

4.9 S75W ADJUSTMENTS SCHEME COMPARISON PARK

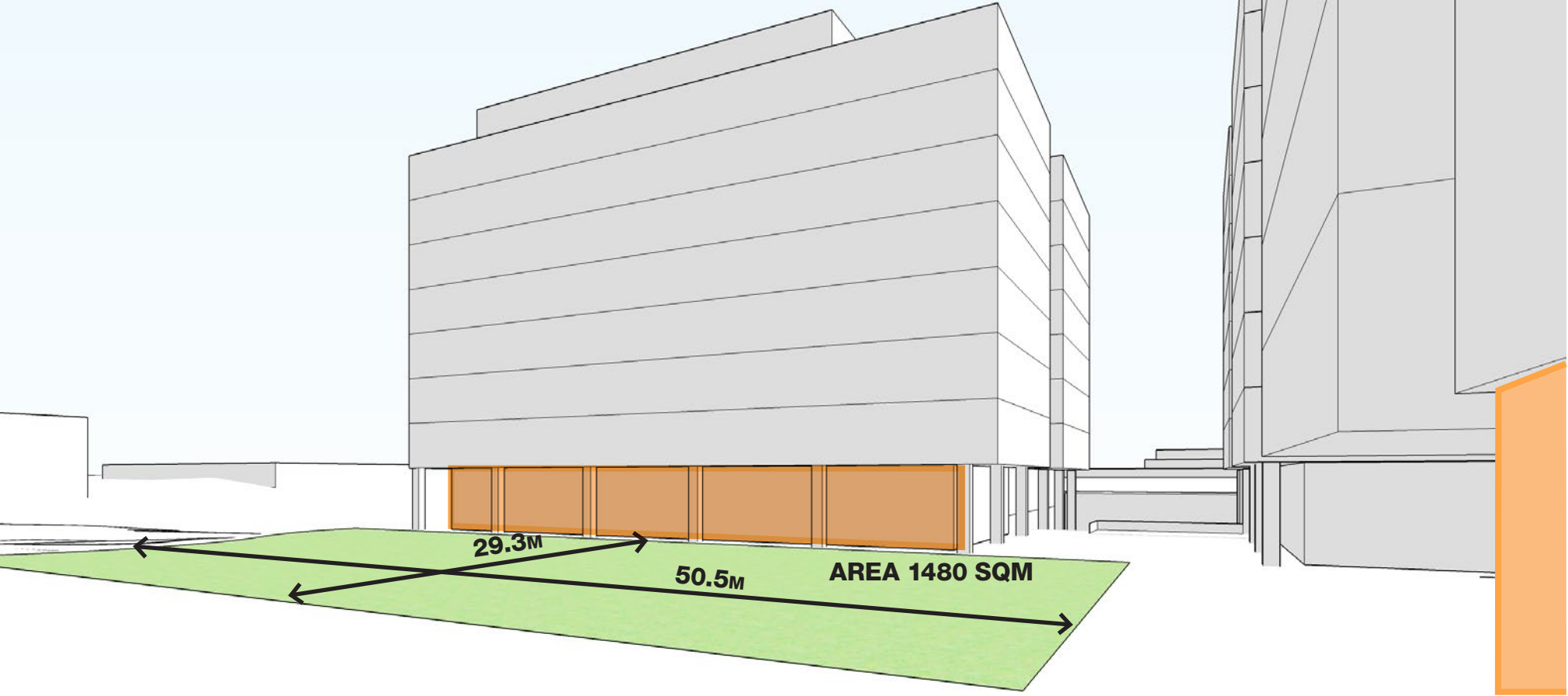
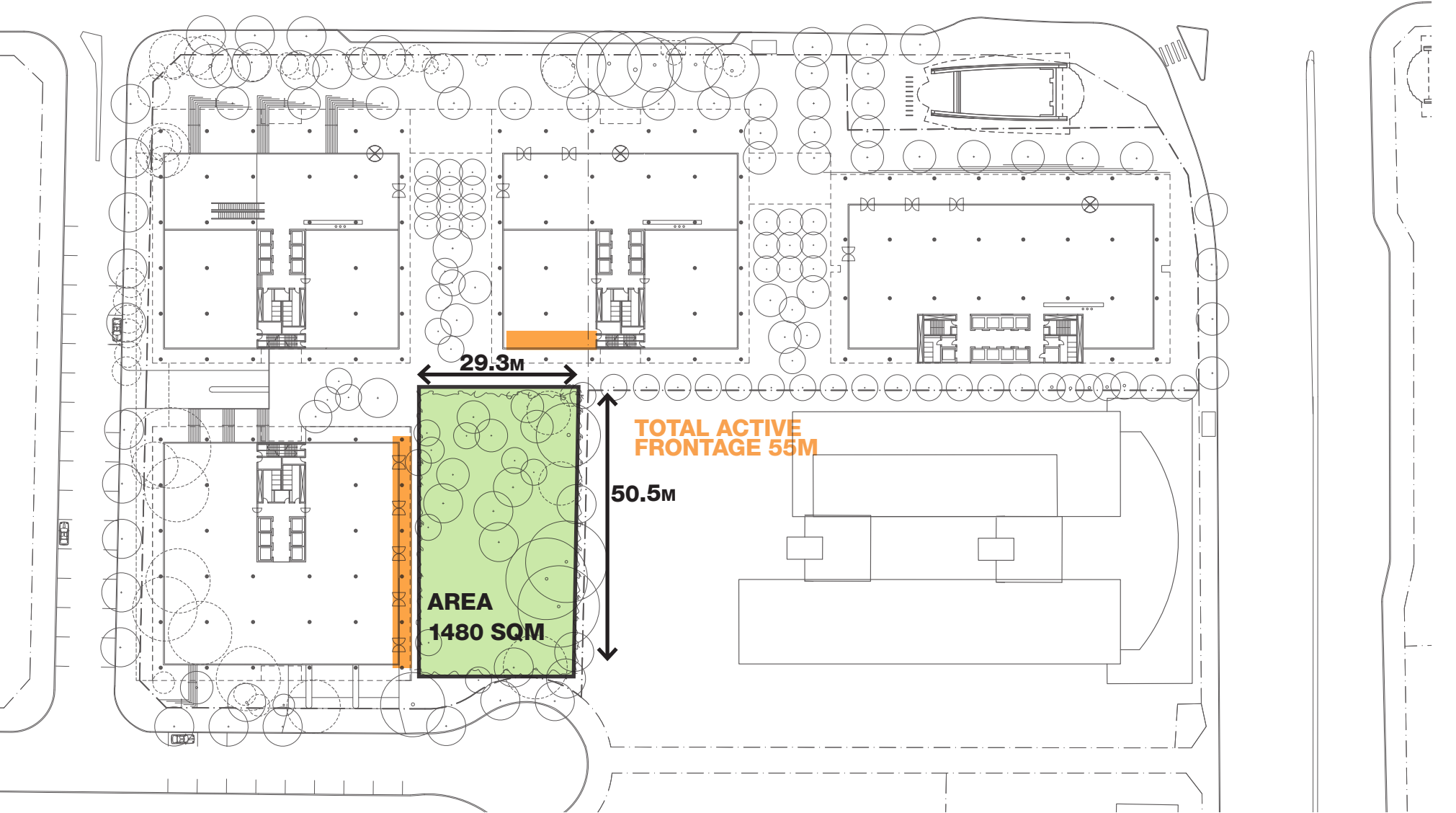
The following diagrams describe the amendments and improvements to the central park in the Section 75W submission.

The park has increased by 30% to be 1,930sqm (an increase of 450sqm).

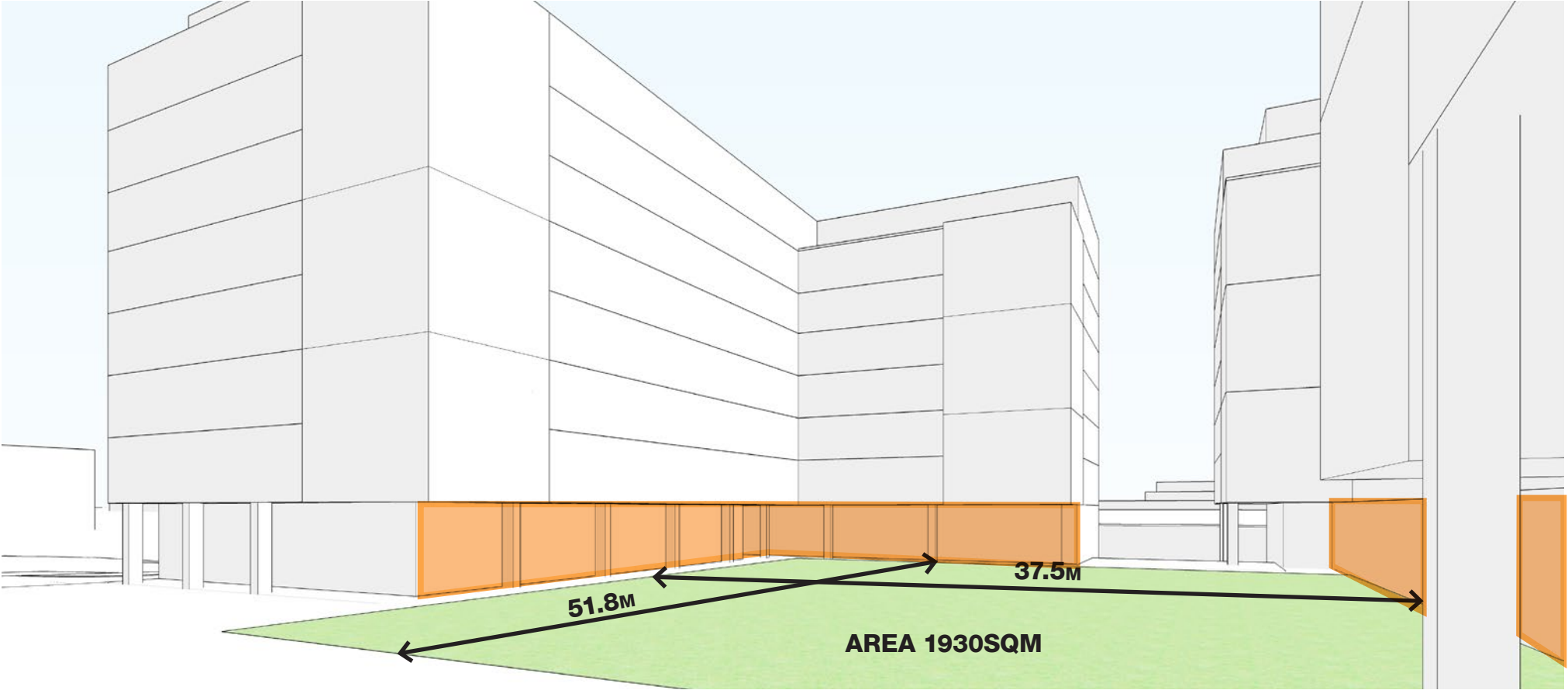
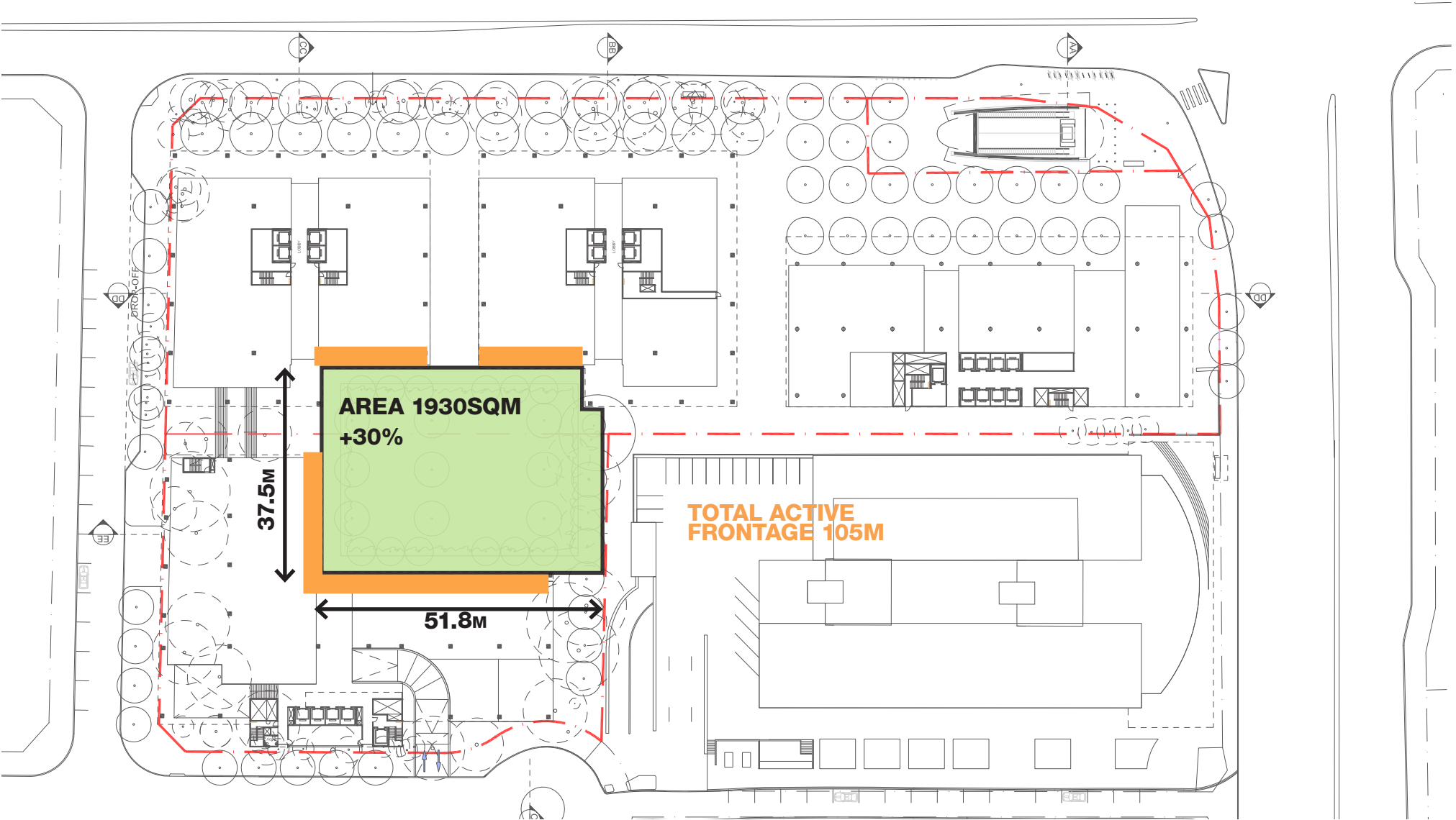
In addition to the size, the proportion and location has been amended to create significant increase in park frontage (50% increase) to achieve more retail activation at ground level and improve passive surveillance.

As describe in this later in the report, the daylight access is also improved with the alterations to the building footprints.

As a result more daylight access is achieved to improve the amenity and usability of the park.



APPROVED SCHEME_PARK



PROPOSED SCHEME_PARK

4.9 S75W ADJUSTMENTS PROPOSED PARK

The following images describe the design intent for the public domain.



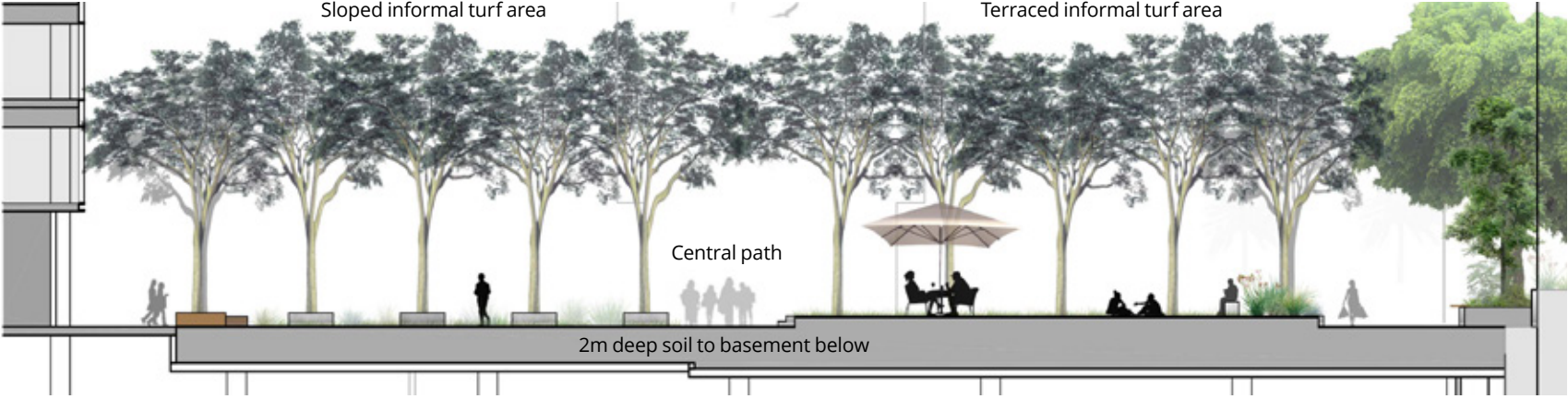


4.9 S75W ADJUSTMENTS PROPOSED PARK



Detail Plan

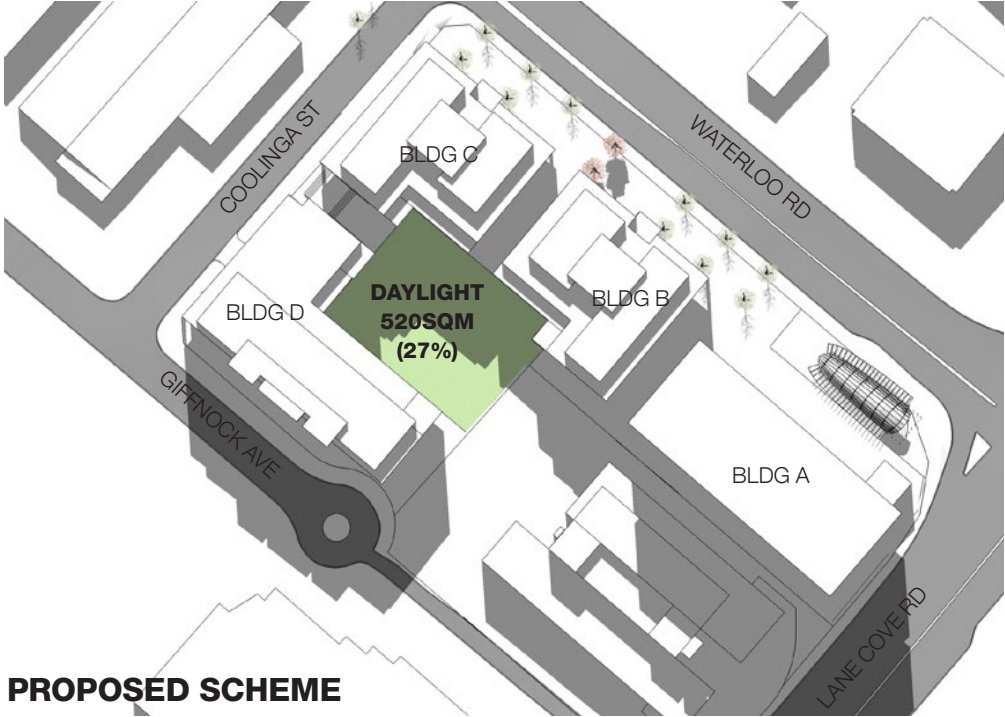
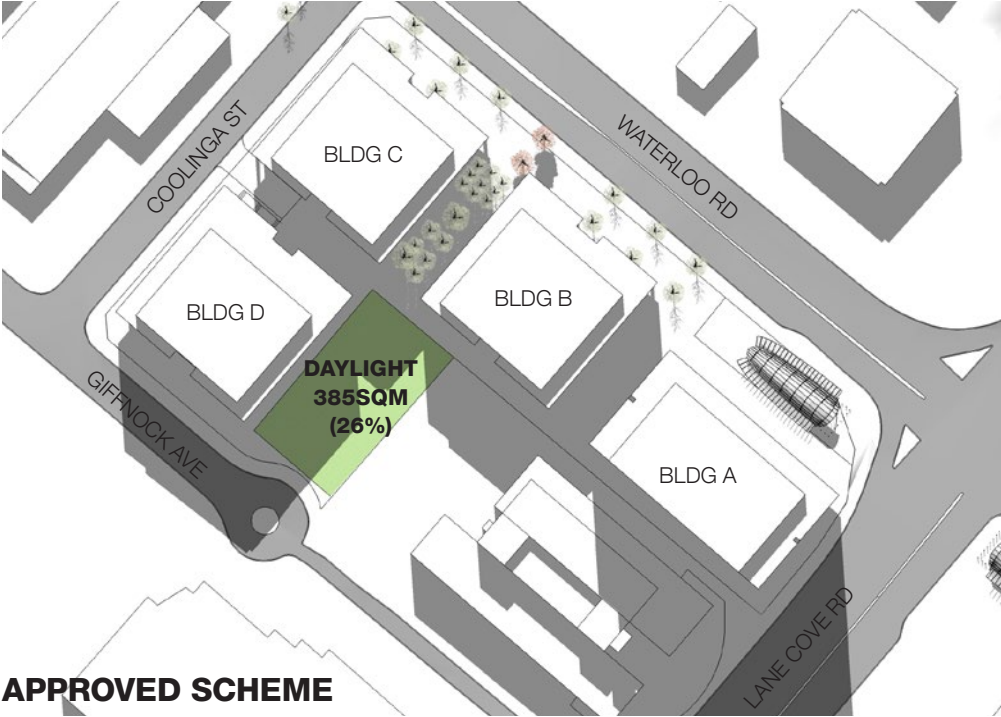
Scale 1:250



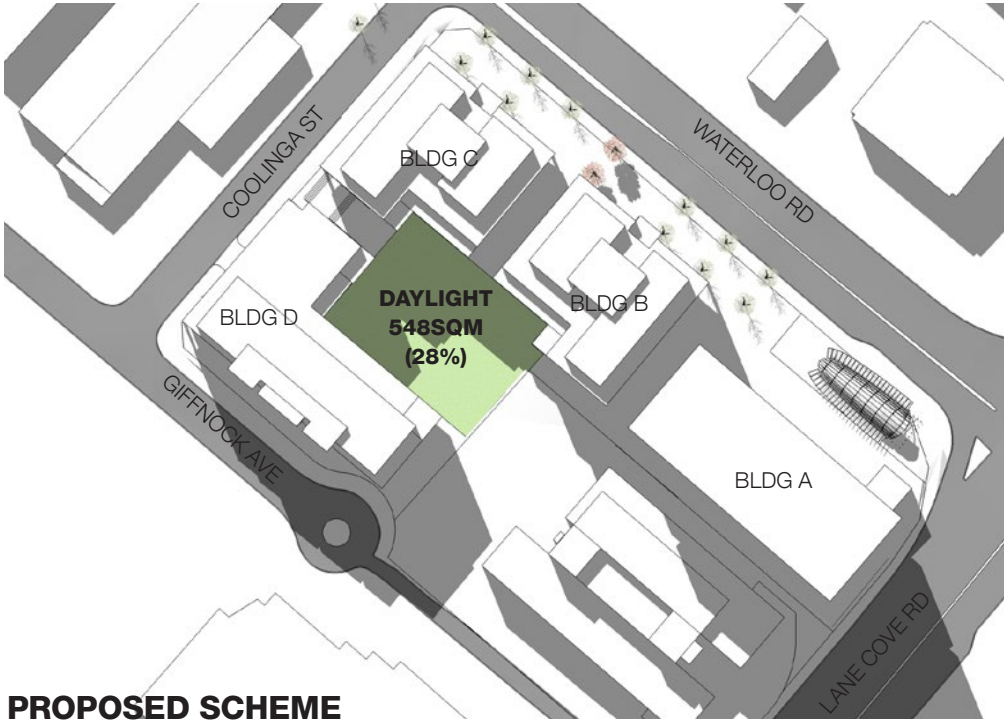
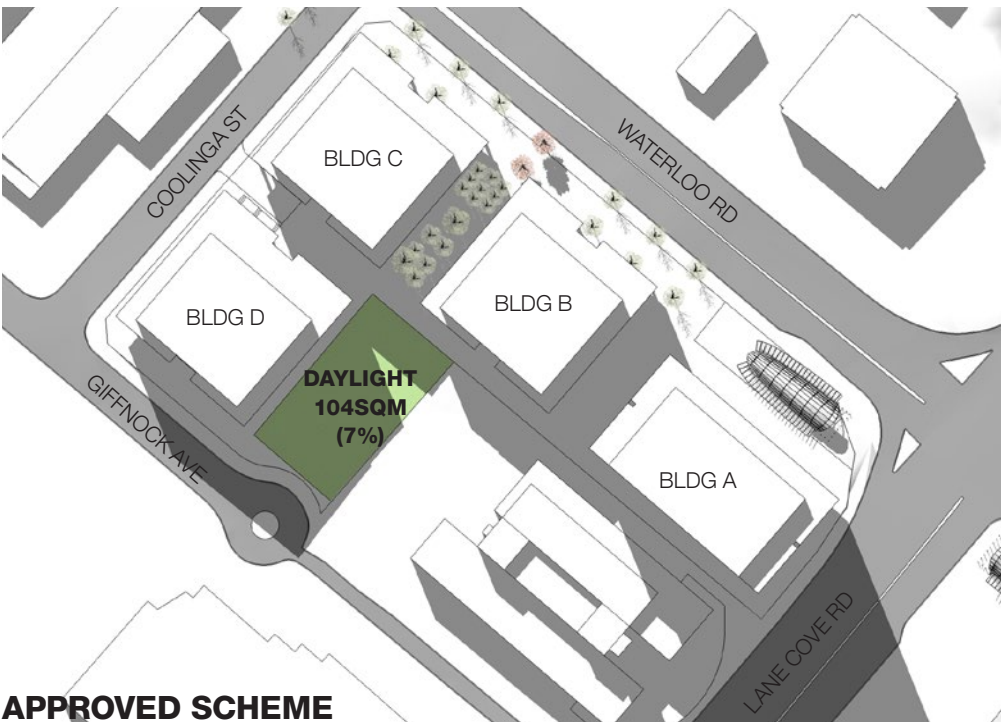
4.9 S75W ADJUSTMENTS

SCHEME COMPARISON PARK DAYLIGHT ACCESS

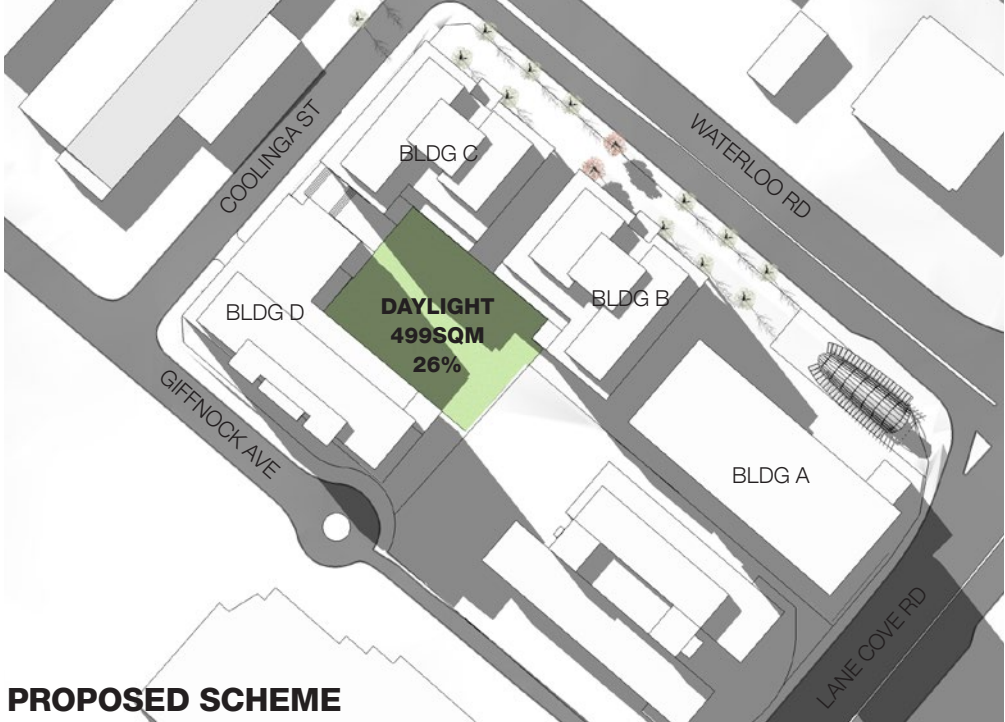
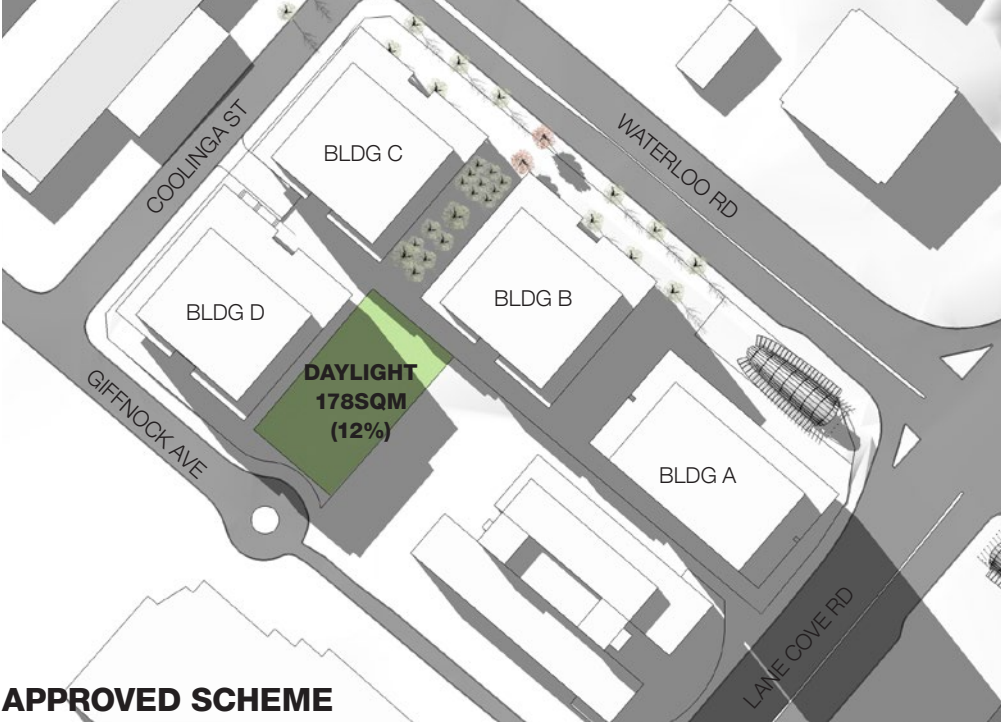
Winternox 2nd May 12pm



Winternox 2nd May 1pm

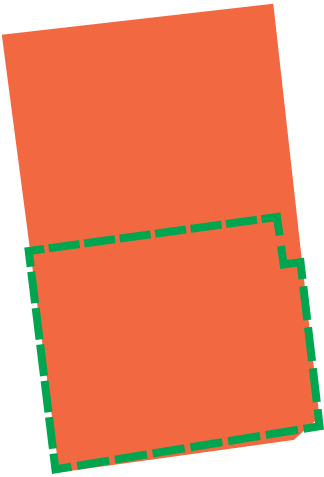


Winternox 2nd May 2pm

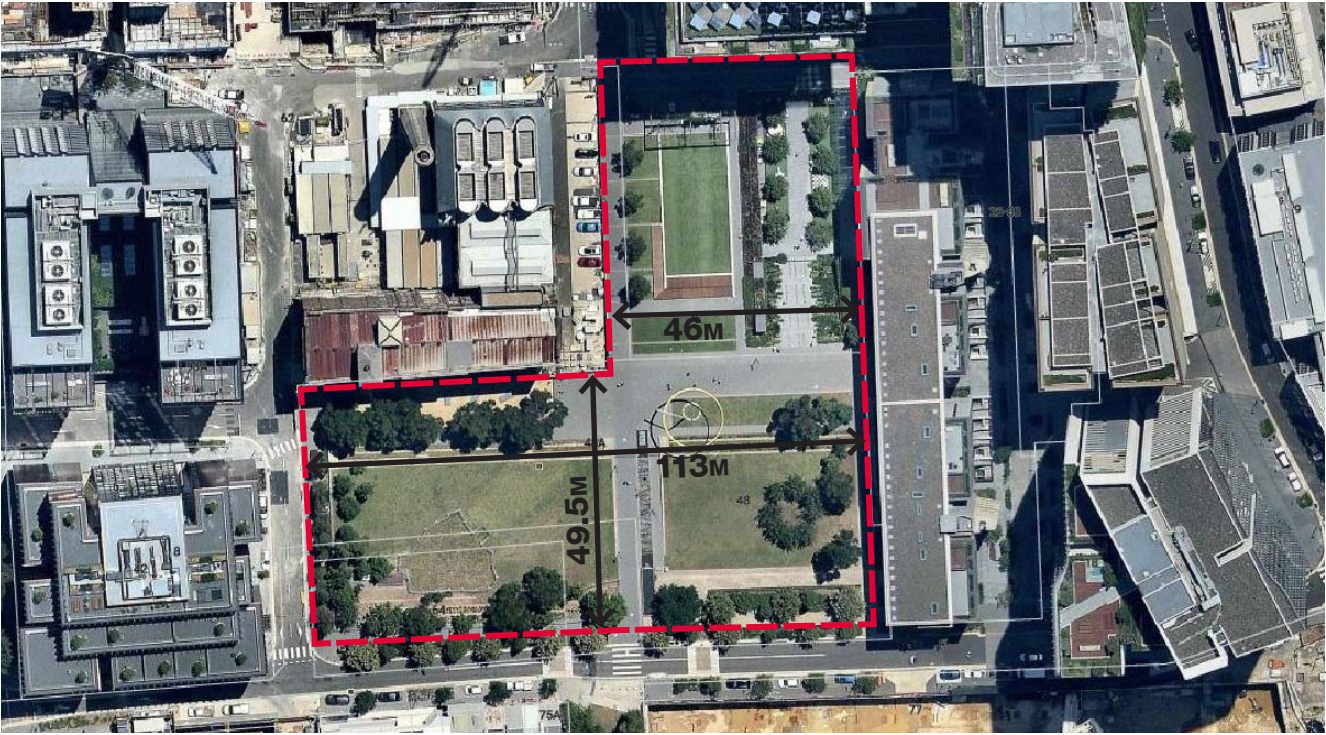
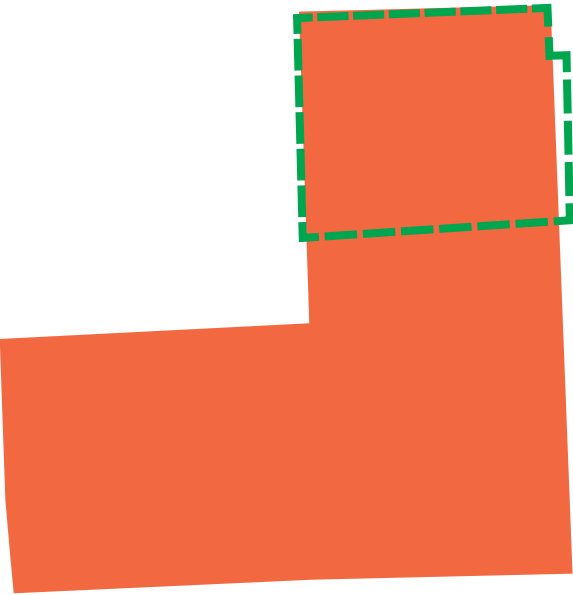


4.9 S75W ADJUSTMENTS SCHEME COMPARISON PARK

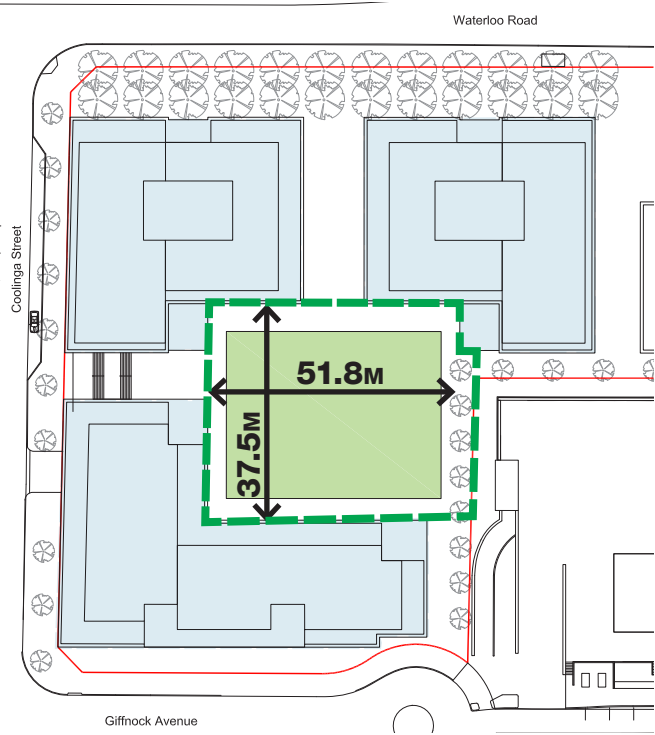
The following diagrams compares the scale of the proposed park against other familiar publicly accessible spaces in Sydney.
This demonstrates the proposed park proportions and size reflect other successful and well-used public spaces between buildings.

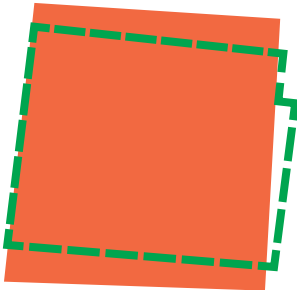


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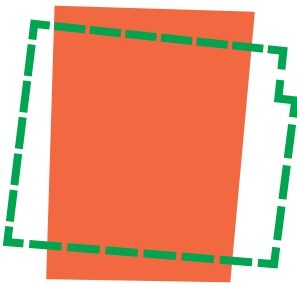


CENTRAL PARK





CUSTOMS HOUSE



AUSTRALIA SQUARE

4.10 S75W ADJUSTMENTS SCHEME COMPARISON SUMMARY

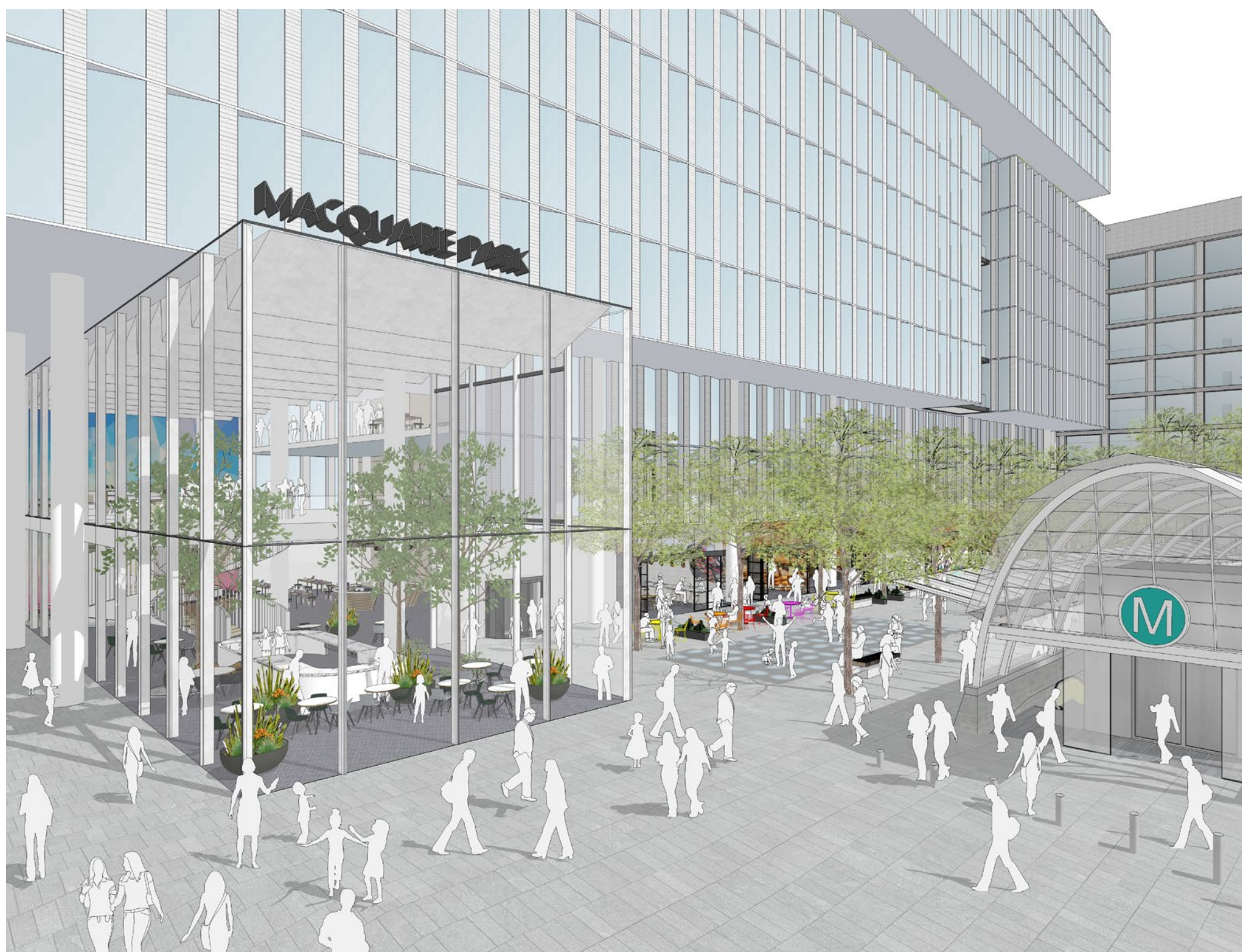
The following tables outlines the numerical differences between the schemes.
Demonstrates that in all but one case the amendments show worthy improvements to public benefit for the wider Macquarie Park context.

ZONE	APPROVED SCHEME SIZE		PROPOSED SCHEME SIZE		COMPARISON	COMMENT
PLAZA	2,300 m²		2,975 m²		+	
PARK	1,480 m²		1,930 m²		+	
WATERLOO	4,940 m²		5,256 m²		+	
TOTAL PUBLIC DOMAIN	11,921 m²		10,920 m²		○	DUE TO INCREASED GROUND FLOOR RETAIL/CHILD CARE
TOTAL RETAIL AREA	1,858 m²		3,819 m²		++	
TOTAL GFA	83,368 m²		83,277 m²		+	
SITE LINKS						
- STATION TO COOLINGA ST	203M		200.5M		+	
- STATION TO GIFFNOCK AVE	182.5M		182.5M		+	
PARK DAYLIGHT ACCESS						
- SUMMERNOX 12PM	1,362 m²	92%	1,490 m²	77%	+	
- SUMMERNOX 1PM	1,110 m²	75%	1,543 m²	79%	+	
- SUMMERNOX 2PM	784 m²	53%	1,339 m²	69%	+	
- WINTERNOX 12PM	385 m²	26%	520 m²	27%	+	
- WINTERNOX 1PM	104 m²	7%	548 m²	28%	++	
- WINTERNOX 2PM	178 m²	12%	499 m²	26%	++	

4.11 S75W ADJUSTMENTS PUBLIC BENEFIT IMPROVEMENTS

Public Benefits:

- a. Improved activation through vibrant, retail laneway strategy*
- b. Increased size of Station Plaza*
- c. Increased size of Waterloo Rd Plaza*
- d. Wider separation at Coolinga Street entry without a vehicle cross-over*
- e. Larger park size*
- f. Increased visibility of park from surrounding streets*
- g. Increased daylight access to park*
- h. Activated park via retail frontages*
- i. Pedestrian-focused precinct*





5.0

APPENDICES

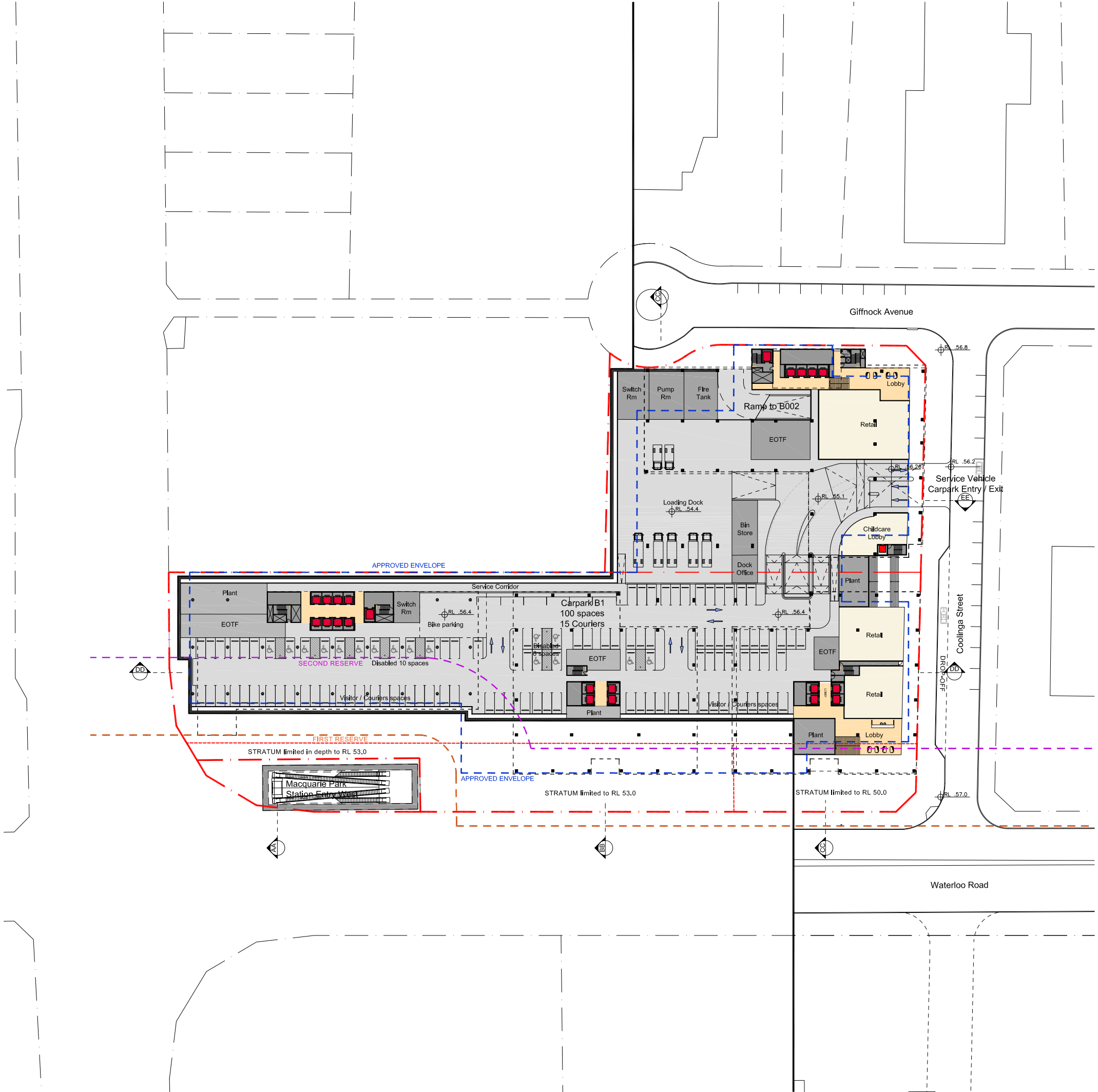
5.1 Architectural Drawings & area schedule

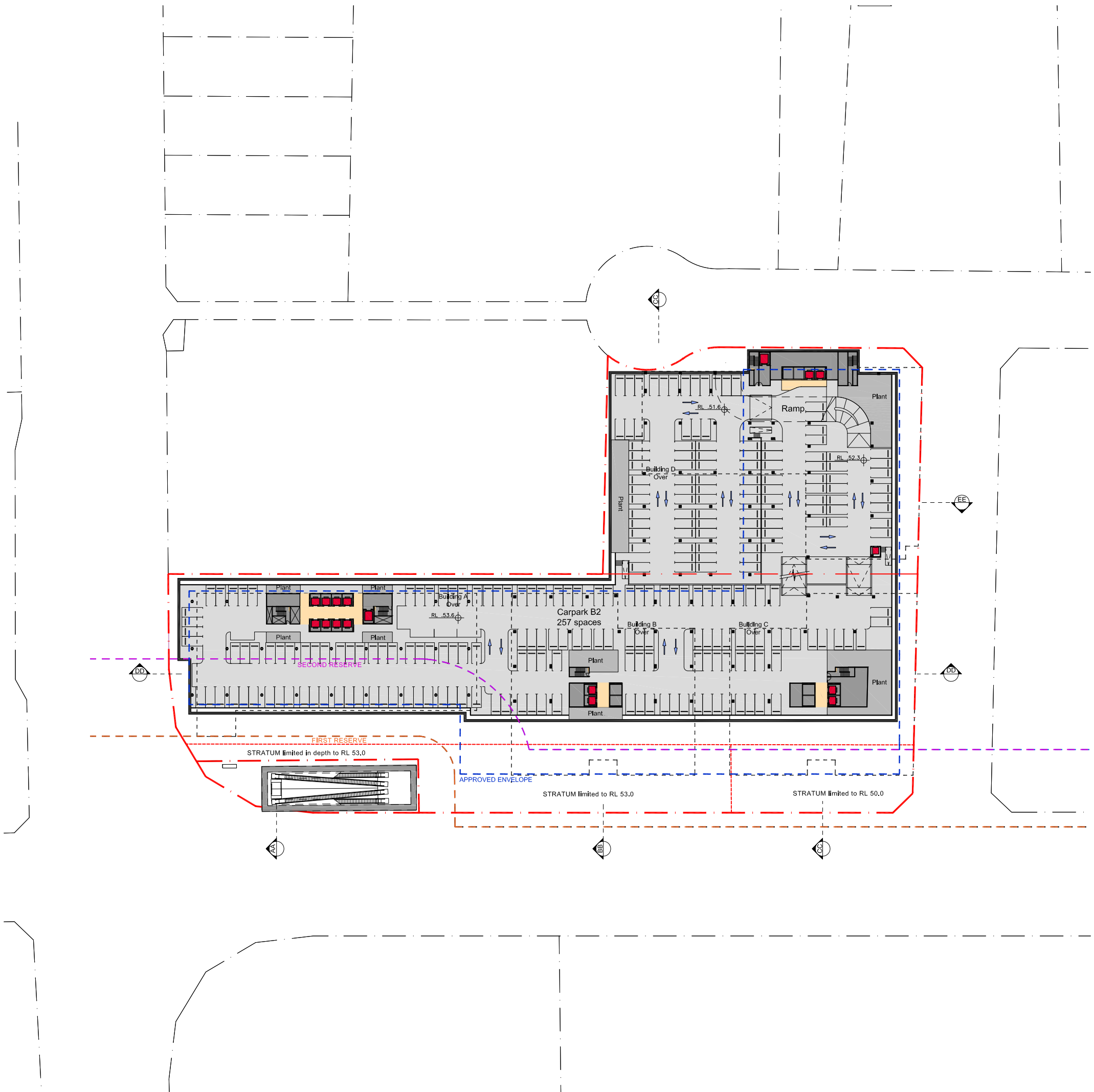
5.2 Strategic Views

5.3 Landscape Plan

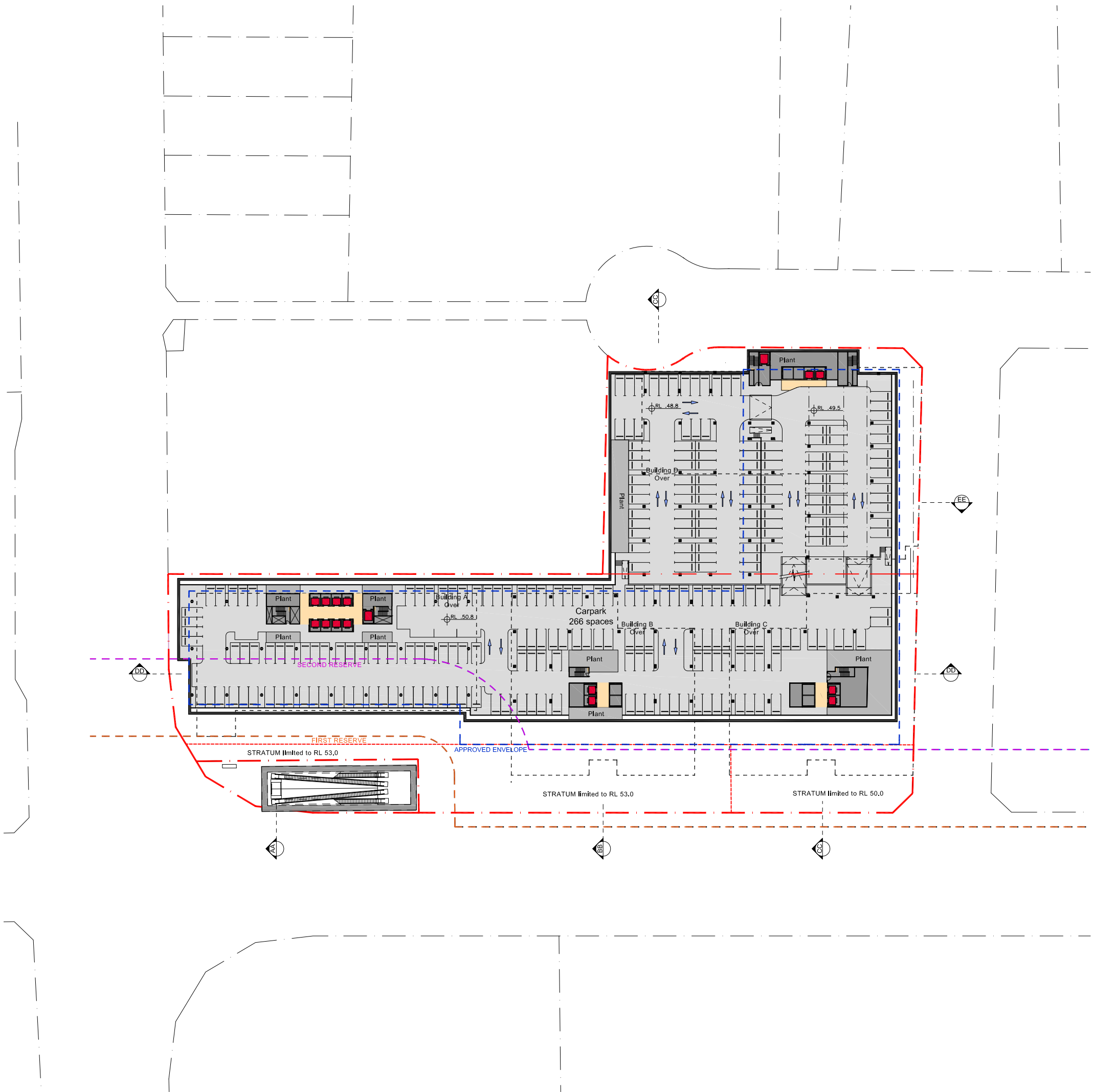
5.4 Shadow Diagrams

Scale 1:1000

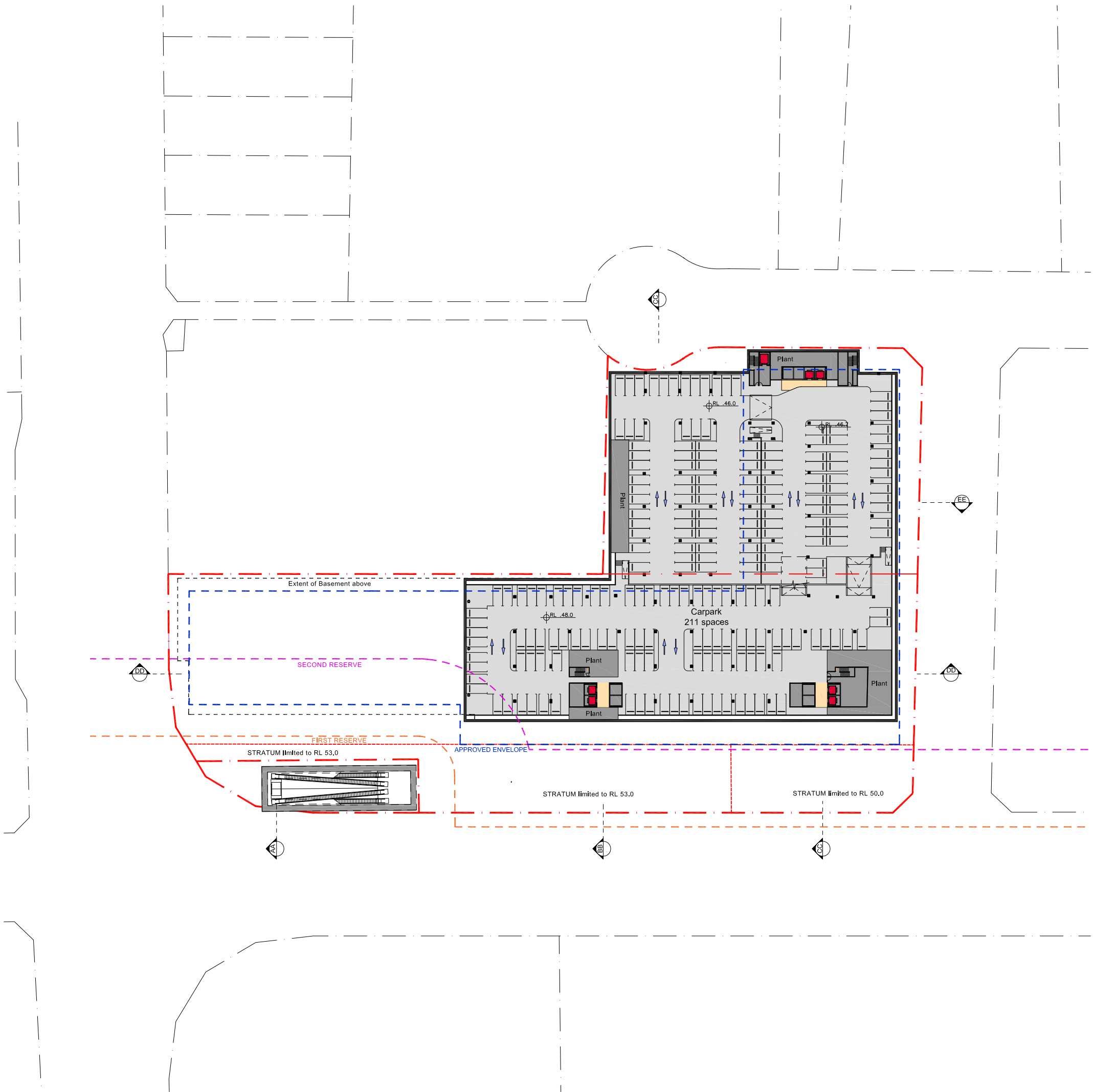




Scale 1:1000



Scale 1:1000

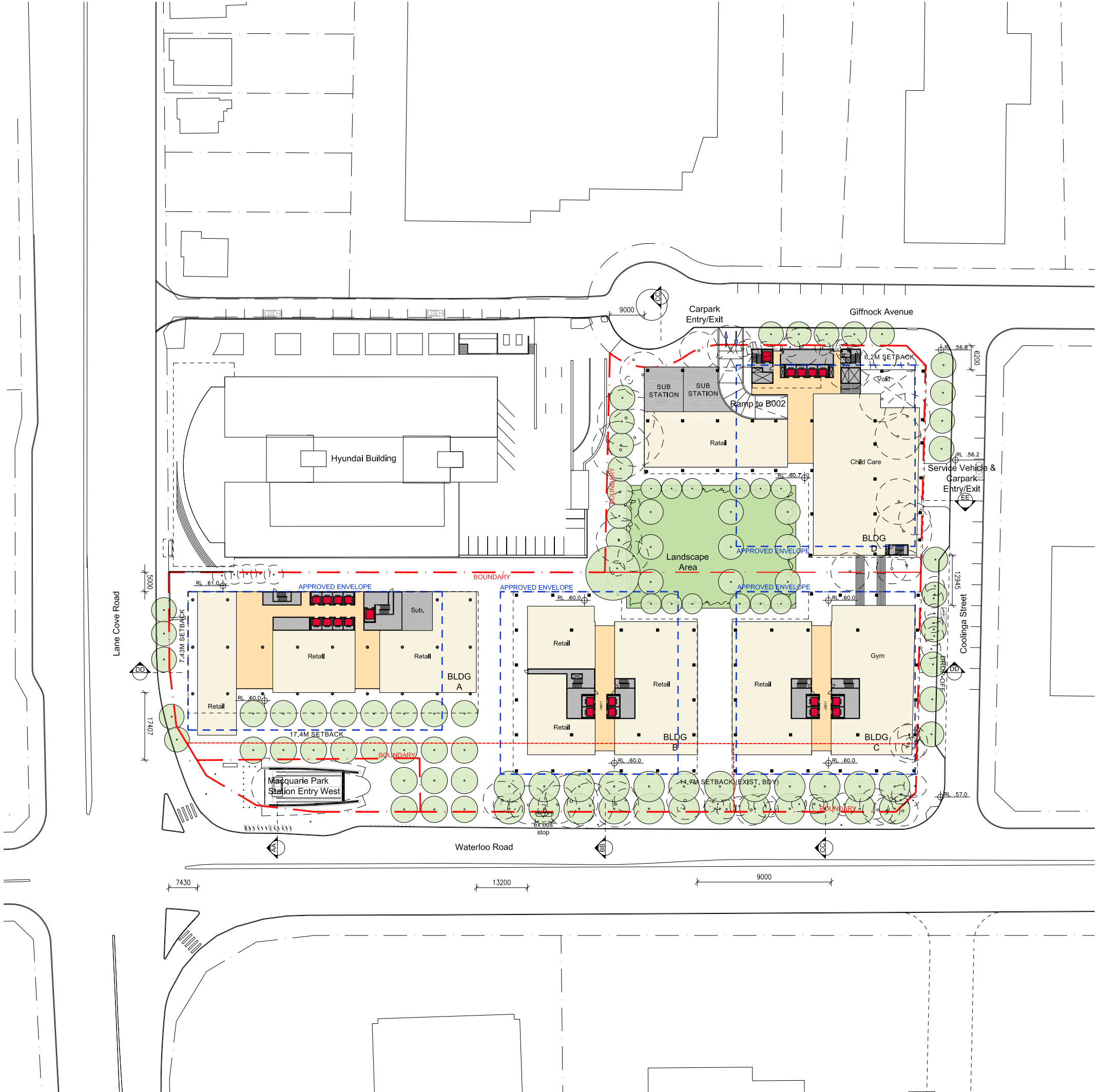


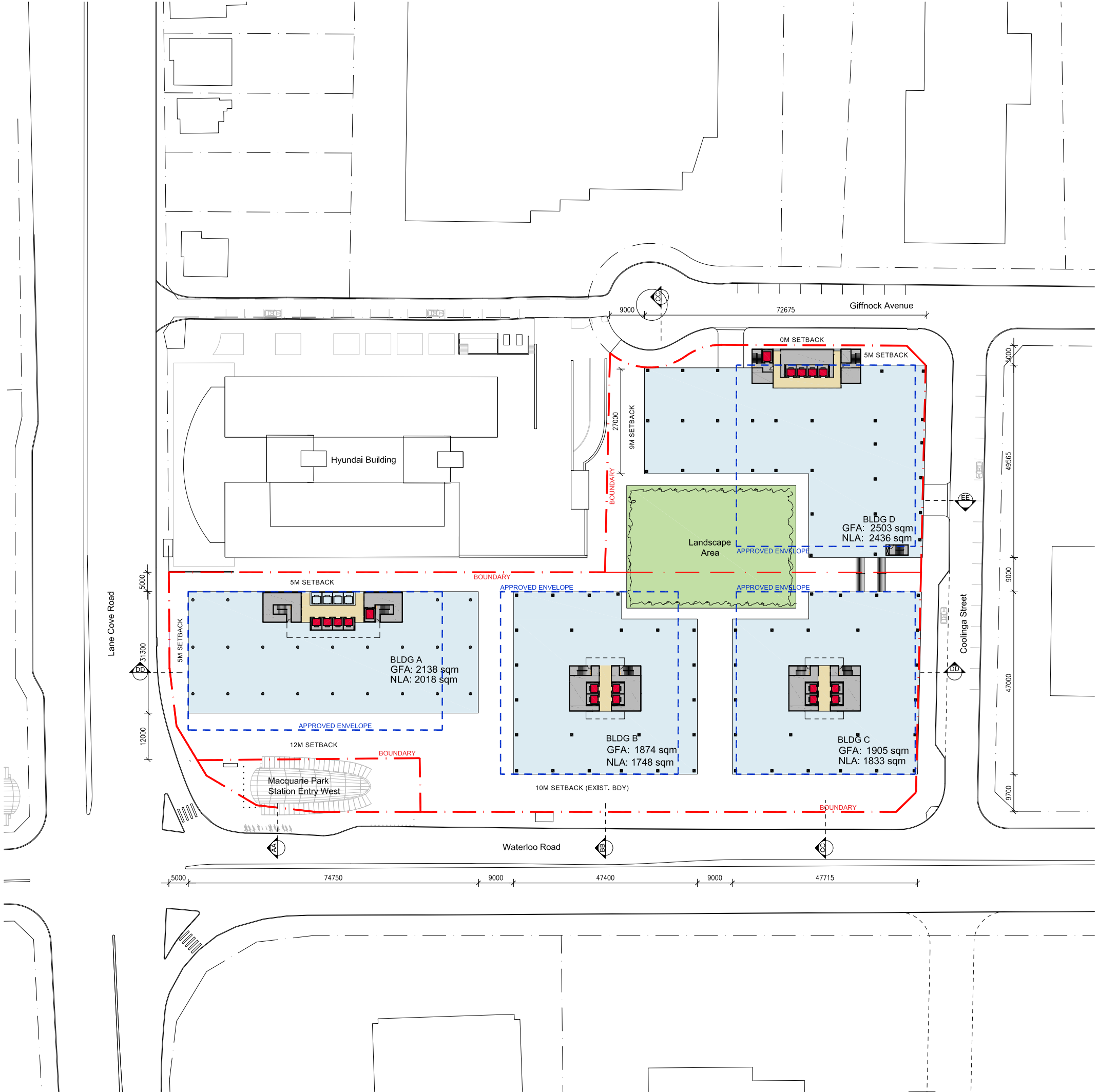
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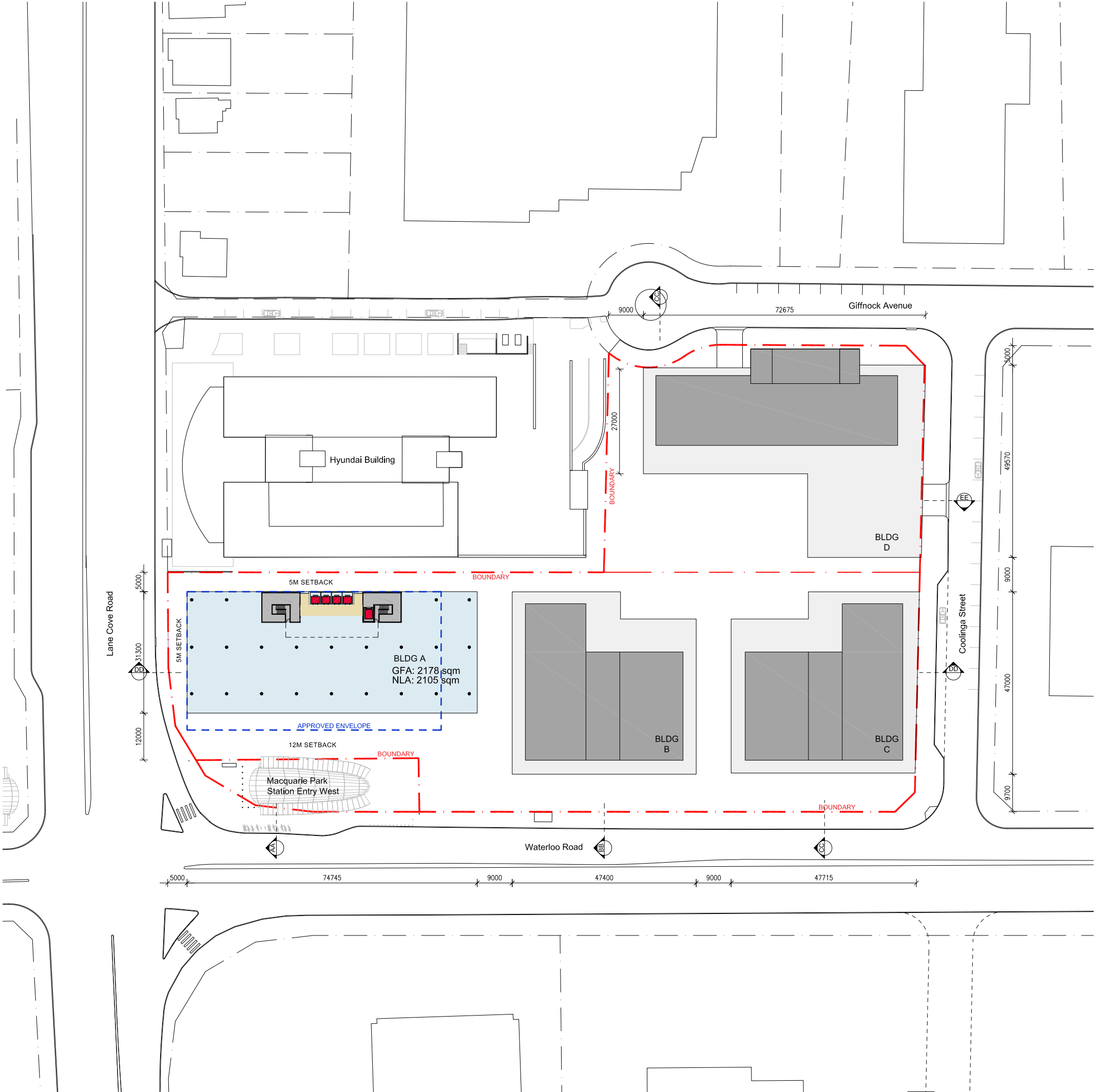


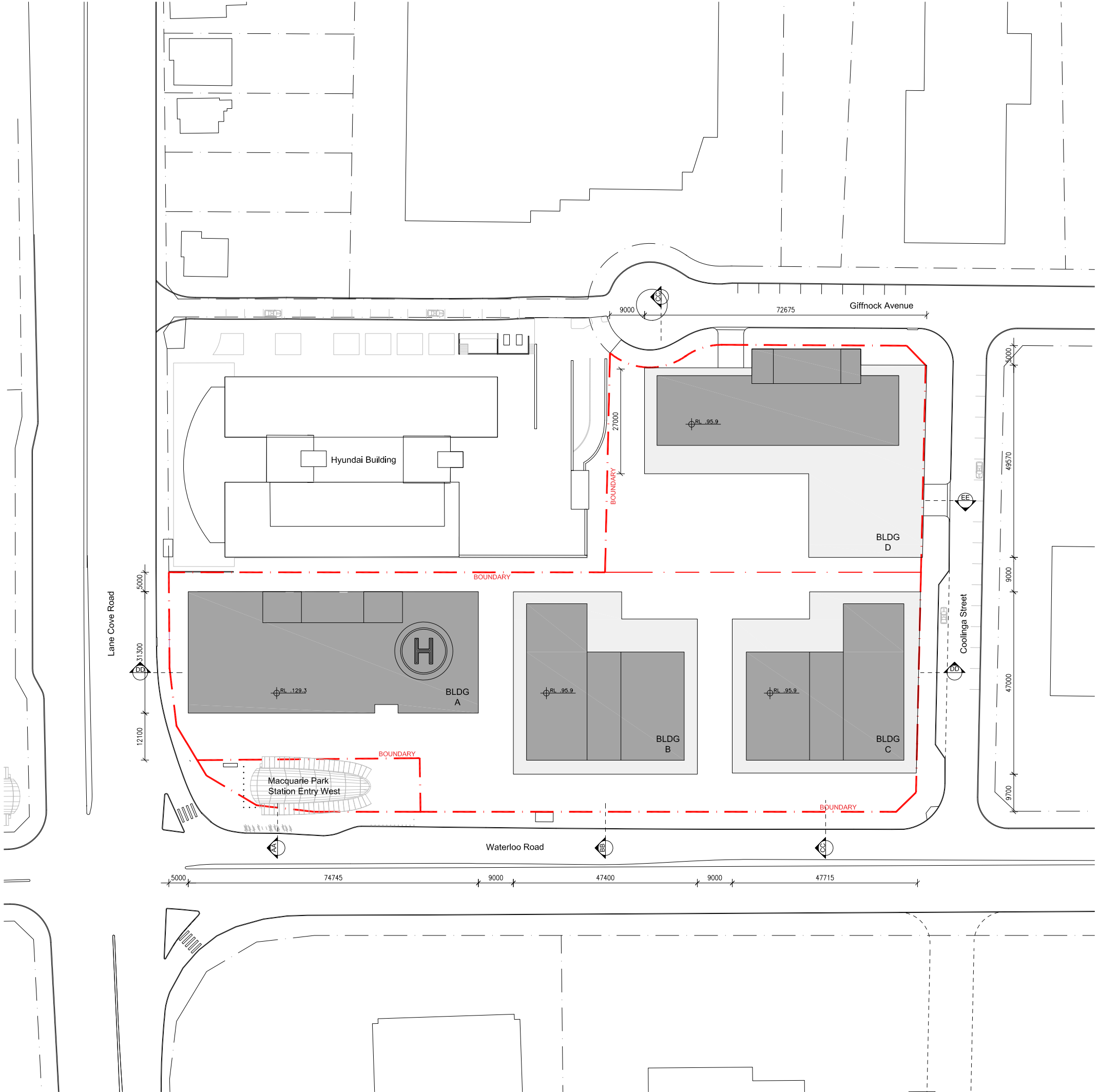
Legend

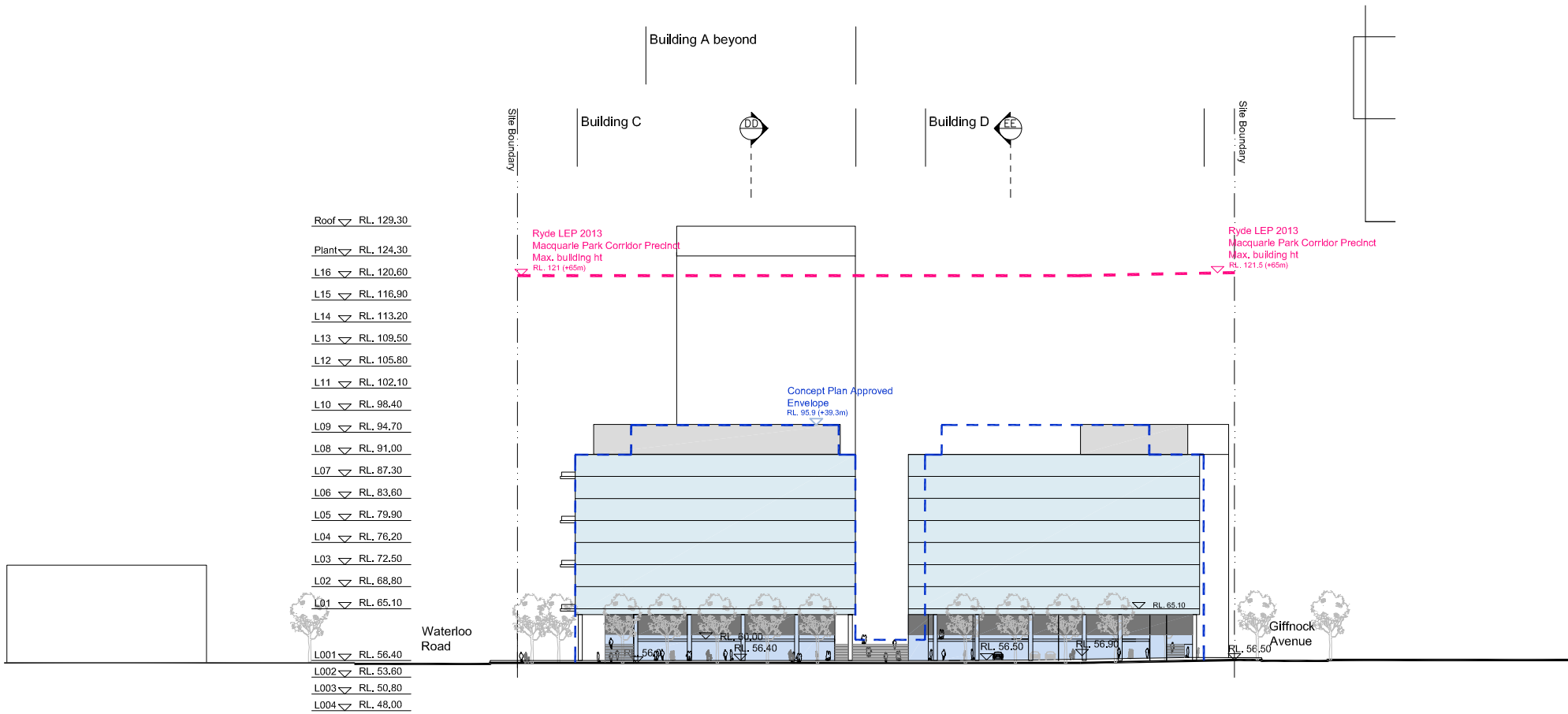
- Trees to be removed
- New Trees



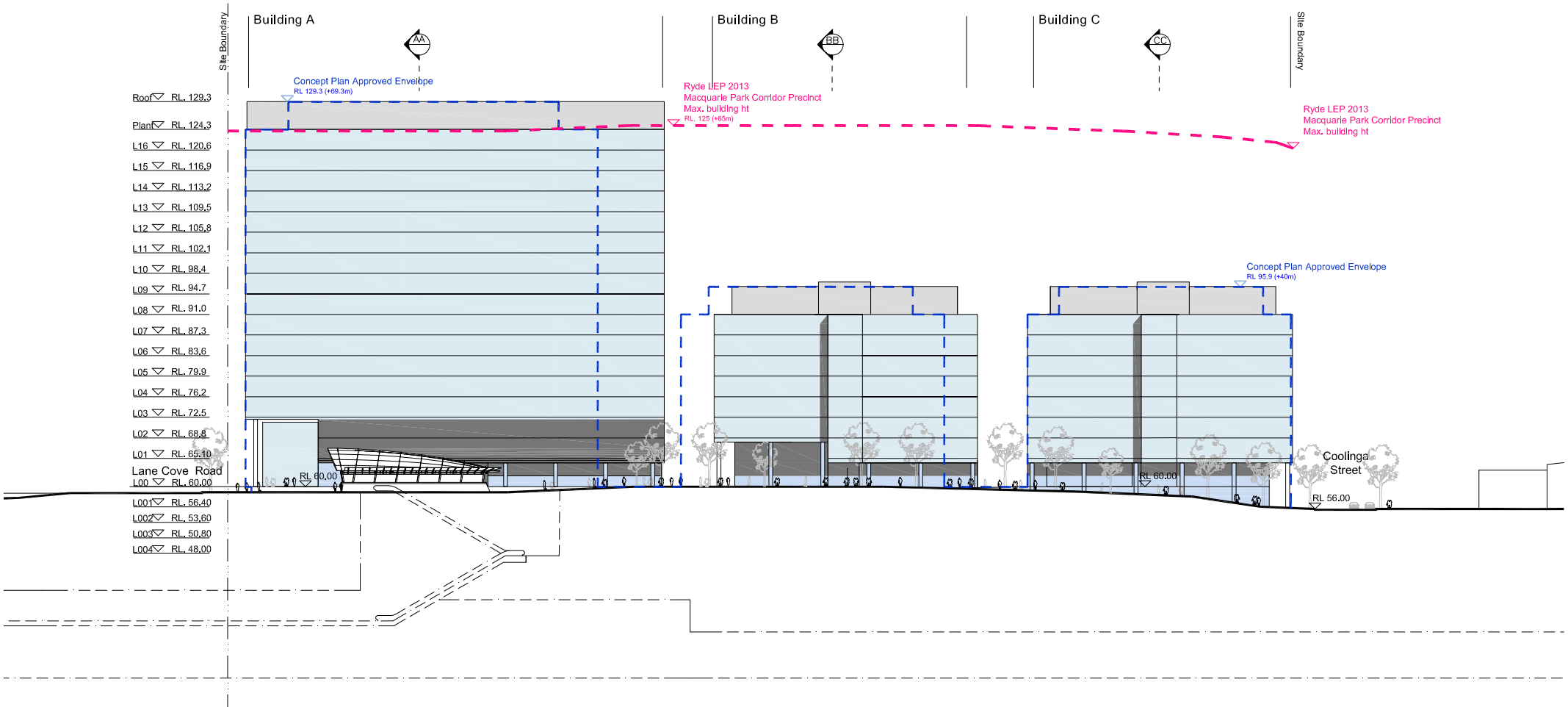




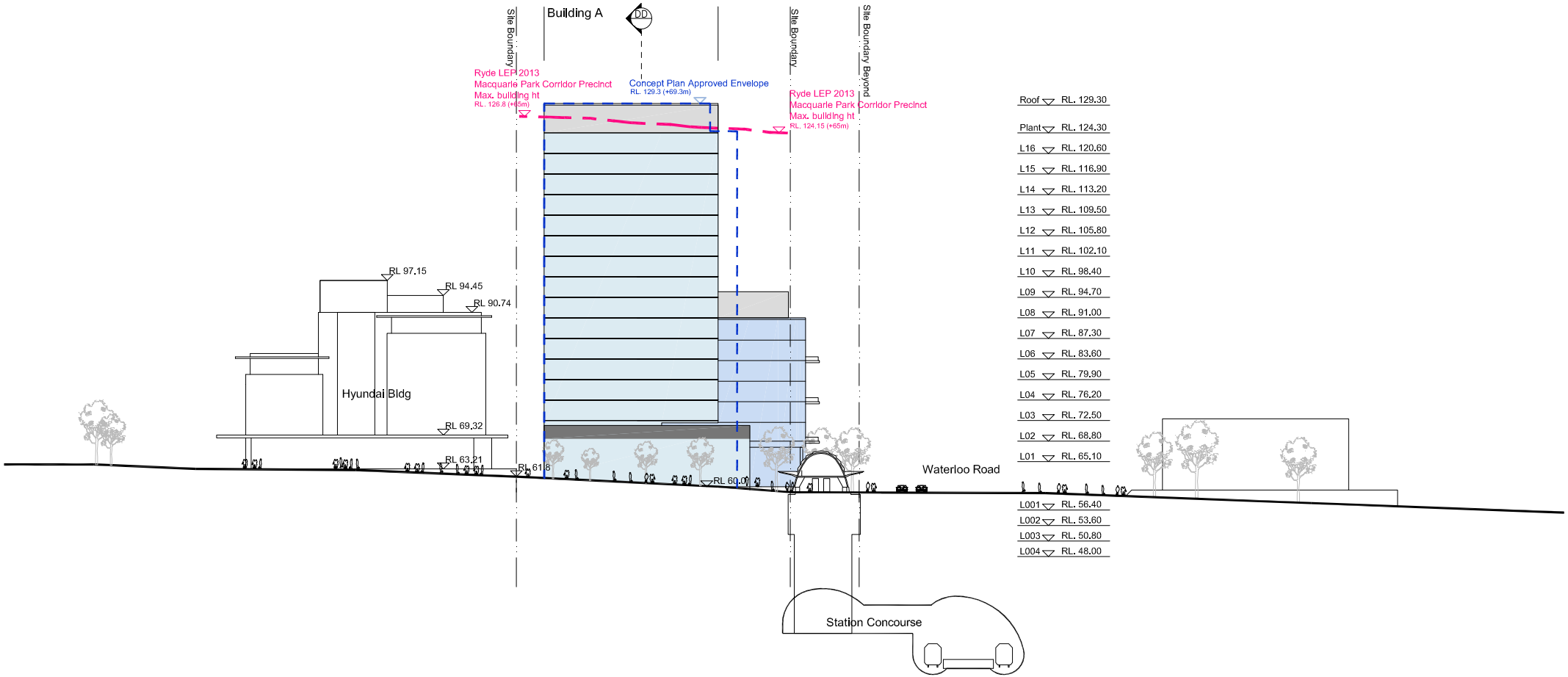




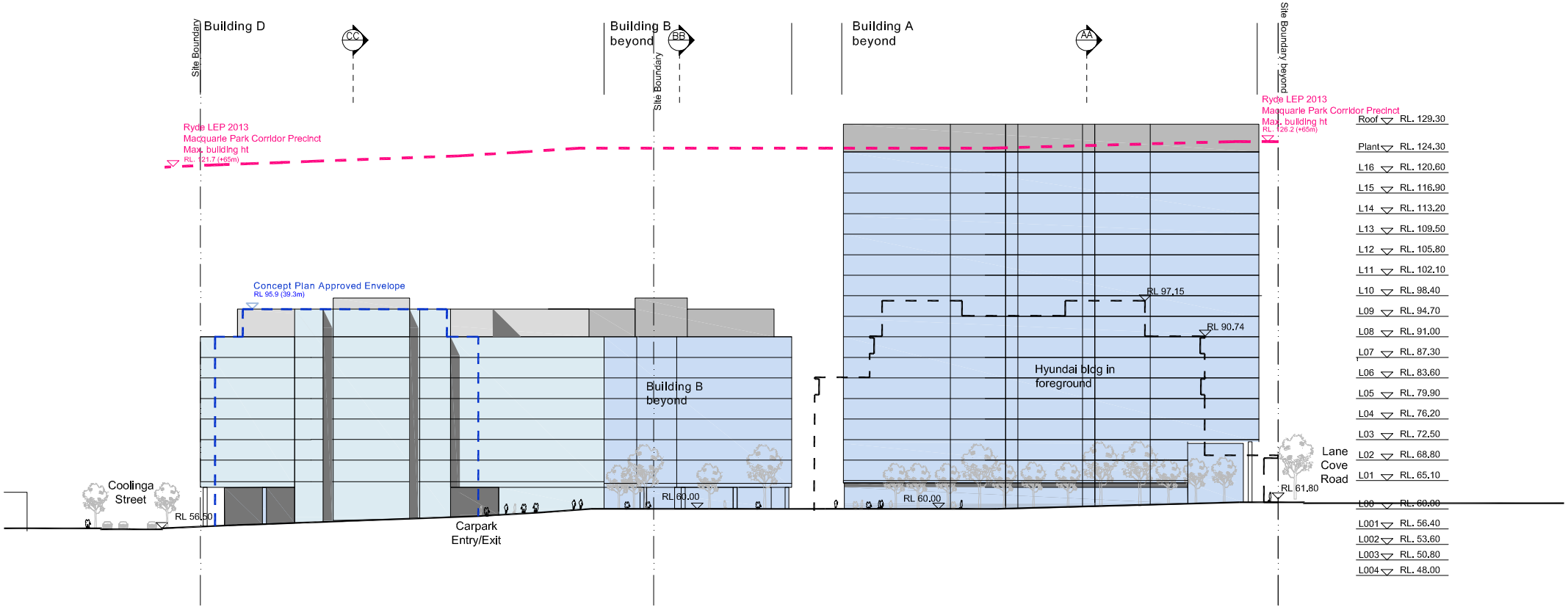
Coolinga Street Elevation



Waterloo Road Elevation



Lane Cove Road Elevation



Giffnock Avenue Elevation

