

**LEGEND**

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

0 50m 100m

**NSW GOVERNMENT**  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. MP09-0160

granted on the 22/06/2010

Signed HS

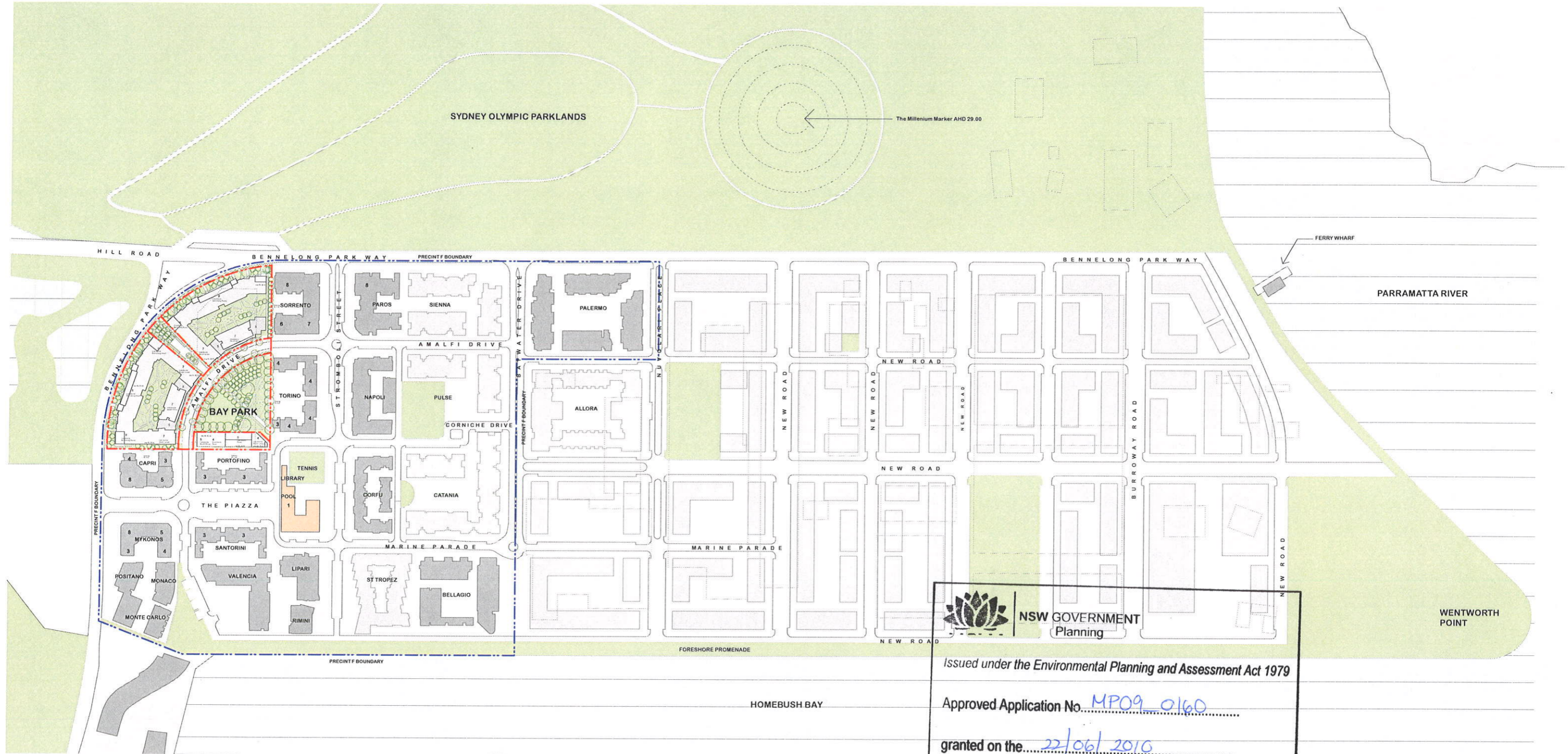
Sheet No. 1 of 19

|  |   |
|--|---|
| NOMINATED ARCHITECT<br>Henlia No 3 Pty Ltd<br>17.11.09 | Henlia No 3 Pty Ltd<br>This drawing is copyright and shall remain the property of Turner+Associates Architects. No reproduction without permission.<br>Unless noted otherwise this drawing is NOT FOR CONSTRUCTION. Do not scale from drawing. Signed dimensions shall take precedence. |
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|  |  |
|--|--|
| E 17/11/09 kjd Concept Plan submission<br>No. Date Appr Revision Notes |  |
|--|--|


|                            |
|----------------------------|
| Site Context Plan_Existing |
|----------------------------|

|                  |                     |          |   |
|------------------|---------------------|----------|---|
| Job No.<br>08053 | Drawing No.<br>DA01 | Rev<br>E | Bay Park<br>23 Bennelong Parkway Wentworth Point NSW 2127<br><b>TURNER + ASSOCIATES</b><br>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088 |
|------------------|---------------------|----------|---|



**LEGEND**

- Park (Proposed+Ex)
- Public Amenities
- Existing Industrial Building To be demolished
- New Residential building
- Possible Future Residential building


**NSW GOVERNMENT**  
 Planning

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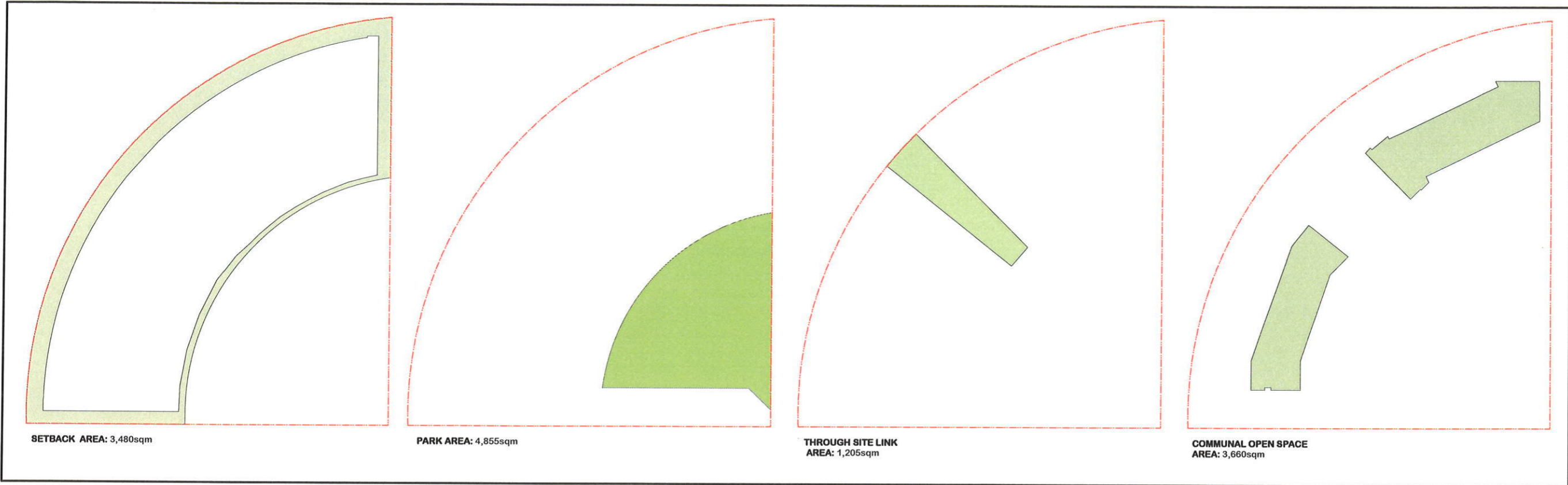
granted on the 22/06/2010

Signed [Signature]


Sheet No. 2 of 19

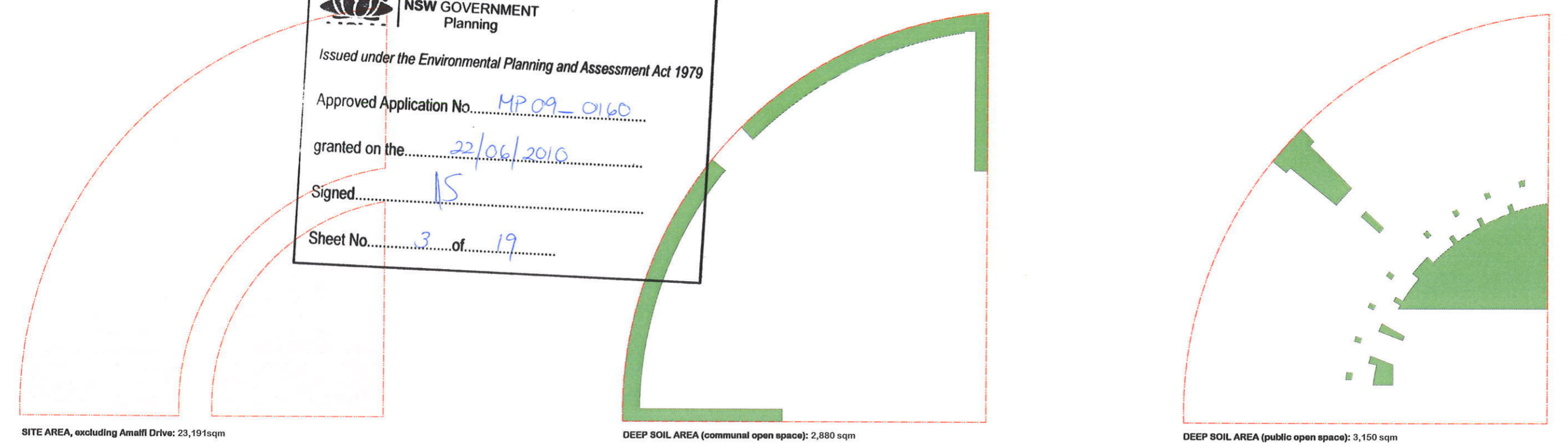
0 25m 50m

|   |  |   |   |   |                    |                     |                     |                               |   |  |  |   |                                |
|---|--|---|---|---|--------------------|---------------------|---------------------|-------------------------------|---|--|--|---|--------------------------------|
| <p><small>NOMINATED ARCHITECT</small></p> <p><small>DLIO Quality Endorsed Company ISO 9001:2009 Licence Number 4188</small></p> <p>Drawn by: JLG<br/>Filename: _____<br/>Cell File Name: _____</p> <p>SCALE 1:2000 @ A1 1:4000 @ A3</p> | <p>PRINTED 03.05.10</p> <p><b>Henia No 3 Pty Ltd</b></p> <p><small>This drawing is copyright and shall remain the property of Turner+Associates Architects. No reproduction without permission. Where noted otherwise this drawing is NOT FOR CONSTRUCTION. Do not scale from drawings. Agreed dimensions shall take precedence.</small></p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><small>F</small> 3/5/10 kjd Roof plan updated</td> <td style="width: 50%;"><small>E</small> 17/11/09 kjd Concept Plan submission</td> </tr> <tr> <td><small>No.</small></td> <td><small>Date</small></td> </tr> <tr> <td><small>Appr</small></td> <td><small>Revision Notes</small></td> </tr> </table> | <small>F</small> 3/5/10 kjd Roof plan updated | <small>E</small> 17/11/09 kjd Concept Plan submission | <small>No.</small> | <small>Date</small> | <small>Appr</small> | <small>Revision Notes</small> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><small>Job No.</small><br/><b>08053</b></td> <td style="width: 50%;"><b>Bay Park</b><br/>23 Bennelong Parkway Wentworth Point NSW 2127</td> </tr> <tr> <td><small>Drawing No.</small><br/><b>DA02</b></td> <td><small>Rev</small><br/><b>F</b></td> </tr> </table> <p style="text-align: center;"><b>TURNER + ASSOCIATES</b></p> <p><small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8668 0000 F 02 8668 0088</small></p> | <small>Job No.</small><br><b>08053</b> | <b>Bay Park</b><br>23 Bennelong Parkway Wentworth Point NSW 2127 | <small>Drawing No.</small><br><b>DA02</b> | <small>Rev</small><br><b>F</b> |
| <small>F</small> 3/5/10 kjd Roof plan updated   | <small>E</small> 17/11/09 kjd Concept Plan submission  |   |   |   |                    |                     |                     |                               |   |  |  |   |                                |
| <small>No.</small>  | <small>Date</small>  |   |   |   |                    |                     |                     |                               |   |  |  |   |                                |
| <small>Appr</small>   | <small>Revision Notes</small>  |   |   |   |                    |                     |                     |                               |   |  |  |   |                                |
| <small>Job No.</small><br><b>08053</b>  | <b>Bay Park</b><br>23 Bennelong Parkway Wentworth Point NSW 2127   |   |   |   |                    |                     |                     |                               |   |  |  |   |                                |
| <small>Drawing No.</small><br><b>DA02</b>   | <small>Rev</small><br><b>F</b>   |   |   |   |                    |                     |                     |                               |   |  |  |   |                                |



TOTAL OPEN SPACE AREA: 13,200sqm

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|   |                                 |   |
|---|---------------------------------|---|
| <small>NOMINATED ARCHITECT</small><br><small>Duo Quality Endorsed Company ISO 9001:2008 Licence Number 4102</small><br><small>Nahla Turner 655</small><br><small>Drawn By: JG</small> |                                 | <small>PRINTED</small><br>03.05.10<br><b>Henlia No 3 Pty Ltd</b><br><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. Agreed dimensions shall take precedence.</small> |
| <small>SCALE</small><br>@ A1 @ A3   | <small>FILENAME</small><br>@ A3 | <small>DATE</small><br>03.05.10   |

|     |          |      |                         |
|-----|----------|------|-------------------------|
| F   | 3/5/10   | kjd  | Areas updated           |
| E   | 17/11/09 | kjd  | Concept Plan submission |
| D   | 07/07/09 |      | Stage 1 DA Issue        |
| C   | -        |      | -                       |
| B   | -        |      | -                       |
| A   | 26/06/09 | KD   | Issued for Information  |
| No. | Date     | Appr | Revision Notes          |

Area Diagrams\_Stage 1 DA

|   |                                   |   |
|---|-----------------------------------|---|
| <small>Job No.</small><br><b>08053</b>    | <small>Rev</small><br><b>F</b>    | <b>Bay Park</b><br>23 Bennelong Parkway Wentworth Point NSW 2127<br><b>TURNER + ASSOCIATES</b><br><small>L1 410 CROWN STREET SURRY HILLS NSW 2010 T 02 8568 0000 F 02 8568 0088</small> |
| <small>Drawing No.</small><br><b>DA06</b> | <small>SCALE</small><br>@ A1 @ A3 | <small>DATE</small><br>03.05.10   |

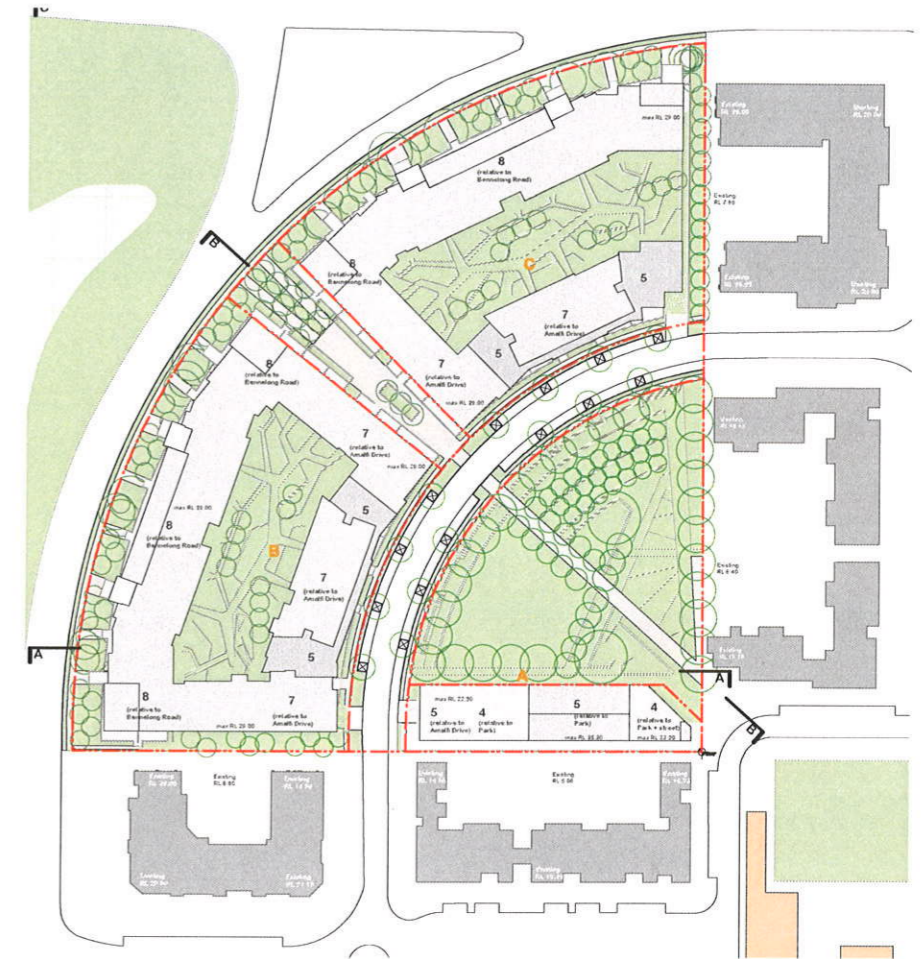
|                   | FLOOR SPACE       | NSA<br>(94%<br>efficiency) | 1 BED<br>50-55sqm | 2 BED<br>74-86sqm | 3 BED<br>115-125sqm | UNITS<br>(73.8 sqm avg) |
|-------------------|-------------------|----------------------------|-------------------|-------------------|---------------------|-------------------------|
| <b>BUILDING A</b> |                   |                            | 5                 | 27                | 3                   | 35                      |
| <b>BUILDING B</b> |                   |                            | 115               | 177               | 9                   | 301                     |
| <b>BUILDING C</b> |                   |                            | 66                | 166               | 13                  | 245                     |
| <b>TOTALS</b>     | 45,500 sqm        | 42,800 sqm                 | 186               | 370               | 25                  | 581                     |
| <b>Pop Ups</b>    | 6,800 sqm (14.9%) |                            |                   |                   |                     |                         |
| <b>SITE AREA</b>  | 25,570sqm         |                            |                   |                   |                     |                         |
| <b>FSR</b>        | 1.78:1sqm         |                            | 32%               | 64%               | 4%                  |                         |


  

| <b>PARKING RATES</b> | visitors                   | 1 bed                    | 2 bed                   | 3 bed                   |                                  |
|----------------------|----------------------------|--------------------------|-------------------------|-------------------------|----------------------------------|
| DCP min:             | 0<br>0 spaces              | 1.0 / unit<br>186 spaces | 1.0/ unit<br>370 spaces | 1.0 / unit<br>25 spaces | <b>581 spaces total required</b> |
| DCP max:             | 1.0 /5 units<br>116 spaces | 1.0 / unit<br>186 spaces | 1.5/ unit<br>555 spaces | 2.0 / unit<br>50 spaces | <b>907 spaces total allowed</b>  |
| Provided:            | 1.0/15 units<br>38 spaces  | 1.0 / unit<br>186 spaces | 1.5/ unit<br>555 spaces | 2.0 / unit<br>50 spaces | <b>829 spaces provided</b>       |

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




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