



Frequently Asked Questions

3 & 9 BENNELONG PARKWAY
WENTWORTH POINT

Project Team

Who is the developer?	Masscon, who are an iCIRT rated developer builder www.masscon.com.au
Who is the builder?	Your Style Building Services Pty Ltd (trading as Masscon) www.masscon.com.au
Who is the architect?	Stanisic Architects www.stanisic.com.au
Who are the interior designers?	Turner turnerstudio.com.au
Who is the landscape architect?	Sturt Noble Landscapes www.sturt noble.com.au

General

How many levels are in the development?	Building C: 15 Levels + Rooftop Building F: 15 Levels
How many apartments are in the development?	Building C: 75 apartments Building F: 82 apartments
Where are the garbage chutes located?	Garbage chutes are located on every level
Is the building pet friendly?	Yes
Are there any amenities within OTW C&F?	<ul style="list-style-type: none">• Bay Park with 5,000m² of landscaped parklands, playground, fitness station, and walkways• Sky Park Garden rooftop, open-air cinema, BBQ facilities• Pulse Club facilities with gym, indoor lap pool, tennis courts, outdoor lagoon pool
How many lifts are in OTW C&F?	There are two (2) lifts in each building
Expected completion of OTW C&F?	Q3, 2025
Is the Development Application approved?	Yes
What is the Development Application approval number?	DA/747/2022
How many stages are in OTW C&F project?	The OTW C&F project will be completed as a single stage development

Access & Security

Will entry to the building foyer be accessible by swipe fob or key?	Entry to the building foyer is accessible via a swipe fob. Residents can only access their own level and communal areas
What type of intercom will I have?	A video intercom system to your apartment from the main building entry
Is the intercom linked to the car park entrance ?	Yes
What security will there be?	Secured basement car park, secured lift, and secured lobby entries
Is there CCTV security within the building?	Yes, common areas of the development will have CCTV security
Where will the mailboxes be located?	Mailboxes for each apartment will be located inside the main ground floor lobby of each building
Will there be a Building Manager?	Yes

Apartments

What is the development's address?	Building C - 9 Bennelong Parkway, Wentworth Point Building F - 3 Bennelong Parkway, Wentworth Point
What appliances can I expect in my apartment?	SMEG kitchen appliances Fisher & Paykel dryer
How many years of warranty will I get for the appliances?	A minimum warranty period of 12 months applies for all appliances All SMEG kitchen appliances are covered for a period of two years (24 months) for Parts and Labour, however, Dishwashers will have a 10 Year Parts and Labour Warranty on the Electric Wash Motor. Further information is available on the SMEG website at www.smeg.com/au/warranty
What type of ventilation will be used for my rangehood?	Rangehoods are ducted externally
Is the oven gas or electric?	Gas cooktop + electric oven
What items will be provided in my laundry?	Laundry sink and Fisher & Paykel dryer
Will the apartments have soft close drawers?	Yes
Will there be any shelving or drawers within the wardrobe?	Yes
What will the flooring of the living room be?	Ceramic tiles
What will the flooring of the balcony be?	Paver tiles
Will the balcony/terrace have a light?	Yes, please refer to the FF&E Schedule for further details
How do my windows operate, sliding, awning, etc.?	Mixture of awning and sliding
What materials are used for the partition walls between apartments ?	Masonry
Is the hot water for my apartment central or isolated to my apartment?	Centralised hot water system
Will my apartment have NBN capability or ADSL?	NBN
Is the air conditioning ducted or split in the apartments?	All apartments are equipped with ducted air conditioning and have separate zones for the living area and bedroom(s)
What is the ceiling height?	<ul style="list-style-type: none"> • Living and bedroom area - 2.7m • Kitchen, bathroom- 2.4m • Balconies - 2.7m
What type of lighting will be in my apartment?	LED downlights
Will my apartment be individually metered for gas, hot water, and electricity usage?	Yes
Do balconies and courtyards have drains?	Yes, all balconies and courtyards have drainage points. The balconies are not conventionally tiled balconies. They are not made up of sand, cement, and tile. Rather, the system used is a pedestal system where the tiles sit on 'chairs'. The purpose of these tiles is to provide a drainage point on each balcony under the tiles. The space between the tiles allows water to flow through easily

Transport & Facilities

What amenities are nearby?

- Marina Square for upmarket lifestyle retail, and supermarkets including Coles and IGA
- The Piazza Pierside for alfresco dining and wine bars
- Sydney Olympic Park Bennelong Bridge links to Rhodes Shopping Centre
- Schools and childcare centres
- Retail centre
- Waterfront promenade

Where is the closest public transport?

- Regular bus services and the free Baylink Shuttle service, every 10 minutes
- Access Rhodes Station via the Bennelong Bridge
- Stroll to the wharf for the Olympic Park ferry
- Proposed light rail link between Westmead and Sydney Olympic Park via Parramatta

How long is it to drive to the city by car?

Approximately 28 mins

What are the closest schools?

- Wentworth Point Public School - 1.11km
- Concord West Public School - 1.70km
- Melrose Park Public School - 1.82km
- Newington Public School - 1.94km
- Rydalmere East Public School - 2.02km
- Marsden High School - 2.73km
- Auburn Girls High School - 3.77km

Are there any membership fees to the Pulse Club?

- All members pay a one-off joining fee of \$25
- Owner-occupiers will have free membership
- Tenants will pay a fortnightly membership fee of \$22.95
- Refer to pulselife.com.au for more details

*Prices are subject to change, without notice

Car Parking & Storage

Will the apartments come with a car space and storage room?

Yes, all apartments will come with their own lockable storage cage and private car space on title

Where is the car park entry?

The entry points for Florence & Capri are via Amalfi Drive

Will there be any visitor car parking spaces? If so, how many and where are they located?

Yes. There will be thirty-two (32) visitor car spaces located in the basement

Will my storage be attached to my car space or will it be separate?

Whilst the car spaces and storage cages have not yet been allocated for each unit, they will be conveniently situated in close proximity to one another

Is there parking for bicycles?

Yes, there are bike parking in the basement

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