

Macquarie Park Commerce Centre Waterloo Rd Macquarie Park Landscape Concept Report

Client: Frasers Property Group
Winten Property Group

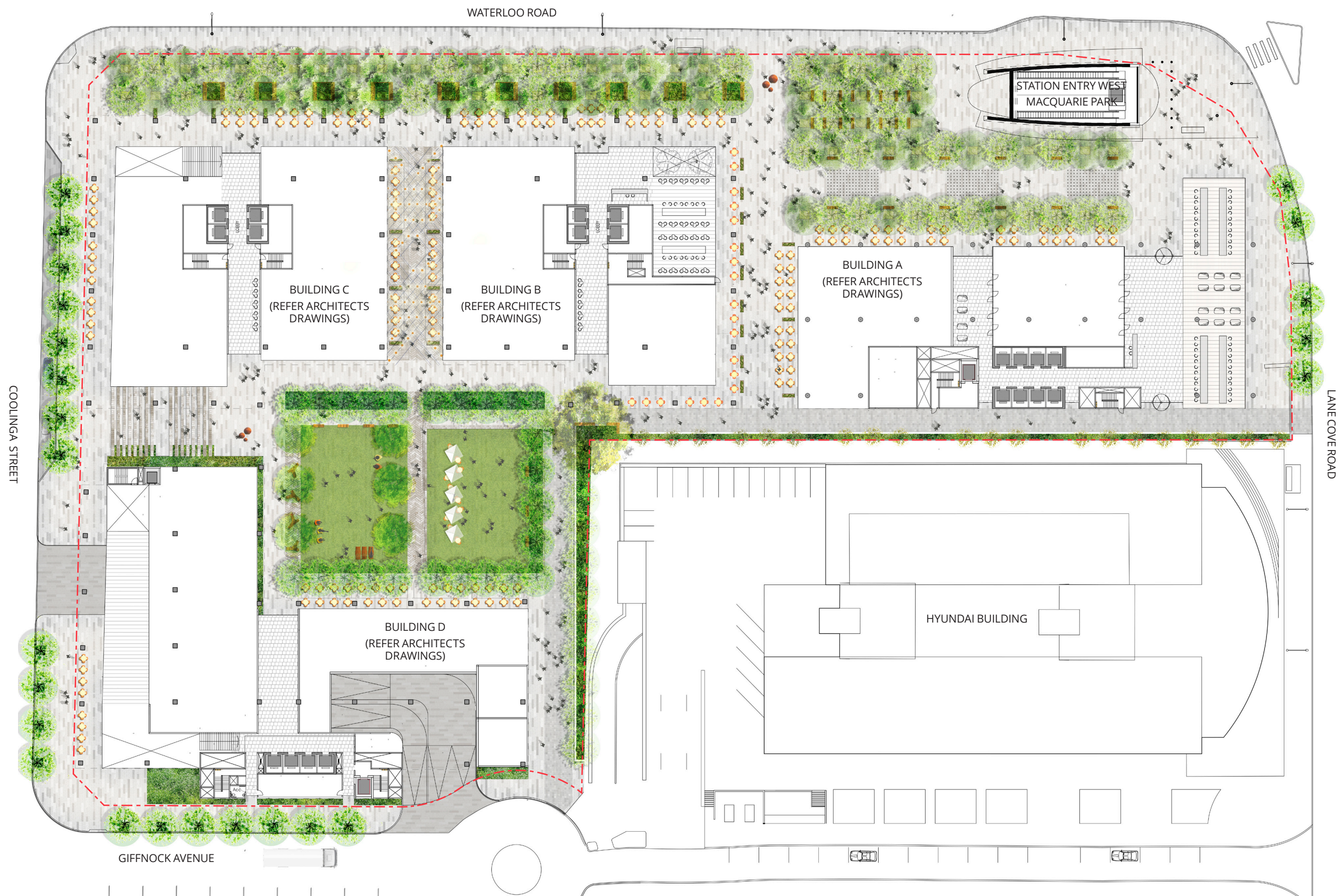
12 February 2018

[Revision H]



Location Plan NTS

Landscape Concept



Landscape Concept Master Plan Scale 1:600

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park



Landscape Concept

Landscape Design Statement

The linear urban Plaza along Waterloo Road is defined by an Avenue of native shade trees with understorey planting, edge seating, bicycle parking and decorative porous paving. Approaching the Station Plaza, the avenue of trees meets a lush shade tree grove and bench seats, complete with some attractive public art. Between the Station and Building A is an open and dynamic in-ground water feature plaza, lined with trees and seating for viewing.

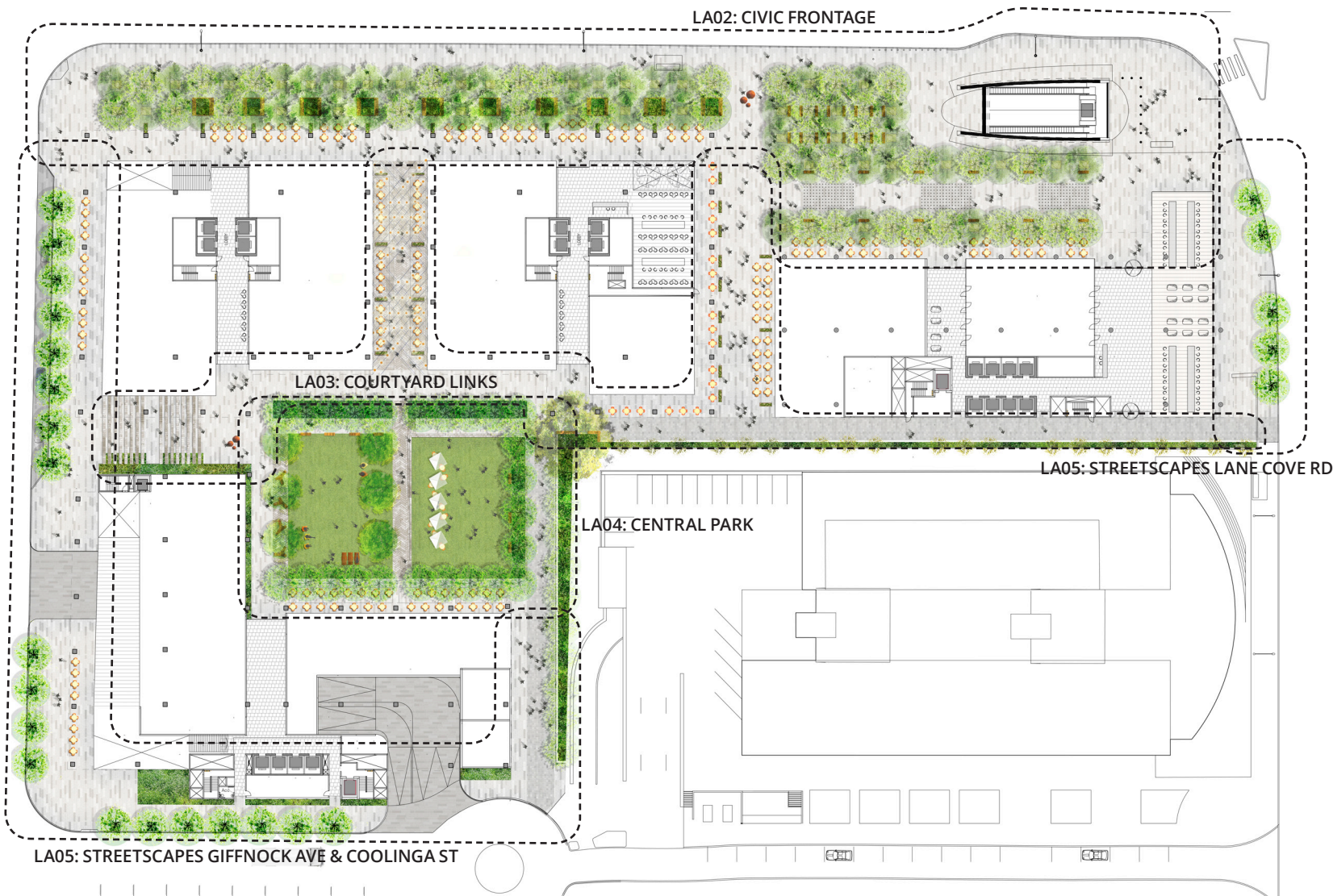
The Water Feature Plaza acts as an entry forecourt to the colonnade of signature Building A, at the corner of Lane Cove and Waterloo Roads. The linear landscaped civic plaza along Waterloo Road becomes the entry forecourts to the colonnade of Buildings B & C.

The combination of building lobbies and smaller retail tenancies provide active ground floor uses which are setback within a colonnade along the Waterloo Road frontage. A taxi drop-off lane will be introduced along Waterloo Road to provide a formal site entry and safe visitor arrival area to serve the buildings.

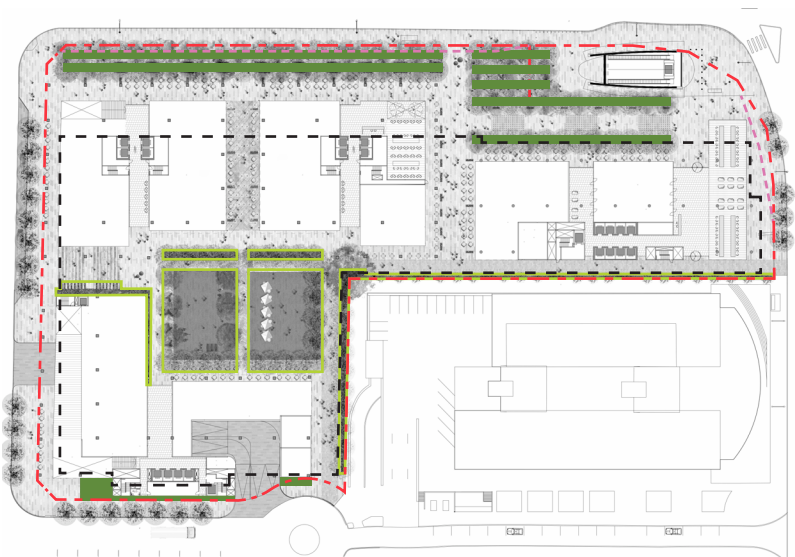
Coolinga street with a reduced setback to meet Macquarie Park Corridor DCP 2010 requirements provides an active streetscape arrangement for smaller retail and building lobbies. Coolinga Street frontage is located one-storey lower and can be accessed via a generous stairway with feature terraced planting integrated into the edges.

Landscape links between buildings provide through-site connections for public and private thoroughfare. The links will become activated laneway spaces for retail and food shops, with an enhanced sense of character through the use of feature lighting and planting. These links arrive at a significant central urban park for recreation and amenity for occupants of the buildings.

The central park offers generous areas flat turf with opportunities for varied recreational uses such as picnicing, shaded formal seating nodes, pop-up stalls and yoga or personal training groups. Large shade trees, and a signature understorey palette provide a sense of 'green' refuge whilst proving shade during all times of the day.



Key Plan Scale 1:1000



Soil Depth (deep soil & on slab) Scale 1:2000

- Property Boundary
- Extent of basement under
- RMS Boundary Adjustment
- Extent of Deep Soil (on natural ground). Includes porous pavement soil volume available for tree growth. Approximate 750m2 (8.5%)
- Extent of soil depth minimum 2m deep (on podium). Approximate 1,410m2 (16%)
- Total landscape area within the property boundary is approximately 8,750m2

Previous DA calculations:

Extent of Deep Soil (on natural ground). Includes porous pavement soil volume available for tree growth. Approximate 2,443m2

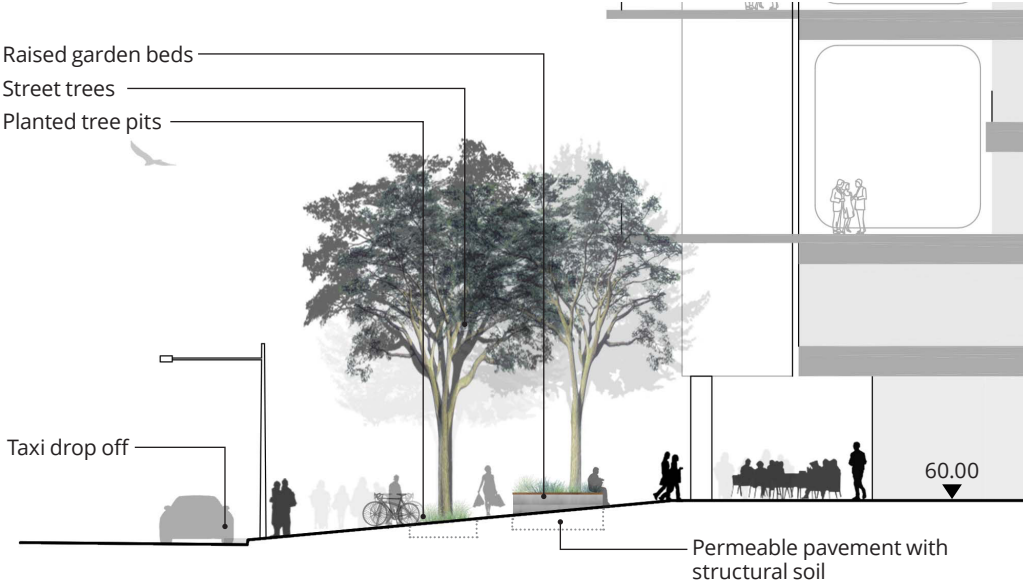
Extent of soil depth minimum 2m deep (on podium). Approximate 1,835m2

Total landscape area (including verge area) approximately 11,690m2

Civic Frontage - Waterloo Rd & Station Interface



Detail Plan Scale 1:500



Section A-A Scale 1:250

Precedent Images



Planter seating under Avenue trees



Water feature in pavement



Bosque of trees

Key

1. Existing Macquarie Park Train Station

2. Station plaza
 - New granite unit pavement with bands of decorative porous pavement (structural soil below for stormwater treatment and tree health)
 - Grove of trees: Waterhousia floribunda ‘Sweeper’
 - Bench seats
 - Bicycle racks

3. Civic frontage
 - New granite unit pavement with bands of decorative porous pavement (structural soil below for stormwater treatment and tree health)
 - New trees in terrabond tree pits to enable ease of pedestrian movement through the civic plaza area
 - New street tree planting: Eucalyptus saligna
4. Mass planting to raised garden beds: native grasses and groundcovers. (see Plant Schedule: Understorey below)

5. Bench seating

6. New taxi drop off and ‘kiss and ride’ kerb layback

7. New bus stop (relocated from further west on Waterloo Rd) with new bus shelter

8. Potential ‘future’ bicycle path. To be paved in granite stone to match footpaths, with the potential to be converted to a bicycle path (asphalt as per technical manual) if future demands require

9. Colonnade to building frontage
 - Granite pavement
 - Undercover spill-out space

10. Water feature to plaza. Water jets flush to granite pavement.

11. Bicycle parking to Ryde Council’s standards

Indicative Plant Schedule

Botanical Name	Common Name	Mature Height	Pot Size	Spacing
Trees				
Eucalyptus saligna	Sydney Blue Gum	25m	200L	As shown
Lophostemon confertus	Brush Box	15m	200L	As shown
Waterhousia floribunda	‘Sweeper’ Weeping Lillypilly	12m	200L	As shown
Understorey				
Isolepis nodosa	Knobbly Club Rush	1000mm	150mm	300mm
Carex appressa	Tall Sedge	800mm	150mm	300mm
Lomandra longifolia ‘Tanika’	‘Tanika’ Mat Rush	500mm	150mm	400mm
Libertia paniculata	Branching Flag Grass	300mm	150mm	300mm
Lomandra Cassica	Mat Rush	400mm	150mm	400mm
Anigozanthos ‘Regal Velvet’	Kangaroo Paw	1000mm	150mm	400mm
Pratia pedunculata	Matted Pratia	300mm	150mm	300mm
Scaevola ‘Purple Fan Fare’	Fan Flower	300mm	150mm	500mm
Hibbertia scandens	Guinea Flower	300mm	150mm	500mm

