3.30 The signalised intersection of Epping Road with Herring Road would continue to operate with average delays of less than 50 and 55 seconds per vehicle during morning and afternoon peak periods respectively. This represents level of service D, a satisfactory level of service for a busy intersection during peak periods.

3.31 The signalised intersection of Herring Road with Waterloo Road would operate with average delays of less than 42 seconds per vehicle during morning peak periods and less than 50 seconds per vehicle during afternoon peak periods. This represents levels of service C and D respectively, which are satisfactory levels of service.

3.32 The roundabout-controlled intersection of Herring Road with Ivanhoe Place and the Morling College access would continue to operate with average delays, for the highest delayed movement, of less than 20 seconds per vehicle during peak periods. This represents level of service B, a good level of service.

3.33 Therefore, the road network will be able to cater for the additional traffic from the proposed development.

Principles of Construction Traffic Management

3.34 The architect has prepared construction staging diagrams indicating the various subdivision, construction and access stages during construction of the development. These are attached in Appendix A. Construction has been broken into six stages, as follows:

- Stage 1 (create lot 1 as part of three lot subdivision)
  - site preparation works, including demolition of existing child care centre;
  - amend and extend car park area in front of chapel;
  - install temporary crossing from Herring Road; and
  - establish sales and display centre.

- Stage 1A (subdivide lot 1, construct Building A and construct road on lot 12)
  - demolish three houses on lot 1;
  - extend construction access road to south and rear part of lot 1 to materials handling area;
  - create three sub-lots (10, 11, 12) and provide new services to 10 and 11;
  - construct Building A.

- Building B
  - construct Building B, west of Building A; and
  - construction access from Herring Road along southern side of lot 12 to site accommodation and materials handling areas.

- Stage 2 subdivision and Building C
  - subdivide residential development lot into Lots 20, 21, 22 and road lot 23;
  - demolish 'single men' building & car parking;
  - extend construction access road to serve lots 20 and 21;
  - set up site accommodation and materials handling area;
  - construct Building C; and
  - create lot for and largely construct extension of access road to serve Buildings C and D.

- Building D
  - construct Building D;
  - finalise construction of access road; and
  - remove construction access road along southern side of access road.

- Building E
  - demolish chapel;
  - dismantle display centre and retain sales centre;
  - set up site accommodation, materials handling/storage area for Building E;
  - construct Building E.

3.35 During construction, construction vehicles transporting demolition material from the site will be loaded with excavators. Trucks will enter and exit the site in a forward direction.

3.36 The pedestrian footpath along Herring Road adjacent to the site will be maintained during the construction period. Class A construction fencing will be erected around the perimeter of the development.

3.37 Openings in the construction fencing, and at the construction access driveways will be managed and controlled by qualified site personnel. The movement of trucks entering and exiting the site will be managed and controlled by site personnel.

3.38 The overall principles for traffic management during construction of the development are:

- provide a convenient and appropriate environment for pedestrians;
- minimise effects on pedestrian movements and amenity;
- provide appropriate safety fencing/hoardings around the development, as it is being constructed;
- manage and control vehicular movements to and from the site;
- maintain existing on-street parking in the vicinity of the site;
- maintain access to properties adjacent to the site;
- restrict construction vehicle activity to designated truck routes through the area;

- construction vehicles to enter and exit the site in a forward direction;
- construction vehicles will not be permitted to queue on-street near the site;
- construction activity to be carried out in accordance with the approved hours of construction;
- maintain safety for workers; and
- the preparation of the construction traffic management plan, signage detail, control of pedestrians and control and management of construction vehicles in the vicinity of the site will be the responsibility of the builder.

3.39 The builder will be responsible for the preparation of a traffic management plan, which will be prepared prior to the commencement of construction for each building.

Director – General's Requirements

- *Provide a Transport & Accessibility Impact Study prepared in accordance with the RTA's* Guide to Traffic Generating Developments*, considering traffic generation (including daily and peak traffic movements), any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;*

3.40 This report has been prepared with reference to the RTA's "Guide to Traffic Generating Developments". Traffic generation and its effects are discussed in paragraphs 3.25 to 3.33. Access and loading arrangements are discussed in paragraphs 3.17 to 3.24. Car parking is discussed in paragraphs 3.10 to 3.16. Public transport, pedestrian and bicycle links are discussed in paragraphs 3.4 to 3.9.

- *Provide an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), including an assessment of existing and proposed pedestrian and cycle movements within the vicinity of the subject site;*

3.41 Pedestrians, cyclists and public transport are discussed in paragraphs 2.20 to 2.35 and 3.4 to 3.9.

- *Demonstrate that a minimalist approach to carparking provision is taken based on the accessibility of the site to public transport;*

3.42 Parking provision is discussed in paragraphs 3.10 to 3.16.

- *Demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;*

3.43 The availability of public transport and the provisions for pedestrians and cyclists, which support a choice of travel modes, are discussed in paragraphs 2.20 to 2.35 and 3.4 to 3.9. State Plan targets are being addressed by the applicant's town planner.

- *Address the accessibility and traffic/transport principles detailed in the Ryde DCP 2006 and draft LEP 2009, including the "Ryde Bicycle Strategy and Master Plan 2007;*

3.44 The proposed development provides a new "type 3" street connecting to Herring Road through the subject site in accordance with Sections 3.2 and 5.1.4 of part 4.5 of the Ryde DCP 2006 (Macquarie Park Corridor).

3.45 The new access road will provide for cyclists via a pedestrian/cycle path on one side of the road, in accordance with Section 5.3.1 of part 4.5 of the Ryde DCP 2006. Provision is also included for a future pedestrian connection to the west, through the riparian zone.

- *Details of service vehicle movements;*

3.46 Service vehicles are discussed in paragraph 3.24. Construction access is discussed in paragraph 3.34.

- *Details of the potential impacts on the local road network and in particular, the three intersections identified in the RTA response (12/01/2010). Consideration should also be given to the* Macquarie Park 2007 Base Paramics Model*, where appropriate; and*

3.47 Traffic generation and its effects on the three intersections identified by the RTA are discussed in paragraphs 3.25 to 3.33.

3.48 The *Macquarie Park 2007 Base Paramics Model* includes existing traffic estimated to be generated by "zone 14", which is existing development with access from the western side of Herring Road, between Epping Road and Waterloo Road. We have counted the morning and afternoon traffic generation of the zone 14 development, which was found to be some 210 and 150 vehicles per hour two-way during morning and afternoon peak hours respectively.

3.49 With the additional traffic from the proposed development, of some 160 vehicles per hour two-way, traffic generation of the zone 14 land uses would be some 370 and 310 vehicles per hour two-way during morning and afternoon peak hours respectively.

3.50 The *Macquarie Park 2007 Base Paramics Model* includes traffic generation from zone 14 of some 480 and 500 vehicles per hour two-way during morning and afternoon peak hours respectively. Therefore, the Paramics model has been based on a higher generation than existing plus development flows. The proposed development traffic has therefore been included in the current Paramics modelling.

- *Future pedestrian/vehicular/cycle connectivity with adjoining sites.*

3.51 These matters are discussed in paragraphs 3.8 and 3.20.

- *The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (**Note**: the Department supports reduced car parking rates in areas well-served by public transport).*

3.52 Parking provision is discussed in paragraphs 3.10 to 3.16.

Summary

3.53 In summary, the main points relating to the traffic and transport aspects of the proposed development are as follows:

(i) the proposed development comprises some 557 residential dwellings. The first building, Building A, includes 123 dwellings;

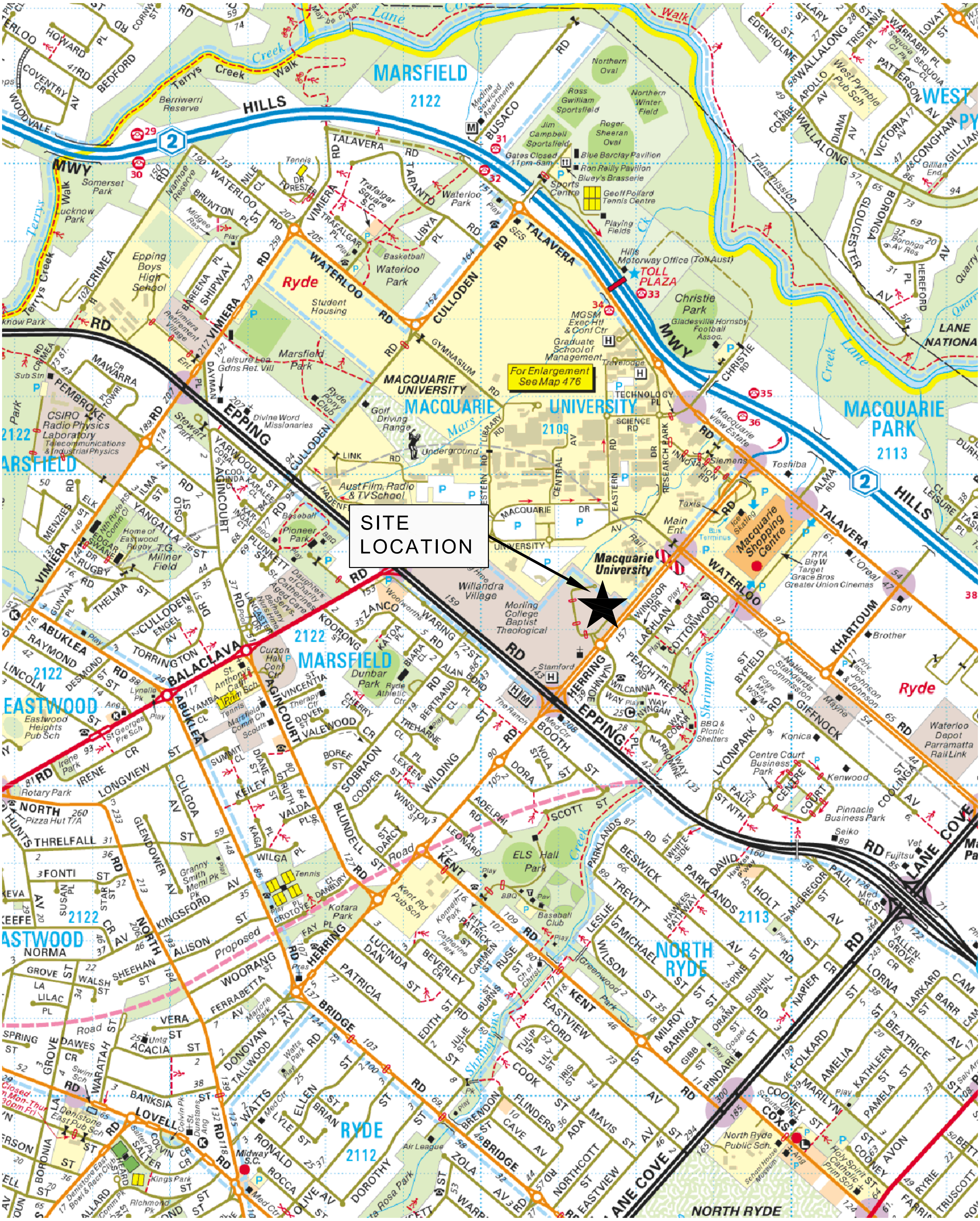
(ii) vehicular access to the proposed development will be provided via a new road connection to Herring Road. Access to Building A and other future buildings will be provided from the new road;

(iii) the proposed parking provision for Building A and the overall development is considered to be appropriate;

(iv) access, internal circulation and layout will be provided in accordance with AS 2890.1:2004;

(v) the road network will be able to cater for the traffic from the proposed development; and

(vi) the Director – General's requirements are addressed in paragraphs 3.40 to 3.52.

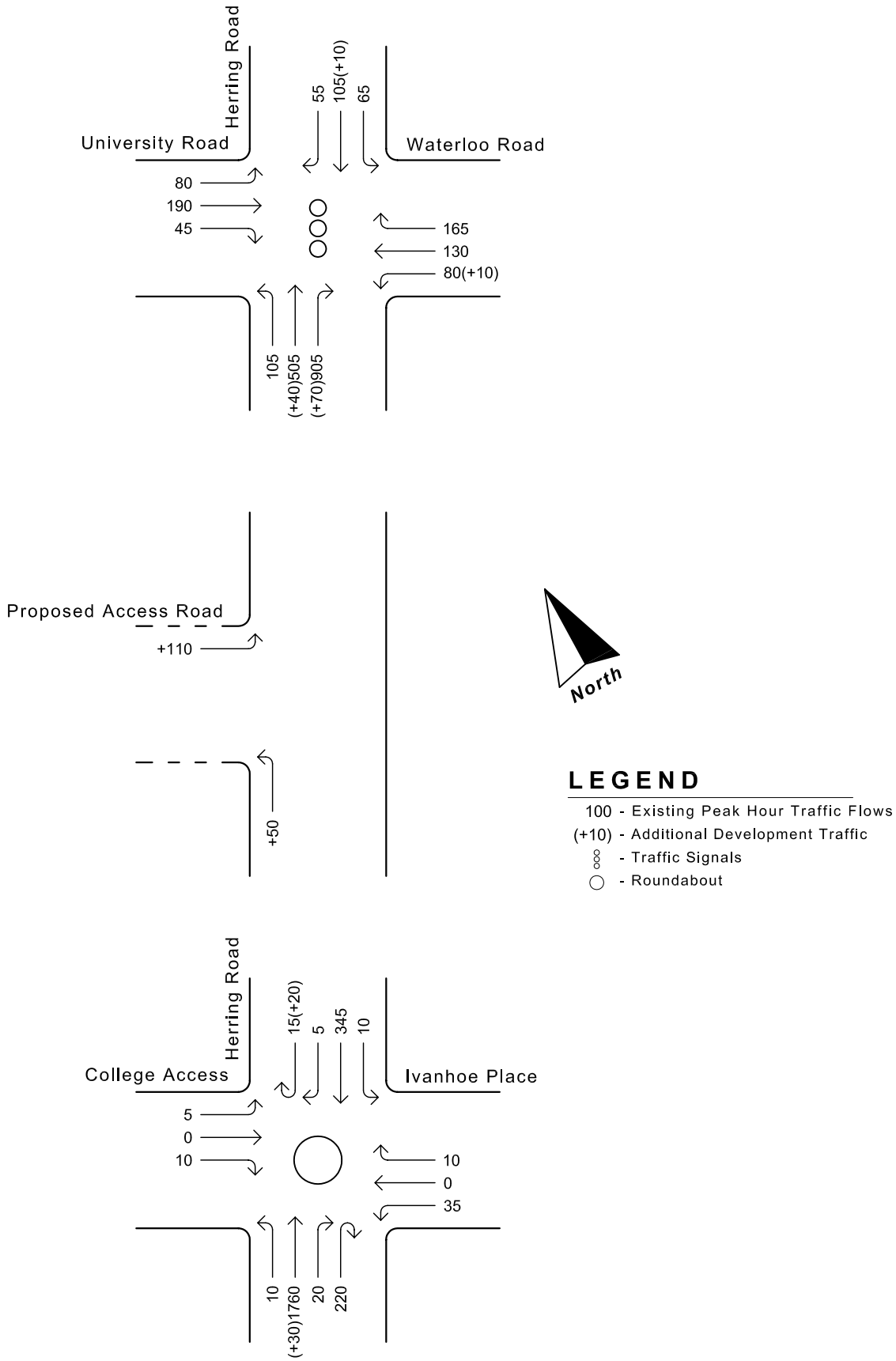


Location Plan

Colston Budd Hunt & Kafes Pty Ltd

DRAWN BY CBHK Pty Ltd_rh Ref: 7085 06 JANUARY 2010

Figure 1

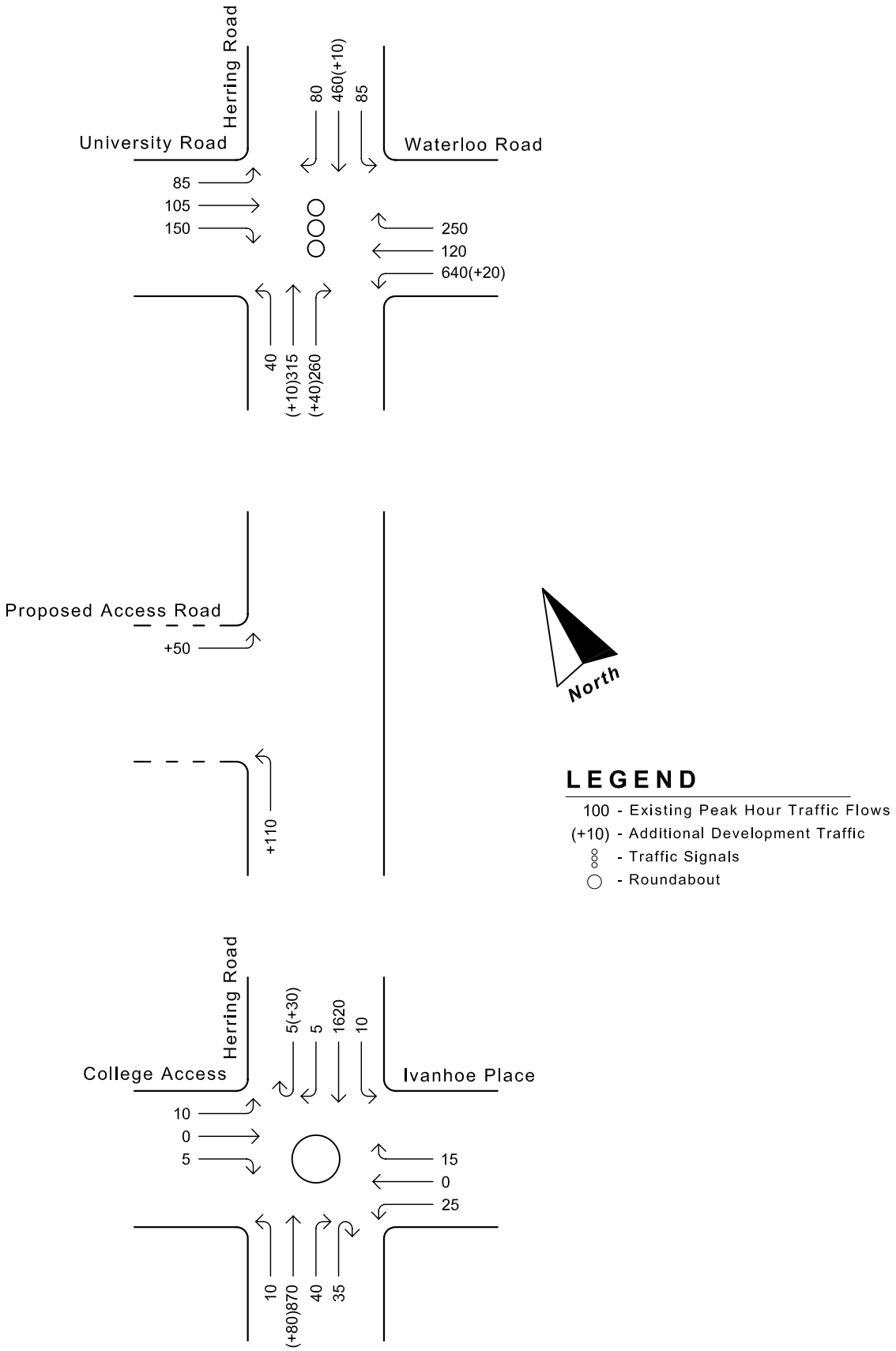


Existing morning peak hour traffic flows plus development traffic

Colston Budd Hunt & Kafes Pty Ltd

DRAWN BY CBHK Pty Ltd_rh Ref: 7085 06 JANUARY 2010

Figure 2



Existing afternoon peak hour traffic flows plus development traffic

Colston Budd Hunt & Kafes Pty Ltd

DRAWN BY CBHK Pty Ltd_rh Ref: 7085 06 JANUARY 2010

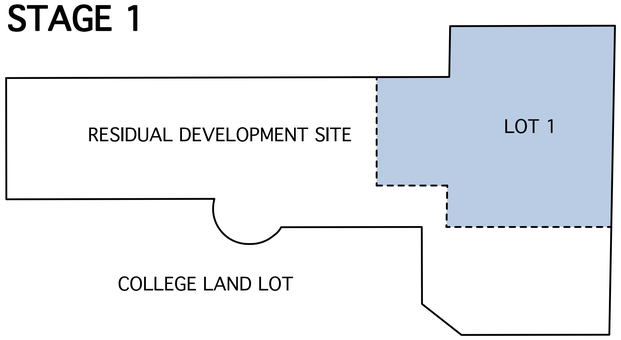
Figure 3

APPENDIX A

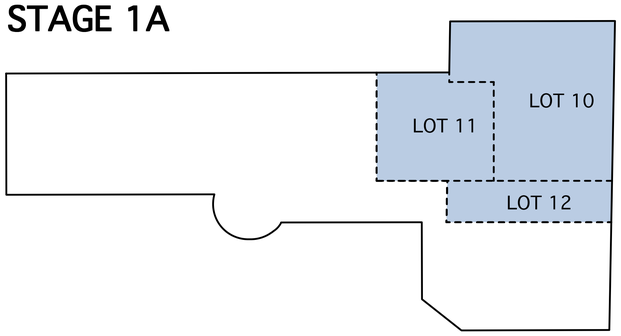
CONSTRUCTION STAGING

SUBDIVISION STAGES:

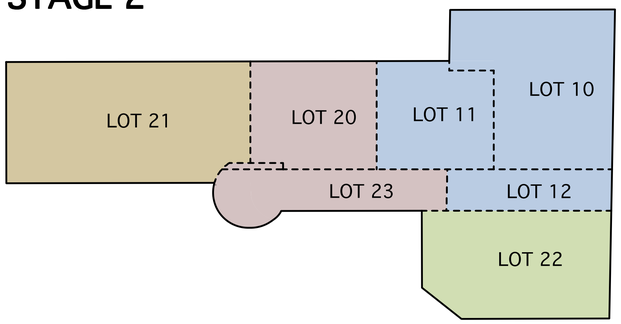
STAGE 1

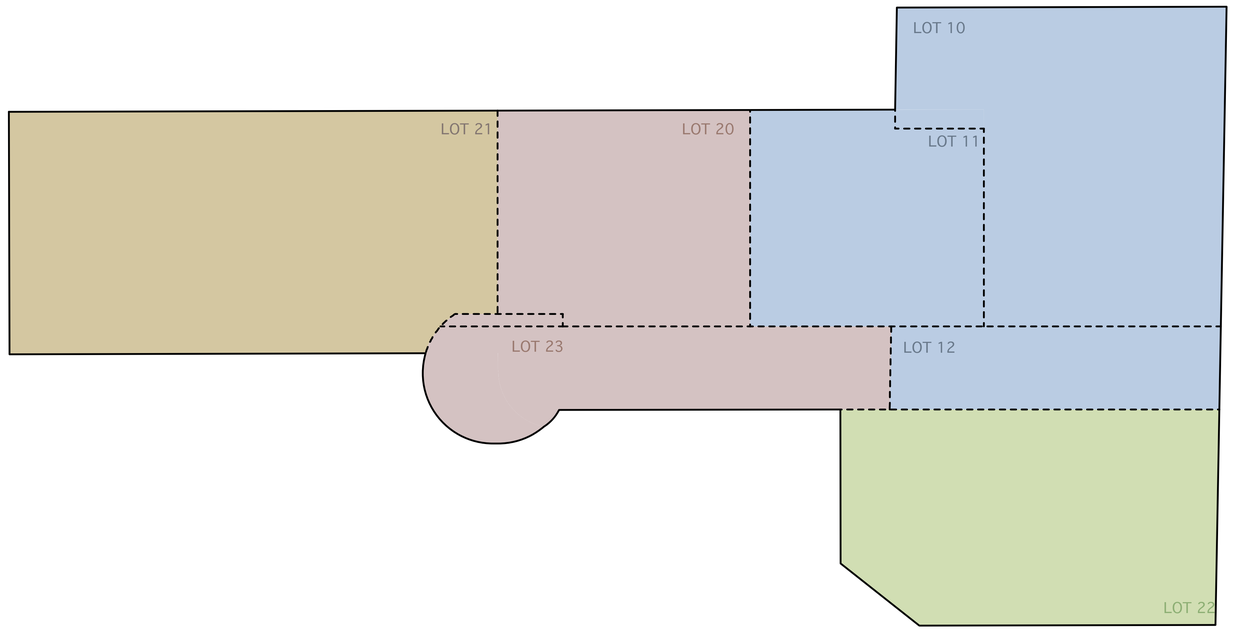


STAGE 1A



STAGE 2





	CURRENT PROPOSAL LOT NUMBERS	CURRENT PROPOSAL AREAS
	LOT 10 LOT 12 LOT 11	6,165 sqm
	LOT 20 LOT 23	3,645 sqm
	LOT 21	4,373 sqm
	LOT 22	2,990 sqm
	TOTAL DEVELOPMENT SITE AREA	**17,173 sqm**

Nominated Architect: Nicholas Turner 4985
ABN 89 084 669 911

DLCS Quality Endorsed Company ISO 9001:2008
Licence Number 4168

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Rev.	Date	Approved by	Revision Notes
B	5/3/10	kjd	Project Application Submission
A	1/3/10	kjd	Issued for information

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Subdivision strategy
PROJECT APPLICATION, STAGED SUBDIVISION

SCALE	@ A1	JOB No.	09047
STATUS	FOR INFORMATION	DWG No.	A 311
DRAWN	AM	REV	B

NORTH

TURNER + ASSOCIATES
L1 410 Crown Street Surry Hills NSW 2010 Australia
t +61 2 8668 0000 f +61 2 8668 0088

- CREATE LOT 1 AS PART OF THREE LOT SUBDIVISION

BOUNDARY

RL 63.50 (extg) RL 64.00 (extg) RL 64.50 (extg) RL 64.00 (extg) RL 64.50 (extg) RL 64.00 (extg)

RL 59.60 (extg) RL 60.46 (extg) RL 61.32 (extg) RL 62.03 (extg) RL 62.75 (extg)

RL 53.00 (extg) RL 56.00 (extg) RL 56.00 (extg)

RL 58.00 (extg) RL 58.50 (extg) RL 57.00 (extg) RL 57.00 (extg) RL 56.50 (extg) RL 60.00 (extg) RL 60.50 (extg) RL 61.00 (extg) RL 61.50 (extg) RL 62.00 (extg) RL 62.50 (extg) RL 64.00 (extg)

RL 58.50 (extg)

RL 58.50 (extg)

RL 58.50 (extg)

RL 57.00 (extg)

RIPARIAN ZONE

10M CORE RIPARIAN ZONE

LOT 1

BOUNDARY

RL 56.00 (extg) RL 58.00 (extg) RL 57.00 (extg)

CREEK

RL 57.50 (extg)

BOUNDARY

RL 60.00 (extg) RL 61.50 (extg) RL 62.00 (extg) RL 63.00 (extg) RL 63.50 (extg) RL 64.00 (extg) RL 64.50 (extg)

RL 65.00 (extg)

BOUNDARY

RL 65.50 (extg)

RL 66.00 (extg)

RL 66.50 (extg)

RL 67.00 (extg) RL 67.50 (extg) RL 68.00 (extg) RL 67.50 (extg) RL 68.00 (extg)

990sqm

KINDERGARTEN DEMOLISHED
(STAGE 1)

PROPOSED DISPLAY CENTRE

PROPOSED SALES CENTRE

(1 STOREY ONLY)

EXTENDED PARKING

EXISTING CAR PARK

Stage 1 Subdivision	from 04/2011 to 11/2011	Create Lot 1 as part of 3 Lot Subdivision	Utilise existing sewer, water, power of current facilities on site Existing houses to be retained Demolish Childcare Centre Establish Sales Centre and associated Display Centre Extend and amend car park area in front of chapel Establish easement over part of existing services (e.g sewer) Install temporary crossing off Herring Road

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 8695
ABN 99 084 096 911
DLCS Quality Endorsed Company ISO 9001:2008
Licence Number 4168

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C	5/3/10	kpl	Project Application Submission
B	1/3/10	kpl	General update
A	25/2/10	kpl	Issued to Consultants

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Stage 1 Subdivision
PROJECT APPLICATION, STAGED SUBDIVISION

SCALE 1:250 @B1, 40% @ A3
JOB No. 09047
DRAWN AM
STATUS FOR INFORMATION
DWG No. A 321
REV C
NORTH

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L1 410 Crown Street Surry Hills NSW 2010 Australia
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- SUBDIVISION OF LOT 1
- CONSTRUCTION OF BUILDING A
- CONSTRUCTION OF ROAD ON LOT 12

LOT 10

LOT 11

LOT 12

BOUNDARY

OUTLINE OF PARKING PODIUM BELOW

BUILDING A
UNDER
CONSTRUCTION

BUILDINGS DEMOLISHED

SITE ACCOMMODATION /
MATERIALS HANDLING

SITE ACCES

PROPOSED
DISPLAY
CENTRE

PROPOSED
SALES
CENTRE

(1 STOREY ONLY)

1,990sqm

FENCE

EXTENDED
PARKING

EXISTING
CAR PARK

RIPARIAN ZONE

10M CORE RIPARIAN ZONE

CREEK

Stage 1A Subdivision + Building A	from 12/2011 to 03/2013	Subdivision of Lot 1 Construction of Building A Construction of Road on Lot 12	Demolish 3 houses on Lot 1 Extend construction access road to south and rear part of Lot 1 Create 3 Sub-Lots (10,11,12) and provide new services to 10 + 11 Construct Building A on Lot 10 New sewer extension to rear main sewer - inclusive easement (as required) Amplification of water main from Epping Road to Building A and along Road Lot 12

Rev	Date	Approved by	Revision Notes
C	5/3/10	kpl	Project Application Submission
B	1/3/10	kpl	General update
A	25/2/10	kpl	Issued to Consultants

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 6695
ABN 86 064 094 911

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Stage 1A Subdivision + Bldg A

PROJECT APPLICATION, STAGED SUBDIVISION

SCALE 1:250 @B1, 40% @ A3
JOB No. 09047
DRAWN AM
STATUS FOR INFORMATION
DWG No. A 322
REV C
NORTH

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- CONSTRUCTION OF BUILDING B

LOT 10

LOT 11

LOT 12

BUILDING B
UNDER
CONSTRUCTION

BUILDING A
COMPLETE

OUTLINE OF PARKING PODIUM BELOW

OUTLINE OF PARKING PODIUM BELOW

MATERIALS HANDLING

SITE ACCESS

SITE ACCOMMODATION

INTERIM TURNING
CIRCLE - EASEMENT
REQUIRED
13.8 dia

BUILDING A
CAR PARK ENTRY

TEMPORARY CONSTRUCTION ACCESS ROAD

PROPOSED
DISPLAY
CENTRE

PROPOSED
SALES
CENTRE

(1 STOREY ONLY)

2,580sqm

EXTENDED
PARKING

EXISTING
CAR PARK

RIPARIAN ZONE

10M CORE RIPARIAN ZONE

CREEK

RL 53.00 (extg)
RL 56.00 (extg)
RL 56.00 (extg)
RL 58.00 (extg)
RL 58.50 (extg)
RL 57.00 (extg)
RL 57.00 (extg)
RL 56.50 (extg)
RL 60.00 (extg)
RL 59.60 (extg)
RL 60.46 (extg)
RL 61.32 (extg)
RL 62.03 (extg)
RL 62.75 (extg)
RL 60.50 (extg)
RL 61.00 (extg)
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RL 66.50 (extg)
RL 67.00 (extg)
RL 67.50 (extg)
RL 68.00 (extg)
RL 67.50 (extg)
RL 68.00 (extg)

BUILDING B	from 09/2012 to 12/2013	Construction of Building B	Construct Building B Establish Materials handling/storage area adjacent to the rear of Lot 11

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 6695
ABN 86 094 094 911

DLCS Quality Endorsed Company: ISO 9001:2008
Licence Number 4168

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C	5/3/10	kpl	Project Application Submission
B	1/3/10	kpl	General update
A	25/2/10	kpl	Issued to Consultants

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Building B

PROJECT APPLICATION, STAGED SUBDIVISION

SCALE 1:250 @B1, 40% @ A3
JOB No. 09047
DRAWN ANM
STATUS FOR INFORMATION
DWG No. A 323
REV C
NORTH

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- SUBDIVISION OF RESIDUAL DEVELOPMENT LOT INTO LOTS 20, 21, 22 AND ROAD LOT 23
- CONSTRUCTION OF BUILDING C

LOT 10

OUTLINE OF PARKING PODIUM BELOW

BUILDING A COMPLETE

LOT 20

LOT 11

BUILDING B COMPLETE

OUTLINE OF PARKING PODIUM BELOW

TEMPORARY CONSTRUCTION LAND

BUILDING C UNDER CONSTRUCTION

BUILDINGS TO BE DEMOLISHED

CAR PARK / CAR PORTS TO BE DEMOLISHED

SITE ACCESS

RIPARIAN ZONE

10M CORE RIPARIAN ZONE

CREEK

LOT 23

LOT 12

ROAD EXTENSION UNDER CONSTRUCTION

BUILDING A + BUILDING B CAR PARK ENTRY

BUILDING TO BE DEMOLISHED

MATERIALS HANDLING / ROAD EXTENSION UNDER CONSTRUCTION

TEMPORARY CONSTRUCTION ACCESS ROAD

PROPOSED DISPLAY CENTRE

PROPOSED SALES CENTRE

(1 STOREY ONLY)

LAUNDRY DEMOLISHED

2,940sqm

REMOVE ROAD AND PARKING AND RE-LANDSCAPE

EXTENDED PARKING

EXISTING CAR PARK

Stage 2 Subdivision + Building C	from 07/2012 to 10/2014	Subdivision of Residential Development Lot into Lots 20, 21, 22 & road Lot 23 Construction of Building C	Demolish "Single Men" building & carport / carparking area Extend construction road to service Lot 20 and 21 Setup site accommodation and materials handling area Create Lots 20-23 Construct Building C Road Lot 23 completed except for temporary construction road using part of the cul de sac

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 6695
ABN 86 084 096 911

DLCS Quality Endorsed Company ISO 9001:2008
Licence Number 4168

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B	1/3/10	kjd	General update
A	25/2/10	kjd	Issued for information

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Stage 2 Subdivision +Building C
PROJECT APPLICATION, STAGED SUBDIVISION

SCALE 1:250 @B1, 40% @ A3 | JOB No. 09047 | DRAWN ANM | NORTH
STATUS FOR INFORMATION | DWG No. A 324 | REV C

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- CONSTRUCTION OF BUILDING D

LOT 10

LOT 21

LOT 20

LOT 11

LOT 23

LOT 12

OUTLINE OF PARKING PODIUM BELOW

OUTLINE OF PARKING PODIUM BELOW

BUILDING C COMPLETE

BUILDING B COMPLETE

BUILDING A COMPLETE

BUILDING D UNDER CONSTRUCTION

RIPARIAN ZONE

10M CORE RIPARIAN ZONE

CREEK

SITE ACCESS

TEMPORARY MATERIALS HANDLING / SITE ACCOMMODATION

BUILDING C CAR PARK ENTRY

BUILDING A + BUILDING B CAR PARK ENTRY

TEMPORARY CONSTRUCTION ACCESS ROAD

2,090sqm

PROPOSED DISPLAY CENTRE

PROPOSED SALES CENTRE

(1 STOREY ONLY)

EXTENDED PARKING

EXISTING CAR PARK

RL 53.00 (extg) RL 56.00 (extg) RL 56.00 (extg) RL 58.00 (extg) RL 58.50 (extg) RL 57.00 (extg) RL 57.00 (extg) RL 58.50 (extg) RL 58.50 (extg) RL 58.50 (extg) RL 57.00 (extg) RL 56.00 (extg) RL 58.00 (extg) RL 57.00 (extg) RL 57.50 (extg) RL 59.60 (extg) RL 60.46 (extg) RL 61.32 (extg) RL 62.03 (extg) RL 62.75 (extg) RL 58.50 (extg) RL 60.00 (extg) RL 60.50 (extg) RL 61.00 (extg) RL 61.50 (extg) RL 62.00 (extg) RL 62.50 (extg) RL 64.00 (extg) RL 63.50 (extg) RL 64.00 (extg) RL 64.50 (extg) RL 64.00 (extg) RL 64.50 (extg) RL 64.00 (extg) RL 60.00 (extg) RL 61.50 (extg) RL 62.00 (extg) RL 63.00 (extg) RL 63.50 (extg) RL 64.00 (extg) RL 65.00 (extg) RL 65.50 (extg) RL 66.00 (extg) RL 66.50 (extg) RL 67.00 (extg) RL 67.50 (extg) RL 68.00 (extg) RL 67.50 (extg) RL 68.00 (extg)

Building D	from 07/2014 to 10/2015	Construction of Building D	At conclusion of building D remove temporary access road at cul de sac and site accommodation area. Make good cul de sac

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 6695
ABN 86 084 084 911

DLCS Quality Endorsed Company ISO 9001:2008
Licence Number 4168

NOTES

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C	5/3/10	kjd	Project Application Submission
B	1/3/10	kjd	General update
A	25/2/10	kjd	Issued to Consultants

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Building D
PROJECT APPLICATION, STAGED SUBDIVISION

SCALE 1:250 @B1, 40% @ A3	JOB No. 09047	DRAWN ANM	NORTH
STATUS FOR INFORMATION	DWG No. A 325	REV C	

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- CONSTRUCTION OF BUILDING E

LOT 10

LOT 21

LOT 20

LOT 11

LOT 23

LOT 12

LOT 22

OUTLINE OF PARKING PODIUM BELOW

BUILDING D COMPLETE

PROPOSED DISPLAY CENTRE

BUILDING C COMPLETE

BUILDING B COMPLETE

BUILDING A COMPLETE

RIPARIAN ZONE

10M CORE RIPARIAN ZONE

CREEK

BUILDING C + BUILDING D CAR PARK ENTRY

BUILDING A + BUILDING B CAR PARK ENTRY

CONSTRUCTION SHED ZONE

TEMPORARY MATERIALS HANDLING / SITE ACCOMMODATION

400sqm

CHAPEL DEMOLISHED

DISMANTLE DISPLAY CENTRE

MATERIALS HANDLING

BUILDING E UNDER CONSTRUCTION

Building E	from 07/2015 to 10/2016	Construction of Building E	Demolish chapel Dismantle Display Centre, retain Sales Centre Set-up site accommodation and Materials handling/storage area for building E Construct Building E

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 8695
ABN 99 084 094 911

DLCS Quality Endorsed Company: ISO 9001:2008
Licence Number 4168

CLIENT
LIPMAN PROPERTIES PTY LTD
LEVEL 6, 66 BERRY STRET, NORTH SYDNEY
T 02 9955 7000 F 02 9955 3166

LIPMAN
the obvious choice in property

Rev.	Date	Approved by	Revision Notes
C	5/3/10	kjd	Project Application Submission
B	1/3/10	kjd	General update
A	25/2/10	kjd	Issued for information

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Building E
PROJECT APPLICATION, STAGED SUBDIVISION

SCALE	1:250 @B1, 40% @ A3	JOB No.	09047
DRAWN	ANM	STATUS	FOR INFORMATION
DWG No.	A 326	REV	C

NORTH

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LOT 10
LOT 21
LOT 20
LOT 11
LOT 23
LOT 12
OUTLINE OF PARKING PODIUM BELOW
BUILDING A COMPLETE
BUILDING B COMPLETE
BUILDING C COMPLETE
BUILDING D COMPLETE
PROPOSED DISPLAY CENTRE
BUILDING E COMPLETE
BUILDING C + BUILDING D CAR PARK ENTRY
BUILDING E CAR PARK ENTRY
BUILDING A + BUILDING B CAR PARK ENTRY
RIPARIAN ZONE
10M CORE RIPARIAN ZONE
CREEK
RL 58.00 (extg)
RL 56.00 (extg)
RL 58.50 (extg)
RL 57.00 (extg)
RL 59.60 (extg)
RL 60.46 (extg)
RL 61.32 (extg)
RL 62.03 (extg)
RL 62.75 (extg)
RL 63.50 (extg)
RL 64.00 (extg)
RL 64.50 (extg)
RL 60.00 (extg)
RL 60.50 (extg)
RL 61.00 (extg)
RL 61.50 (extg)
RL 62.50 (extg)
RL 57.50 (extg)
RL 61.00 (extg)
RL 62.00 (extg)
RL 63.00 (extg)
RL 65.00 (extg)
RL 65.50 (extg)
RL 66.00 (extg)
RL 66.50 (extg)
RL 67.00 (extg)
RL 67.50 (extg)
RL 68.00 (extg)

1m 5m 10m 25m

Nominated Architect: Nicholas Turner 6995
ABN 86 094 084 911

QLCS Quality Endorsed Company ISO 9001:2008
Licence Number 4168

NOTES

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PROJECT TITLE
RESIDENTIAL DEVELOPMENT
128 HERRING ROAD, MACQUARIE PARK

DRAWING TITLE
Completion of Staging
PROJECT APPLICATION, STAGED SUBDIVISION

SCALE 1:250 @B1, 40% @ A3	JOB No. 09047	DRAWN ANM	NORTH
STATUS FOR INFORMATION	DWG No. A 327	REV C	

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