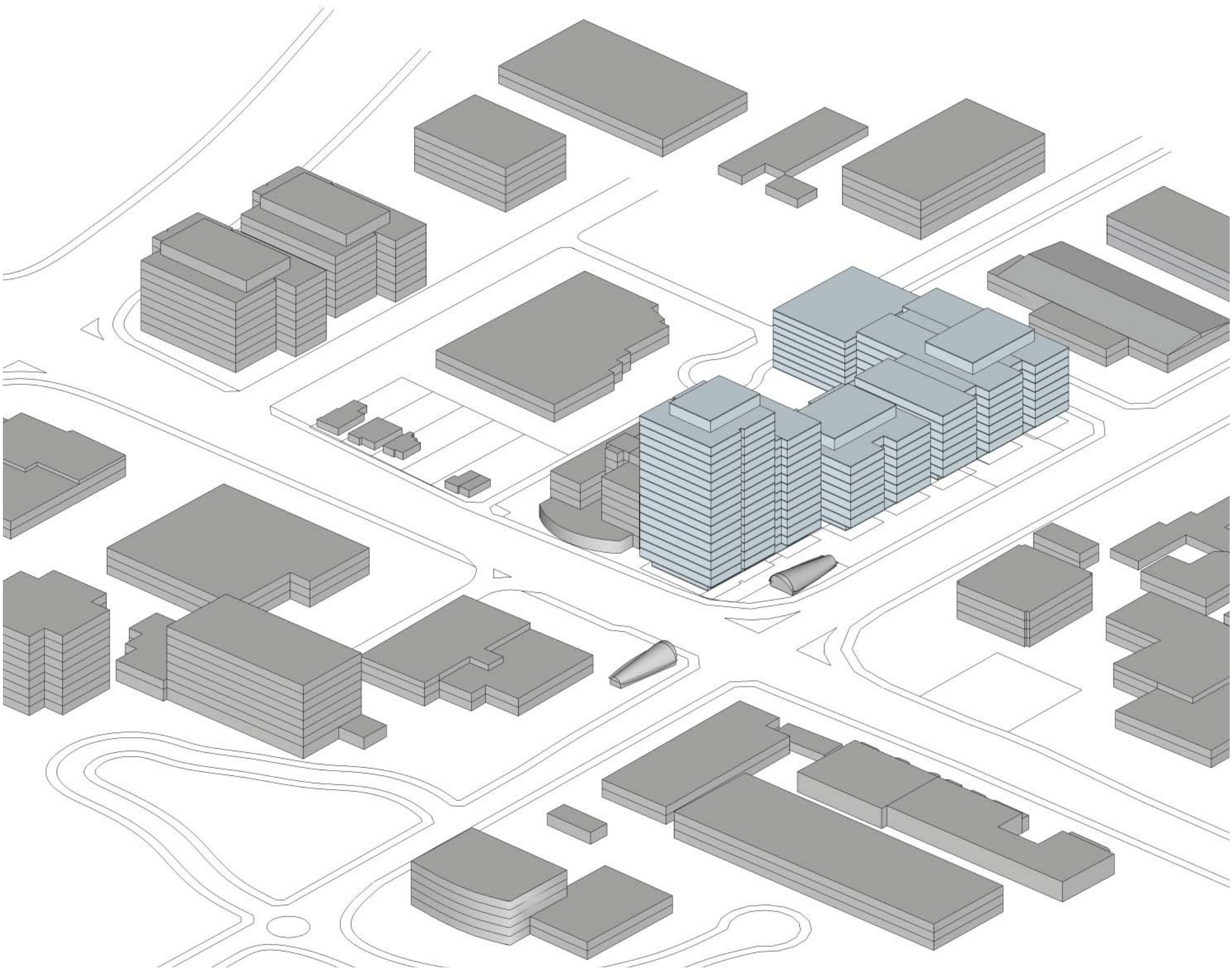


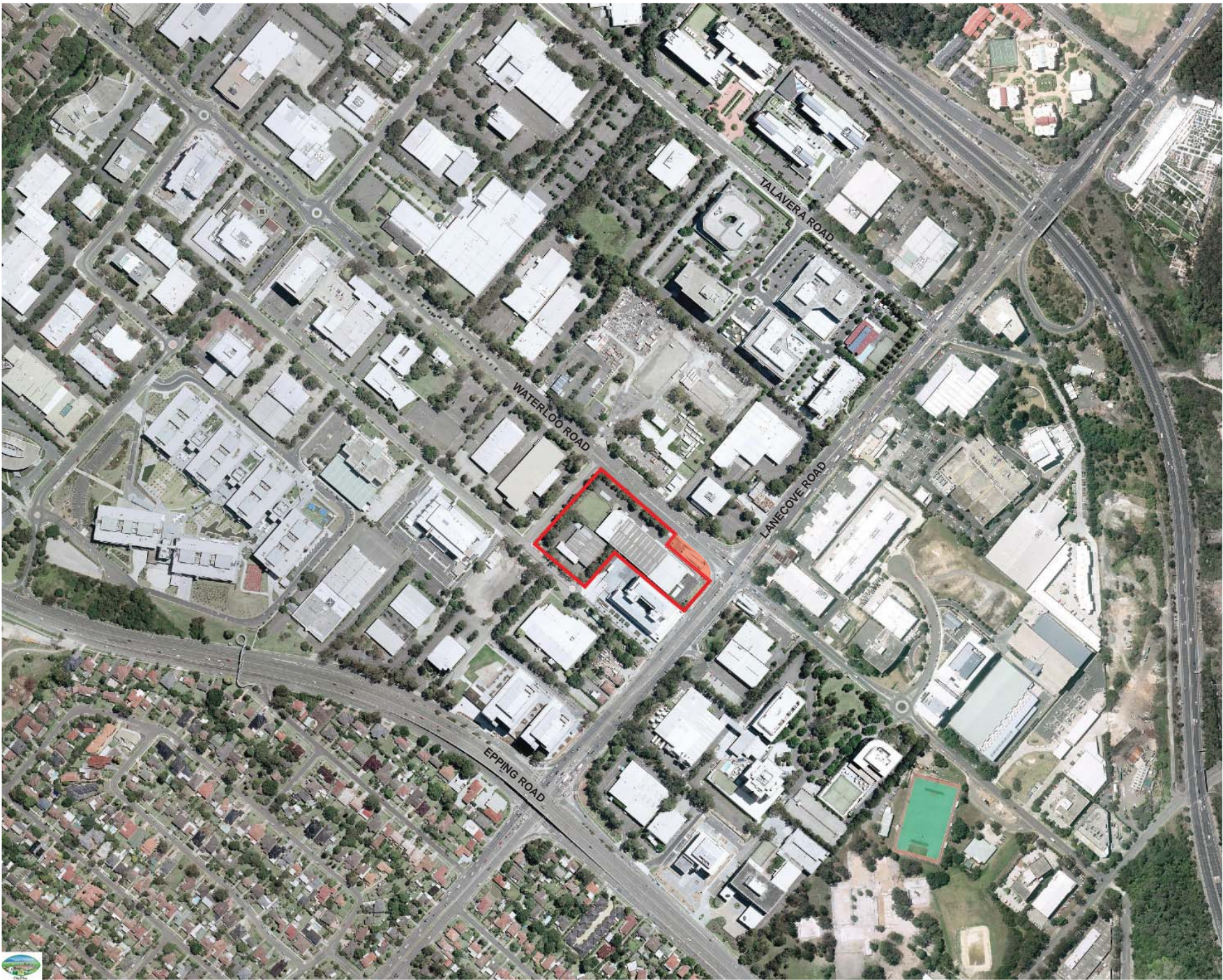


# Macquarie Park - Winten Property Group / Australand

December 2009











Extent of Site











WINTEN  
PROPERTY  
GROUP



Waterloo Road Elevation 01

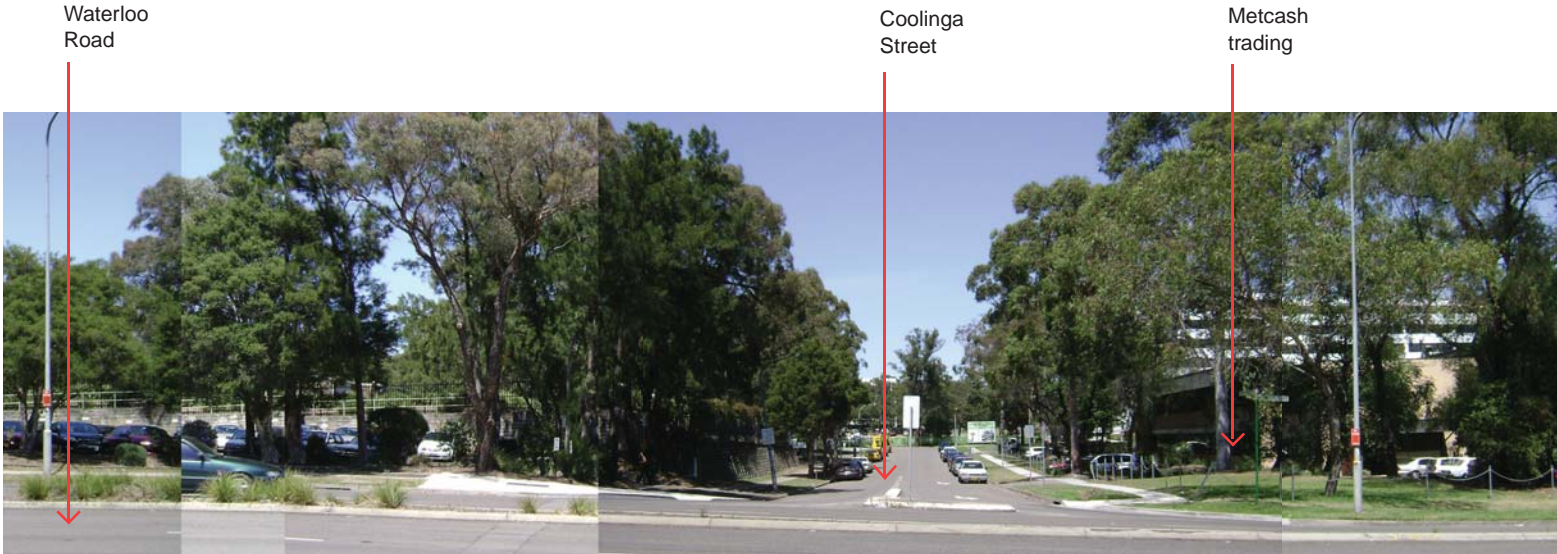
Area of Site: Waterloo Road

Macquarie Park Train Station  
West Entrance



Boundary of Site continued : Waterloo Road

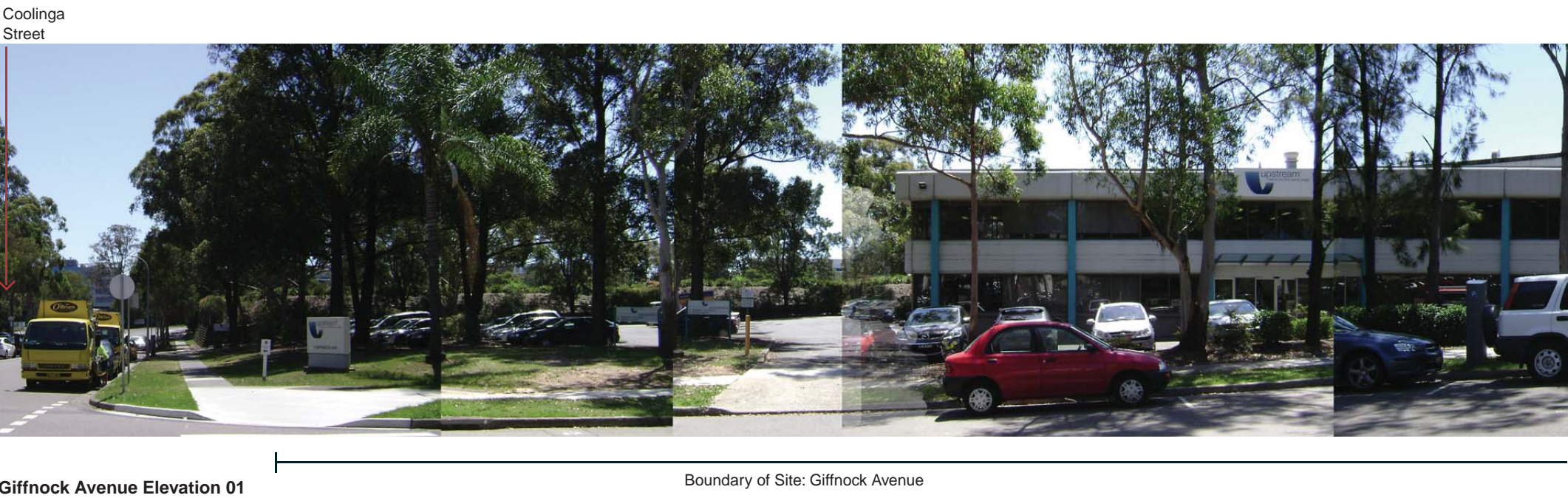
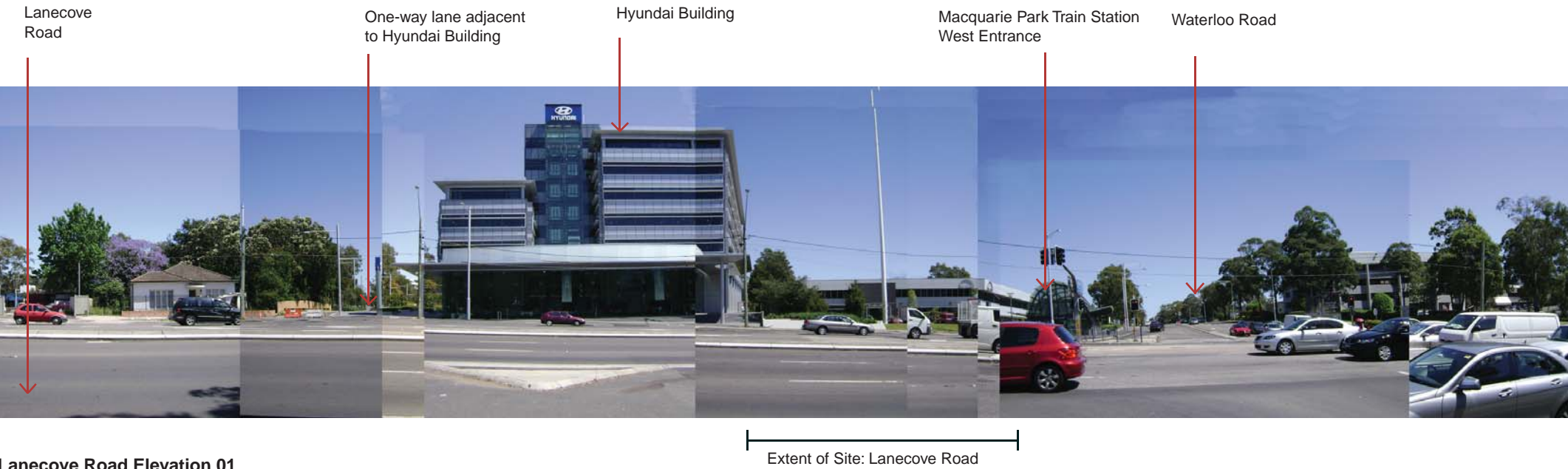
Waterloo Road Elevation 02



Extent of Site continued: Waterloo Road to Coolinga street intersection

Waterloo Road Elevation 03





Giffnock Avenue Elevation 02





Coolinga Street looking East

Extent of Site: Coolinga Street



Coolinga Street looking East continued

Extent of Site: Coolinga Street continued





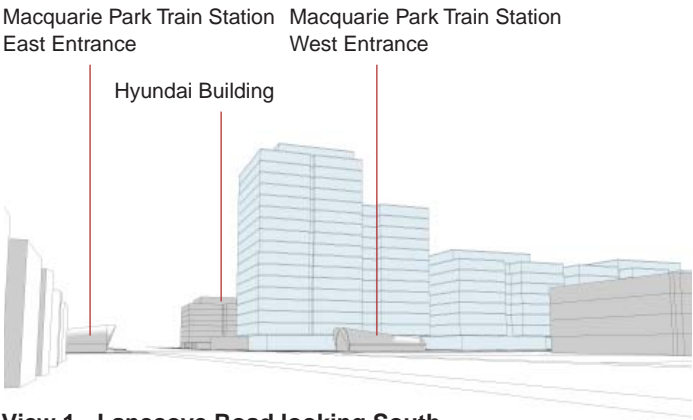
3d Views - Proposed and Elevations

Legend

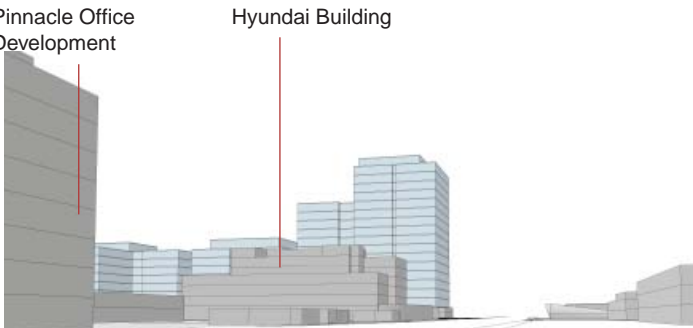
- Existing Buildings
- Proposed Buildings on Winten/ Australand Site



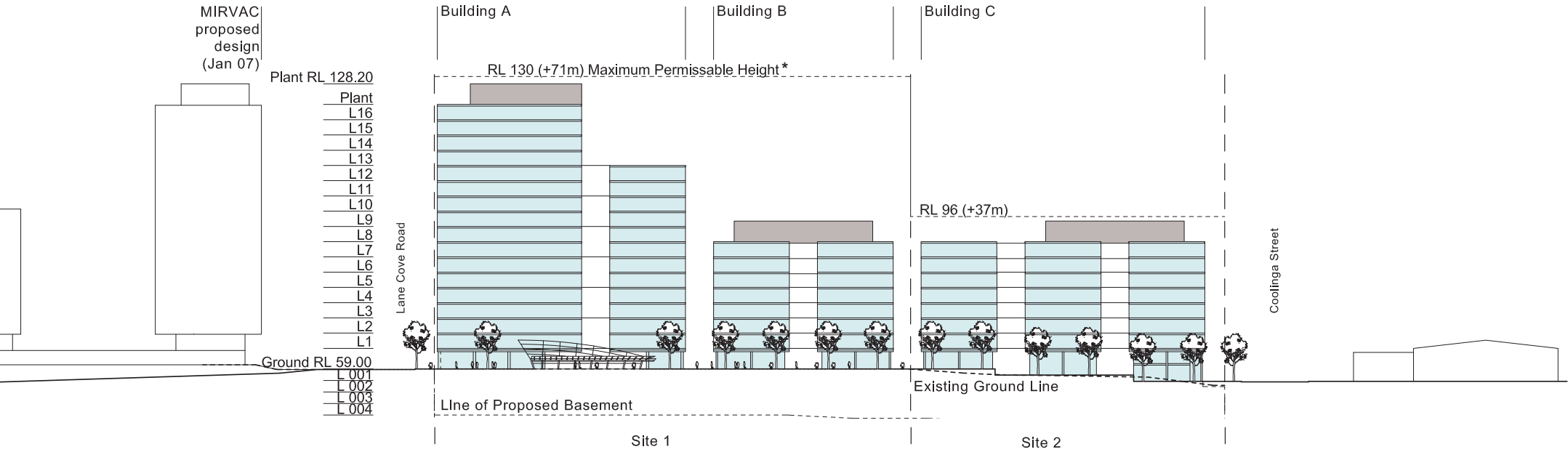
Aerial view looking South - West



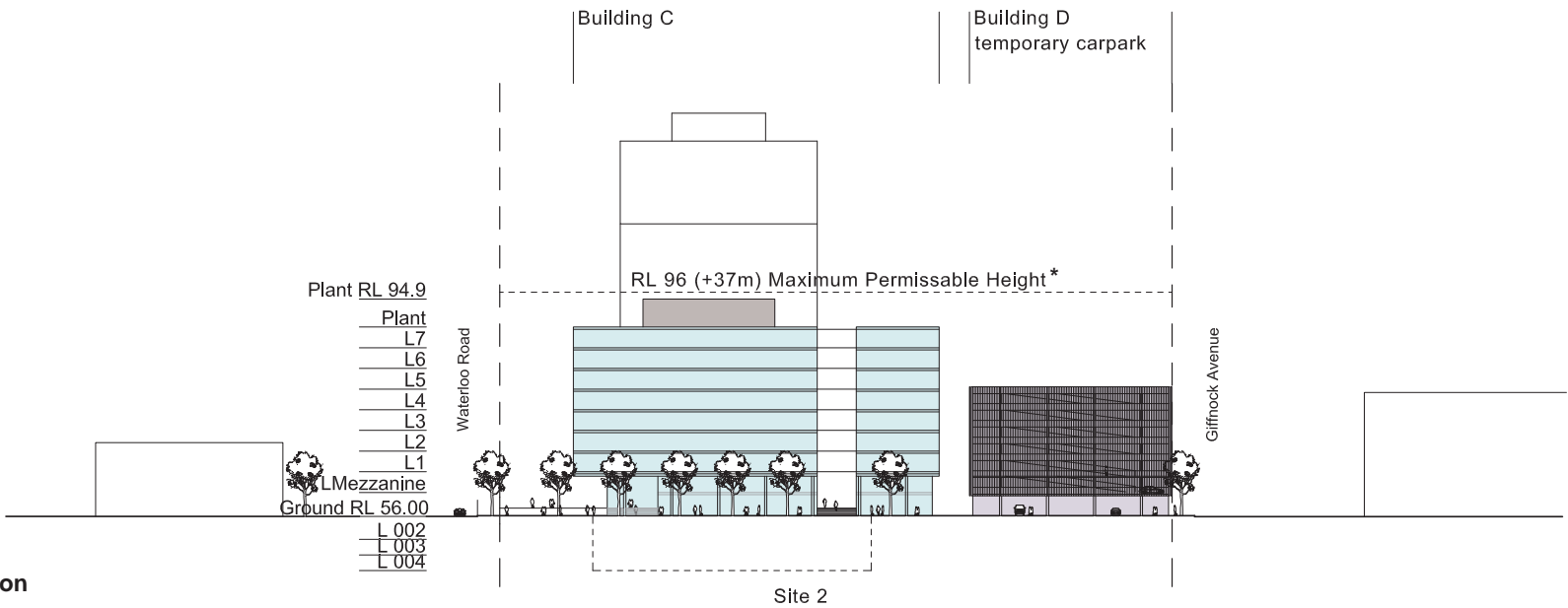
View 1 - Lanecove Road looking South



View 2 - Lanecove Road looking North



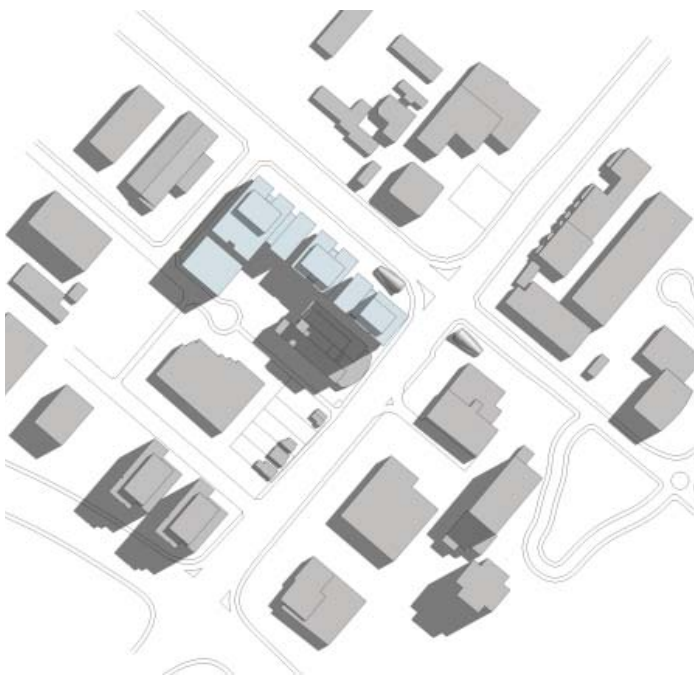
Waterloo Road Elevation  
1:1250



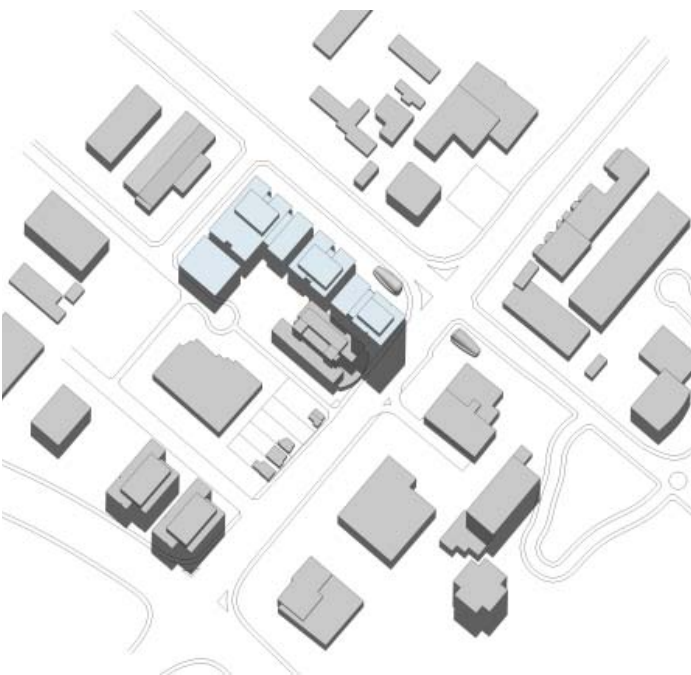
Coolinga Street Elevation  
1:1250

\* Maximum permissible building height based on Ryde LEP Amendment No.1

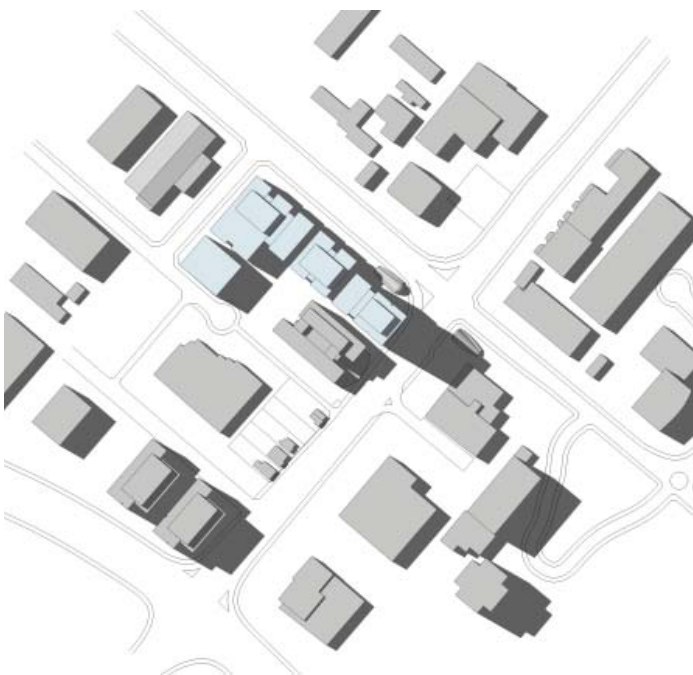




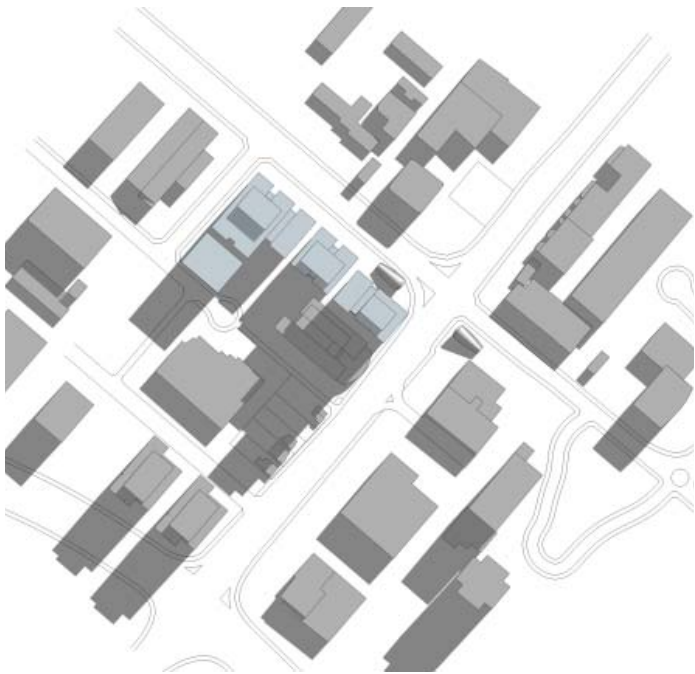
21 March 9am



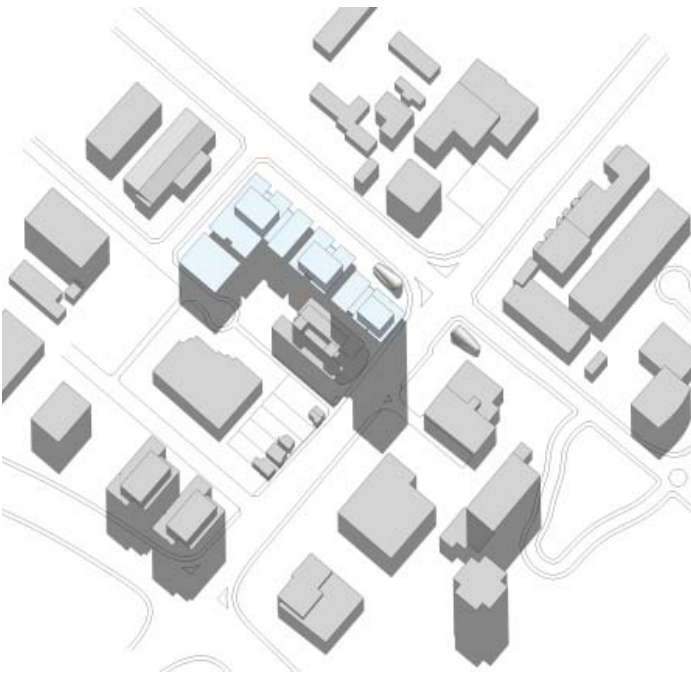
21 March Noon



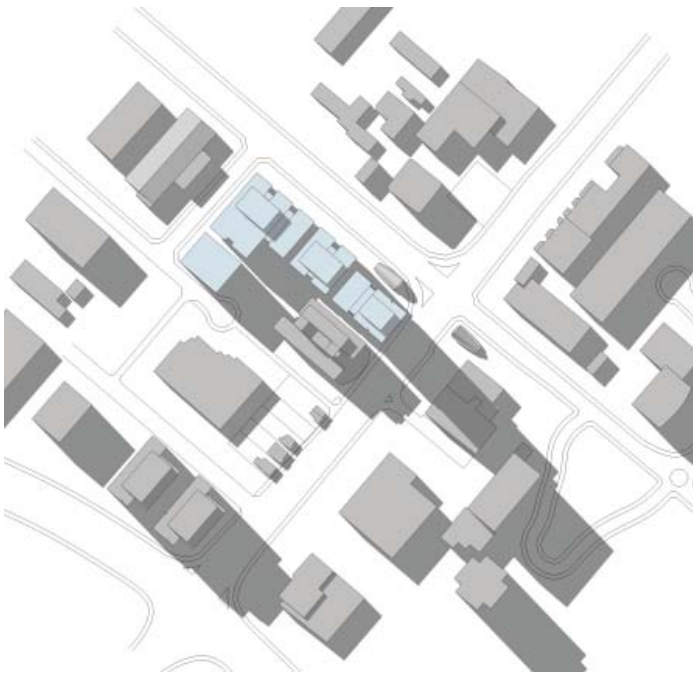
21 March 3pm



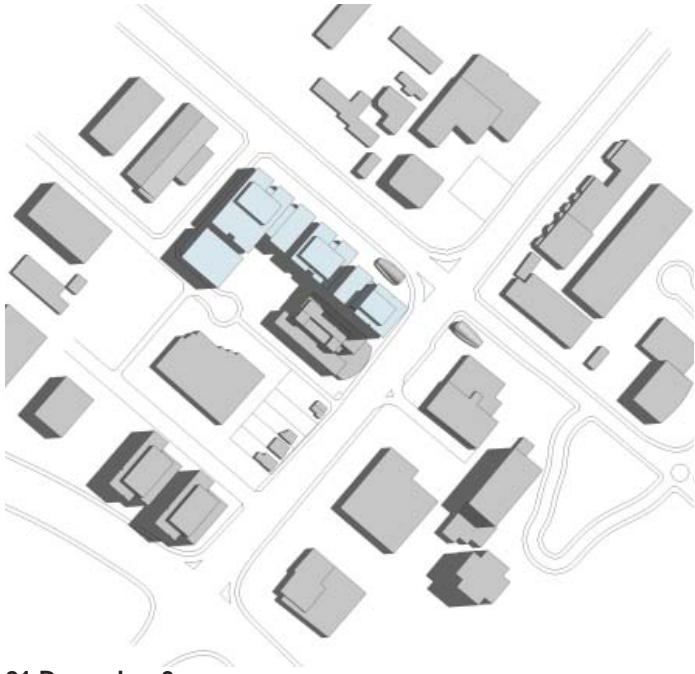
21 June 9am



21 June Noon



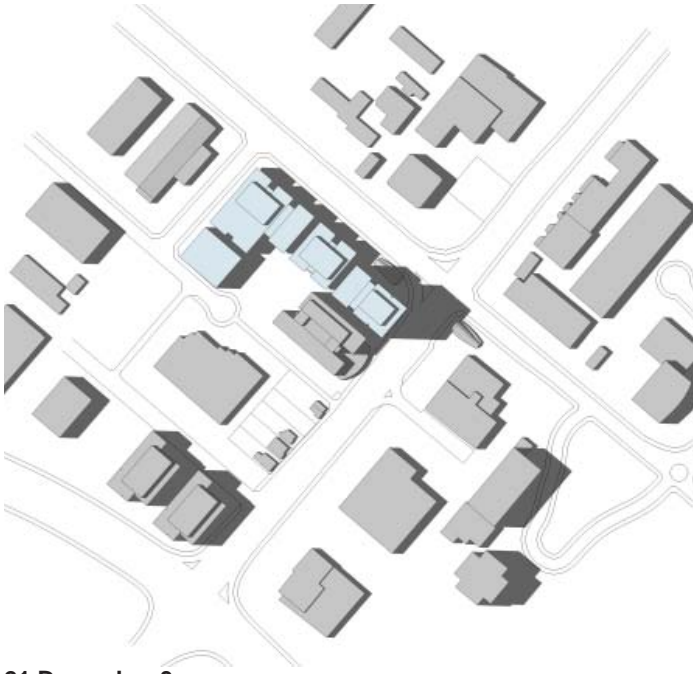
21 June 3pm



21 December 9am



21 December Noon



21 December 3pm





Ground Plan and Summary Area Schedule

Site Summary - Ryde PSO and LEP 137				
Site	Site Area m2	FSR (max allowable)	Achievable no. floors @ complying height (assume 3.7m floor to floor, 4.2m ground floor, 3.9m plant)	GFA m2 (max allowable)
Site 1	5,920	3.0:1	10	17,760
Site 2	10,116	2.0:1	6 to 8	20,232
16,280				
Total Allowable GFA (excluding bonuses)				37,992

Site Summary - Draft Ryde LEP 2008 and Draft Amendment No.1					
Site	Site Area m2	FSR (max allowable)	Building Height m (max allowable incl. plant)	Achievable no. floors @ complying height (assume 3.7m floor to floor, 4.2m ground floor, 3.9m plant)	GFA m2 (max allowable)
Site 1	7,239	3.0:1	71	18	21,717
Site 2	9,041	4.5:1	37	8	40,684
16,280					
Total Allowable GFA (excluding bonuses)					62,401
Bonus Area Allowable					13,686
Total Allowable GFA (including bonuses)					76,087

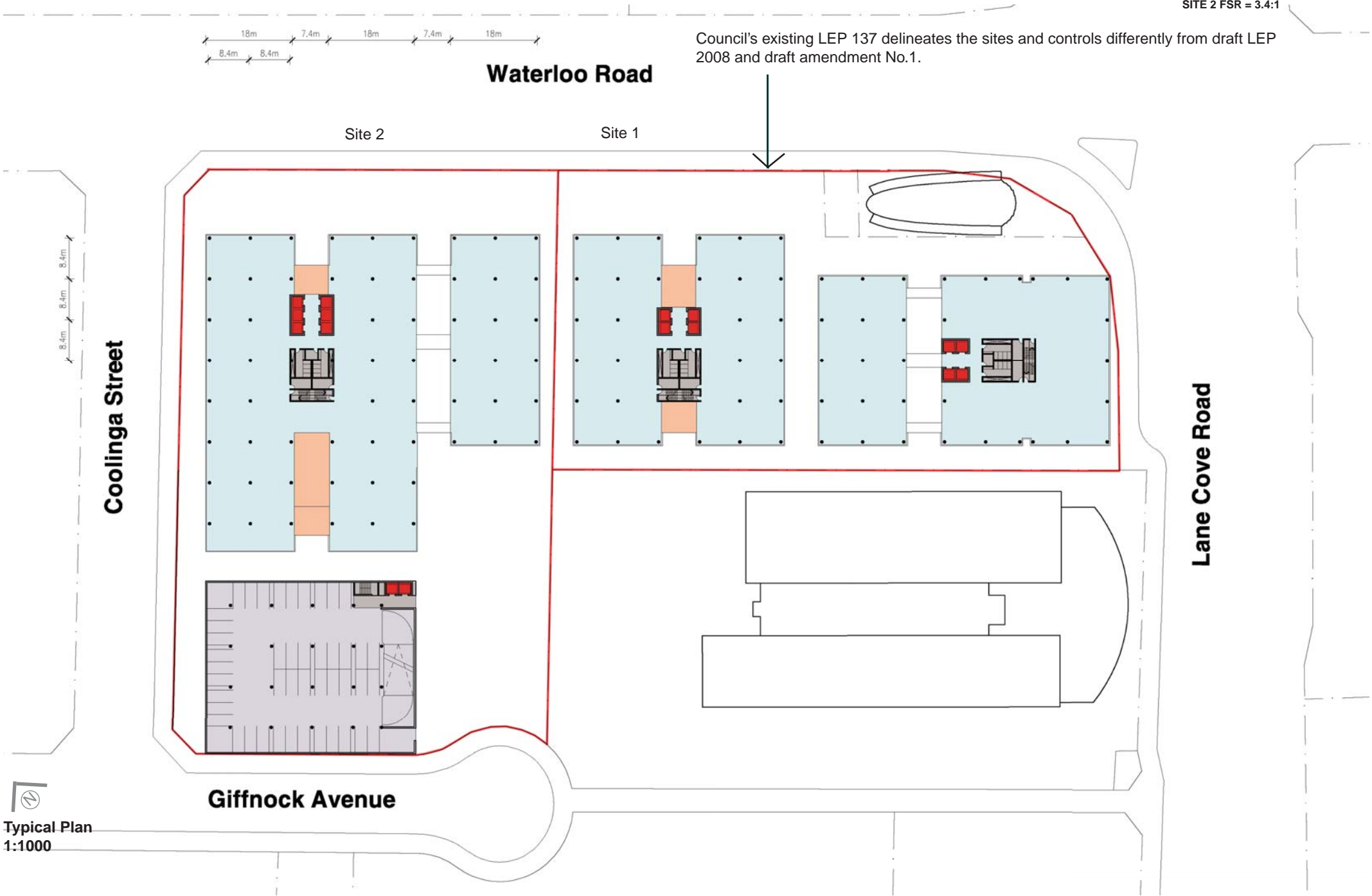
GFA Proposed					
Building	Level	GFA/ Floor m2	No. of floors	Area GFA m2	TOTAL AREA GFA m2
A	L00	1,517	1	1,517	31,265
	L01 - 12	2,070	12	24,840	
	L13 - 16	1,227	4	4,908	
B	L00	1,223	1	1,223	14,103
	L01 - 07	1,840	7	12,880	
C	L00	3,680	1	3,680	30,224
	mezzanine	784	1	784	
	L01 - 07	3,680	7	25,760	
D	L00	490	1	490	490
Total Proposed GFA					76,082

Development Site Area = 16 280 m2  
TOTAL DEVELOPMENT FSR = 4.7:1

SITE 1 GFA 45,368  
Site 1 Area 7,239  
SITE 1 FSR = 6.3:1

SITE 2 GFA 30,714  
Site 2 Area 9,041  
SITE 2 FSR = 3.4:1

Council's existing LEP 137 delineates the sites and controls differently from draft LEP 2008 and draft amendment No.1.







Basement Plan and Car Parking Schedule

Car Parking Numbers Required			
GFA	Permanent Car Spaces	Temporary Car Spaces	Total Spaces
m2	(max allowable to Ryde LEP)	(max allowable to Ryde DCP Macquarie Park Corridor)	
76,082	(1 space/ 80m2) 951	(1 space/ 240m2) 317	1,268

Car Parking Numbers Proposed		
LEVEL	Car Spaces	Total Spaces
Permanent		
Basement L001	188	
Basement L002	249	
Basement L003	249	
Basement L004	272	
Total		958
Temporary		
L00	18	
L01 - L07	300	
Total		318
Total Permanent and Temporary		1,276



Basement Plan  
1:1000

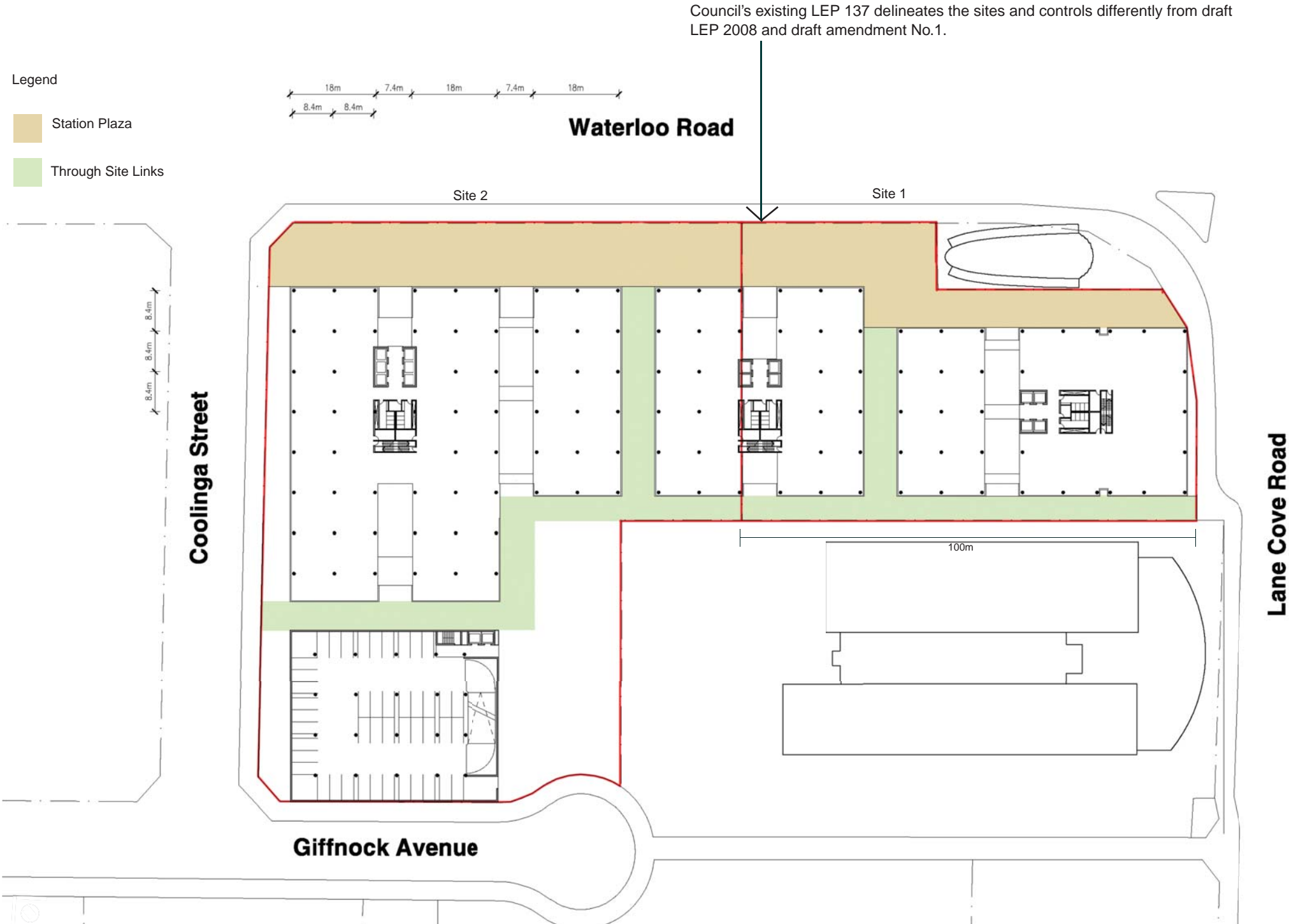




Bonus Area Calculations and Bonus Area Calculation Diagram

Site Characteristics - Ryde PSO and LEP 137			
Site 1 Area m2		5,405	
Site 2 Area m2		10,116	
Total Site Area m2			15,521
Site 1 Station Plaza m2		1,144	
Site 1 Through Site Links m2		738	
Site 1 Area m2			1,882
Site 2 Station Plaza m2		1,227	
Site 2 Through Site Links m2		971	
Site 2 Area m2			2,198
Planning Controls - Ryde PSO and LEP 137			
Site 1 FSR		3.0:1	
Site 2 FSR		2.0:1	
Permissible FSR Area		3 x 5,405 + 2 x 10,116 =36,447	
With Incentive for Community Benefit			
Site 1 Bonus for Station Plaza m2	1144 x 3.0	3,432	
Site 2 Bonus for Station Plaza m2	1227 x 2.0	2,454	
Total Bonus for Open Space m2			5,886
Site 1 Bonus for Through Site Links m2	738 x 3.0	2,214	
Site 2 Bonus for Through Site Links m2	971 x 2.0	1,942	
Total Bonus for Through Site Links m2			4,156
Design Excellence Bonus m2 (10%FSR)			3,644
TOTAL			13,686

\* Extent of Station Plaza and Through Site Links based on Ryde DCP Macquarie Park Corridor Figure 4.5.17



Bonus Area Calculation Diagram  
1:1000





## Macquarie Park Bonus and Incentive Scheme

### WORKED EXAMPLE

Here's a worked example which may help to understand the application of the incentives / bonus scheme proposed for Macquarie Park. (Please note that this is based on work-in-progress and may change as we go through the process of obtaining a s65 certificate from the NSW Dept of Planning and public exhibition)

### SITE CHARACTERISTICS

Total Site area 10,000sqm

Access Network: Road area 1000sqm (must be identified on LEP map)

Access Network: Park area 1000sqm (must be identified on LEP map)

Planning controls

FSR 2:1

Incentive FSR 2.5:1

Design Excellence bonus = 10%FSR

### WITHOUT INCENTIVE FOR COMMUNITY BENEFIT

Permissible FSR 10,000 X 2 = 20,000sqm

Bonus for road 1,000 X 2 = 2,000sqm \*

Bonus for road 1,000 X 2 = 2,000sqm \*

Design Excellence bonus 10% X 20,000 = 2,000sqm \*

**TOTAL 26,000sqm**

### WITH INCENTIVE FOR COMMUNITY BENEFIT

Permissible Incentive FSR 10,000 X 2.5 = 25,000sqm

Bonus for road 1,000 X 2 = 2,000sqm\*

Bonus for road 1,000 X 2 = 2,000sqm\*

Design Excellence bonus 10% X 20,000 = 2,000sqm \*

**TOTAL 31,000sqm**

### VOLUNTARY PLANNING AGREEMENT

#### Incentive Height

Some sites have incentive height and not incentive FSR; in this circumstance provision of community benefit (and an associated VPA) is required to invoke the incentive height

#### Bonus for roads and open space

A VPA is anticipated in association with the road and open space bonus as this is the preferred mechanism by which the land may be dedicated to Council.

\* worked on FSR (not incentive FSR)