

Macquarie Park Commerce Centre Waterloo Rd Macquarie Park Landscape Concept Report

Client: Frasers Property Group
Winten Property Group

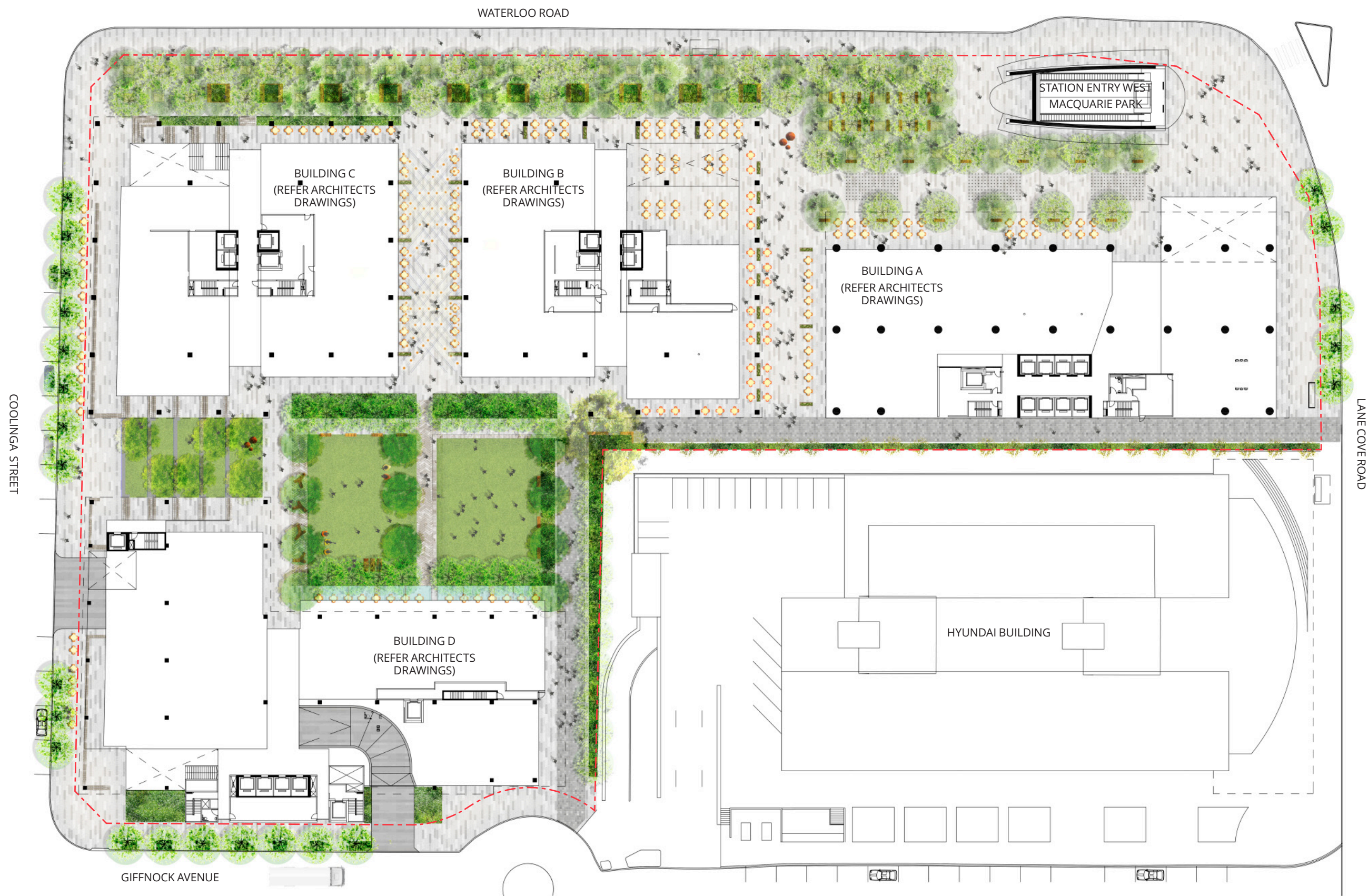
20 June 2018

[Revision J]



Location Plan NTS

Landscape Concept



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.

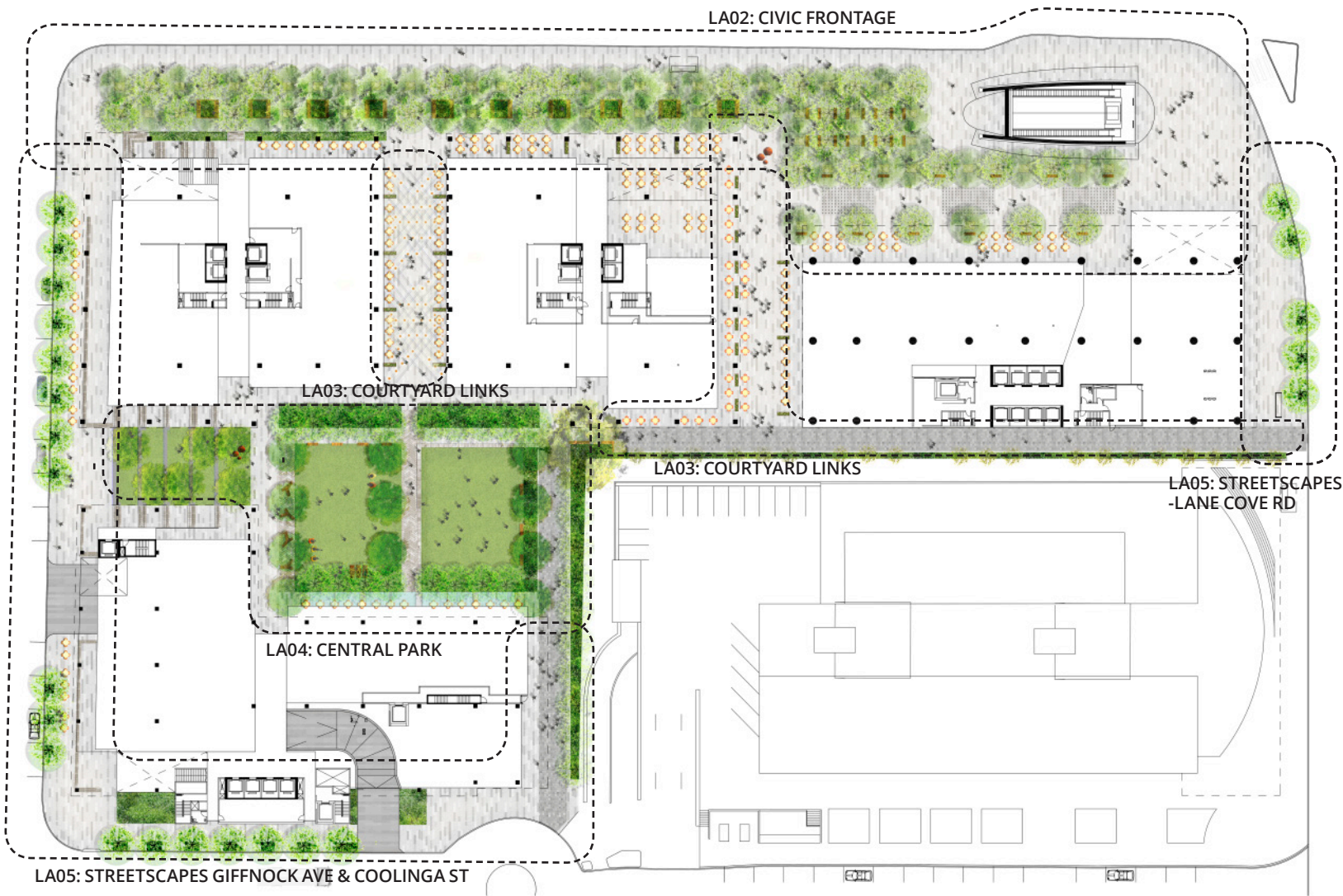
The combination of building lobbies and smaller retail tenancies provide active ground floor uses which are setback within a colonnade along the Waterloo Road frontage.

Coolinga Street with a reduced setback to meet Macquarie Park Corridor DCP 2010 requirements provides an active streetscape arrangement for smaller retail and

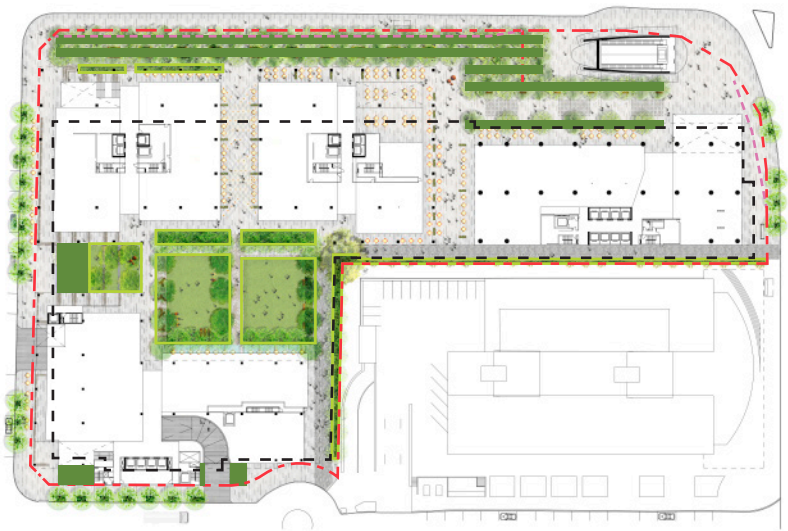
building lobbies. Coolinga Street frontage is located one-storey lower and can be accessed via two generous stairways surrounding a grassed terrace with wide seating walls.

Through-site links provide a mix of landscaped space and activated retail laneways providing connections for public and private thoroughfare. The laneway links will become activated spaces for retail and food shops, with an enhanced sense of character through the use of feature lighting and planting.

The landscaped connections from Coolinga Street 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 picnicking, 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 providing 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 990m2 (11.5%)
- Extent of soil depth minimum 2m deep (on podium). Approximate 1510m2 (18%)
- Total landscape area within the property boundary is approximately 8450m2

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

This site plan illustrates the proposed landscaping and building footprint for the Macquarie Park Station Entry West. The plan is bounded by Waterloo Road to the north and Lane Cove Road to the east. A red dashed line indicates the 'PROPERTY BOUNDARY', and a pink dashed line shows the 'RMS BOUNDARY ADJUSTMENT'. The building footprint is labeled 'STATION ENTRY WEST MACQUARIE PARK'. The plan includes various landscaping elements such as trees (represented by green circles), shrubs (represented by orange squares), and ground cover (represented by grey dots). Numbered callouts (01-09) identify specific landscaping features. Elevation markers include +EX 57.34, +EX 59.42, +EX 60.15, +EX 59.35, +FFL 59.6, and +FFL 59.6. The plan also shows a 'BASEMENT BELOW' area and references to 'REFER LA05' and 'REFER LA03'. A north arrow is located in the top right corner.

Raised garden beds

Street trees

Planted tree pits

Permeable pavement with structural soil

RL 59,6

Precedent Images

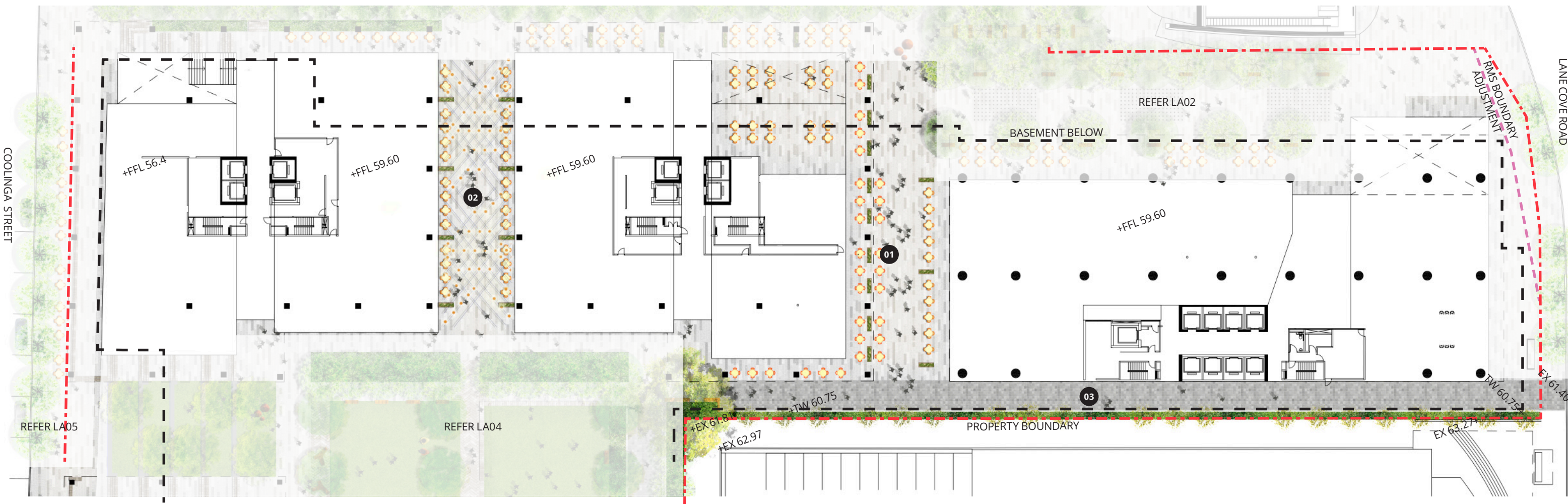


Bosque of trees

1.	Existing Macquarie Park Train Station	• Mass planting to raised garden beds: native grasses and groundcovers. (see Plant Schedule: Understory below)	
2.	Station plaza	• Bench seating	
	• New granite unit pavement with bands of decorative porous pavement (structural soil below for stormwater treatment and tree health)	4.	New bus stop (relocated from further west on Waterloo Rd) with new bus shelter
	• Grove of trees: <i>Waterhousia floribunda</i> 'Sweeper'	5.	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
	• Bench seats		
	• Bicycle racks	6.	Colonnade to building frontage
3.	Civic frontage	• Granite pavement	
	• New granite unit pavement with bands of decorative porous pavement (structural soil below for stormwater treatment and tree health)	• Undercover spill-out space	
	• New trees in terrabond tree pits to enable ease of pedestrian movement through the civic plaza area	7.	Water feature to plaza. Water jets flush to granite pavement. (subject to feasibility study)
	• New street tree planting: <i>Eucalyptus saligna</i>	8.	Bicycle parking to Ryde Council's standards
		9.	Stair entry to upper Civic Frontage from Coolinga Street

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

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 movable furniture
 - 2. Laneway
 - Spill-out movable furniture to activate edges
 - Feature planting in raised garden beds
 - Feature lighting e.g. catenary lighting
 - 3. 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.	Lilypilly	10m	200L	As shown
Buckinghamiana cellisissima	Ivory Curl Tree	8m	200L	As shown
Ficus microcarpa hillii	Hill's Weeping Fig	10m	500L	As shown
Understorey				
Clematis aristata	Southern Clematis	200mm	150mm	1000mm
Cordylina stricta	Common Cordylina	1m	200mm	800mm
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

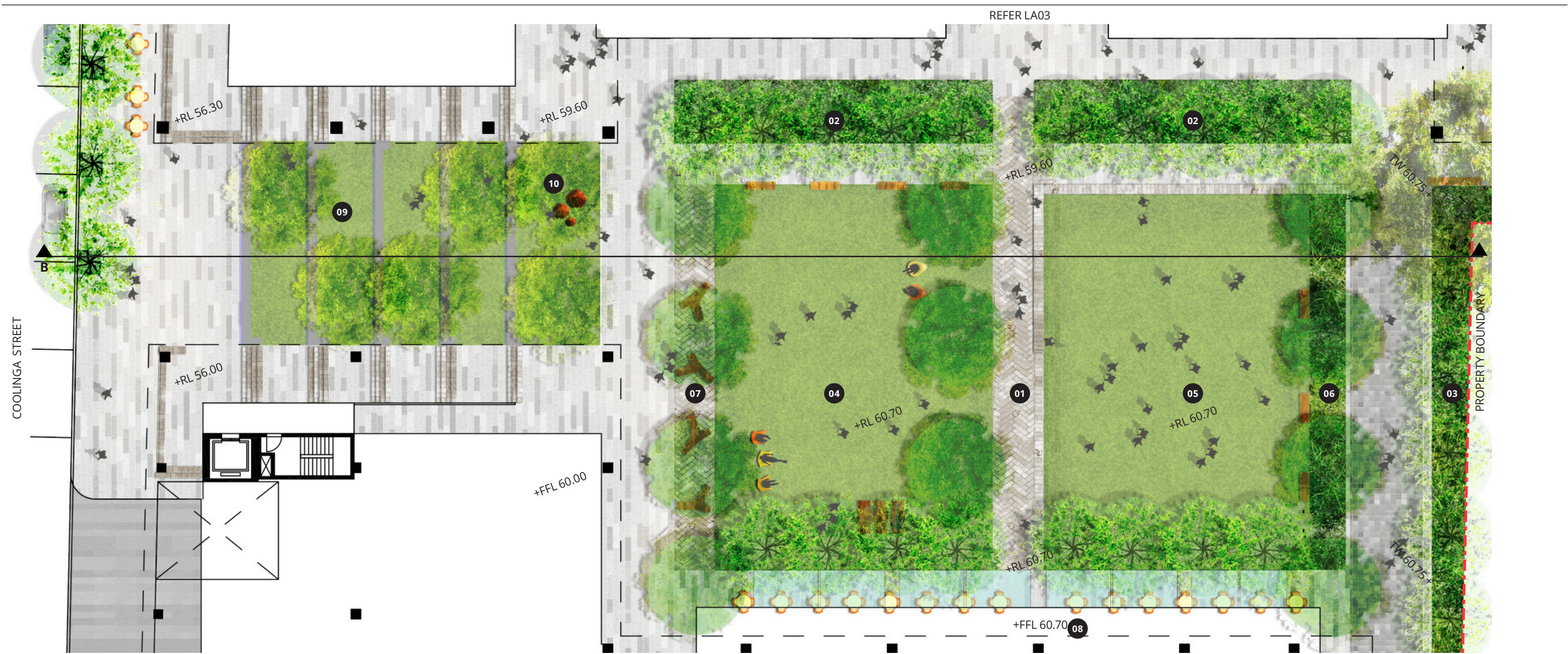


Pedestrian thoroughfares

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park



Central Park



Detail Plan Scale 1:250

Key

1. Central stroll path
2. 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
3. Planted buffer to boundary
 - Significant existing trees retained along boundary edge
 - Feature fig tree planting
 - Mass planted understory and screen planting (refer plant schedule)
4. Sloped informal turf area
 - Potential for picnics / movable deck chair seating
 - Trees in turf
5. Terraced (flat) informal turf area
 - Potential for movable cafe seating with umbrellas for shade
6. Planted edge
 - Tree planting
 - Mass planted understory of native grasses and groundcovers (refer plant schedule)
7. Paved edge
 - Tree planting in pavement
 - Feature seating nodes
8. Spill-out movable furniture to activate edges
9. Grass Terrace Entry
 - Terraced grassed seating areas
 - Wide double tread width stairs either side of the grass terrace
 - Shade trees placed within the grass terrace
10. Public Art Node





Section B-B Scale 1:300

Precedent Images



Flexible terraced lawn area for pop-up recreational activity



Shaded seating along edges



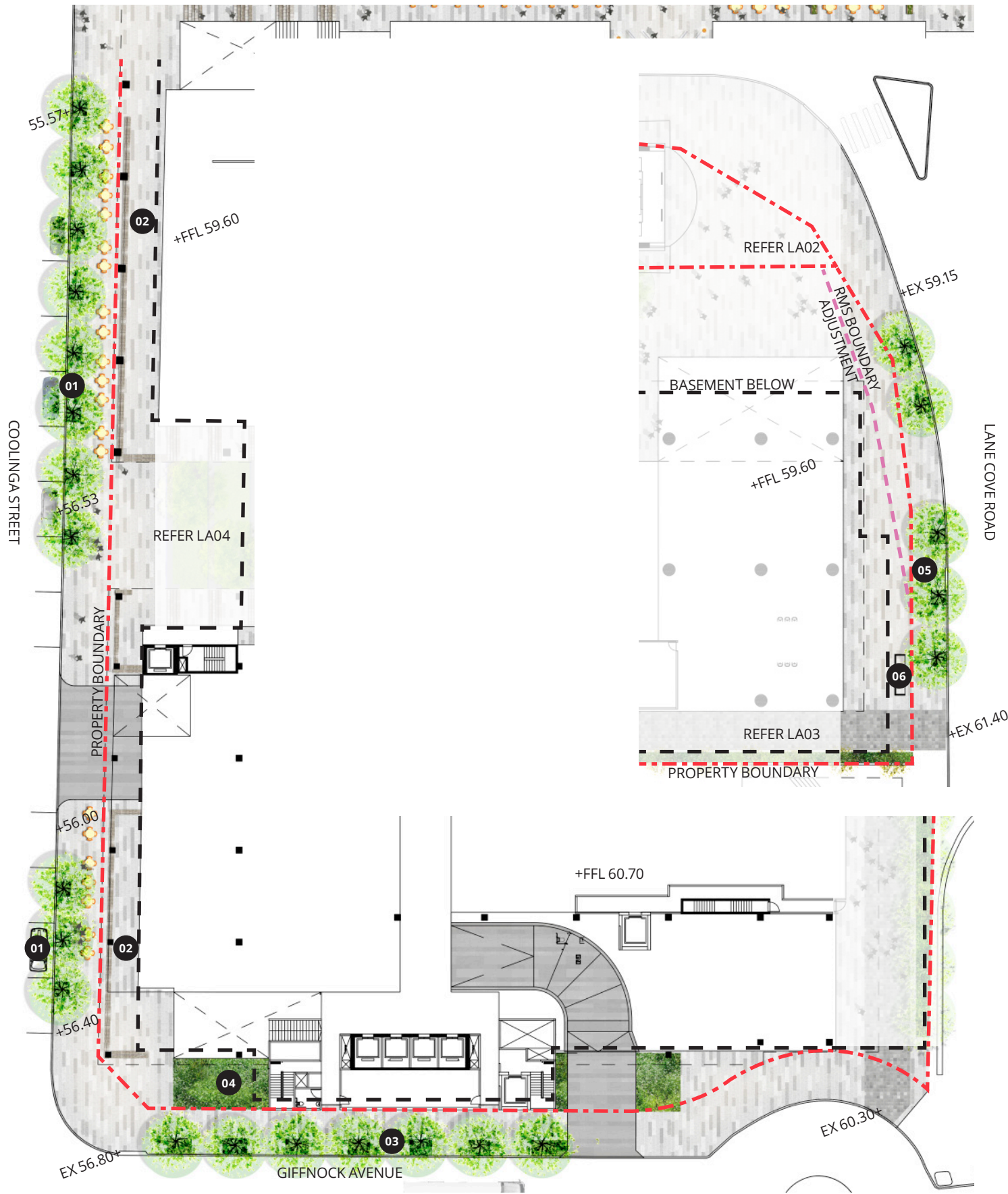
Terraced walls create seating opportunities

Indicative Plant Schedule

Botanical Name	Common Name	Mature Height	Pot Size	Spacing
Trees				
Brachychiton acerifolius	Flame Tree	10m	100L	As shown
Pyrus ussuriensis	Manchurian pear	12m	200L	As shown
Waterhousia floribunda	'Sweeper' Weeping Lillypilly	8m	200L	As shown
Stenocarpus 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
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



Streetscapes



Detail Plan Scale 1:500

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park



Key

- Coolunga 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 and stairs to building frontage under colonnade 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
- 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
- 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				
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
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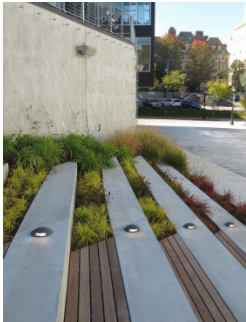
Precedent Images



Lush planted streetscape with shade trees



Activated edges



Planted stairway entry

Tree Palette

LA 02 Civic Frontage

LA 03 Courtyard Links

LA 05 Streetscapes



Eucalyptus saligna



Acmena Smitii



Eucalyptus microcorys



Lophostemon confertus



Ficus microcarpa hillii



Lophostemon confertus



Waterhousea floribunda



Buckinghamiana cellisissima

LA 04 Central Park

Trees



Pyrus ussuriensis



Waterhousea floribunda



Brachychiton acerifolius

Shrubs and Groundcovers



Cyathea cooperii



Cordyline stricta



Asplenium australasicum



Viola hederacea