

MACQUARIE PARK COMMERCE CENTRE WATERLOO RD

SECTION 75W ARCHITECTURAL DESIGN STATEMENT
AMENDMENT
S10758
JUNE 2018

BATESSMART™



CLIENT

Development Management

Winten Property Group

Frasers Property



CONSULTANTS

Architects & Urban Design	Bates Smart
Planning Consultant	Ethos Urban
Structure	Enstruct
Services / ESD	WSP
Traffic	Ason Group
Landscape	Aspect Studio
Surveyor	Boxall
Civil and Stormwater	Arcadis
BCA	SWP
DDA	Morris Goding
Wind Consultant	Windtech Global

PROJECT NUMBER

S10758



ARCHITECTURE
INTERIOR DESIGN
URBAN DESIGN
STRATEGY

MELBOURNE

1 Nicholson Street Melbourne
Victoria 3000 Australia
T +61 3 8664 6200
F +61 3 8664 6300

SYDNEY

43 Brisbane Street
Surry Hills New South Wales
2010 Australia
T +61 2 8354 5100
F +61 2 8354 5199

WWW.BATESSMART.COM

ABN 68 094 740 986

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Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

	CONTENTS	
1.0	SECTION 75W AMENTMENT	04
	1.1 Approved Concept Plan Scheme	04
	1.2 Originally Proposed Concept Plan Scheme	06
	1.3 Amended Concept Plan Process	08
	1.4 Amended Concept Plan Scheme	10
	1.41 Coolinga St Entry	13
	1.5 Shadow Study	14
	1.6 Comparison Study	22
2.0	APPENDICES	23
	2.1 Architectural Drawings and Area Schedule	24
	2.2 Landscape Plan	41

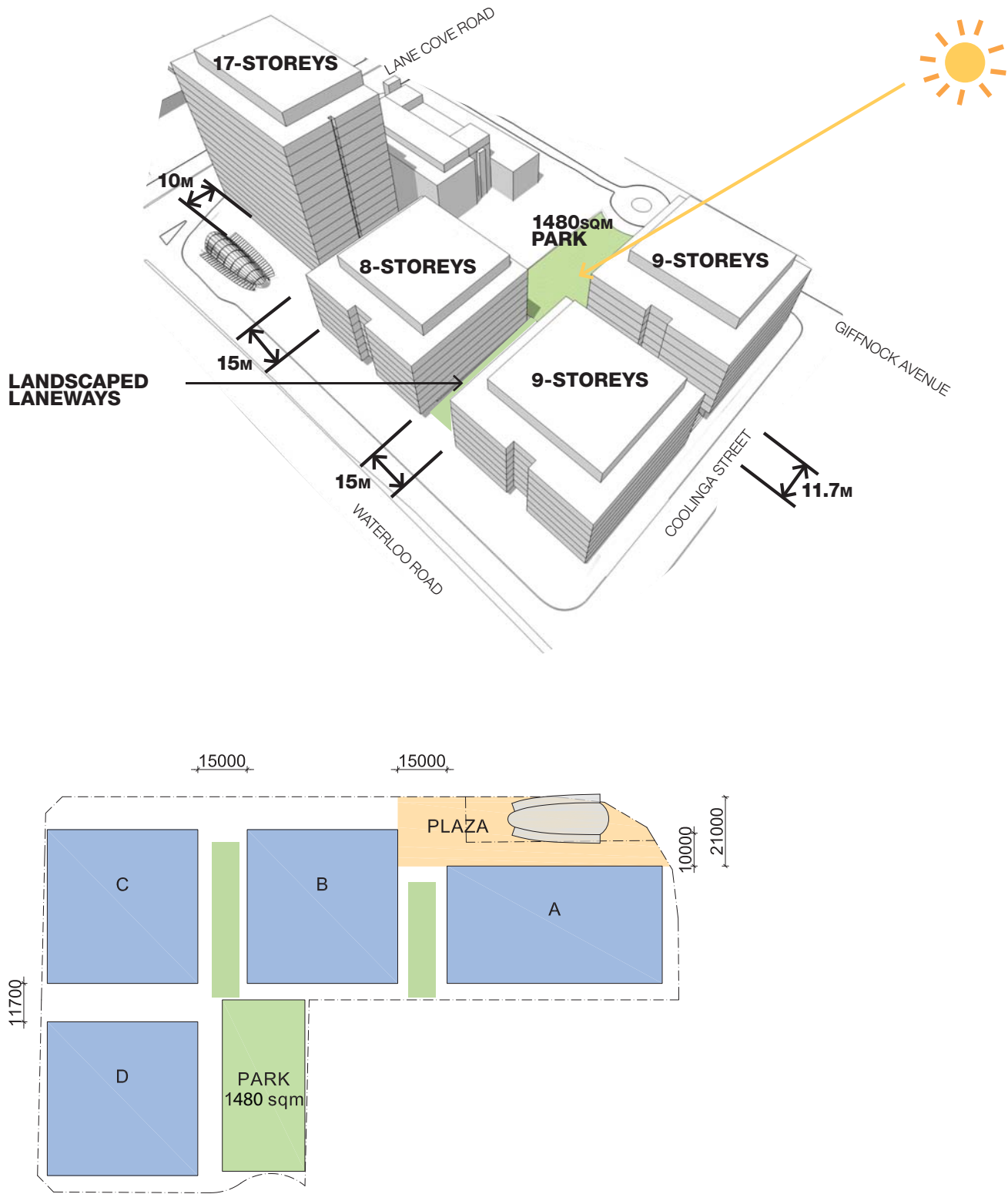
1.1 S75W AMENDMENT APPROVED CONCEPT PLAN SCHEME

The approved Concept Plan for the development achieved a GFA of 83,368sqm across 4-buildings with a maximum height of 17-storeys or 69.3m.

The scheme created the desired through site links and Station Plaza (2,300sqm) with open space of 1480sqm fronting the car park to the adjoining Hyundai building and Giffnock Avenue

A setback of 10m to Waterloo Road created a boulevard linking Coolinga Street to station entry. Building separation was 15 metres with landscaped laneways between buildings.

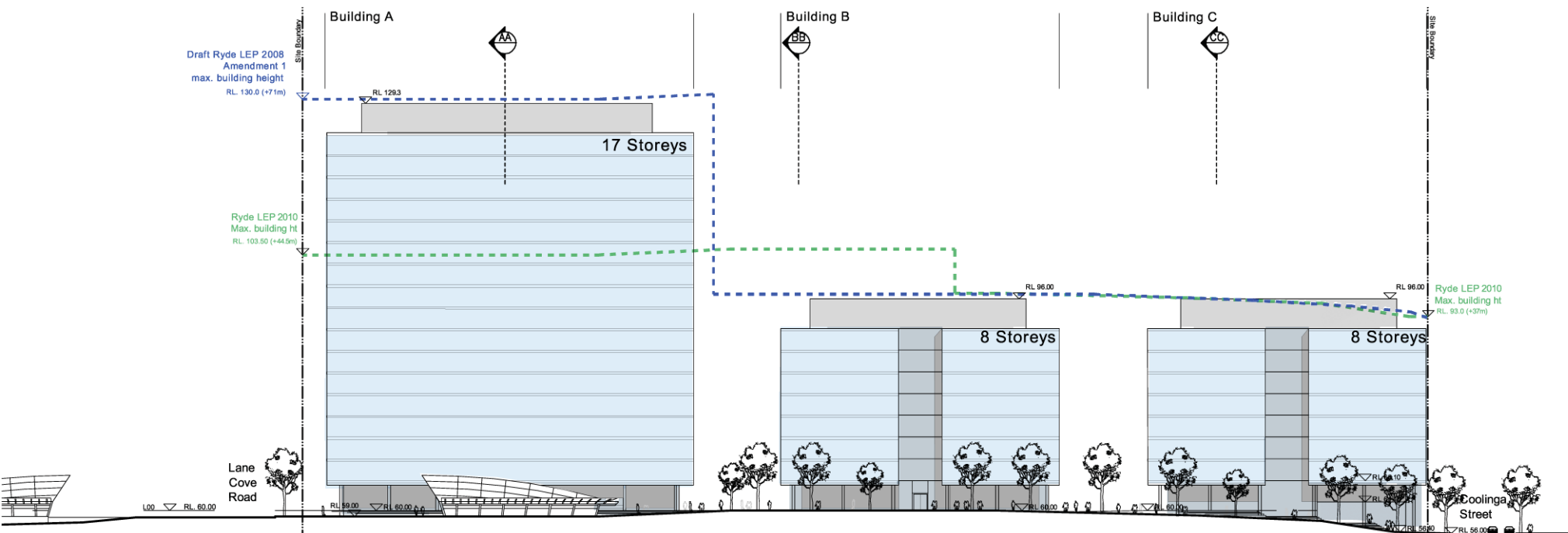
The CPA achieved the objectives of the LEP by increasing height and density around the Macquarie Park Station, respects built form controls and creates permeable public space.



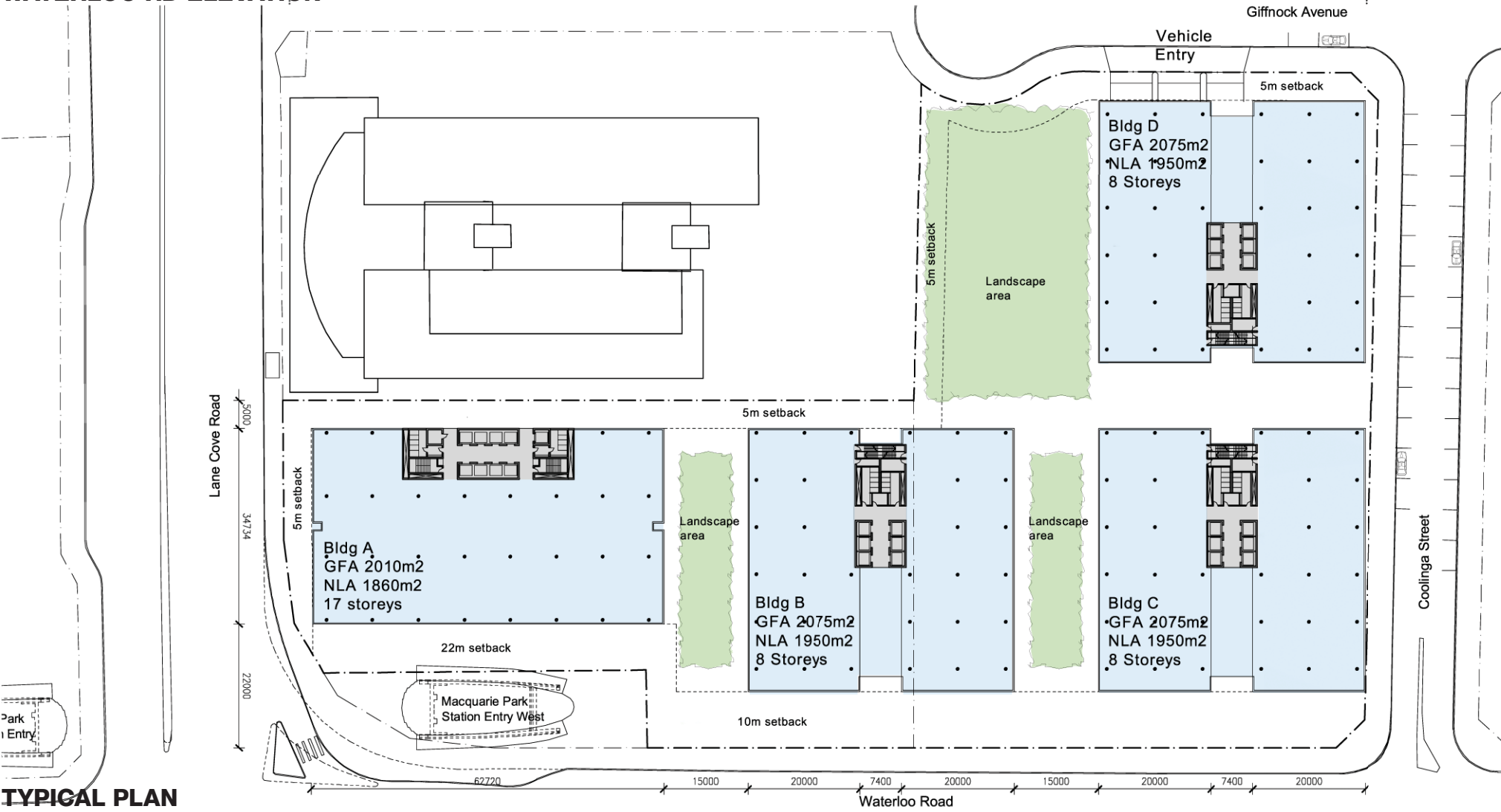
1.1 S75W AMENDMENT APPROVED CONCEPT PLAN SCHEME



SCHEME SUMMARY



WATERLOO RD ELEVATION



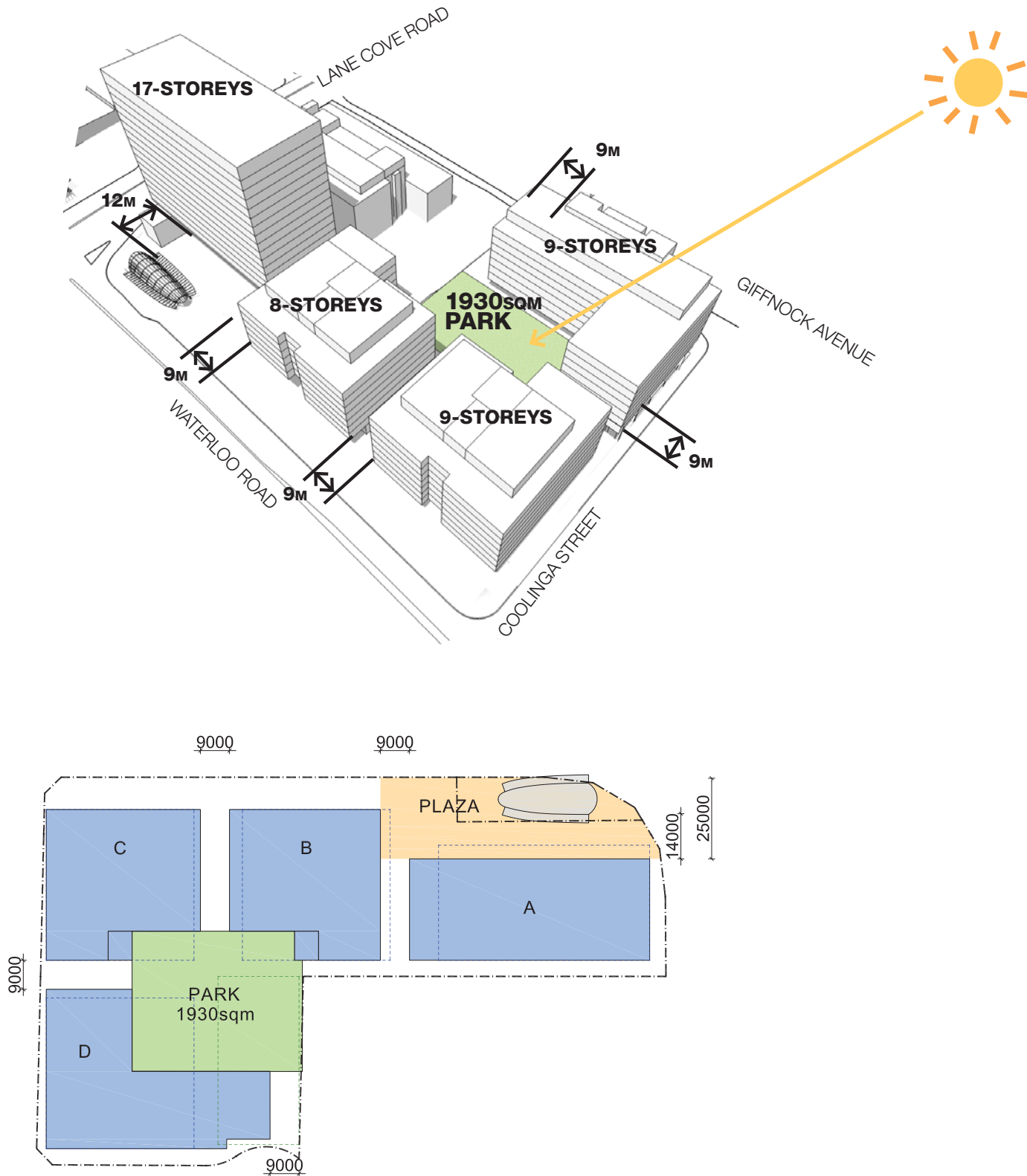
TYPICAL PLAN

1.2 S75W AMENDMENT ORIGINALLY PROPOSED CONCEPT PLAN SCHEME

The originally proposed Section 75W scheme retained the maximum building height of 17-storeys or 69.3m with a total GFA 83,368sqm equal to that of the approval.

Building separation reduced to a minimum of 9m to concentrate landscaped area to a larger more central park location. The access at Coolinga Street increased to 13m when factoring in the 4m colonnade at ground level by relocating the basement entry to segregate pedestrians from vehicles.

By way of these changes, the open space increased to 1930sqm (30% uplift) and the station plaza increased to 3,221sqm (40% uplift). This altered building configuration, in particular Building D, allowed for additional daylight access throughout the year. (refer to shadow study)



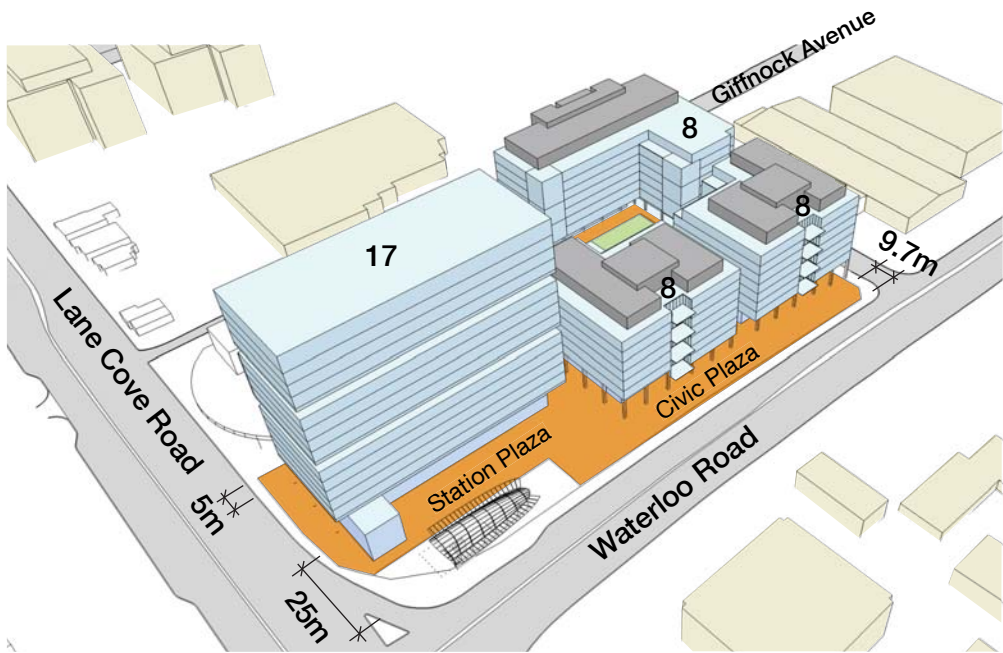
1.2 S75W

AMENDMENT

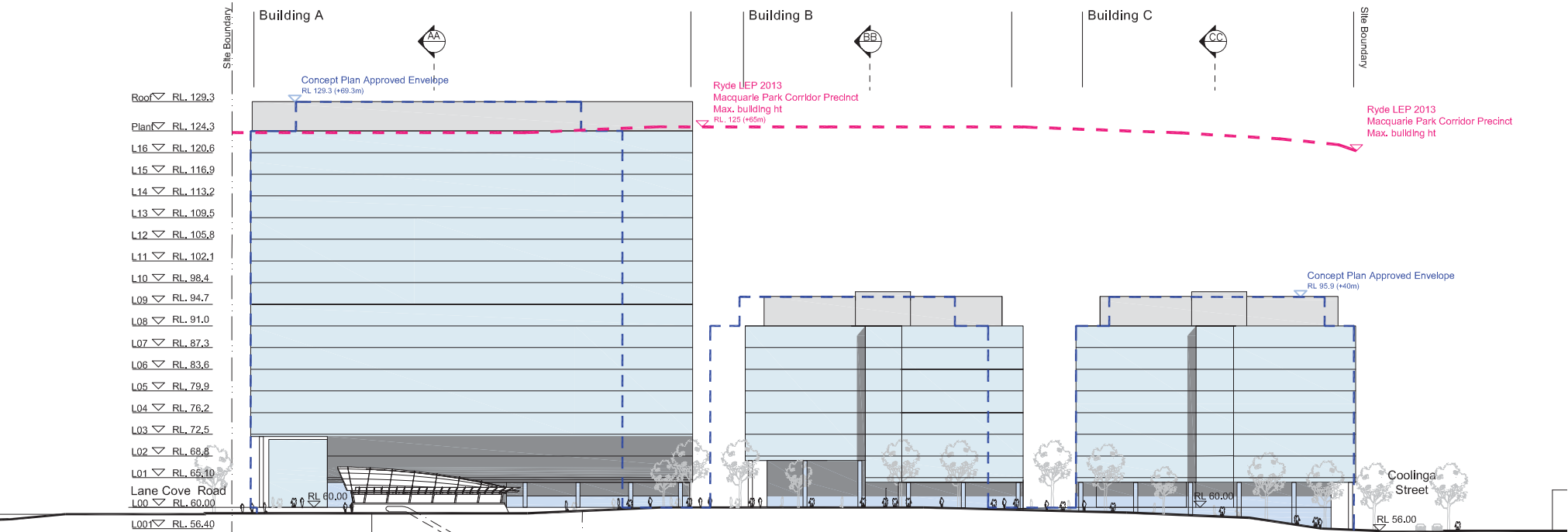
ORIGINALLY PROPOSED

CONCEPT PLAN

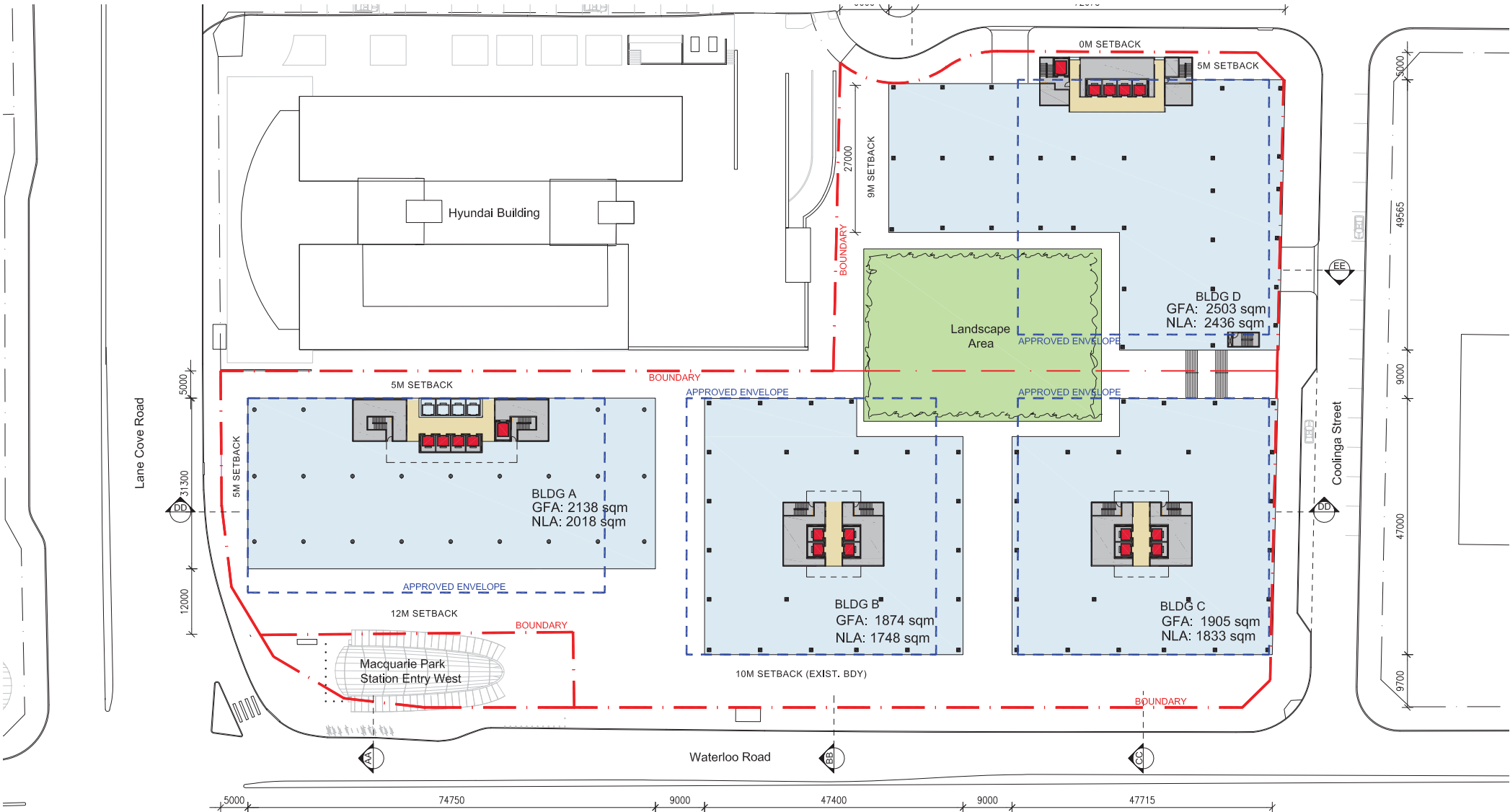
SCHEME



SCHEME SUMMARY



WATERLOO RD ELEVATION



TYPICAL PLAN

1.3 S75W AMENDMENT AMENDED CONCEPT PLAN PROCESS

The Amended Concept Plan is the culmination of ongoing consultation and design development with agencies and Council. It incorporates and addresses feedback received from agencies during the application referral process from Council via discussions prior to the lodgement of the Modification Application and through the post-lodgement phase. This has included meeting with Council's independent Urban Design Review Panel (UDRP) and incorporating design changes as suggested by this Panel. The final scheme demonstrates that through minor changes to the building envelopes, a number of improvements can be realised that benefit both the future tenants on the site and the greater public, and would not otherwise be possible under the approved Concept Plan. These include:

- Providing a large public plaza around the future Macquarie Park Metro Station entry;
- Creating a significant, more usable, and activated publicly accessible central park with connection to the Coolinga Street frontage;
- Retaining pedestrian through-site links and segregating vehicle and pedestrian entries; and
- Creating activated laneways between buildings, for a vibrant ground plane.

GROUND FLOOR PLAN

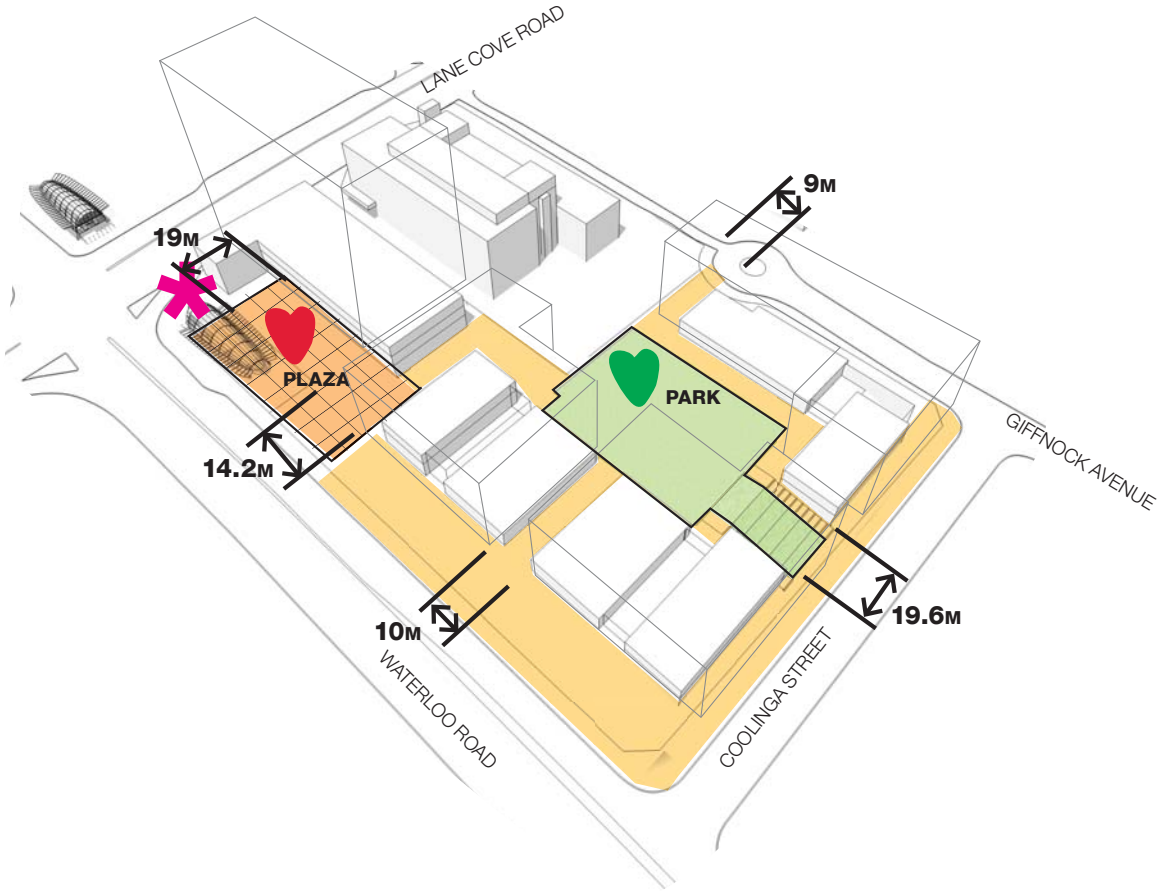
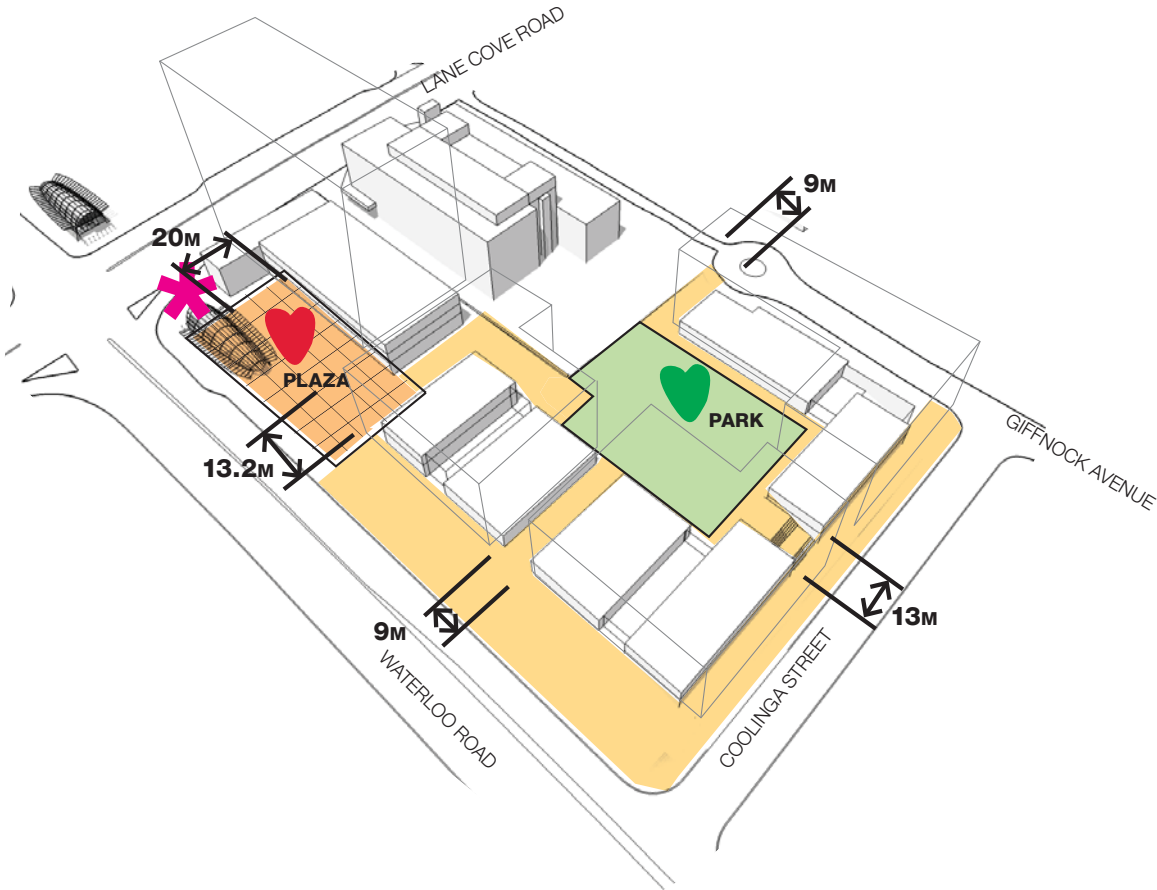
ORIGINALLY PROPOSED

The aim of the originally proposed ground floor plan was to maximise through site access and provide a safe, high quality and varied pedestrian experience. The mix of plaza's, laneways and the central park provides a high level of amenity adjacent to a primary metro station.

AMENDED

The amended ground floor concept builds on the key outcomes of the originally proposed concept plan.

The ground floor has been modified to increase public access through the site. By increasing laneways and providing a main landscaped entry along Coolinga St, the amended concept ground floor plan provides an expansive visual and physical connection to the central park.



1.3 S75W AMENDMENT AMENDED CONCEPT PLAN PROCESS

The following describes the amendments to the originally proposed section 75w Plan.

1. Increase the building separation to 10m along Waterloo Road

Building B & C separation increased 1m by moving Building B toward Building A

Building A's proportions have been adjusted to accommodate the increased building separation. Length was reduced by 2m and width increased by 1m

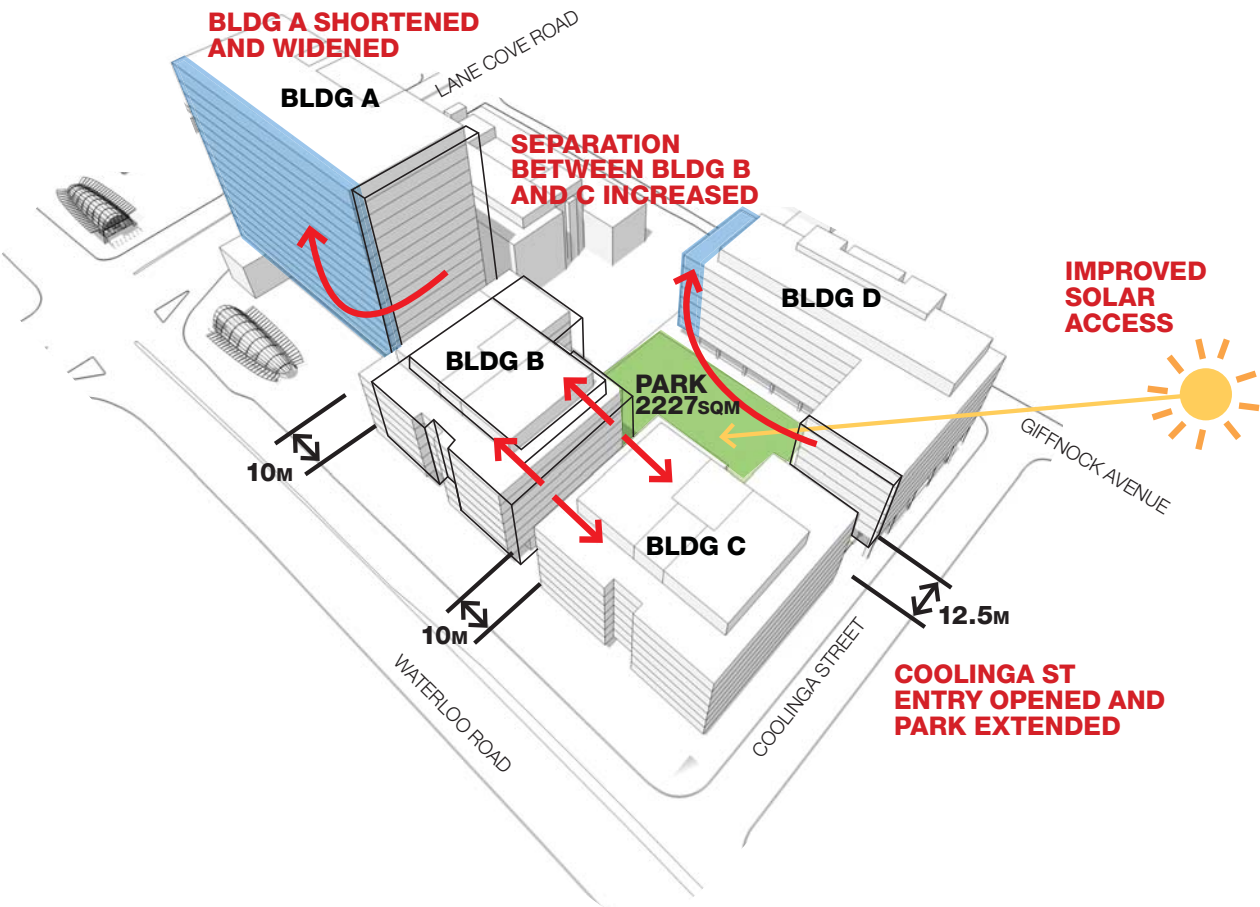
These adjustments achieved a minimum building separation of 10m to the Waterloo Rd frontage and 14.2m between Buildings A & B at ground level.

2. Central Park Street Connection

In order to provide a street connection to the central park, Building D's proportions have been adjusted by reducing the Coolinga St wing by approximately 3.5m and increasing the Giffnock Ave wing by the same.

These adjustments increased building separation on the Coolinga street frontage from 9m to 12.5m and increased the ground level entry to the park from 13m to 19.6m.

The Giffnock Ave frontage is setback 5m from boundary, the ground floor however, is kept as a 9m thoroughfare to maximise pedestrian flow with a 4m colonnade.



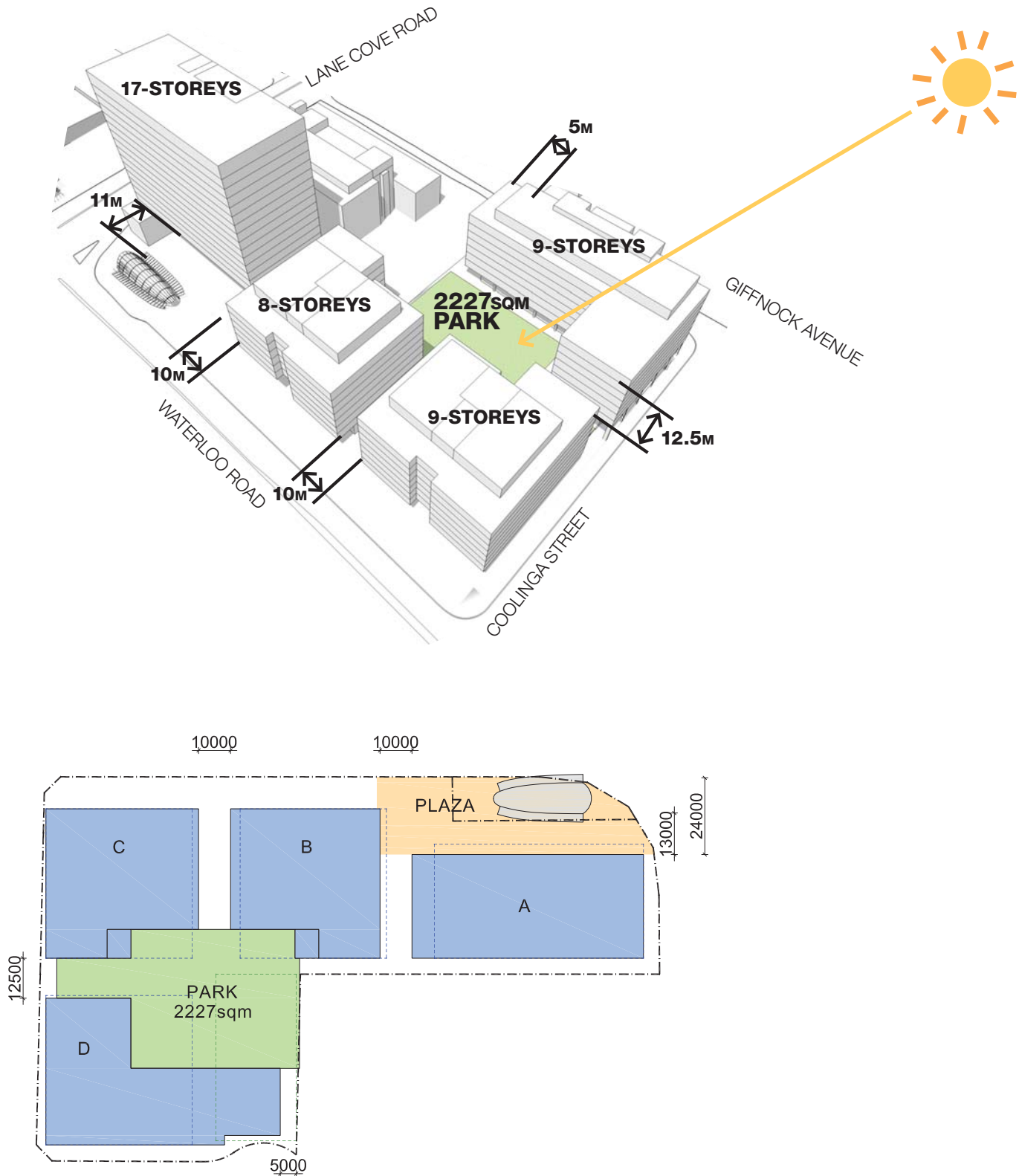
1.4 S75W AMENDMENT AMENDED CONCEPT PLAN SCHEME

The amended Section 75W scheme retains the maximum building height of 17-storeys or 69.3m with a total GFA 83,368sqm equal to that of the approval.

Building separation is a minimum of 10m to Waterloo Road and increased to 12.5m on Coolinga Street, increasing to 19.6m at Coolinga Street and 14.2m between Buildings A&B when factoring in the colonnades at ground level.

The park increases to 2227sqm (50% uplift from the approved) and the station plaza increases to 3,865sqm (25% uplift from the approved).

This altered building configuration, in particular Building D, allows for additional daylight access throughout the year and public access to the central park. (refer to shadow study)



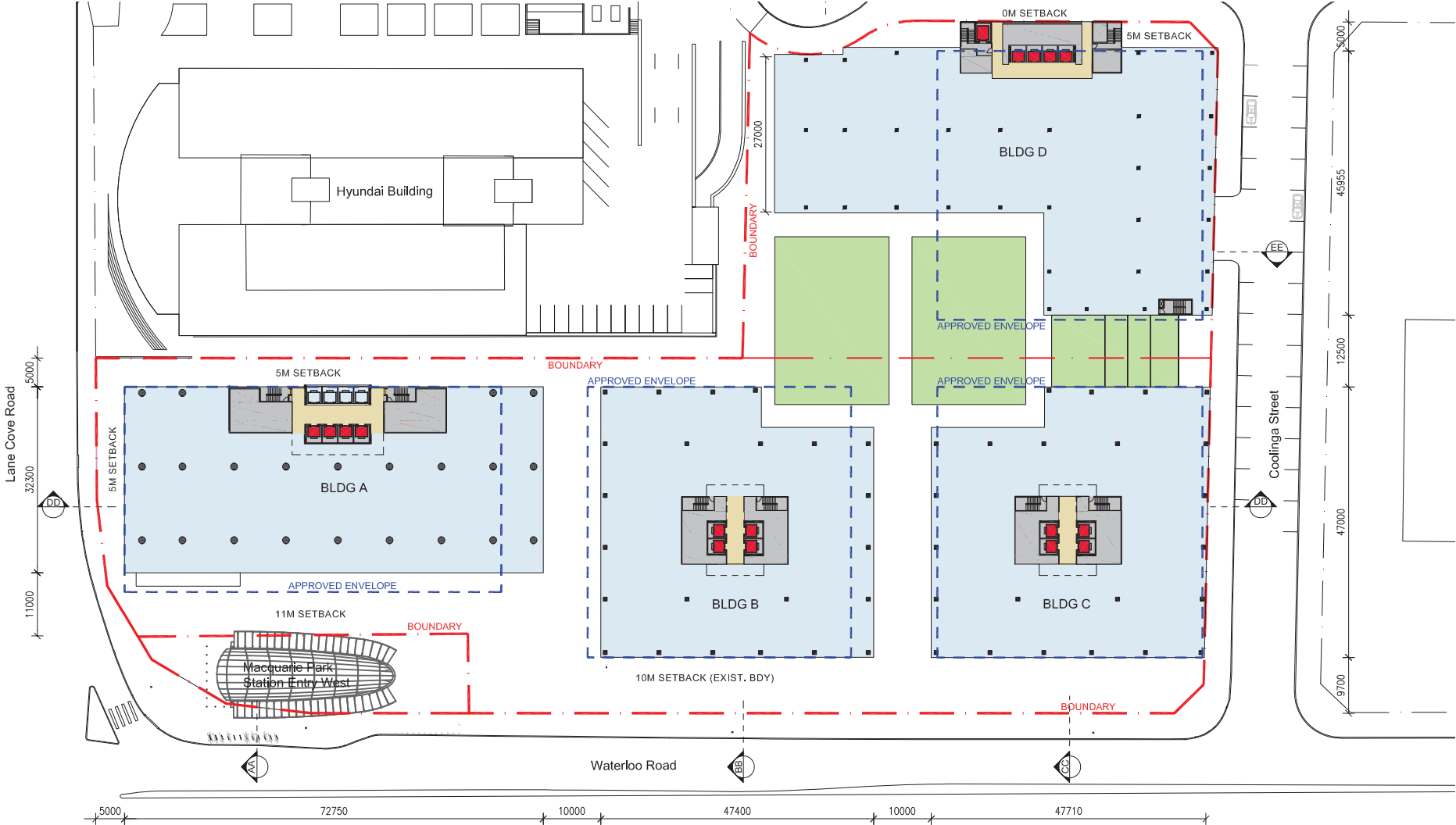
1.4 S75W
AMENDMENT
AMENDED CONCEPT
PLAN SCHEME



SCHEME SUMMARY



WATERLOO RD ELEVATION



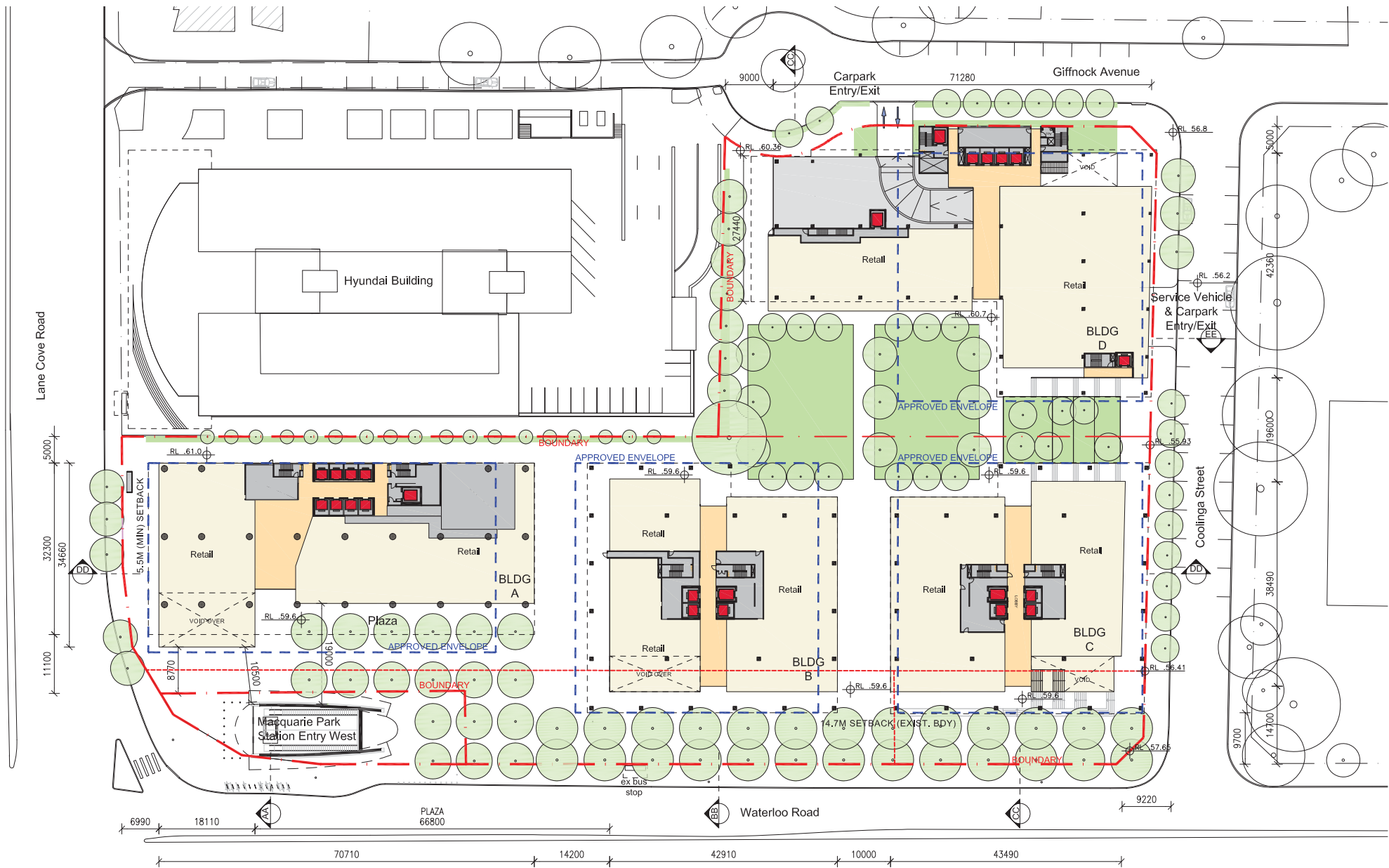
TYPICAL PLAN

1.4 S75W AMENDMENT AMENDED CONCEPT PLAN SCHEME

The amended ground plane concept evolved from the council UDRP process. A wider street entry to the park was desired to make the park more accessible to the public. This also increased solar access and landscaped area.

This scheme has been developed, alongside Aspect Studios, to create a beautifully landscaped, highly functional public domain with a focus on ease of pedestrian movement, desirable seating & gathering areas, passive recreation and visual connections.

The scheme modifications from the approval create larger public open spaces, such as the central park fronting Coolinga Street, and activated vibrant areas by creating retail laneways. The laneways, while wider still offer an intimate shelter from the precincts larger spaces. Colonnades and covered walkways provide access throughout the site.



1.41 S75W
AMENDMENT
AMENDED CONCEPT
PLAN
COOLINGA ST ENTRY



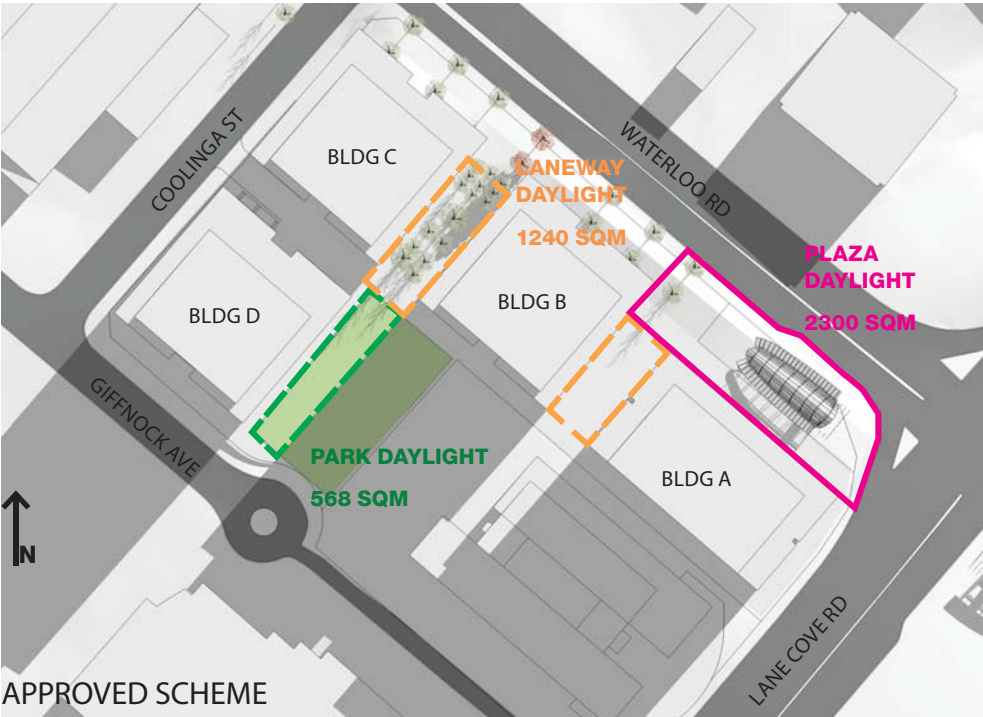
COOLINGA STREET ENTRY APPROVED CONCEPT PLAN



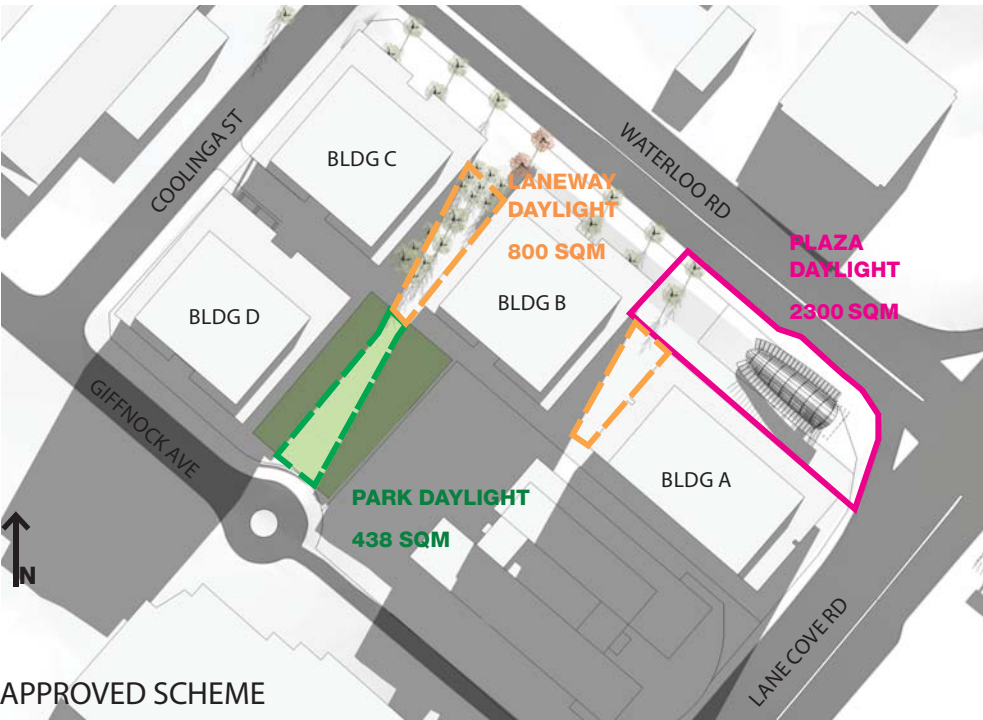
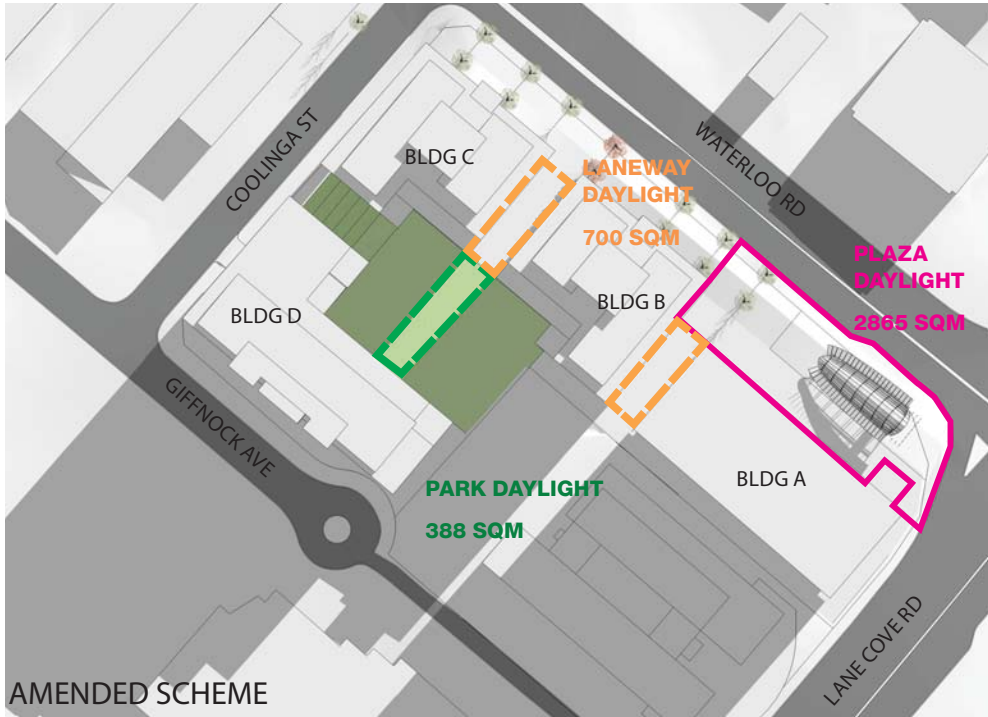
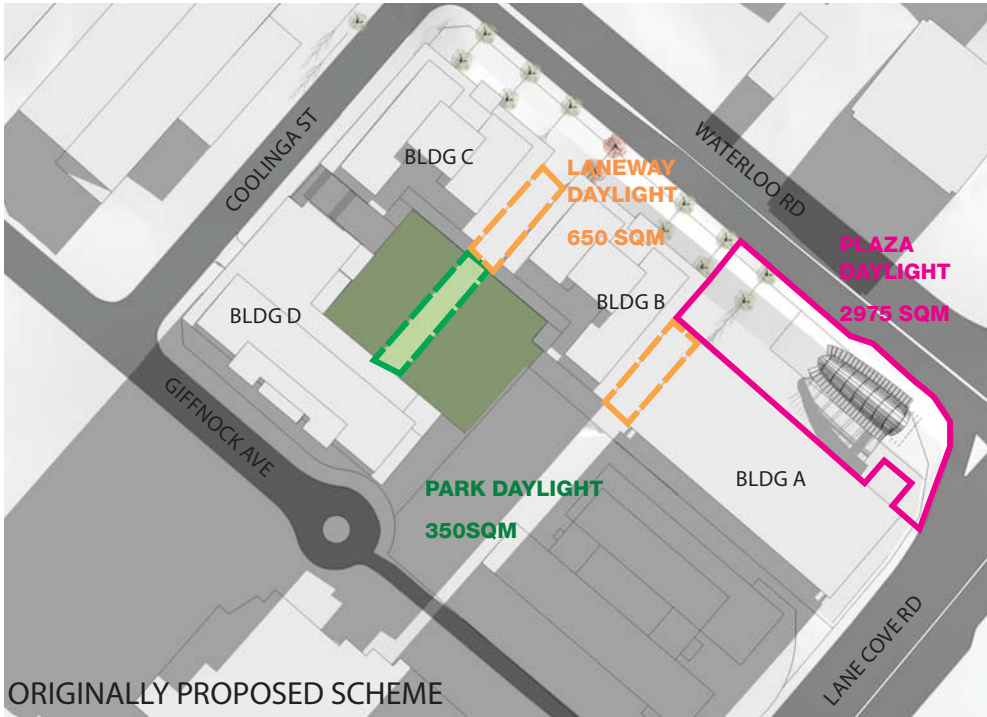
COOLINGA STREET ENTRY AMENDED CONCEPT PLAN

1.5 S75W AMENDMENT SHADOW STUDY

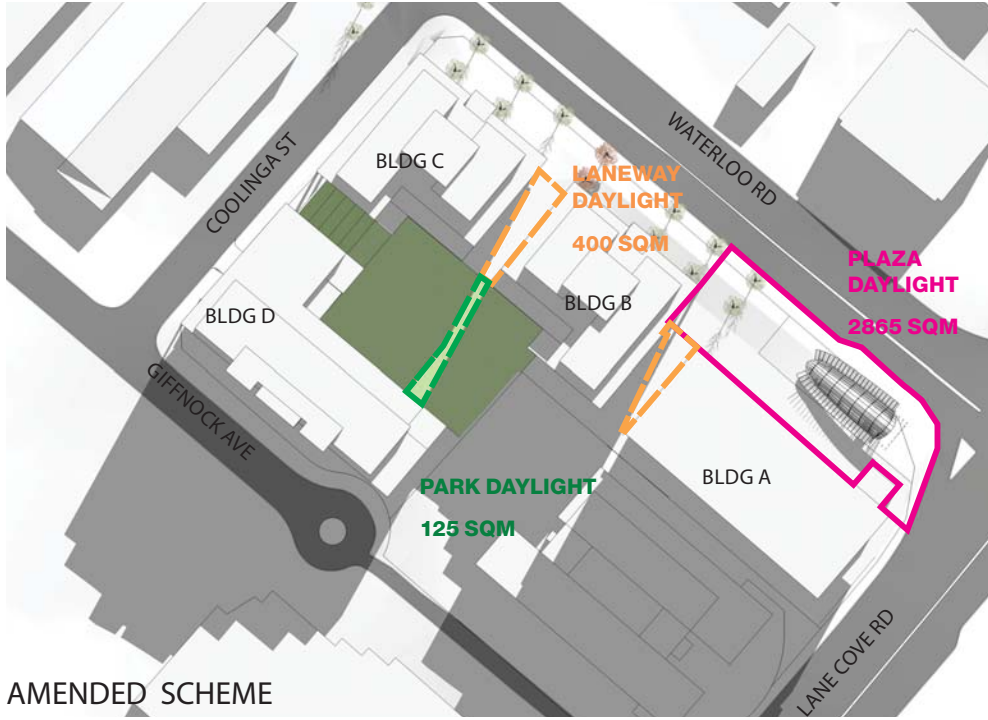
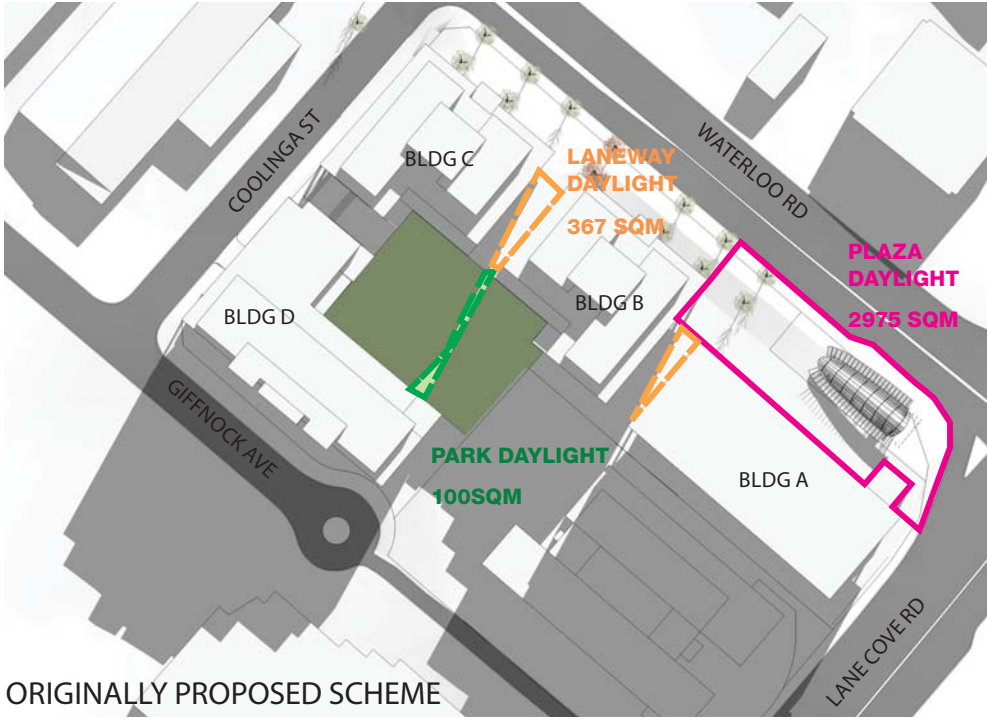
Winter Solstice



June 21st 9am

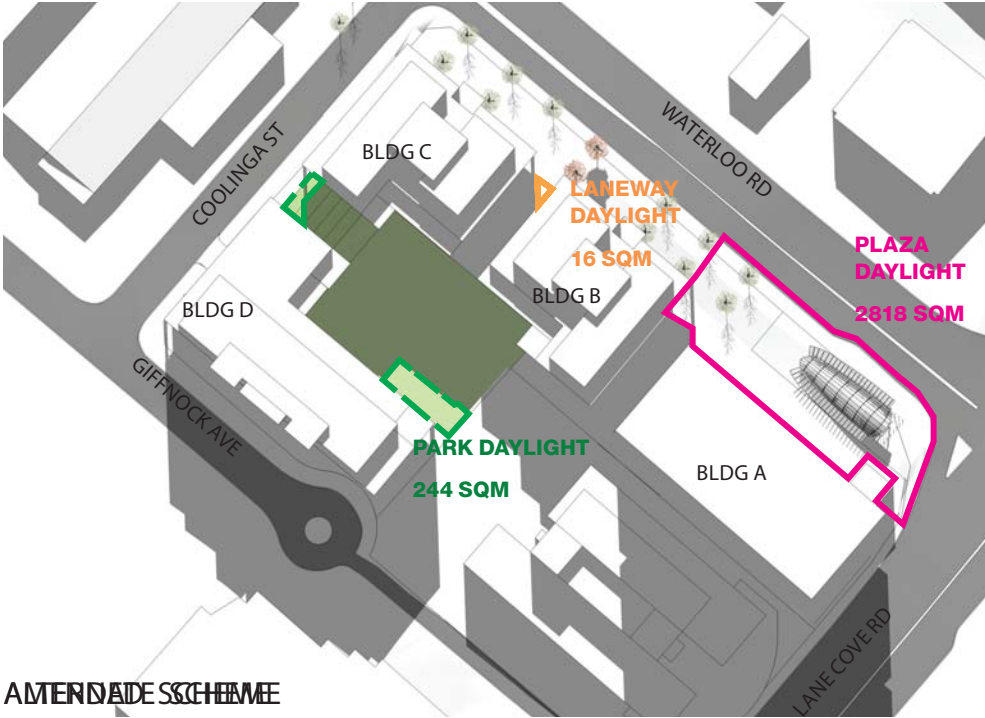
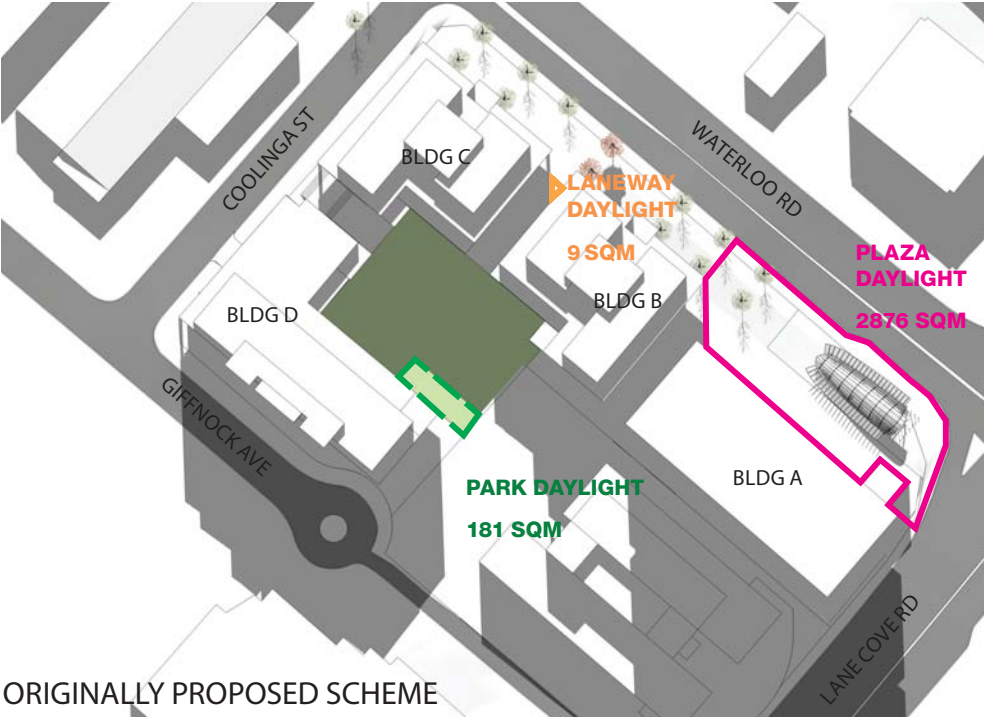
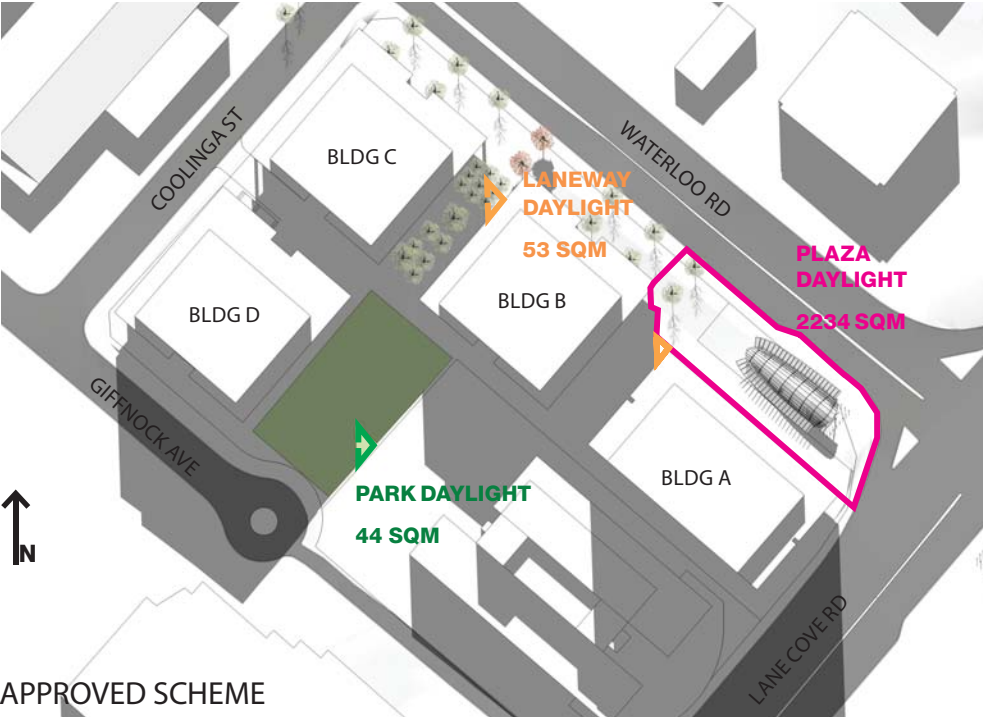
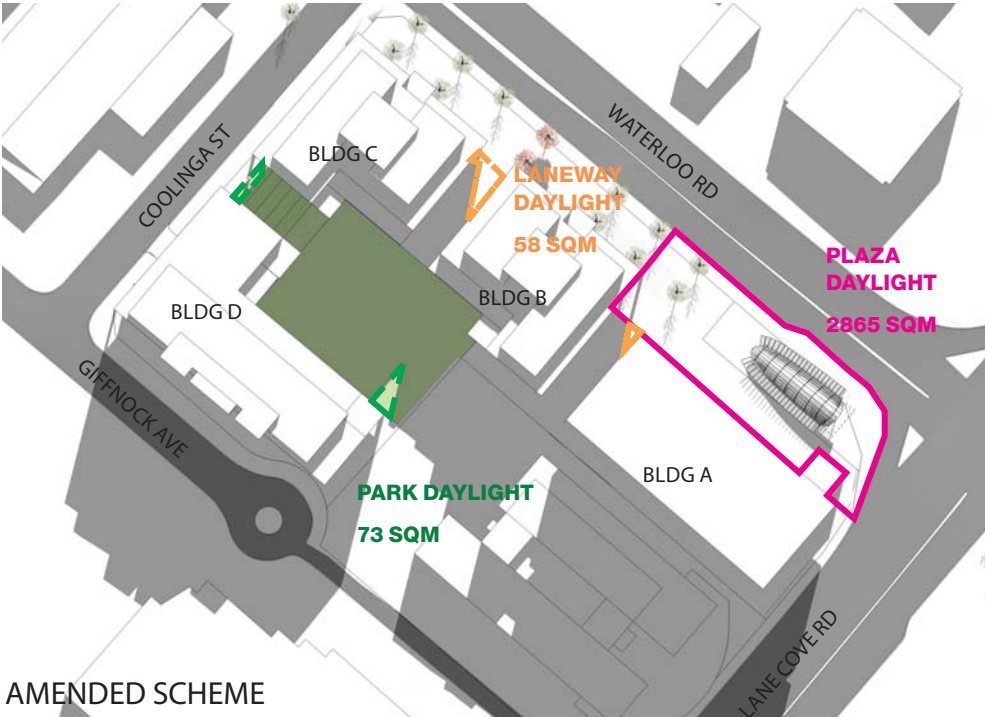
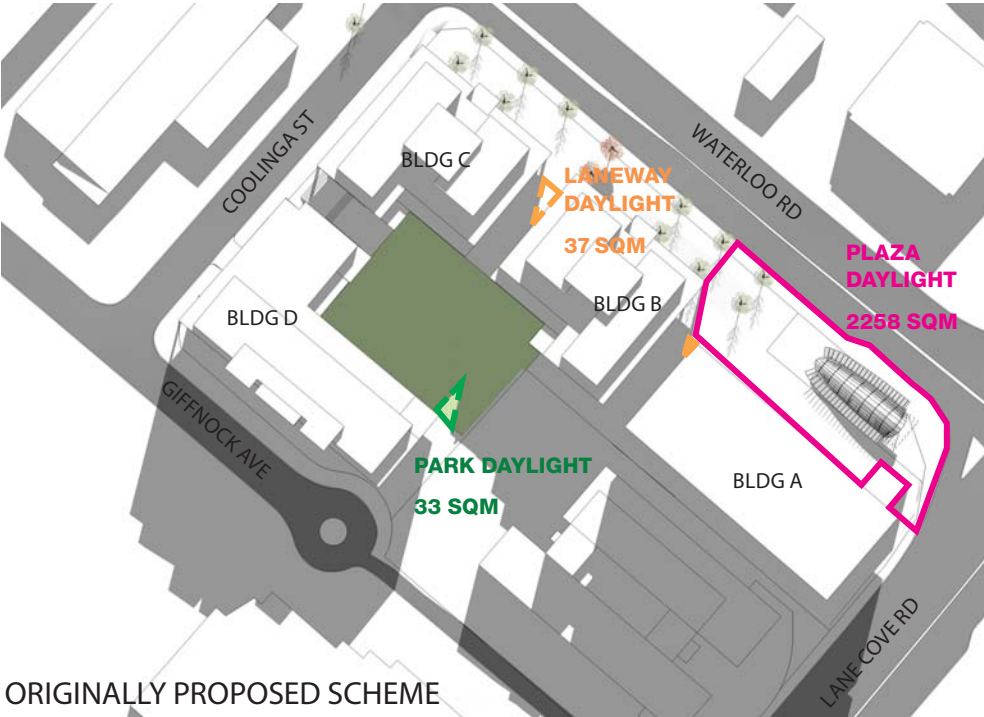
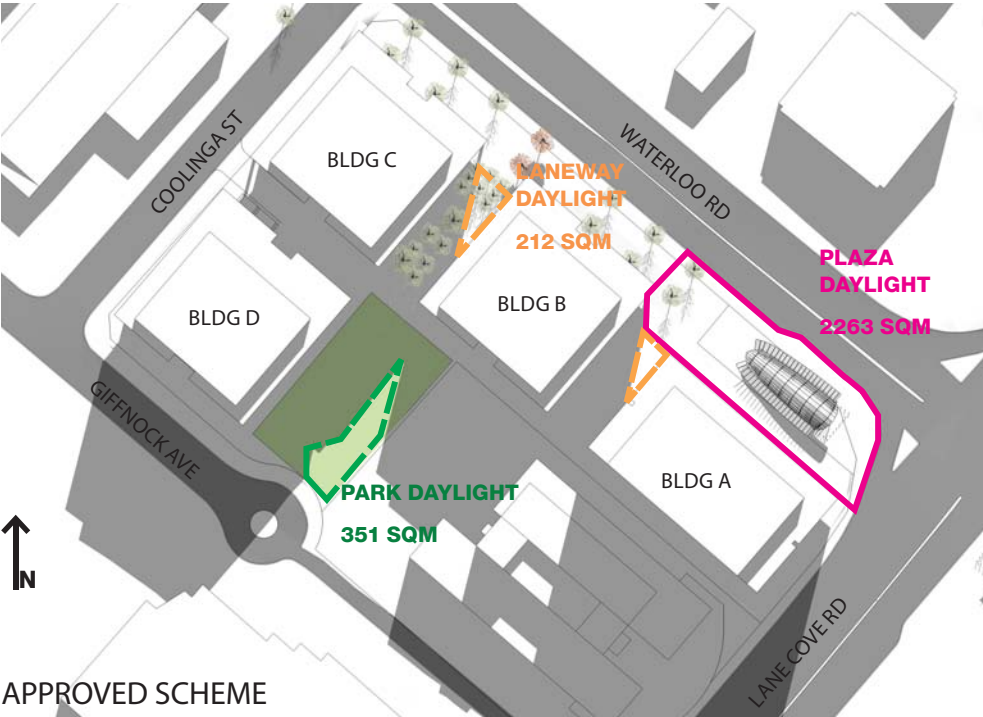


June 21st 10am



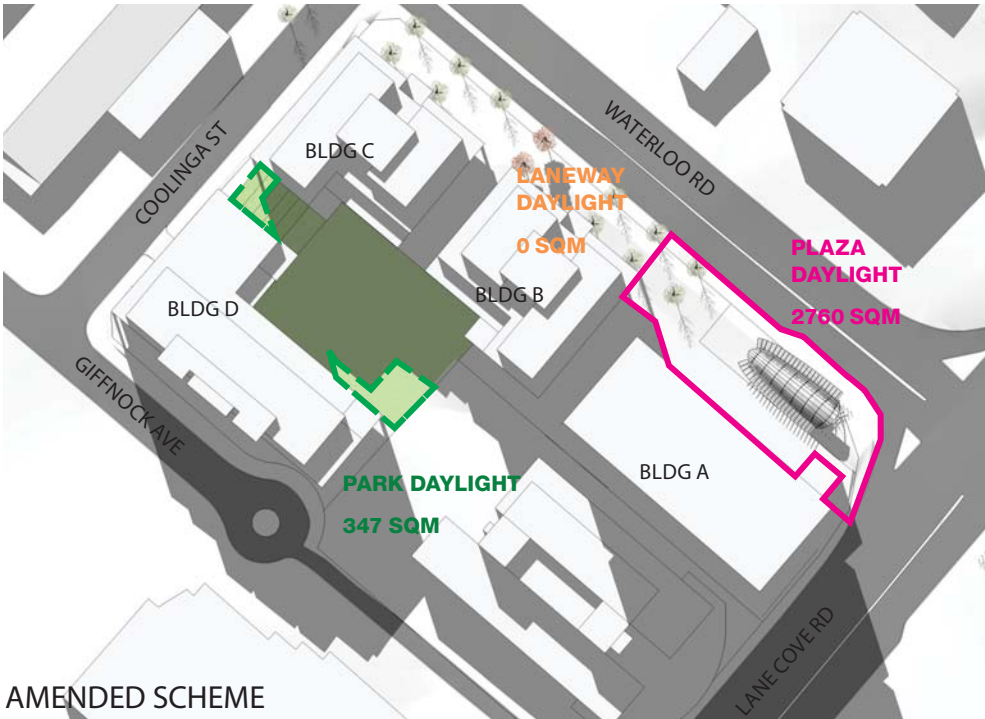
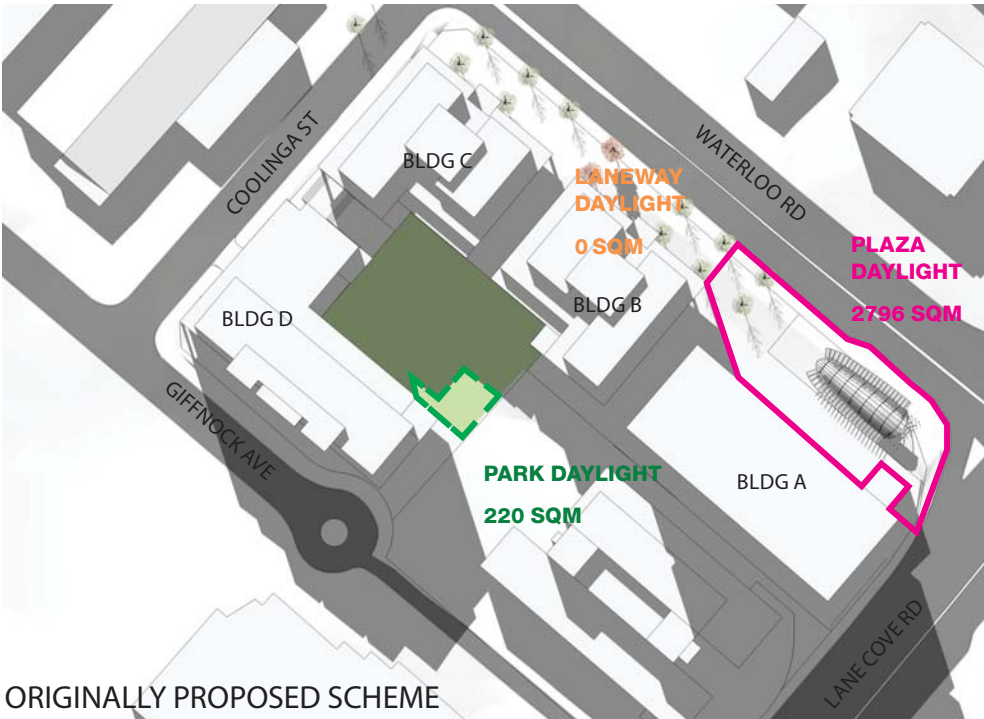
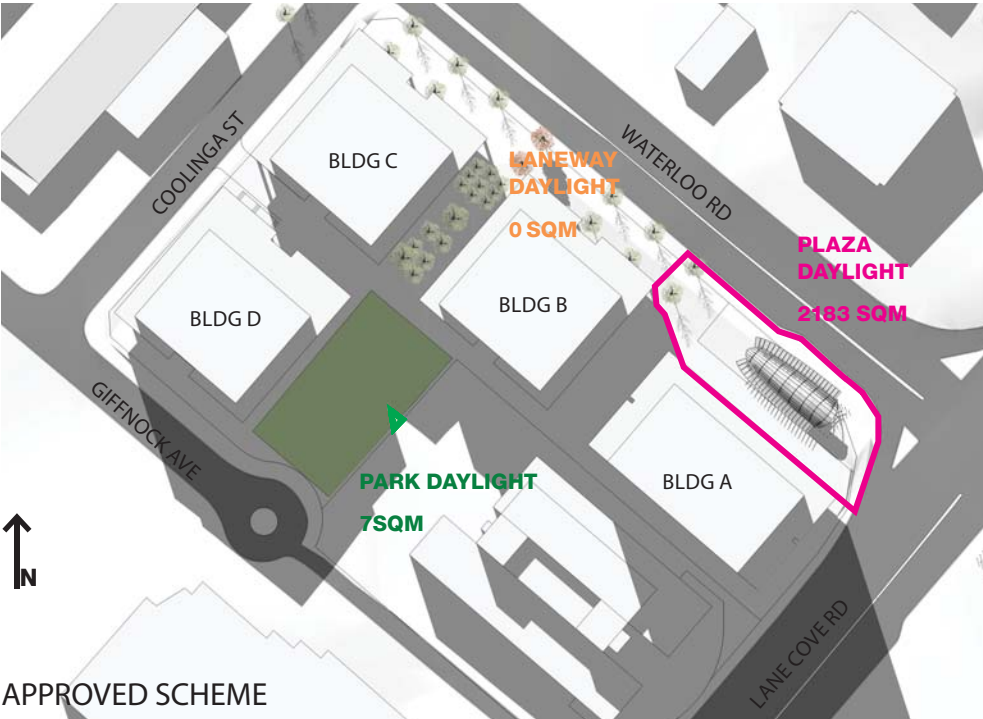
1.5 S75W AMENDMENT SHADOW STUDY

Winter Solstice

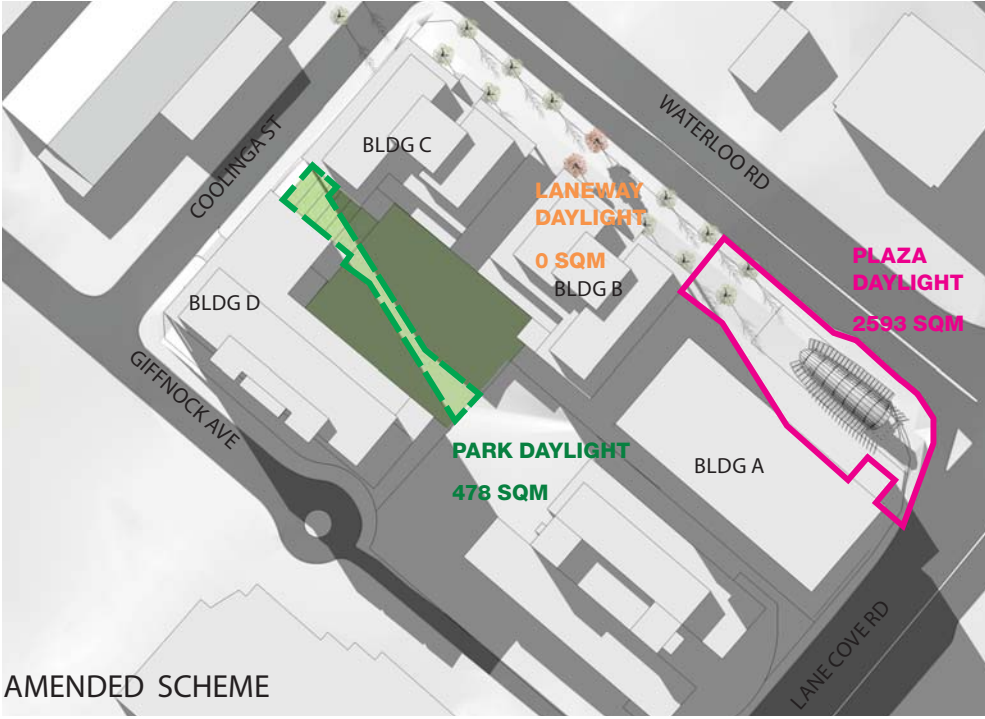
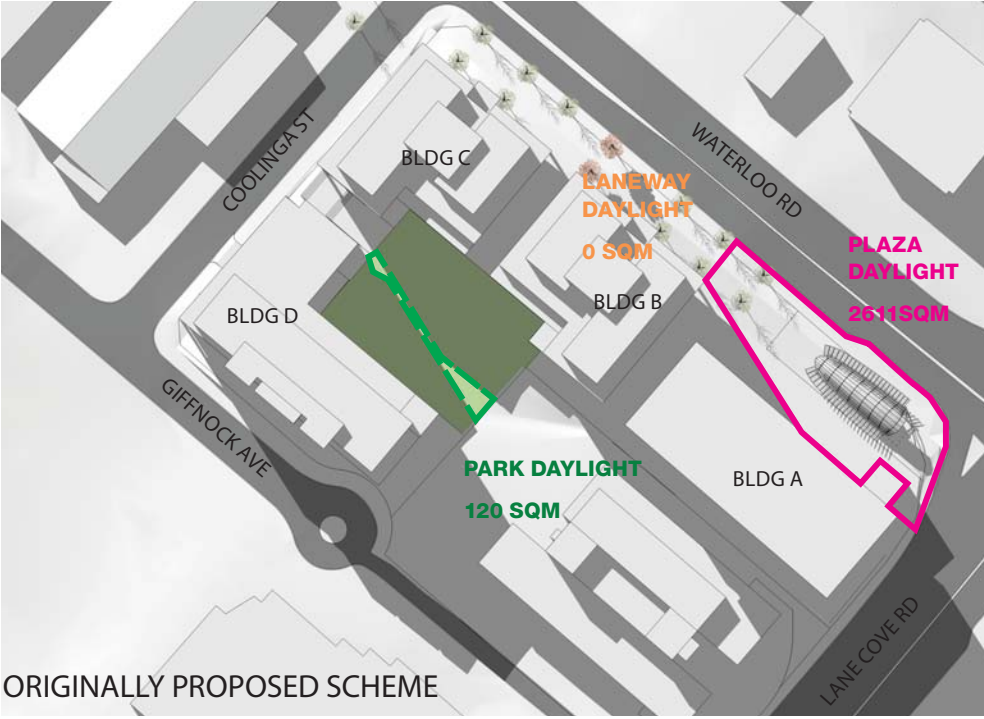
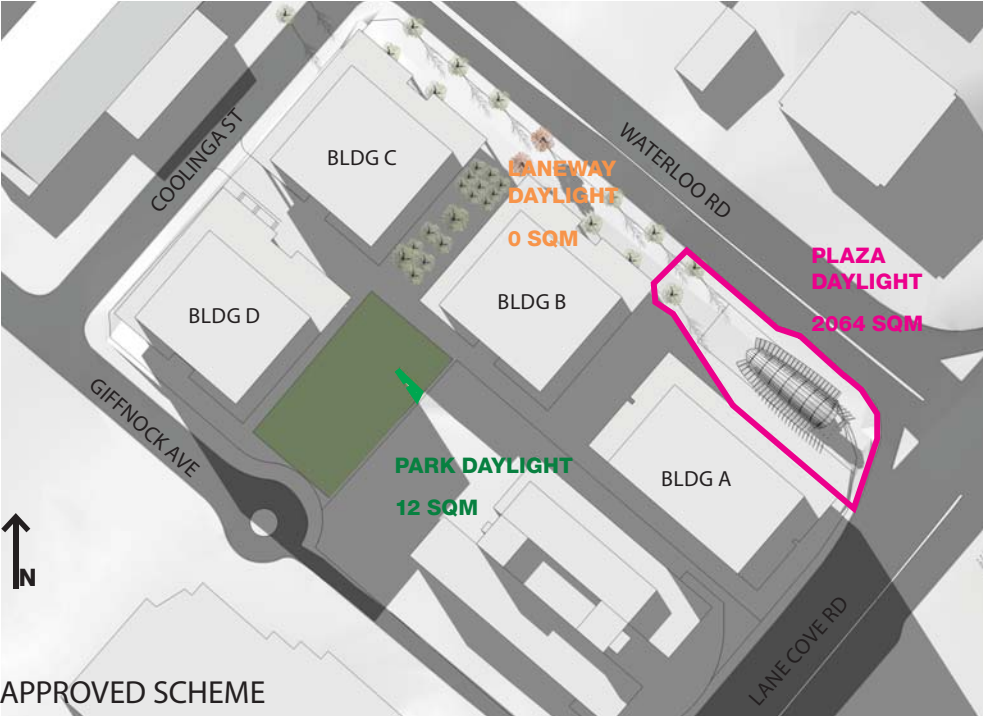


1.5 S75W AMENDMENT SHADOW STUDY

Winter Solstice



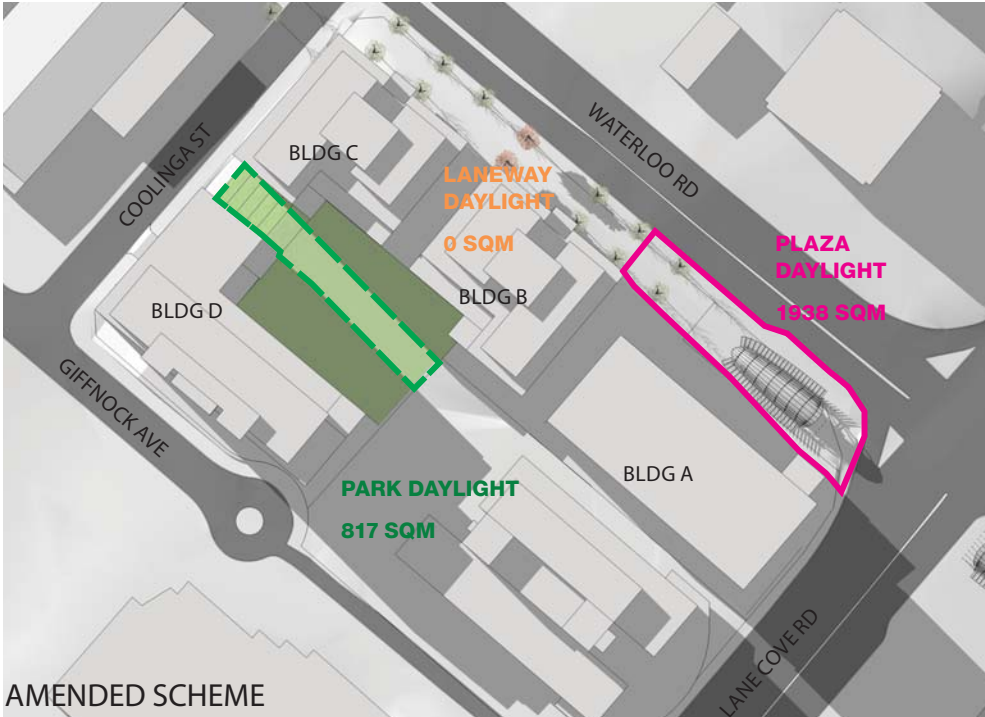
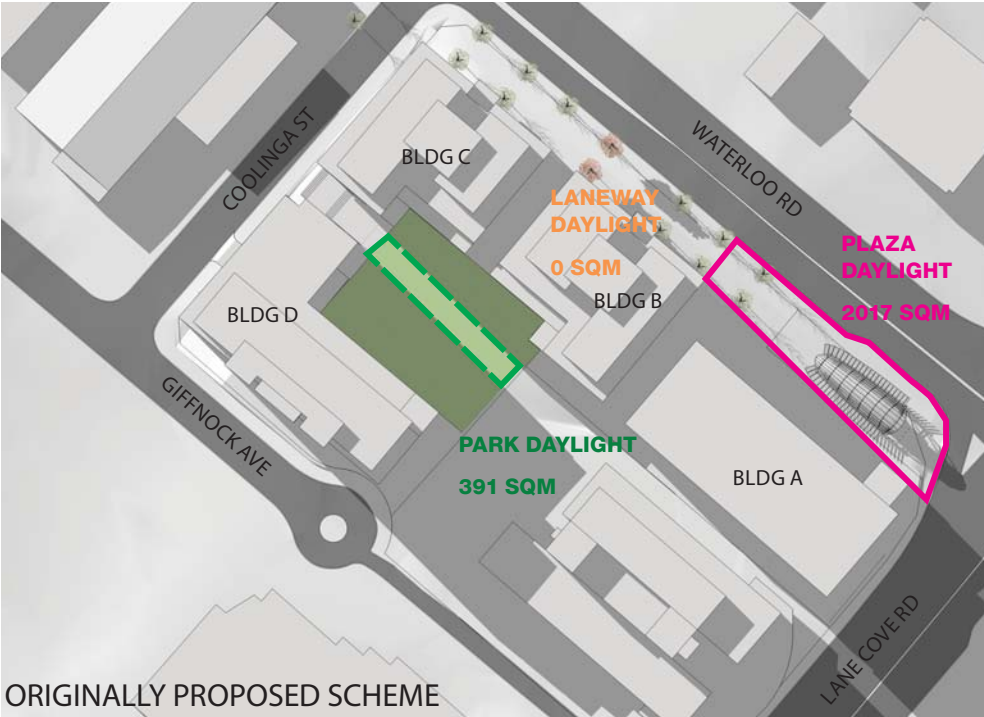
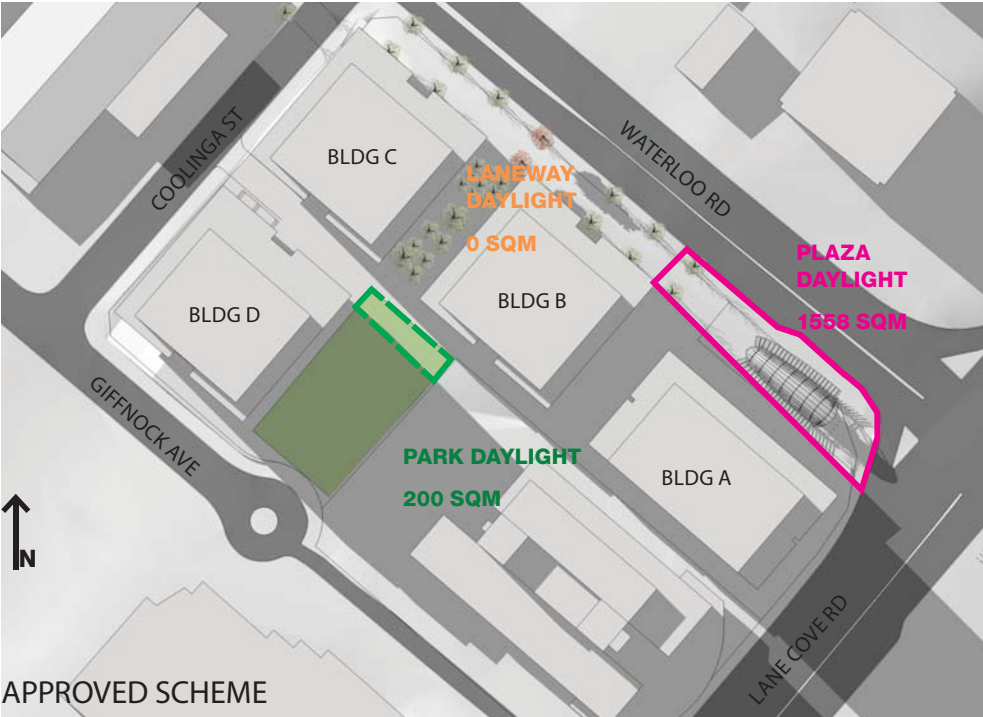
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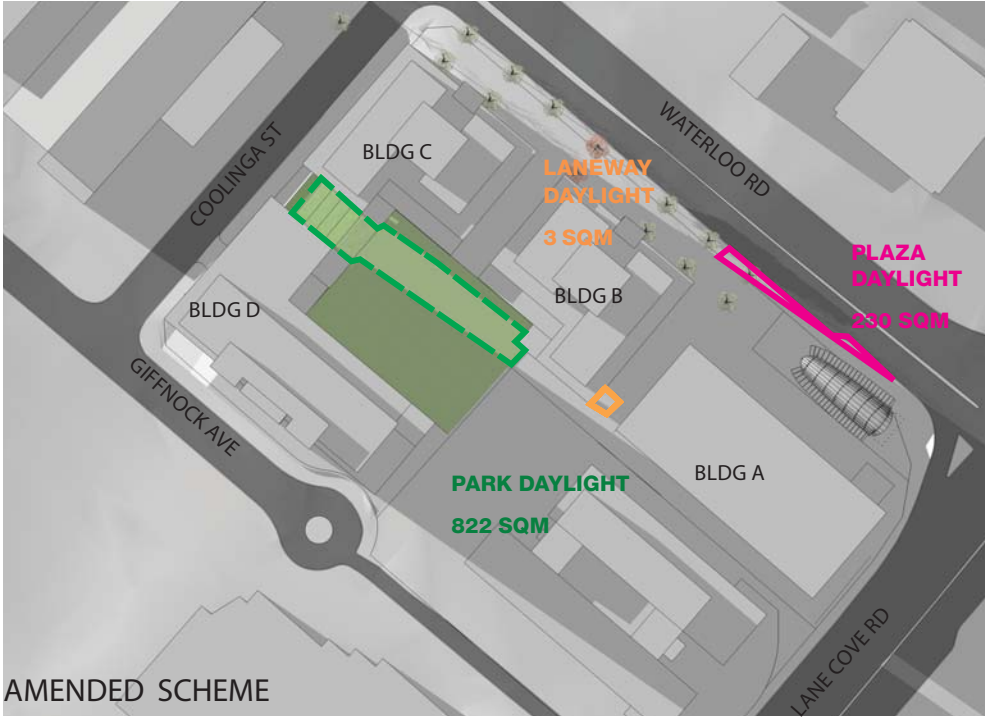
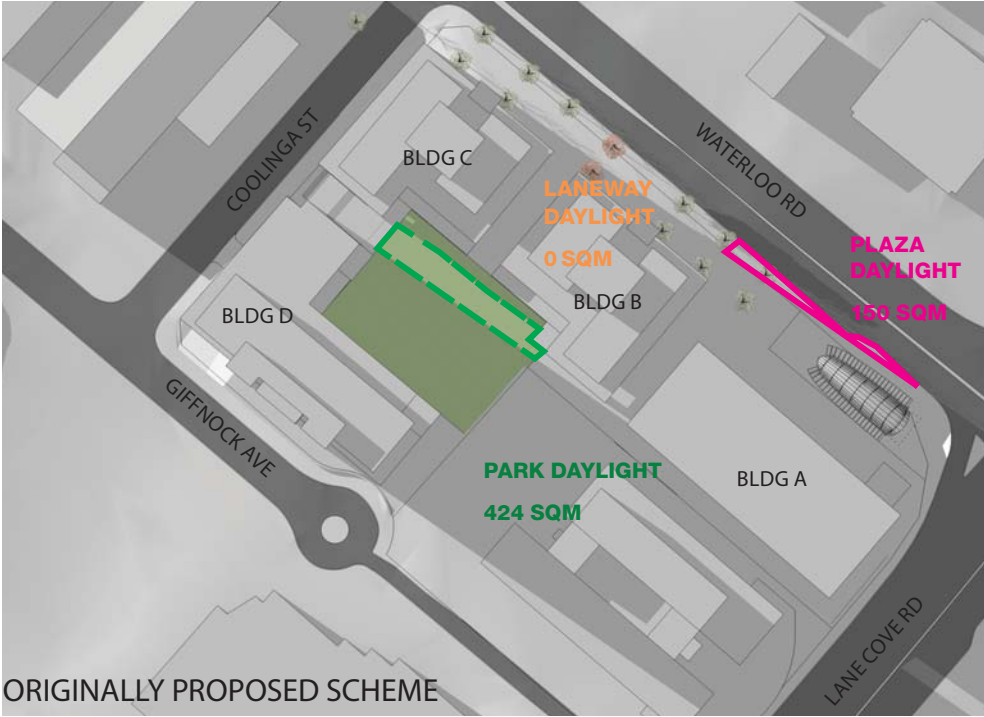
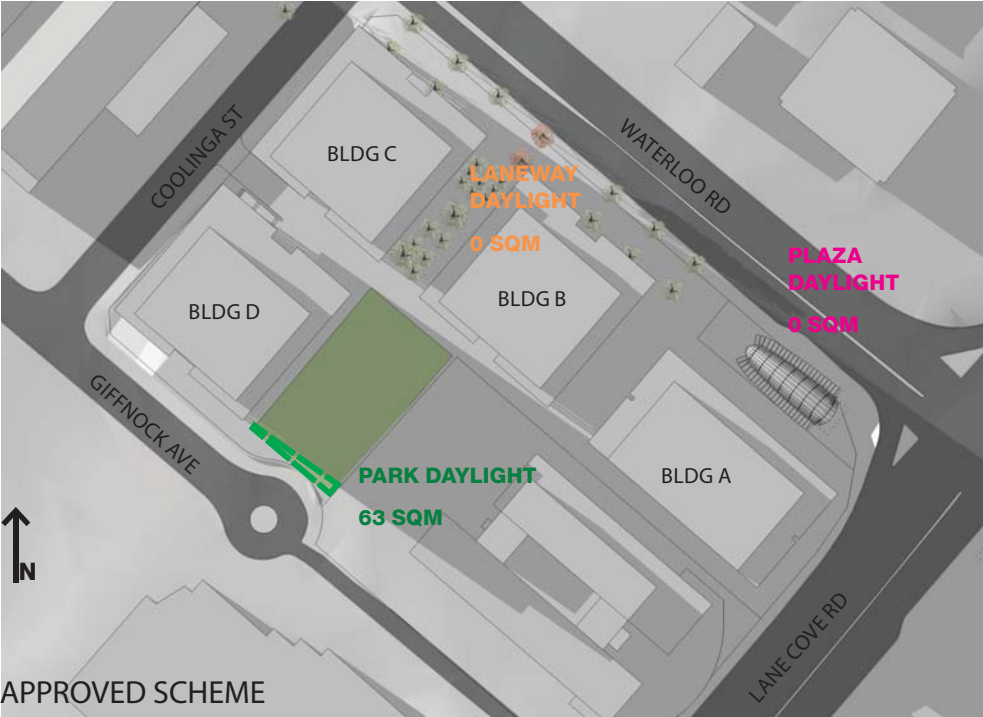
June 21st 2pm

1.5 S75W AMENDMENT SHADOW STUDY

Winter Solstice



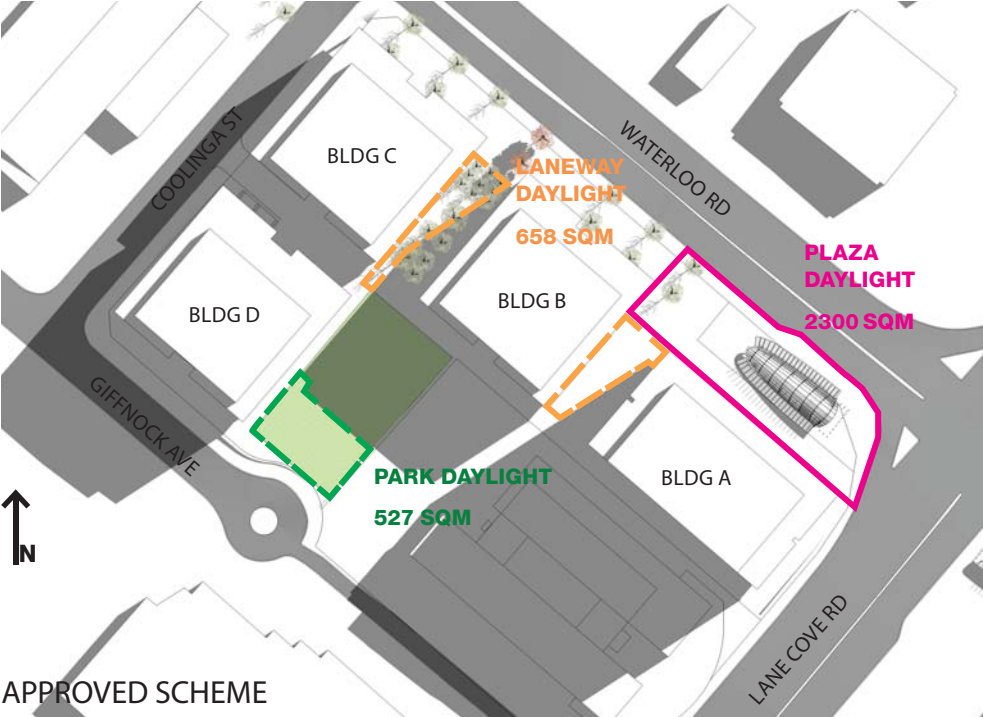
June 21st 3pm



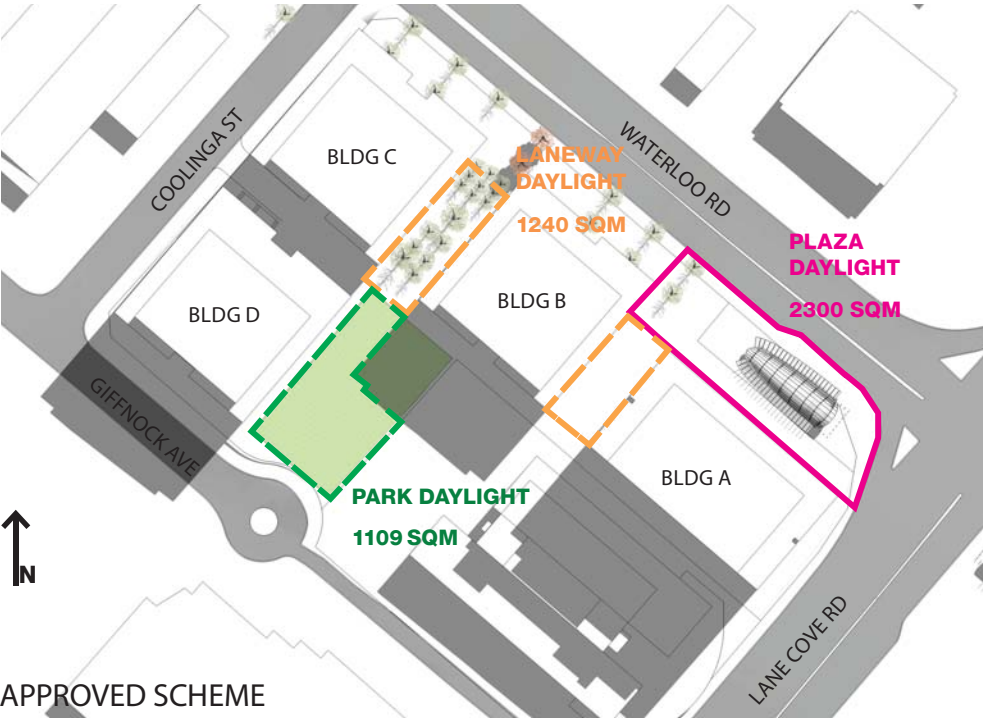
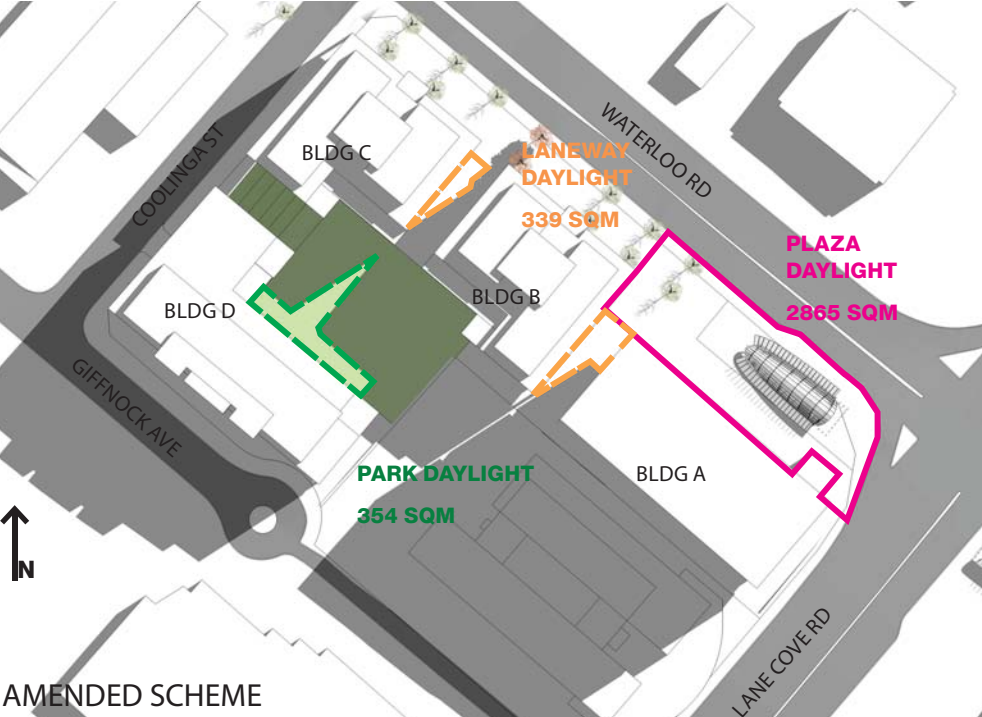
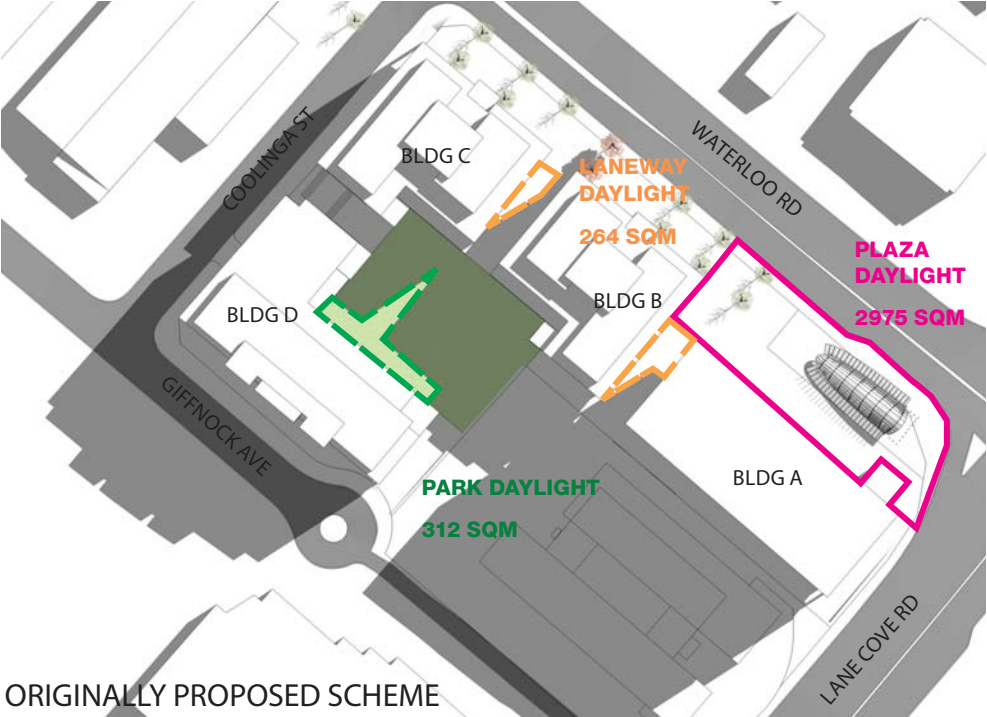
June 21st 4pm

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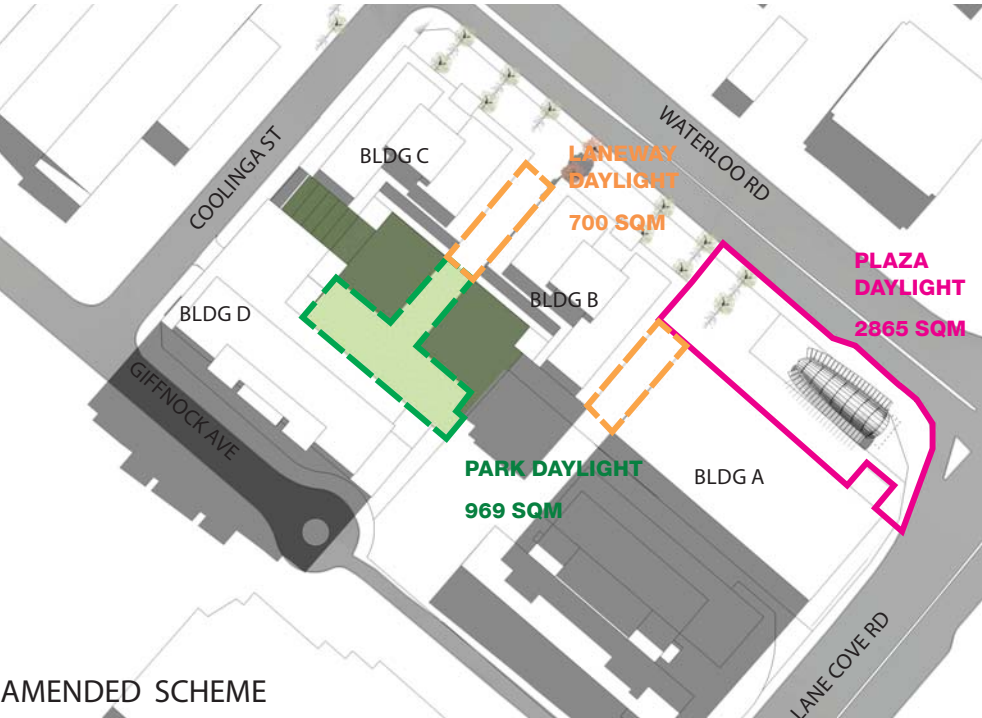
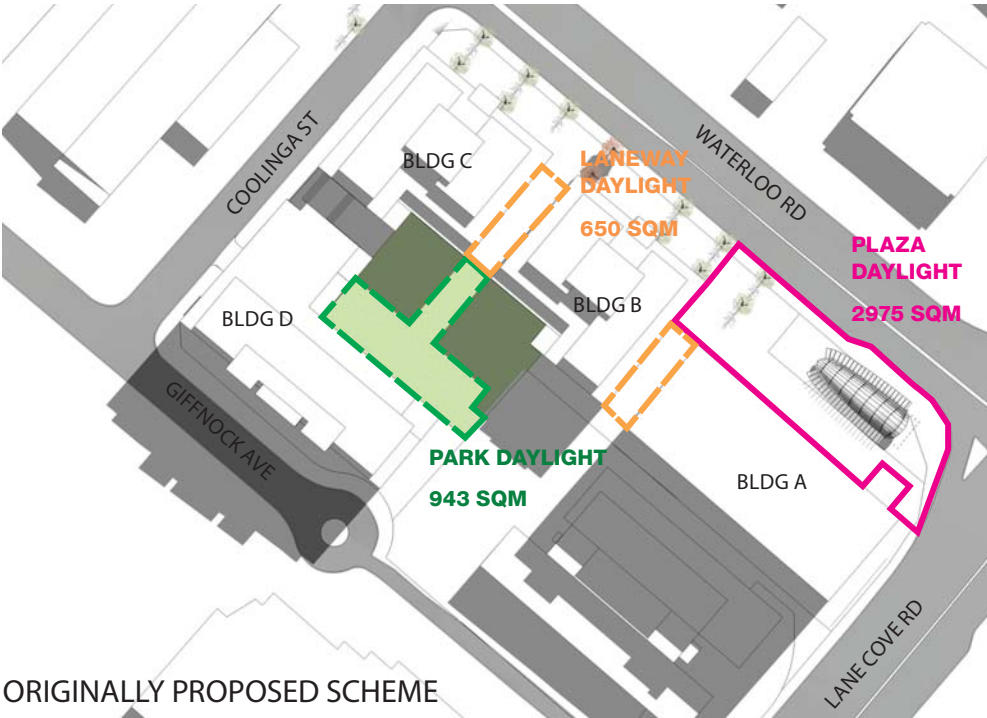
Equinox



September 23rd 9am

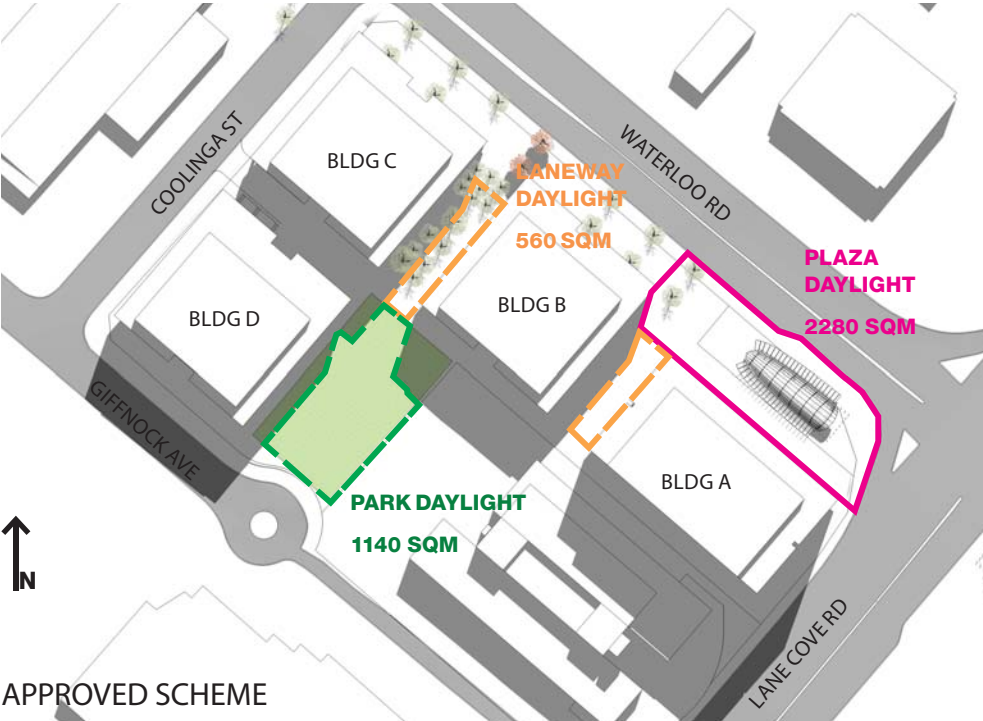


September 23rd 10am

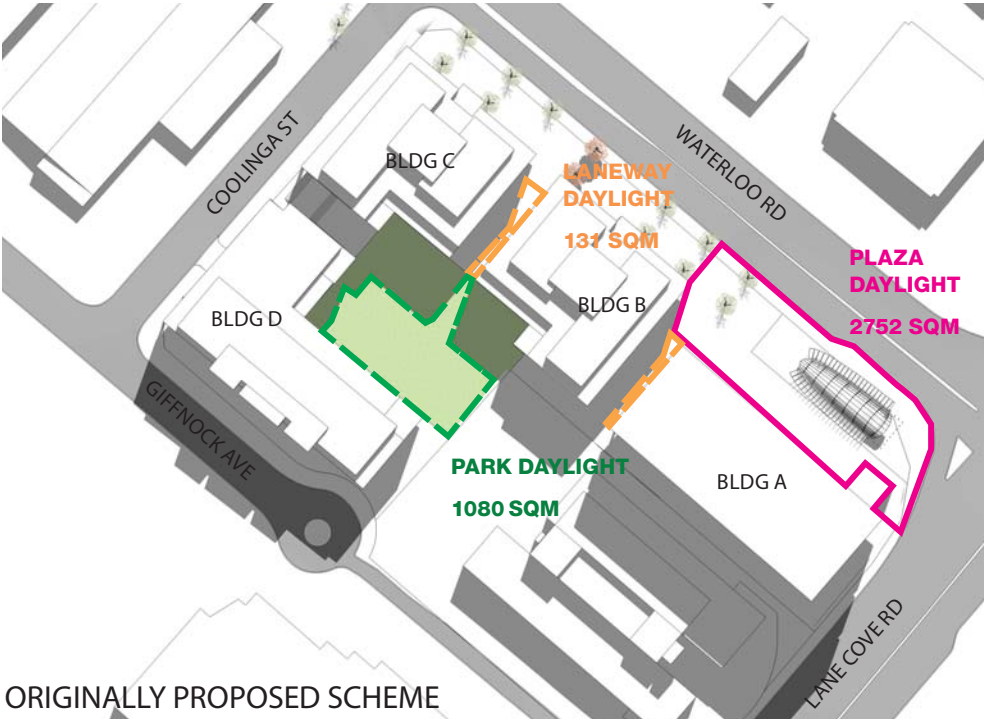


1.5 S75W AMENDMENT SHADOW STUDY

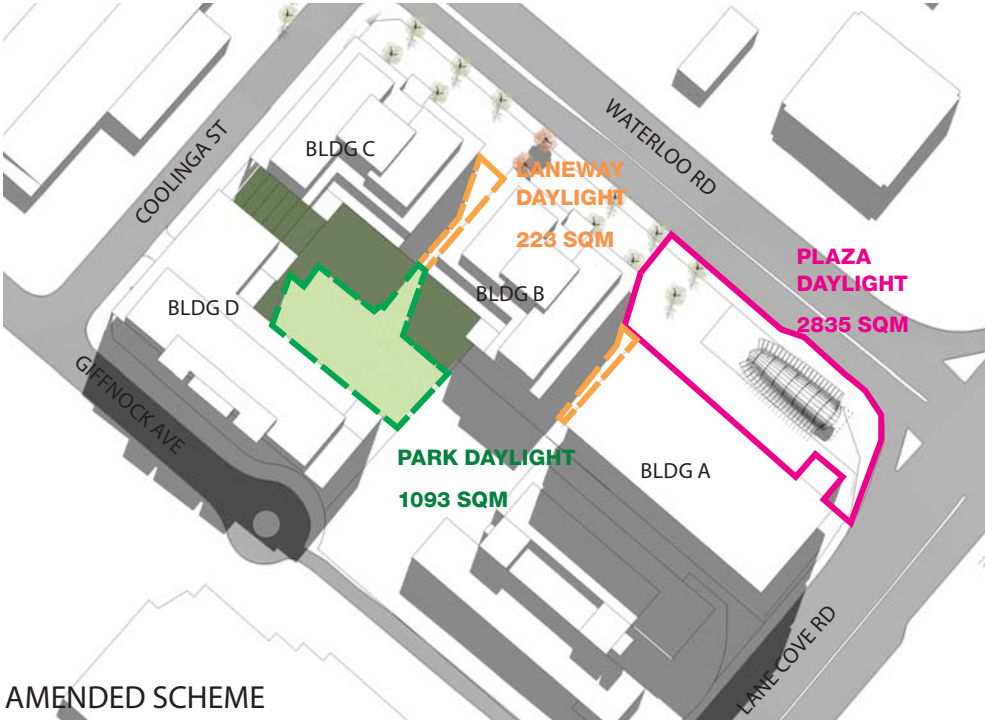
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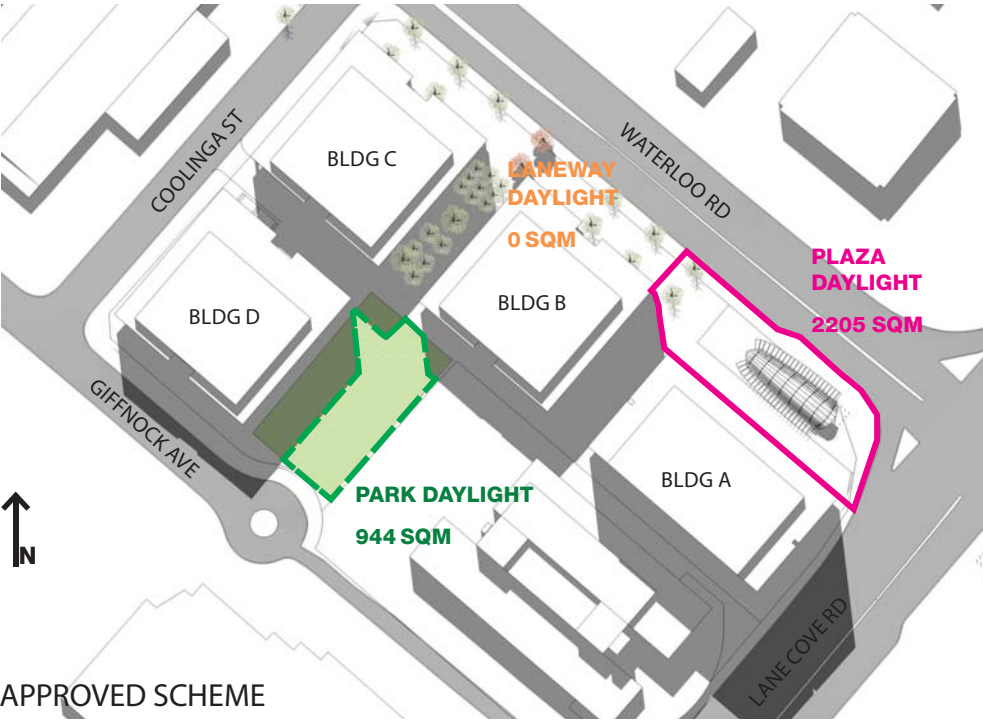
APPROVED SCHEME
September 23rd 11am



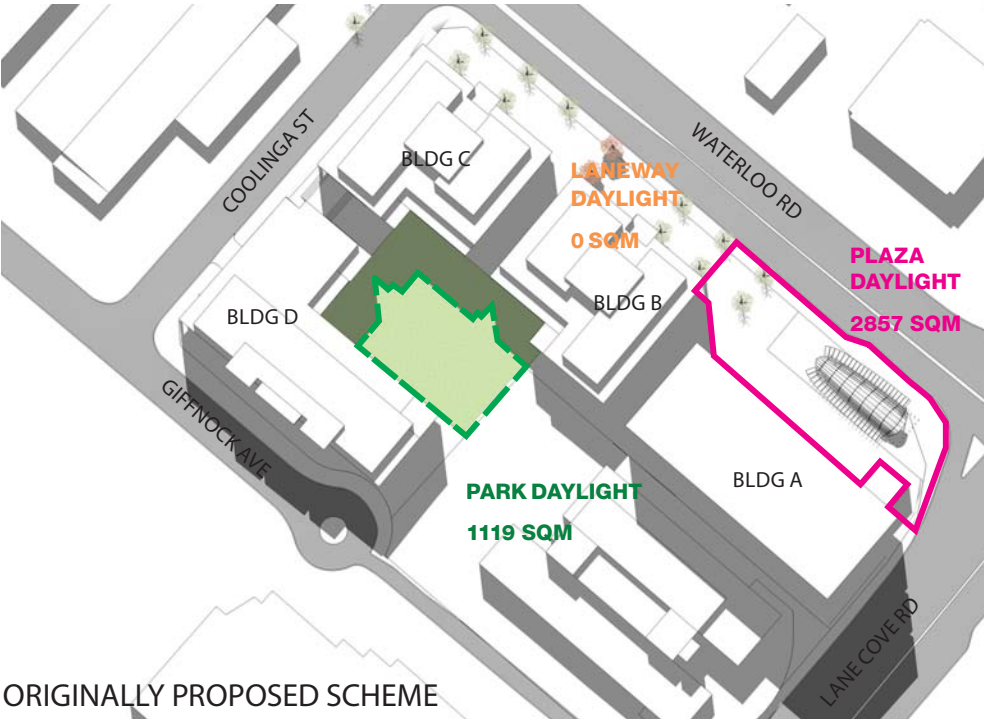
ORIGINALLY PROPOSED SCHEME



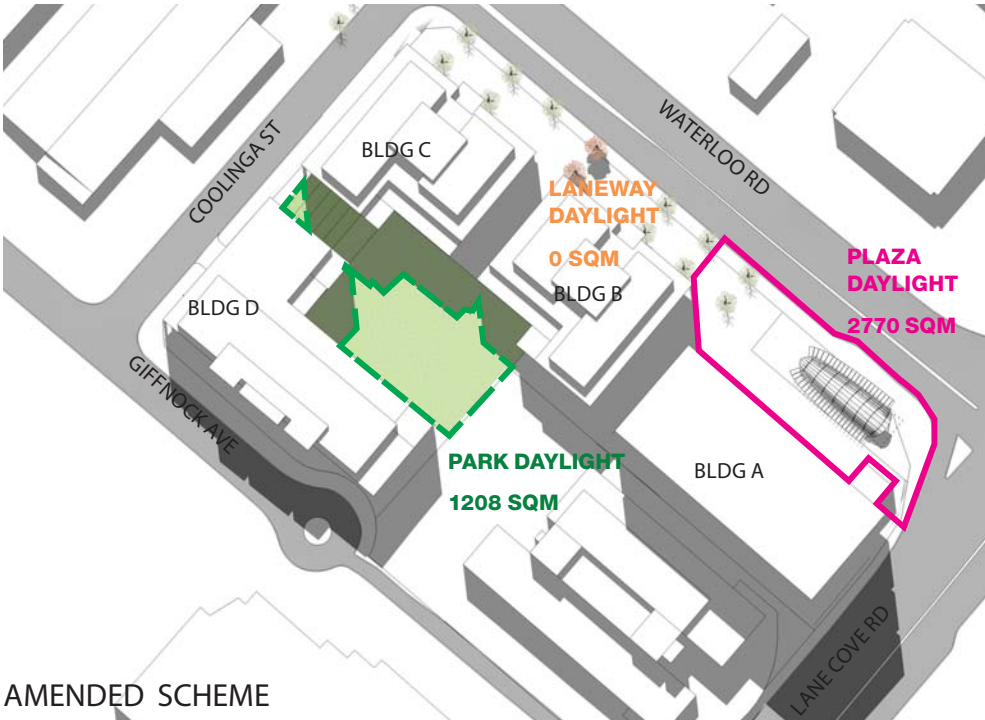
AMENDED SCHEME



APPROVED SCHEME
September 23rd 12pm



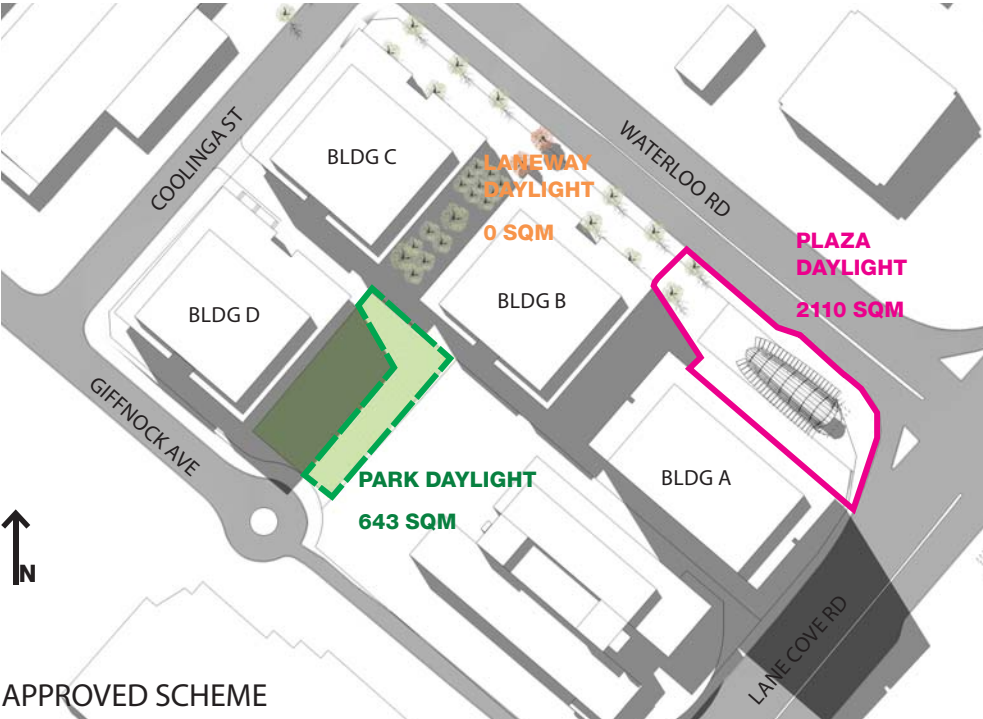
ORIGINALLY PROPOSED SCHEME



AMENDED SCHEME

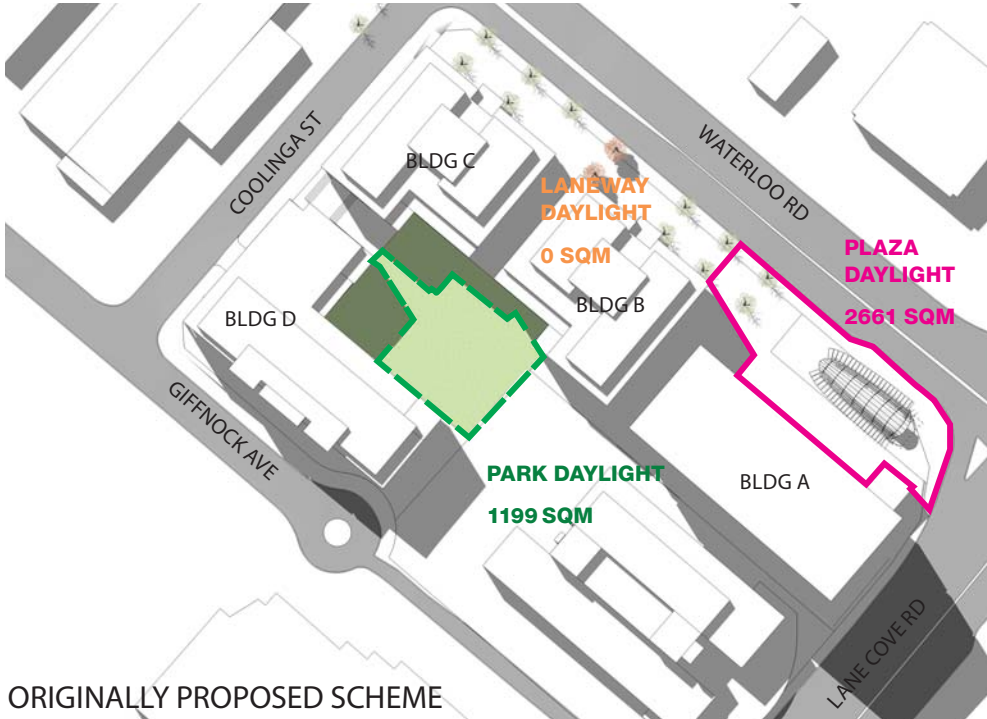
1.5 S75W AMENDMENT SHADOW STUDY

Equinox

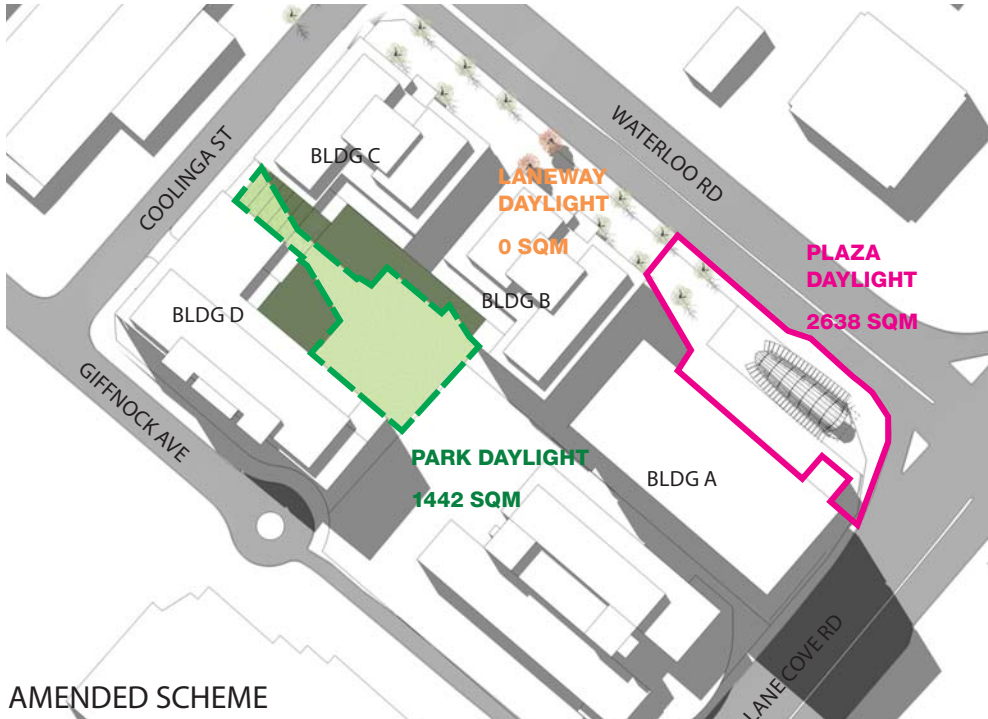


APPROVED SCHEME

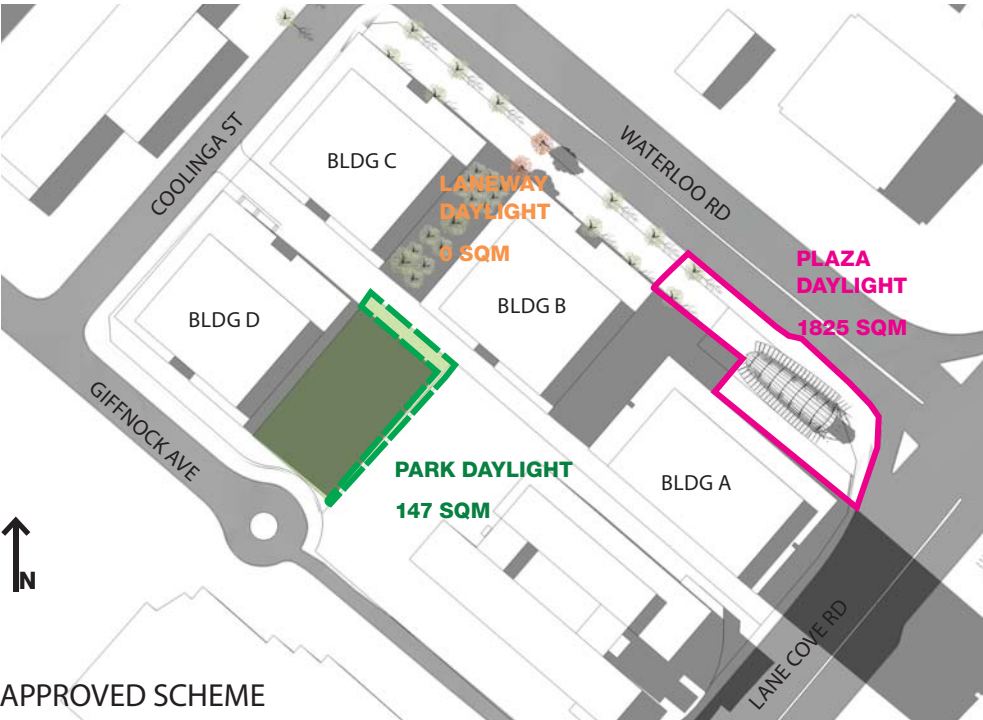
September 23rd 1pm



ORIGINALLY PROPOSED SCHEME

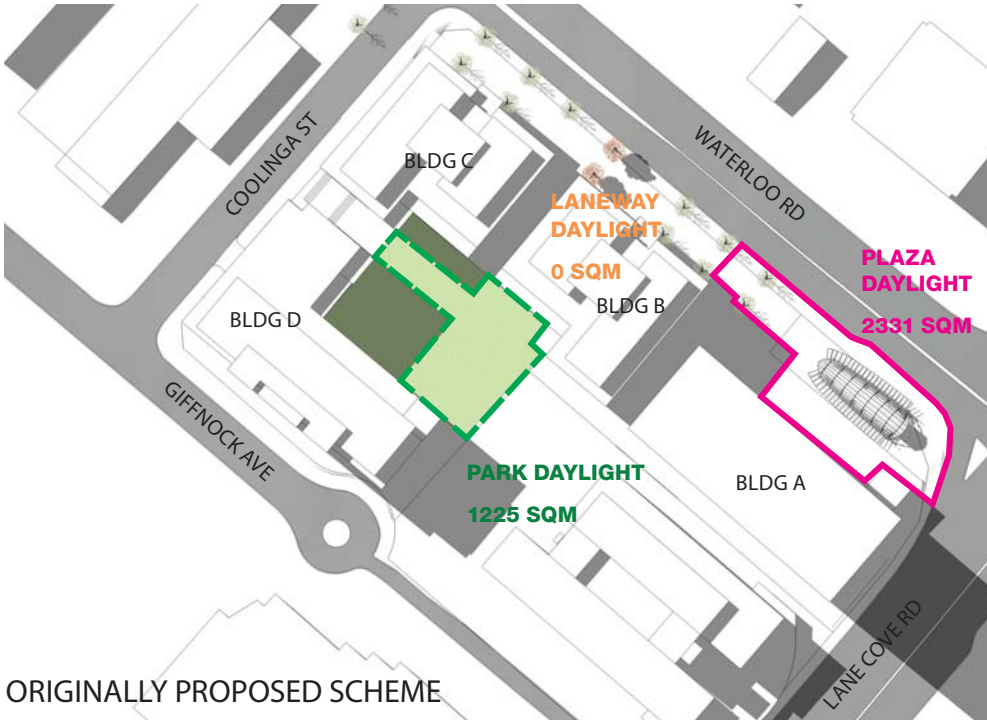


AMENDED SCHEME

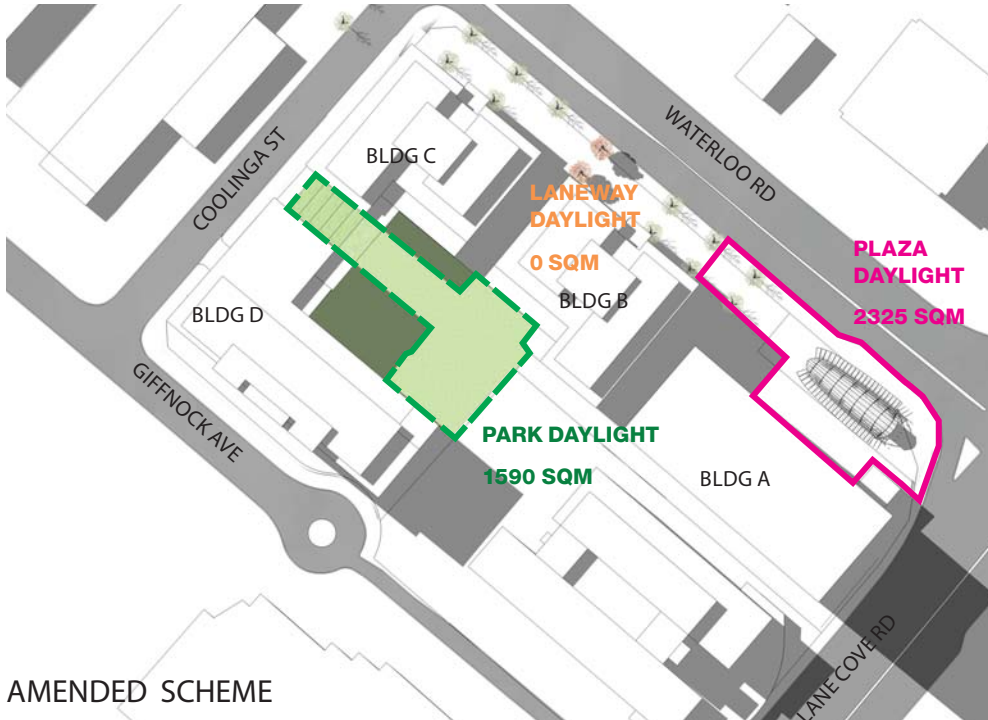


APPROVED SCHEME

September 23rd 2pm



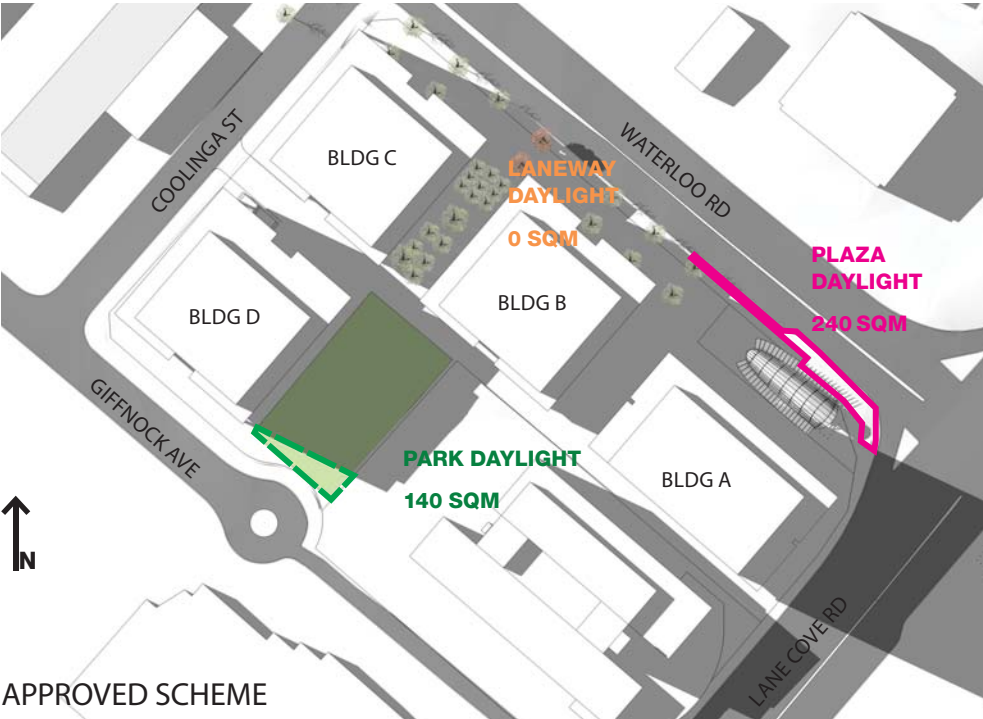
ORIGINALLY PROPOSED SCHEME



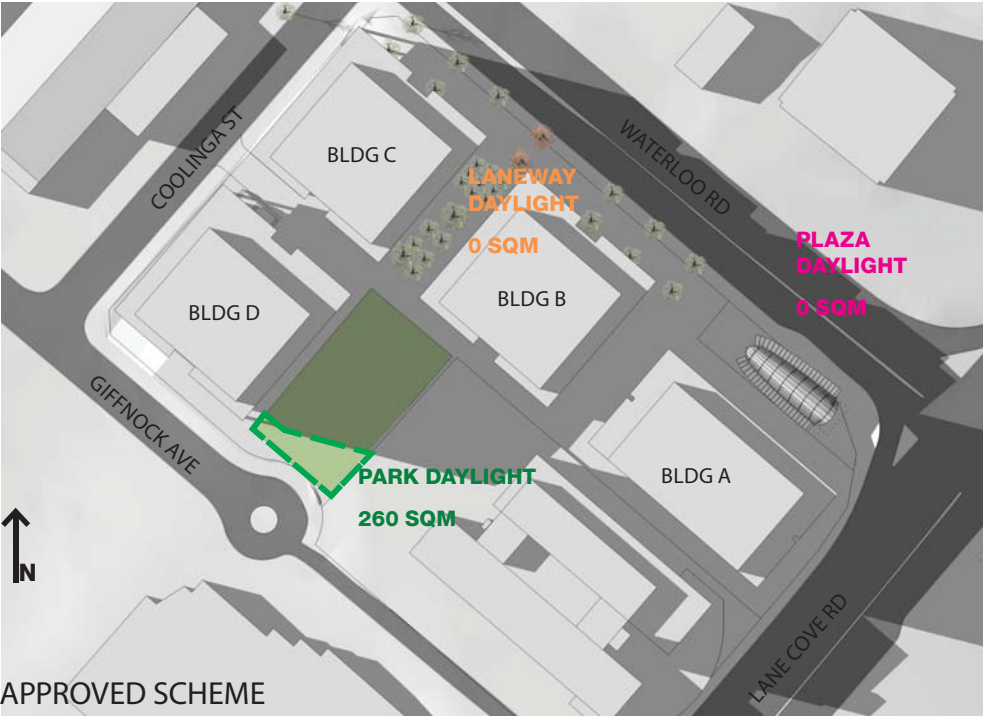
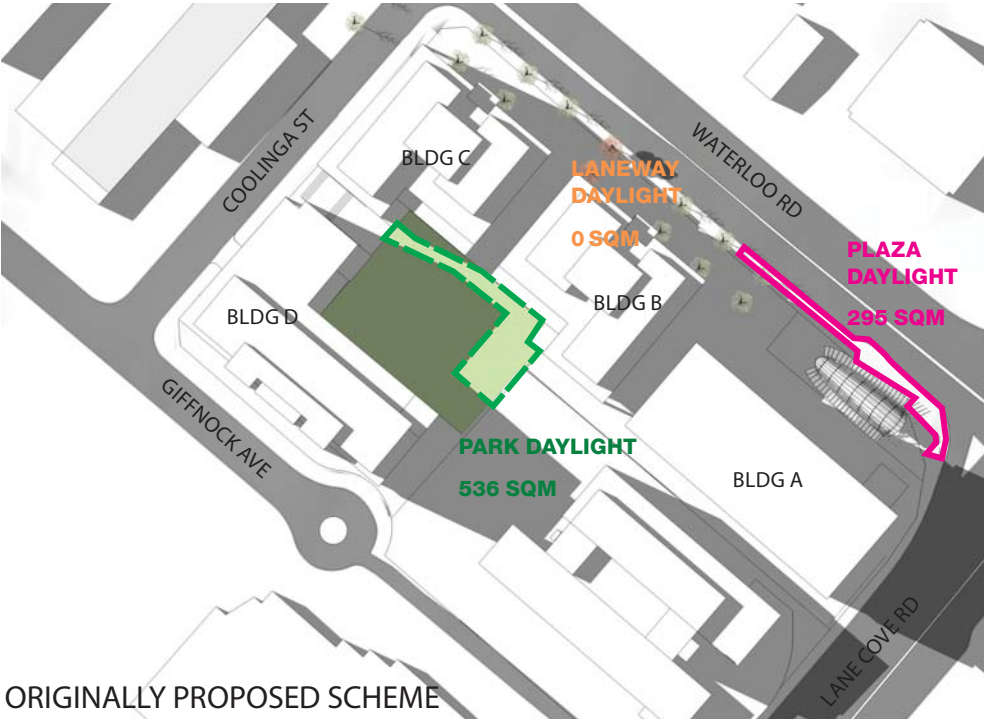
AMENDED SCHEME

1.5 S75W AMENDMENT SHADOW STUDY

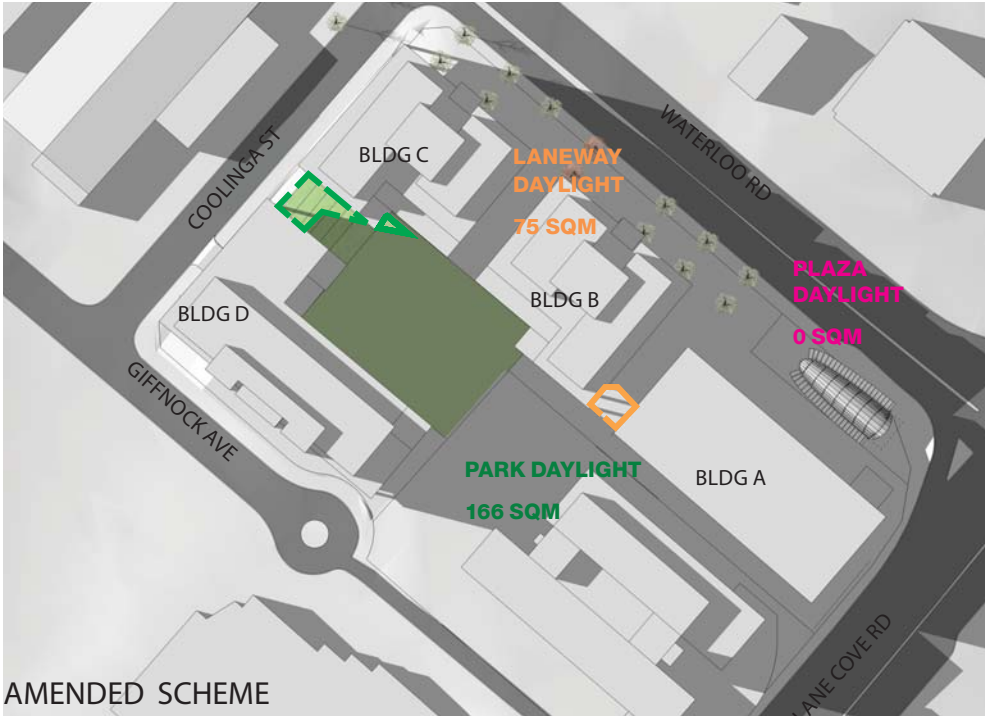
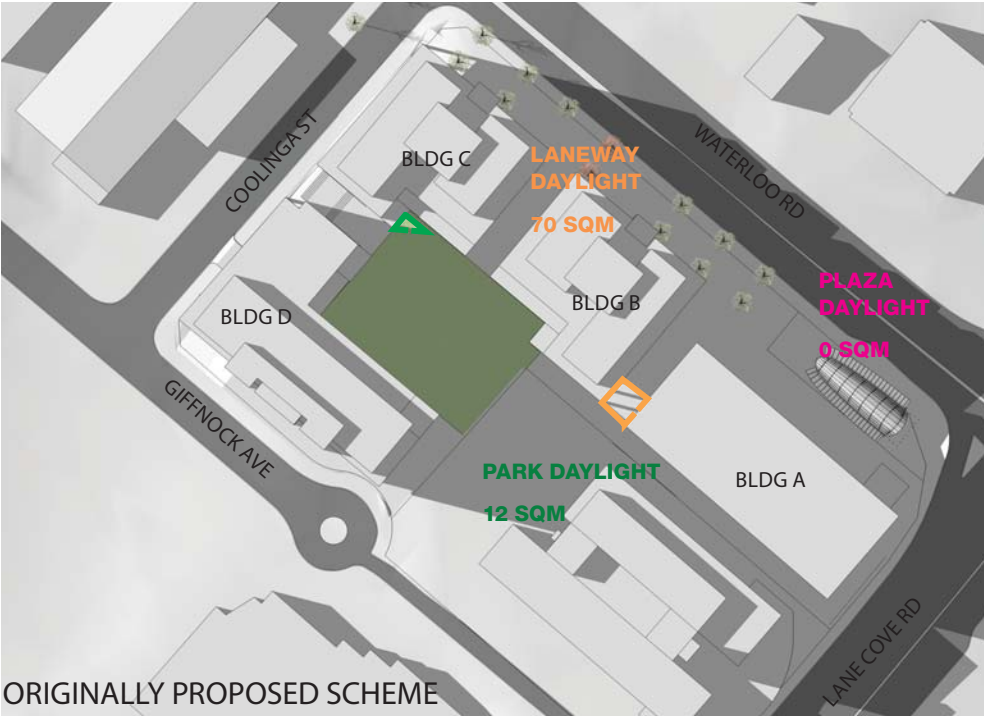
Equinox



September 23rd 3pm

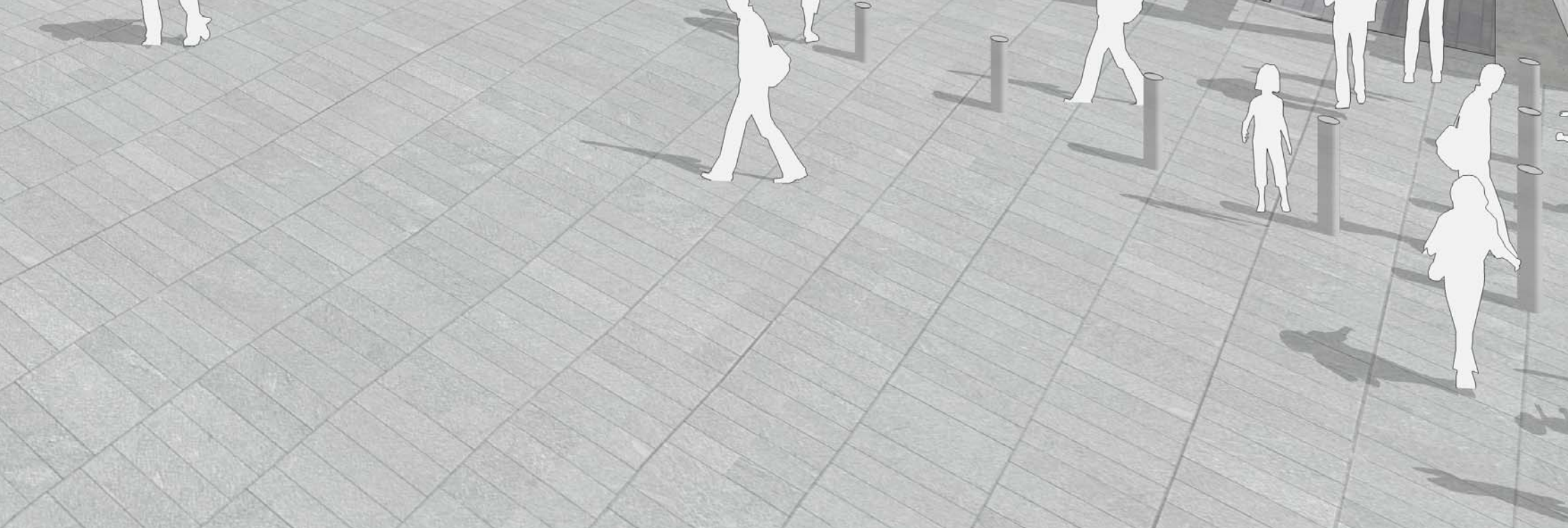


September 23rd 4pm



1.6 S75W
AMENDMENT
COMPARISON
SUMMARY

ZONE	APPROVED SCHEME	ORIGINALLY PROPOSED SCHEME	AMENDED SCHEME	COMPARISON	COMMENT
STATION PLAZA	2,300 M ²	2,975 M ²	2,865 M ²	+	
CENTRAL PARK	1,480 M ²	1,930 M ²	2,227 M ²	+	
WATERLOO ROAD FRONTAGE	4,940 M ²	5,256 M ²	5,239 M ²	+	
SUPPLEMENTARY PUBLIC DOMAIN (FOOTPATHS, ACCESS, VERGE)	3,201 M ²	759 M ²	759 M ²	○	DUE TO INCREASED GROUND FLOOR RETAIL
TOTAL PUBLIC DOMAIN	11,921 M ²	10,920 M ²	11,132 M ²	○	
TOTAL RETAIL AREA	1,858 M ²	6,070 M ²	5,815 M ²	++	
TOTAL COMMERCIAL AREA	73,730 M ²	73, 218 M ²	73, 430 M ²	○	DUE TO INCREASED GROUND FLOOR RETAIL & ACTIVATION
TOTAL GFA	83,368 M ²	83,368 M ²	83,368 M ²		
WINTER SOLSTICE					
- TOTAL HOURS PARK	1,631 M ²	1,824 M ²	3,244 M ²	+	
- TOTAL HOURS LANEWAYS	2,305 M ²	1,063 M ²	1,177 M ²	○	
- TOTAL HOURS PLAZA	14,902 M ²	18,658 M ²	18,934 M ²	++	
SUB-TOTAL	18,838 M ²	21,545 M ²	23,355 M ²	++	
EQUINOX					
- TOTAL HOURS PARK	5,340 M ²	6,426 M ²	7,810 M ²	+	
- TOTAL HOURS LANEWAYS	2,458 M ²	1,115 M ²	1,337 M ²	○	
- TOTAL HOURS PLAZA	13,260 M ²	16,846 M ²	16,648 M ²	++	
SUB-TOTAL	21,058 M ²	24,387 M ²	25,795 M ²	++	



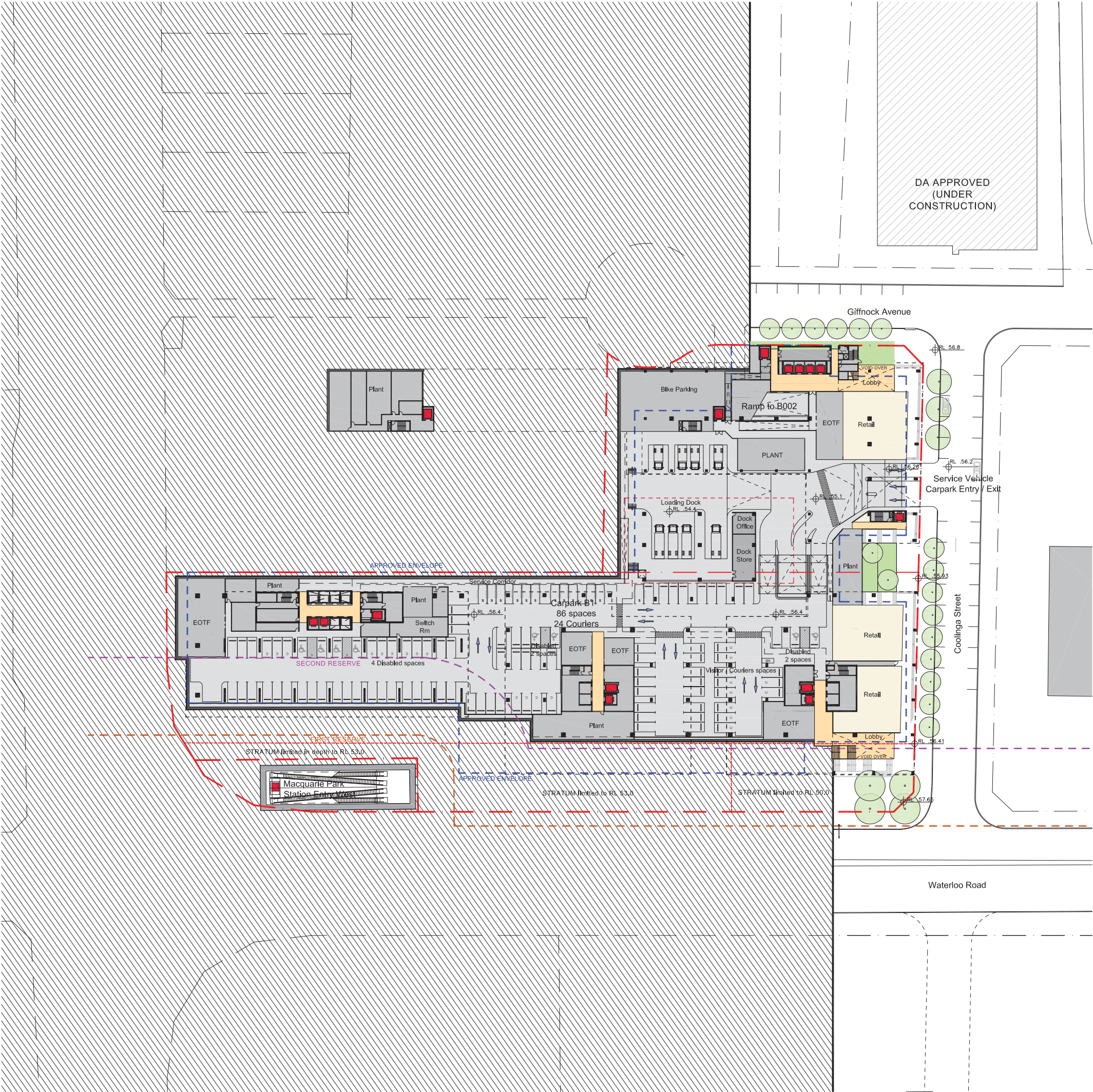
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APPENDICES

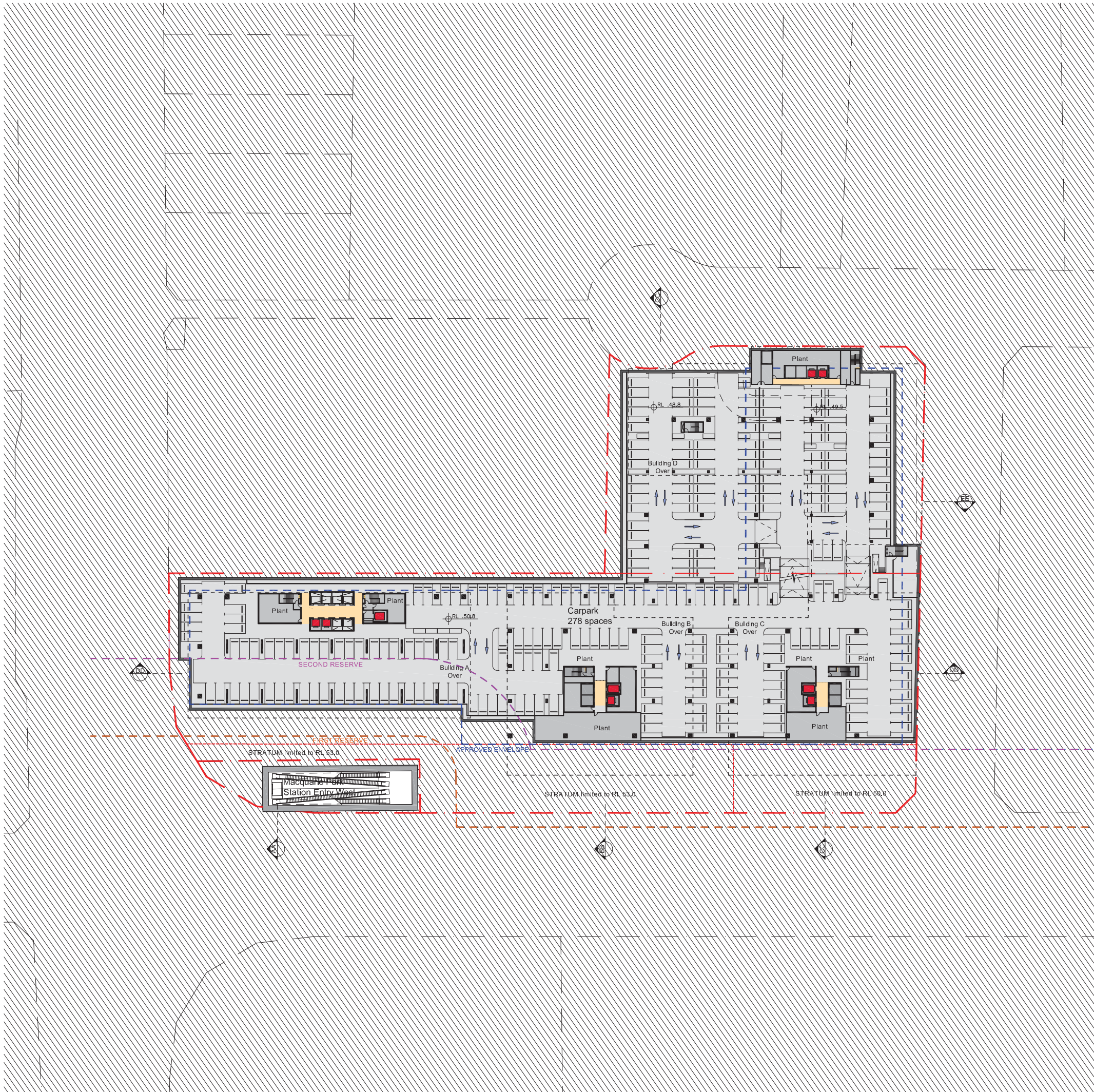
2.1 Architectural Drawings & area schedule

2.2 Landscape Plan

Scale 1:1000



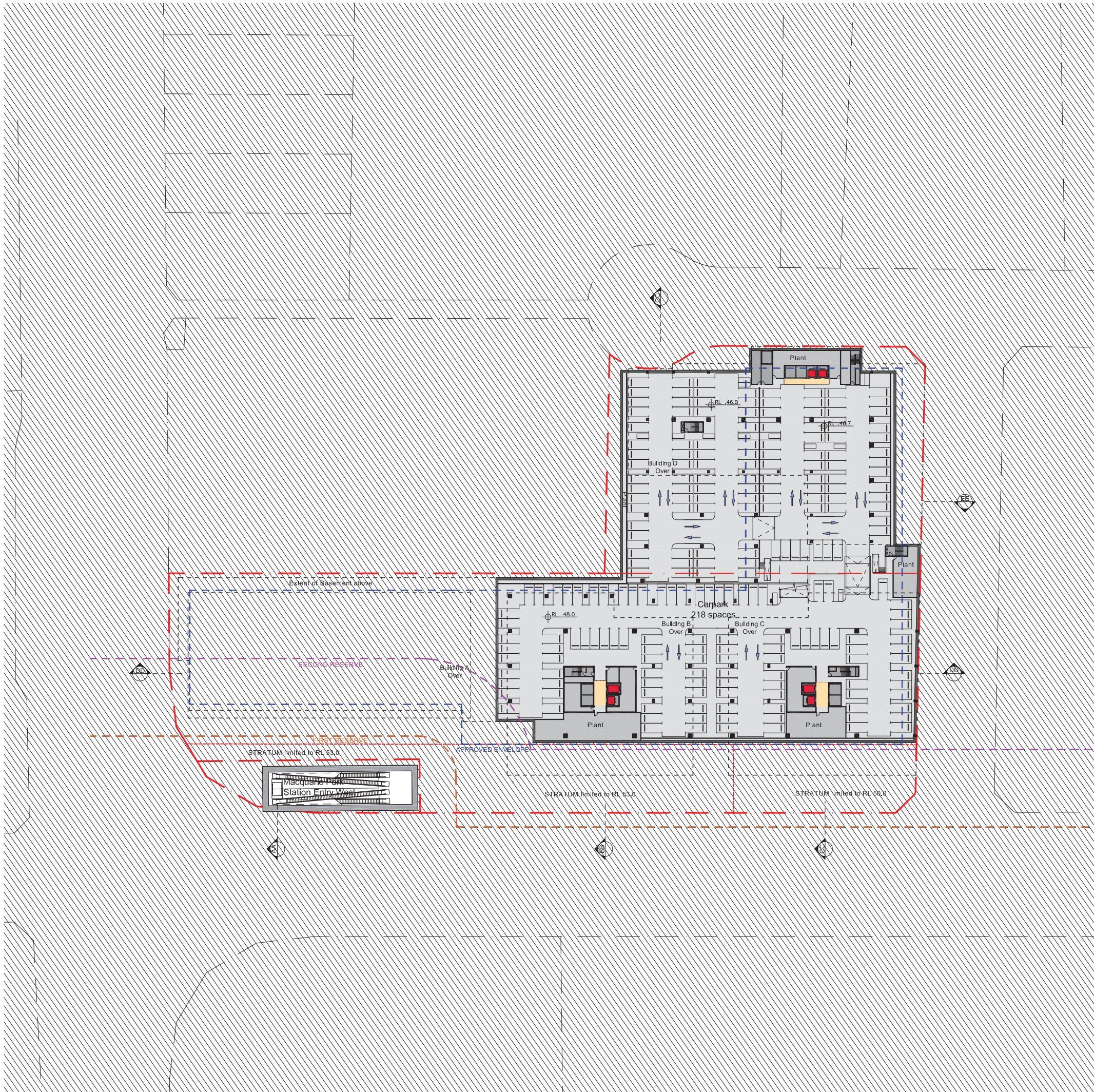
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Scale 1:1000



Scale 1:1000

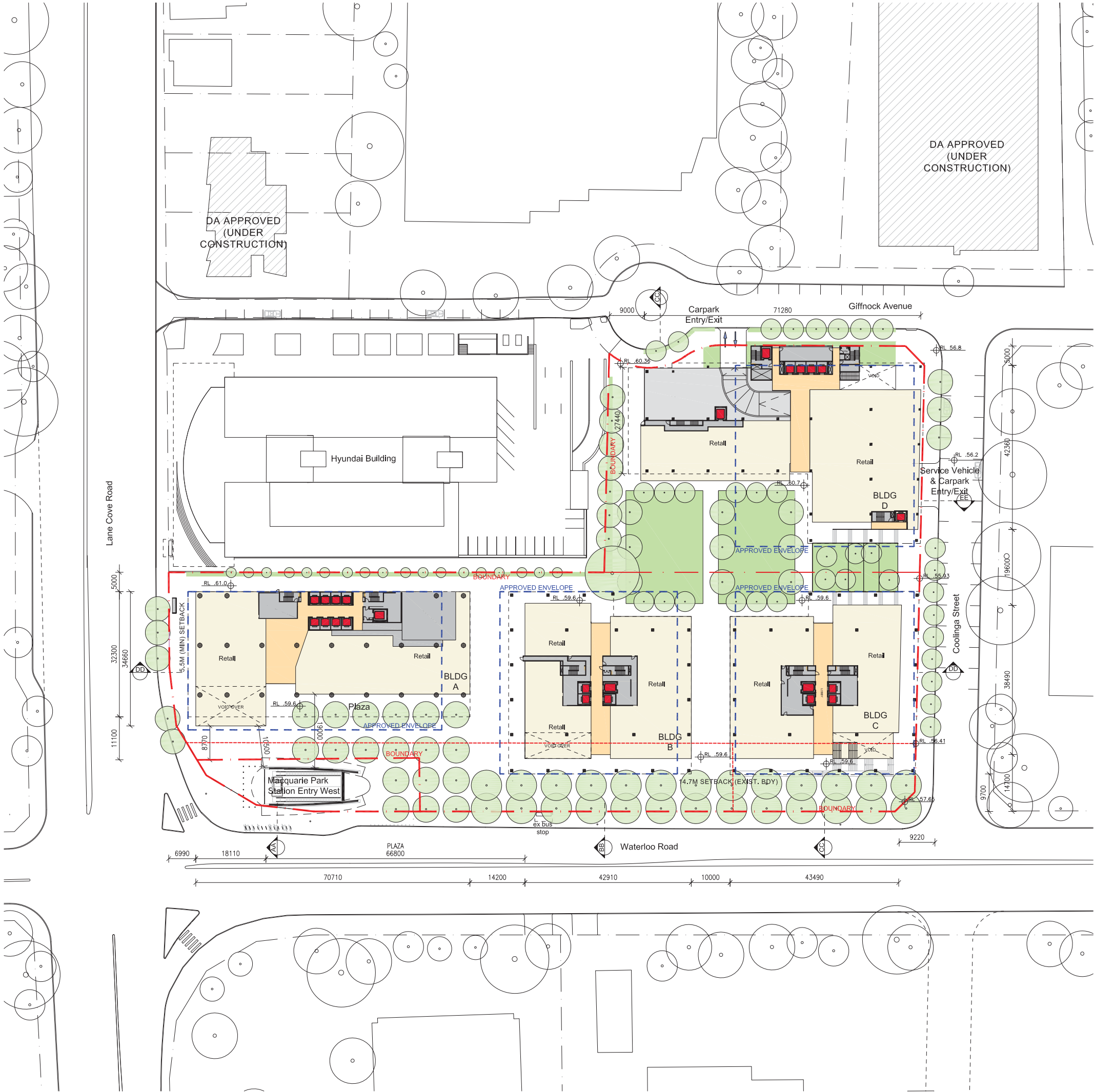


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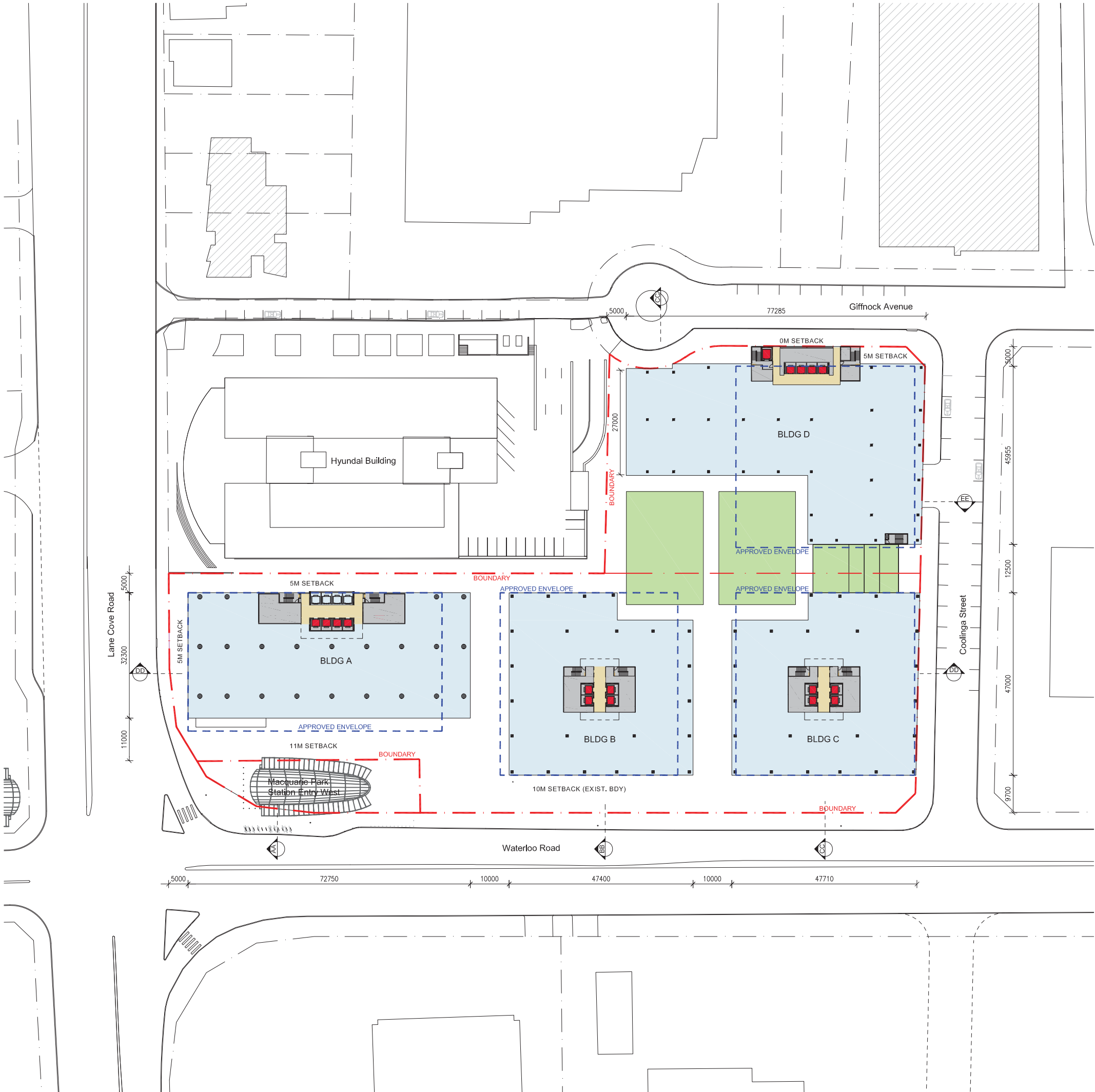


Legend

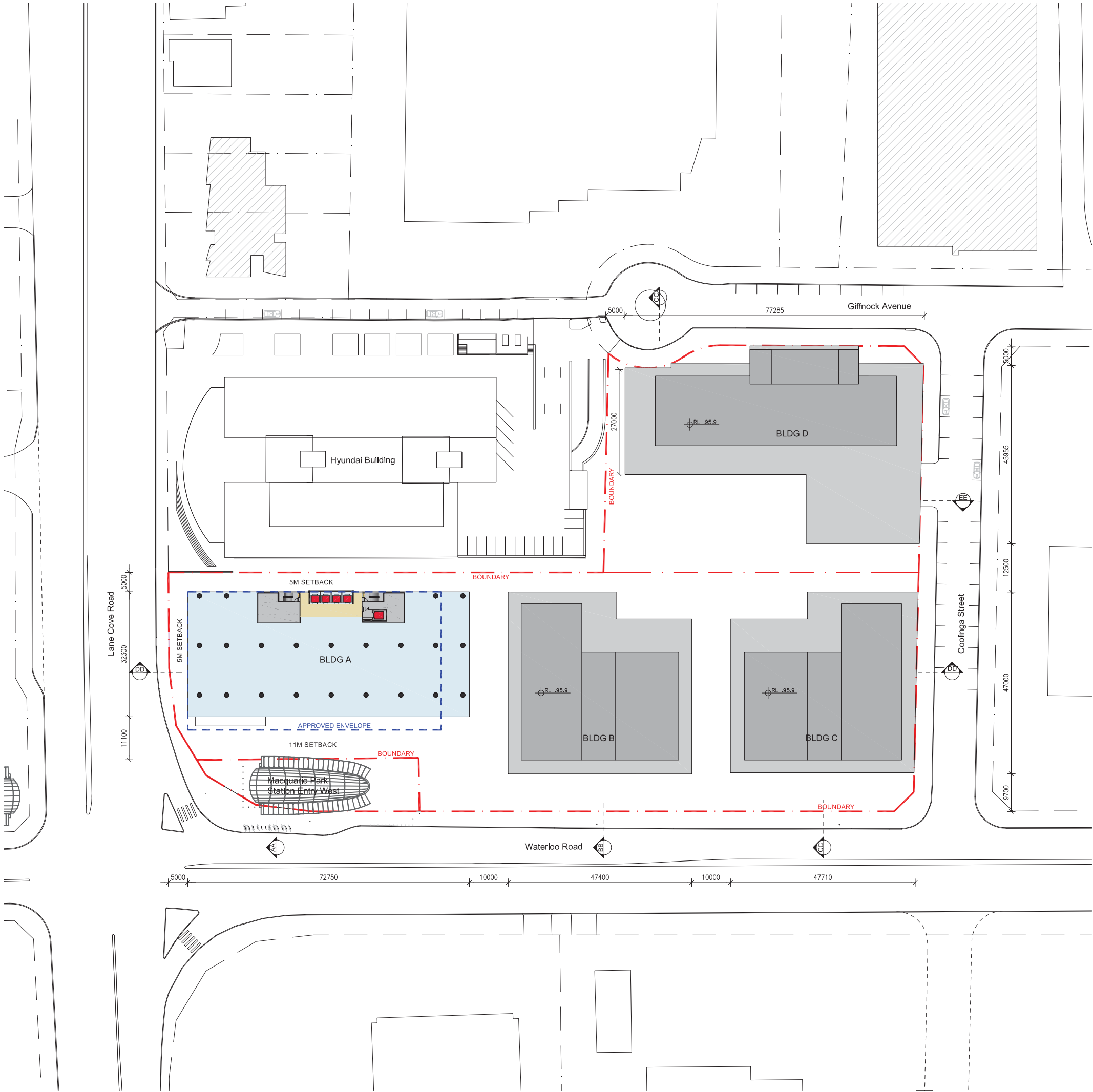
- New Trees
- Existing Trees

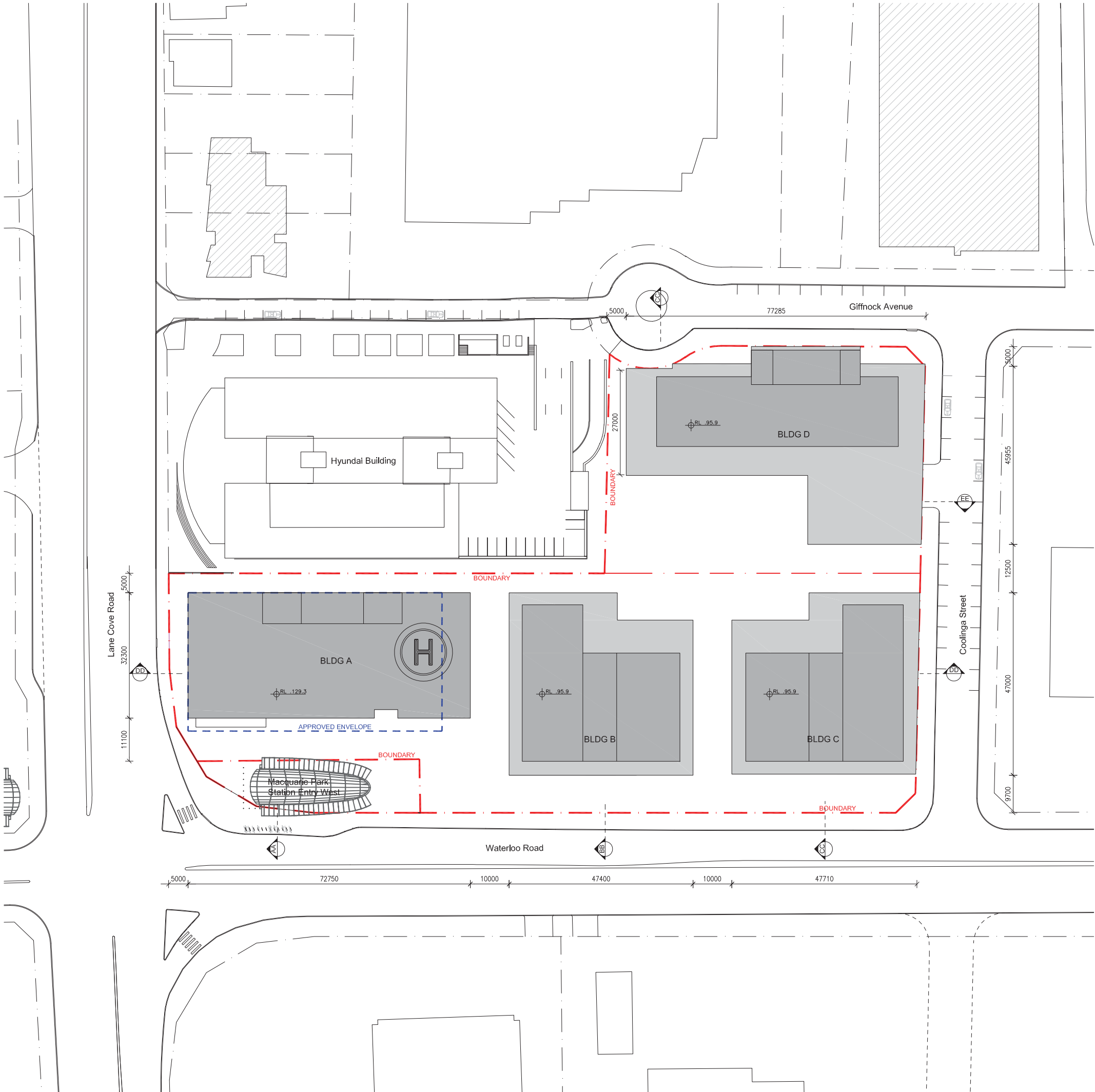


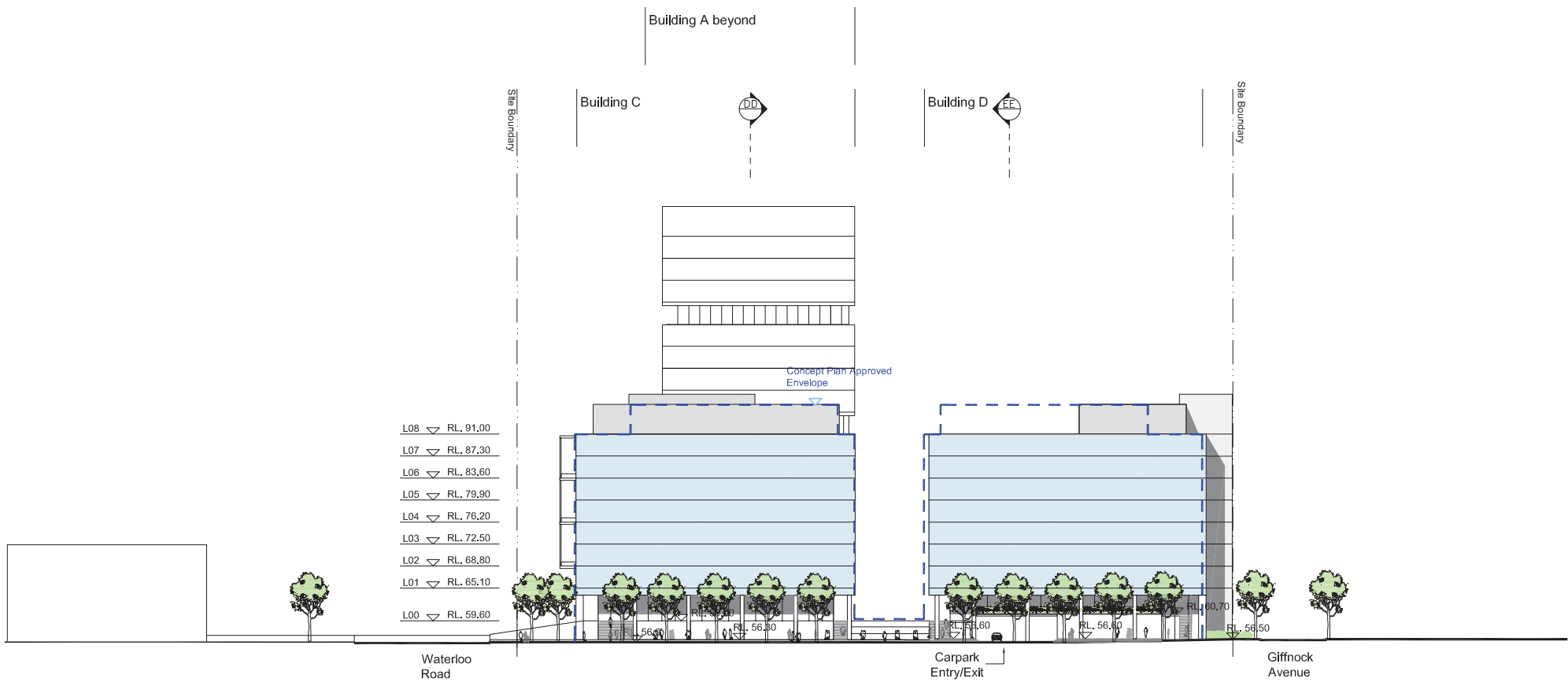
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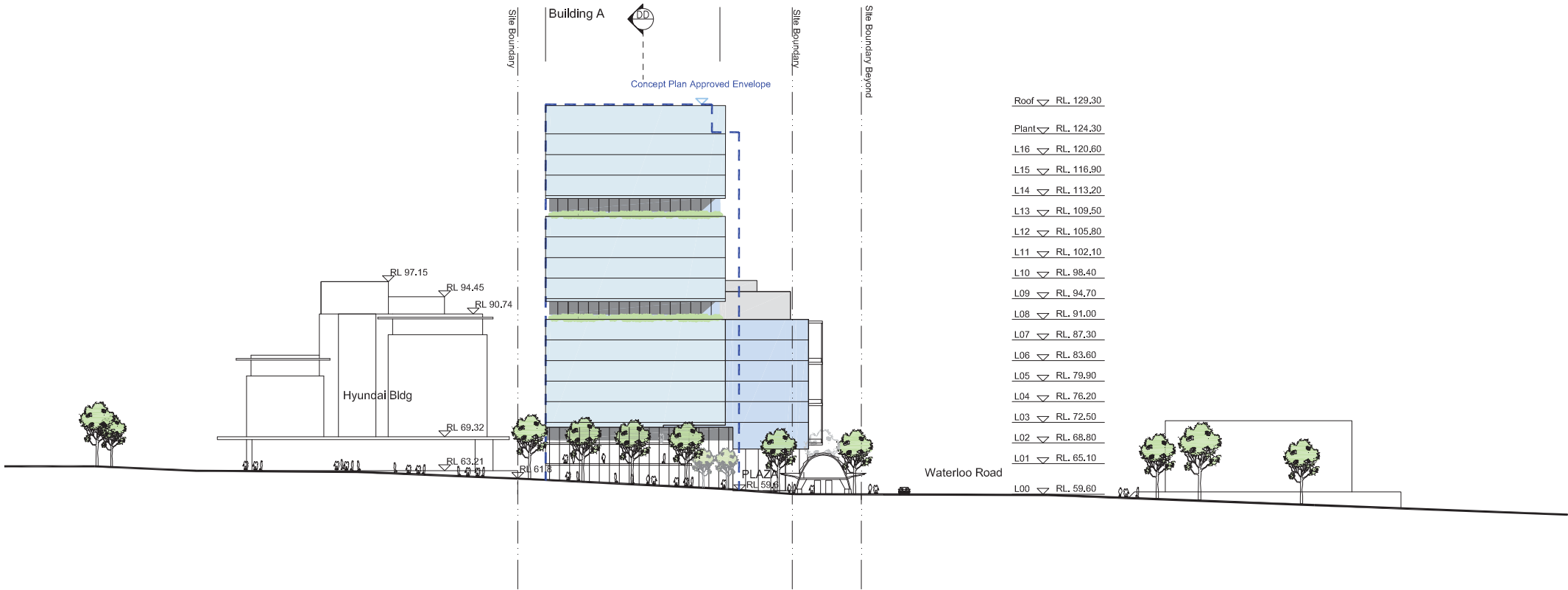




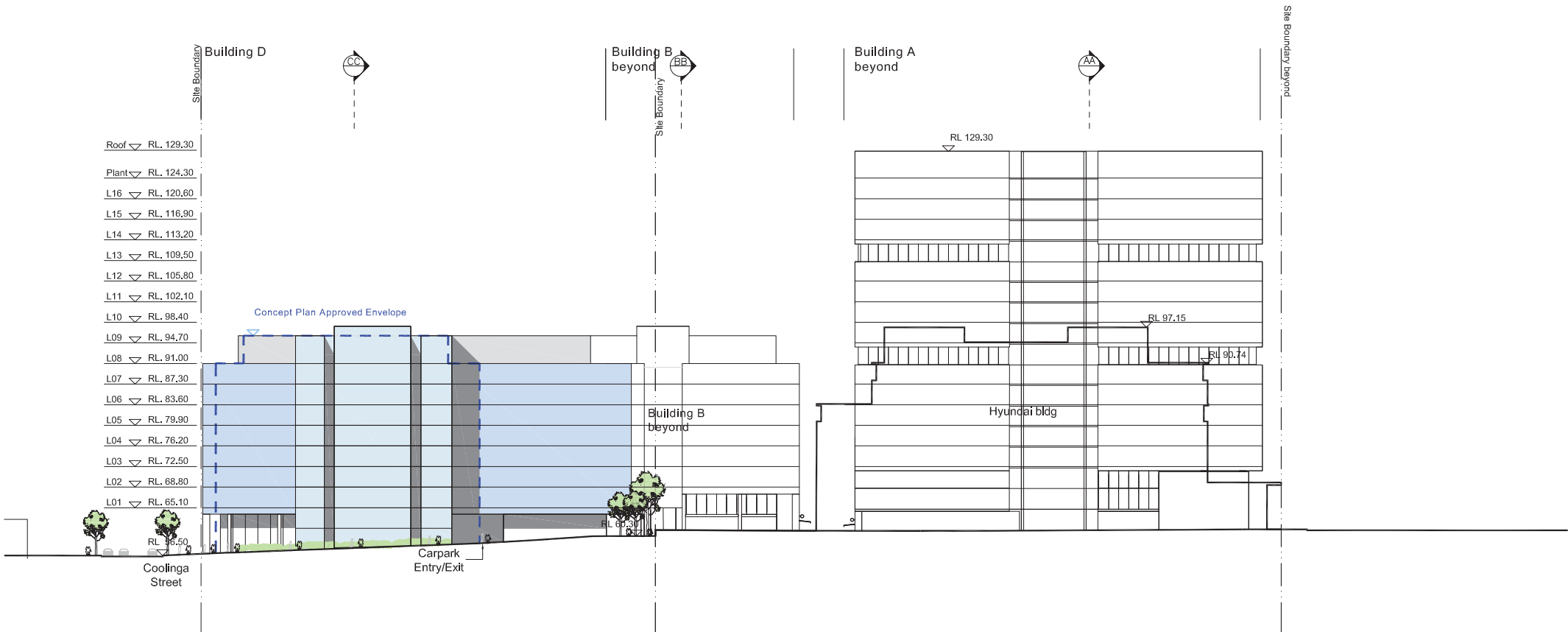
Coolinga Street Elevation



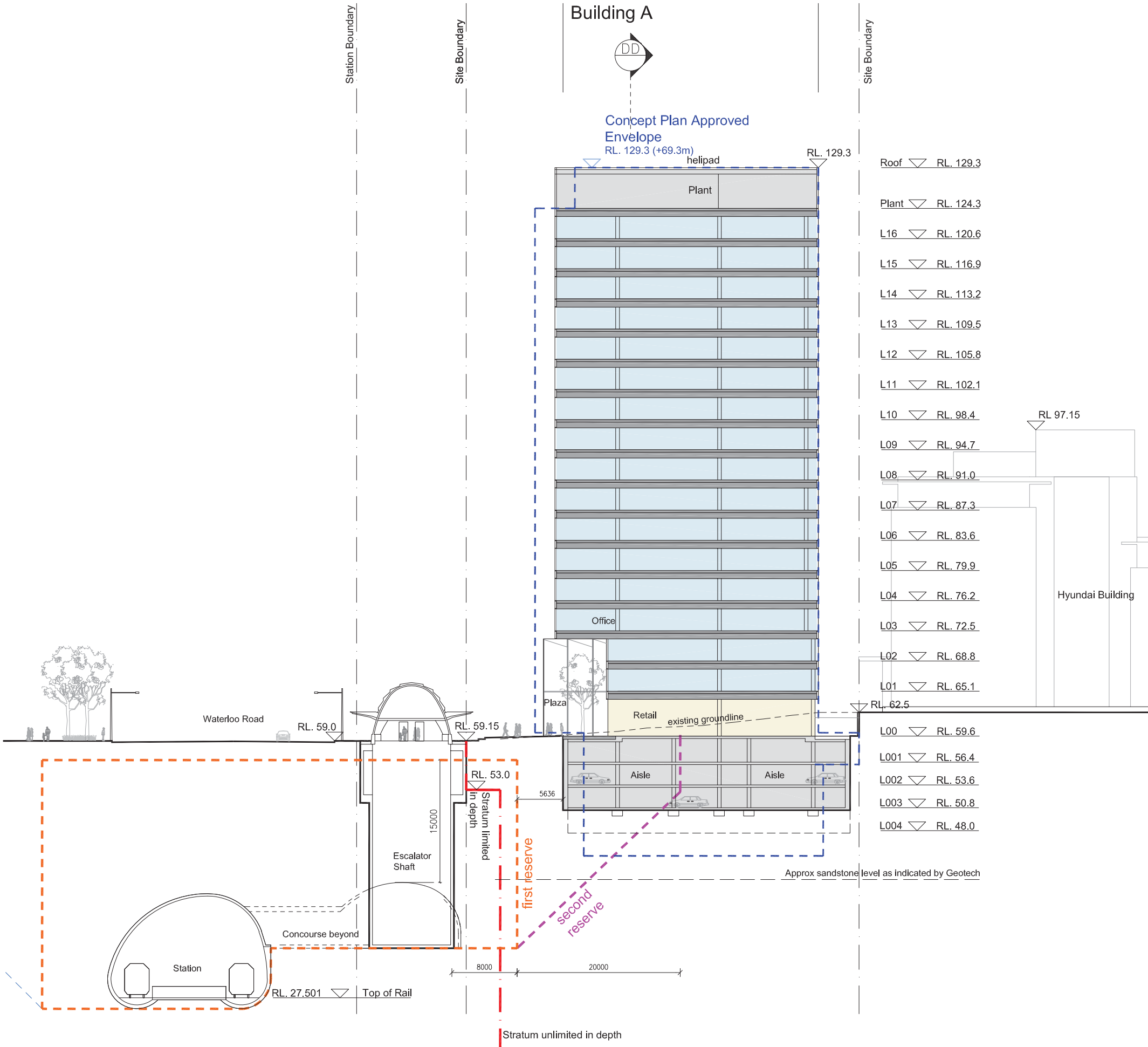
Waterloo Road Elevation

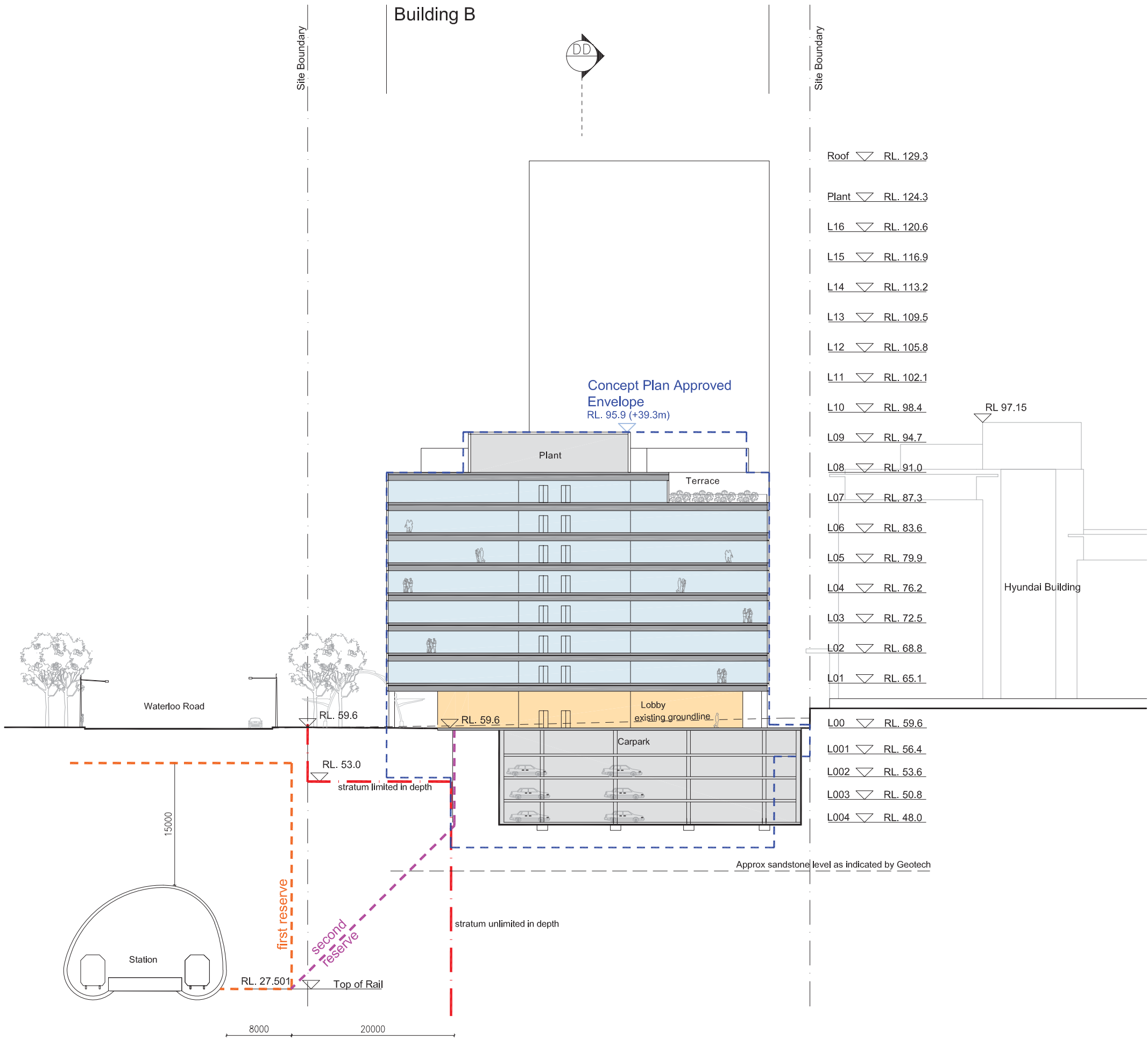


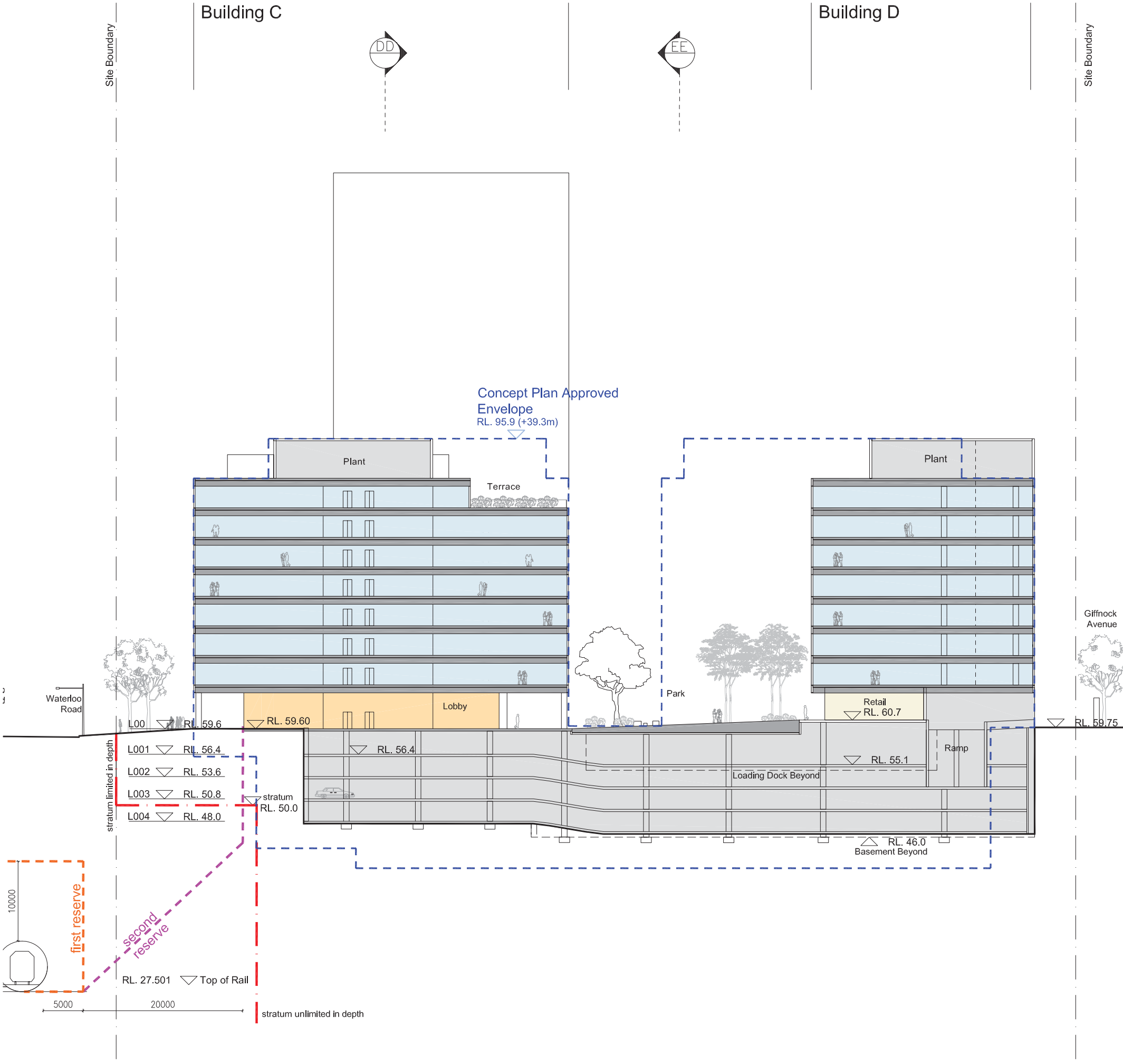
Lane Cove Road Elevation



Giffnock Avenue Elevation



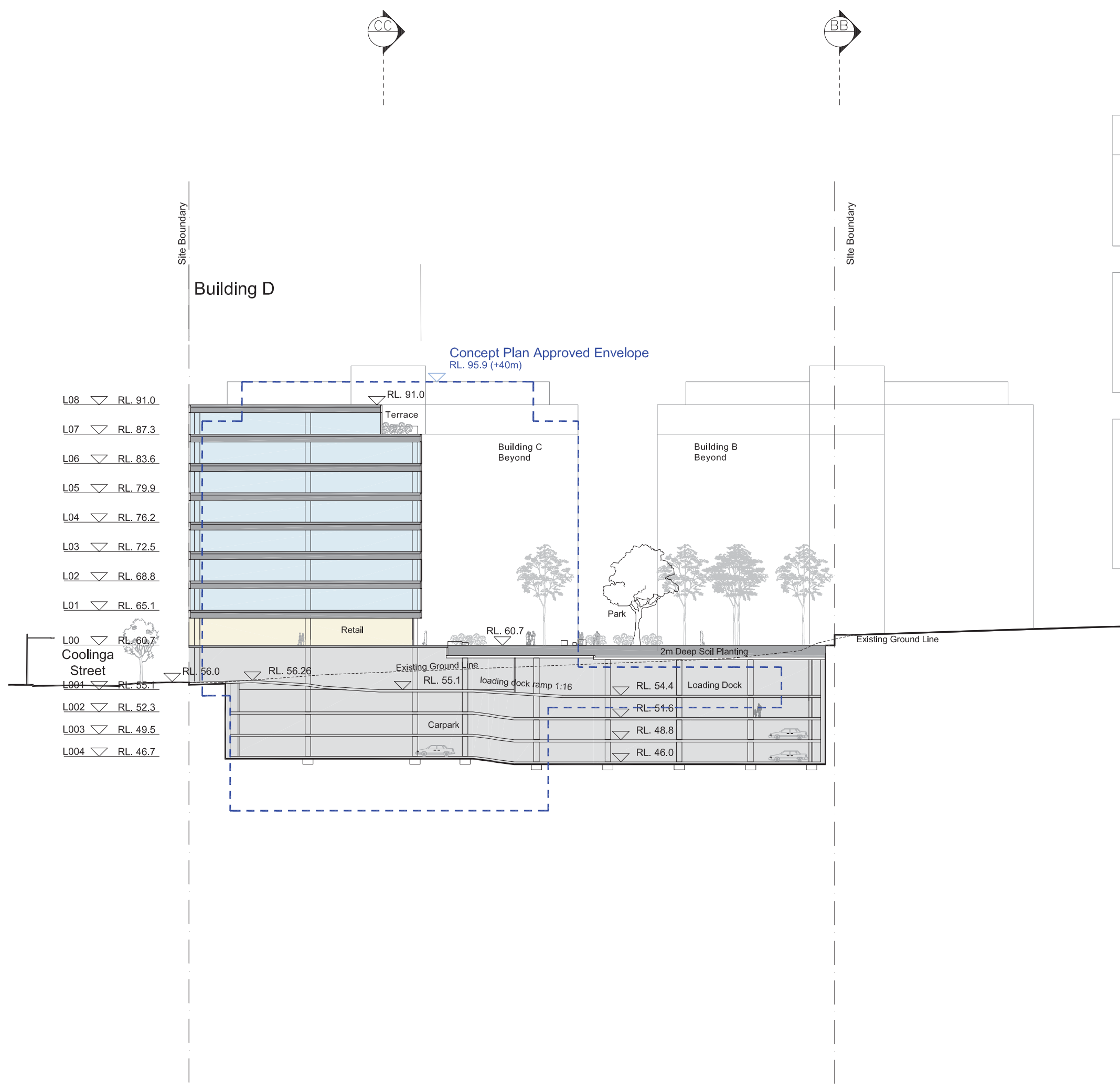




Scale 1:750



Scale 1:500



DEVELOPMENT				BLDG A				BLDG B				BLDG C				BLDG D					
Floor to Level	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)	Retail GLAR (m2)	GFA (m2)	GBA (m2)				
Level 17 Plant	5000	Roof	Plant						2324												
Level 16	3700	High Rise	Commercial			2067	2129	2129	2333												
Level 15	3700	High Rise	Commercial			2110	2172	2172	2377												
Level 14	3700	High Rise	Commercial			2067	2129	2129	2333												
Level 13	3700	High Rise	Commercial			1810	1872	1872	2072												
Level 12	3700	High Rise	Commercial			2067	2129	2129	2333												
Level 11	3700	High Rise	Commercial			2110	2172	2172	2377												
Level 10	3700	High Rise	Commercial			2067	2129	2129	2333												
Level 09	3700	High Rise/Overrun	Commercial			2013	2132	2132	2377												
Level 08	3700	Transfer	Commercial			1664	1783	1783	2021		Plant	1256	1256		Plant	1314	1314				
Level 07	3700	Low Rise	Commercial			2013	2132	2132	2377	1571		1656	1886	1595		1679	1910				
Level 06	3700	Low Rise	Commercial			1970	2088	2088	2333	1767		1851	2075	1796		1861	1910				
Level 05	3700	Low Rise	Commercial			2013	2132	2132	2377	1773		1856	2084	1796		1861	2106				
Level 04	3700	Low Rise	Commercial			1970	2088	2088	2333	1767		1851	2075	1793		1878	2106				
Level 03	3700	Low Rise	Commercial			2013	2132	2132	2377	1773		1856	2084	1796		1880	2109				
Level 02	3700	Low Rise	Commercial			1517	1635	1635	1977	1767		1851	2074	1793		1921	2106				
Level 01	3700	Low Rise	Commercial			1525	1646	1646	1977	1357		1442	1632	1834		1916	2100				
Ground 00	varies	Low Rise	Lobby/Retail/Commercial			228	1303	1579	2012	270	1124	1463	1656	175	1140	1356	1554				
Level B001	3600	Basement/Lower Gr	Load/Park/Retail/Lobby	112	9614		238				117			150	479	632	883				
Level B002	2800	Basement	Parking	247	11384											119					
Level B003	2800	Basement	Parking	281	11389																
Level B004	2800	Basement	Parking	218	8594																
SUBTOTAL				858	40981	31,224	1303	34317	40530	12,045	1124	13943	16822	12,725	1619	15122	18239	17,436	1769	19986	23730

TOTAL DEVELOPMENT												Total Commercial NLA (m2)	Total Retail GLAR (m2)	GFA (m2)	GBA (m2)
												73430	5815	83368	99321

Carparking Summary (Mac Park Corridor DCP 2010)

1 car space per 100sqm GFA (excl. couriers)	834	1 per 200sqm Commercial GFA	417
		1 per 750sqm GFA for Visitors	111
Courier Requirement	24	1 per 300sqm floor area retail employees	19
		1 per 500sqm floor area retail shoppers	12
Total Required:	858	Total bikes	559

Bicycle parking Summary (Mac Park Corridor DCP 2010)

Commercial Carparking Allocation per Building GFA (excl. retail)

Commercial	645	(incl. 7 accessible)	Bldg A	330
Retail	148	(incl. 3 accessible)	Bldg B	128
Gym	24	(incl. 3 accessible)	Bldg C	135
Childcare (Visitors)	10		Bldg D	182
Childcare (Employees)	7	(incl. 3 accessible)		
Total Accessible	16	(included in numbers)		776

Legend

	High-rise Commercial
	Low-rise Commercial
	Retail
	Lobby
	Change Facilities
	Basement
	Plant

NOTES:

FSR 5.34 :1
Site Area 16620 m2

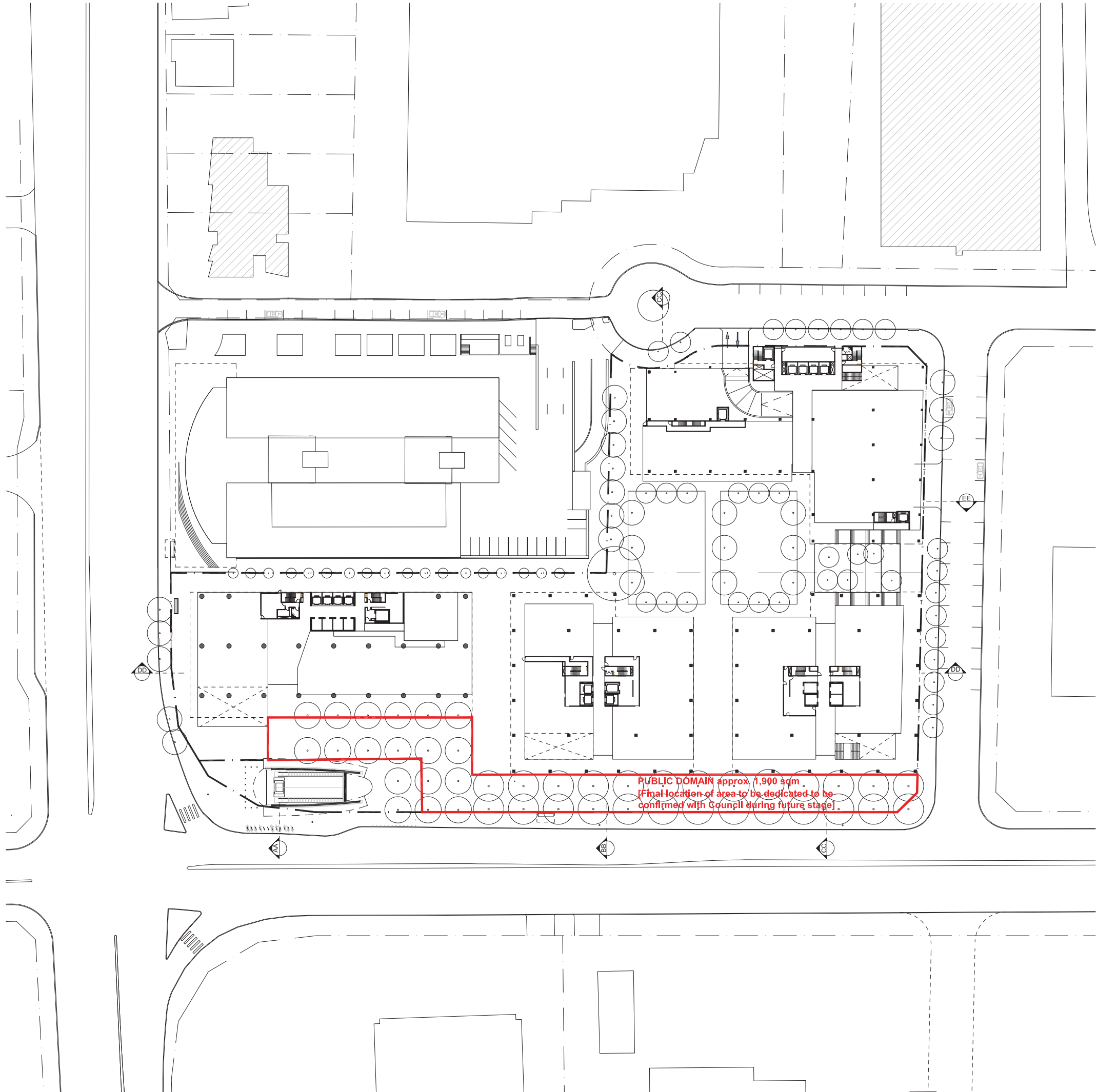
NLA includes Lobby Areas:
Building A 228
Building B 270
Building C 325
Building D 377
TOTAL: 1200

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.



Macquarie Park Commerce Centre Waterloo Rd Macquarie Park Landscape Concept Report

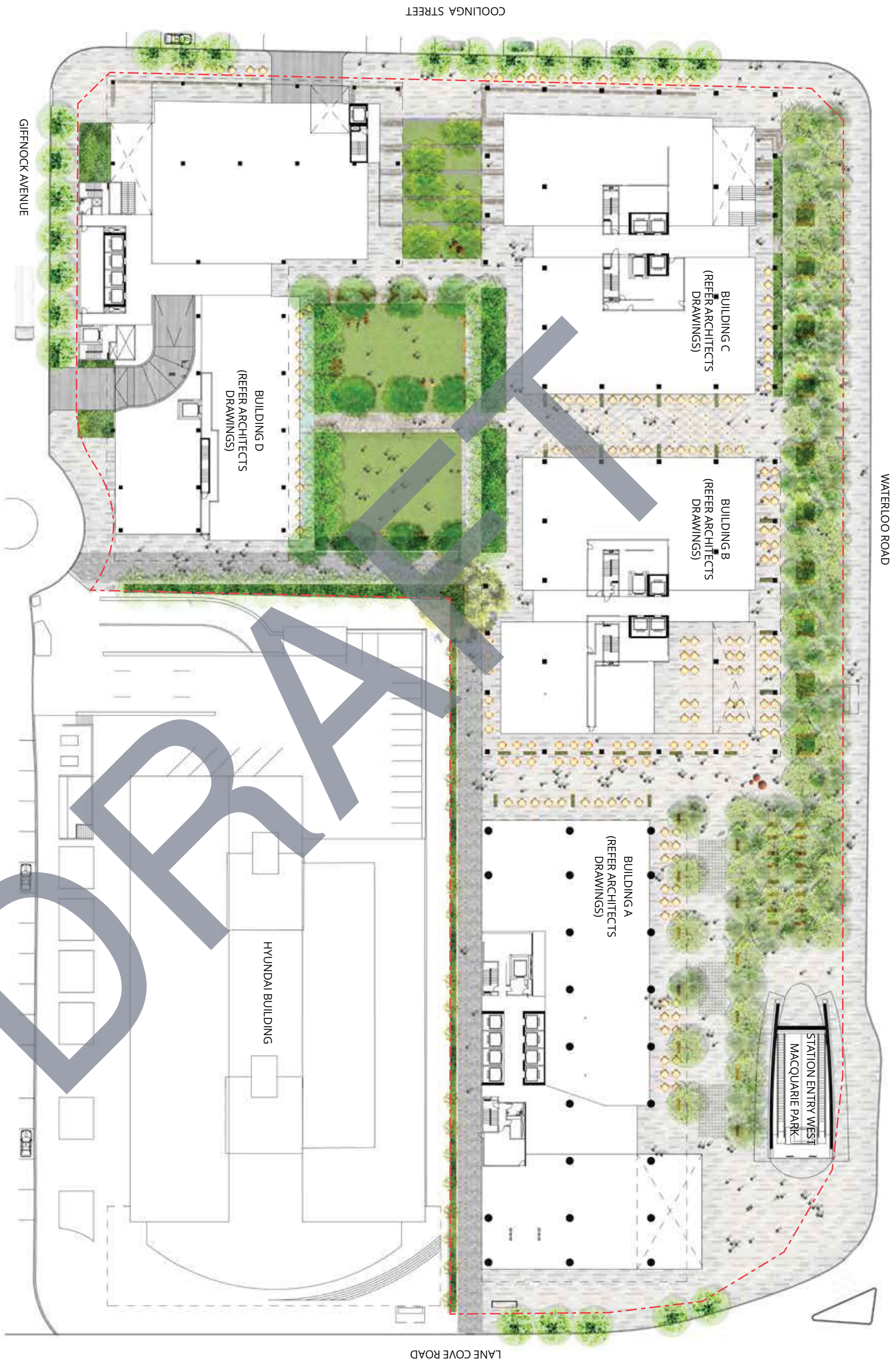
Client: Frasers Property Group
Winten Property Group

20 June 2018

[Revision J]



Location Plan NTS



Landscape Concept Master Plan Scale 1:600



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.

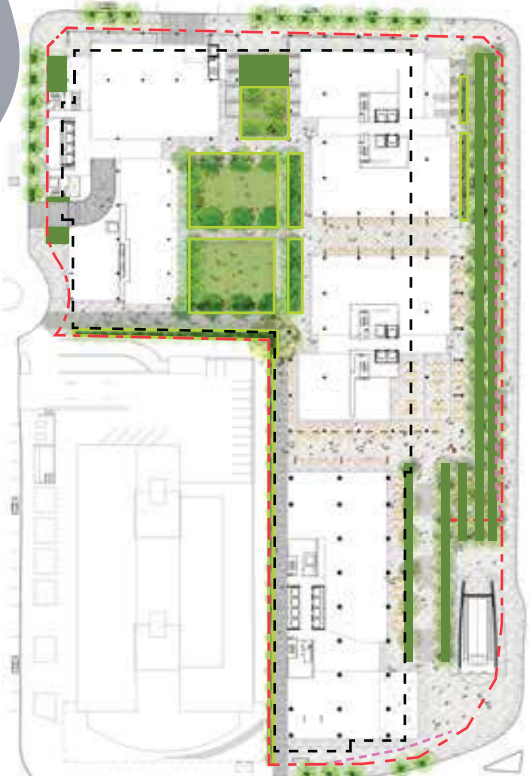
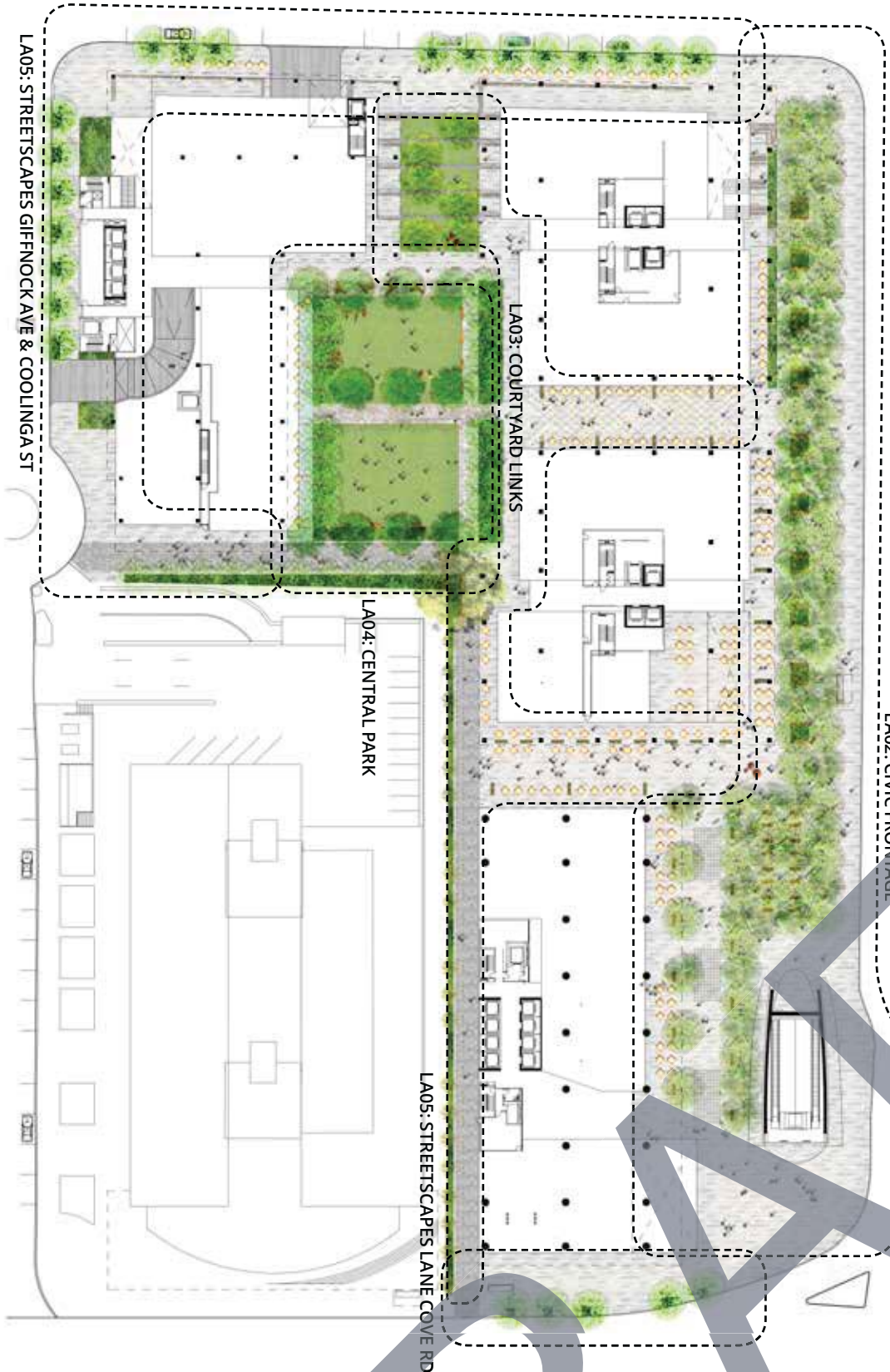
The Water Feature Plaza acts as an entry forecourt to the colonnade of signature Building A, at the corner of Lane Cove and Waterloo Roads. The linear landscaped civic plaza along Waterloo Road becomes the entry forecourts to the colonnade of Buildings B & C.

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 two generous stair ways surrounding a grassed terrace with wide seating walls.

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.



Key Plan Scale 1:1000

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

Architects: Bates Smart

Client: Frasers Property Group

Drawn: AL

Scale: As shown

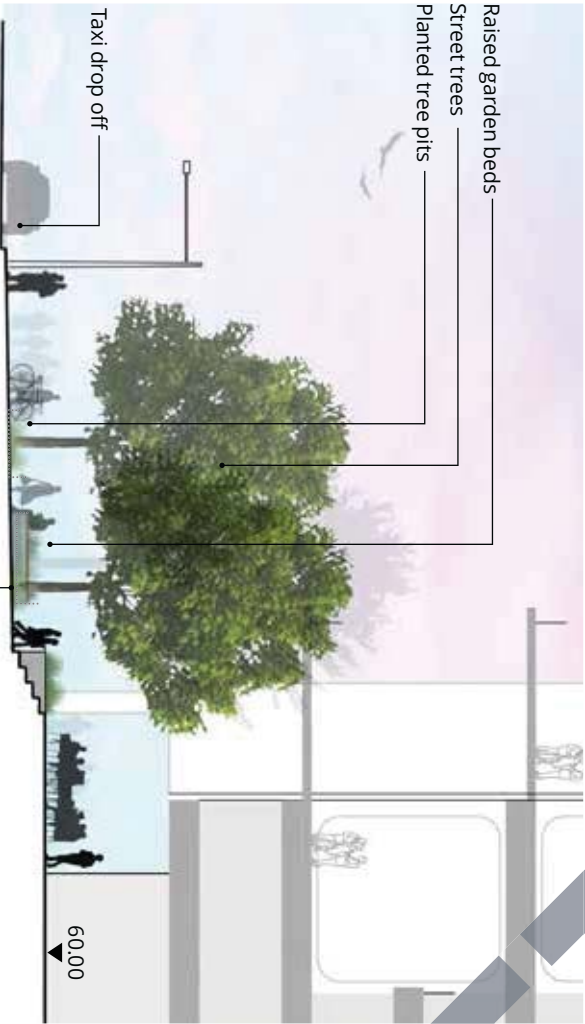
Landscape Concept Master Plan

Dwg no.: B17024 - LA01 | 02

Civic Frontage - Waterloo Rd & Station Interface



Detail Plan Scale 1:500



Section A-A Scale 1:250



Planter seating under Avenue trees

Water feature in pavement (Subject to feasibility study)

Bosque of trees

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

DRAFT

Key

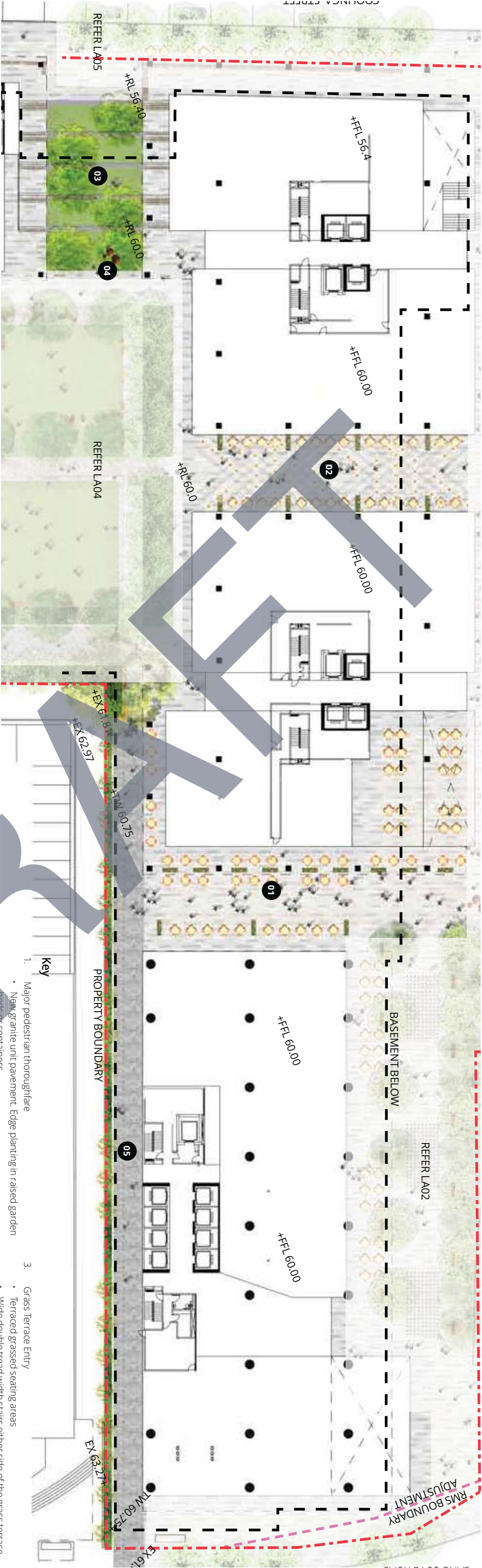
- Existing Macquarie Park Train Station
- Station plaza
 - New granite unit pavement with bands of decorative porous pavement (structural soil below for stormwater treatment and tree health)
 - Grove of trees: *Waterhousea floribunda* 'Sweeper'
 - Bench seats
 - Bicycle racks
- Civic frontage
 - New 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*
- Mass planting to raised garden beds: native grasses and groundcovers. (see Plant Schedule: Understorey below)
- Bench seating
- New taxi drop off and 'kiss and ride' / kerb layback
- New bus stop (relocated from further west on Waterloo Rd) with new bus shelter
- 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
- Grantee pavement
- Undercover spill-out space
- Water feature to plaza. Water jets flush to granite pavement. (subject to feasibility study)
- Bicycle parking to Ryde Council's standards

Indicative Plant Schedule

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

Landscape Concept Master Plan

Courtyard Links



Detail Plan Scale 1:500

Precedent Images



Vibrant laneways



Activated edges



Useful edges

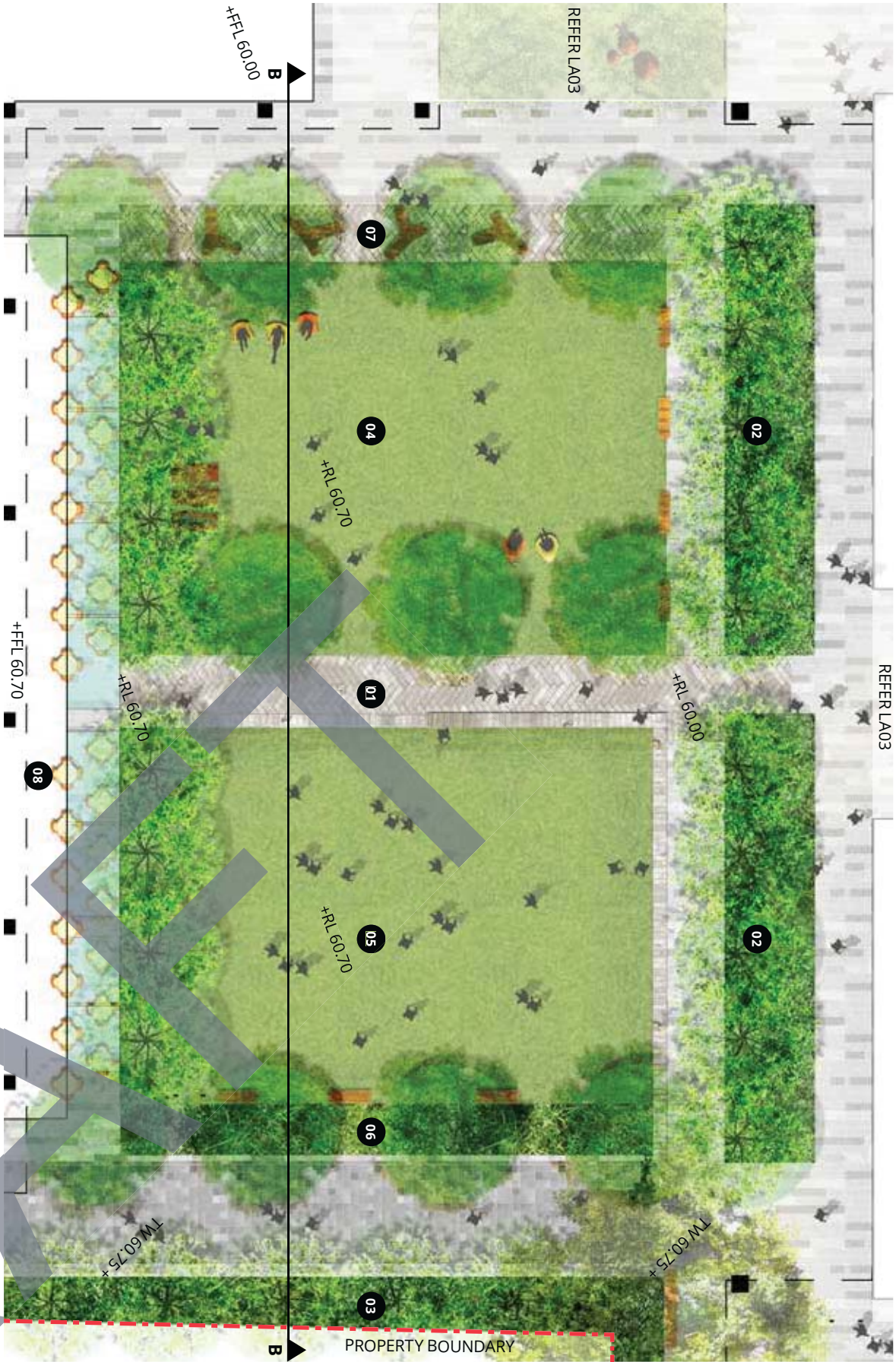


Pedestrian thoroughfares

- Key**
- Major pedestrian thoroughfare
 - New granite unit pavement. Edge planting in raised garden beds or containers
 - Opportunity for cafe spill-out with moveable furniture
 - Laneway
 - Spill-out moveable furniture to activate edges
 - Feature planting in raised garden beds
 - Feature lighting e.g. catenary lighting
 - Grass Terrace Entry
 - Terraced grassed seating areas
 - Wide double tread width stairs either side of the grass terrace
 - Shade trees informal placed within the grass terrace
 - Public art node
 - Thru-site link
 - Mass planting and row of shrubs and small trees boundary
 - Small unit concrete pavers

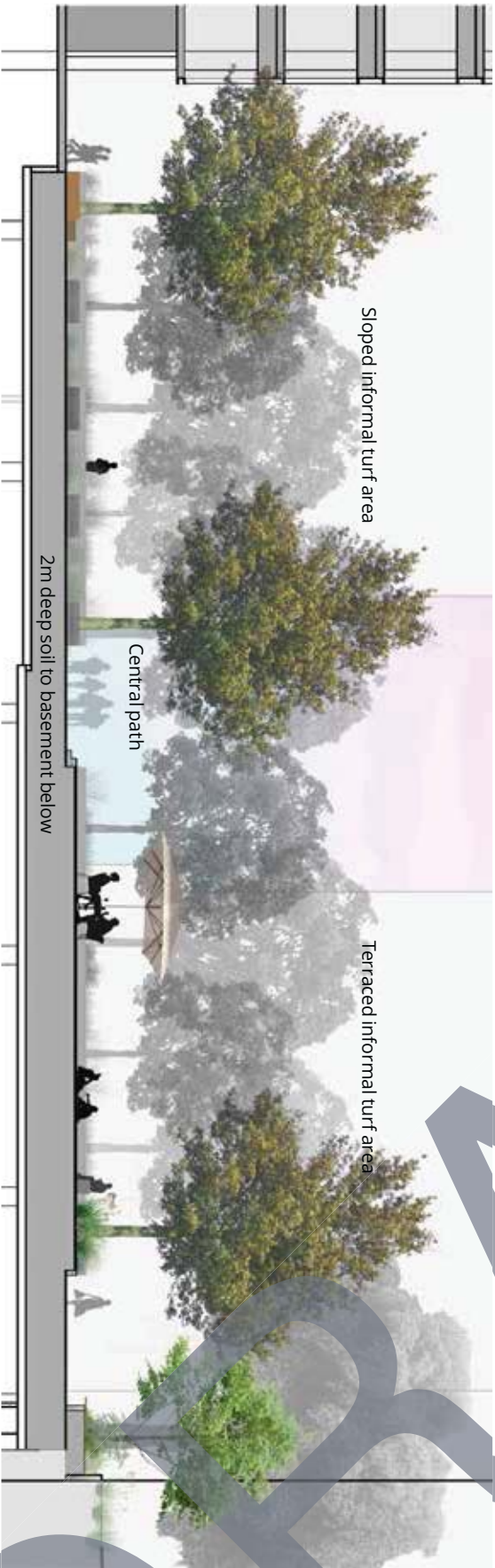
Indicative Plant Schedule

Botanical Name	Common Name	Mature Height	Pot Size	Spacing
Trees				
<i>Acmena cvs.</i>	Lillypilly	10m	200L	As shown
<i>Buckinghamiana celississima</i>	Ivory Curl Tree	8m	200L	As shown
<i>Ficus microcarpa hillii</i>	Hill's Weeping Fig	10m	500L	As shown
Understorey				
<i>Clematis aristata</i>	Southern Clematis	200mm	150mm	1000mm
<i>Cordyline stricta</i>	Common Cordyline	1m	200mm	800mm
<i>Dianella caerulea</i>	Flax Lily	400mm	150mm	300mm
<i>Lomandra hystrix 'Katie Belle'</i>	Mat Rush	500mm	200mm	400mm
<i>Plectranthus 'Mona Lavender'</i>	Lavender Spur Flower	200mm	150mm	300mm
<i>Viola hederacea</i>	Native Violet	300mm	150mm	300mm



Detail Plan

Scale 1:250



Section B-B

Scale 1:250

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

ASPECT Studios™

Architects: Bates Smart

Client:

Frasers Property Group
Wintren 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
 - Tree planting: Flindersia australis
 - 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
Trees				
Buckinghamiana cellissima	Ivory Curl Tree	8m	100L	As shown
Flindersia australis	Crows Ash	15-20m	200L	As shown
Waterhousea floribunda	'Sweeper' Weeping Lillypilly	8m	200L	As shown
Sterocarpus sinuatis	Firewheel Tree	10m	200L	As shown
Understorey				
Cyathea cooperii	Tree Fern	1.5m	200mm	1000mm
Blechnum nudum	Fishbone Fern	500mm	200mm	400mm
Pteridium esculentum	Bracken Fern	400mm	200mm	300mm
Mitella hederacea	Native Violet	300mm	150mm	300mm
Asplenium australasicum	Bird's Nest Fern	1.5m	200mm	1000mm
Dianella caerulea	Flax Lily	400mm	150mm	300mm
Cordyline petiolaris	Broad-leafed Palm Lily	1m	200mm	1000mm
Cordyline stricta	Common Cordyline	1m	200mm	800mm
Adiantum aethiopicum	Maidenhair Fern	300mm	150mm	300mm

Landscape Concept Master Plan

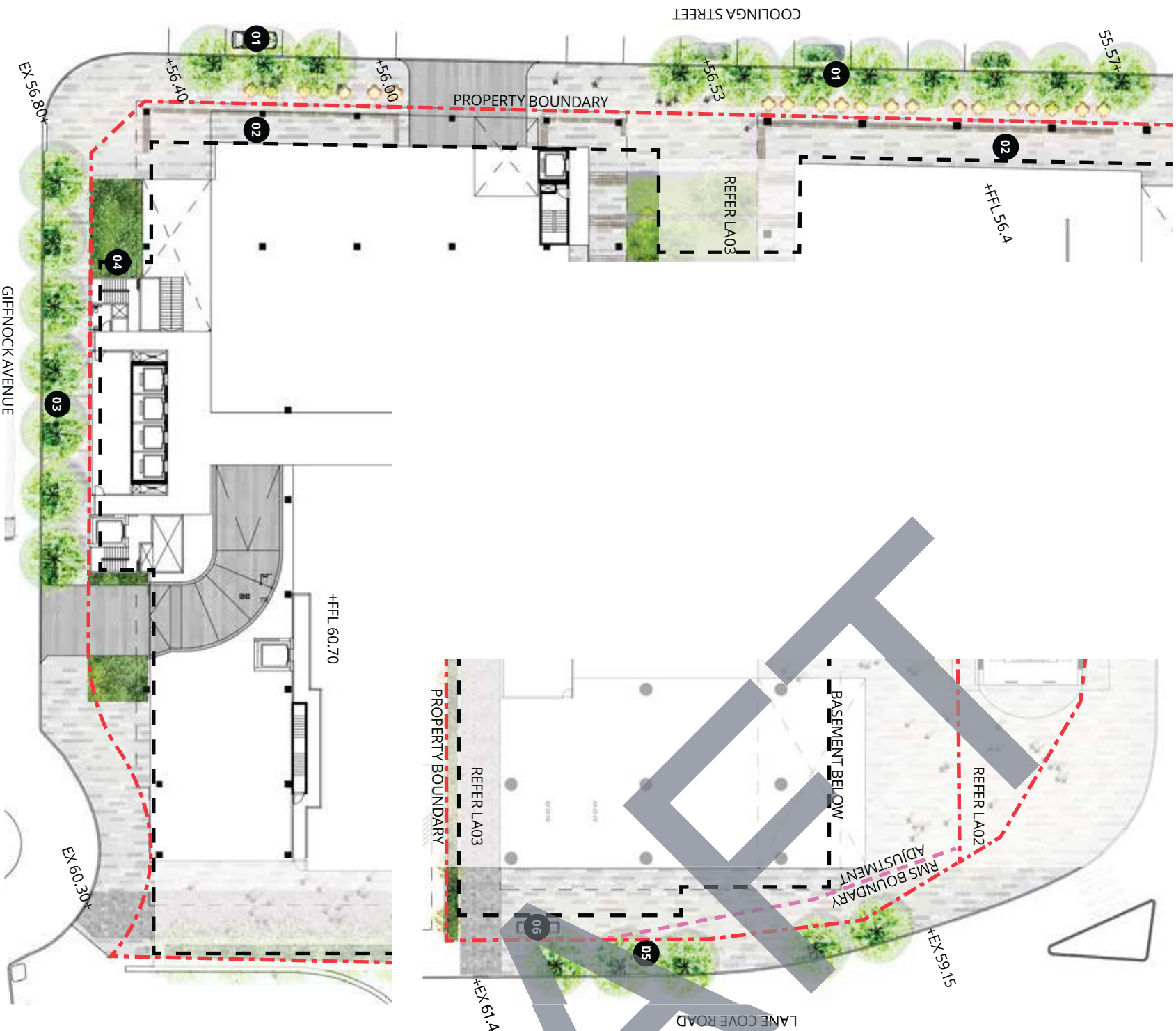
Drawn: AL
Checked: DR

Scale: As shown
Date: 20 June 2018



Dwg no.: B17024 - LA04
Rev: J

Streetscapes



Detail Plan Scale 1:500

- Key
1. 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

2. Concrete unit pavement to building frontage under colomnade with spill out tables and seating

3. 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

4. Mass planted verge where no access to vehicular parking on street is required

5. 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

6. 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 | Knobby 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 |
- Precedent Images
- Drawn: AL Scale: As shown

Checked: DR Date: 20 June 2018
- Landscape Concept Master Plan

Dwg no.: B17024 - LA05 | 07

Rev: J

Tree Palette

LA 02 Civic Frontage

LA 03 Courtyard Links

LA 04 Central Park

LA 05 Streetscapes



Eucalyptus saligna



Acmena Smithii



Flindersia australis



Eucalyptus microcorys



Lophostemon confertus



Ficus microcarpa hillii



Waterhousea floribunda



Lophostemon confertus



Waterhousea floribunda



Tristantia laurina



Buckinghamiana cellissima