



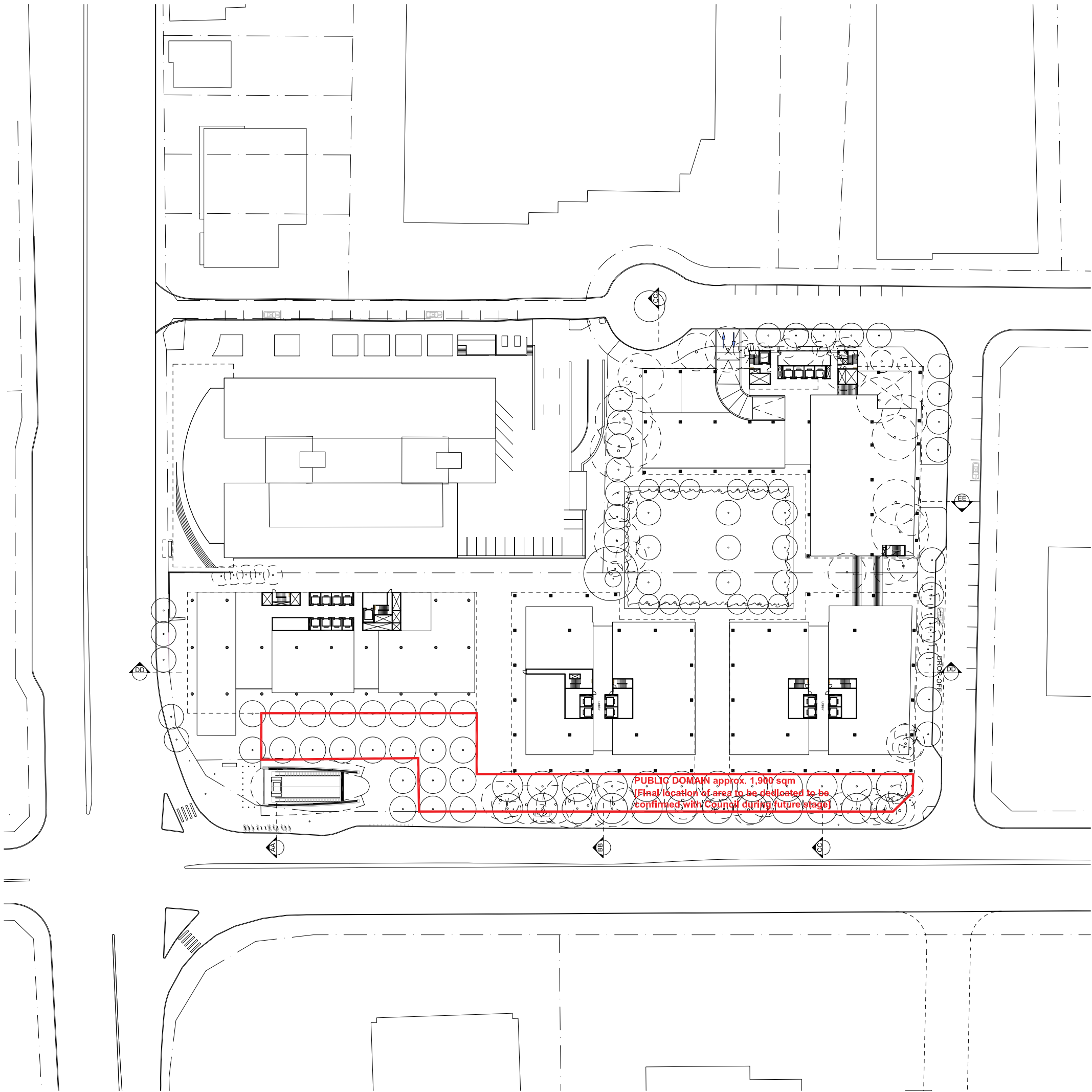
PA02-00[REV A]\_00 Ground Level Plan  
[Area dedicated to future Public Domain]

Scale 1:1000



Legend

-  Trees to be removed
-  New Trees



DEVELOPMENT				BLDG A					BLDG B					BLDG C					BLDG D				
Level	Floor to Floor Height	Location	Use	Parking Numbers	GBA (m2)	Commercial NLA (m2)	Retail GLAR (m2)	GFA (m2)	GBA (m2)	Commercial NLA (m2)	Retail GLAR (m2)	GFA (m2)	GBA (m2)	Commercial NLA (m2)	Gym GLAR (m2)	Retail GLAR (m2)	GFA (m2)	GBA (m2)	Commercial NLA (m2)	Child Care GLAR (m2)	Retail GLAR (m2)	GFA (m2)	GBA (m2)
Level 17 Plant				5000																			
Level 16	3700	High Rise	Commercial			2066	2138	2316															
Level 15	3700	High Rise	Commercial			2105	2178	2353															
Level 14	3700	High Rise	Commercial			2066	2138	2316															
Level 13	3700	High Rise	Commercial			1809	1881	2056															
Level 12	3700	High Rise	Commercial			2066	2138	2316															
Level 11	3700	High Rise	Commercial			2105	2178	2353															
Level 10	3700	High Rise	Commercial			2066	2138	2316															
Level 09	3700	High Rise/Roof	Commercial			2105	2178	2353															
Level 08	3700	High Rise	Commercial/Plant			1809	1881	2056															
Level 07	3700	Low Rise	Commercial			2018	2138	2353		1625	1714	1912		1664	1748	1952		2316	2389	2647			
Level 06	3700	Low Rise	Commercial			1978	2099	2316		1699	1788	1982		1736	1820	2020		2334	2408	2655			
Level 05	3700	Low Rise	Commercial			2018	2138	2353		1784	1874	2069		1822	1906	2107		2429	2503	2756			
Level 04	3700	Low Rise	Commercial			1978	2099	2316		1699	1788	1982		1736	1820	2020		2334	2408	2655			
Level 03	3700	Low Rise	Commercial			2018	2138	2353		1784	1874	2069		1822	1906	2107		2429	2503	2756			
Level 02	3700	Low Rise	Commercial			1556	1677	1879		1699	1788	1982		1736	1820	2020		2334	2408	2655			
Level 01	3700	Low Rise	Commercial			1556	1677	1879		1396	1484	1657		1822	1906	2107		2429	2503	2756			
Ground 00	varies	Low Rise	Lobby/Retail/Commercial			675	843	1614	1942	247	1111	1383	1560	139	620	642	1427	1653	187	990	441	1663	2173
Level B001	3600	Basement/Lower Gr	Load/Park/Retail/Lobby	113	7317		224	224				112	112						179	143	393	900	951
Level B002	2800	Basement	Parking	264	10758																	154	154
Level B003	2800	Basement	Parking	264	10758																		
Level B004	2800	Basement	Parking	204	8192																		
SUBTOTAL				845	37025	31,994	843	34652	38050	11,933	1111	13805	15325	12,614	620	1061	15072	16821	16,971	1133	834	19839	22158

TOTAL DEVELOPMENT										Total Commercial NLA (m2)	Total Gym/Child Care NLA (m2)	Total Retail GLAR (m2)	Total GFA (m2)	Total GBA (m2)
										73512	1753	3849	83368	92354

Carparking Summary (Mac Park Corridor DCP 2010)	Bicycle parking Summary (Mac Park Corridor DCP 2010)	NOTES:	FSR	5.34 :1
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1 car space per 100sqm GFA (excl. courters)	834	1 per 200sqm Commercial GFA 1 per 750sqm GFA for Visitors 1 per 300sqm floor area retail employees	462 123 13
Courier Requirement	24	1 per 500sqm floor area retail shoppers	8
Total Required:	858	Total bikes	605

GBA does not include Plant			
NLA Includes Lobby Areas:			
Building A	675		
Building B	247		
Building C	276		
Building D	366		
TOTAL	1564		

	High-rise Commercial
	Low-rise Commercial
	Retail
	Lobby
	Gym
	Child Care
	Change Facilities
	Basement
	Plant

Definitions (Ryde LEP 2014)  
**Gross Floor Area (GFA):**  
means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

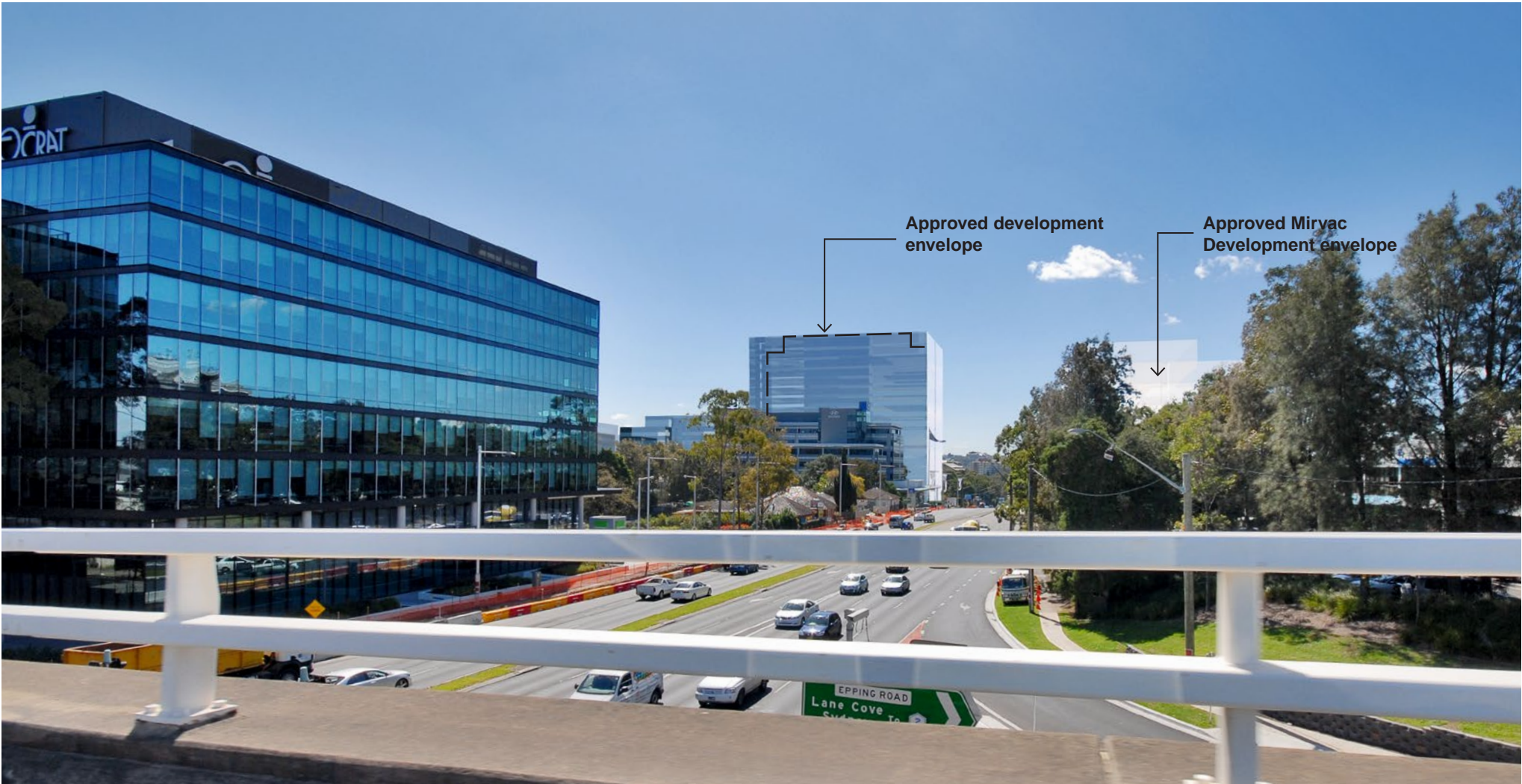
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement:
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



# APPENDIX 5.2

## STRATEGIC VIEWS

View from Epping Road





View from Lane Cove Road



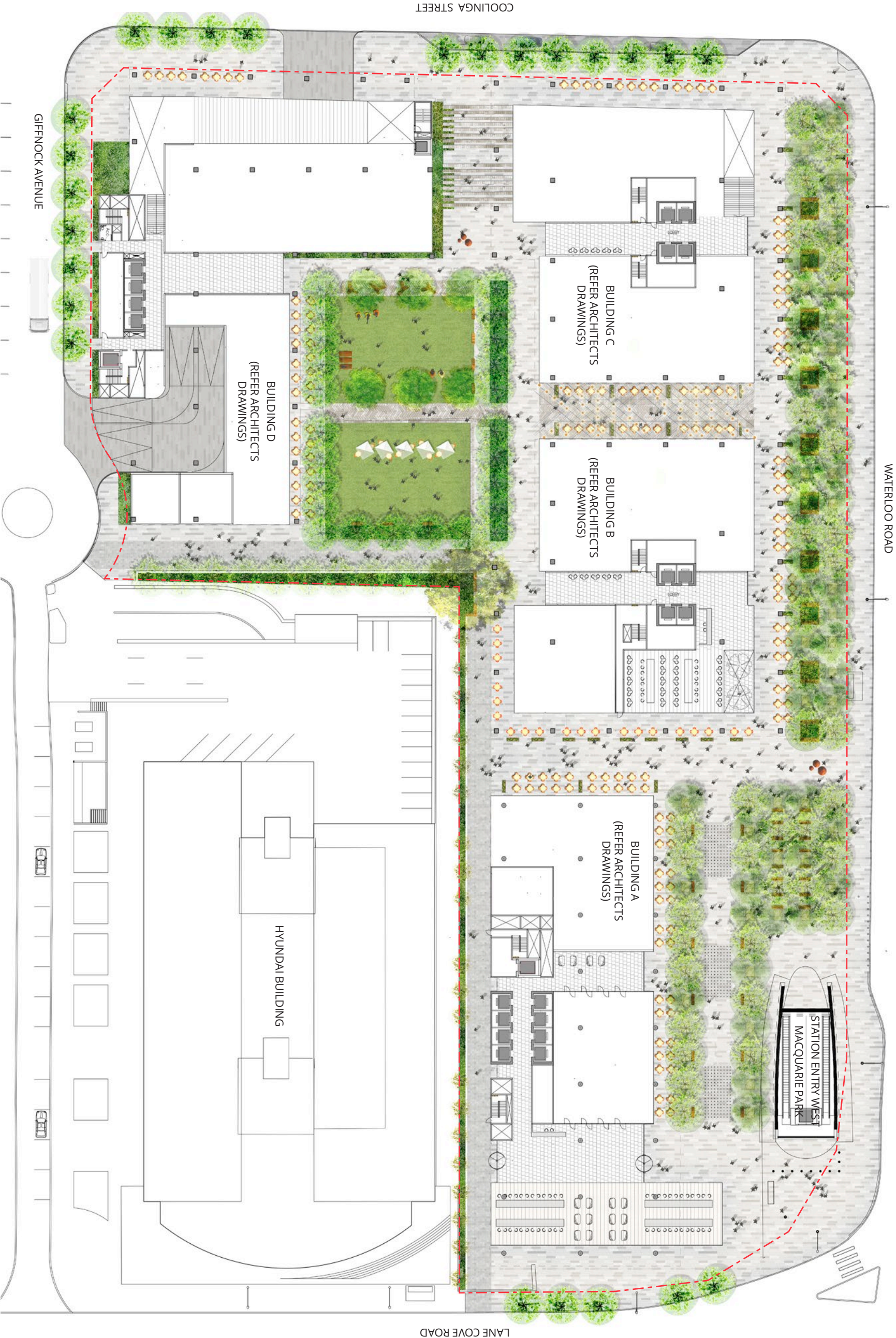


View from Waterloo Road





# Landscape Concept



Landscape Concept Master Plan      Scale 1:600





# Macquarie Park Commerce Centre Waterloo Rd Macquarie Park Landscape Concept Report

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Client: Frasers Property Group  
Winten Property Group

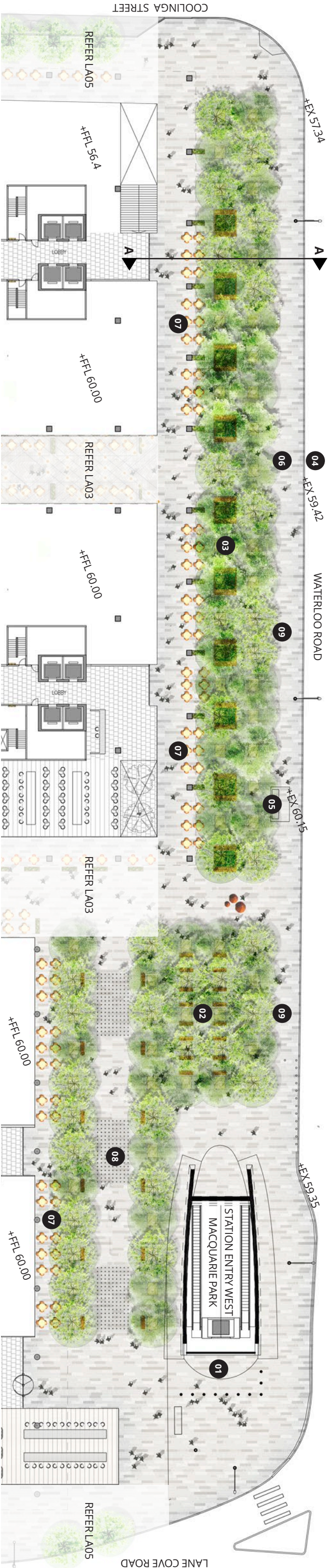
12 February 2018  
[Revision H]



Location Plan      NTS

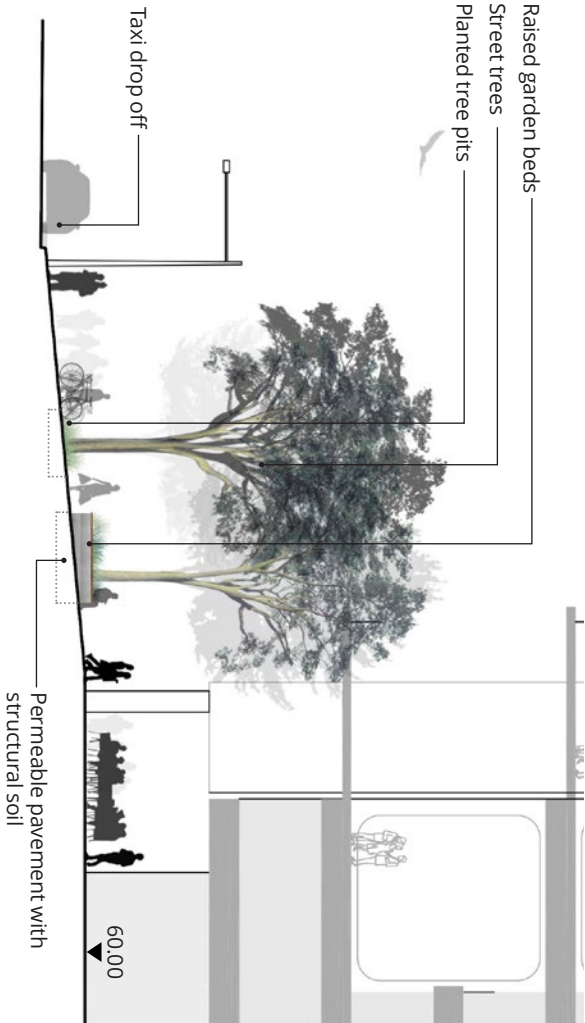


# Civic Frontage - Waterloo Rd & Station Interface



Detail Plan

Scale 1:500



Section A-A

Scale 1:250

Precedent Images





# Landscape Concept

## Landscape Design Statement

The linear urban Plaza along Waterloo Road is defined by an Avenue of native shade trees with understory 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.

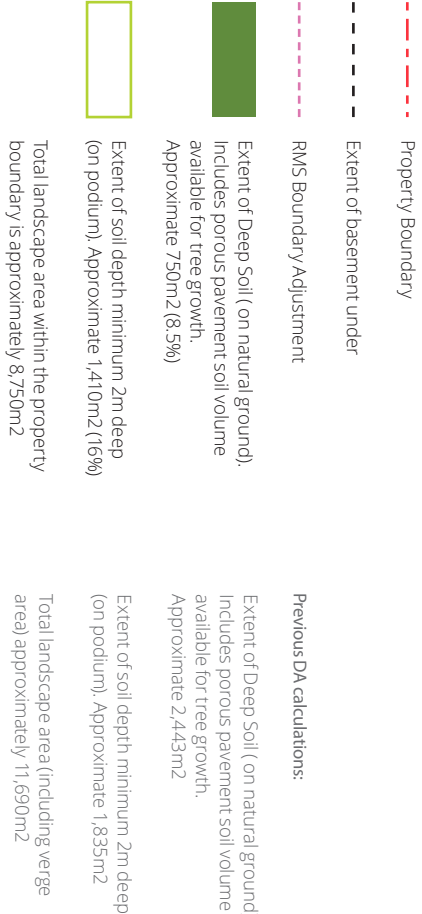
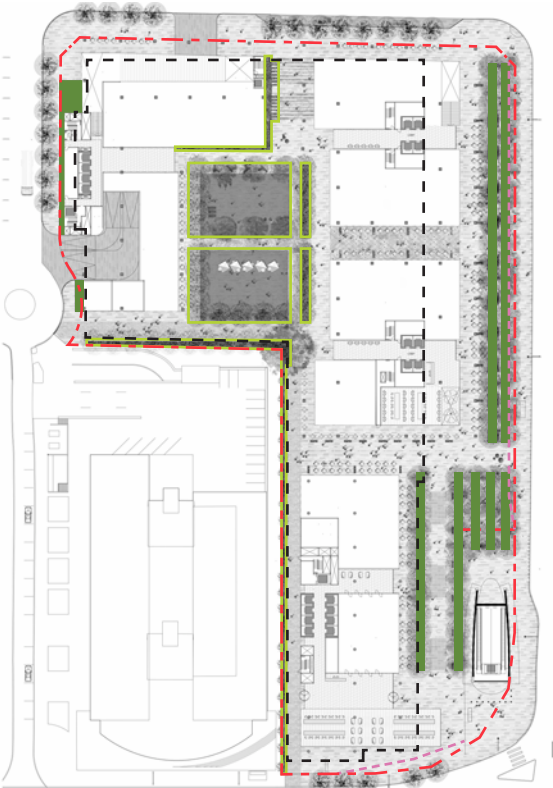
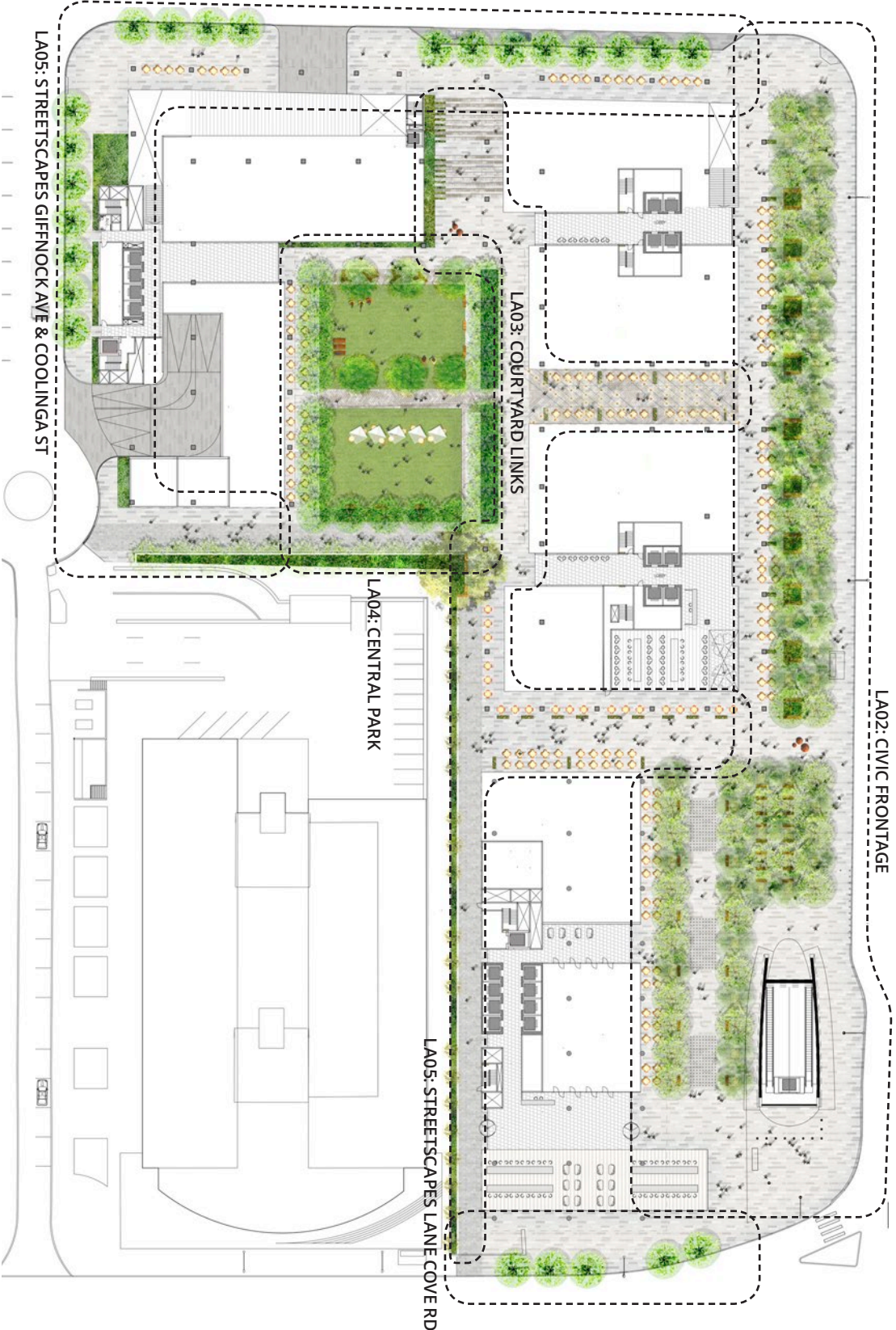
The Water Feature Plaza acts as an entry forecourt to the colonnade of signature Building A, at the corner of Lane Cove and Waterloo Roads. The linear landscaped civic plaza along Waterloo Road becomes the entry forecourts to the colonnade of Buildings B & C.

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.

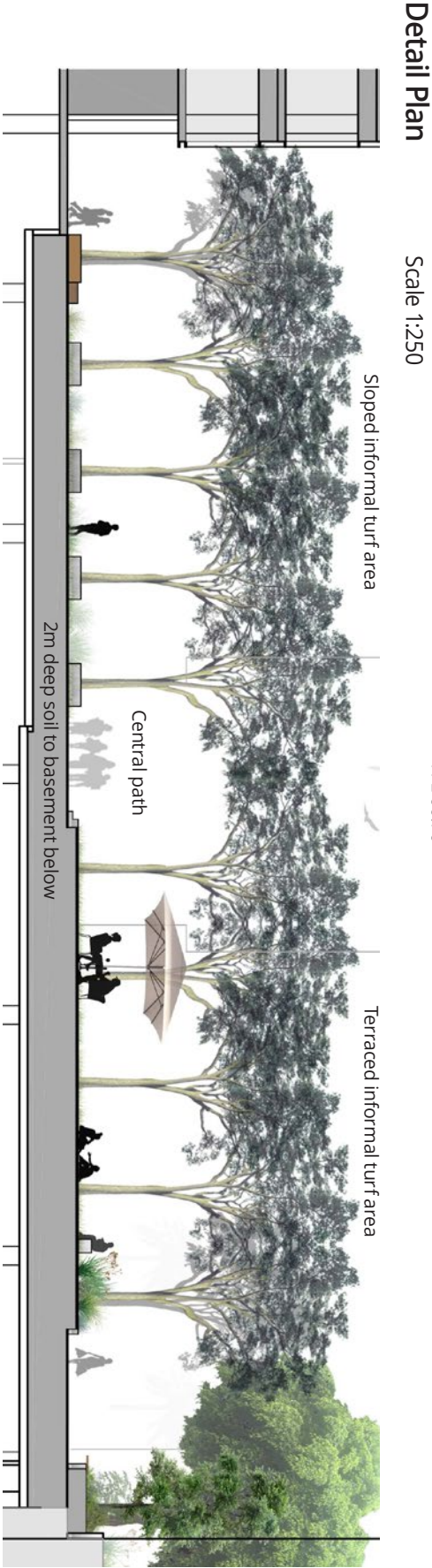
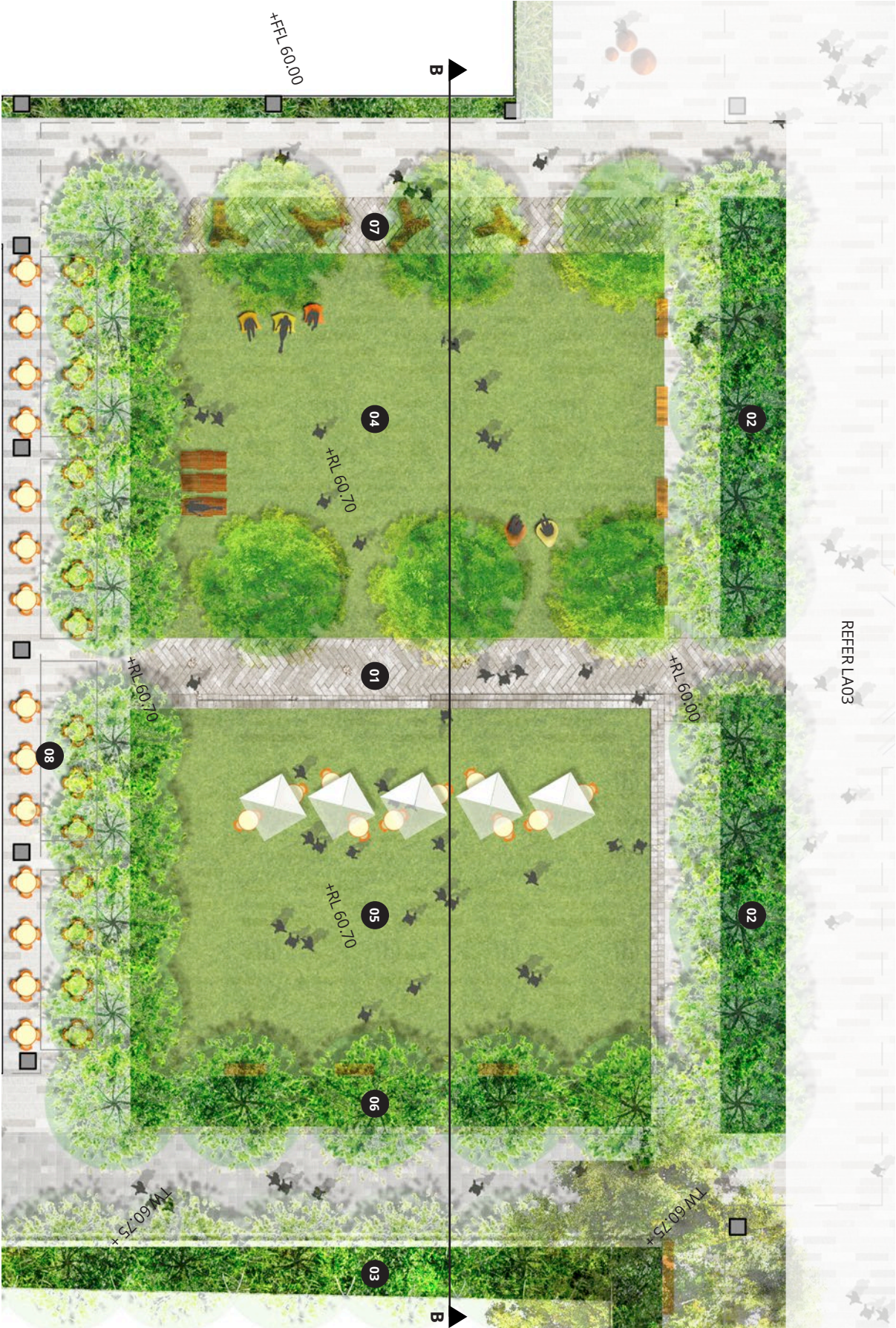
Landscape links between buildings provide through-site connections for public and private thoroughfare. The links will become activated laneway spaces for retail and food shops, with an enhanced sense of character through the use of feature lighting and planting. These links arrive at a significant central 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 understory palette provide a sense of 'green' refuge whilst providing shade during all times of the day.





# Central Park



Detail Plan

Scale 1:250

Sloped informal turf area

Terraced informal turf area

Central path

2m deep soil to basement below

Section B-B

Scale 1:250

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

ASPECT Studios™

Architects: Bates Smart

Client:

Fraser's Property Group  
Winten Property Group

## Key

- Central stroll path
- WSUD infiltration bed  
• Stormwater management zone: planted infiltration bed whereby stormwater is filtered and piped to a storage tank for re-use  
• Mass planted with a range of native grasses, rushes and reeds
- Planted buffer to boundary  
• Significant existing trees retained along boundary edge  
• Feature fig tree planting  
• Mass planted understory and screen planting (refer plant schedule)
- Sloped informal turf area  
• Potential use for creche / gym spill-out  
• Potential for picnics / moveable deck chair seating  
• Trees in turf
- Terraced (flat) informal turf area  
• Potential for yoga / fitness classes  
• Potential for moveable cafe seating with umbrellas for shade
- Planted edge  
• Additional tree planting: Angophora floribunda, to supplement existing  
• Mass planted understory of native grasses and groundcovers (refer plant schedule)
- Paved edge  
• Tree planting in pavement  
• Feature seating nodes
- Spill-out moveable furniture to activate edges

## Precedent Images



Flexible terraced lawn area for pop-up recreational activity



Shaded seating along edges

## Indicative Plant Schedule

Botanical Name	Common Name	Mature Height	Pot Size	Spacing
<strong>Trees</strong>				
Buckinghamiana cellissima	Ivory Curl Tree	8m	100L	As shown
Flindersia xanthoxyla	Yellow-wood	25m	200L	As shown
Meielaeca linearifolia	Flax Leaf Paperbark	8m	200L	As shown
Stenocarpus sinuatis	Firewheel Tree	10m	200L	As shown
Angophora floribunda	Rough-barked Apple	20m	200L	As shown
Tristania laurina	Water Gum	10m	200L	As shown
<strong>Understorey</strong>				
Cyathia cooperii	Tree Fern	1.5m	200mm	1000mm
Blechnum nudum	Fishbone Fern	500mm	200mm	400mm
Pteridium esculentum	Bracken Fern	400mm	200mm	300mm
Viola hederacea	Native Violet	300mm	150mm	300mm
Asplenium australasicum	Bird's Nest Fern	1.5m	200mm	1000mm
Dianella caerulea	Flax Lily	400mm	150mm	300mm
Cordylina petiolaris	Broad-leafed Palm Lily	1m	200mm	1000mm
Cordylina stricta	Common Cordylina	1m	200mm	800mm
Adiantum aethiopicum	Maidenhair Fern	300mm	150mm	300mm

## Landscape Concept Master Plan

Drawn: AL  
Checked: DR

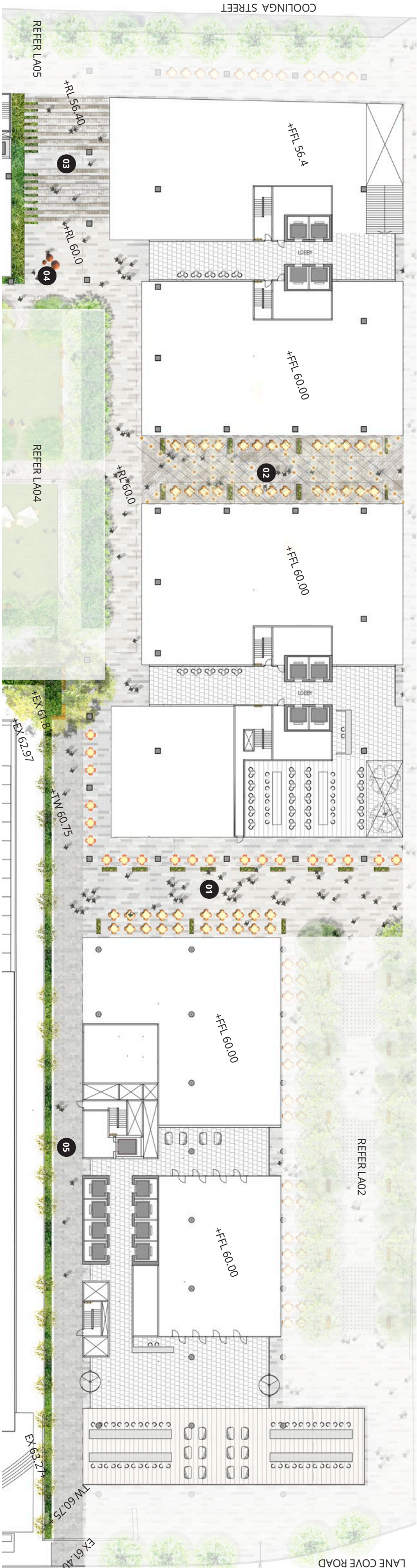
Scale: As shown  
Date: 12 February 2018



Dwg no.: B17024-LA04  
Rev: H



## Courtyard Links



## Detail Plan

Scale 1:500

## Key

1. Major pedestrian thoroughfare
  - New granite unit pavement. Edge planting in raised garden beds or containers
  - Opportunity for cafe spill-out with moveable furniture
2. Laneway
  - Spill-out moveable furniture to activate edges
  - Feature planting in raised garden beds
  - Feature lighting e.g. catenary lighting
3. Stair entry
  - Wide, double tread width stairs in granite and contrasting feature stone
  - Planted 'green fingers' to stairs at edge
  - Planted bed to garden edge
4. Public art node
5. Thru-site link
  - Mass planting and row of shrubs and small trees boundary
  - Small unit concrete pavers

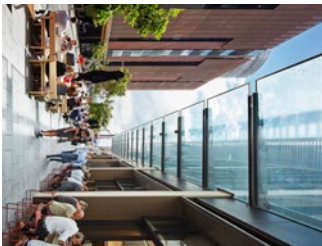
### Indicative Plant Schedule

Botanical Name	Common Name	Mature Height	Pot Size	Spacing
Trees				
Acmena cvs.	Lillypilly	10m	200L	As shown
Buckinghamiana cellissima	Ivory Curt Tree	8m	200L	As shown
Ficus microcarpa hillii	Hill's Weeping Fig	10m	500L	As shown
Understorey				
Clematis aristata	Southern Clematis	2000mm	1500mm	10000mm
Cordyline stricta	Common Cordyline	1m	200mm	8000mm
Dianella caerulea	Flax Lily	400mm	150mm	300mm
Lomandra hystrix 'Katie Belle'	Mat Rush	500mm	200mm	400mm
Plectranthus 'Mona Lavender'	Lavender Spur Flower	200mm	150mm	300mm
Viola hederacea	Native Violet	300mm	150mm	300mm

## Precedent Images



## Vibrant laneways



Activated edges



Useful edges



Pedestrian thoroughfares

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park  
Architects: Bates Smart

Architects: **Bates Smart**

Client:

Frasers Property Group  
Wintan Property Group

Drawn: **AL**

Checked: **DF**

Scale: **As shown**

Date: 12 February 2018



# Landscape Concept Master Plan

Dwg no.: **B17024 - LA03**

Rev: H





Detail Plan      Scale 1:500

- Key**
- Coolinga Street streetscape works
    - Ecotrihex footpath pavement
    - Pavement extended to maximise active frontage spill-out
    - New street tree planting: Eucalyptus microcorys in mass planted tree pits
    - Potential for installation of WSUD (infiltration) tree pit
  - Concrete unit pavement to building frontage under colomnade with spill out tables and seating
  - Giffnock Avenue Streetscape works
    - Granite unit pavement to footpath
    - New street trees in mass planted tree pits and turf verge: Angophora floribunda. Potential for installation of WSUD (infiltration) tree pit
    - Concrete unit pavement to building frontage
    - Significant existing trees retained in mass planted beds
  - New bench seating
  - Mass planted verge where no access to vehicular parking on street is required
  - Lane Cove Road Streetscape works
    - Granite unit pavement
    - New street tree planting: Lophostemon confertus in mass planted verge
    - Planted verge proposed to provide a barrier between pedestrians and a busy section of Lane Cove Rd)
    - Stair access to tenancies. Bench seating and bands of planting to break extent of stairs. Intended to make reference to the geology of the site; sandstone outcrops and perched planting
  - Bicycle parking to Ryde Council's standards

Indicative Plant Schedule				
Botanical Name	Common Name	Mature Height	Pot Size	Spacing
Trees				
Eucalyptus microcorys	Tallowwood	20m	200L	As shown
Angophora floribunda	Rough-barked Apple	20m	200L	As shown
Lophostemon confertus	Brush Box	15m	200L	As shown
Understorey				
Isoplepis 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
Angozanthos '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

Precedent Images



Lush planted streetscape with shade trees

Activated edges

Planted stairway entry





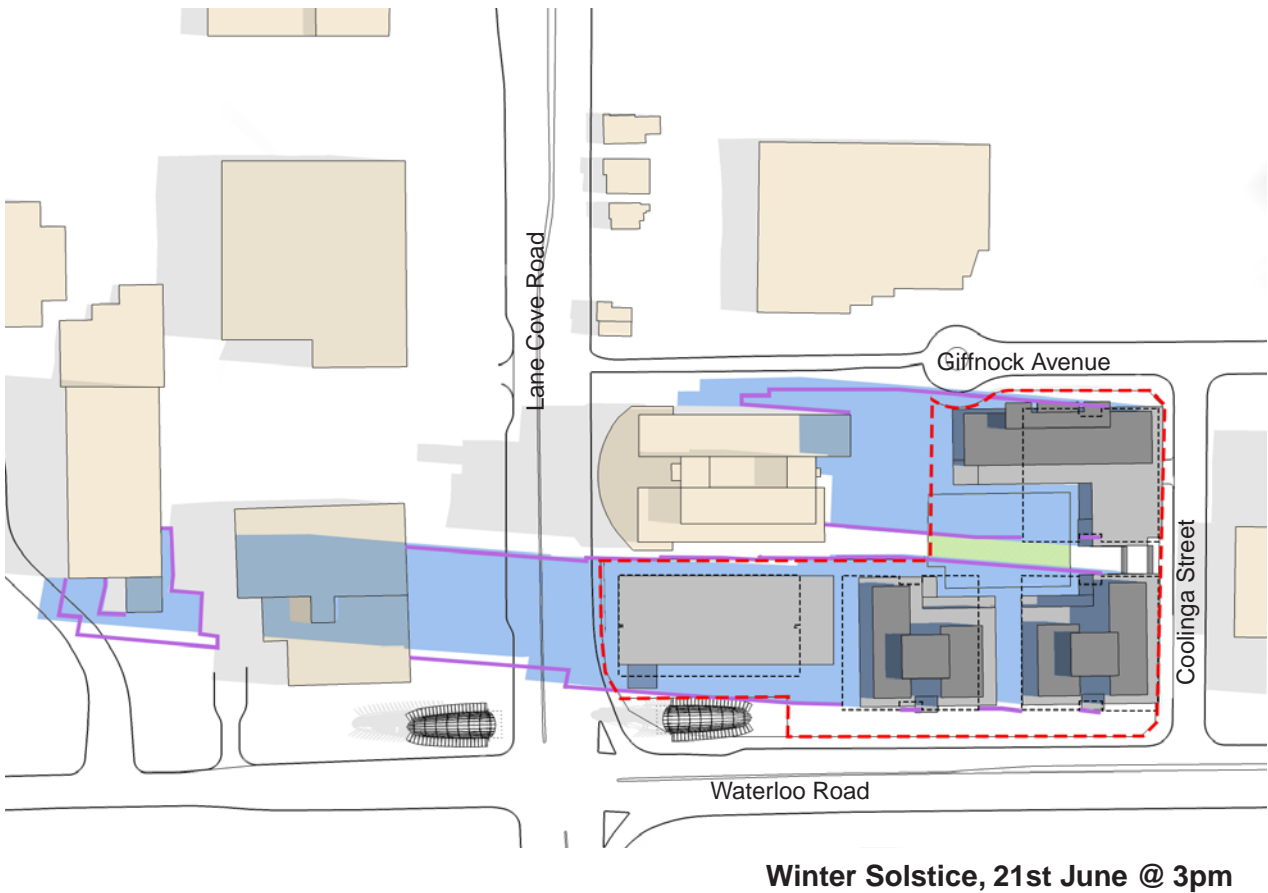
# APPENDIX 5.4

# SHADOW DIAGRAMS

# S75W SCHEME

### Legend

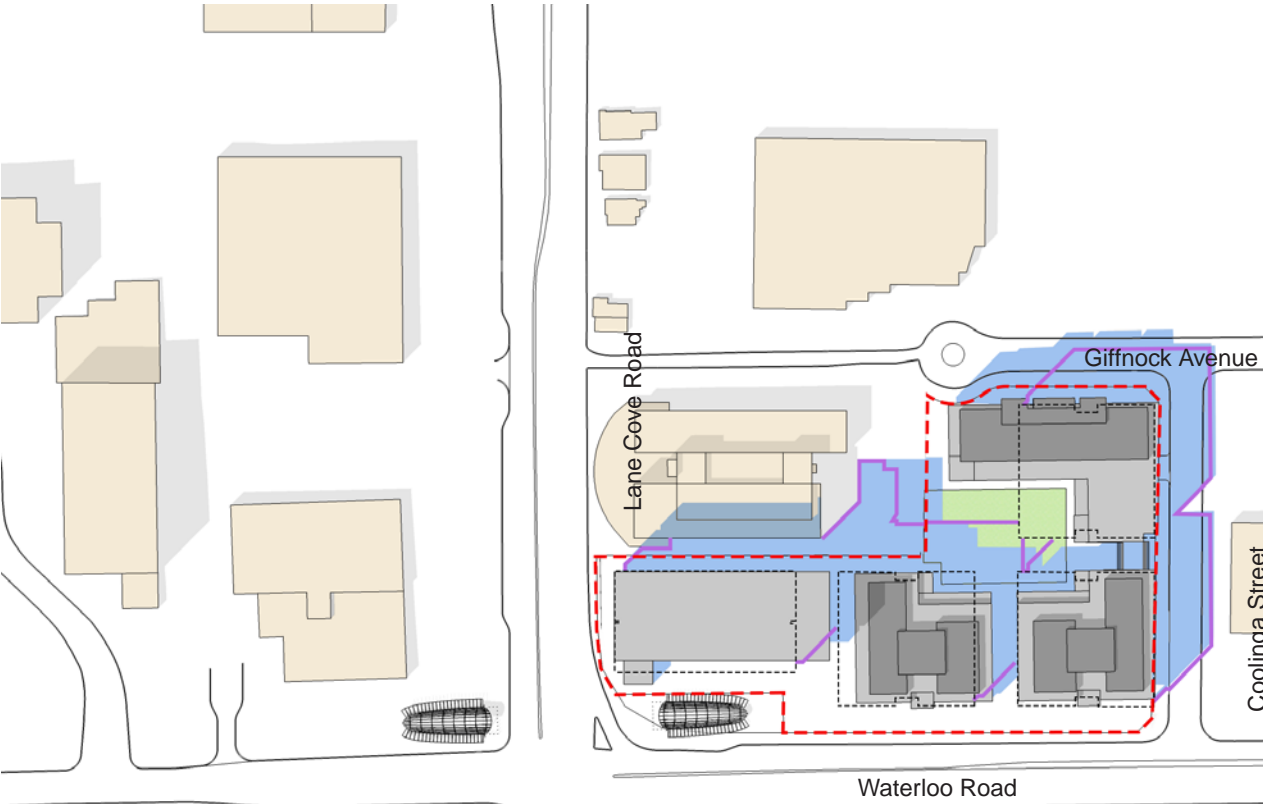
- Development boundary
- Proposed Shadow
- Existing Buildings
- Existing Shadow
- Outline of shadow - Approved masterplan
- Outline of envelope - Approved masterplan



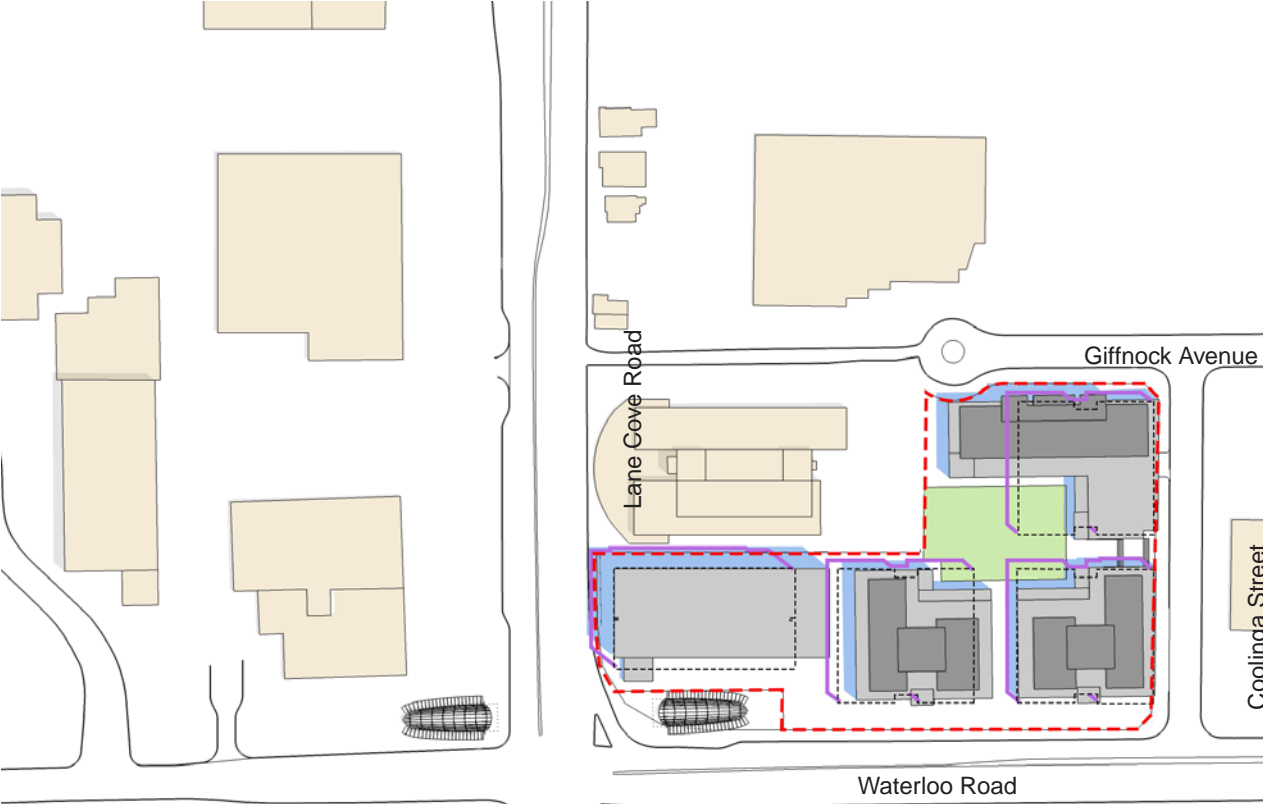


Shadow Study  
Proposed development envelope

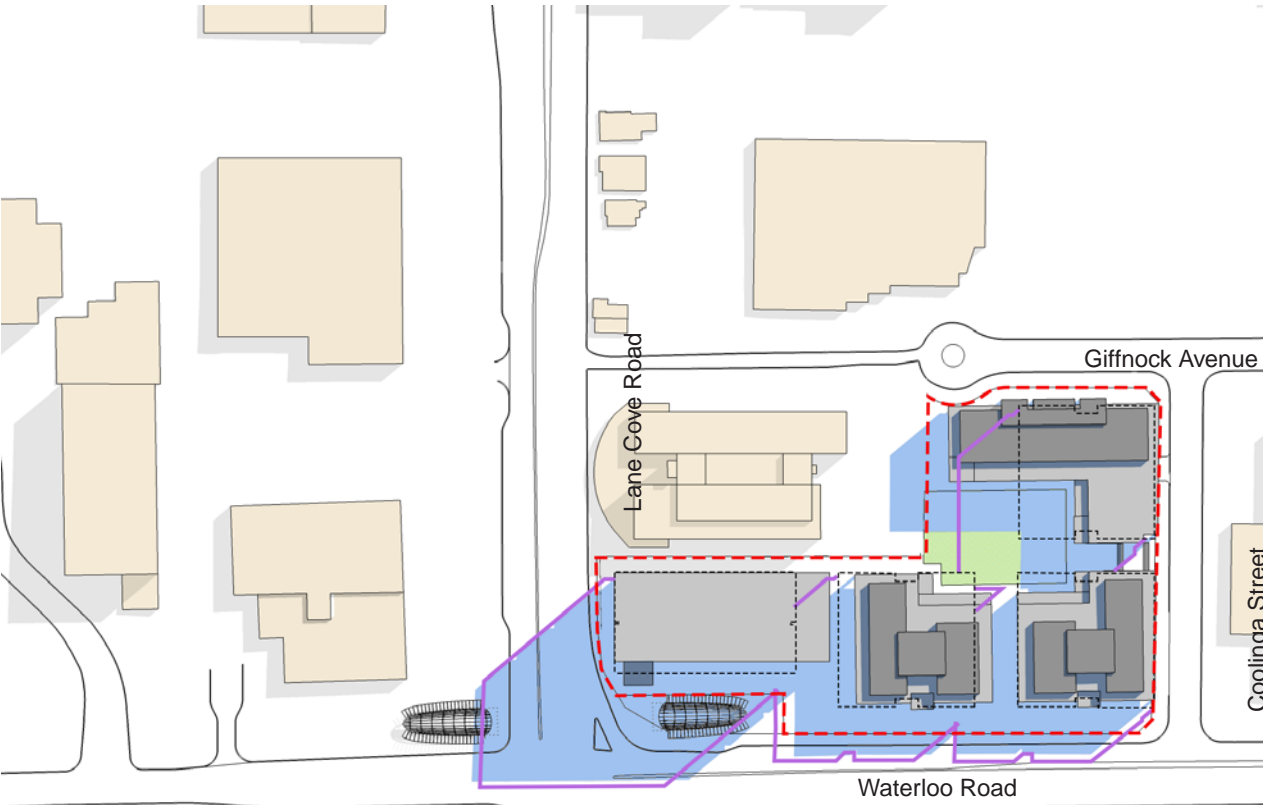
- Legend**
- Development boundary
  - Proposed Shadow
  - Existing Buildings
  - Existing Shadow
  - Outline of shadow - Approved masterplan
  - Outline of envelope - Approved masterplan



Summer Solstice, 21st December @ 9.00am



Summer Solstice, 21st December @ 12 noon



Summer Solstice, 21st December @ 3pm



Legend

- Development boundary
- Proposed Shadow
- Existing Buildings
- Existing Shadow
- Outline of shadow - Approved masterplan
- Outline of envelope - Approved masterplan

