

Figure A1.1: Illustrative Concept Plan

Design Statement

The design intent is to create a new and vibrant community. The forerunner of a new era of housing and workplace development to the area. Similar to the way Moore Park Gardens and The Village, Balgowlah offered an alternative lifestyle choice and building typologies in their areas.

It will be achieved by:

- Integrating the site and the new community into its context
- Creating a new active street edge with good solar access and visibility
- Achieving strong connectivity with local transport
- Allowing pedestrian permeability through the site at accessible grades
- Maintaining the bushland character along Epping Road.
- Providing housing appropriate to the market and context
- Providing well designed environmentally suitable housing
- Supporting the housing with good urban design and high quality landscaped open spaces
- Providing high quality communal facilities
- Enhancing the safety and security of the area.

Macquarie Village with its landmark building at the intersection of Epping and Herring Road will be a defining element of the Macquarie Park Corridor.

75W STAGE 1 PROJECT PLAN A1

Development Summary



Figure A.1.2: View from the west

Proposed Development Summary for Stage 1

Site Location: 110-114 Herring Road, Macquarie Park

Total site area - Stage 1 + Stage 2: 22,434 m²

Stage 1 - GFA: 26,418 m²

Stage 1 - Apartment mix:

- 1 bedroom apartments - 163 apartments (48%)
- 2 bedroom apartments - 180 apartments (52%)
- Adaptable apartments - 34 apartments (10% of total number of apartments)
- Total number of apartments - 343 apartments.

Stage 1 - Apartment sizes:

- 1 bedroom apartments: 50 m² - 60 m²
- 2 bedroom apartments: 60 m² - 90 m²
- Adaptable apartments: 55 m² - 90 m²

Stage 1 - Non-residential uses:

- 21 of the residential apartments at ground level are Small Office Home Office (SoHo's)
- Resident's Function Room

Stage 1 - Car parking:

- Subject to separate 75W application



Figure A.1.3: View from Epping Road

A1 75W STAGE 1 PROJECT PLAN

Macquarie Park Village 75W Project Plan Summary of Changes



Figure A.1.4: View from the north



Figure A.1.5: Internal view



Figure A.1.6: View of the pool

Macquarie Park Village 75W Project Plan

The Macquarie Park Village 75W Stage 1 Project Plan is:

- Consistent with SEPP65 and Residential Flat Code's 'rules of thumb'.
- Contributing to the Metropolitan strategy's housing targets for the City of Ryde LGA.
- Consistent with the Approval as modified.

Summary of Changes

The amendments to the Project Approval MOD1 dated 27 May 2014 and this Macquarie Park Village 75W Stage 1 are:

	Approved	Change
Type + Mix	MOD1	
1 bed	165 apts	-
2 bed	175 apts	+3 apts
3 bed	N/A	-
Adaptable	34 apts	-
Total	340 apts	3 apts
Size		
1 bed	50-60 m ²	-
2 bed	60-90 m ²	-
3 bed	N/A	-
Entries	5 entries	-
Lifts	10 lifts	-
Basement Carpark Access	1 access B1 Level 1 access PO Level	PO (podium level O) vehicle access deleted
Garbage + Recycle Pick-up	Rear Perth + Brisbane building	Basement Level 1 - western elevation
Residents Function Room	Stage 2	Relocated to Stage 1 Perth building level PO
Landscape Design		Design revised
Elevations		Colours, materials, window size + location, extent of shading, awning + screens

B. KEY ISSUES

B1 OPEN SPACE CONCEPT

Landscape Design Principles

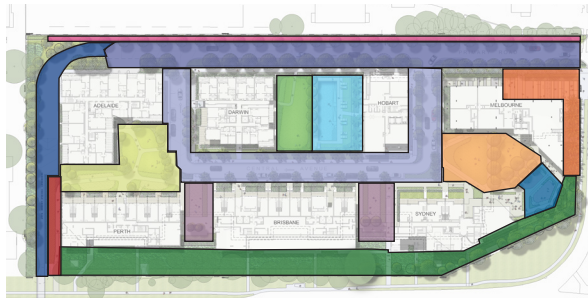


Figure B1.1: Key spaces diagram

KEY

- proposed primary road
- internal access road
- waste & emergency vehicle access road
- entry area
- pool & pool deck
- parkland area
- village green
- courtyard gardens
- Landscape buffer zone
- exercise zone & community spaces
- playground
- pedestrian access path
- swale

Overview

The overall landscape concept for Macquarie Village is based upon the following key design principles by:

- recognising and reflecting the importance of the site and it's key location on the corner of Herring and Epping Roads;
- enhancing the identity of the site and providing a series of well connected landscape spaces;
- designing open space areas characterized by a high proportion of low level elements to increase the feeling of space between buildings.
- providing clearly legible and safe pedestrian connections throughout the development and with the surrounding streets;
- reinforcing the main internal streets as the primary structuring device for the development;
- incorporating simple design treatments and a selection of robust landscape materials that minimise maintenance;
- retaining the majority of existing trees to at grade areas particularly along the Epping Road frontage;
- providing a planting palette that provides a distinct landscape character that utilises a combination of native and exotic plant material; and
- incorporating water sensitive urban design initiatives.

The landscape concept proposes various landscape zones and spaces that will reinforce the character of the site all of which are connected by a well defined pedestrian circulation pattern.

The mixed use development has the opportunity to enhance the urban qualities of the area and to create a place that will be active and vibrant by encouraging interaction and use of the of the external spaces at all times of the day.

Internal Street Network

Internal streets act as the key organising device for the entire site, particularly the Central Avenue. All buildings, lobbies, gardens and pathways can be identified and accessed from these areas. A 'dedicated' public road to access site will provide vehicular access to the site and contain a significant WSUD component.

Village Gardens

The public domain is characterized by 3 major open space areas – The Courtyard Gardens, Parkland & Pool area & The Village Green. These areas are all designed around large areas of informal open grass, which will be both highly usable at ground level and provide striking visual interest when viewed from the surrounding buildings. These spaces are subdivided by a rational network of paths and will have a hierarchy of planting to create open space areas of different forms, scales and diversity.

The Central Avenue will be considered the main arrival point of the village and have a distinctive planting character.

The majority of the central area of site (the Village), will be built over structure, but the use of grass and low level planting will reduce the need for upstanding elements and help to increase the feeling of open space.

Buffer Planting

The at-grade areas of site will utilise and retain as much as possible the existing largely native tree planting, especially to the frontage to Epping Road. The understorey will be rationalized & supplemented with a mix of large native trees, smaller flowering trees and native grasses.

The dedicated access road to site will be flanked by native trees.

OPEN SPACE CONCEPT B1

Landscape Concept Plan

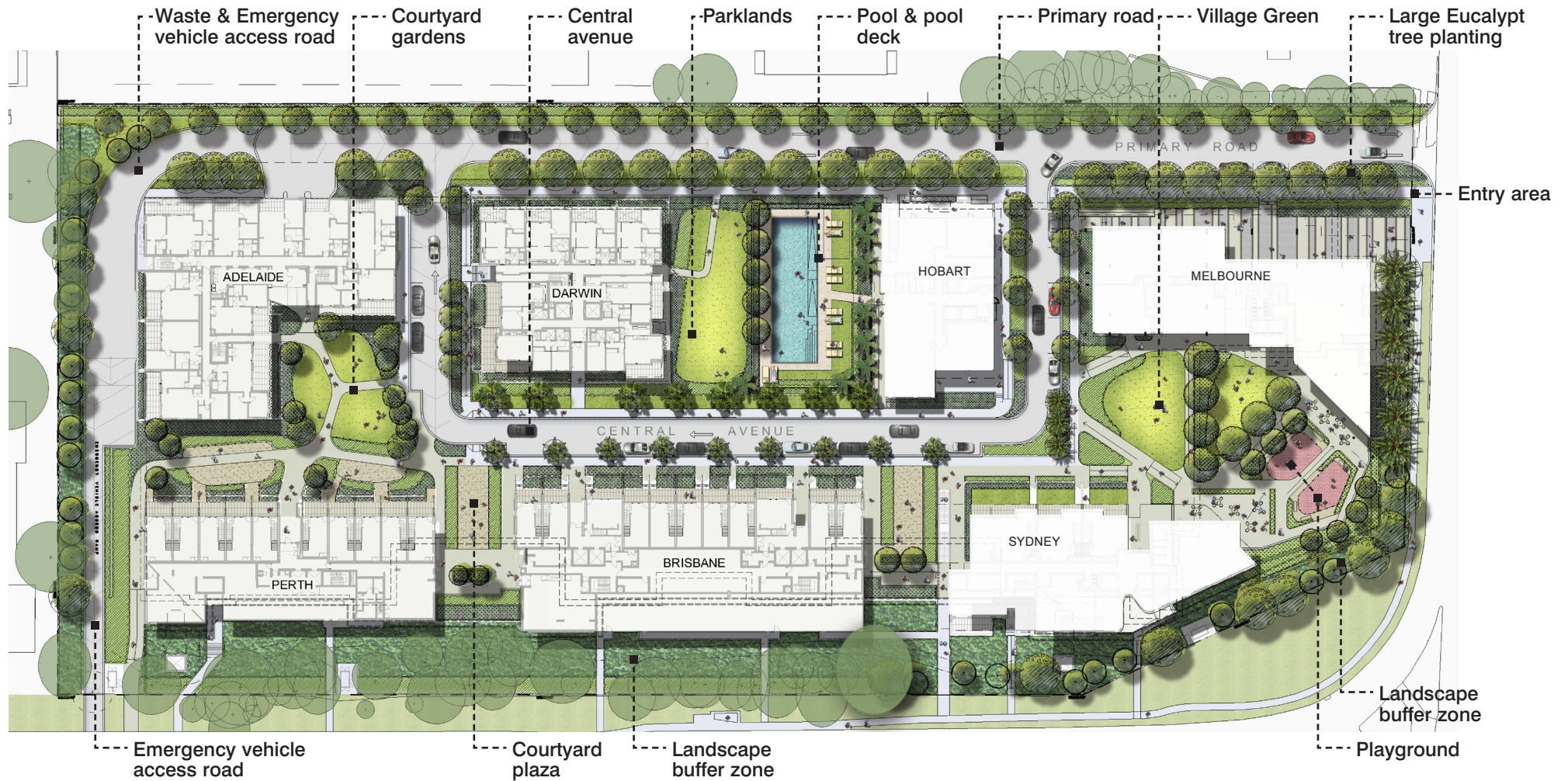


Figure B1.2: Landscape Masterplan



B1 OPEN SPACE CONCEPT

Streets



Figure B1.3: Detail plan of proposed primary road

Proposed Primary Road

The east-west connection off Herring Road and through the development (The Primary Road) will channel all vehicular traffic to and from the site. This road is also the entrance to the development and acts as the street address for several of the residential apartment buildings.

The street has a continuous swale along the northern side to assist with the treatment and cleaning of stormwater before it enters the Lane Cover River. This road will be planted primarily with *Tristaniopsis laurina* (Water Gum) on the northern swale side.

Large native tree planting of *Eucalyptus punctata* (a species of the endangered Sydney Turpentine Ironbark Forest) will line the southern side of this road and act as a landscape address to the development, which will be of significant scale to elevation of the buildings. This large tree planting also satisfies the commitment for planting a minimum of 20 trees that will achieve a mature height of at least 13 metres.

Components

- water treatment in swale
- native street tree planting
- lighting
- wayfinding
- signage

