 **NSW GOVERNMENT**
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed [Signature]

Sheet No. 1 of 24

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

Scale 1:1000



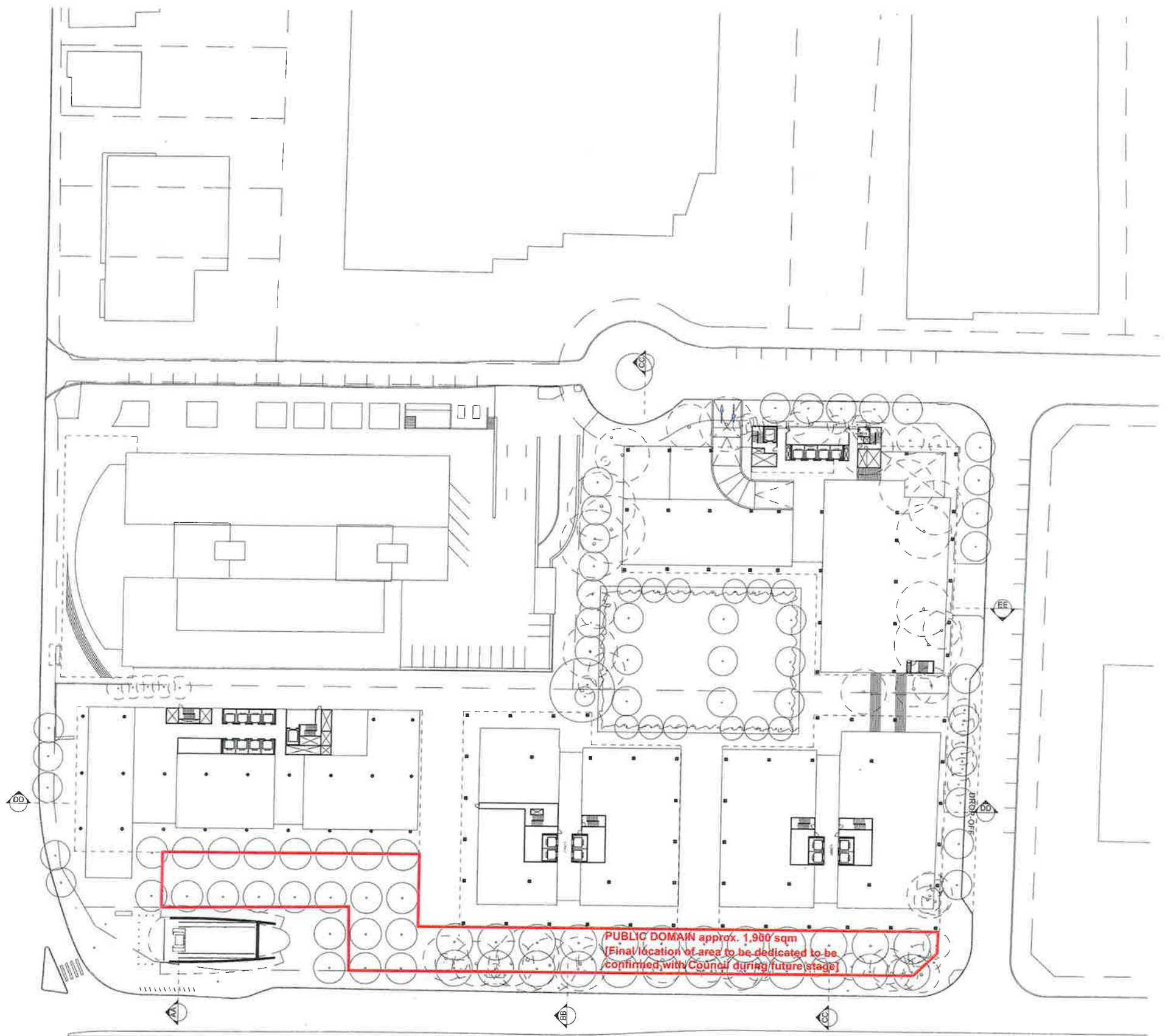
Legend



Trees to be removed



New Trees



NSW GOVERNMENT
PLANNING

Issued under the Environmental Planning and Assessment Act 1979
Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application
Approved Section 75W Modification Application

No. **3** granted on the **9 August 2018**

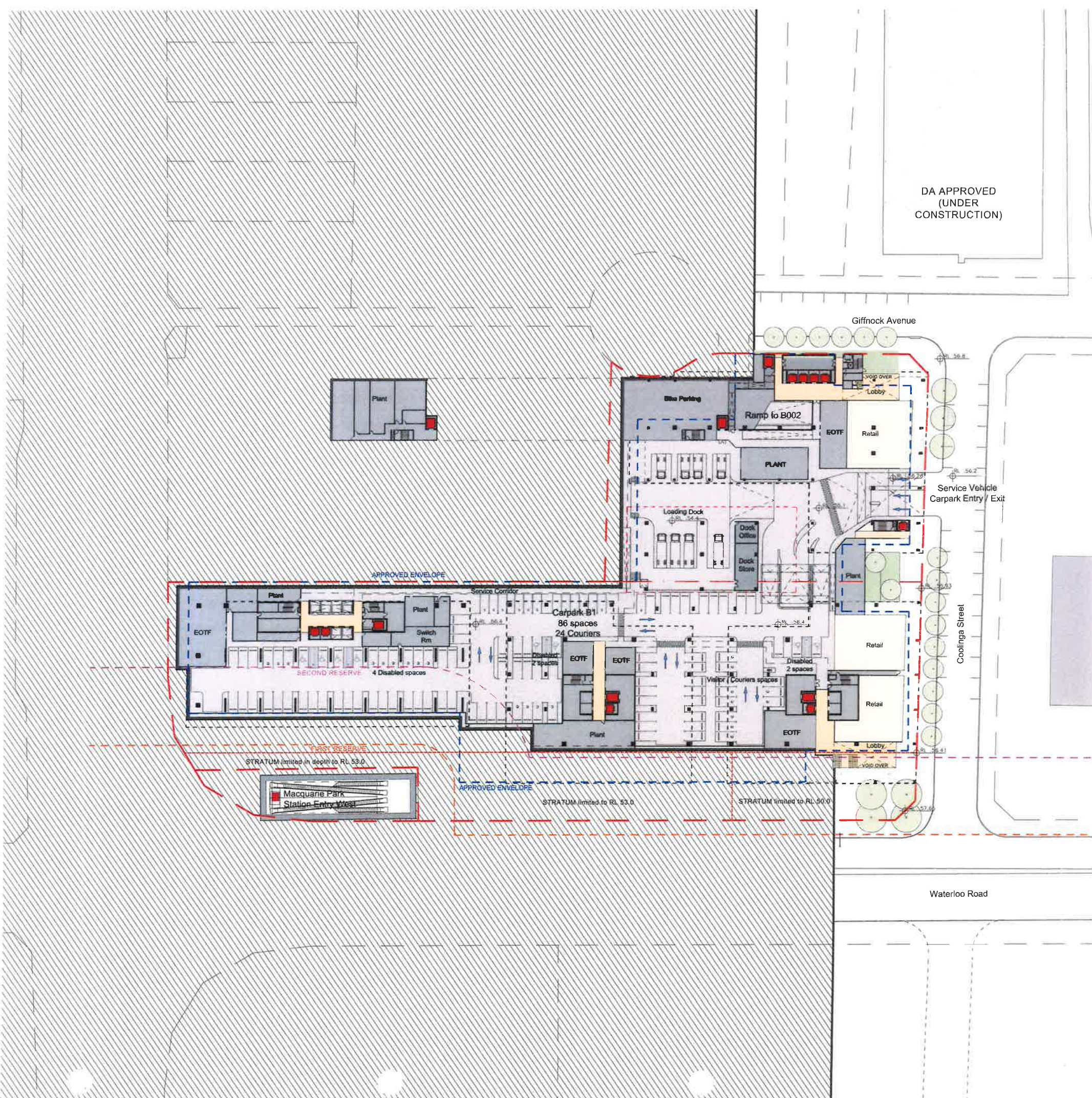
in respect to MP **99-0209**

Signed **[Signature]**

Sheet No. **2** of **24**

PA02[REV B]_001 Basement Level 001 Plan

Scale 1:1000



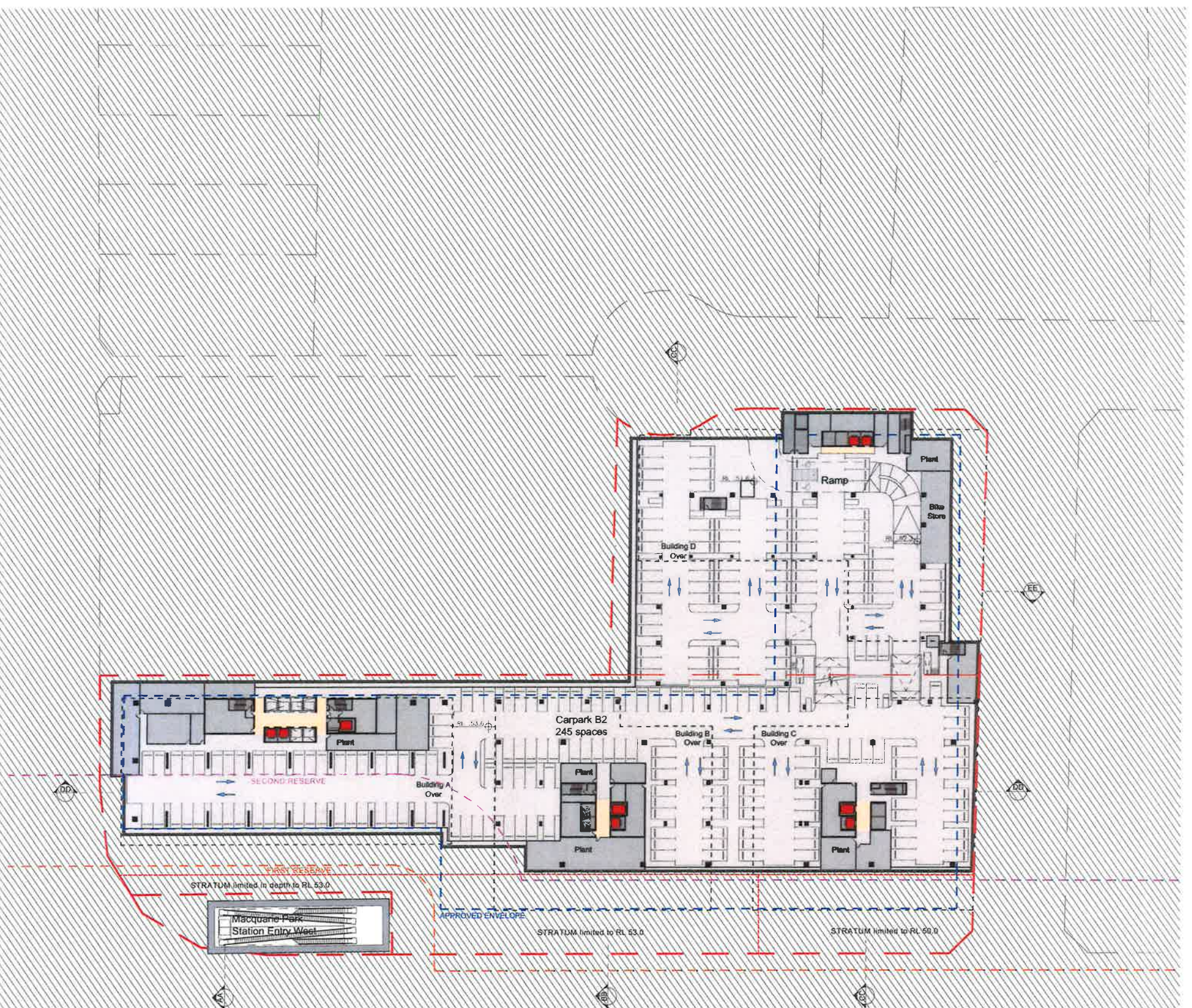
NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979


Approved Section 75W Modification Application
No. 3 granted on the 9 August
in respect to MP 09-0209
Signed [Signature]
Sheet No. 3 of 24

PA02[REV B]_002 Basement Level 002 Plan

Scale 1:1000







NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

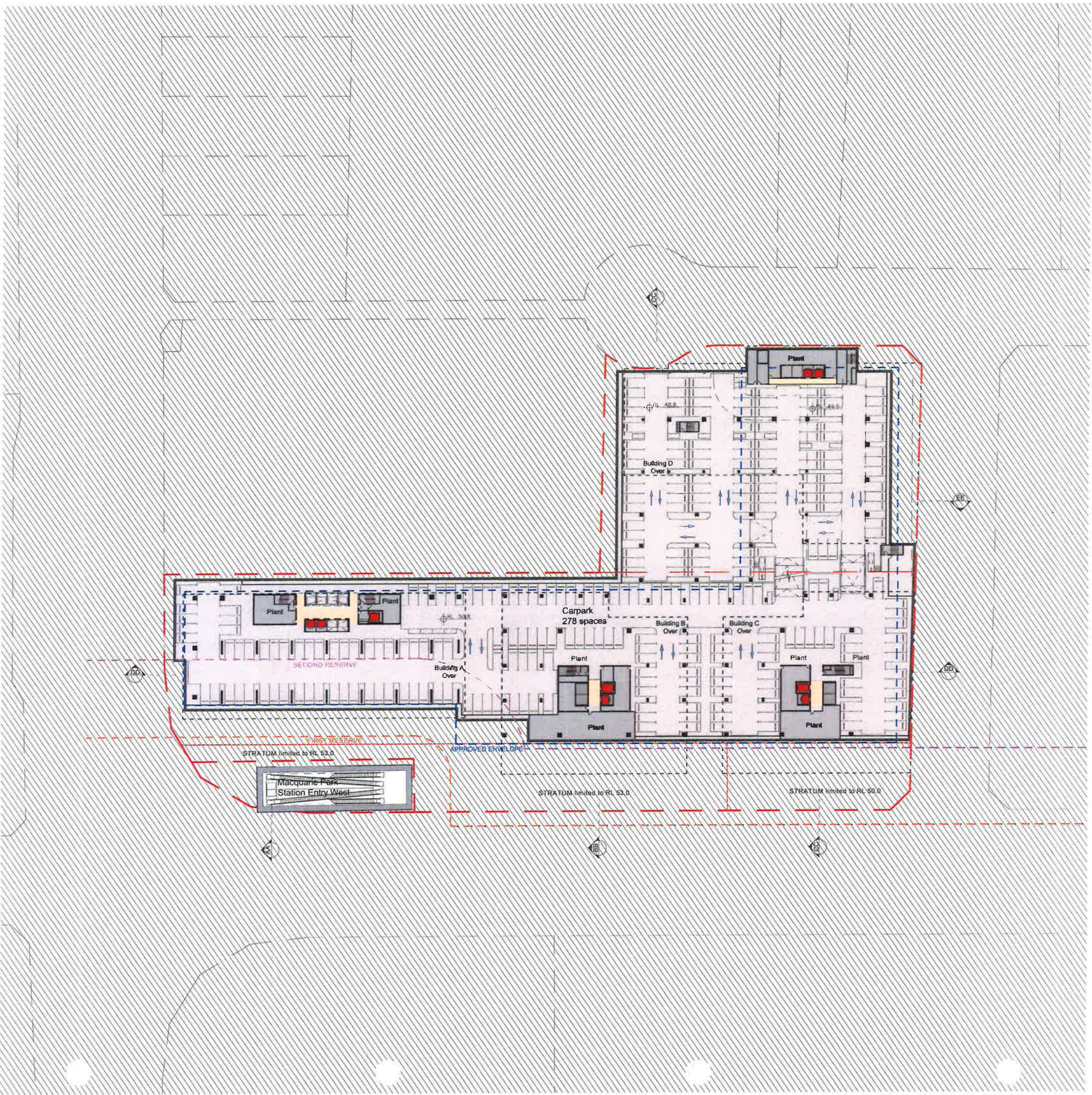
Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018


in respect to MP 09-0209

Signed WP

Sheet No. 4 of 24





 **NSW GOVERNMENT**
Planning

Issued under the Environmental Planning and Assessment Act 1979

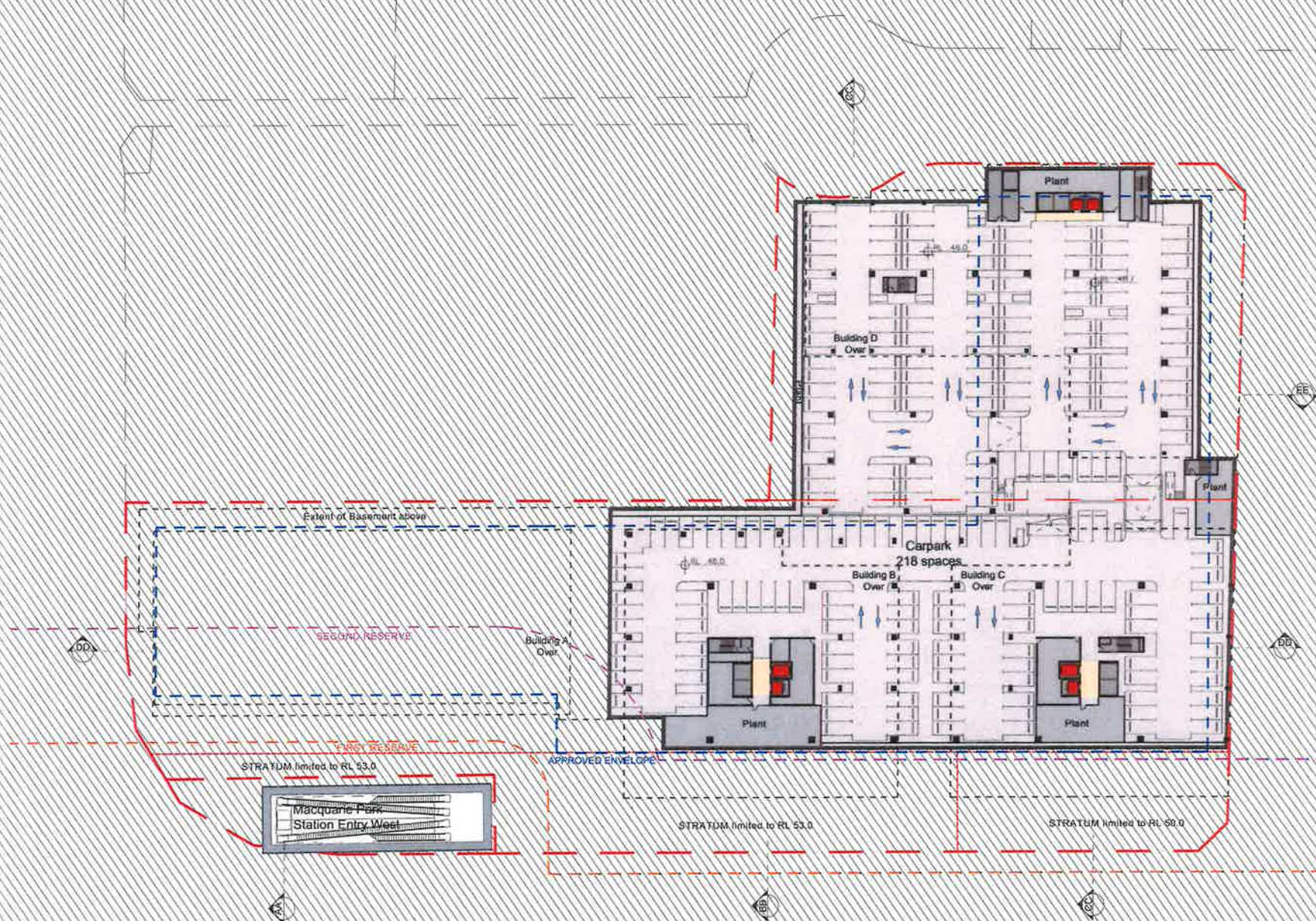
Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed [Signature]

Sheet No. 5 of 24





NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed [Signature]

Sheet No. 6 of 24

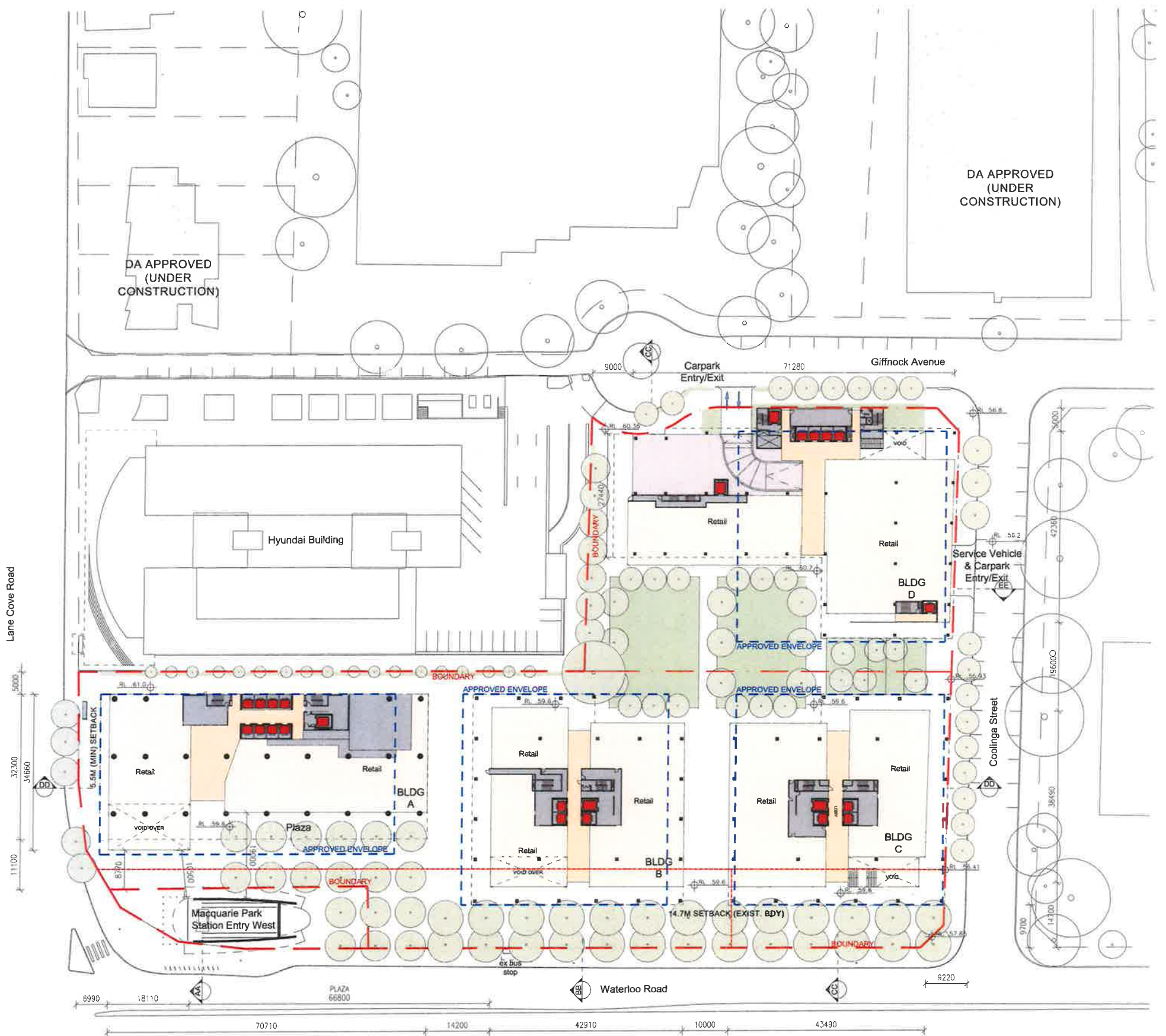
PA02[REV B]_00 Ground Level Plan

Scale 1:1000



Legend

- New Trees
- Existing Trees





NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

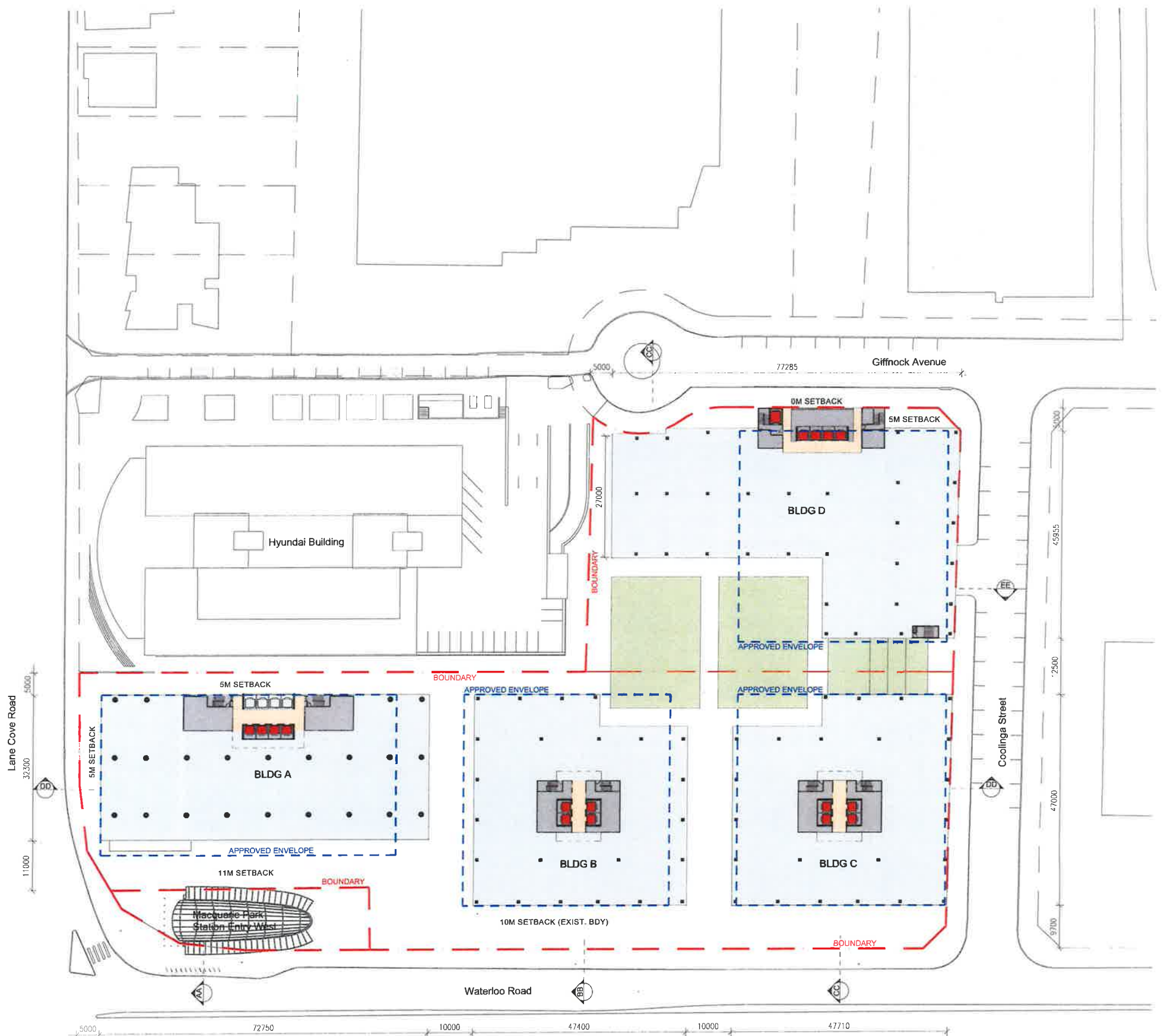
in respect to MP 09-0209


Signed SD

Sheet No. 7 of 24

PA02[REV B]_01 Typical Level Plan

Scale 1:1000



 **NSW GOVERNMENT**
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

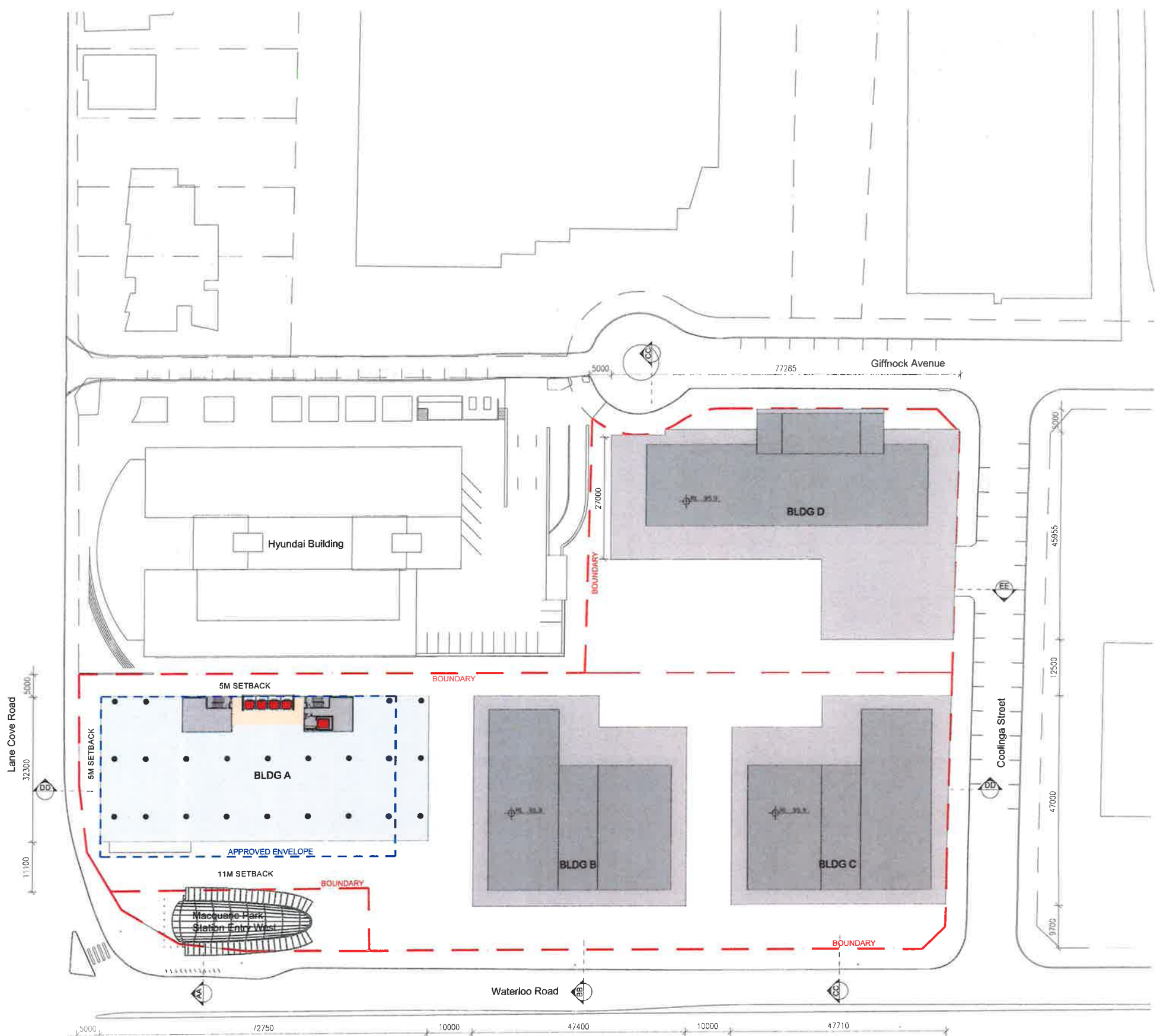
in respect to MP 09-0209

Signed [Signature]

Sheet No. 8 of 24

PA02[REV B]_10 Upper Level Plan

Scale 1:1000





NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

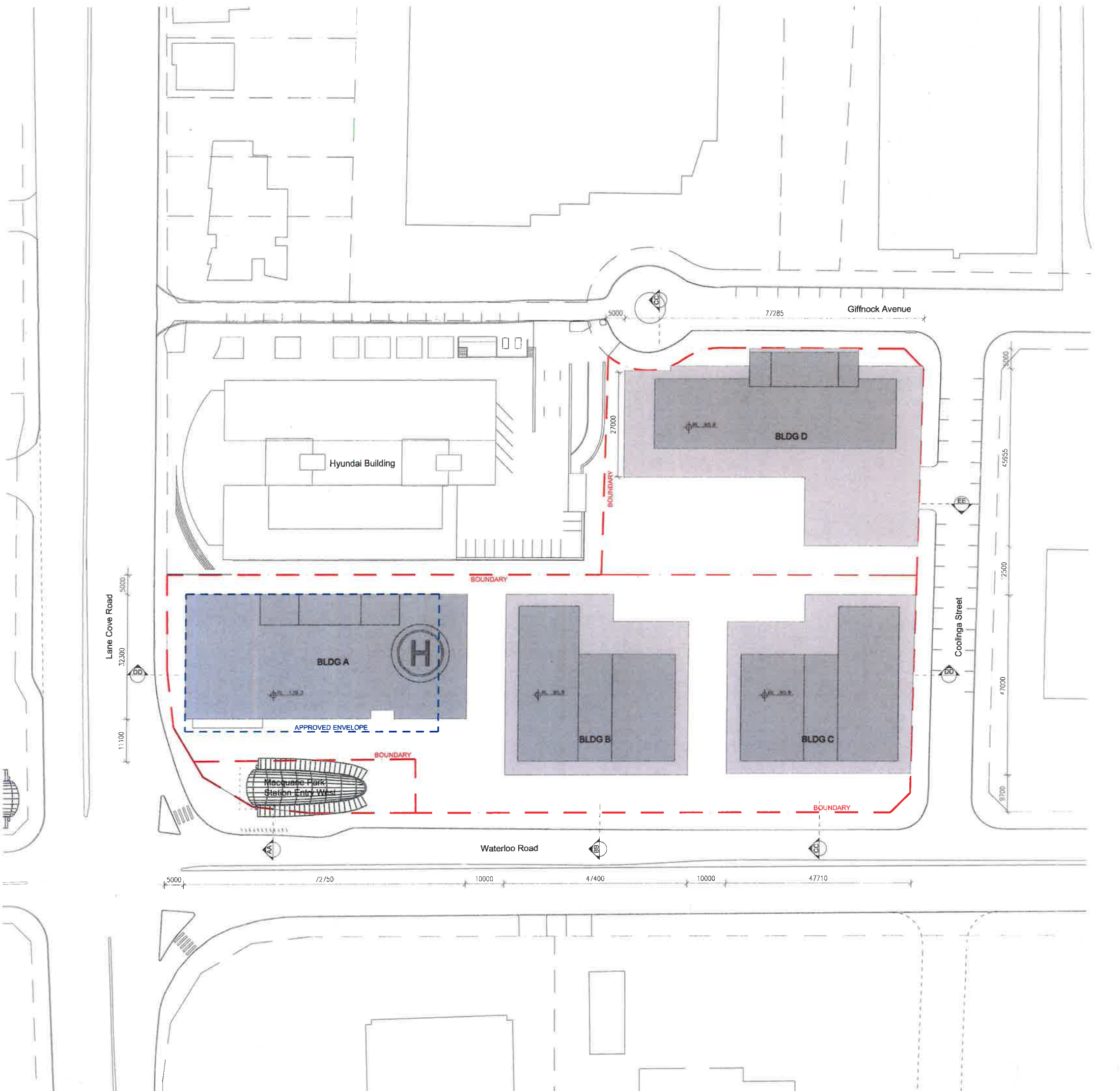
in respect to MP 09-0209


Signed: [Signature]

Sheet No. 9 of 24

PA02[REV B]_20 Roof Plan

Scale 1:1000



 **NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

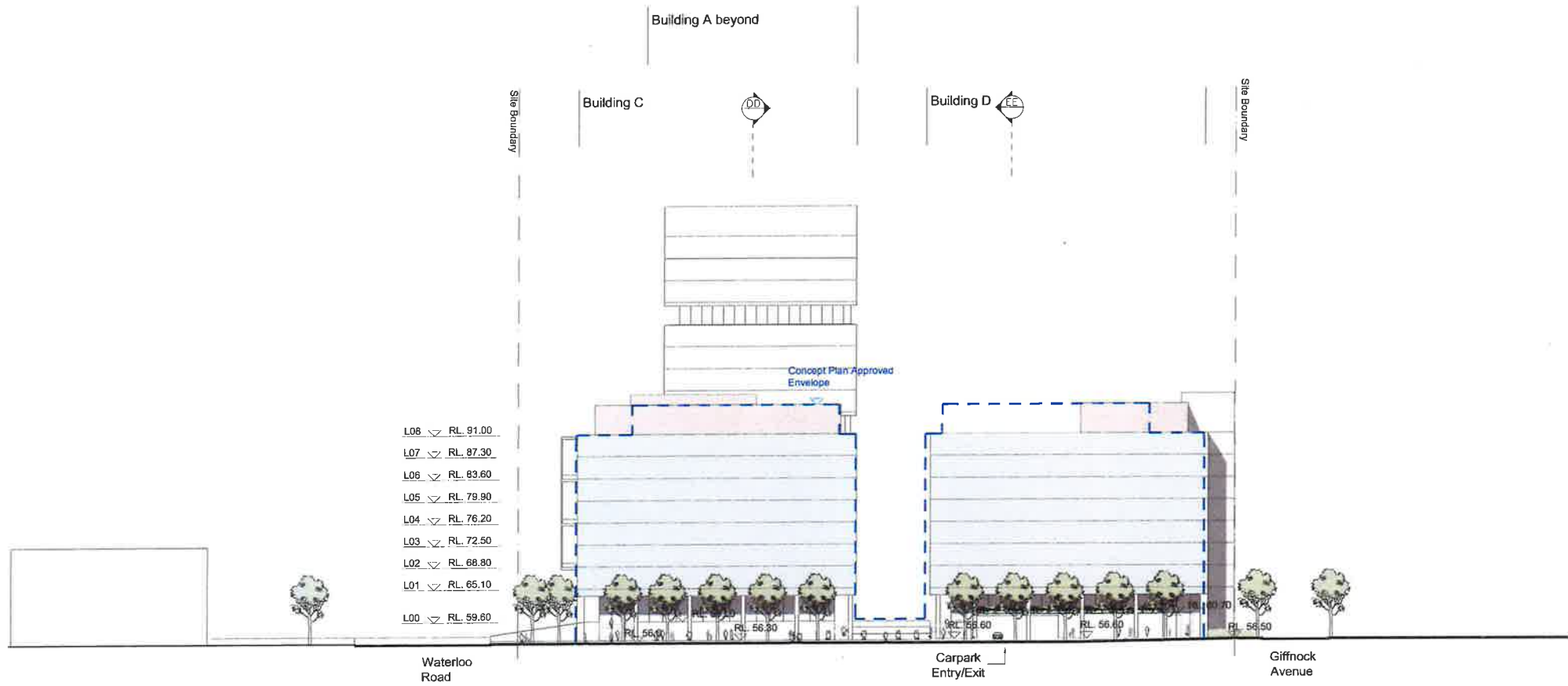
in respect to MP 09.0209

Signed [Signature]

Sheet No. 10 of 24

PA05-01 Elevations
[REV B]_Waterloo Road & Coolinga Street

Scale 1:1000



Coolinga Street Elevation



NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

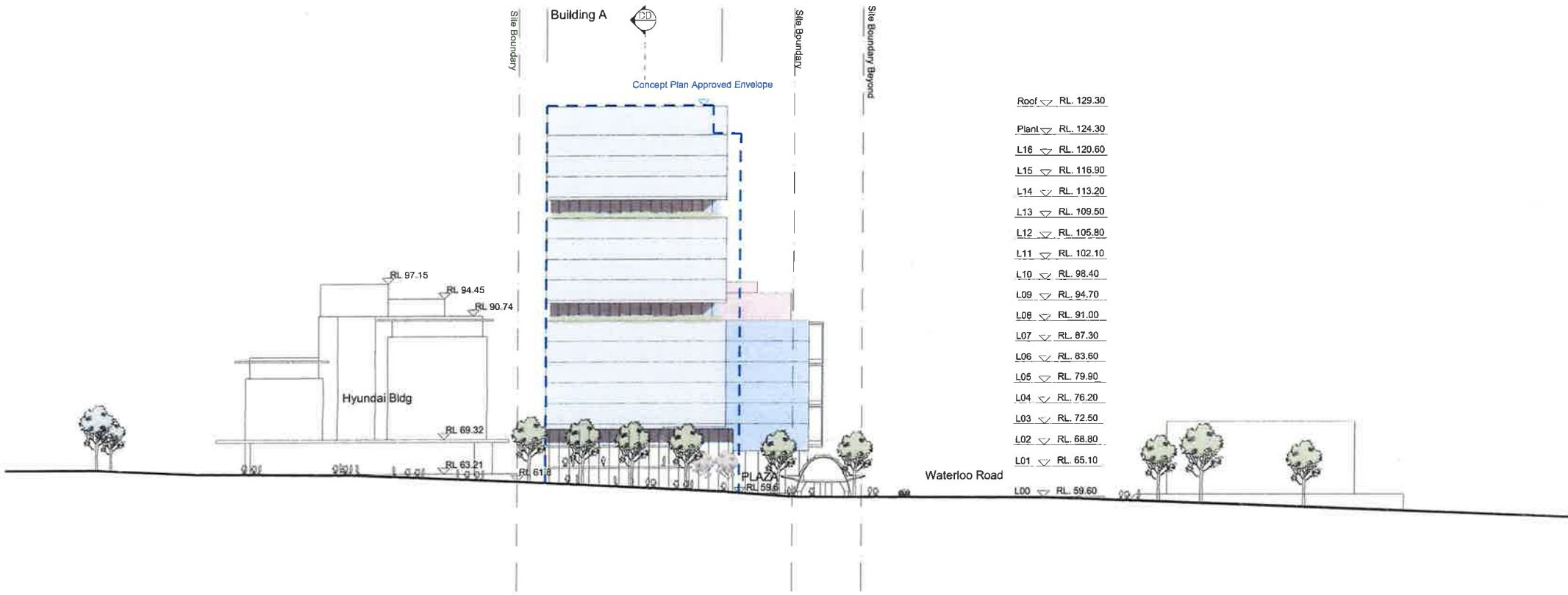
in respect to MP 09-0209

Signed [Signature]

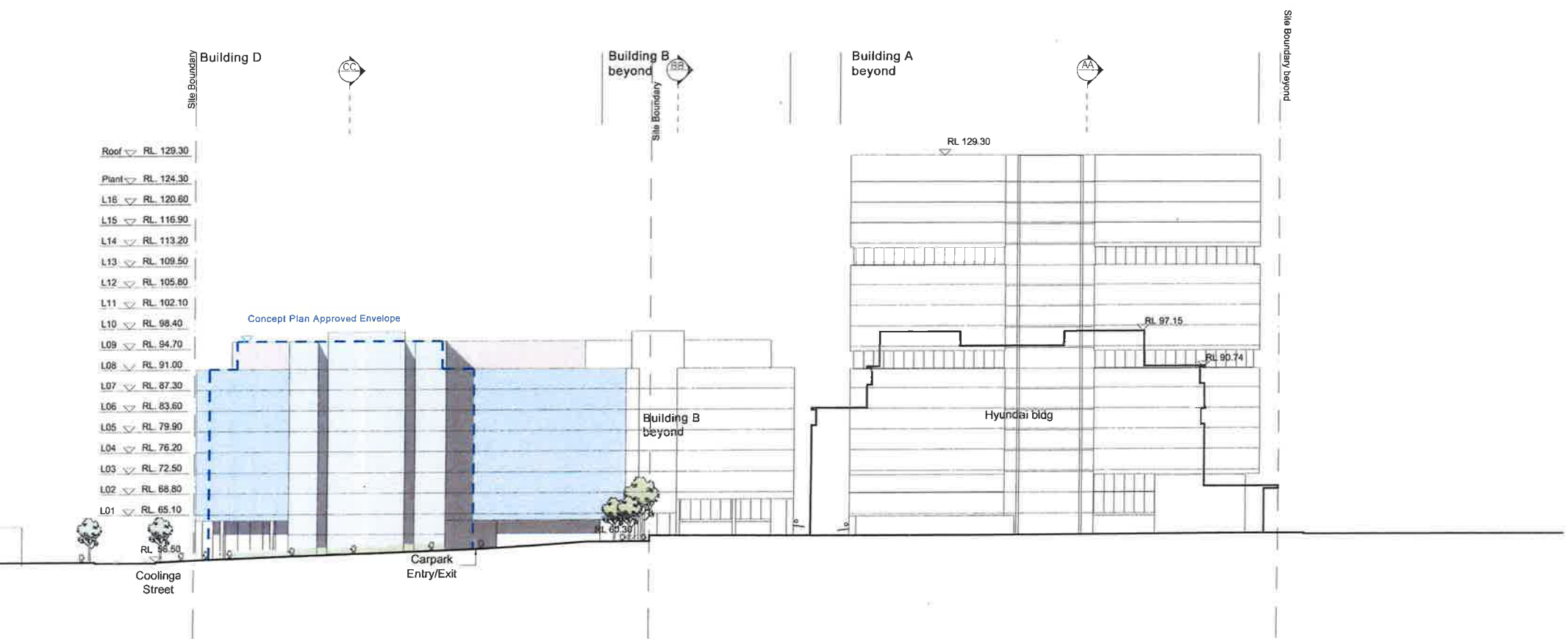
Sheet No. 11 of 24

PA05-02 Elevations
[REV A]_Lane Cove Road & Giffnock Avenue


Scale 1:1000



Lane Cove Road Elevation



Giffnock Avenue Elevation



NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

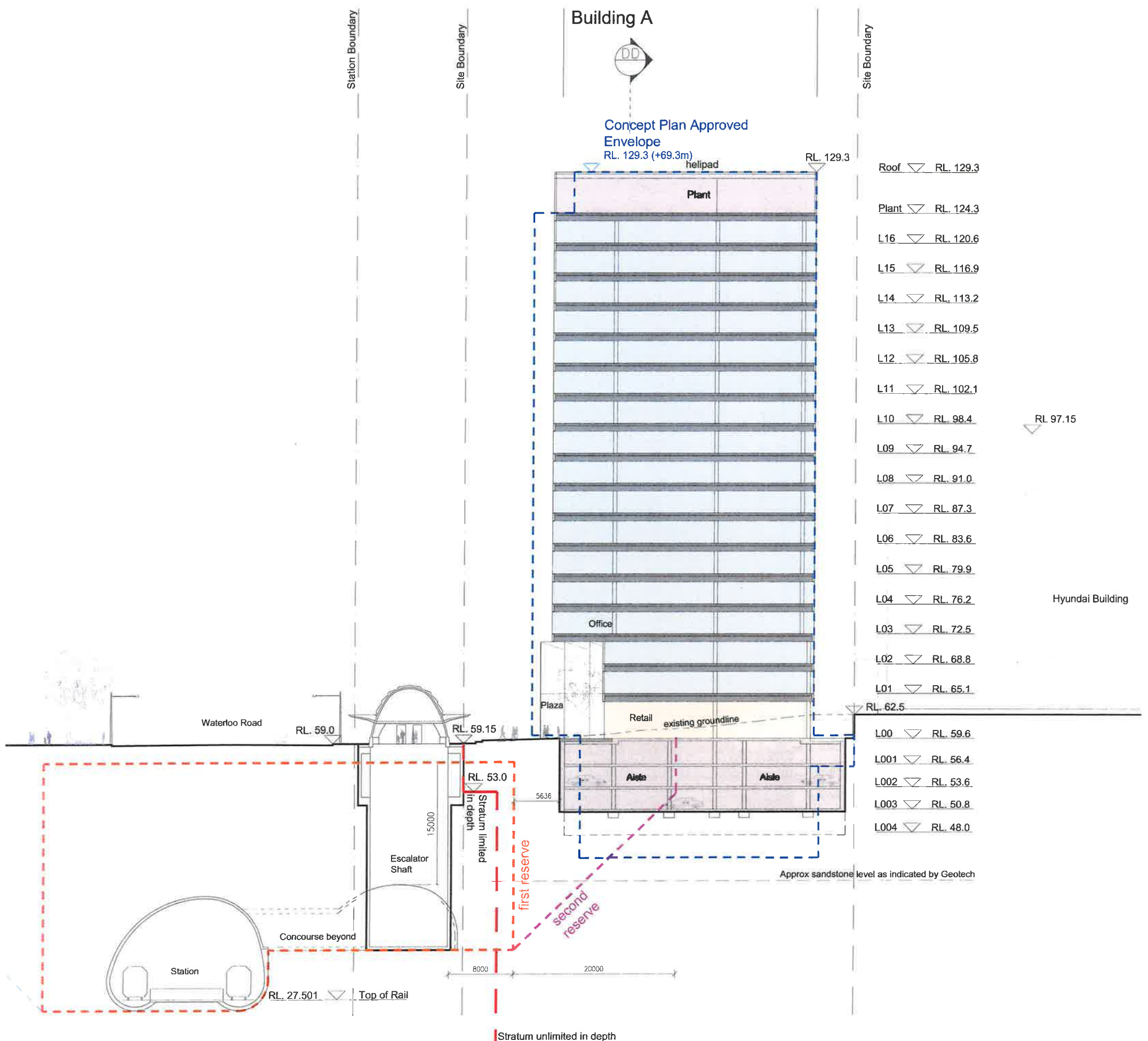
in respect to MP. 09_0209


Signed [Signature]

Sheet No. 12 of 24

PA06-01[REV B] Section AA

Scale 1:500





NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

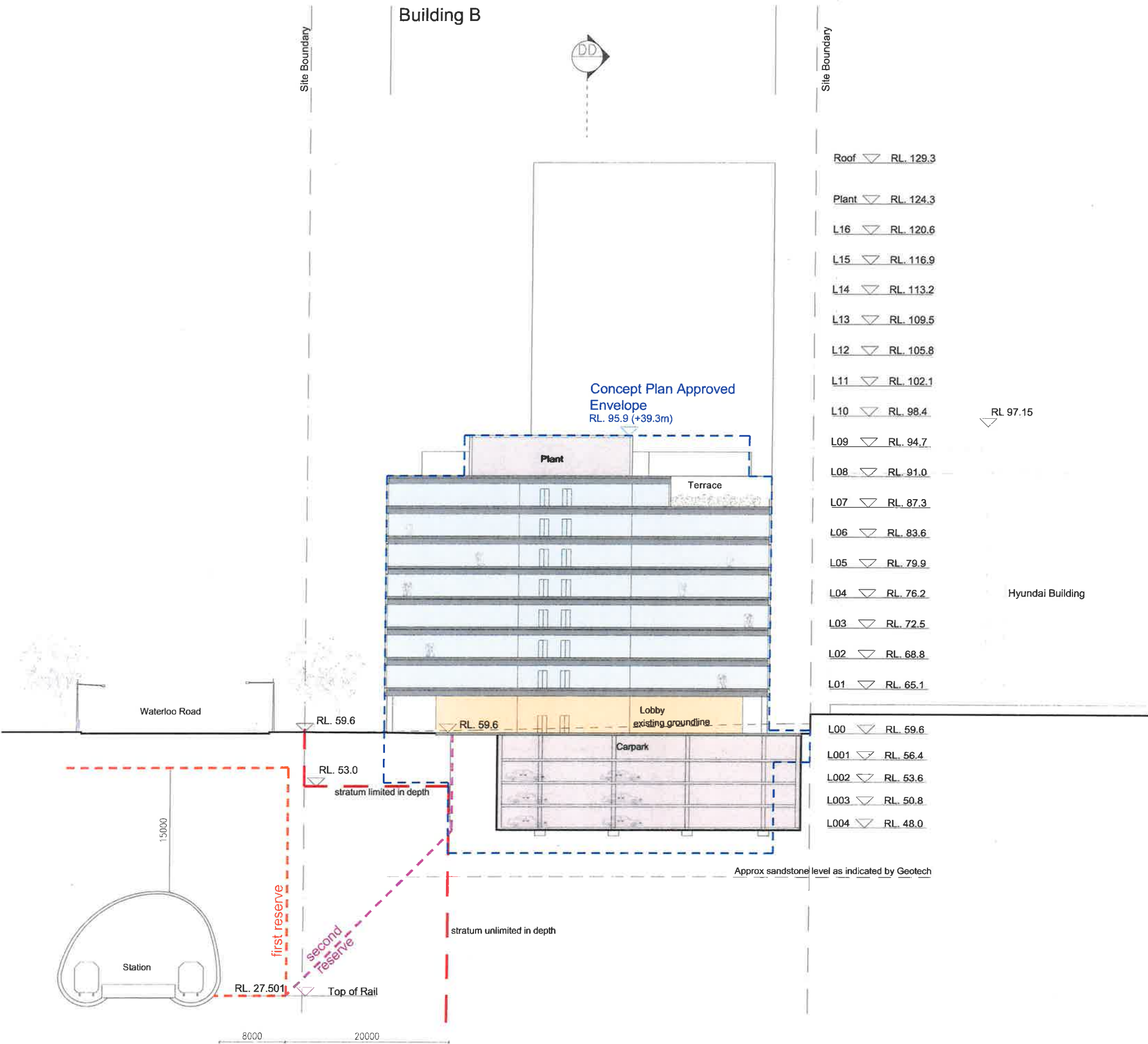
Approved Section 75W Modification Application


No. 3 granted on the 9 August 2018

in respect to MP 09_0209

Signed [Signature]

Sheet No. 13 of 24





NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

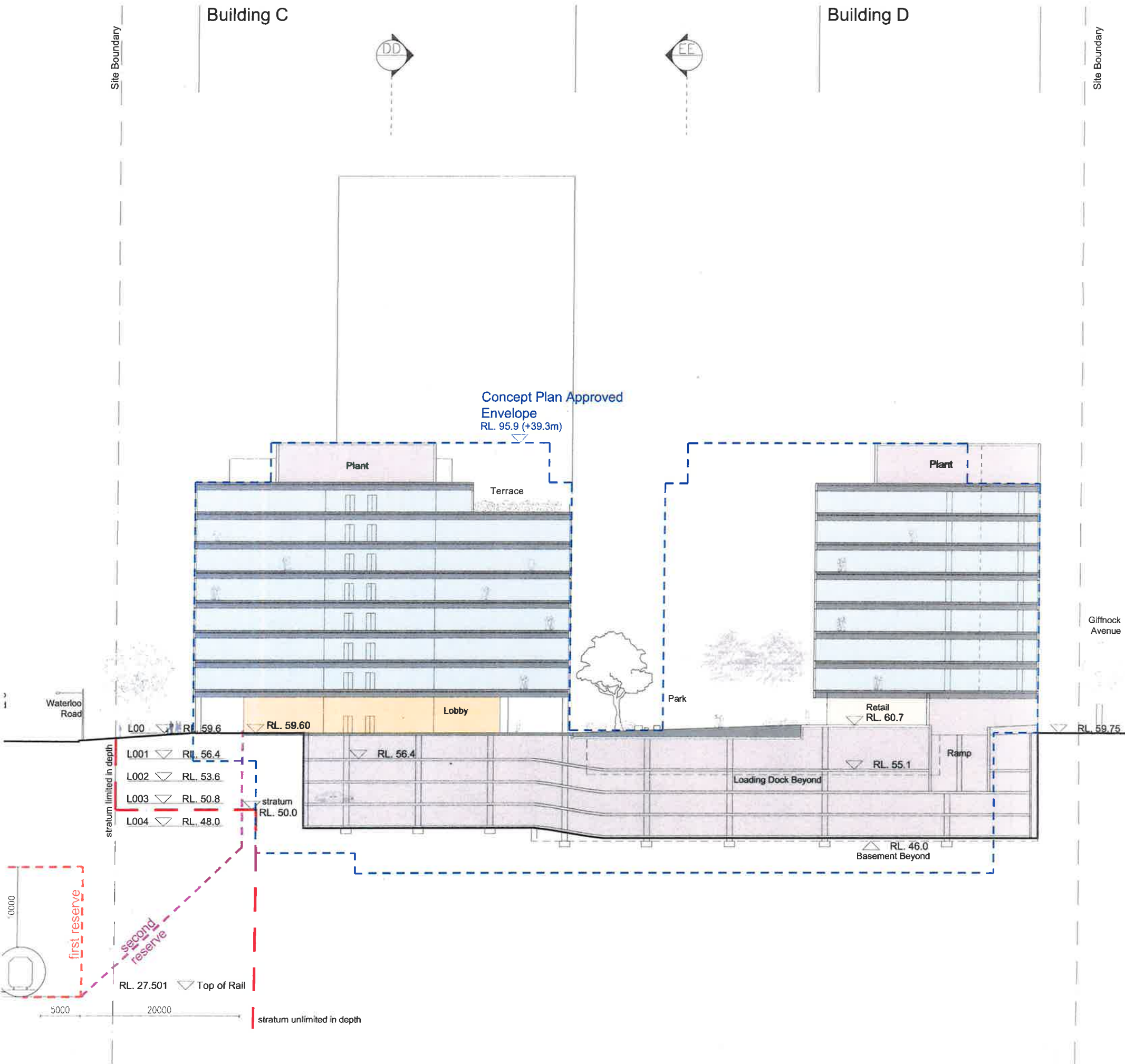
in respect to MP 09-0209


Signed [Signature]

Sheet No. 14 of 24

PA06-03[REV B] Section CC

Scale 1:500





NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed h/c


Sheet No. 15 of 24

Roof	▽	RL 129.3
Plant	▽	RL 124.3
L16	▽	RL 120.6
L15	▽	RL 116.9
L14	▽	RL 113.2
L13	▽	RL 109.5
L12	▽	RL 105.8
L11	▽	RL 102.1
L10	▽	RL 98.4
L09	▽	RL 94.7
L08	▽	RL 91.0
L07	▽	RL 87.3
L06	▽	RL 83.6
L05	▽	RL 79.9
L04	▽	RL 76.2
L03	▽	RL 72.5
L02	▽	RL 68.8
L01	▽	RL 65.1
Large Cove Road	▽	RL 59.8
L001	▽	RL 56.4
L002	▽	RL 53.6
L003	▽	RL 50.8
L004	▽	RL 48.0



L08	▽	RL 91.0
L07	▽	RL 87.3
L06	▽	RL 83.6
L05	▽	RL 79.9
L04	▽	RL 76.2
L03	▽	RL 72.5
L02	▽	RL 68.8
L01	▽	RL 65.1

Coolinga Street



NSW GOVERNMENT
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

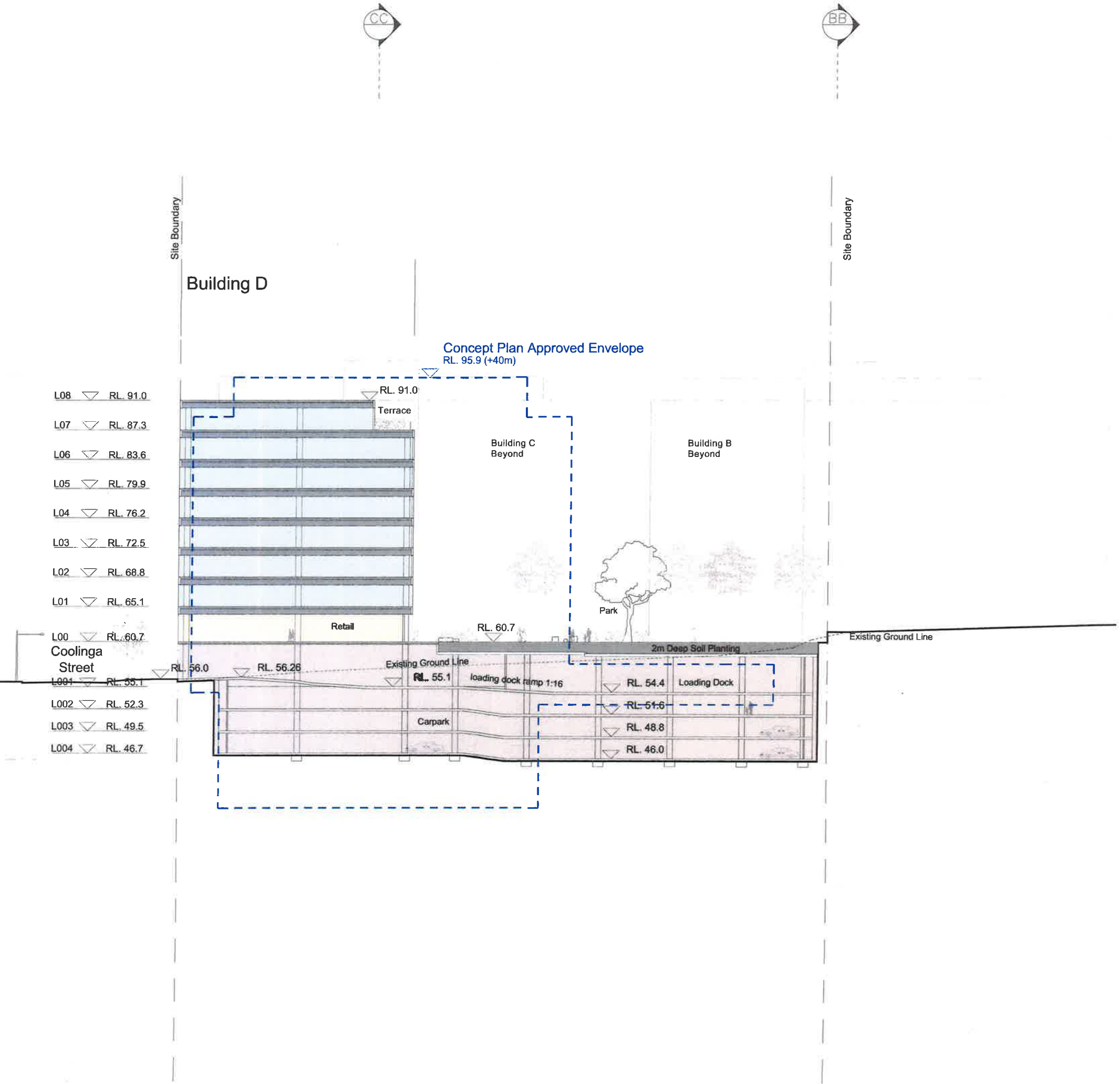
in respect to MP 09-0209

Signed [Signature]

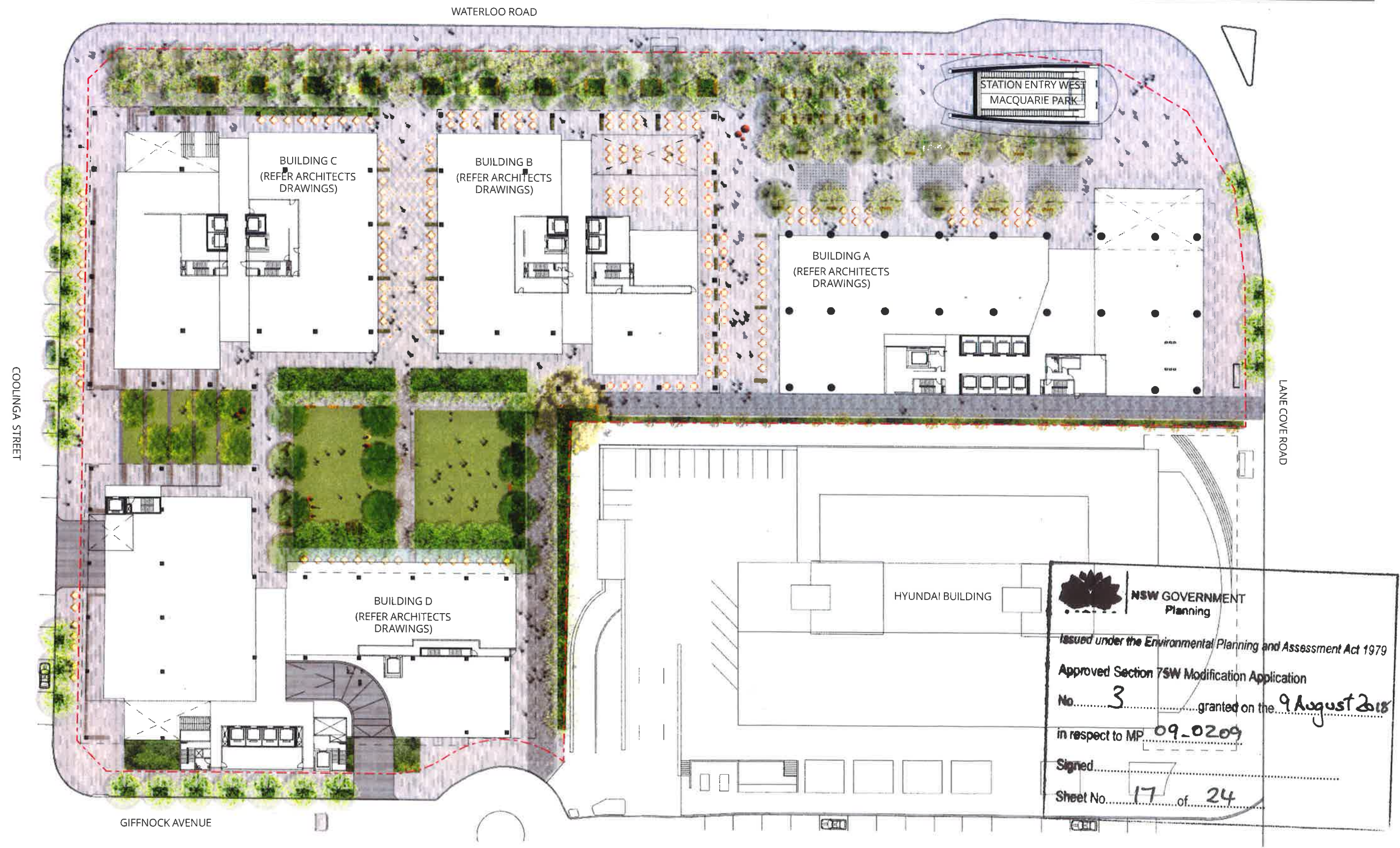
Sheet No. 16 of 24

PA06-05[REV B] Section EE

Scale 1:500



Landscape Concept



Landscape Concept Master Plan Scale 1:600

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

ASPECT Studios™

Architects: Bates Smart

Client: Frasers Property Group
Winten Property Group

Drawn: AL
Checked: DR

Scale: As shown
Date: 20 June 2018

Landscape Concept Master Plan

Dwg no.: B17024 - LA00
Rev: J 02

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.

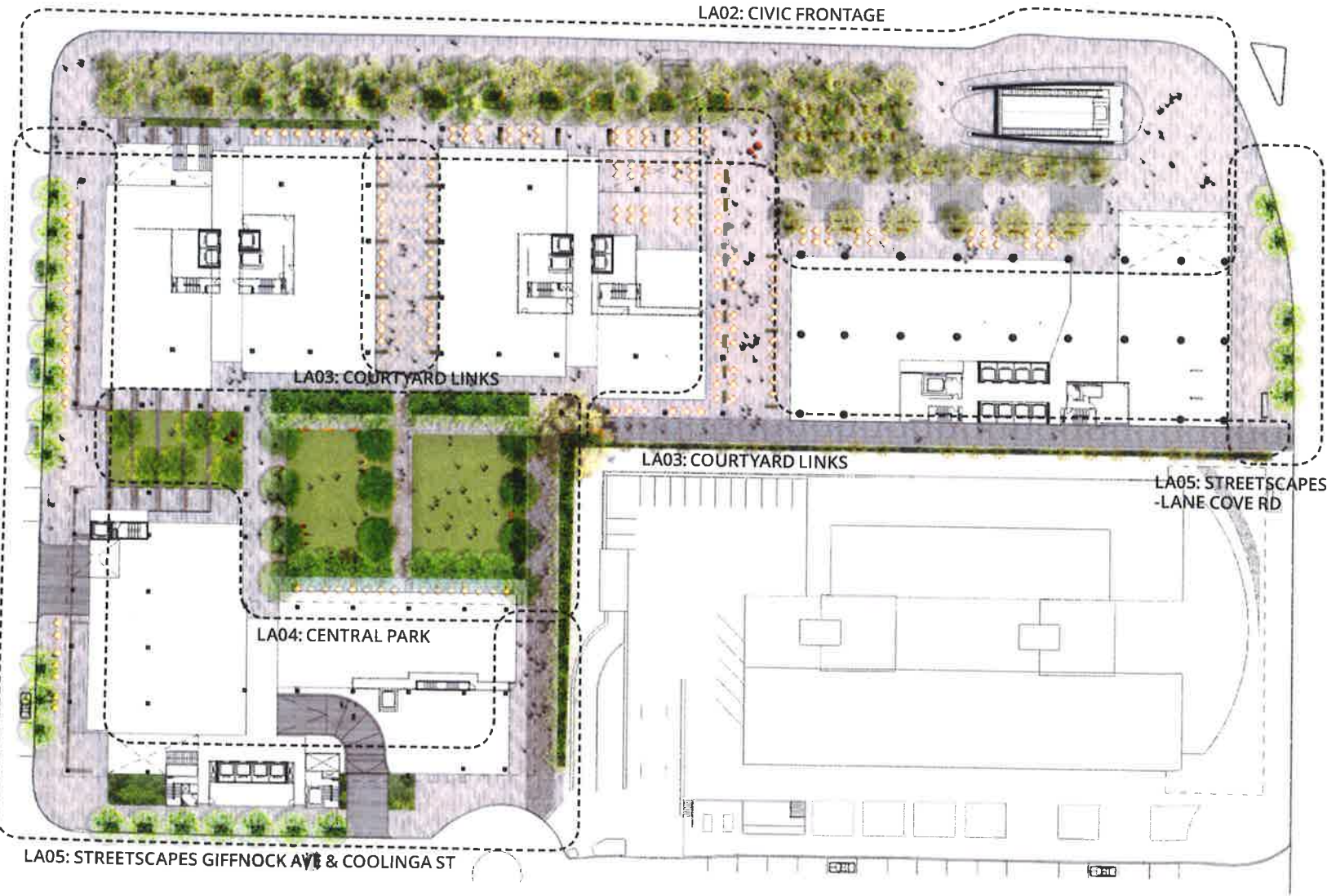
The combination of building lobbies and smaller retail tenancies provide active ground floor uses which are setback within a colonnade along the Waterloo Road frontage.

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 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 providing shade during all times of the day.



Key Plan Scale 1:1000

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

ASPECT Studios™

Architects: Bates Smart


Client: Frasers Property Group
Winten Property Group

Drawn: AL
Checked: DR

Scale: As shown
Date: 20 June 2018

Landscape Concept Master Plan

Dwg no.: B17024 - LA01
Rev: J



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 04 August 2018

in respect to MP 09-0209

Signed [Signature]

Sheet No. 18 of 24

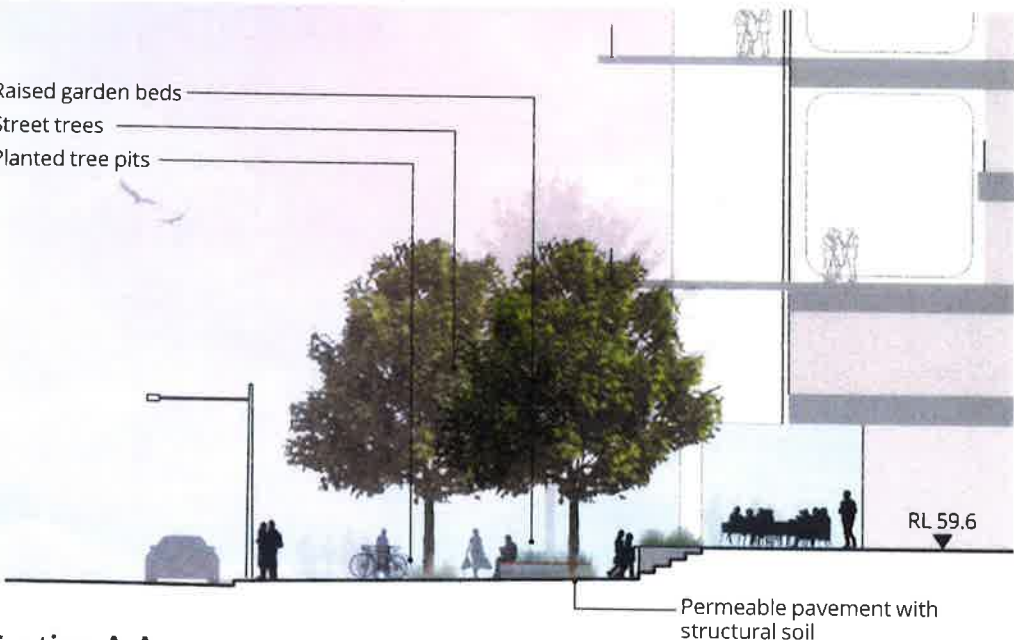



Soil Depth (deep soil & on slab) Scale 1:2000

- 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

Civic Frontage - Waterloo Rd & Station Interface





**NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

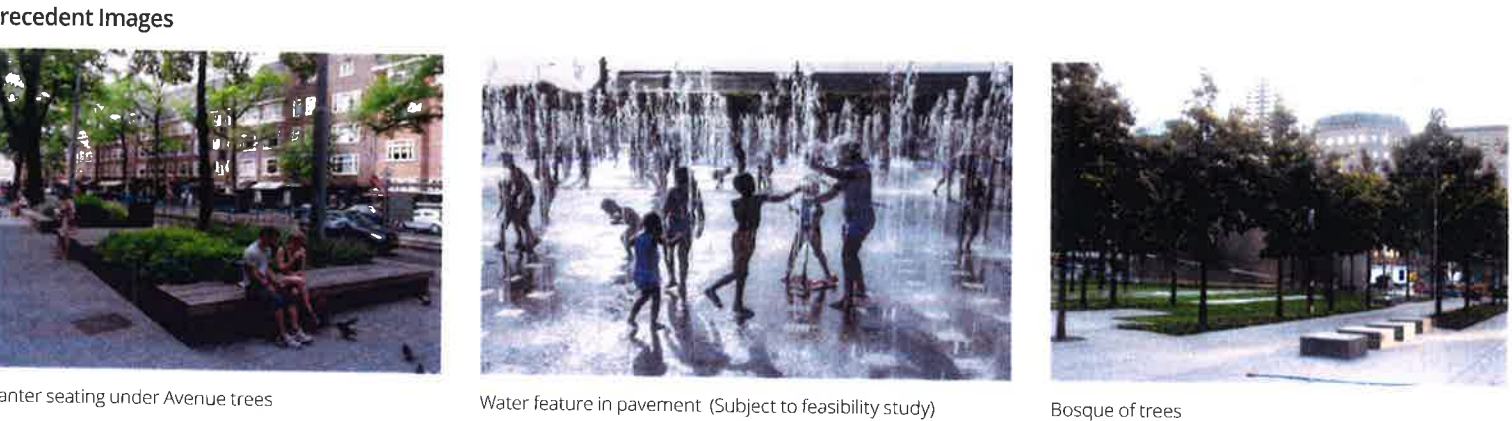
Signed [Signature]

Sheet No. 19 of 24

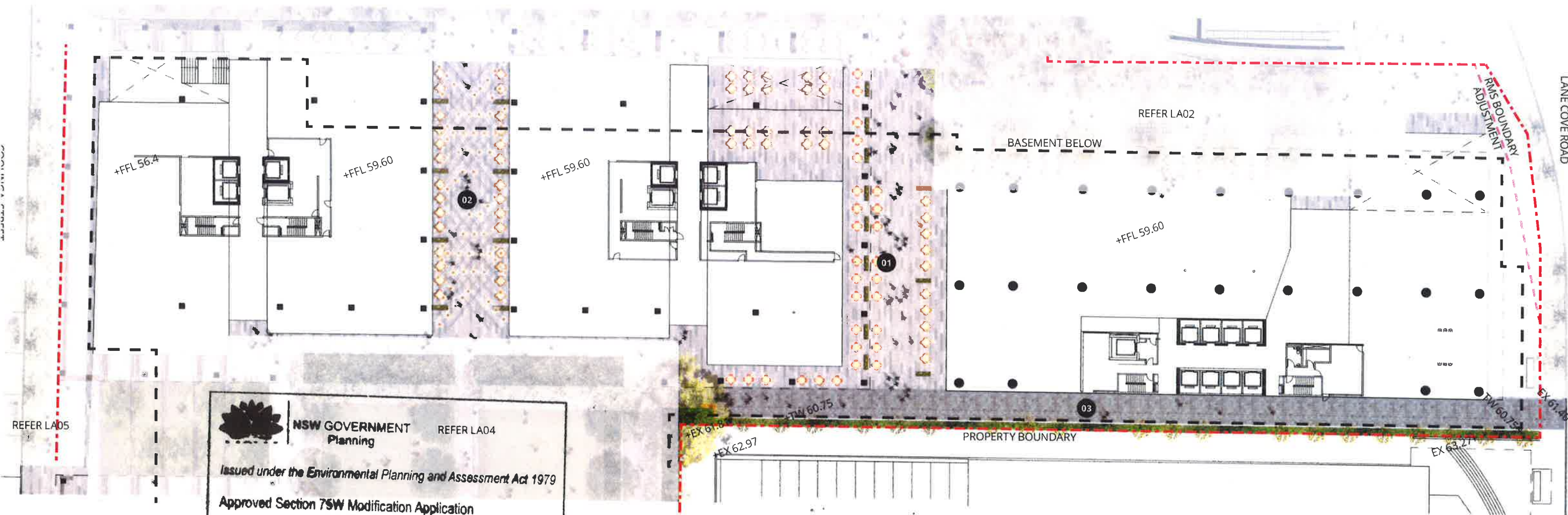
- Key**
- Existing Macquarie Park Train Station
 - Station plaza
 - New granite unit pavement with bands of decorative porous pavement (structural soil below for stormwater treatment and tree health)
 - Grove of trees: Waterhousia floribunda 'Sweeper'
 - Bench seats
 - Bicycle racks
 - Civic frontage
 - 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 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
 - Colonnade to building frontage
 - Granite 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
 - Stair entry to upper Civic Frontage from Coolinga Street

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



Macquarie Park Commerce Centre | Waterloo Road Macquarie Park



Detail Plan



NSW GOVERNMENT
Planning

REFER LA04

Issued under the *Environmental Planning and Assessment Act 1979*

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed [Signature]

Sheet No. 20 of 24

- Key
- Major pedestrian thoroughfare
 - New granite unit pavement. Edge planting in raised garden beds or containers
 - Opportunity for cafe spill-out with movable furniture
 - Laneway
 - Spill-out movable furniture to activate edges
 - Feature planting in raised garden beds
 - Feature lighting e.g. catenary lighting
 - 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 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
Cordyline stricta	Common Cordyline	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

ASPECT Studios™

Architects: Bates Smart

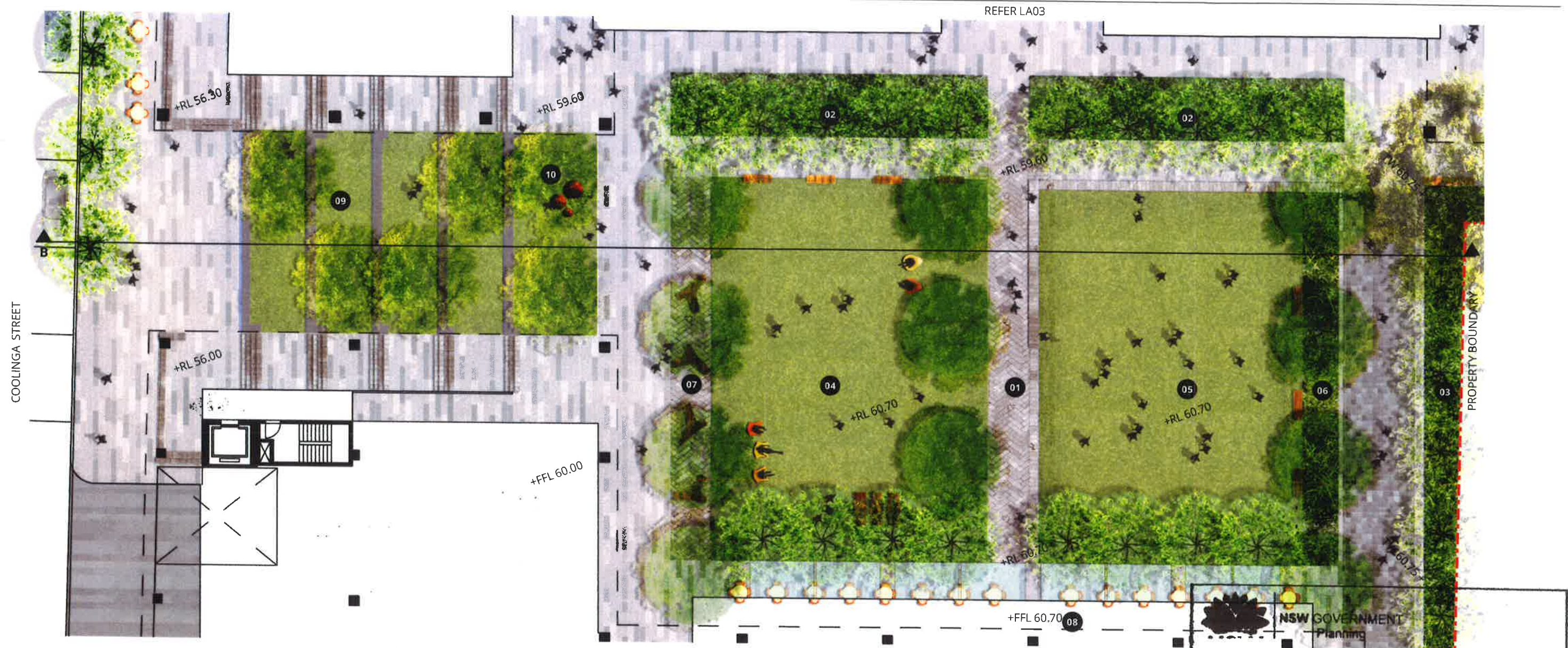
Client: Frasers Property Group
Winten Property Group

Drawn: AL
Checked: DR
Scale: As shown
Date: 20 June 2018

Landscape Concept Master Plan

Dwg no.: B17024 - LA03
Rev: J

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

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

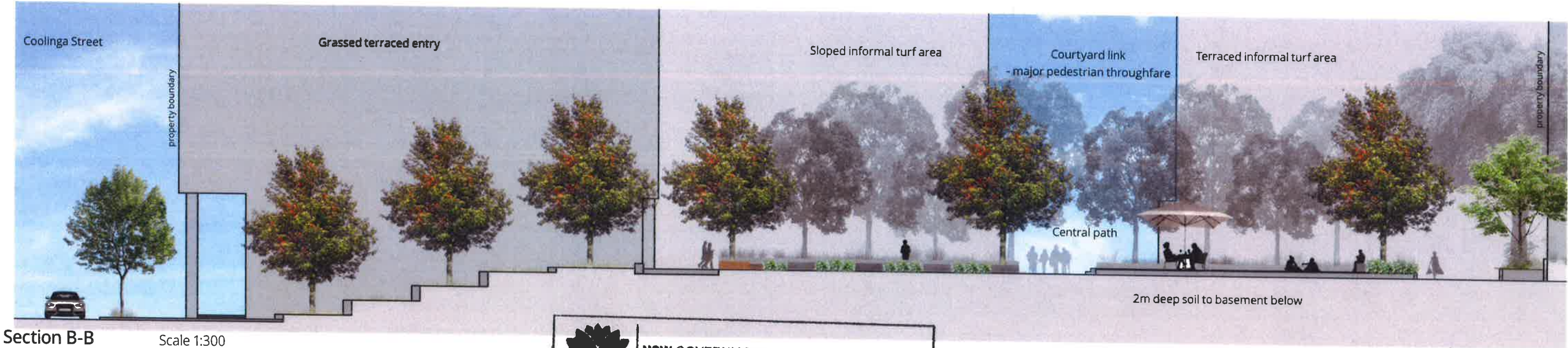
Approved Section 75W Modification Application

No. 3 granted on the 09 August 2009

in respect to MP 09-0209

Signed [Signature]

Sheet No. 21 of 24



Section B-B Scale 1:300

**NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed ND

Sheet No. 22 of 24

Precedent Images



Flexible terraced lawn area for pop-up recreational activity



Shaded seating along edges



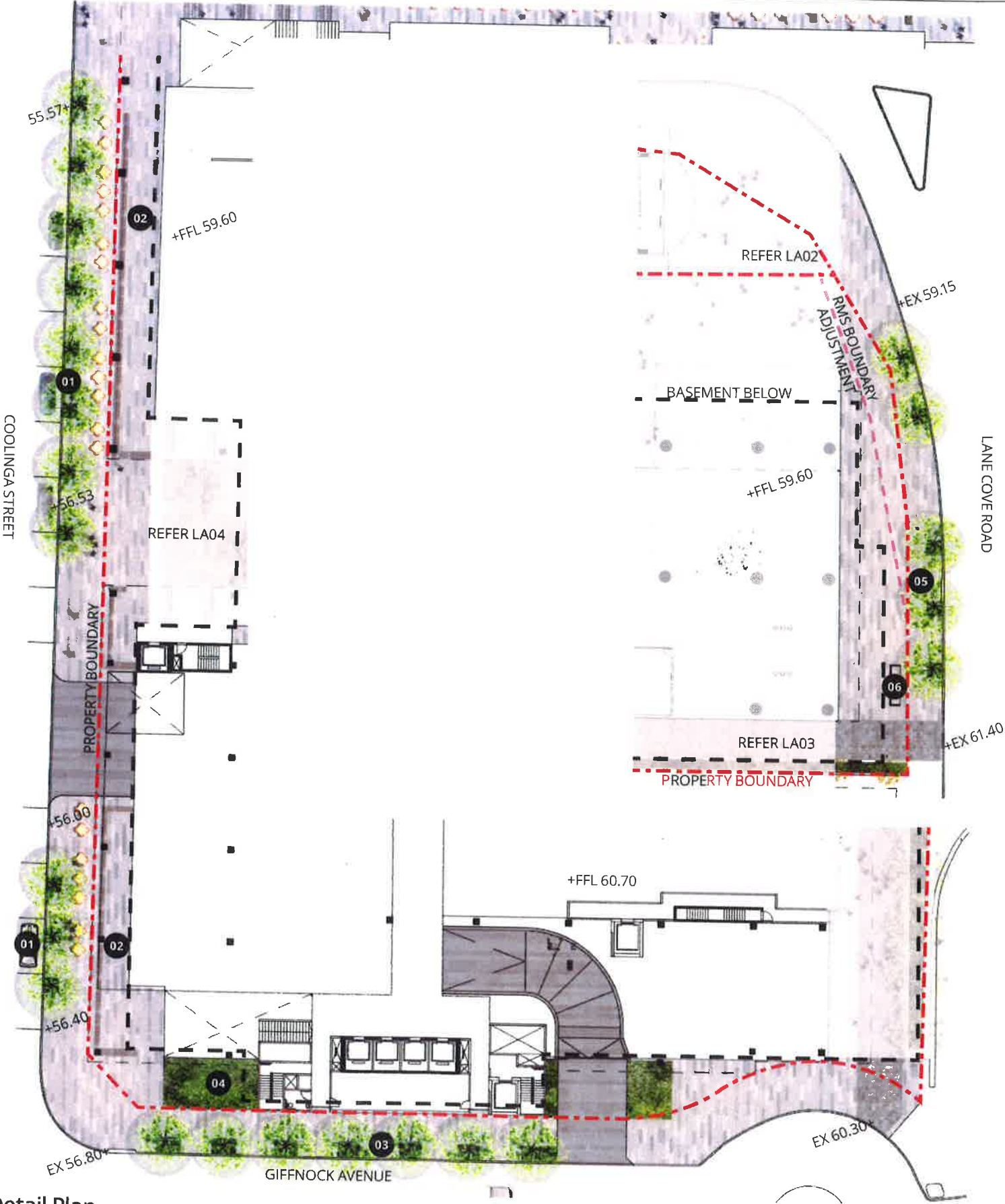
Terraced walls create seating opportunities

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
Cordyline petiolaris	Broad-leafed Palm Lily	1m	200mm	1000mm
Cordyline stricta	Common Cordyline	1m	200mm	800mm
Adiantum aethiopicum	Maidenhair Fern	300mm	150mm	300mm



Streetscapes



Detail Plan Scale 1:500

Macquarie Park Commerce Centre | Waterloo Road Macquarie Park

ASPECT Studios™

Architects: Bates Smart

Client: Frasers Property Group
Winten Property Group

Drawn: AL
Checked: DR

Scale: As shown
Date: 20 June 2018

Landscape Concept Master Plan

Dwg no.: B17024 - LA05
Rev: J

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 and stairs to building frontage under colonnade 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



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 9 August 2018

in respect to MP 09-0209

Signed: [Signature]

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
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



Lush planted streetscape with shade trees



Activated edges



Planted stairway entry

Tree Palette

LA 02 Civic Frontage



Eucalyptus saligna



Lophostemon confertus

LA 03 Courtyard Links



Acmena Smitii



Ficus microcarpa hillii



Waterhousia floribunda

LA 05 Streetscapes



Eucalyptus microcorys




Lophostemon confertus




Buckinghamiana cellisissima

LA 04 Central Park


Trees



Pyrus ussuriensis




Waterhousia floribunda




Brachychiton acerifolius


Shrubs and Groundcovers




Cyethea cooperii



Cordyline stricta



Asplenium australasicum



Viola hederacea