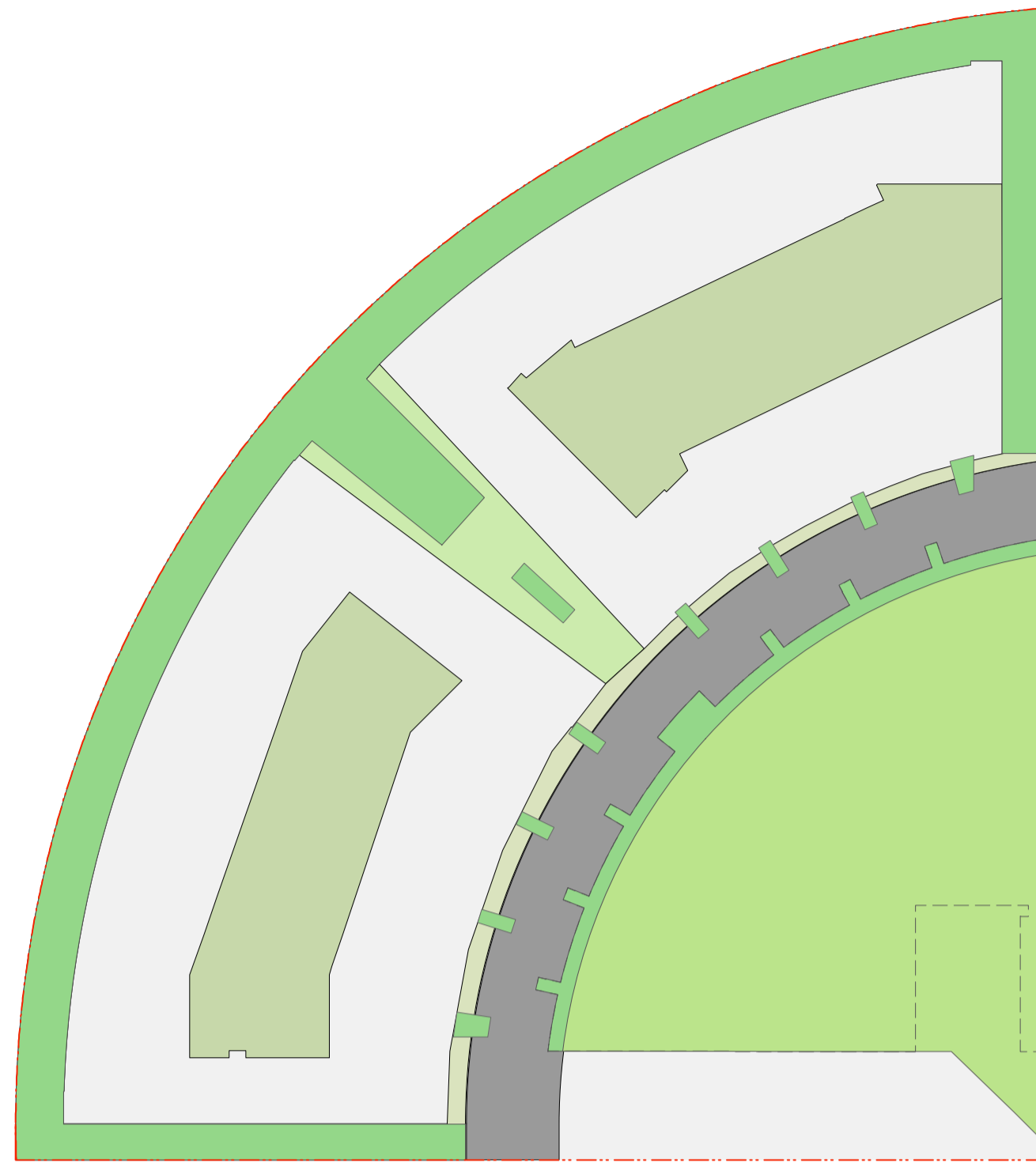
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Site Photographs 02

Job No.	08053
Drawing No.	DA 05

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**SITE AREA DIAGRAM**  
Combined areas.



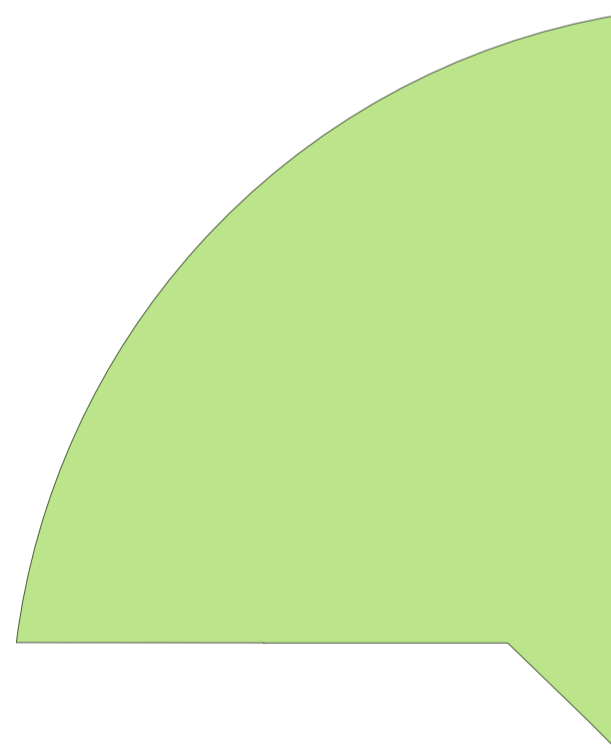
**SITE AREA: 25,570sqm**



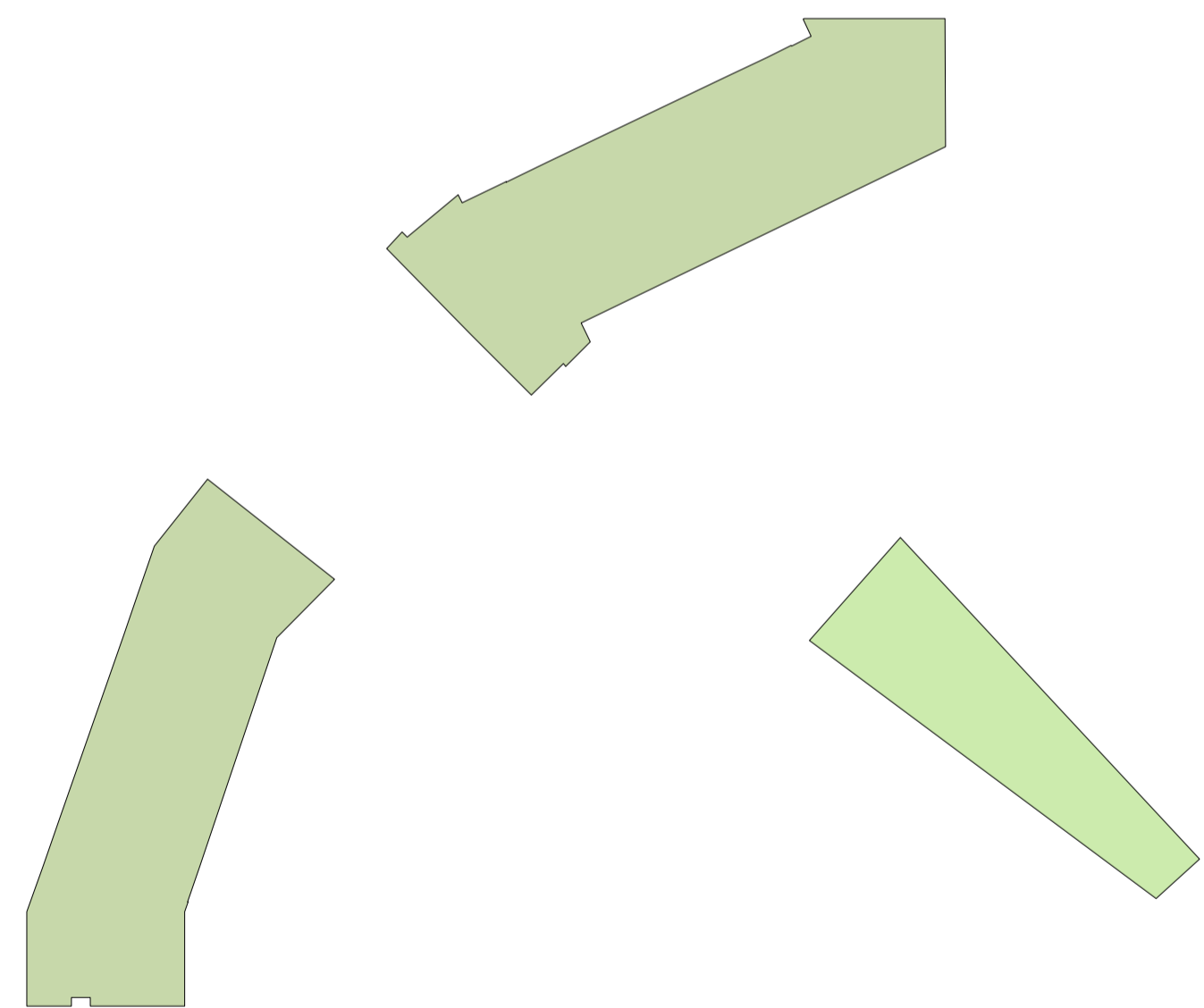
**DEEP SOIL AREA: 6,148 sqm**



**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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Area Diagrams\_Stage 1 DA

Job No.	<b>08053</b>
Drawing No.	<b>DA06</b>

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		Bay Park 23 Bennelong Parkway Wentworth Point NSW 2127	

	FLOOR SPACE	NSA (92.5% efficiency)	1 BED 50-55sqm	2 BED 74-86sqm	3 BED 115-125sqm	UNITS (73.8 sqm avg)
<b>BUILDING A</b>			5	27	3	35
<b>BUILDING B</b>			115	189	7	311
<b>BUILDING C</b>			64	178	13	255
<b>TOTALS</b>	48,000 sqm	44,400 sqm	184	394	23	601
<b>SITE AREA</b>	25,570sqm					
<b>FSR</b>	1.9:1sqm		31%	65%	4%	

	visitors	1 bed	2 bed	3 bed	
<b>PARKING RATES</b>					
<b>DCP min:</b>	0 0 spaces	1.0 / unit 184 spaces	1.0/ unit 401 spaces	1.0 / unit 16 spaces	<b>601 spaces total required</b>
<b>DCP max:</b>	1.0 /5 units 120 spaces	1.0 / unit 184 spaces	1.5/ unit 601 spaces	2.0 / unit 32 spaces	<b>937 spaces total allowed</b>
<b>Provided:</b>	1.0/7 units 81 spaces	1.0 / unit 184 spaces	1.3/ unit 524 spaces	2.0 / unit 40 spaces	<b>829 spaces provided</b>

<b>LANDSCAPE AREAS</b> (also see diagrams DA06)	deep soil	park	communal space	total open space
	6,184 sqm	4,910 sqm	3,667 sqm	15,356sqm



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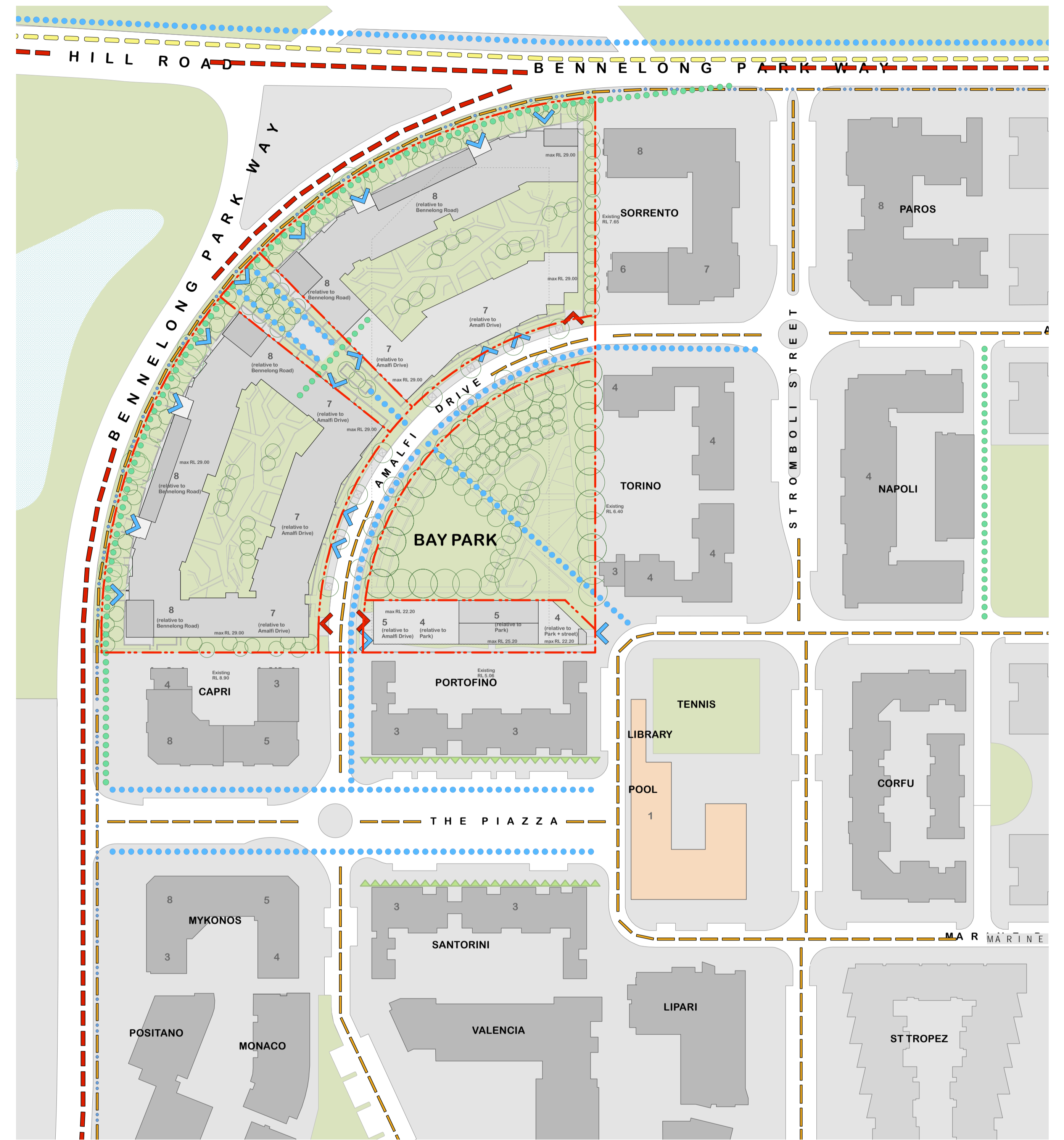
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Site Statistics\_Stage 1 DA

Job No.	08053	Bay Park	
Drawing No.	DA07	23 Bennelong Parkway Wentworth Point NSW 2127	
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TRAFFIC ANALYSIS DIAGRAM, EXISITNG



TRAFFIC ANALYSIS DIAGRAM, FUTURE

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

0 25m 50m

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Illustrative Street Network Diagrams

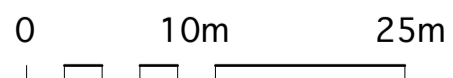
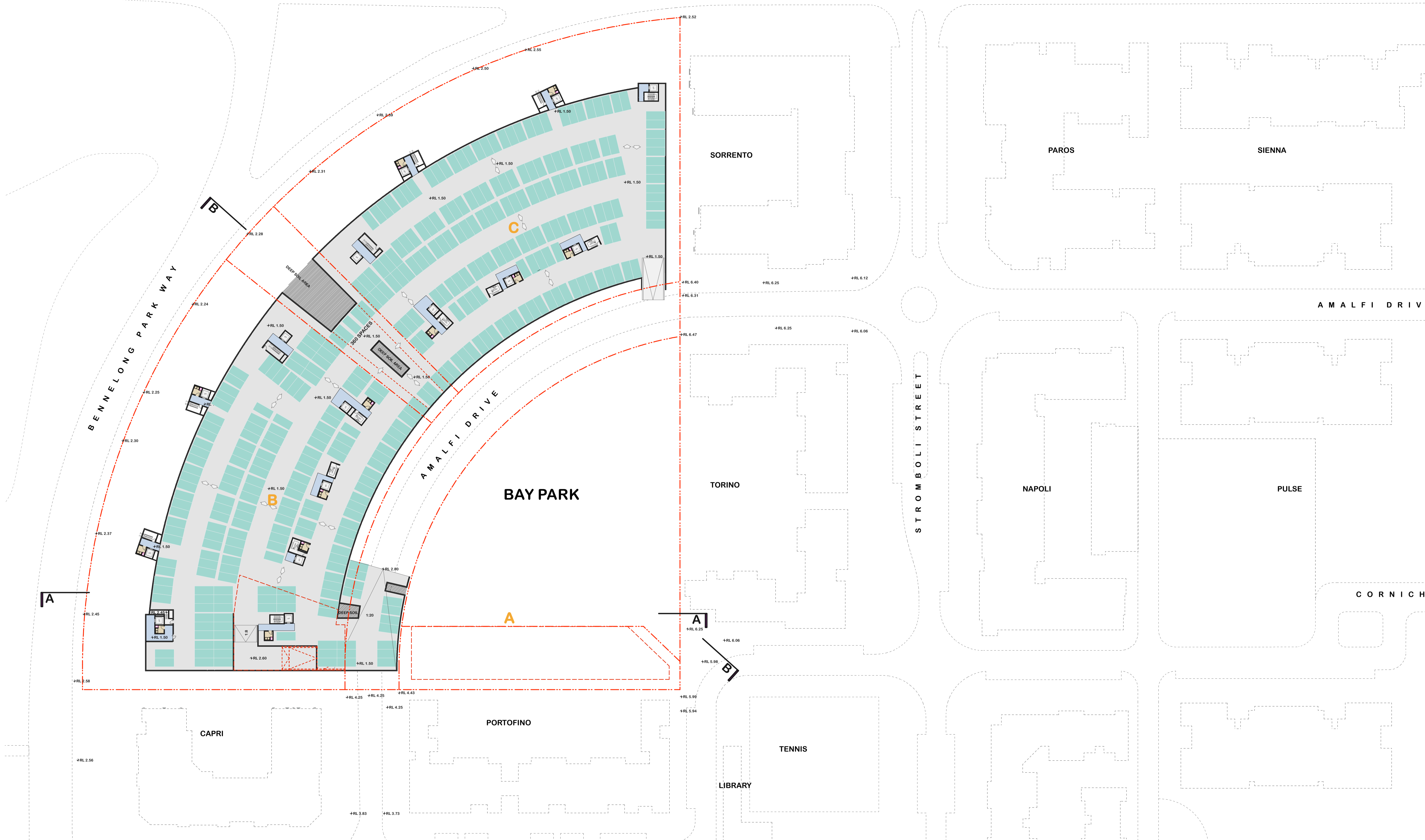
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Drawing No.	DA11		
Rev	E	<b>TURNER+ASSOCIATES</b>	
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HILL ROAD

BENNELONG PARKWAY

C

C



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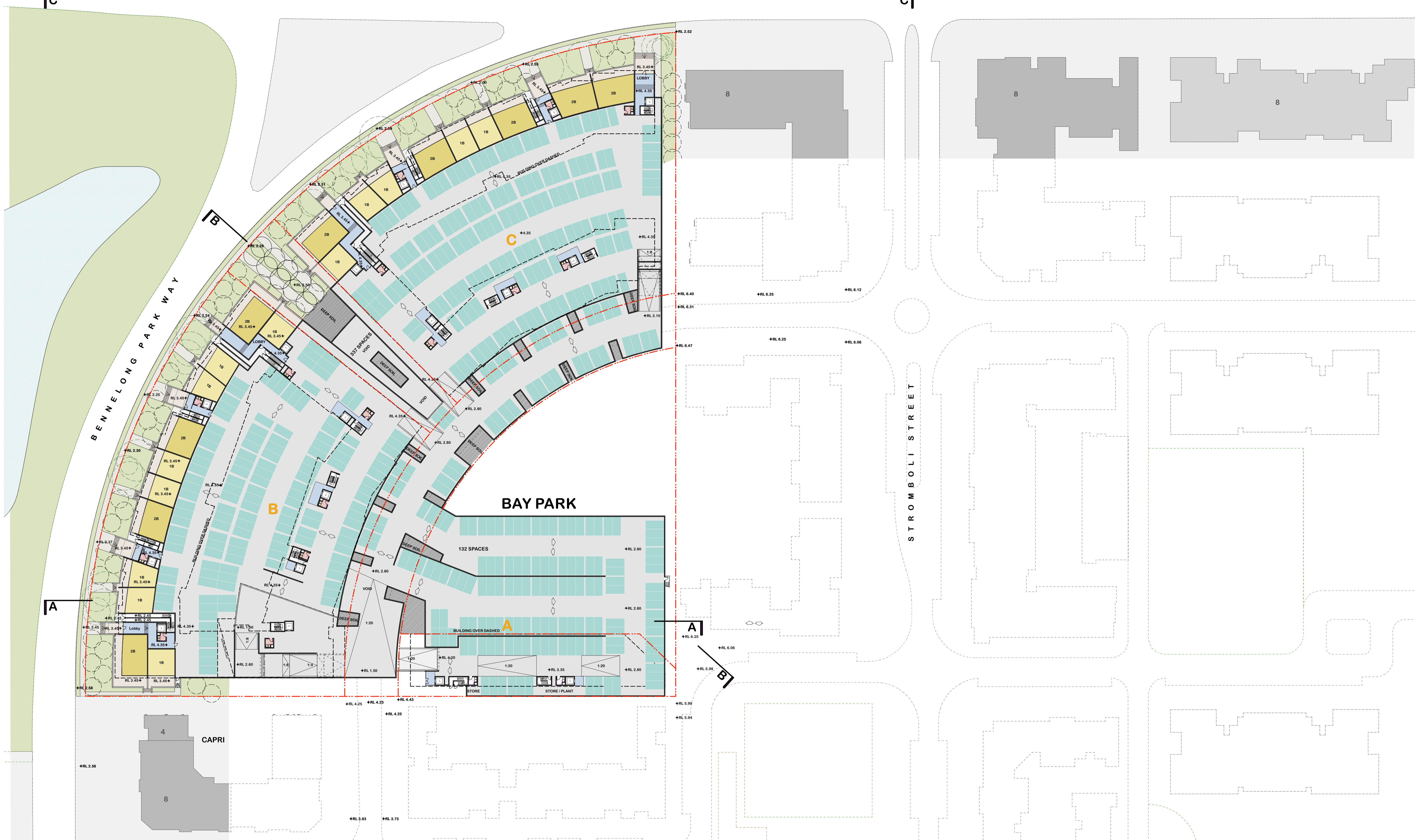
<b>Basement Plan</b>	
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<small>Drawing No.</small> <b>DA21</b>	<small>Rev</small> <b>E</b>
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HILL ROAD

BENNELONG PARKWAY

C



0 10m 25m

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Bennelong Road Level Plan

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Drawing No. DA 22	Rev E	<b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>

HILL ROAD

BENNELONG PARK WAY

BENNELONG PARK WAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICH

BAY PARK

CAPRI

PORTOFINO

TENNIS

LIBRARY

NAPOLI

PULSE

SORRENTO

PAROS

SIENNA

TORINO

0 10m 25m

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Drawing No. DA 23

Rev E

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Amalfi Drive Level Plan

HILL ROAD

BENNELONG PARKWAY

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICH

BAY PARK

SORRENTO

PAROS

SIENNA

TORINO

NAPOLI

PULSE

CAPRI

PORTOFINO

TENNIS

LIBRARY

0 10m 25m

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DA 24

Rev  
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Level 1 Plan

HILL ROAD

BENNELONG PARK WAY

BENNELONG PARK WAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICH

BAY PARK

SORRENTO

PAROS

SIENNA

TORINO

NAPOLI

PULSE

PORTOFINO

TENNIS

LIBRARY

CAPRI

0 10m 25m

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DA25

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Level 2+3 Plan

HILL ROAD

BENNELONG PARK WAY

BENNELONG PARK WAY

AMALFI DRIVE

SORRENTO

TORINO

BAY PARK

TENNIS

LIBRARY

PORTOFINO

CAPRI

PAROS

SIENNA

NAPOLI

PULSE

CORNICH

AMALFI DRIVE

STROMBOLI STREET

0 10m 25m

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Level 4 Plan

Job No.  
**08053**

Drawing No.  
**DA 26**

Bay Park  
23 Bennelong Parkway Homebush Bay NSW 2127

Rev **E**

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HILL ROAD

BENNELONG PARKWAY

BENNELONG PARKWAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICH

BAY PARK

SORRENTO

PAROS

SIENNA

TORINO

NAPOLI

PULSE

CAPRI

PORTOFINO

TENNIS

LIBRARY

0 10m 25m

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Drawing No. DA 27		Rev E	
Levels 5+6 Plan		TURNER+ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	

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Drawing No. DA 27		Rev E	
Levels 5+6 Plan		TURNER+ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	

HILL ROAD

BENNELONG PARK WAY

BENNELONG PARK WAY

AMALFI DRIVE

AMALFI DRIVE

STROMBOLI STREET

CORNICH

0 10m 25m

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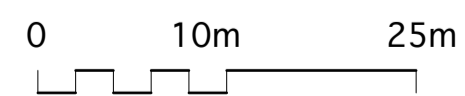
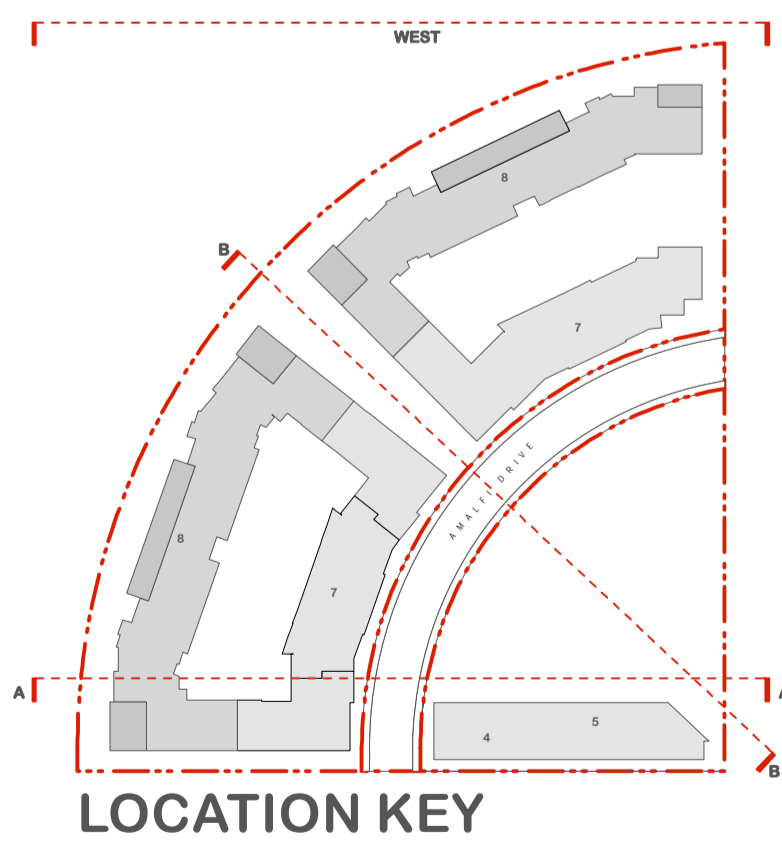
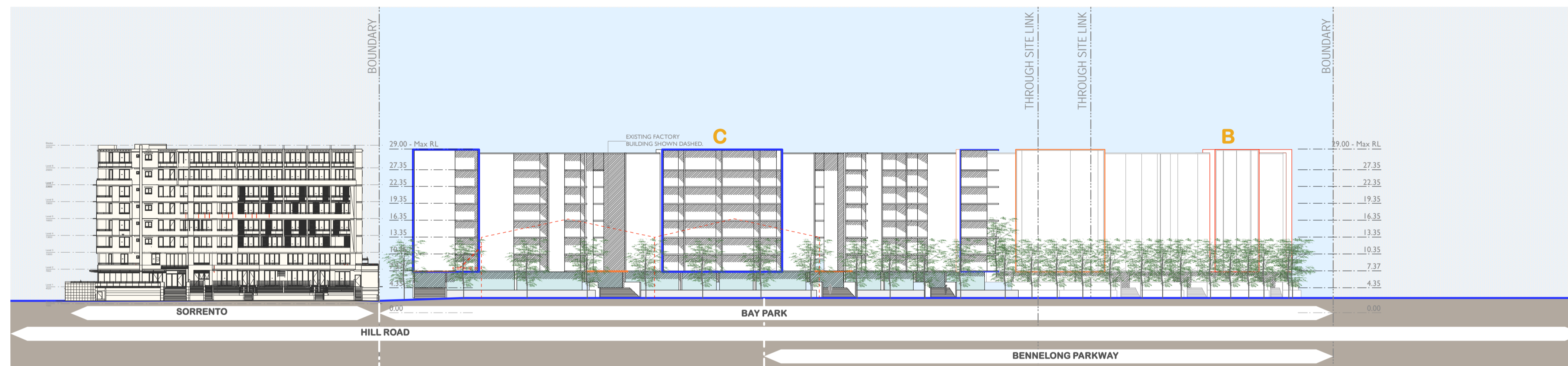
E 17/11/09 kjd Concept Plan submission  
 D 07/07/09 Stage 1DA Issue  
 No. Date Appr Revision Notes

Comparative Height Study / Roof Plan

Job No. 08053  
 Drawing No. DA28

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

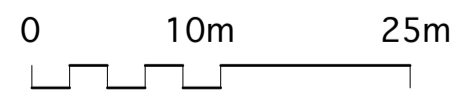
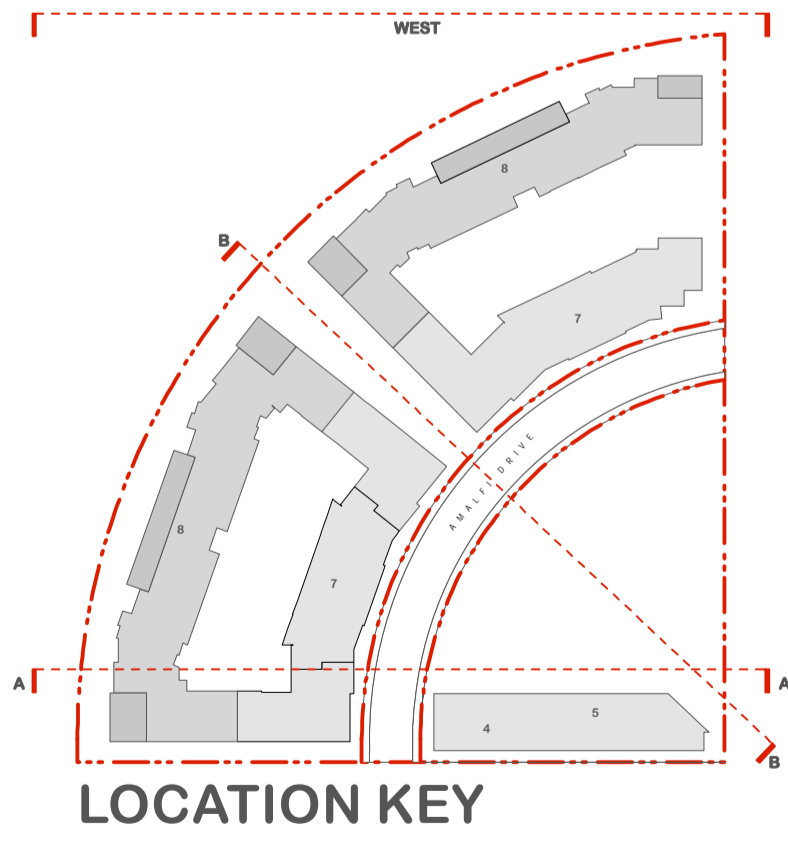
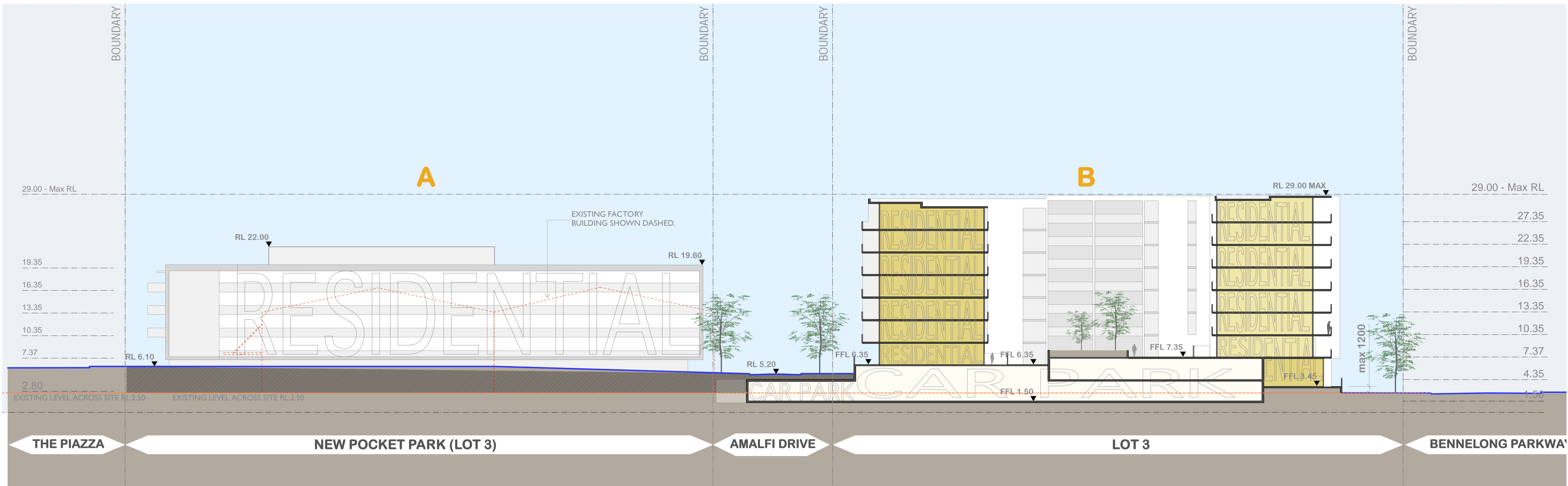




<small>NOMINATED ARCHITECT:</small> <small>Drawn By: JLG</small> <small>Scale: 1:500 @ A1 1:1000 @ A3</small>		<small>PRINTED</small> <small>17.11.09</small>		<b>Henlia No 3 Pty Ltd</b> <small>This drawing is copyright and shall remain the property of Turner+Associates Architects. No reproduction without permission. Unless noted otherwise this drawing is NOT FOR CONSTRUCTION. Do not scale from drawings. Figured dimensions shall take precedence.</small>	
<small>NICHOLAS TURNER 6695</small> <small>DLUG Quality Endorsed Company ISO 9001:2000 Licence Number 4168</small>		<small>DATE:</small> 17/11/09 <small>DESIGNER:</small> kjd <small>REVISION:</small> E 17/11/09 Concept Plan submission D 07/07/09 Stage 1 DA Issue C - - B - - A - -		<small>NO. DATE APPR REVISION NOTES</small>	

<small>Job No.</small> <b>08053</b>		<small>Job No.</small> <b>08053</b>		<b>Bay Park</b> 23 Bennelong Parkway Wentworth Point NSW 2127	
<small>Drawing No.</small> <b>DA29</b>		<small>Rev</small> <b>E</b>		<b>TURNER + ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	

Illustrative West Elevation

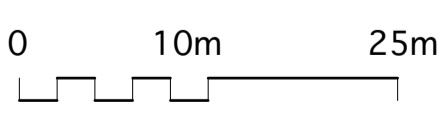
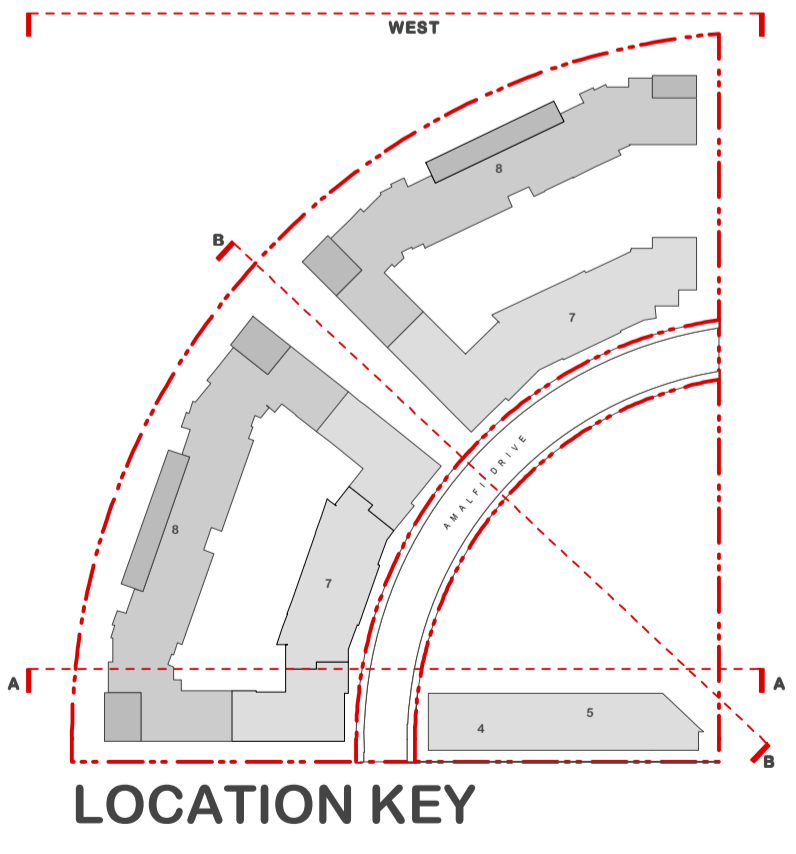
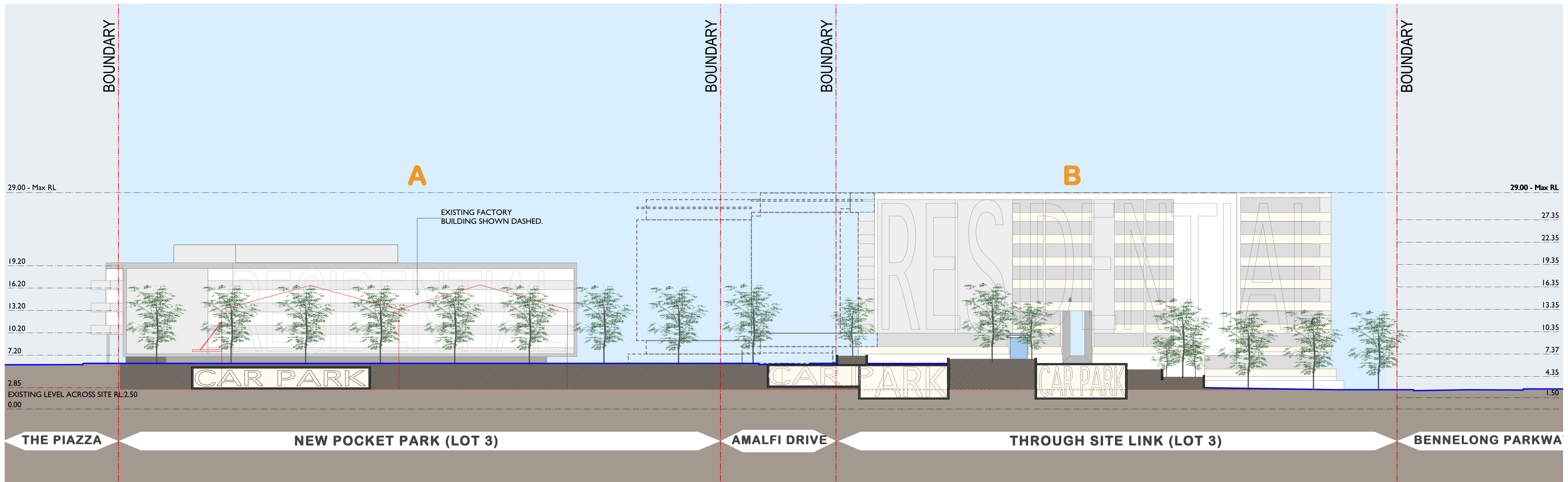


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Drawn By:	JLG	PRINTED	17.11.09
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D	07/07/09		Stage 1 DA Issue
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A	08/12/08	KJD	Issued for Information
No.	Date	Appr	Revision Notes

Illustrative Section\_AA

Job No.	08053	Bay Park	
Drawing No.	DA31	23 Bennelong Parkway Wentworth Point NSW 2127	
Rev	E	TURNER + ASSOCIATES <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>	

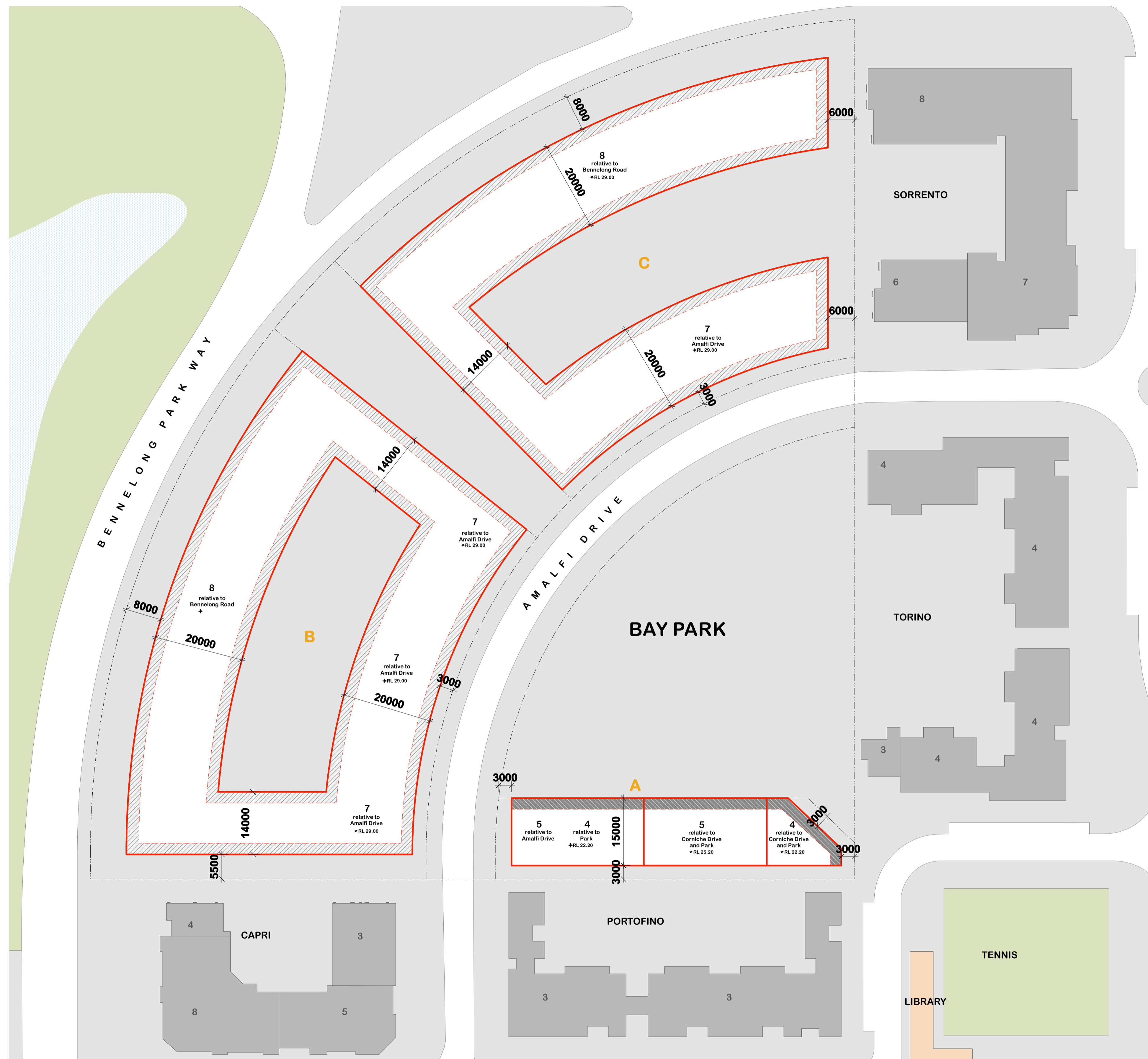


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<small>SCALE</small> 1:250 @ A1 1:500 @ A3			

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B	-		-
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No.	Date	Appr	Revision Notes

**Illustrative Section\_BB**

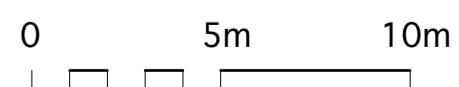
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<small>Drawing No.</small> <b>DA32</b>		



**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.

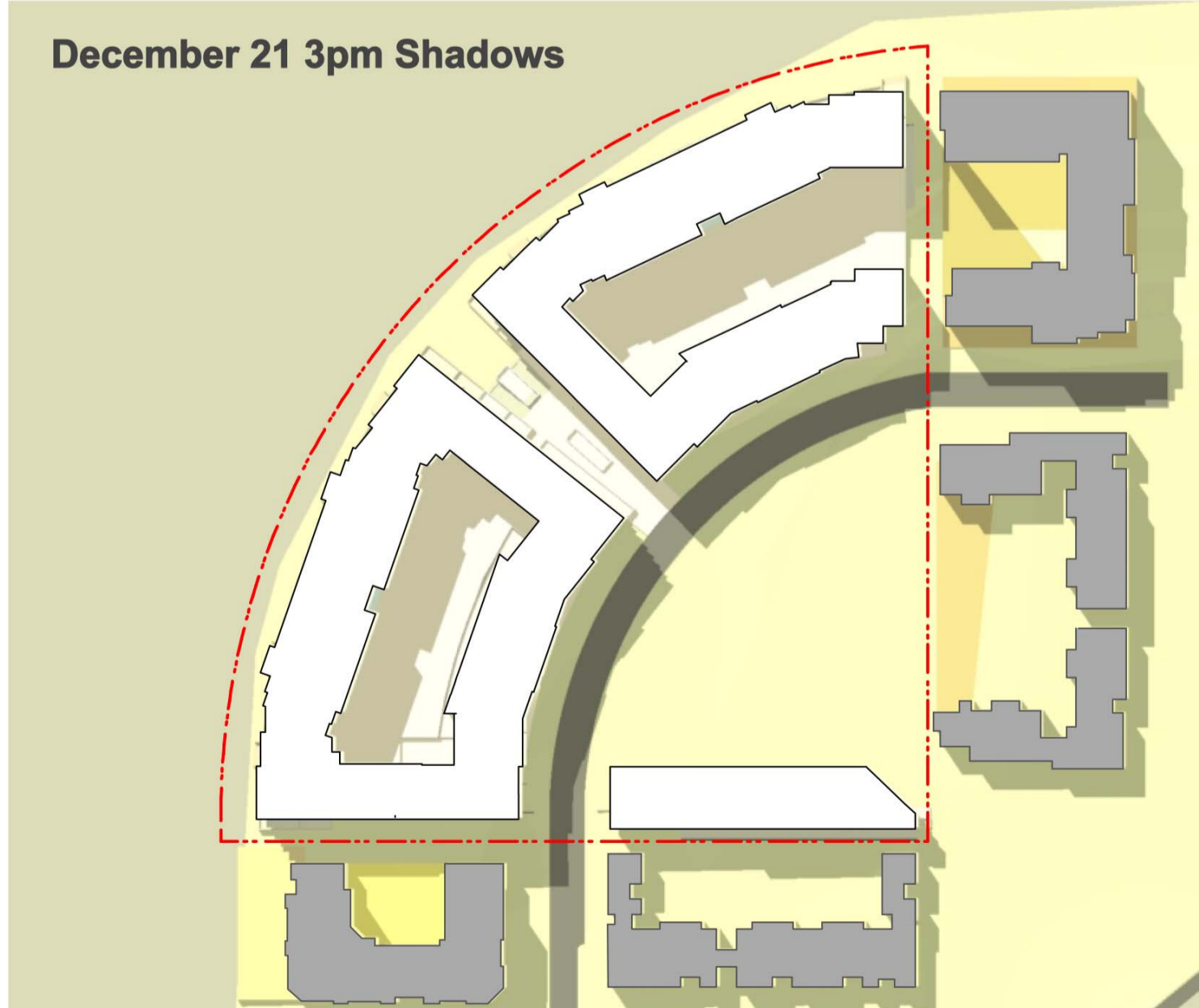
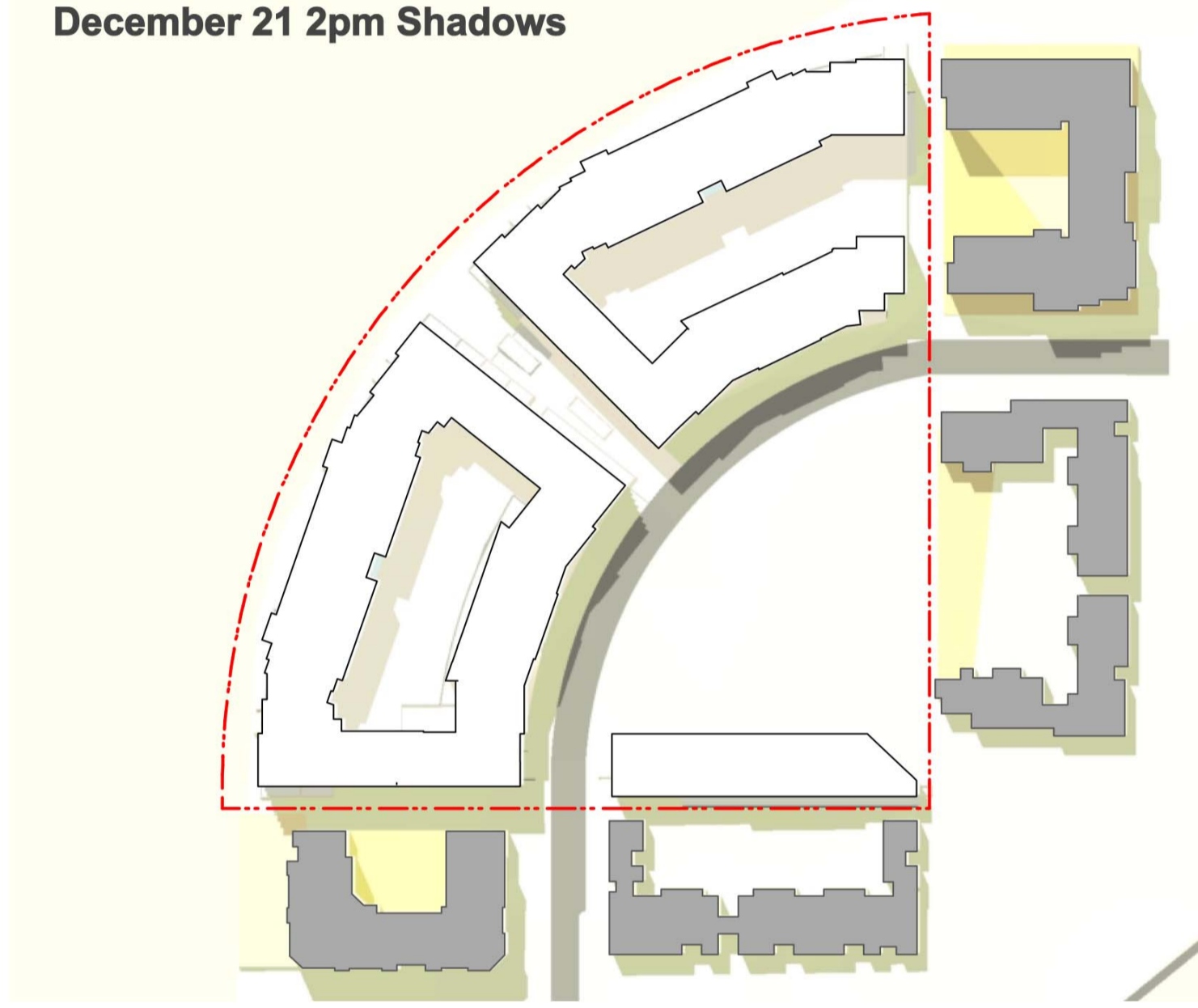
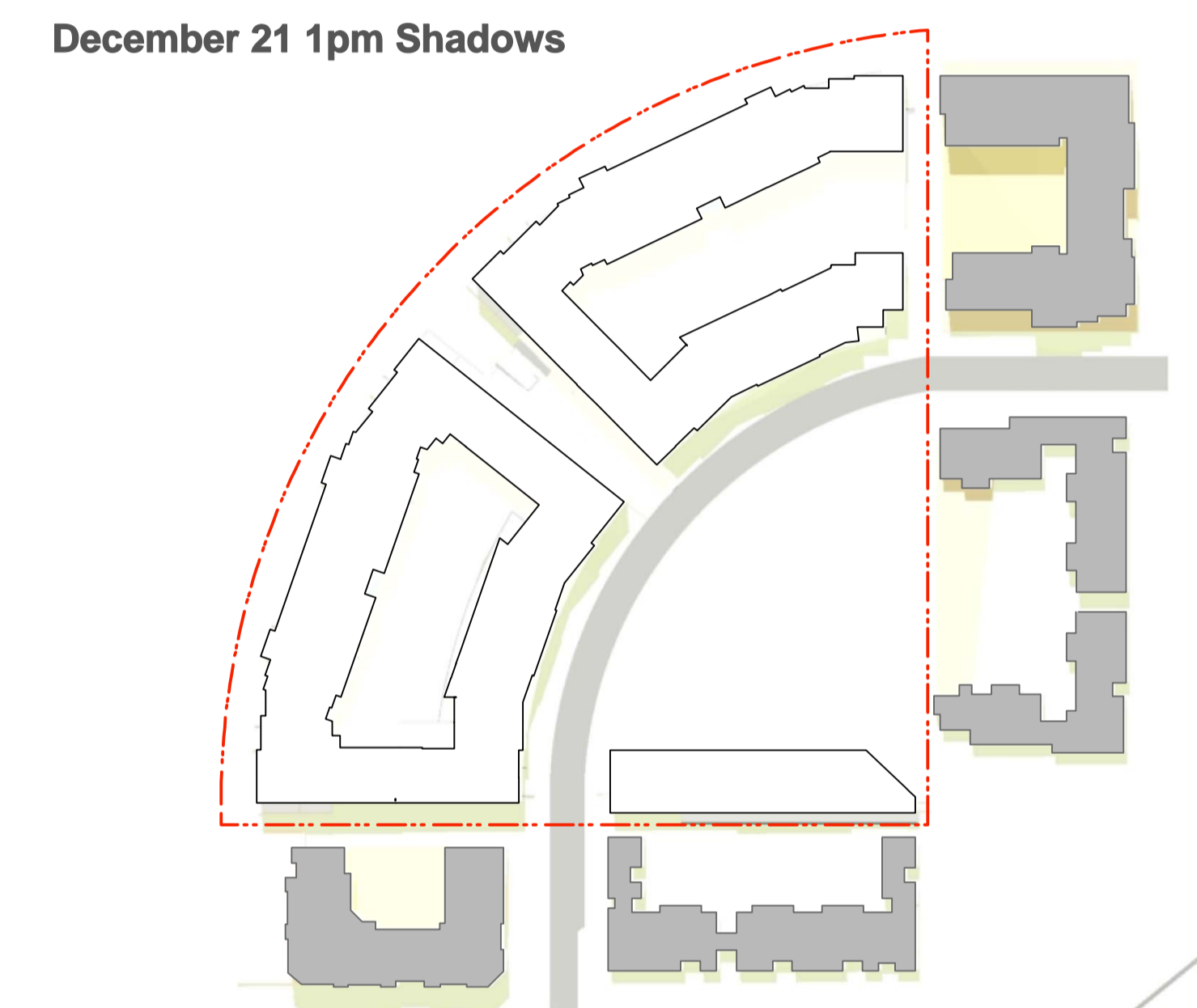
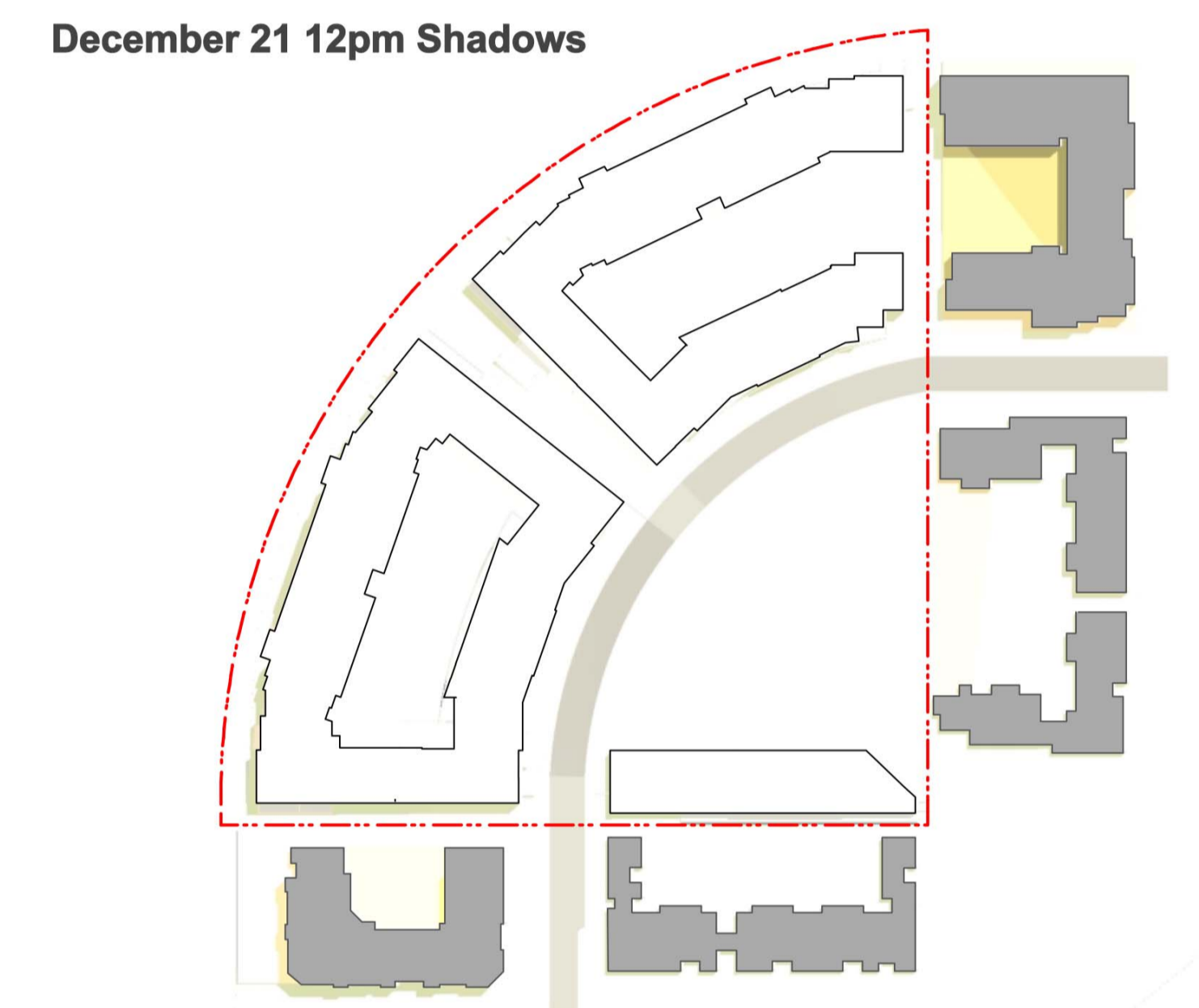
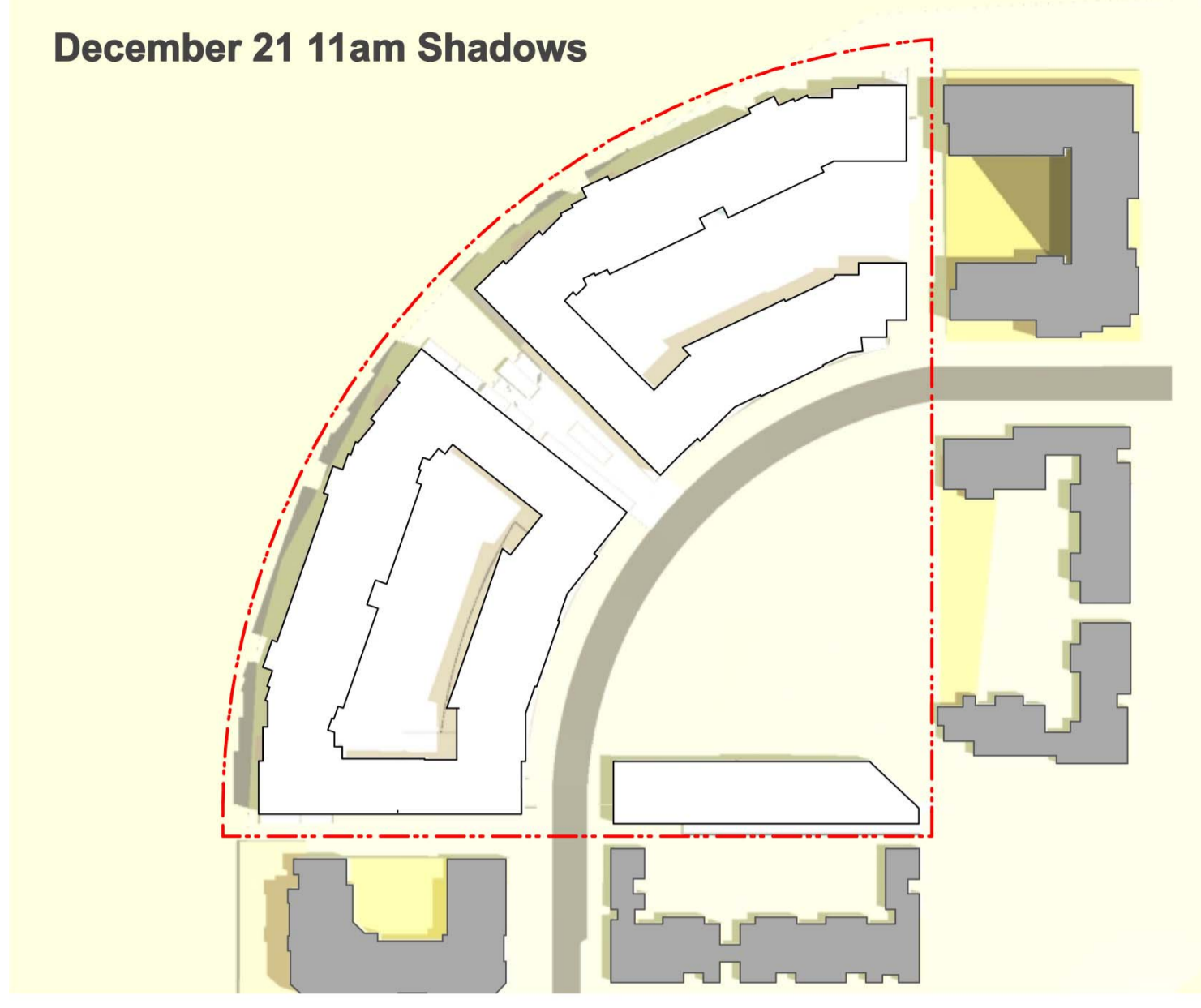
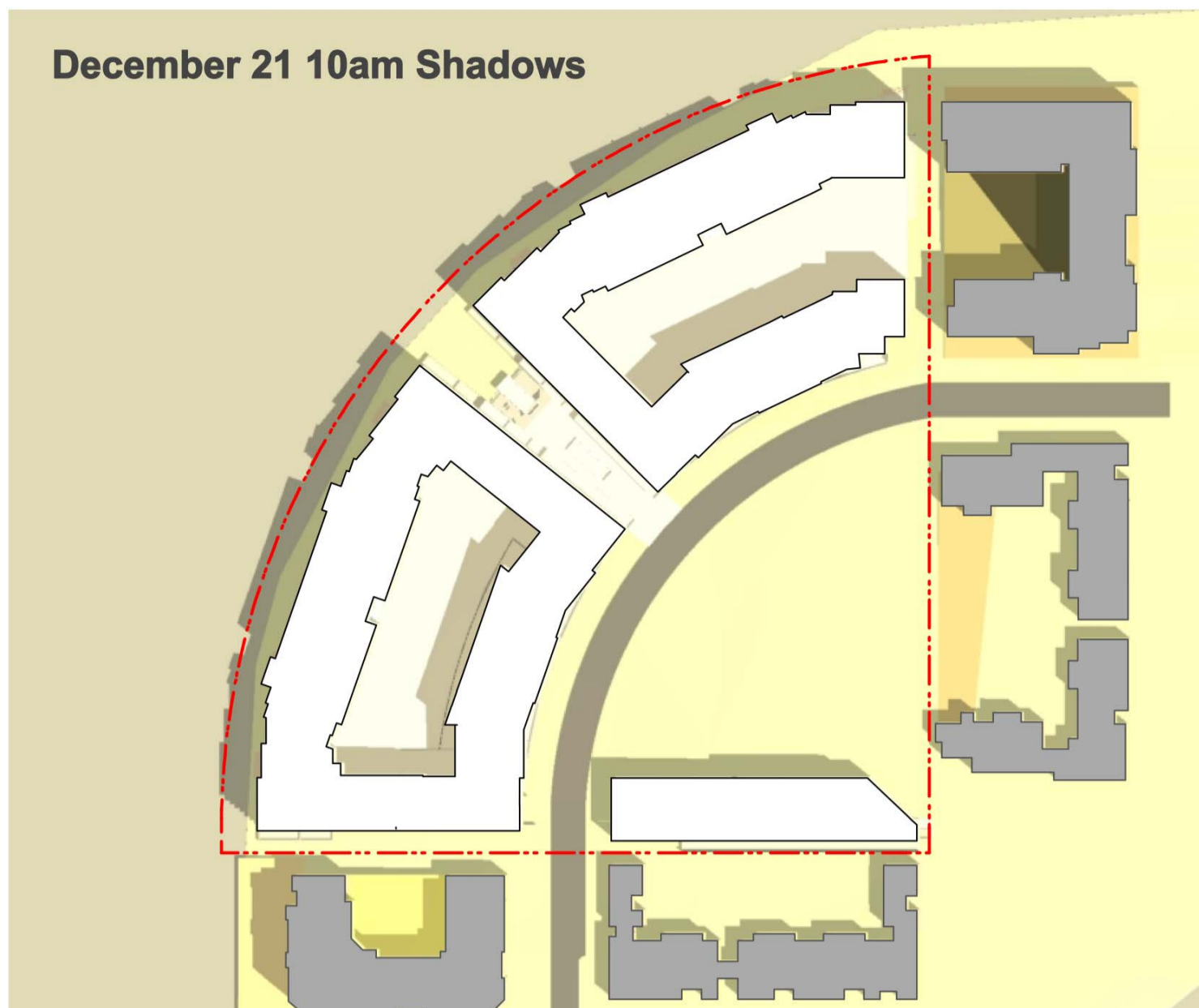
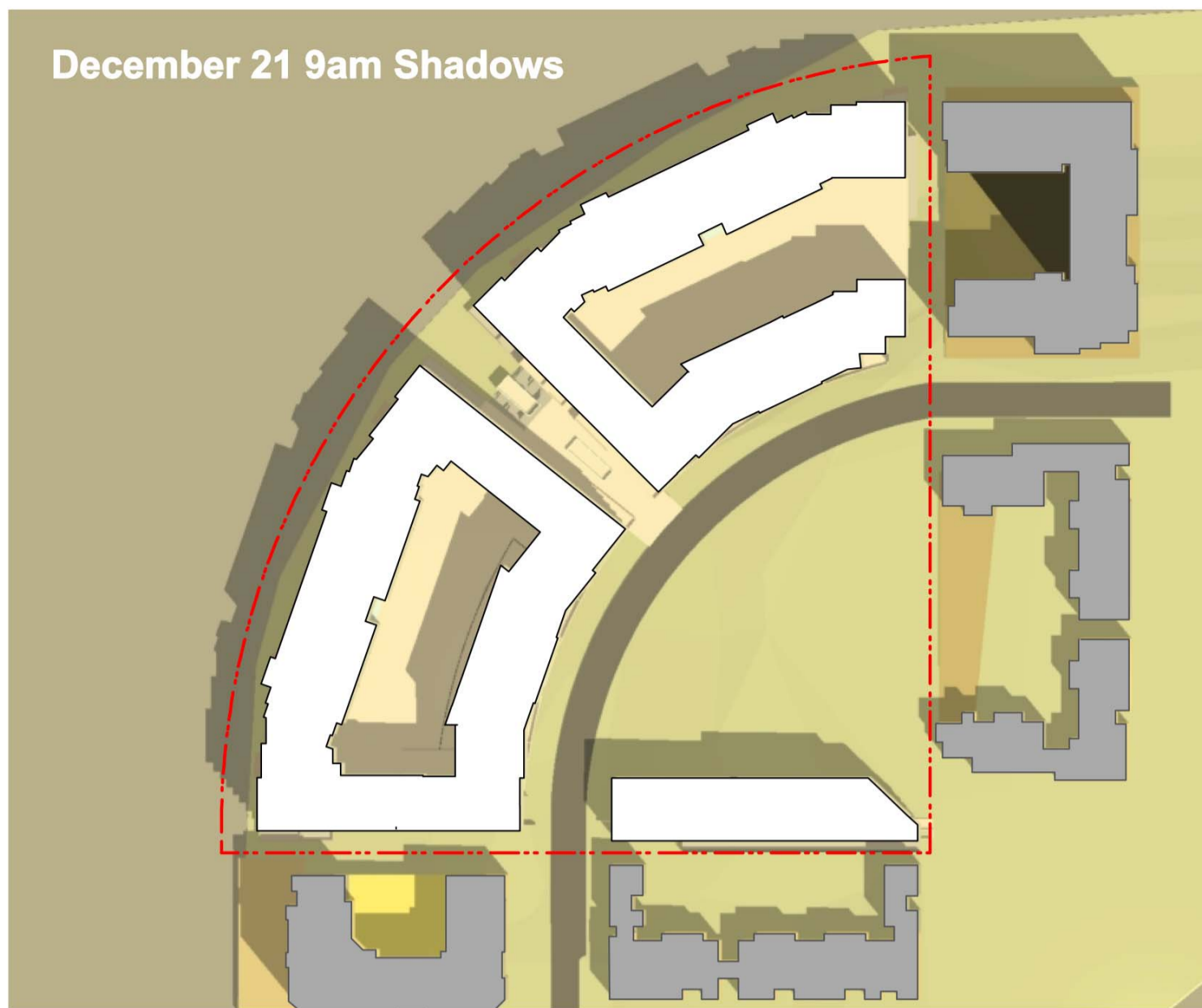


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E 17/11/09 kjd Concept Plan submission D 07/07/09 Stage 1 DA Issue C - - - B - - - A - - -	No. Date Appr Revision Notes
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Urban Form Control Drawings

Job No. <b>08053</b>	Drawing No. <b>DA41</b>	Rev <b>E</b>	<b>Bay Park</b> 23 Benelong Parkway Wentworth Point NSW 2127 <b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
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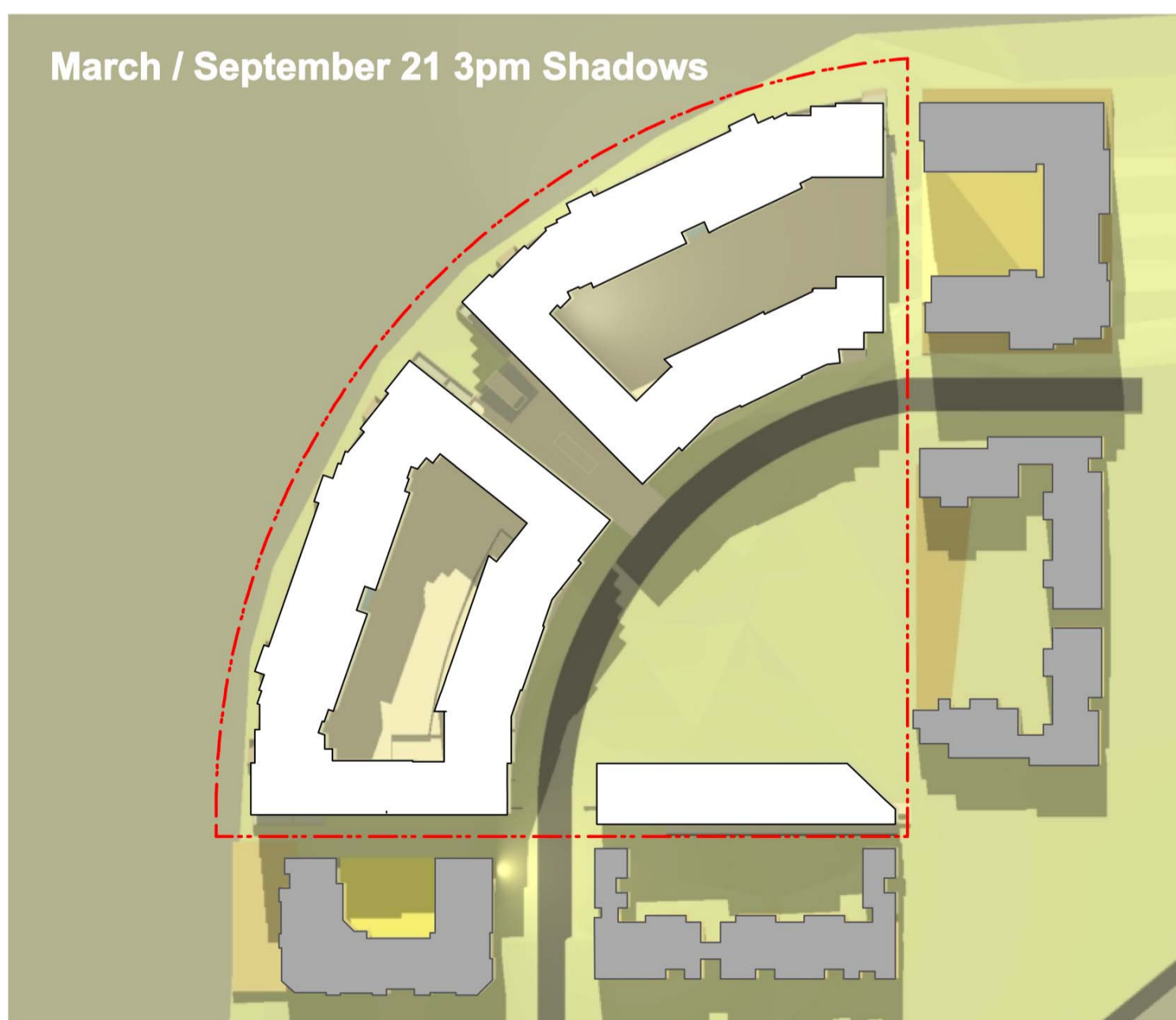
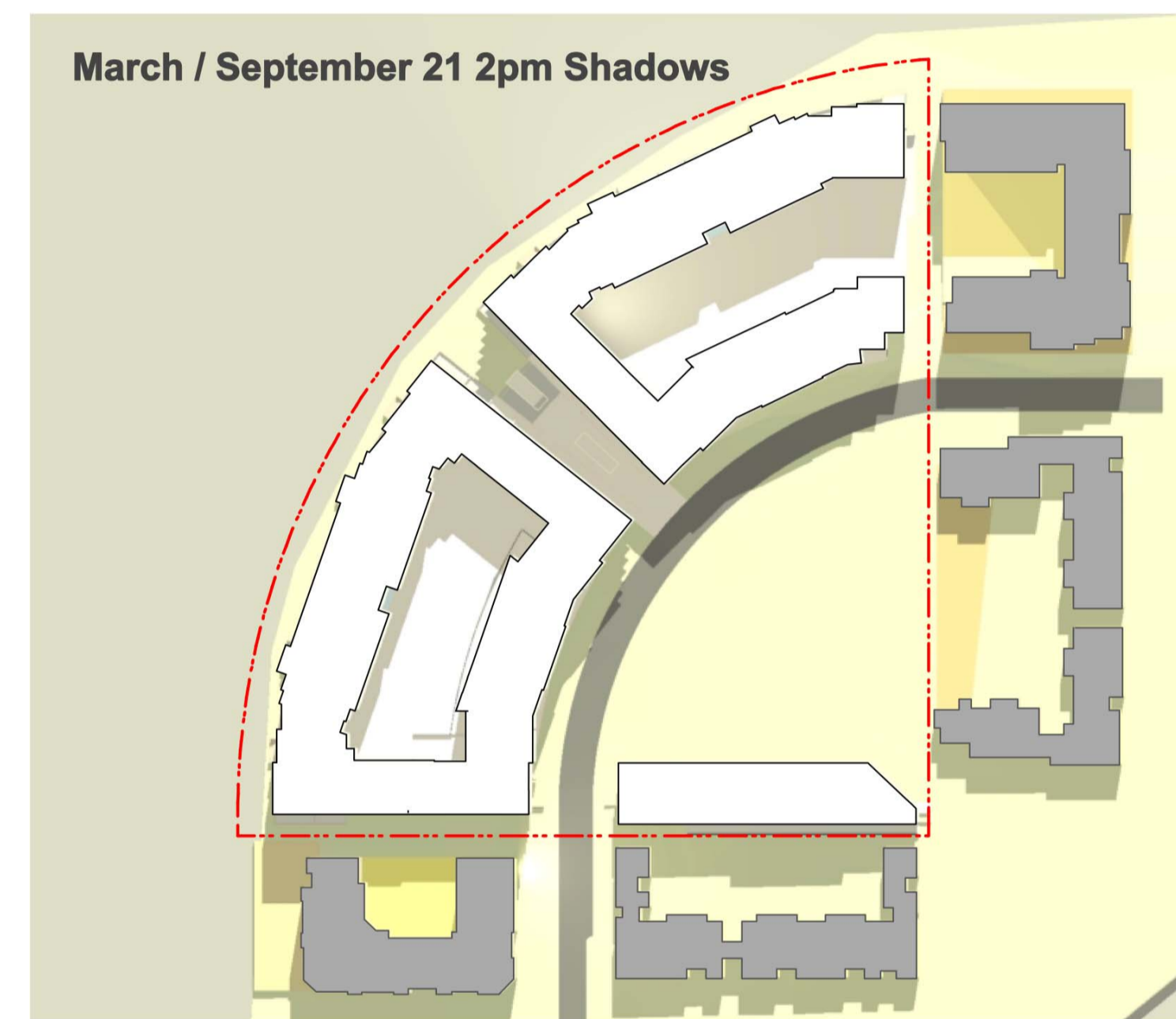
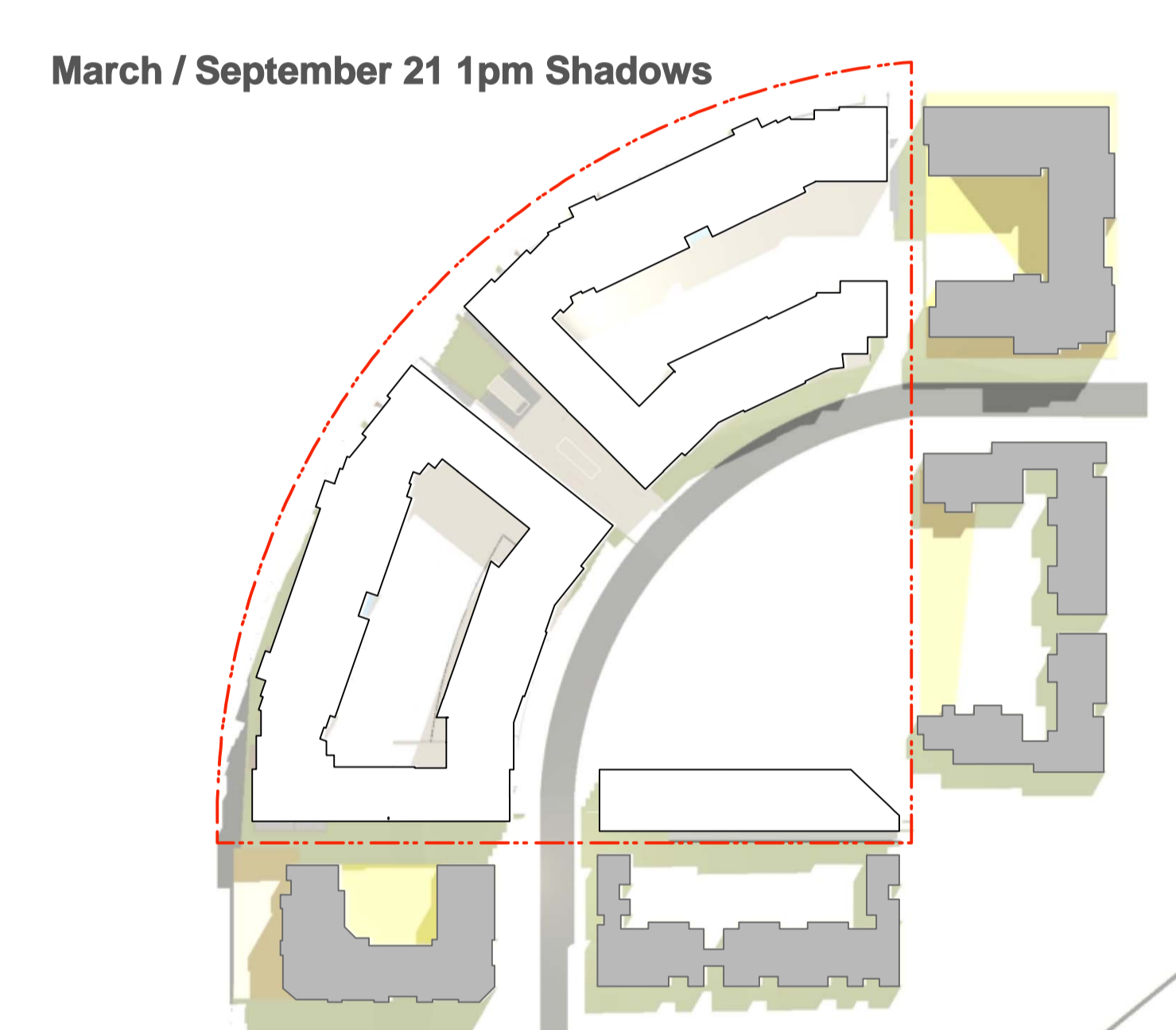
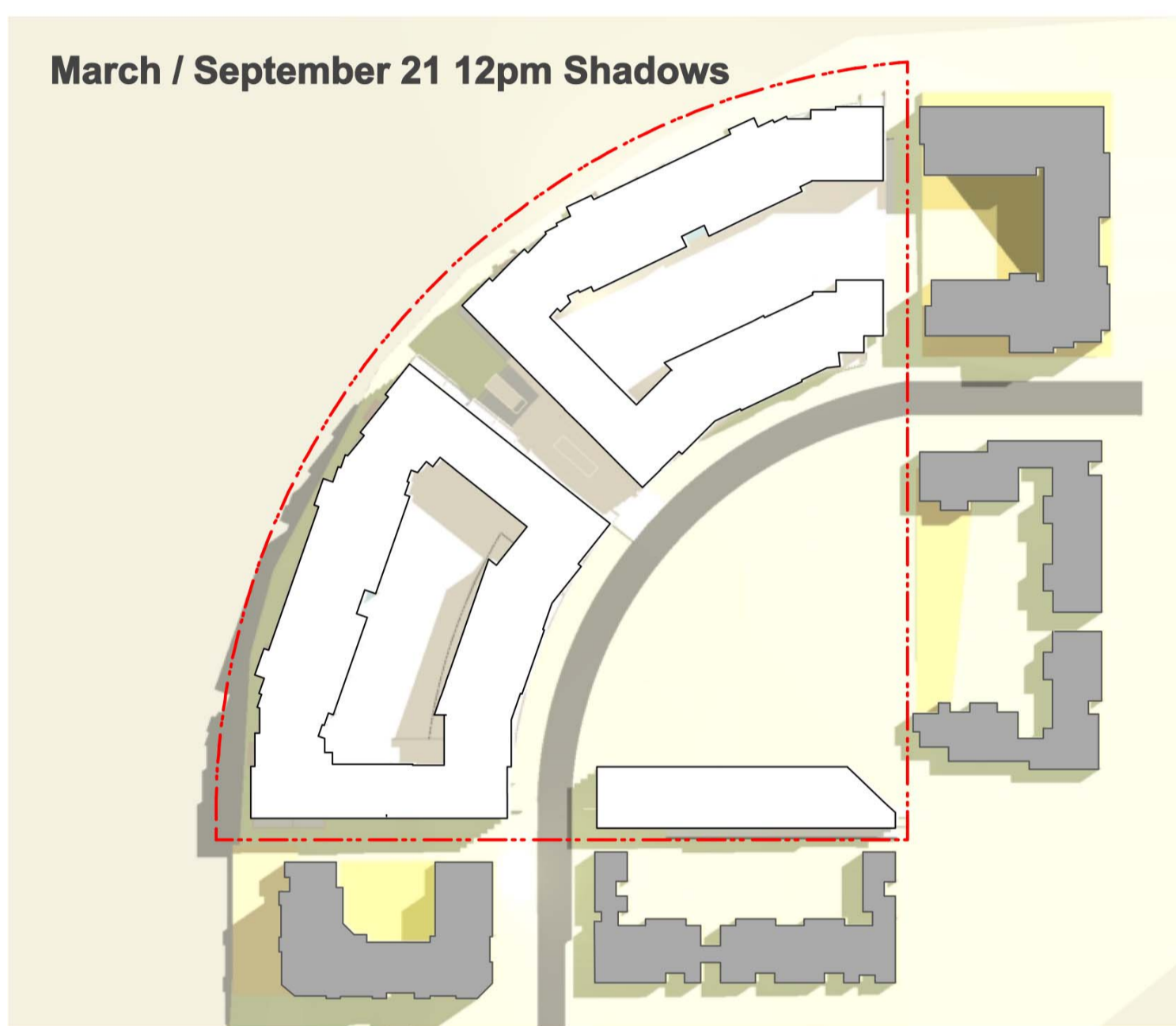
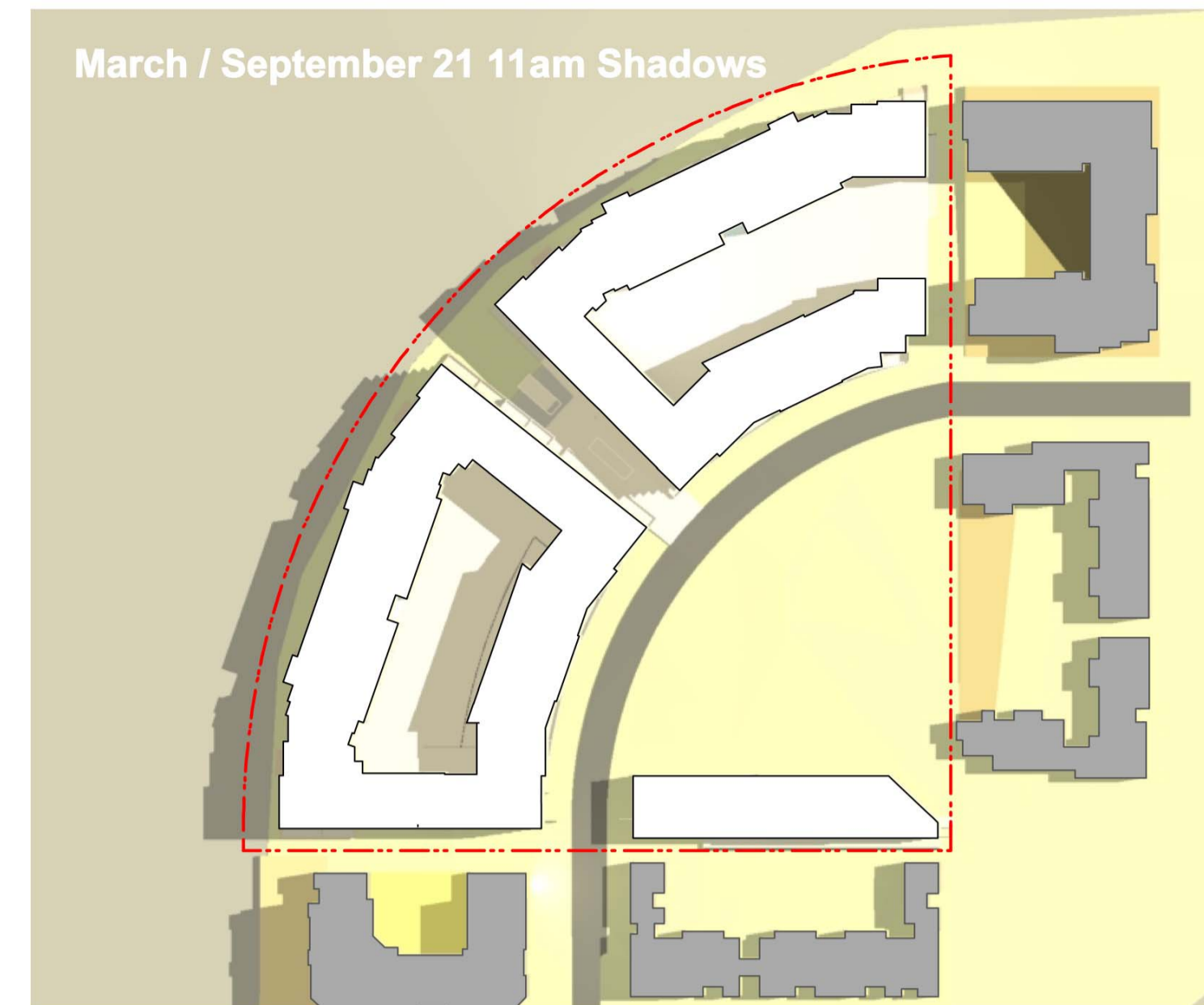
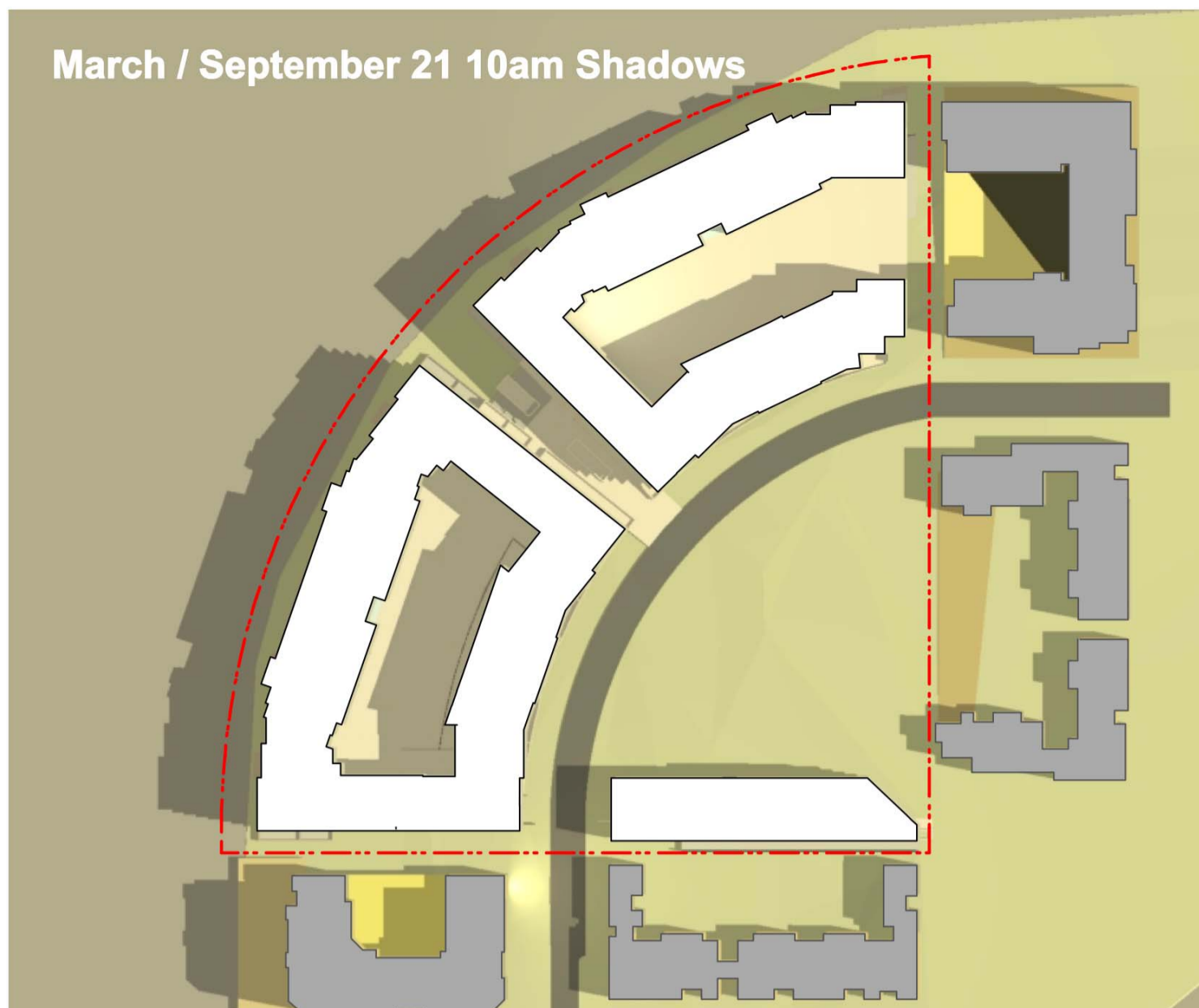
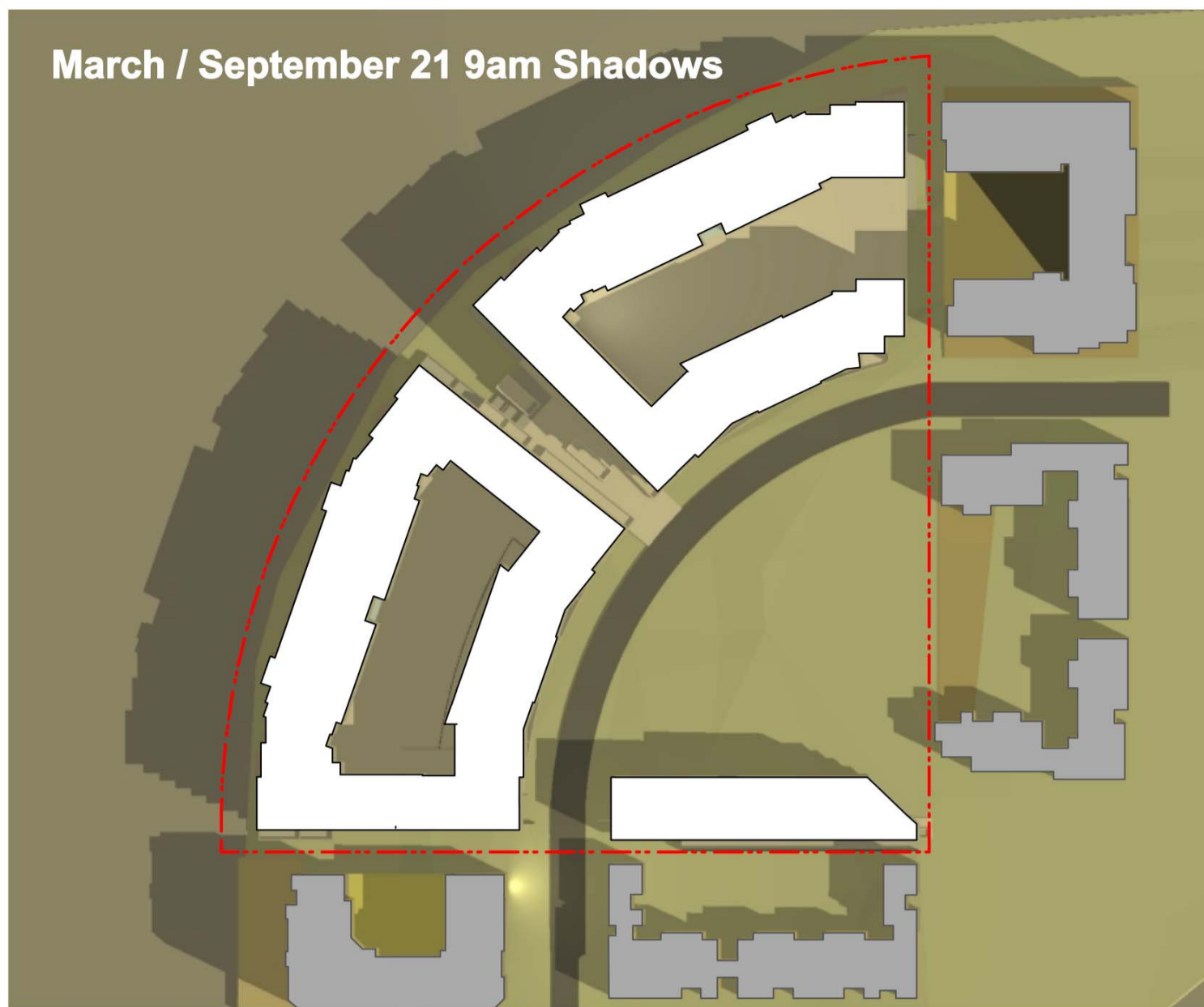


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A	08/12/08	KJD	Issued for Information
No.	Date	Appr	Revision Notes

Shadow Diagrams - December 21

Job No.	08053		Bay Park
Drawing No.	DA51		23 Bennelong Parkway Wentworth Point NSW 2127
Rev	E		
<small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>			

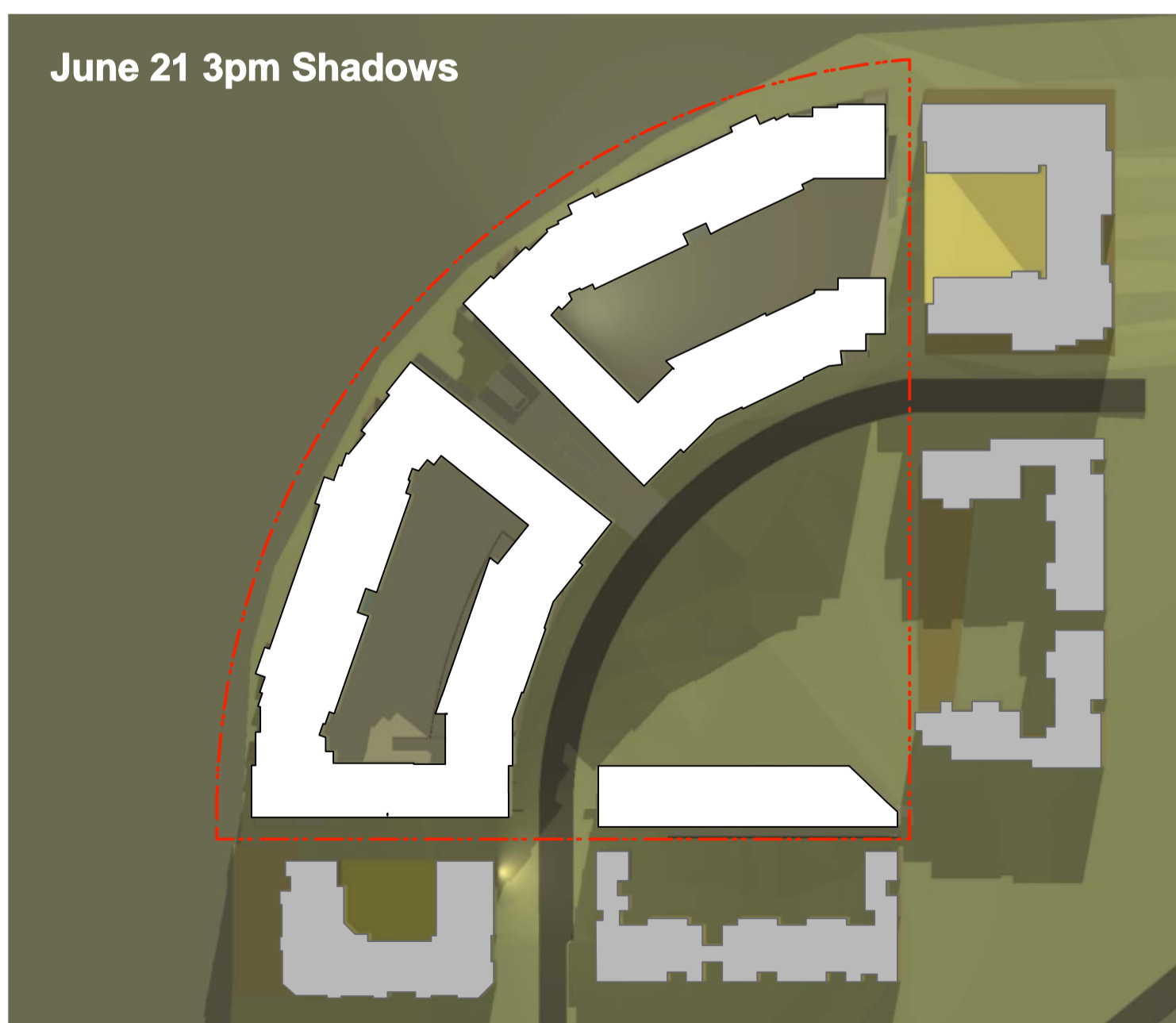
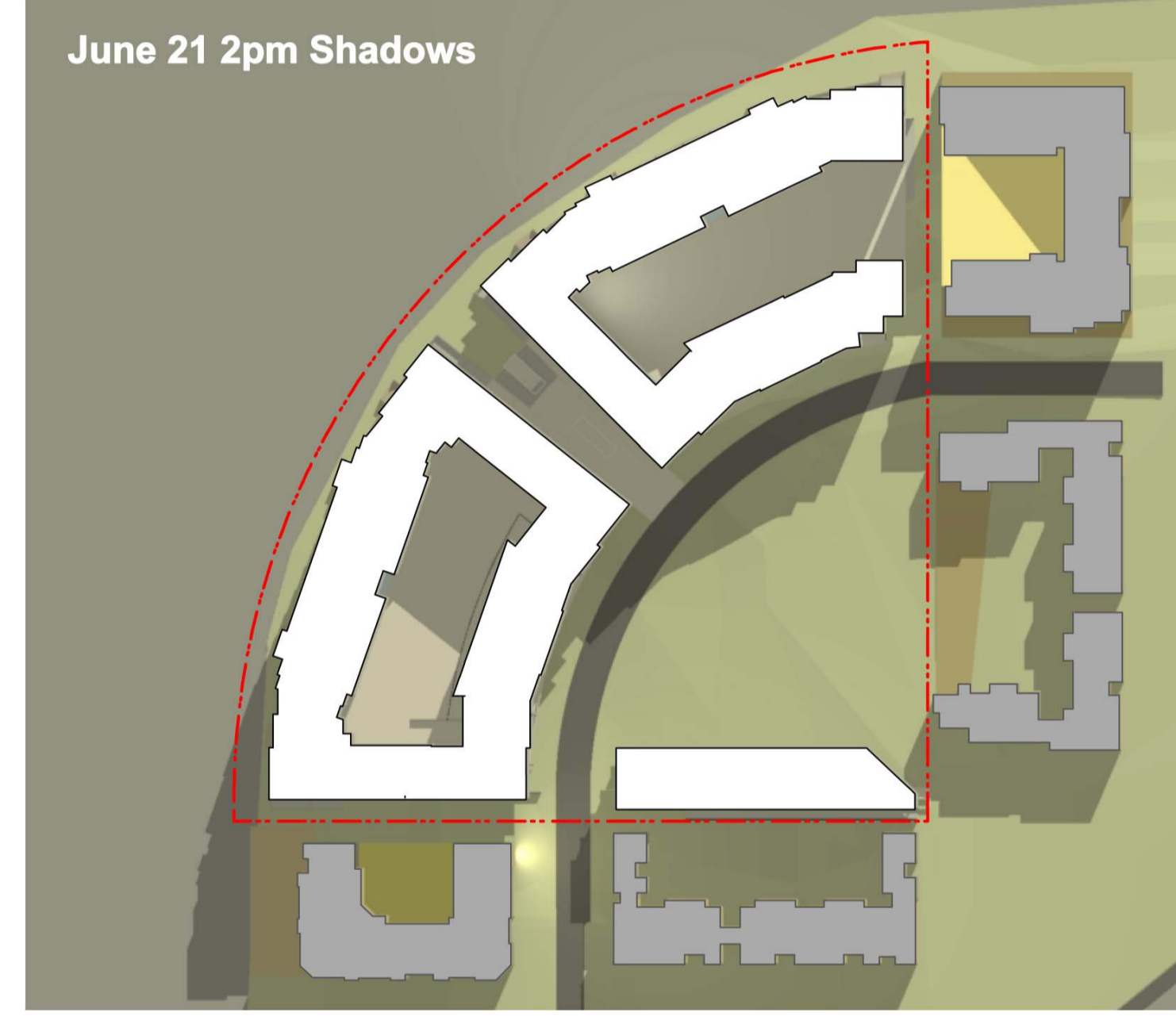
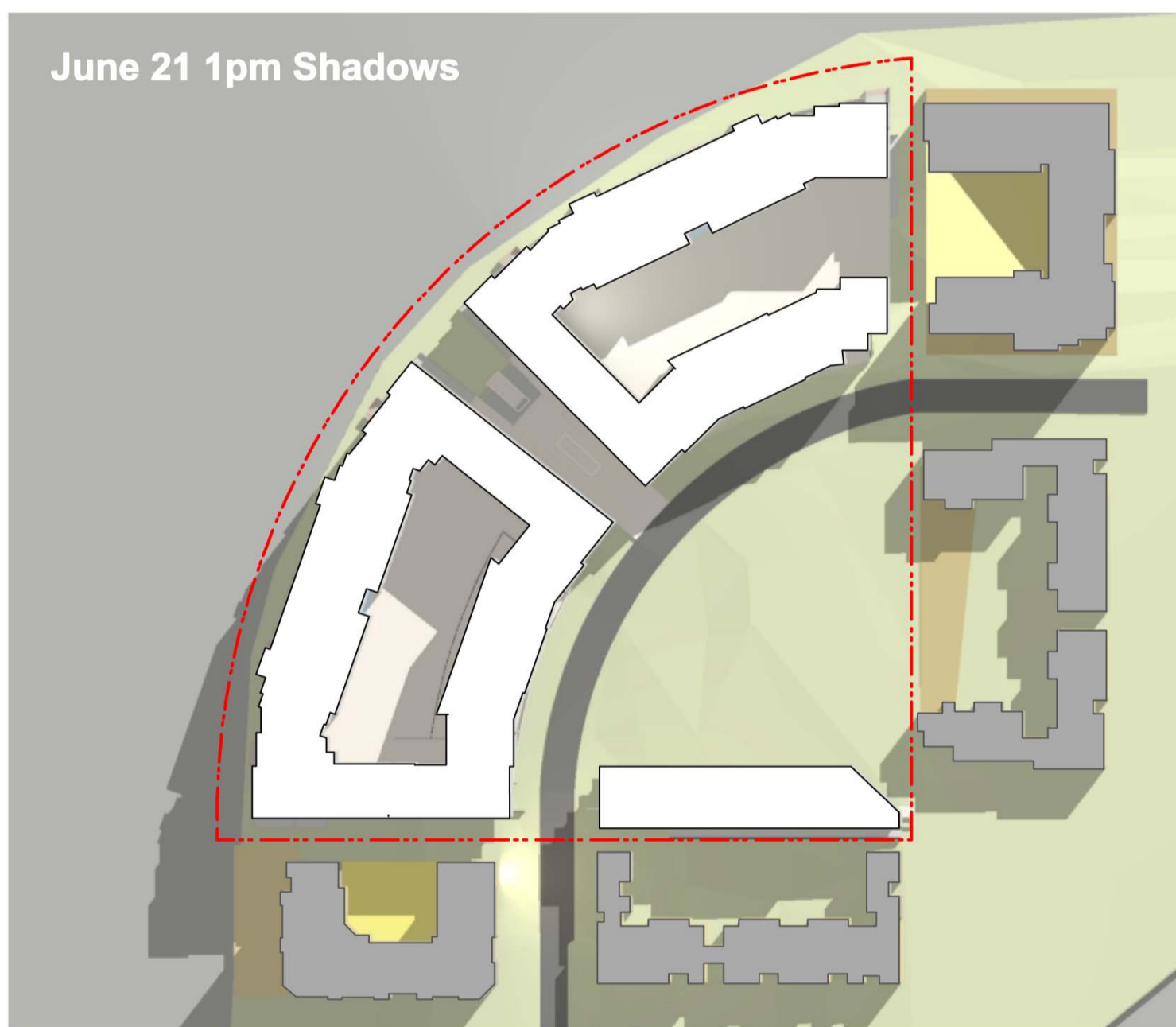
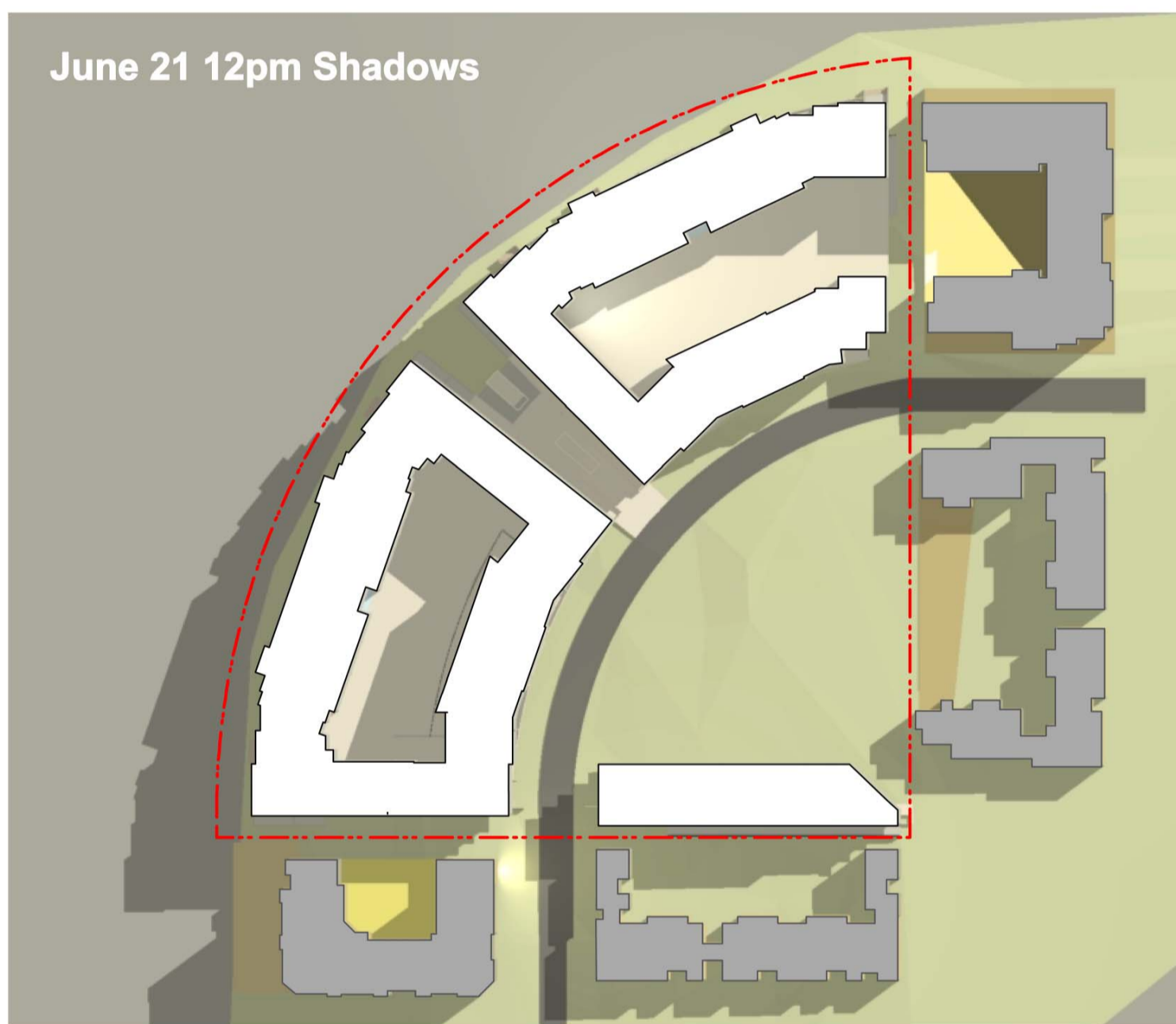
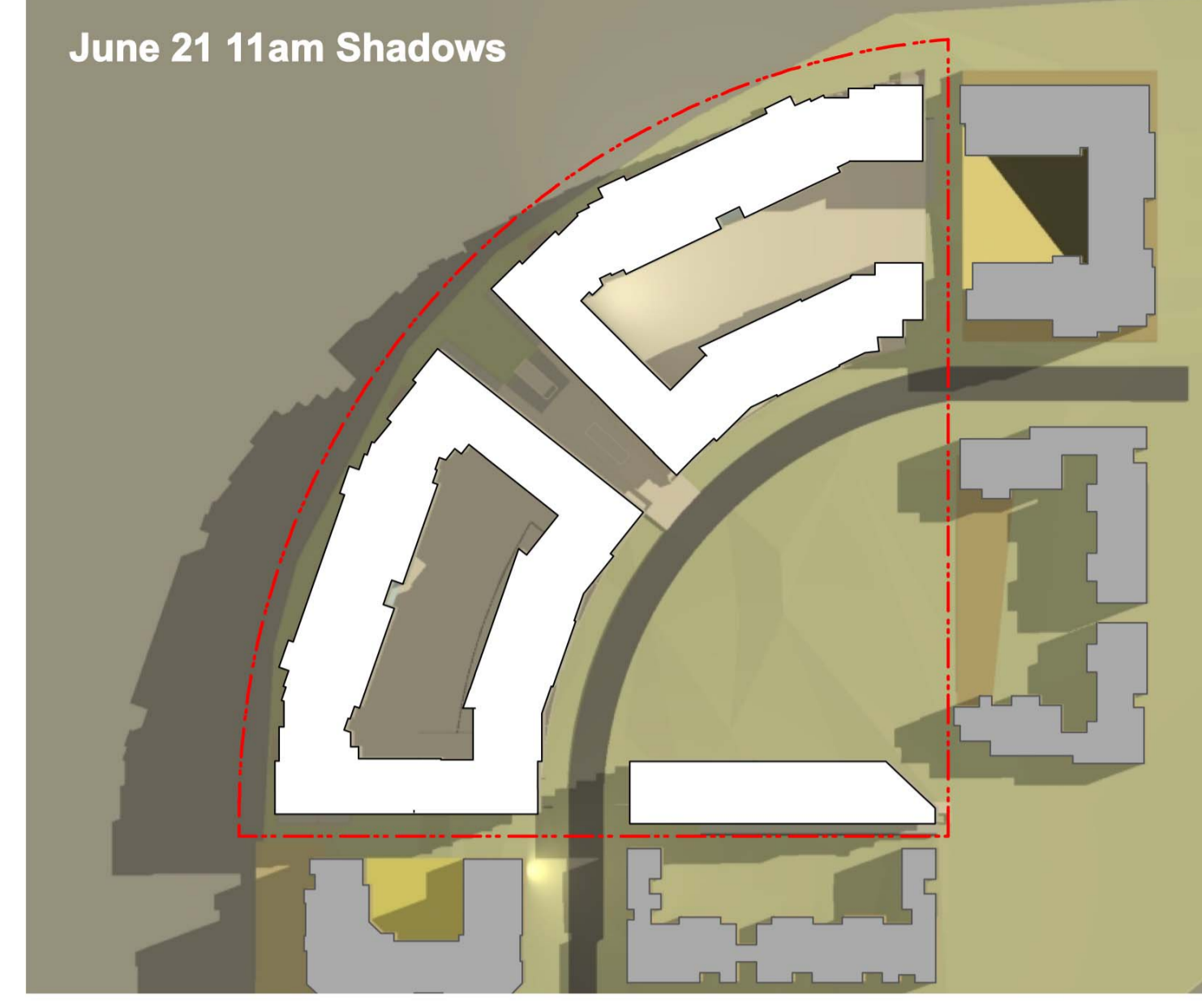
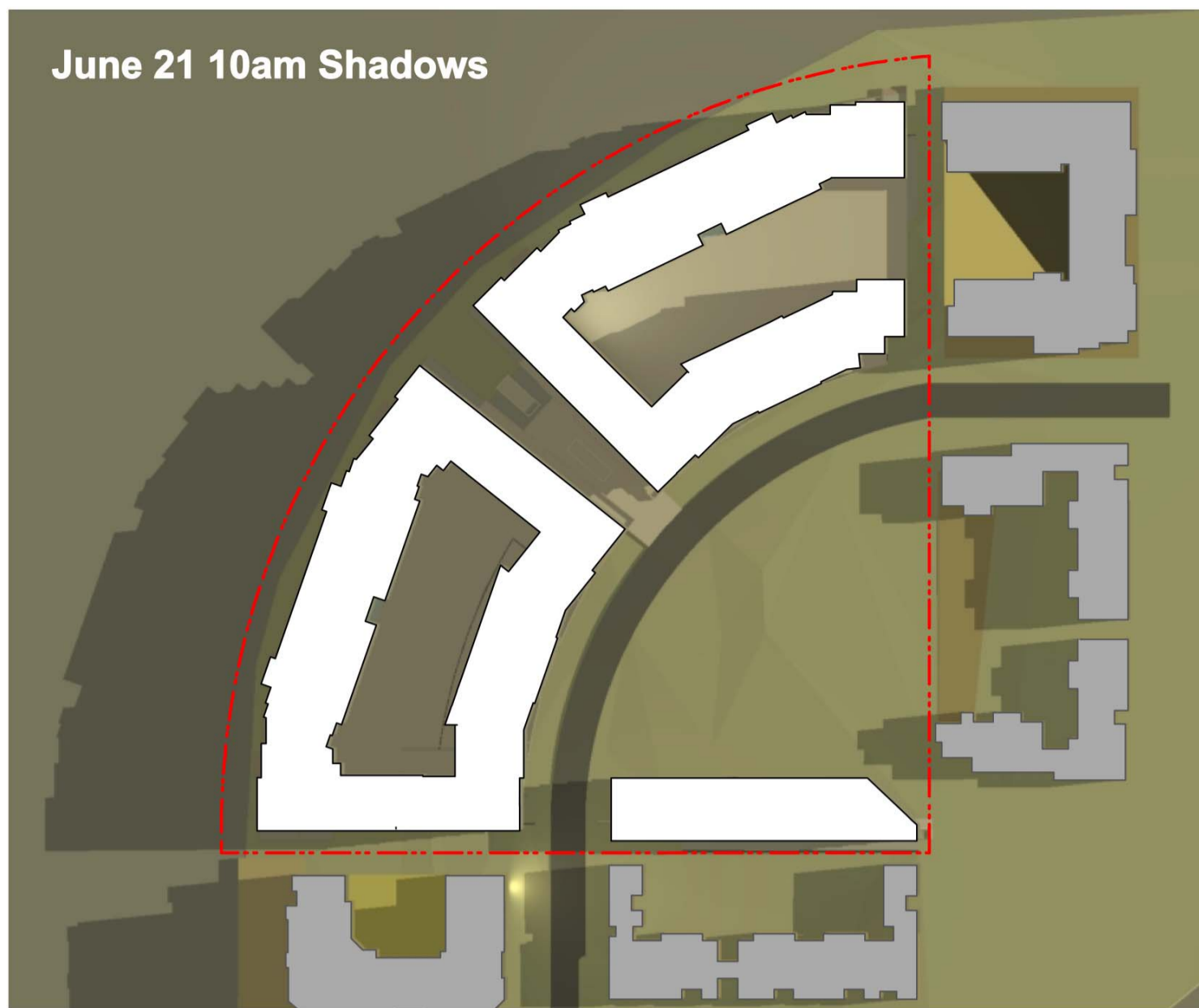


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C	-	-	-
B	30/06/09	-	Issued for Co-ordination
A	08/11/08	KJD	Issued for Information

Shadow Diagrams - March/Sept 21

Job No.	08053		Bay Park
Drawing No.	DA 52		23 Bennelong Parkway Wentworth Point NSW 2127
Rev	E	TURNER+ASSOCIATES	L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088

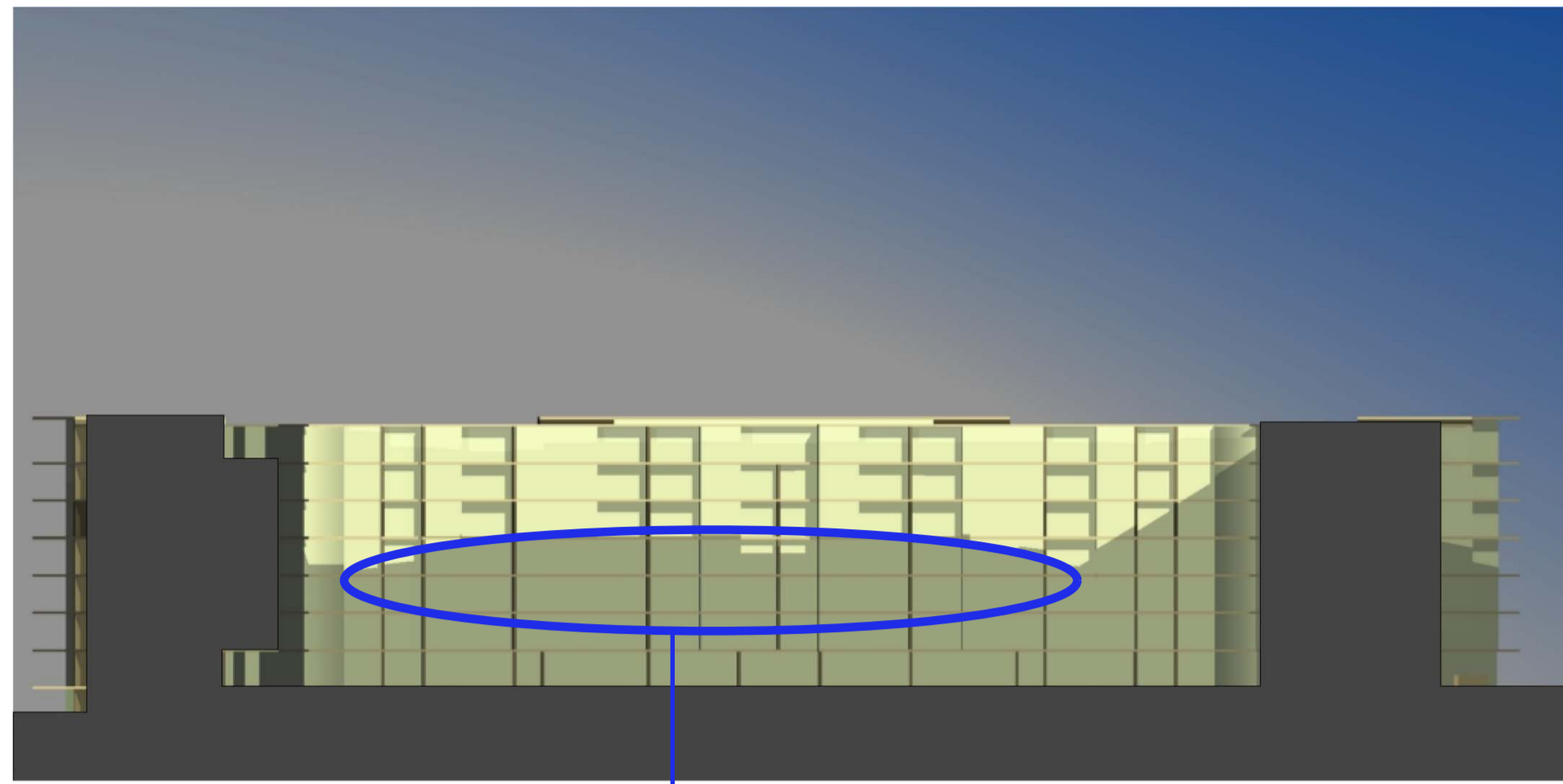


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C	-	-	-
B	-	-	-
A	30/06/09	-	Issued for Co-ordination
No.	Date	Appr	Revision Notes

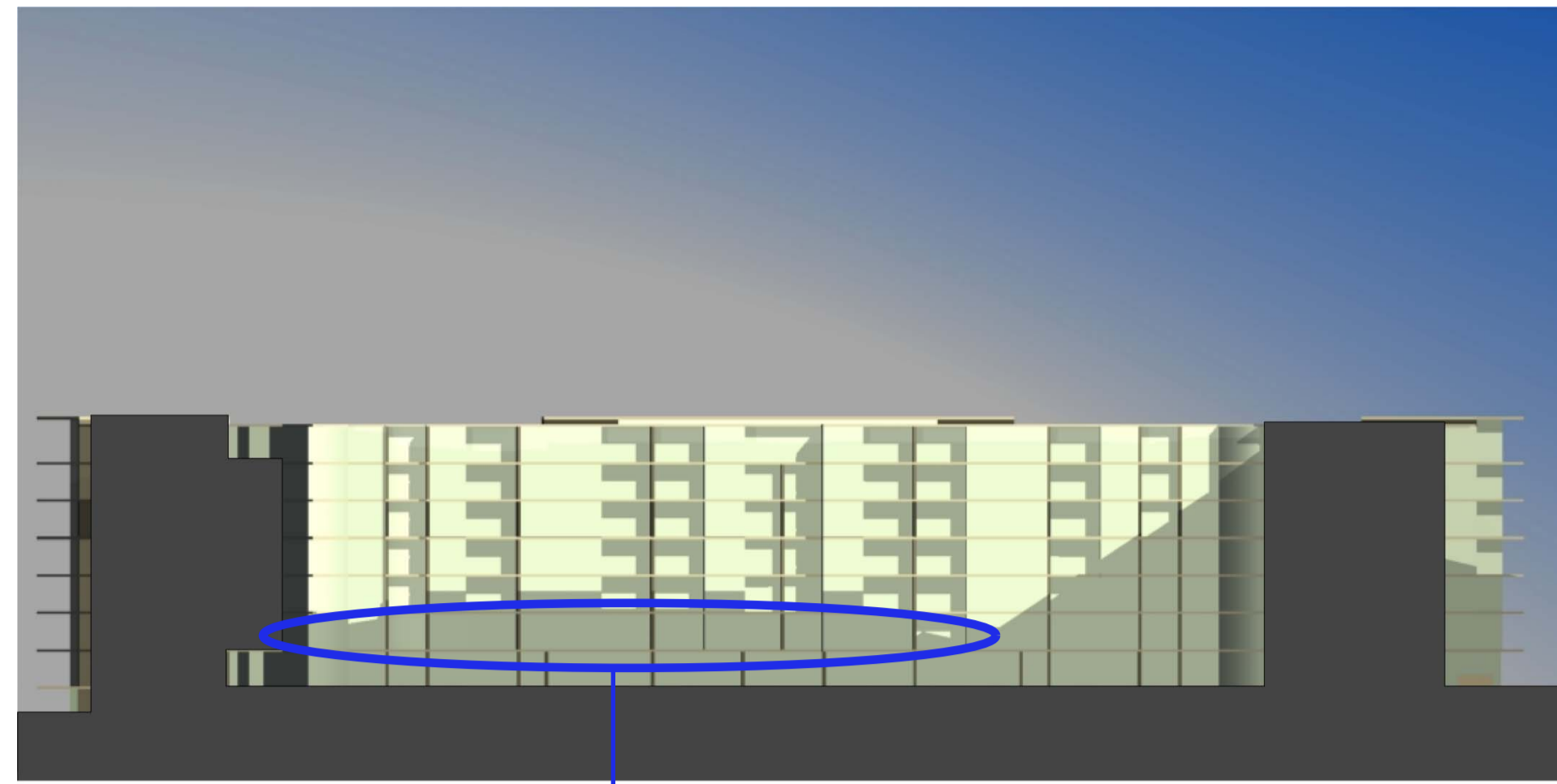
Shadow Diagrams - June 21

Job No.	08053	Bay Park
Drawing No.	DA53	23 Bennelong Parkway Wentworth Point NSW 2127
Rev	E	<b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>



June 21 9am Shadows

SHADOW EFFECT OF  
ADDITIONAL STOREYS



June 21 10am Shadows

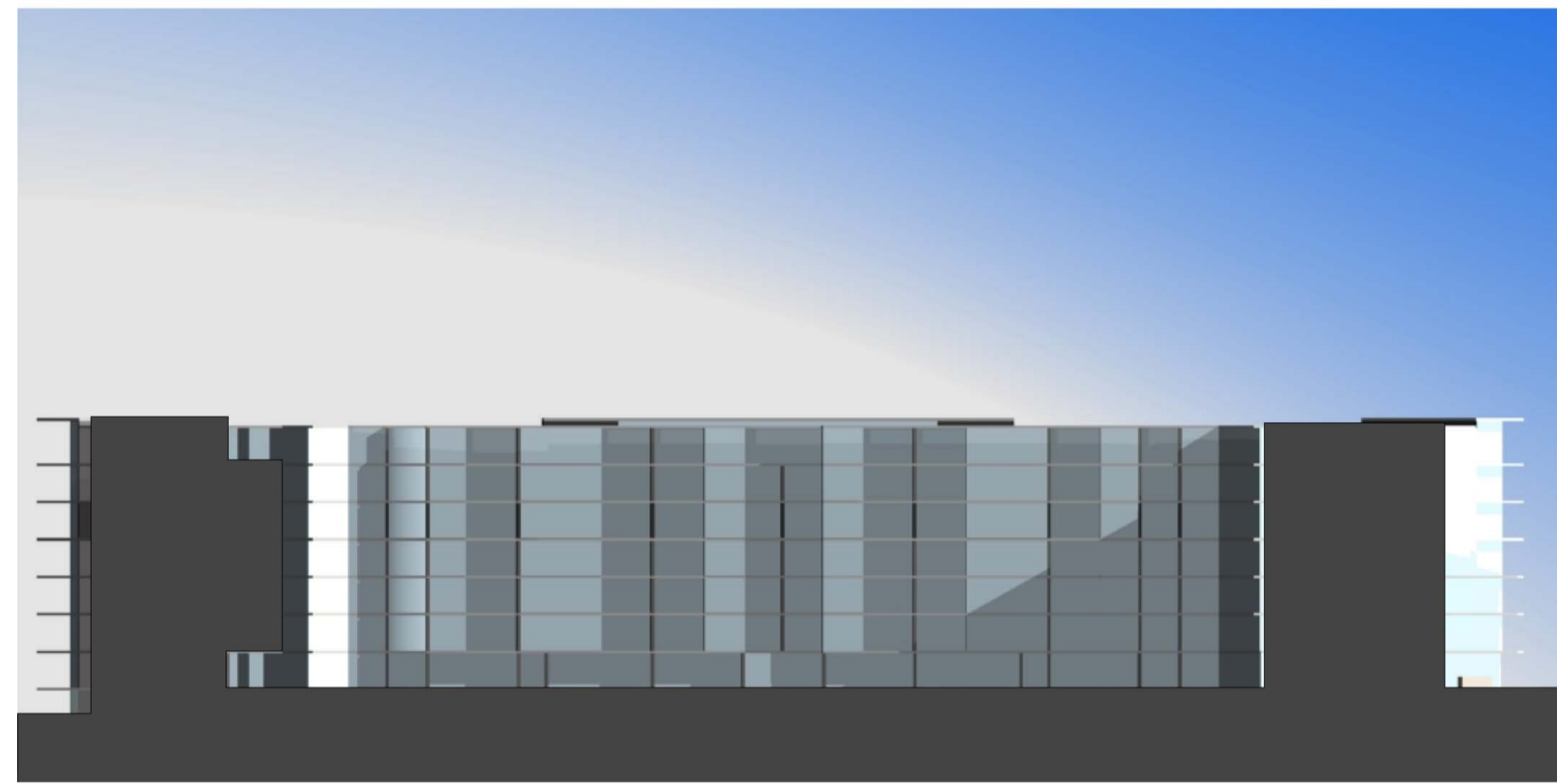
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ADDITIONAL STOREYS



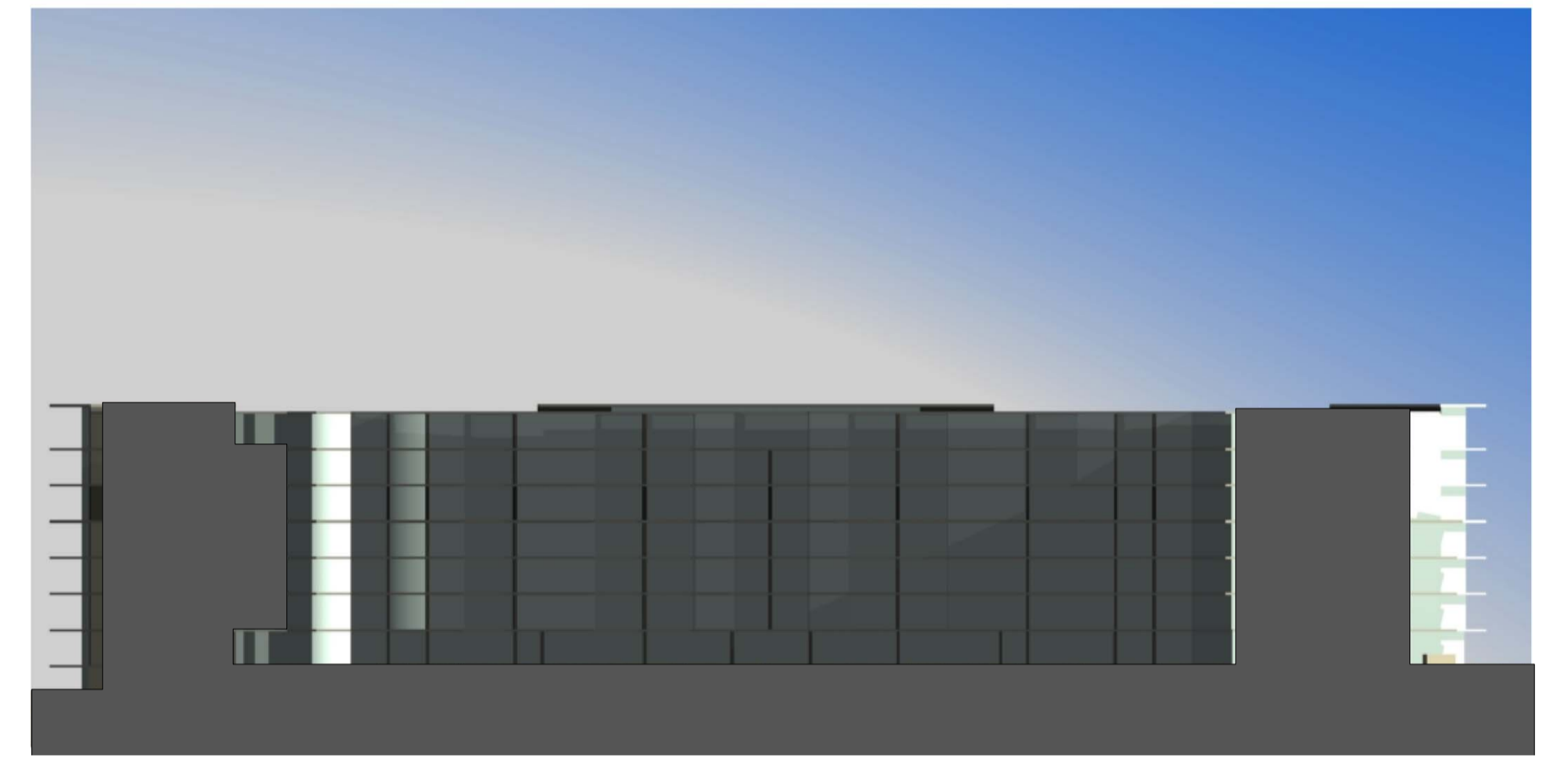
June 21 11am Shadows



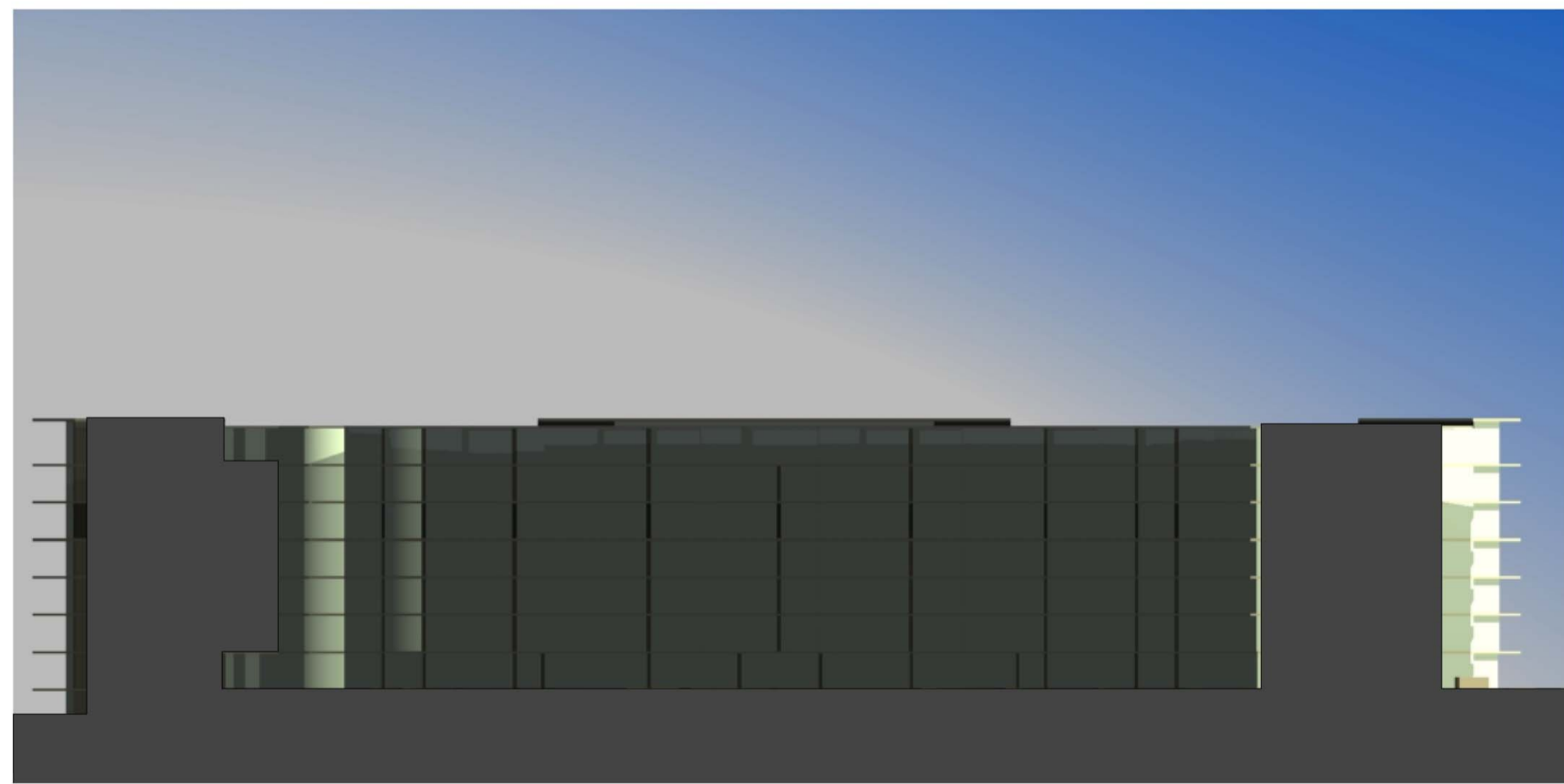
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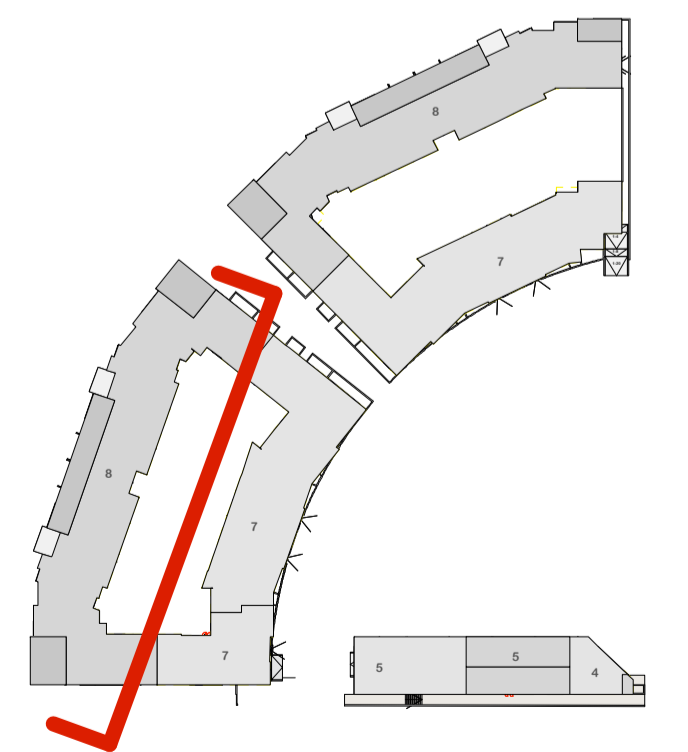
June 21 1pm Shadows



June 21 2pm Shadows



June 21 3pm Shadows

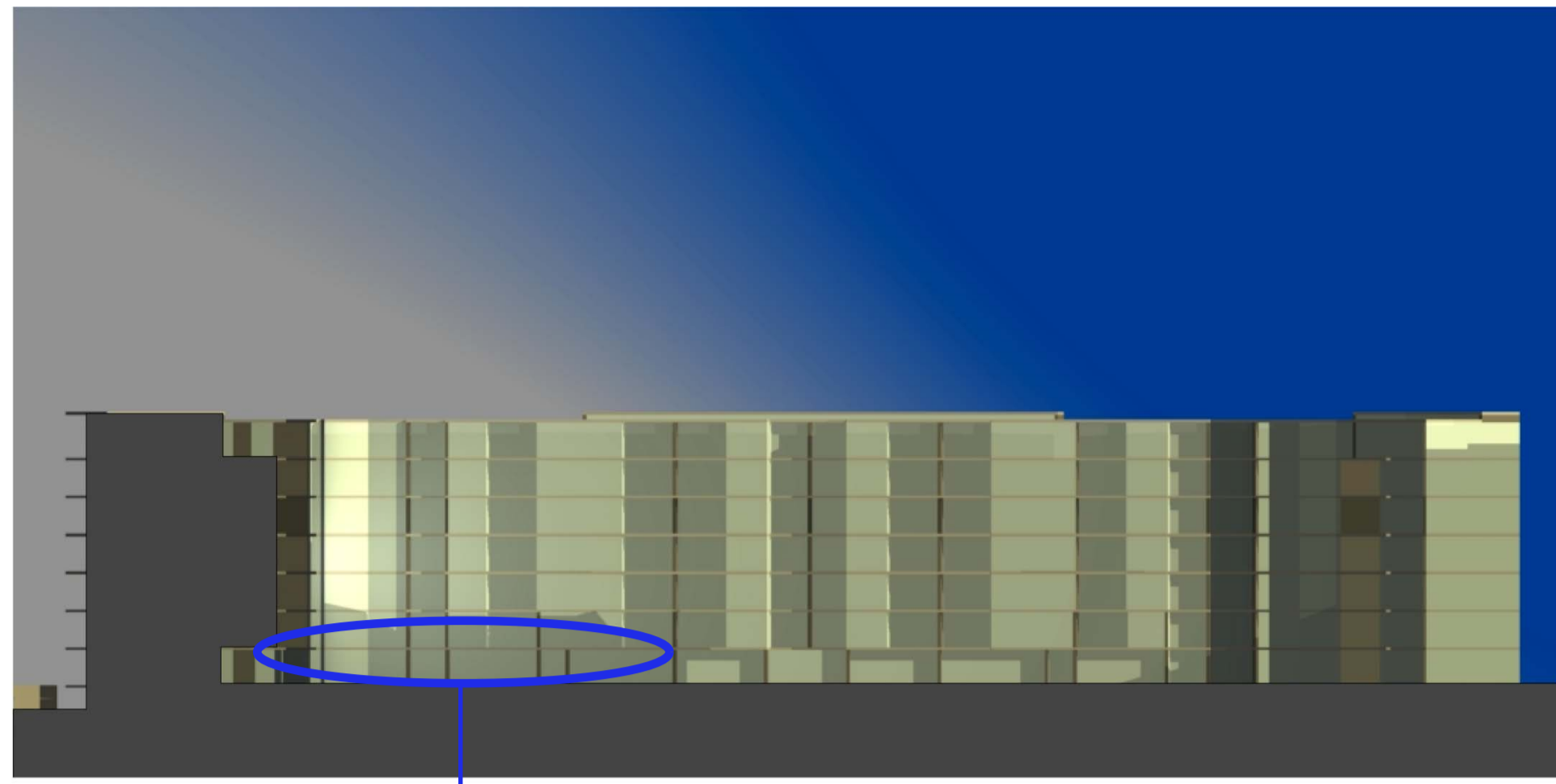


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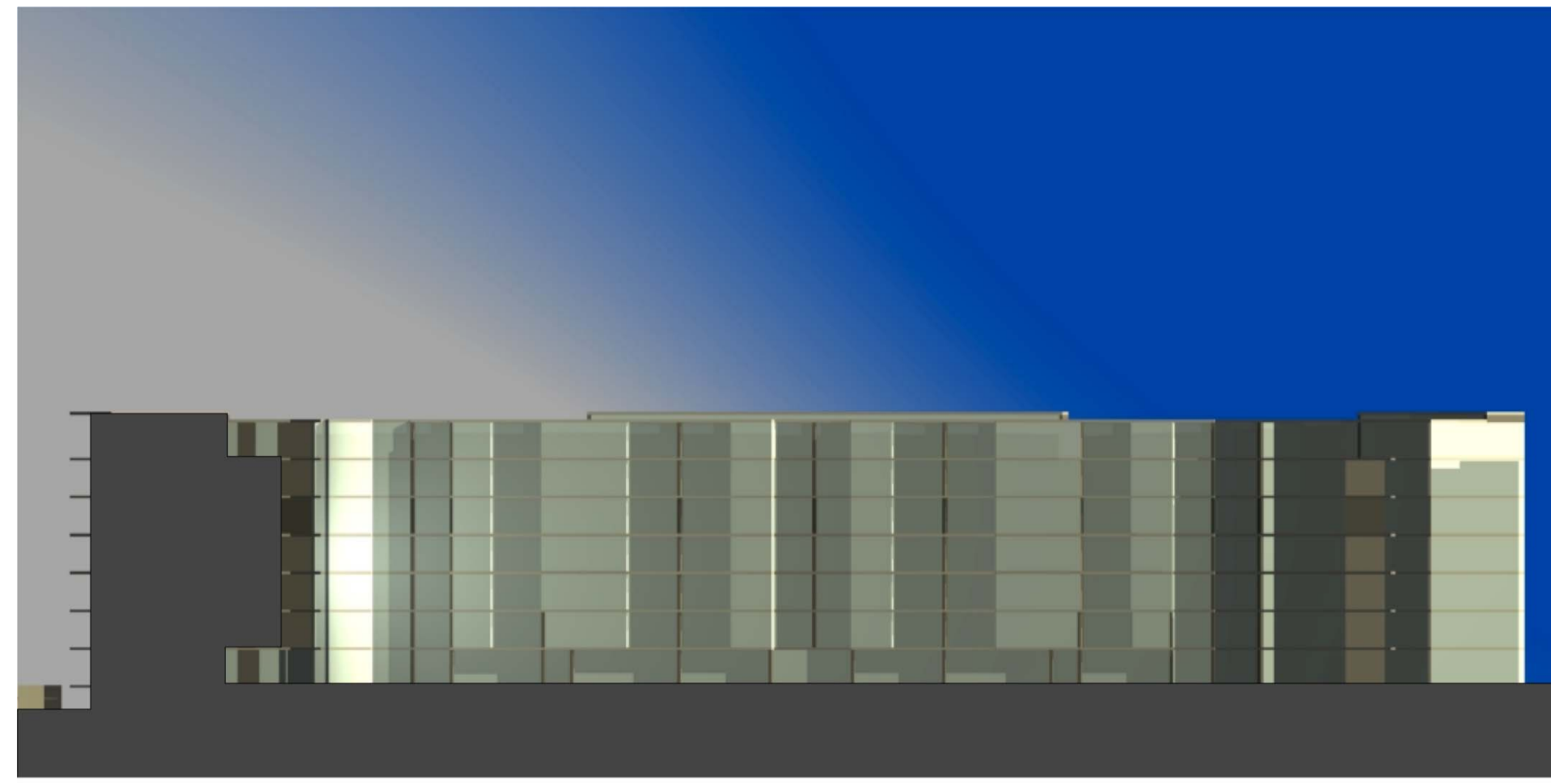
A	17/11/09	kjd	Concept Plan submission
No.	Date	Appr	Revision Notes

Shadows to courtyard elevation 1 (winter solstice)

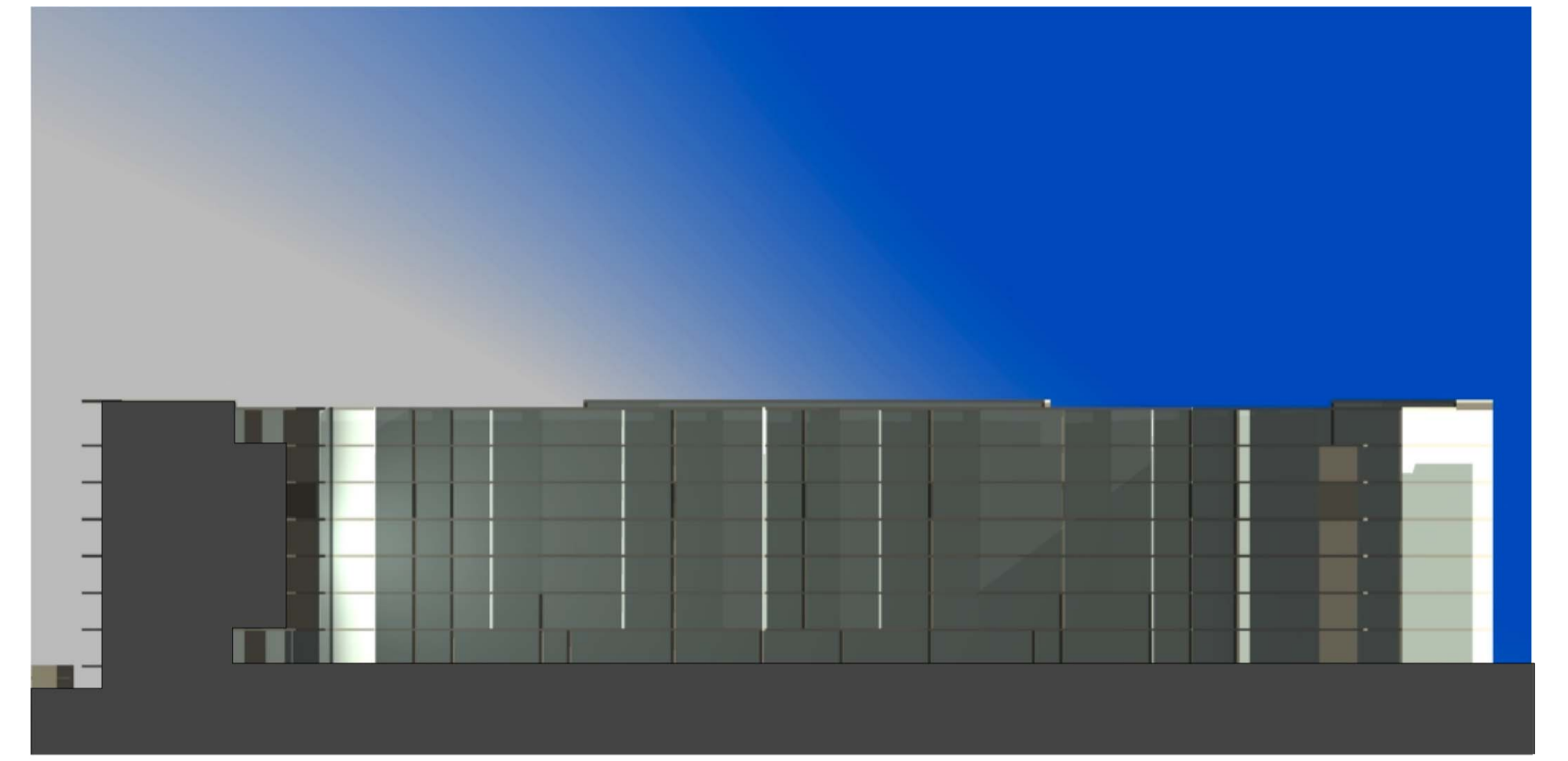
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Drawing No. DA 54	Rev A	<b>TURNER+ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>



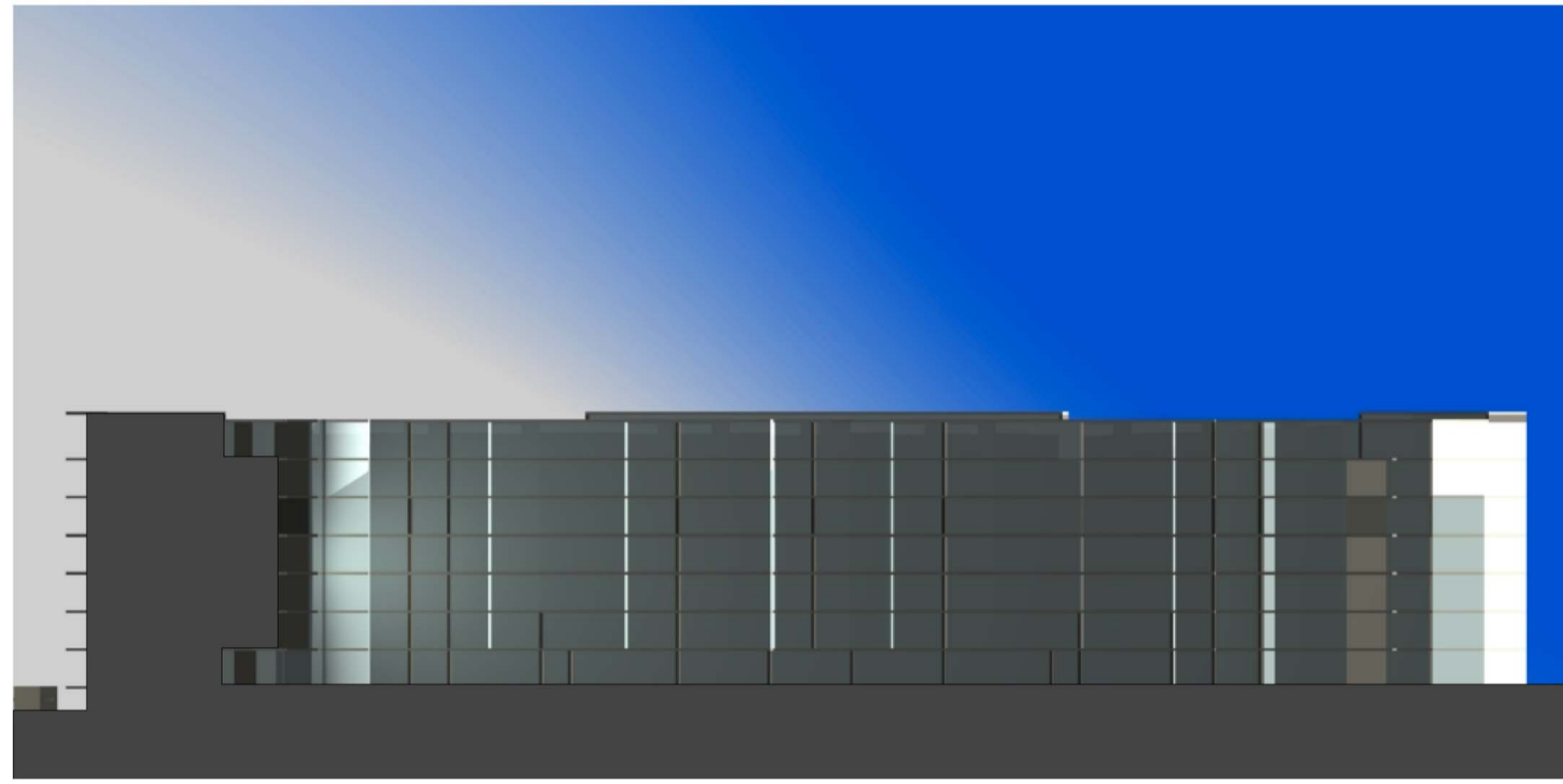
SHADOW EFFECT OF  
ADDITIONAL STOREYS  
June 21 9am Shadows



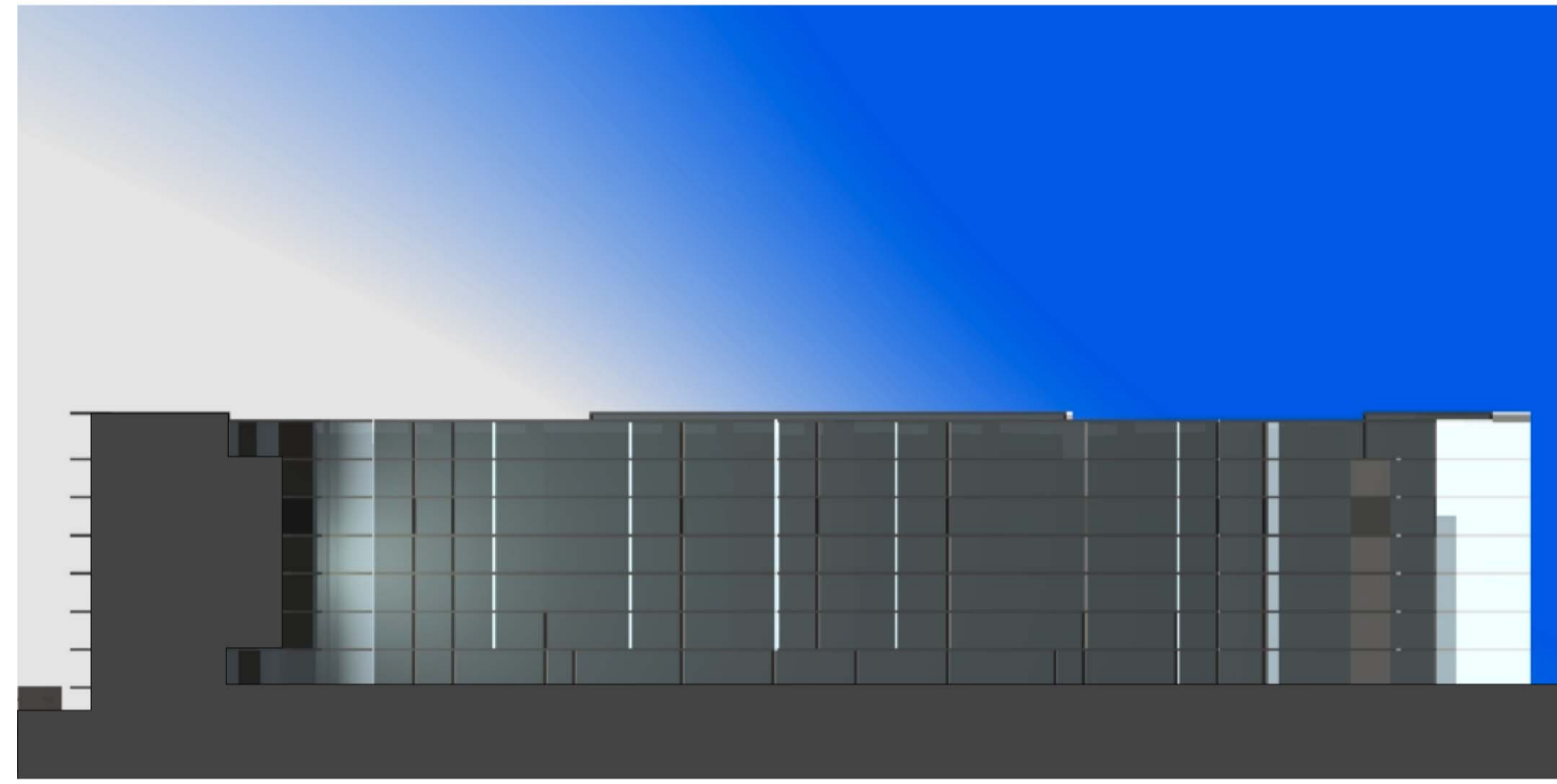
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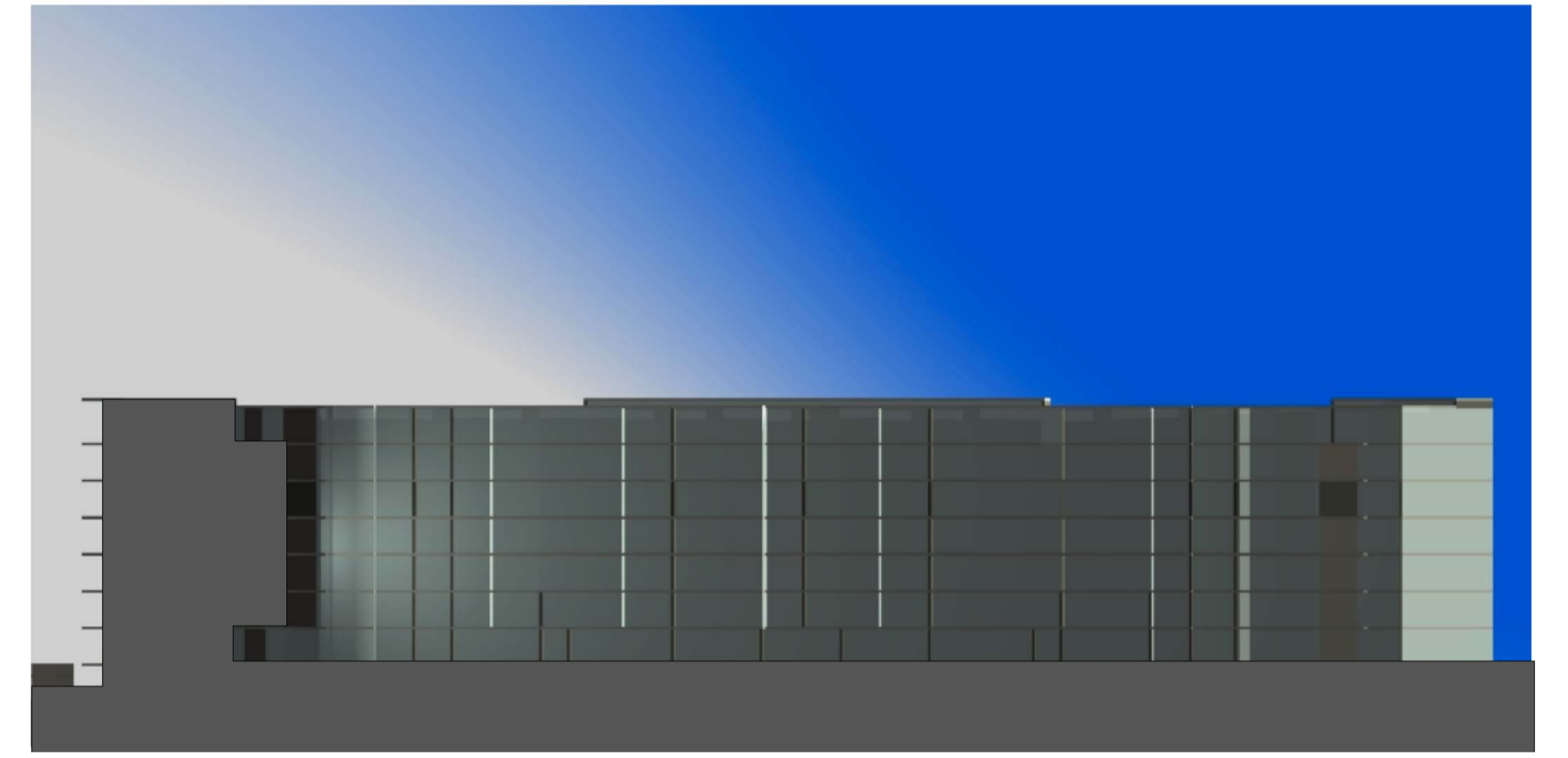
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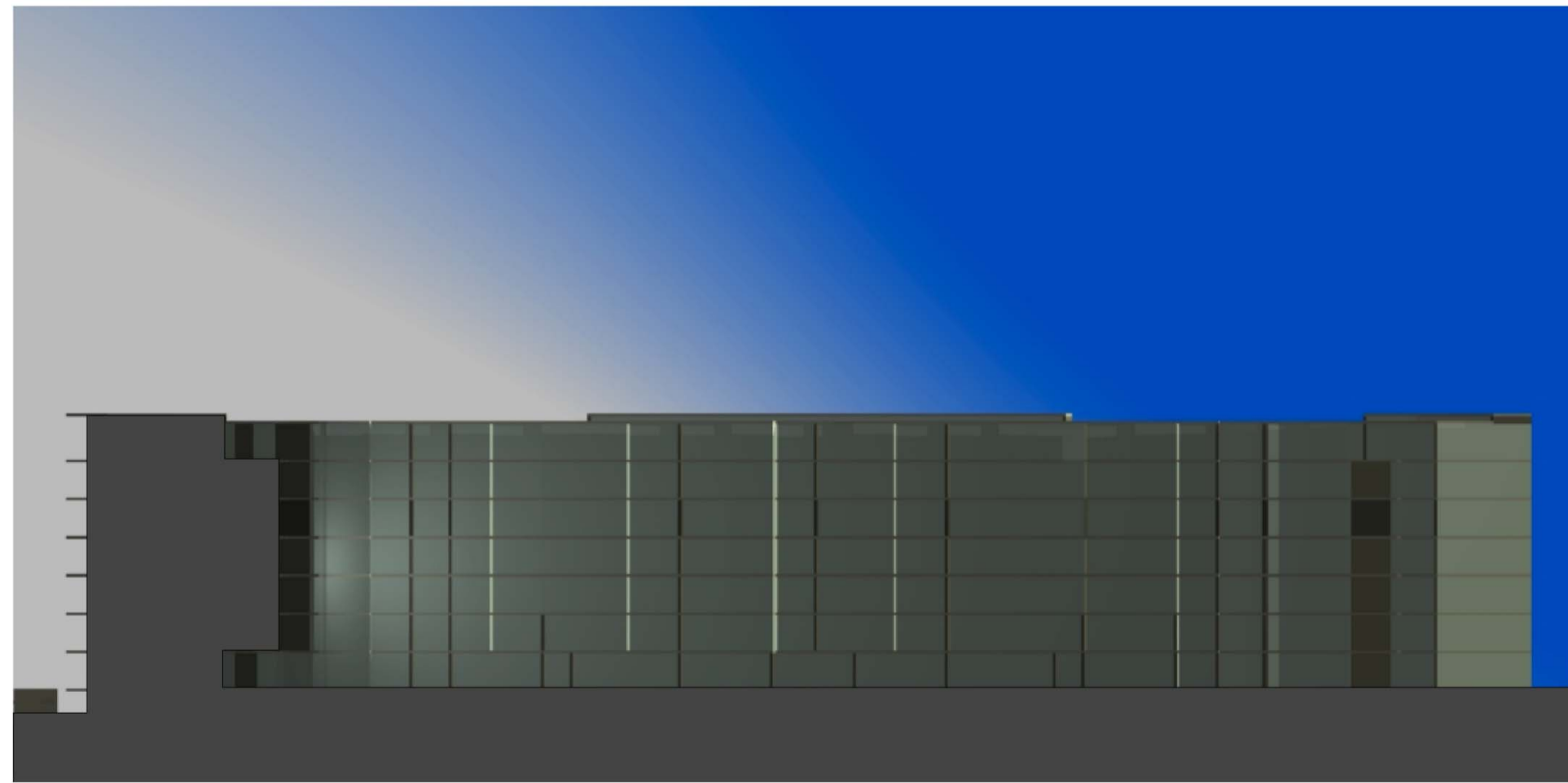
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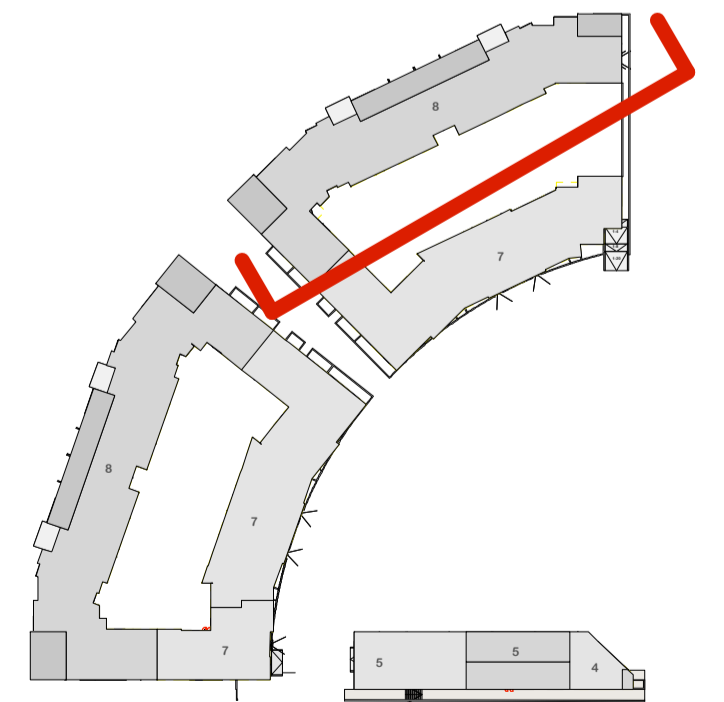
June 21 1pm Shadows



June 21 2pm Shadows



June 21 3pm Shadows

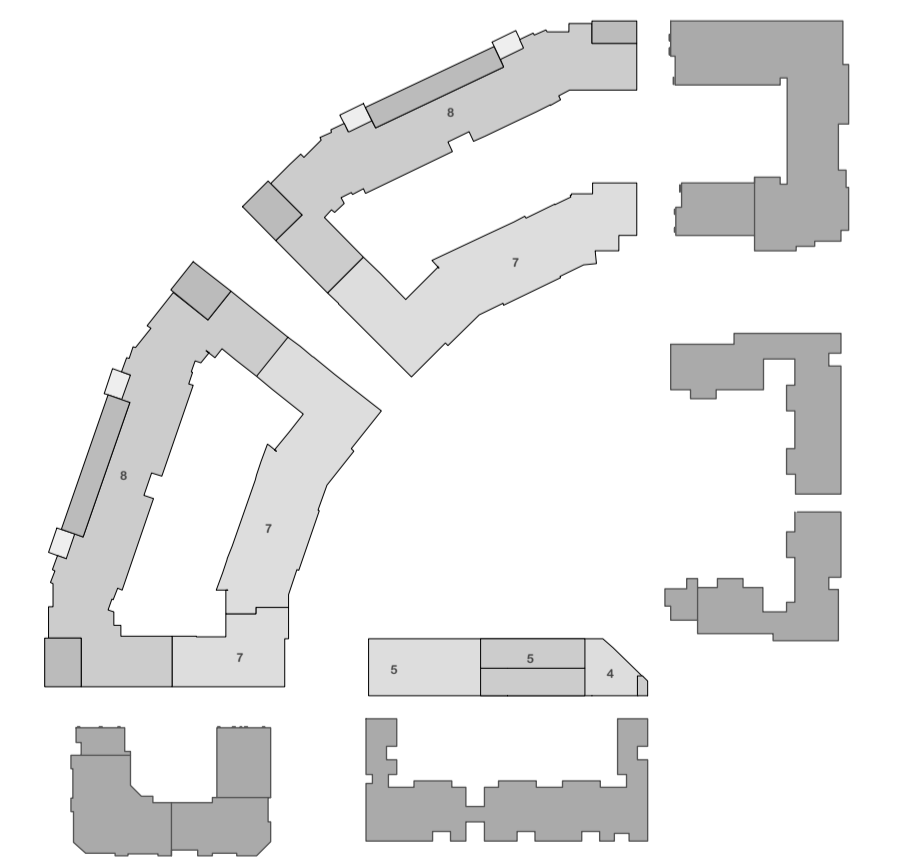


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A	17/11/09	kjd	Concept Plan submission
No.	Date	Appr	Revision Notes

Shadows to courtyard elevation 2 (winter solstice)

Job No. <b>08053</b>	Bay Park 23 Bennelong Parkway Wentworth Point NSW 2127	
Drawing No. DA 55	Rev A	<b>TURNER+ASSOCIATES</b> <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

View north from The Piazza

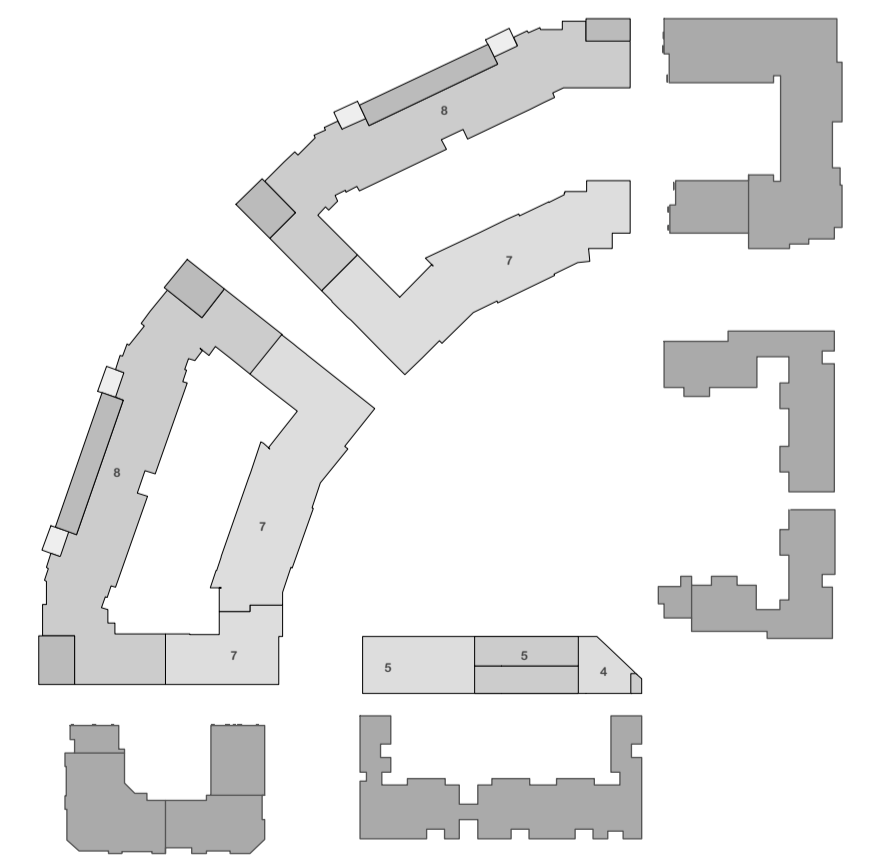
Job No.	08053
Drawing No.	DA 61

Bay Park  
23 Bennelong Parkway Wentworth Point NSW 2127

Rev A

**TURNER+ASSOCIATES**

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



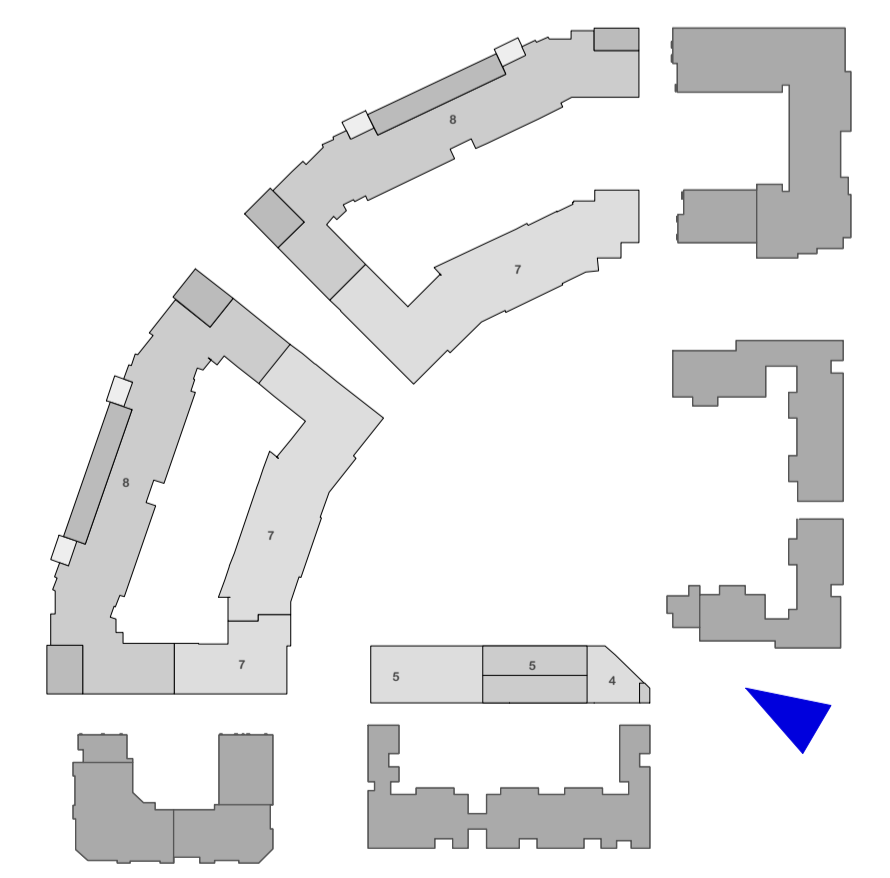
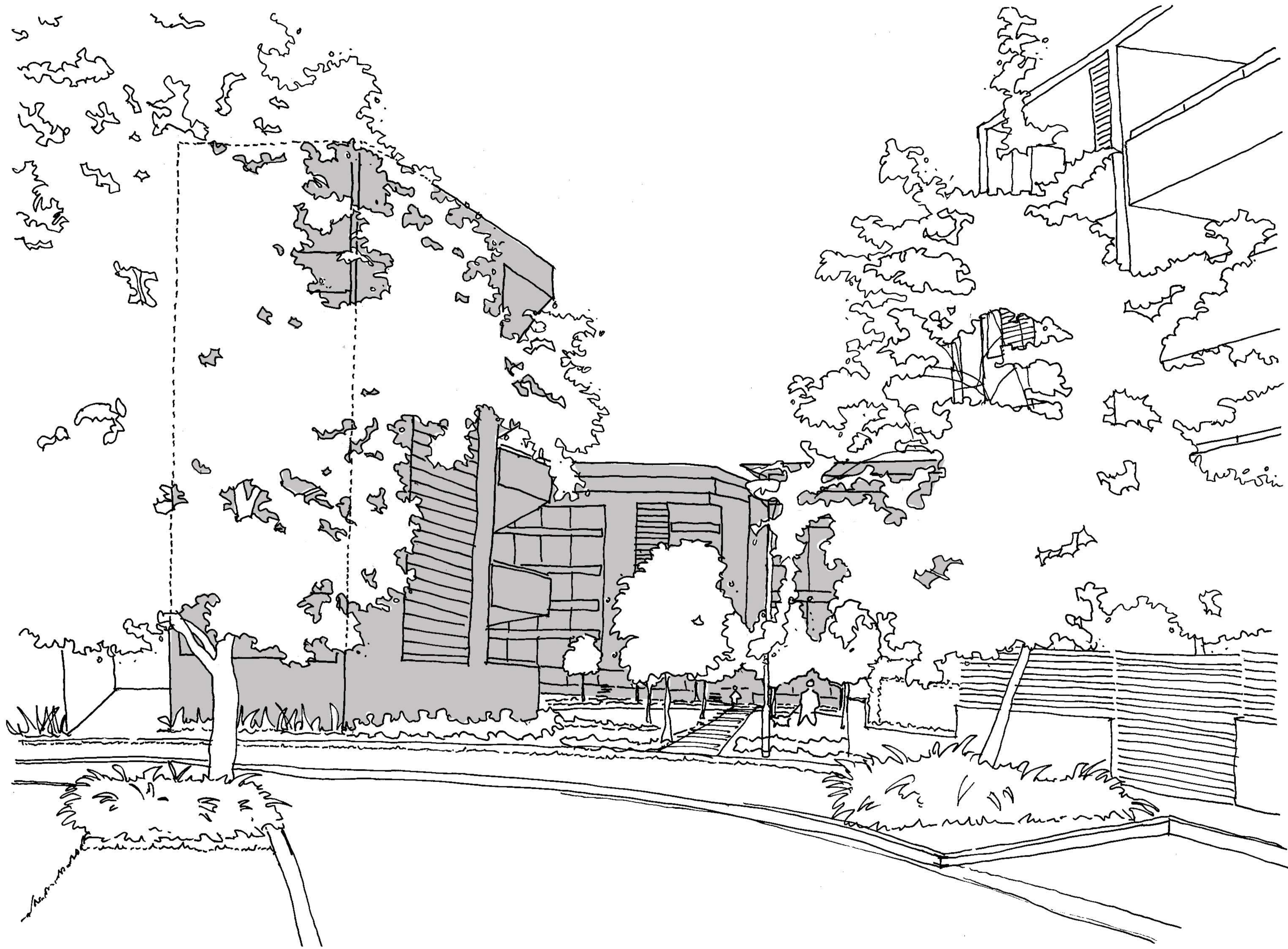
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Drawn By:	Filename:	PRINTED	Henlia No 3 Pty Ltd
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A	17/11/09	kjd	Concept Plan submission
No.	Date	Appr	Revision Notes

View west from Amalfi Drive

Job No.	08053
Drawing No.	DA 62

Rev	A	<b>Bay Park</b>	
		23 Bennelong Parkway Wentworth Point NSW 2127	
		<b>TURNER + ASSOCIATES</b>	
		L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088	

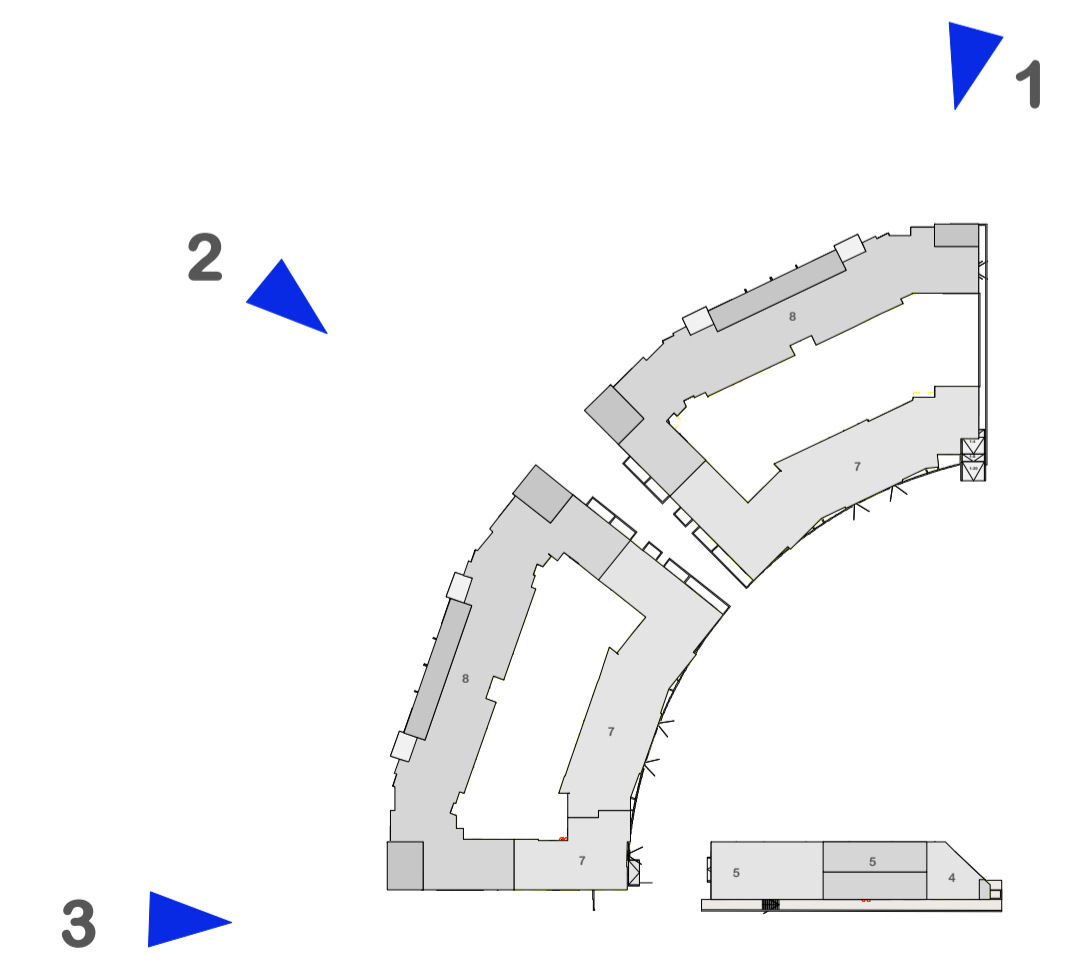


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SCALE	@ A1	@ A3	17.11.09

A	17/11/09	kjd	Concept Plan submission
No.	Date	Appr	Revision Notes

View west from Comiche Drive

Job No.	<b>08053</b>	<b>Bay Park</b> 23 Bennelong Parkway Wentworth Point NSW 2127 <b>TURNER + ASSOCIATES</b> <small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>
Drawing No.	<b>DA 63</b>	
Rev	<b>A</b>	

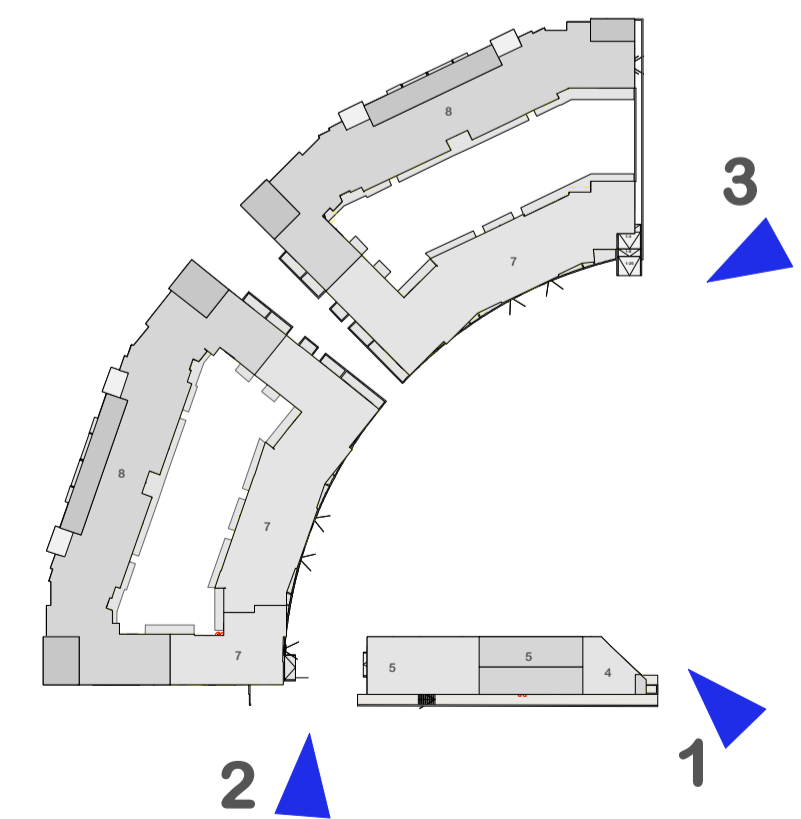
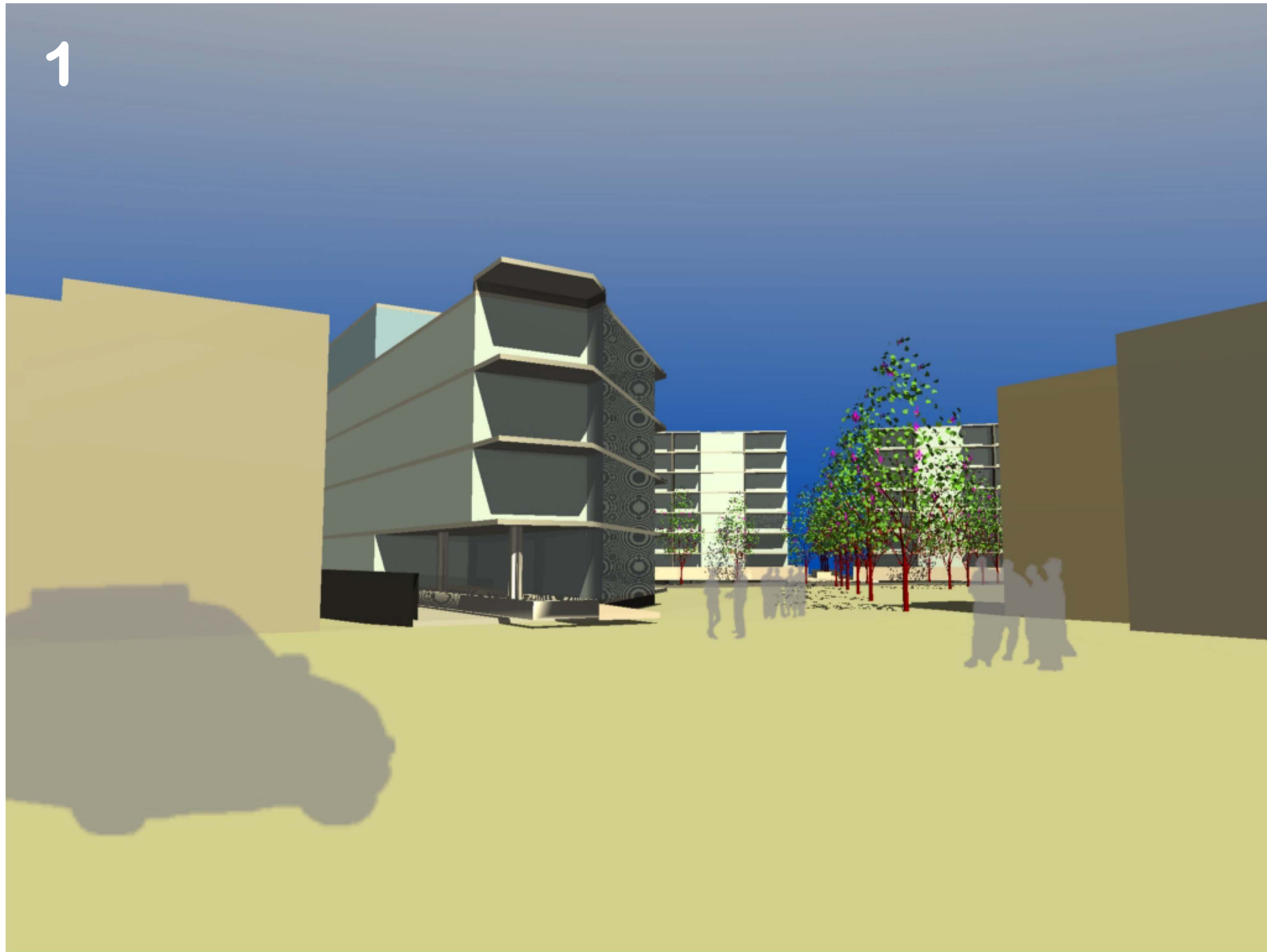


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E	17/11/09	kjd	Concept Plan submission
D	07/07/09	-	Stage 1 DA Issue
C	-	-	-
B	-	-	-
A	08/12/08	KJD	Issued for Information
No.	Date	Appr	Revision Notes

General massing views along Bennelong Road

Job No.	08053	Bay Park	
Drawing No.	DA 64	23 Bennelong Parkway Wentworth Point NSW 2127	
Rev	E		
<small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small>			



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E	17/11/09	kjd	Concept Plan submission
D	07/07/09		Stage 1 DA Issue
C	-	-	-
B	-	-	-
A	08/12/08	KJD	Issued for Information
No.	Date	Appr	Revision Notes

General massing views from new park

Job No.	08053	Bay Park	
Drawing No.	DA65	23 Bennelong Parkway Wentworth Point NSW 2127	
Rev	E	TURNER+ASSOCIATES	
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