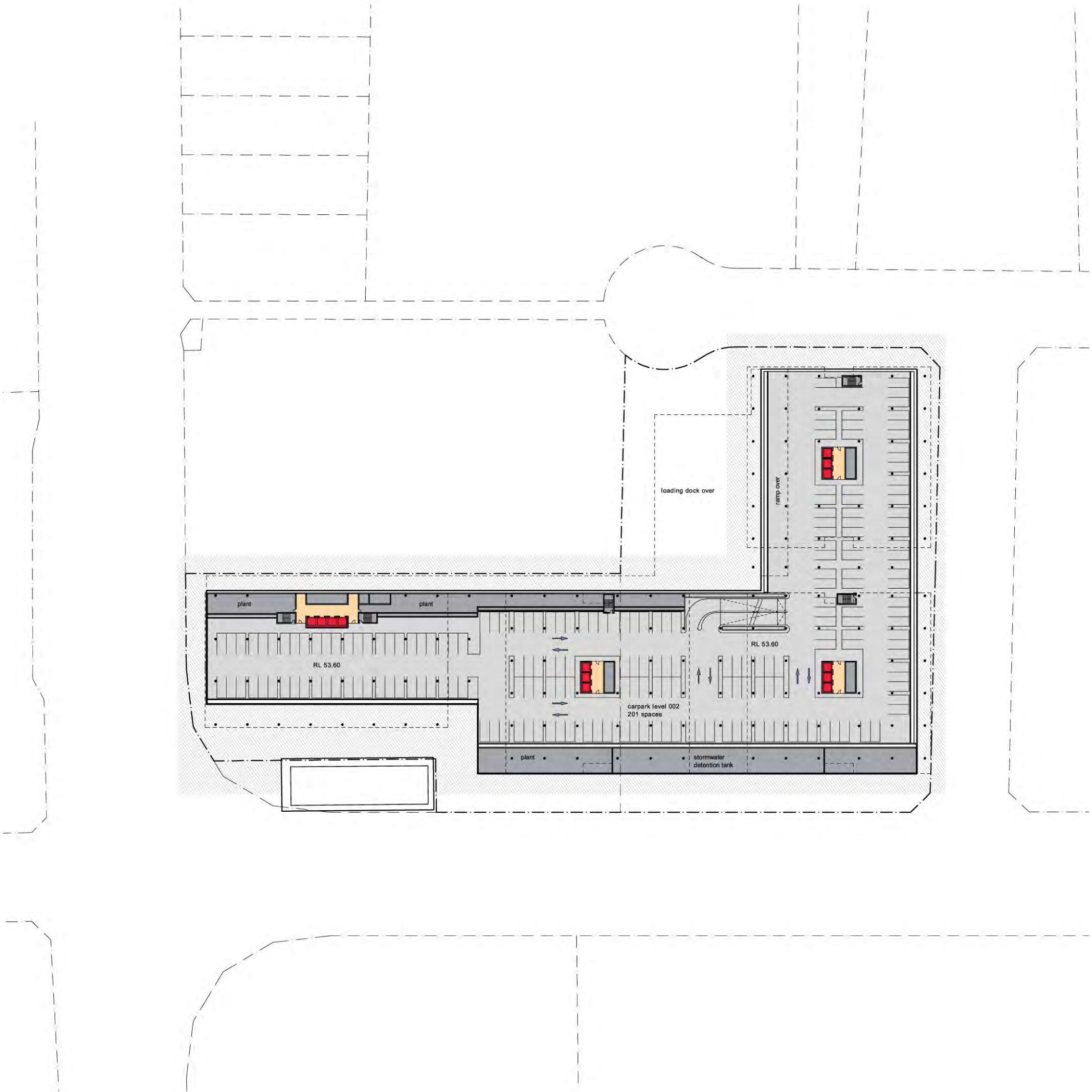


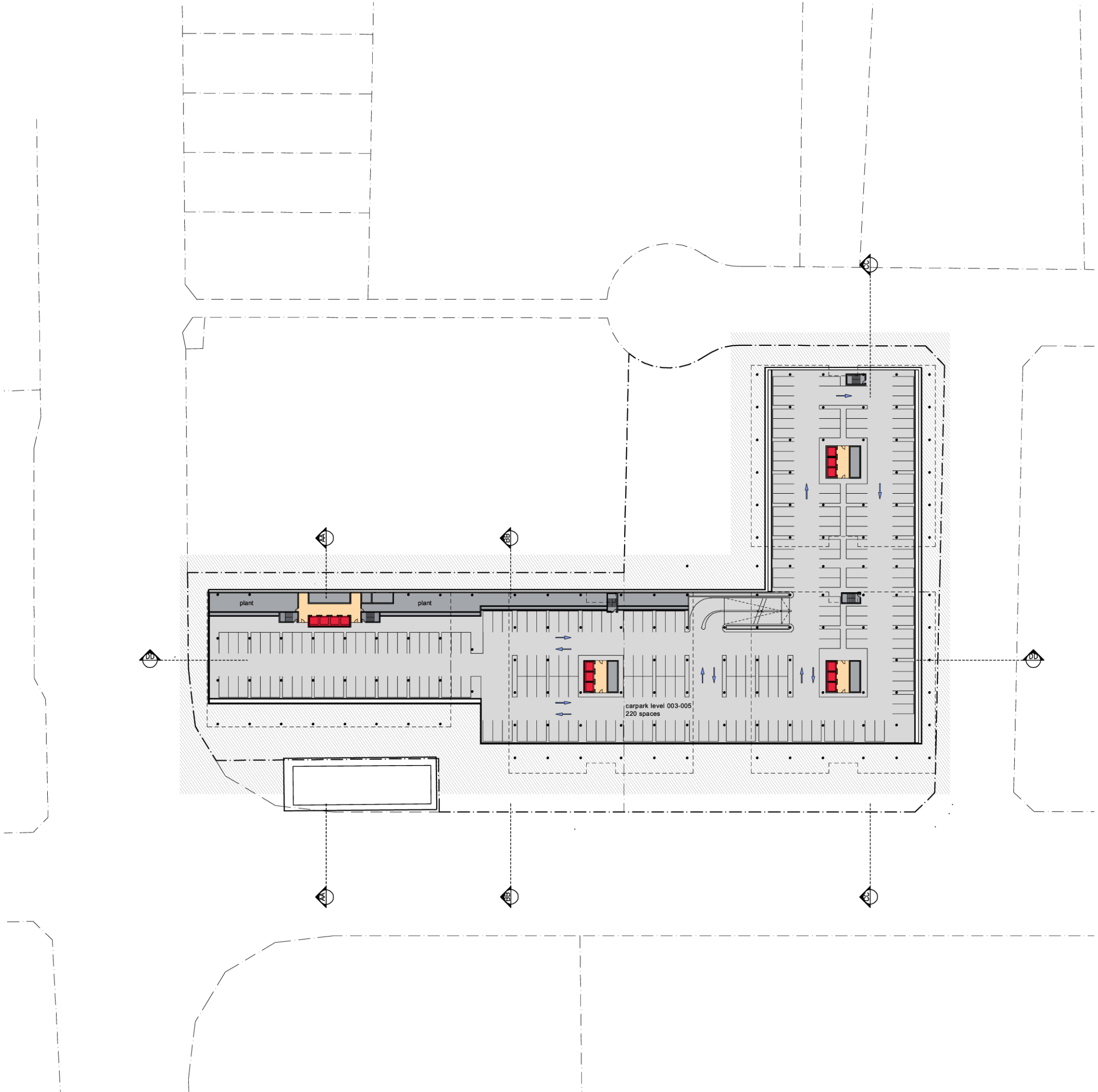
PA02-002 Basement Level 002 Plan

Scale 1:1000



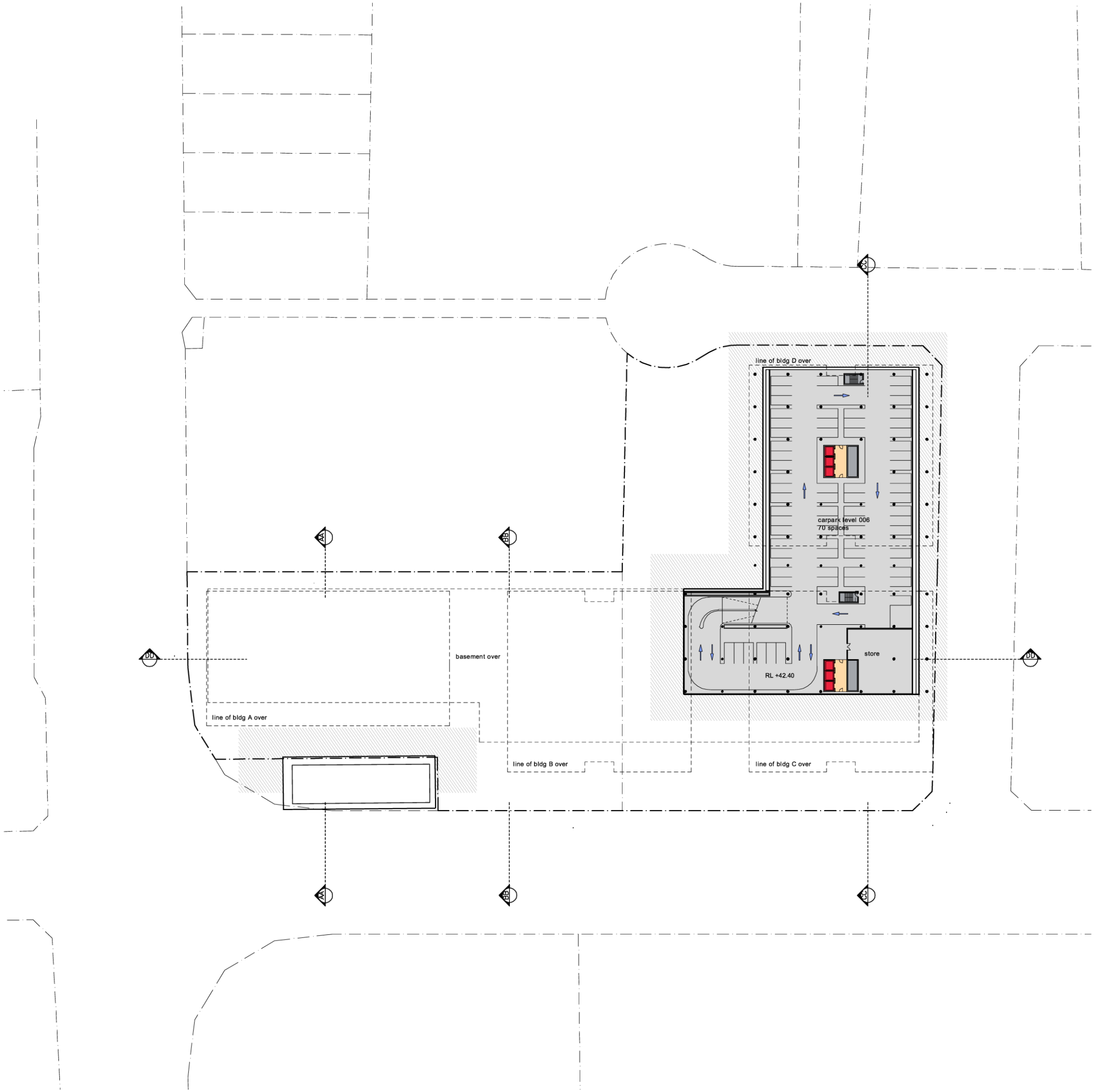
PA02-003 Basement Level 003-005 Plan

Scale 1:1000



PA02-006 Basement Level 006 Plan

Scale 1:1000





PA02-00 Ground Level Plan

Scale 1:1000



Legend

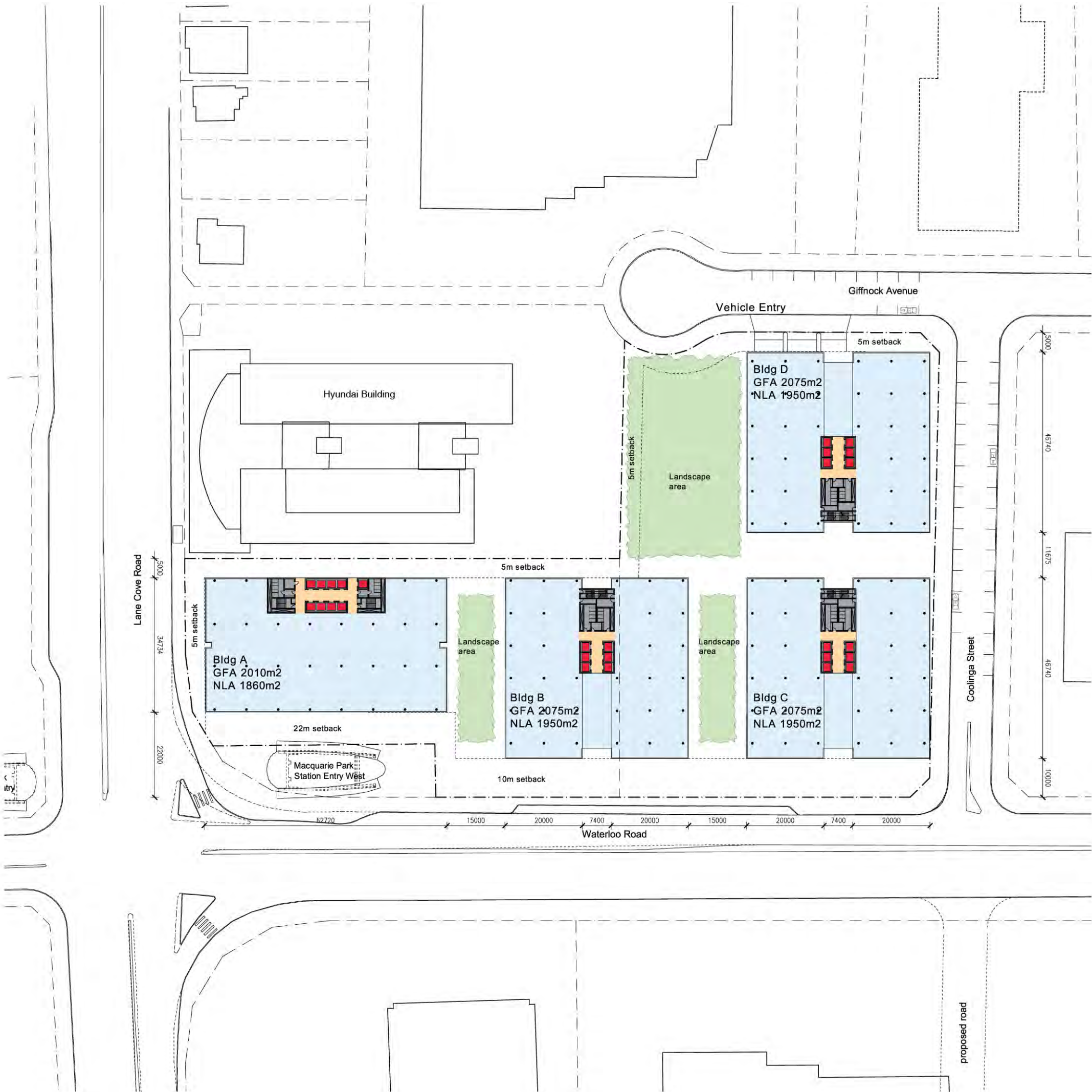
- Trees to be removed
- New Trees





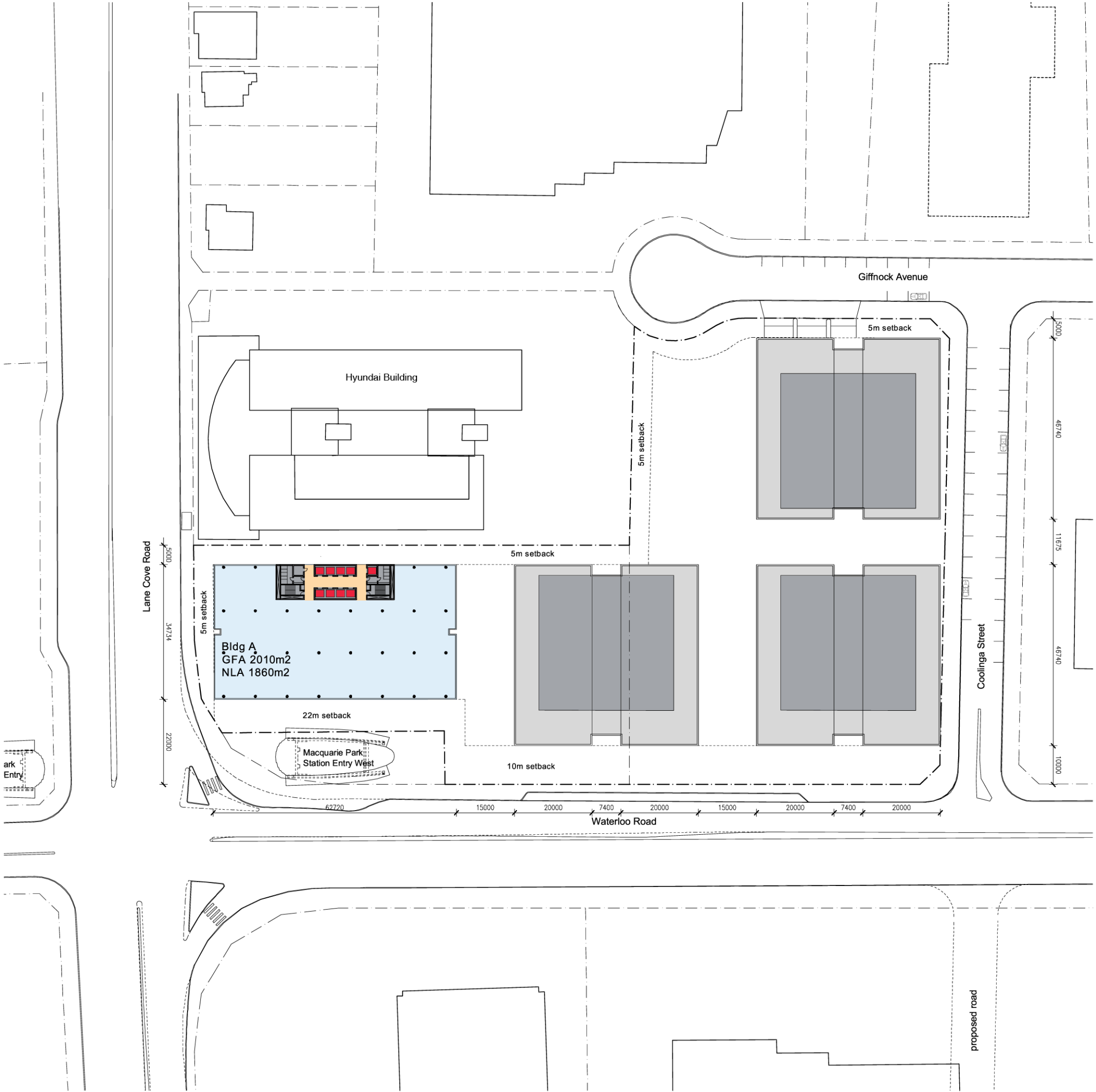
PA02-01 Typical Level Plan

Scale 1:1000



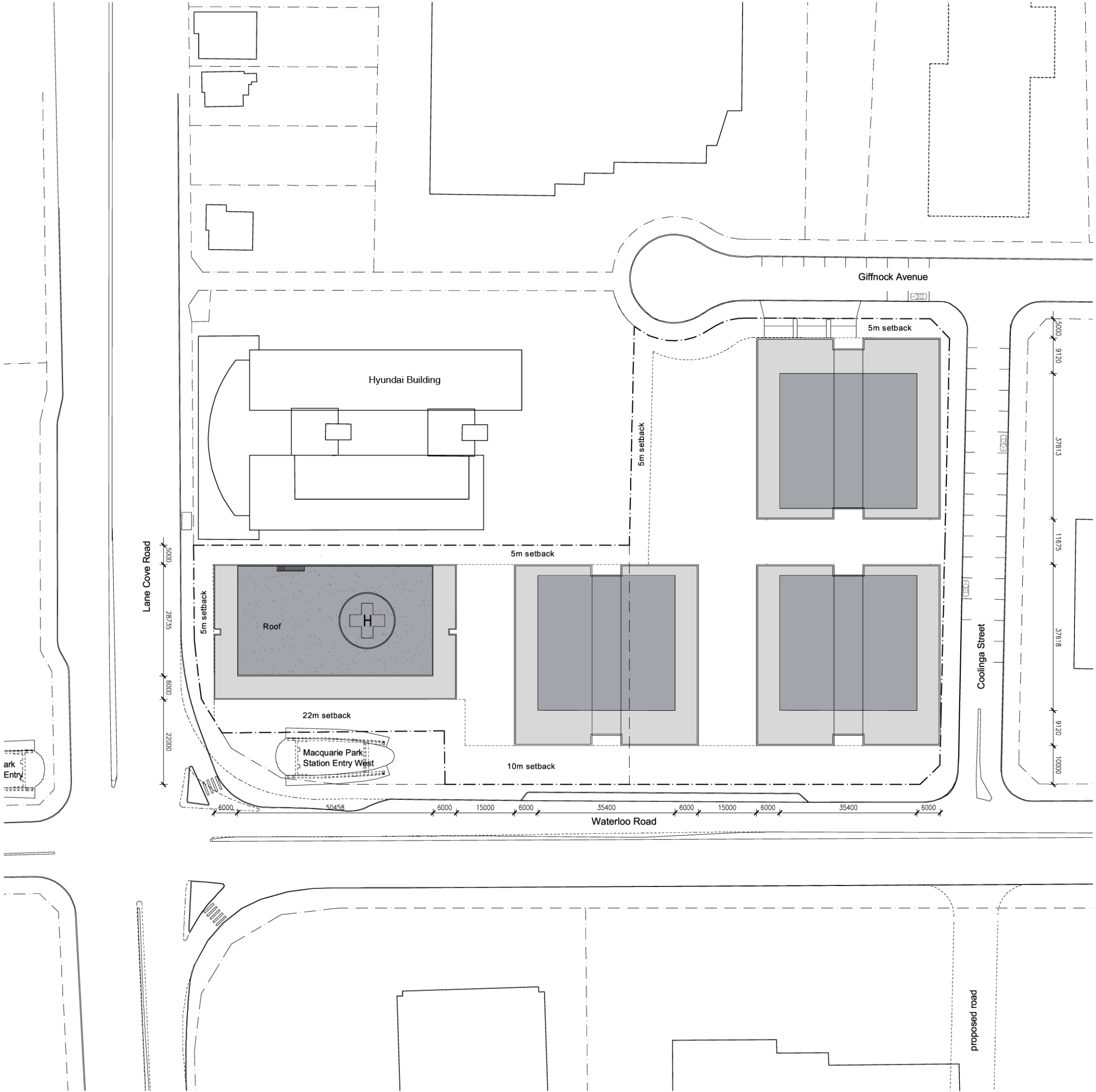
PA02-10 Upper Level Plan

Scale 1:1000



PA02-20 Roof Plan

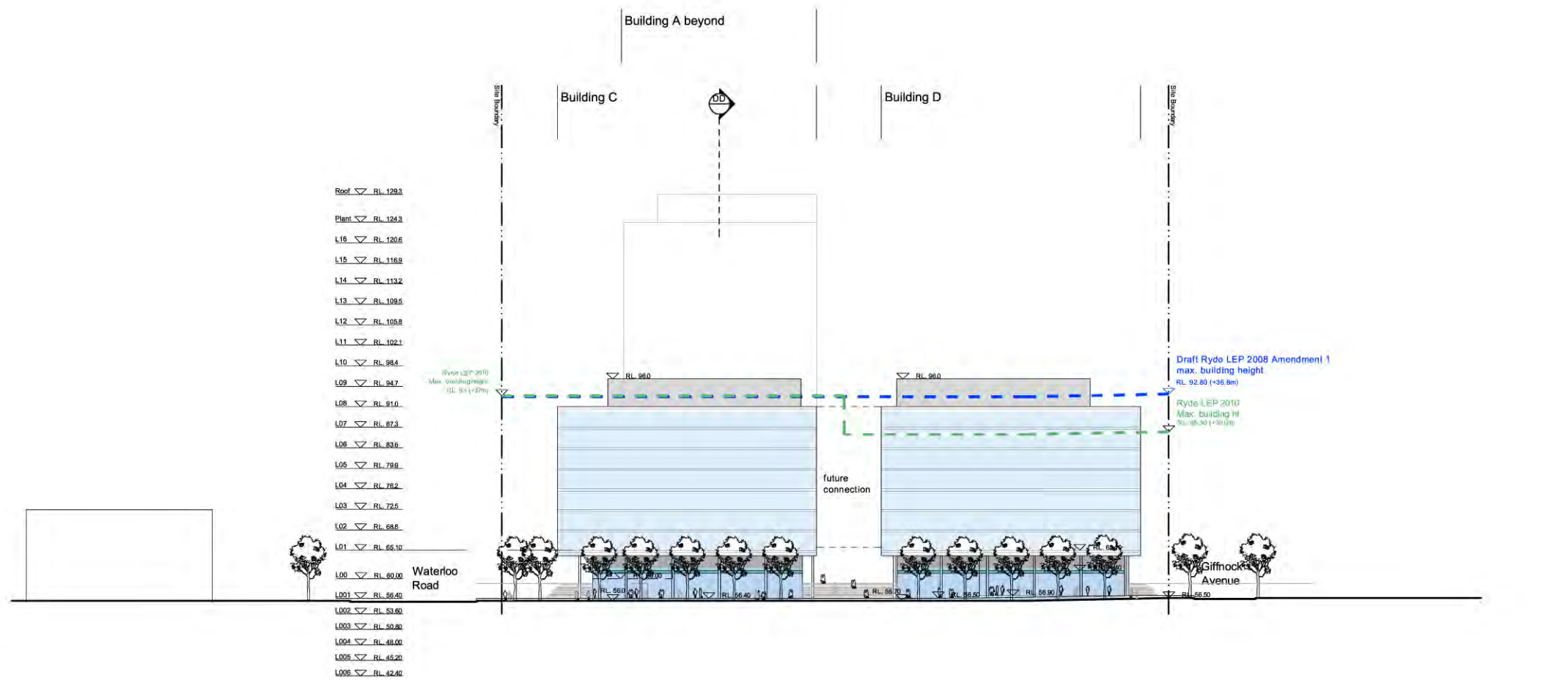
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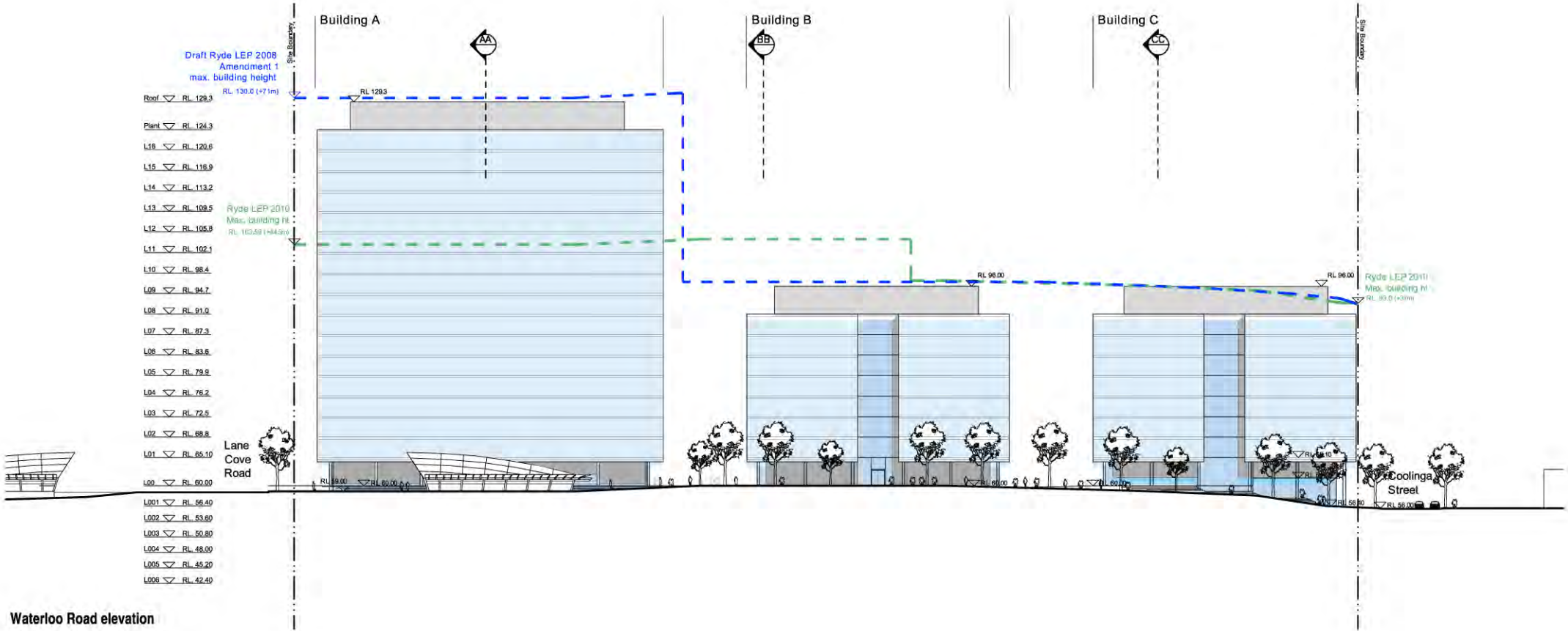


PA05-01 Elevations  
Waterloo Road & Coolinga Street

Scale 1:1000

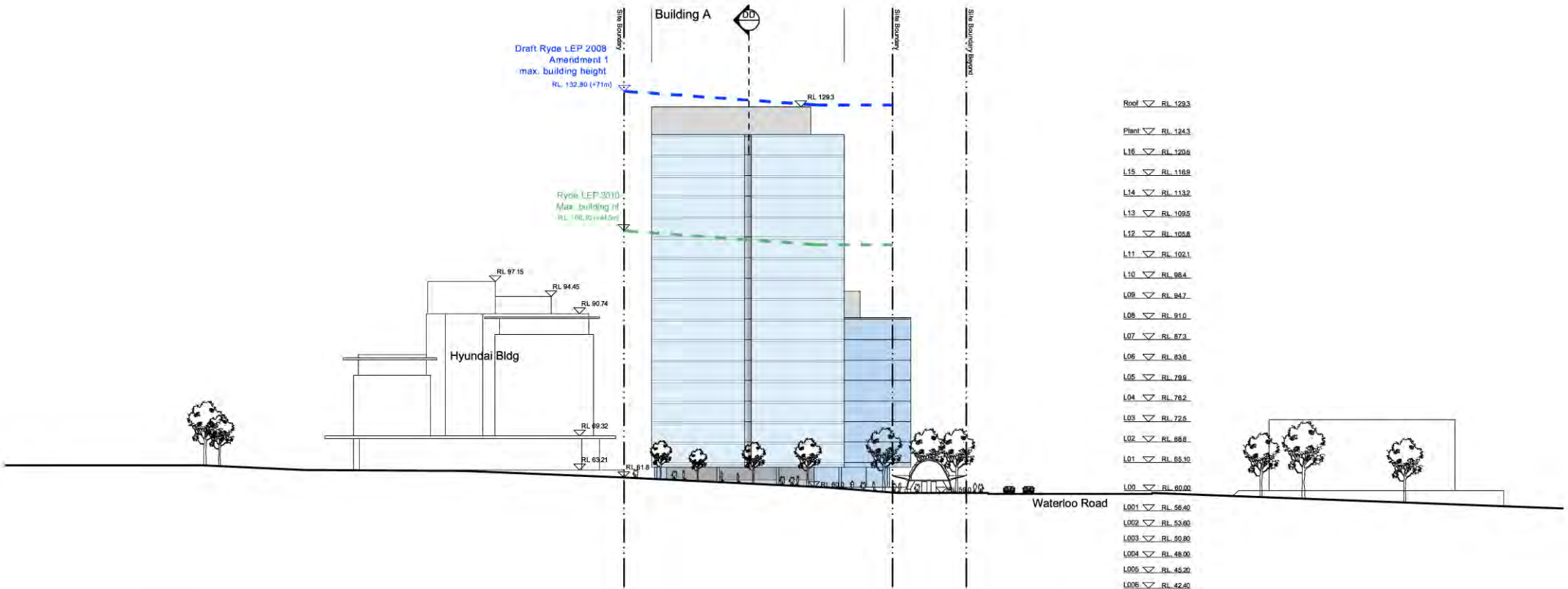


Coolinga Street elevation

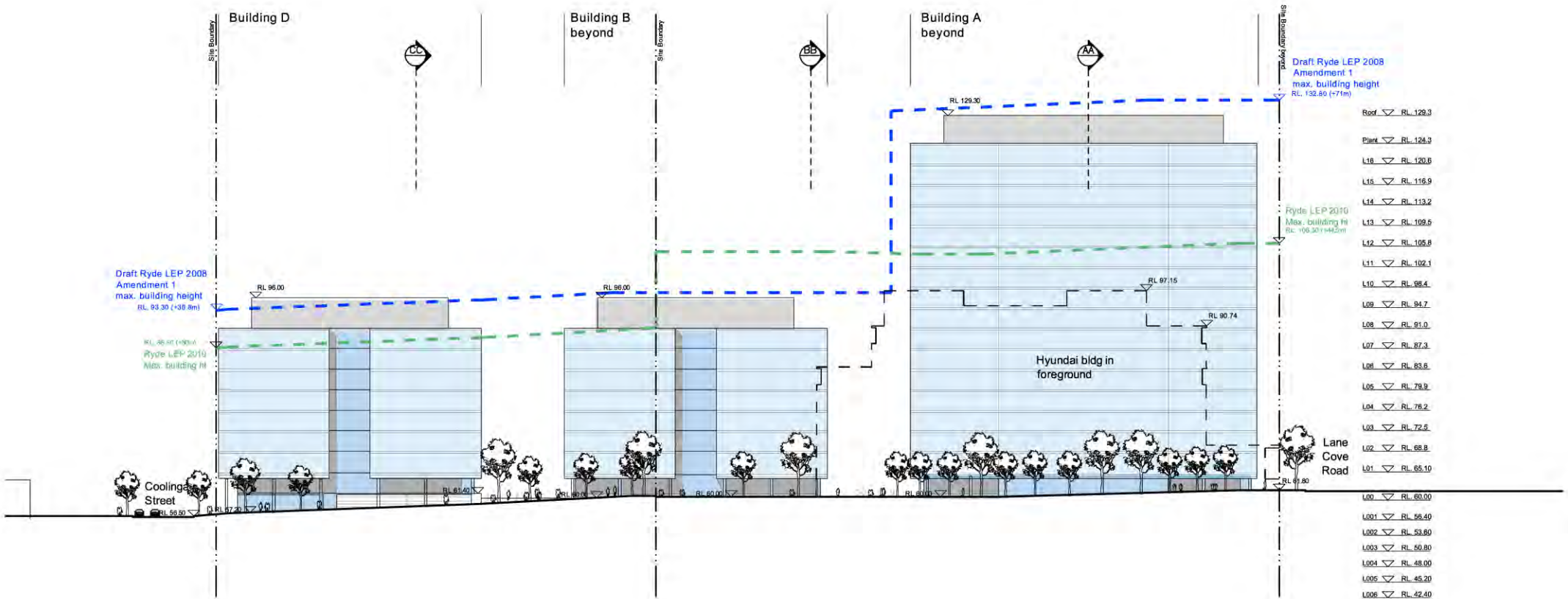


Waterloo Road elevation





Lane Cove Road elevation

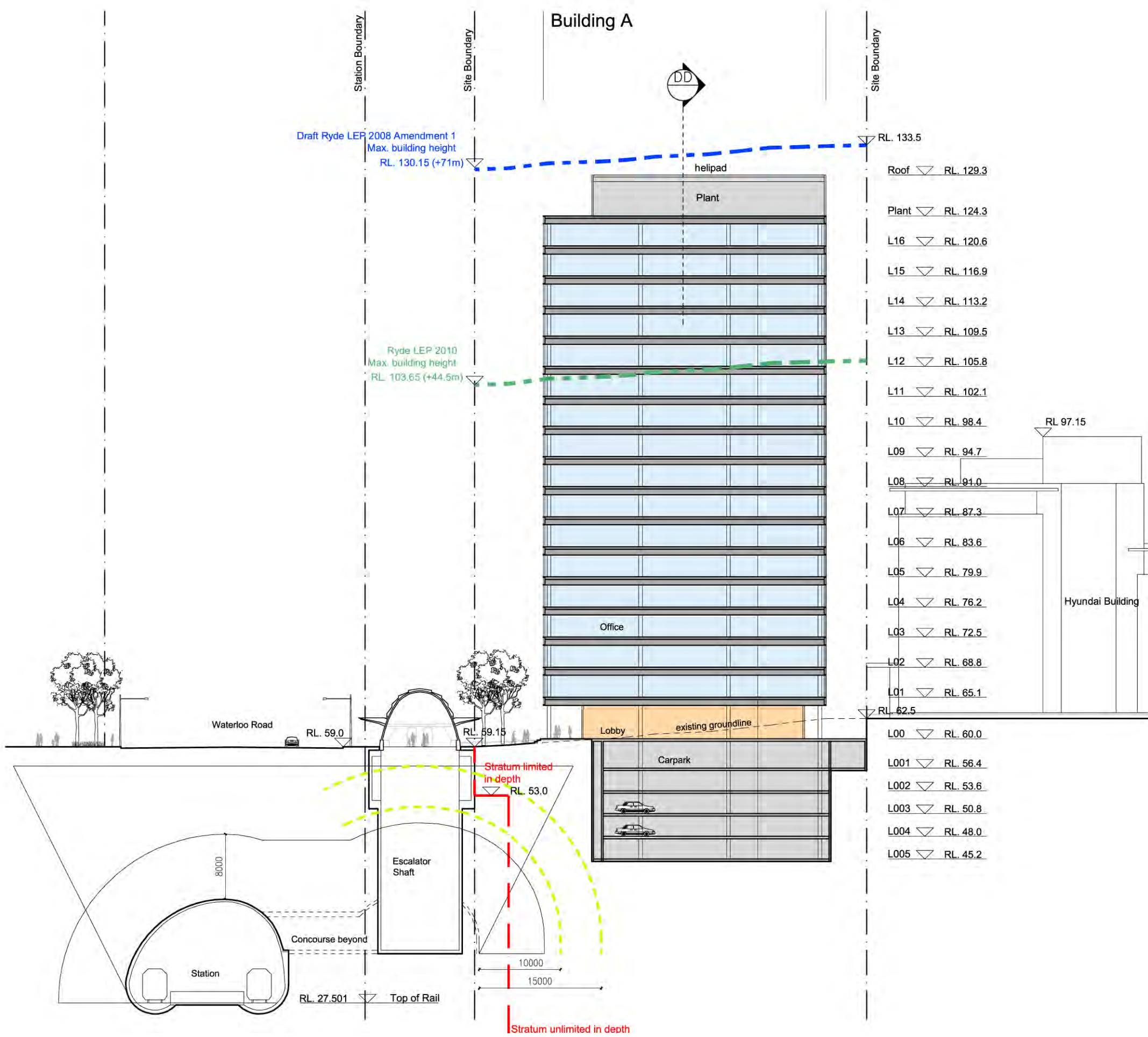


Giffnock Avenue elevation

PA06-01 Section AA

Scale 1:500

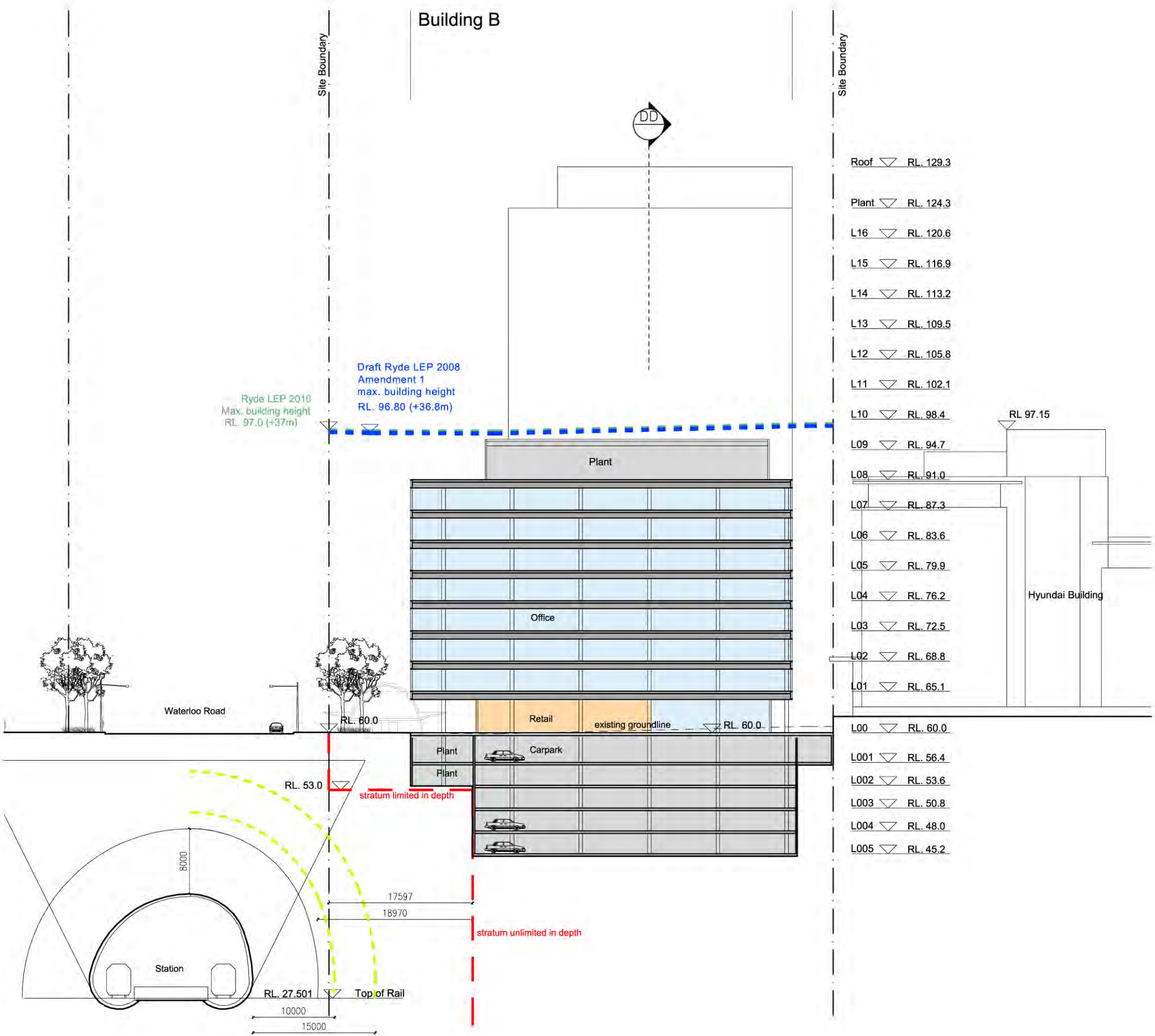
- Property Stratum
- 10-15m recommended radial distance from tunnel (refer to Parsons Brinckerhoff report)



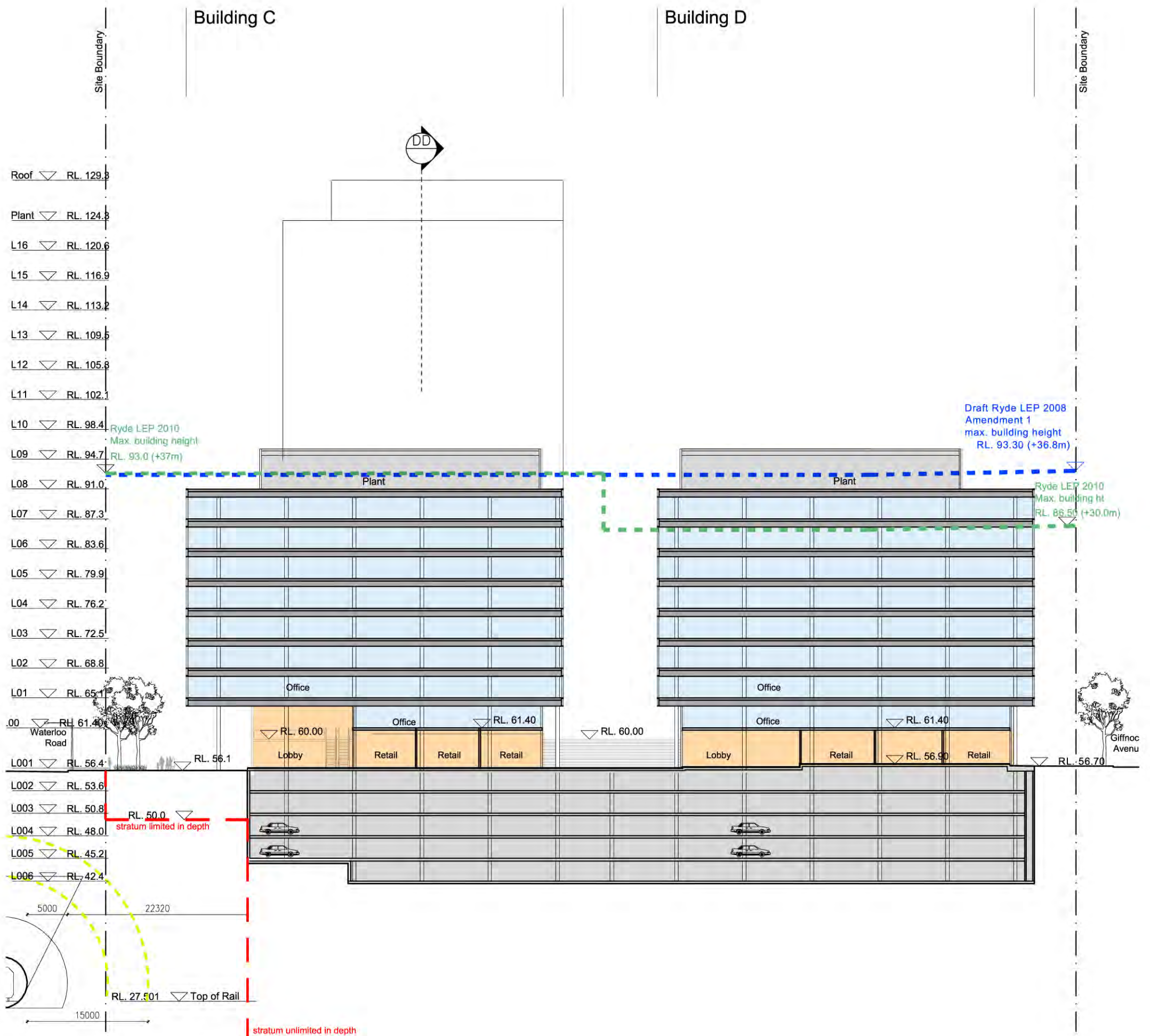


PA06-02 Section BB

Scale 1:500

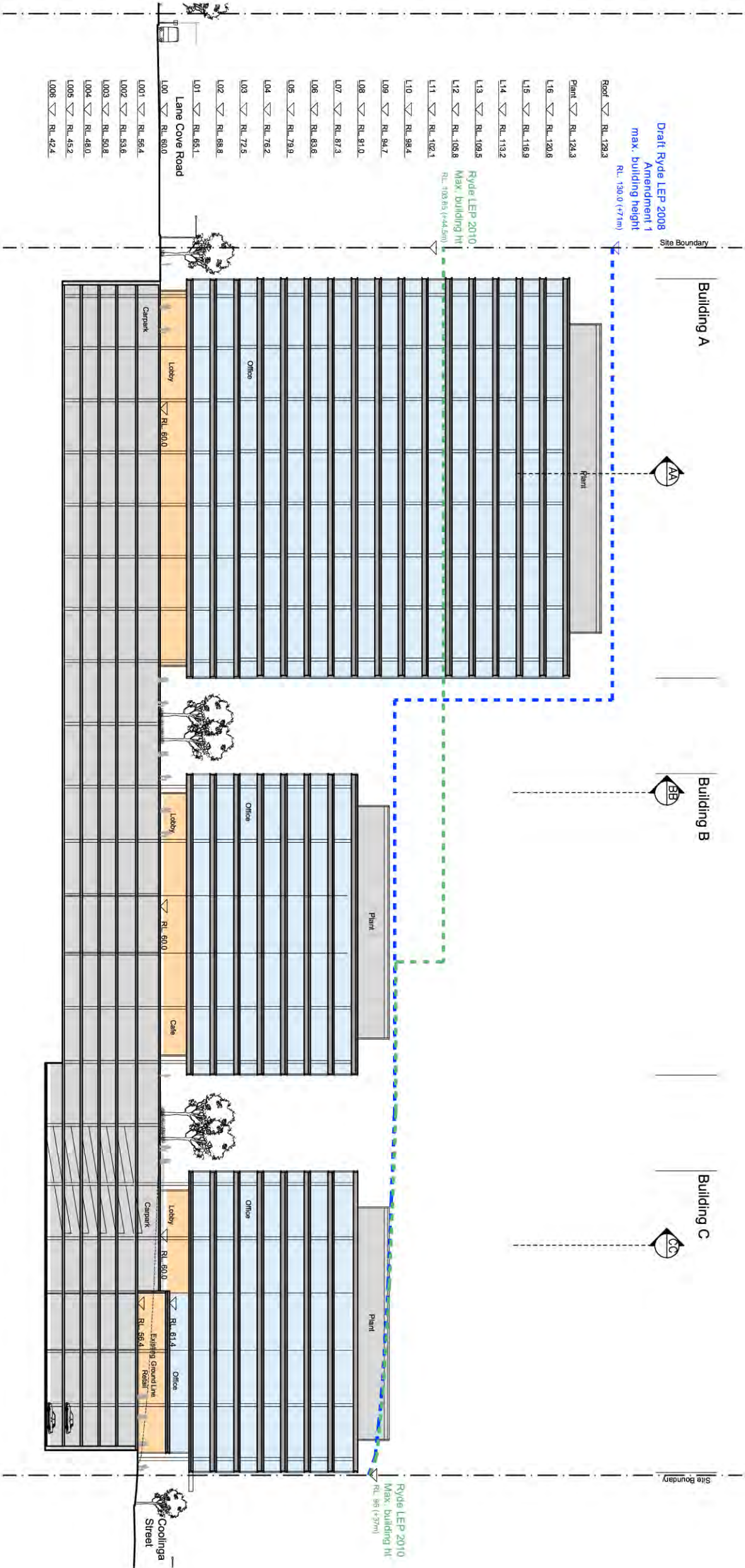






PA06-04 Section DD

Scale 1:750





DEVELOPMENT				BLDG A			BLDG B			BLDG C			BLDG D				
Level	Floor to Floor Height	Location	Use	Parking Numbers	GBA (m2)	Commercial NLA (m2)	Retail GFA (m2)	GFA (m2)	Commercial NLA (m2)	Retail GFA (m2)	GFA (m2)	Commercial NLA (m2)	Retail GFA (m2)	GFA (m2)			
Level 17 Plant				5000				0									
Level 16	3700	High Rise	Commercial			1860		2010									
Level 15	3700	High Rise	Commercial			1860		2010									
Level 14	3700	High Rise	Commercial			1860		2010									
Level 13	3700	High Rise	Commercial			1860		2010									
Level 12	3700	High Rise	Commercial			1860		2010									
Level 11	3700	High Rise	Commercial			1860		2010									
Level 10	3700	High Rise	Commercial			1860		2010									
Level 09	3700	High Rise	Commercial			1860		2010									
Level 08	3700	High Rise/Roof	Commercial/plant			1860		2010			0			0			
Level 07	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Level 06	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Level 05	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Level 04	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Level 03	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Level 02	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Level 01	3700	Low Rise	Commercial			1860		2010	1950	2075	2075	1950	2075	2075			
Ground 00	varies	Low Rise	Lobby/Retail/Commercial			0	747	1428	735	276	1460	735	0	1225			
Level B001	varies	Basement/Lower Gr	Loading /Parking/Retail/Lobby	111	11130			100			100			0			
Level B002	3000	Basement	Parking	201	9743									439			
Level B003	3000	Basement	Parking	220	8873												
Level B004	3000	Basement	Parking	220	8873												
Level B005	3000	Basement	Parking	220	8873												
Level B006	3000	Basement	Parking	70	6563												
SUBTOTAL				1042	54055	29760	747	33688	14385	276	16085	14385	390	16615	15200	439	16980

TOTAL DEVELOPMENT										Commercial NLA (m2)	Retail GFA (m2)	GFA (m2)
										73730	1852	83368

Carparking Summary (Macquarie Park Corridor DCP 2010)					Bicycle parking Summary (Macquarie Park Corridor DCP 2010)							
---	--	--	--	--	--	--	--	--	--	--	--	--

1 car space per 80sqm GFA (excl. couriers)	1042	1 per 200sqm Commercial GFA 1 per 750sqm GFA for Visitors 1 per 300sqm floor area retail employees	417 111 6
Proposed Carpark Efficiency (Typical Level)	40sqm/car	1 per 500sqm floor area retail shoppers	4
Total bikes			538

Legend

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

Definitions (Ryde LEP 2010)

**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.



Location Plan

NTS



Concept Master Plan

1:500



Soil Depth

(deep soil and on slab)

1:1000



--- Extent of basement under

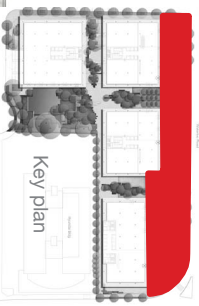
■ Extent of Deep Soil ( on natural ground). Includes porous pavement soil volume available for tree growth. Approximate 2,443m2

— Extent of soil depth 0.5- 1.3m (1.3m deep enough to support large tree planting). Approximate 1,835m2

Total landscape area is approximate 11690m2



## 1:250



## 1:100



4. New taxi drop off and Kiss and ride kept layback
  5. New bus stop (located from further west on Waterloo Rd) with new bus shelter
  6. Potential future bicycle path shown dotted. To be paved in granite stone to match footpaths, with the potential to be converted to a bicycle path (as part of technical manual) if future demands require
  7. Colomnade to building frontage
    - Granite pavement
    - Start transition to corner, with raised seating edges and mass planting
    - Undercover spill-out space
  8. Raingardens
    - WUSD infiltration pits mass planted with native grasses and reeds
    - Tree planting: Loblostemon confusus
- Bicycle parking to Ryde Council's standards

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	SPACING
Trees				
Eucalyptus saligna	Sydney Blue Gum	25m	20L	As shown
Leptospermum confertus	Brush Box	16m	20L	As shown
Waterhousea floribunda	Sweepier	12m	20L	As shown
Understorey				
Isopetes nodosa	Knobby Club Rush	1000mm	150mm	300mm
Carex appressa	Tail Sedge	800mm	150mm	300mm
Lomandra longifolia 'Tandik'	'Tandika' Mat Rush	500mm	150mm	400mm
Liberica paniculata	Branching Flag Grass	300mm	150mm	300mm
Lomandra caustica	Mat Rush	1000mm	150mm	400mm
Ameghinanthus 'Fragal Velvet'	Kangaroo Paw	400mm	150mm	400mm
Pilea pedunculata	Matted Pilea	100mm	50mm	300mm
Fan Flower	Fan Flower	300mm	150mm	500mm
Hibiscus sandersi	Guinea Flower	300mm	150mm	500mm

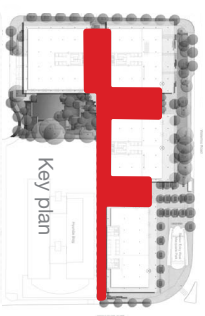


# Concept Design

## Civic Frontage : Waterloo Rd + Station interface



## 1:250



## Precedent images



**Macquarie Park Commerce Centre** | Waterloo Rd Macquarie Park

## Concept Design

Client:

Architect: **Bates Smart**

Drawn: **NB**  
Checked: **SC**

Scale: **Varies @ A1**  
Date: **Sep 14, 2010**

Dwg no. : **10030 - LA03**  
Rev: **E**

## Courtyard Links

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	SPACING
Trees				
Buckinghamiana celastroma	Ivory Cut Tree	8m	100L	As shown
Bachkia cithodora	Lemon Scented Myrtle	10m	200L	As shown
Stenocarpus striatus	Fingert Tree	10m	200L	As shown
Tristania laurina 'Luscious'	Water Gum	10m	200L	As shown
Acmena cca.	Lillypilly	10m	200L	As shown
Understorey				
Cyathia cooperii	Tree Fern	1.5m	200mm	1000mm
Blechnum nodum	Fishbone Fern	500mm	200mm	400mm
Peridium esculentum	Bracken Fern	400mm	200mm	300mm
Viola hederacea	Native Violet	300mm	150mm	300mm
Asplenium australasicum	Bird's Nest Fern	1.5m	1000mm	1000mm
Dianella caerulea	Flax Lily	400mm	150mm	300mm
Cordyline pectidaris	Broad-leaved Palm Lily	1m	200mm	1000mm
Lomandra hystrix 'Katie Belle'	Mat Rush	500mm	200mm	400mm
Cordyline stricta	Common Cordyline	1m	200mm	800mm
Melaleuca capitata	Weepi Lily	1m	200mm	800mm
Adiantum nehopogon	Maidenhair Fern	300mm	150mm	300mm
Scutellaria ornata	Southern Ornata	200mm	150mm	1000mm
Gemata stricta	Gemata	200mm	150mm	1000mm
Plectranthus 'Moon Lavender'	Lavender Spud Flower	200mm	150mm	300mm

## Indicative plant schedule

## Key

1. Plaza Courtyard
  - Permeable surface (gravel/ decomposed granite surface)
  - Grove tree planting: *Acmena* cvs.
  - Opportunity for café spill-out with moveable furniture
2. Garden links
  - Reinforce tree and understory species. (see plant schedule below)
  - Mulch surface allowing meandering through the garden
  - Bench seating
3. Porous concrete unit pavement in decorative bands
4. Terraced courtyard
  - Stair entry with wide seating edges
  - Raised concrete and sandstone bench seats
  - Rainforest tree and understory species (see plant schedule below)
5. Thru-site link
  - Mass planting and row of trees to boundary: 'Tristania laurina Fuscious'
  - Small unit concrete pavers

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	SPACING
Trees				
Buckinghamiana celastroma	Ivory Cut Tree	8m	100L	As shown
Bachkia cithodora	Lemon Scented Myrtle	10m	200L	As shown
Stenocarpus striatus	Fingert Tree	10m	200L	As shown
Tristania laurina 'Luscious'	Water Gum	10m	200L	As shown
Acmena cca.	Lillypilly	10m	200L	As shown
Understorey				
Cyathia cooperii	Tree Fern	1.5m	200mm	1000mm
Blechnum nodum	Fishbone Fern	500mm	200mm	400mm
Peridium esculentum	Bracken Fern	400mm	200mm	300mm
Viola hederacea	Native Violet	300mm	150mm	300mm
Asplenium australasicum	Bird's Nest Fern	1.5m	1000mm	1000mm
Dianella caerulea	Flax Lily	400mm	150mm	300mm
Cordyline pectidaris	Broad-leaved Palm Lily	1m	200mm	1000mm
Lomandra hystrix 'Katie Belle'	Mat Rush	500mm	200mm	400mm
Cordyline stricta	Common Cordyline	1m	200mm	800mm
Melaleuca capitata	Weepi Lily	1m	200mm	800mm
Adiantum nehopogon	Maidenhair Fern	300mm	150mm	300mm
Scutellaria ornata	Southern Ornatus	200mm	150mm	1000mm
Gemata stricta	Gemata	200mm	150mm	1000mm
Plectranthus 'Moon Lavender'	Lavender Spud Flower	200mm	150mm	300mm



Public art opportunity>



- Potential for public art to draw on the site's geological characteristics of exposed sandstone outcrops within a forest setting
- Potential for the public art to be a sculptural element that may also provide playful seating/ gathering opportunity, or include water
- Located at the collision of the main routes of travel and desire lines through the development

Key

1. Rainforest Stroll Garden
  - Rainforest tree and understory species
  - Grove tree planting (refer plant schedule)
  - Opportunity for moveable and fixed furniture to cater for a range of group gatherings and functions
  - Mulch surface allowing informal meandering through the garden
  - Timber path and decks
2. WSWUD 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
  - Supplementary native canopy tree planting (refer plant schedule)
  - Mass planted understory and screen planting (refer plant schedule)
4. Informal turf area
  - Potential use for creche/ gym spill-out
5. Concrete unit pathway
6. Planted setback
  - Significant existing trees retained where possible
  - Additional tree planting: Angophora floribunda, to supplement existing and create a double row to the streetscape
  - Mass planted understory of native grasses and groundcovers (refer plant schedule)

Precedent images



Detail plan

1:250



Section C-C

1:100



Indicative plant schedule

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	SPACING
<strong>Trees</strong>				
Buckinghamiana cellissima	Ivory Curl Tree	8m	100L	As shown
Flindersia xanthoxyla	Yellow-wood	25m	200L	As shown
Melaleuca linifolia	Flax Leaf Paperbark	8m	200L	As shown
Senecarpus simulais	Firewheel Tree	10m	200L	As shown
Angophora floribunda	Rough-barked Apple	20m	200L	As shown
Tristania laurina	Water Gum	10m	200L	As shown
<strong>Understorey</strong>				
Gnaphalium cooperii	Tree Fern	1.5m	200mm	1000mm
Blechnum nudum	Fishbone Fern	500mm	200mm	400mm
Peperidium esculentum	Bracken Fern	400mm	200mm	300mm
Viola pedicularis	Native Violet	300mm	150mm	300mm
Asplenium australasicum	Bird's Nest Fern	1.5m	200mm	1000mm
Davallia cerniata	Flax Lily	400mm	150mm	300mm
Cordyline petiolaris	Broad-leaved Palm Lily	1m	200mm	1000mm
Adiantum aethiopicum	Maidenhair Fern	300mm	150mm	300mm
Clematis arborea	Southern Clematis	200mm	150mm	1000mm
Isolepis nodosa	Knobby Club Rush	1000mm	150mm	300mm
Carex appressa	Tanlier Mat Rush	800mm	150mm	400mm
Lomandra longifolia 'Janiki'	Branching Flag Grass	300mm	150mm	300mm
Heisteria tetraphyllus	Rassel Rush	1200mm	200mm	500mm
Antigonon 'Regal Velvet'	Kangaroo Paw	150mm	150mm	400mm
Pratia pedunculata	Matted Pratia	100mm	50mm	300mm
Scaevola 'Purple Fan Fair'	Fan Flower	300mm	150mm	500mm

Macquarie Park Commerce Centre | Waterloo Rd Macquarie Park

Concept Design



Architect: **Bates Smart**

Drawn: **NB**  
Checked: **SC**

Scale: **Varies @ A1**  
Date: **Sep 14, 2010**

Dwg no.: **10030 - LA04**  
Rev: **E**

Garden Courtyard





Detail plan: Giffnock Ave+ Coolinga St

Detail plan: Lane Cove Rd



Key

- 1. Coolinga Street streetscape works
  - Ecotrihex footpath pavement
  - Pavement extended to maximise active frontage spill-out
  - New street tree planting: Eucalyptus microcarpa in mass planted tree pits.
  - Potential for installation of WSUD (infiltration) tree pit
- 2. Concrete unit pavement to building frontage under colonnade
- 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
  - Stair access
  - Significant existing trees retained in mass planted beds
  - New bench seating
- 4. Mass planted verge where no access to vehicular parking on street is required Lane Cove Road Streetscape works
- 5. 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. Existing bus stop on adjacent site
- 7. Bicycle parking to Ryde Council's standards

Indicative plant schedule

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	POT SIZE	SPACING
Trees				
Eucalyptus microcarpa	Tallowwood	20m	200L	As shown
Angophora floribunda	Rough-barked Apple	20m	200L	As shown
Lophostemon confertus	Brush Box	15m	200L	As shown
Understorey				
Isolobos 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 caesia	Mat Rush	400mm	150mm	400mm
Angiozanthus 'Regal Valler'	Kangaroo Paw	1000mm	150mm	400mm
Prairie pedunculata	Matted Prairie	100mm	50mm	300mm
Scaevola 'Purple Fan Fare'	Fan Flower	300mm	150mm	500mm
Hibbertia scandens	Guinea Flower	300mm	150mm	500mm
Scaevola 'Purple Fan Fare'	Fan Flower	300mm	150mm	500mm

Precedent images



Macquarie Park Commerce Centre | Waterloo Rd Macquarie Park



Concept Design



Streetscapes: Lane Cove Rd, Giffnock Ave + Coolinga St






Shadow Study

Proposed development envelope


Summer Solstice


Legend


- 
- Development boundary


Proposed Shadow; Proposed Shadow over Existing Shadow

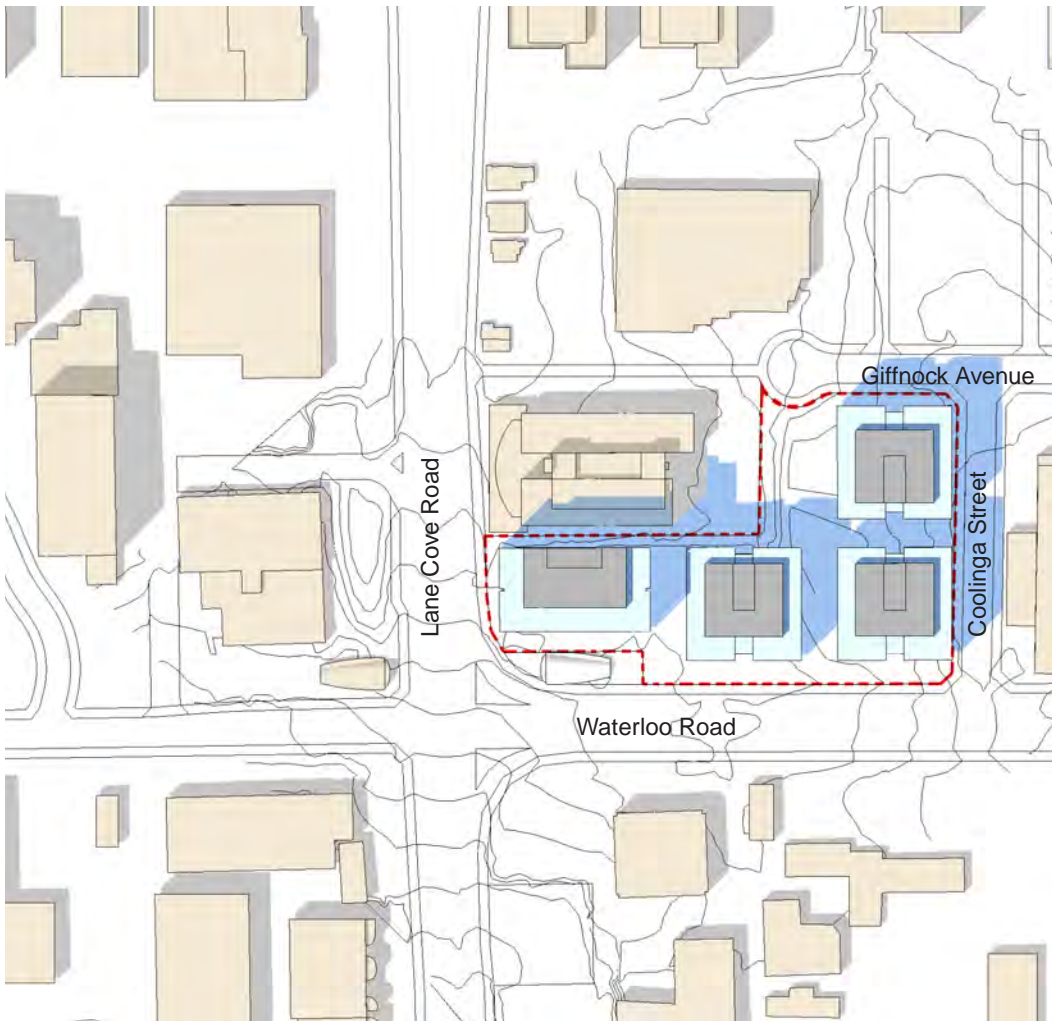
Existing Buildings

Existing Shadow
- 

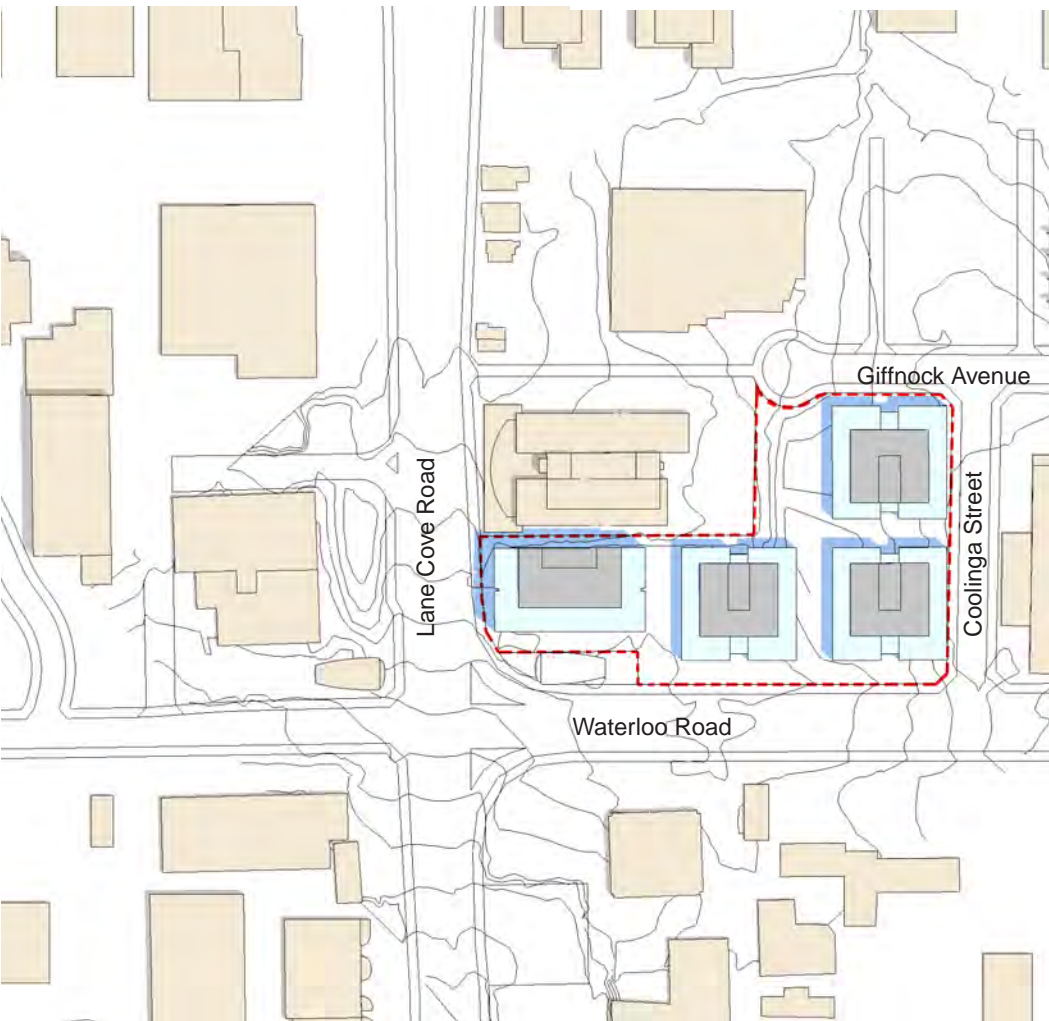




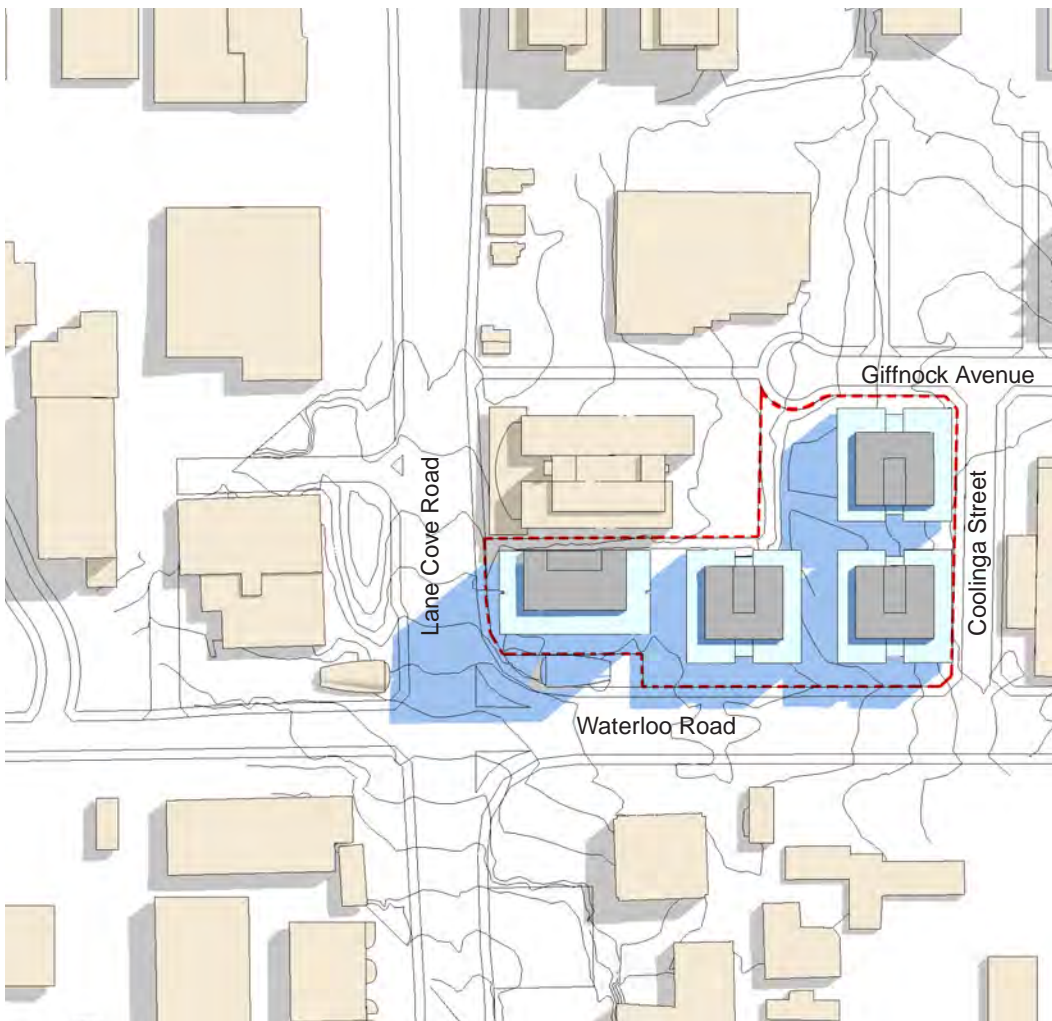




Summer Solstice, 21st December @ 9.00am



Summer Solstice, 21st December @ 12 noon



Summer Solstice, 21st December @ 3pm




Shadow Study

Proposed development envelope


Autumn Equinox


Legend


- 
- Development boundary


Proposed Shadow; Proposed Shadow over Existing Shadow

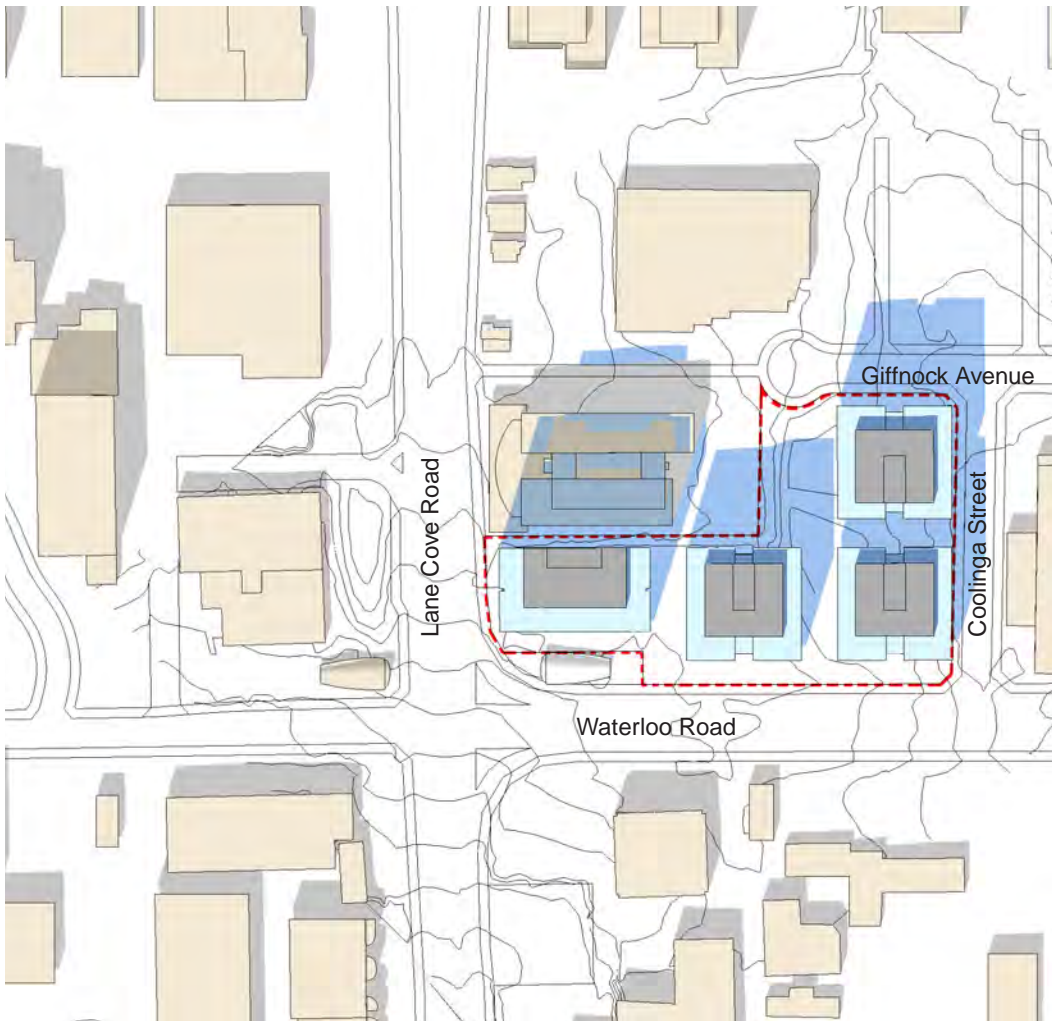
Existing Buildings

Existing Shadow
- 

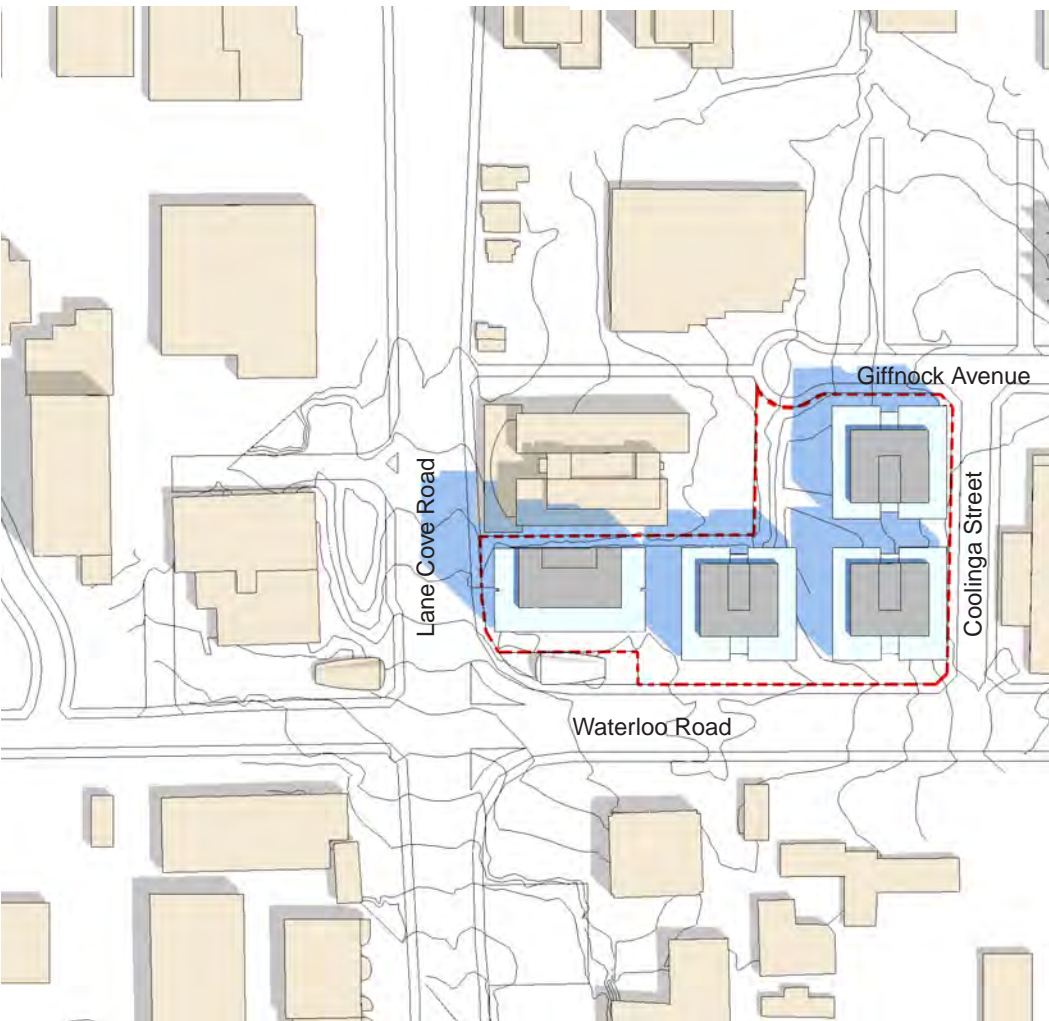




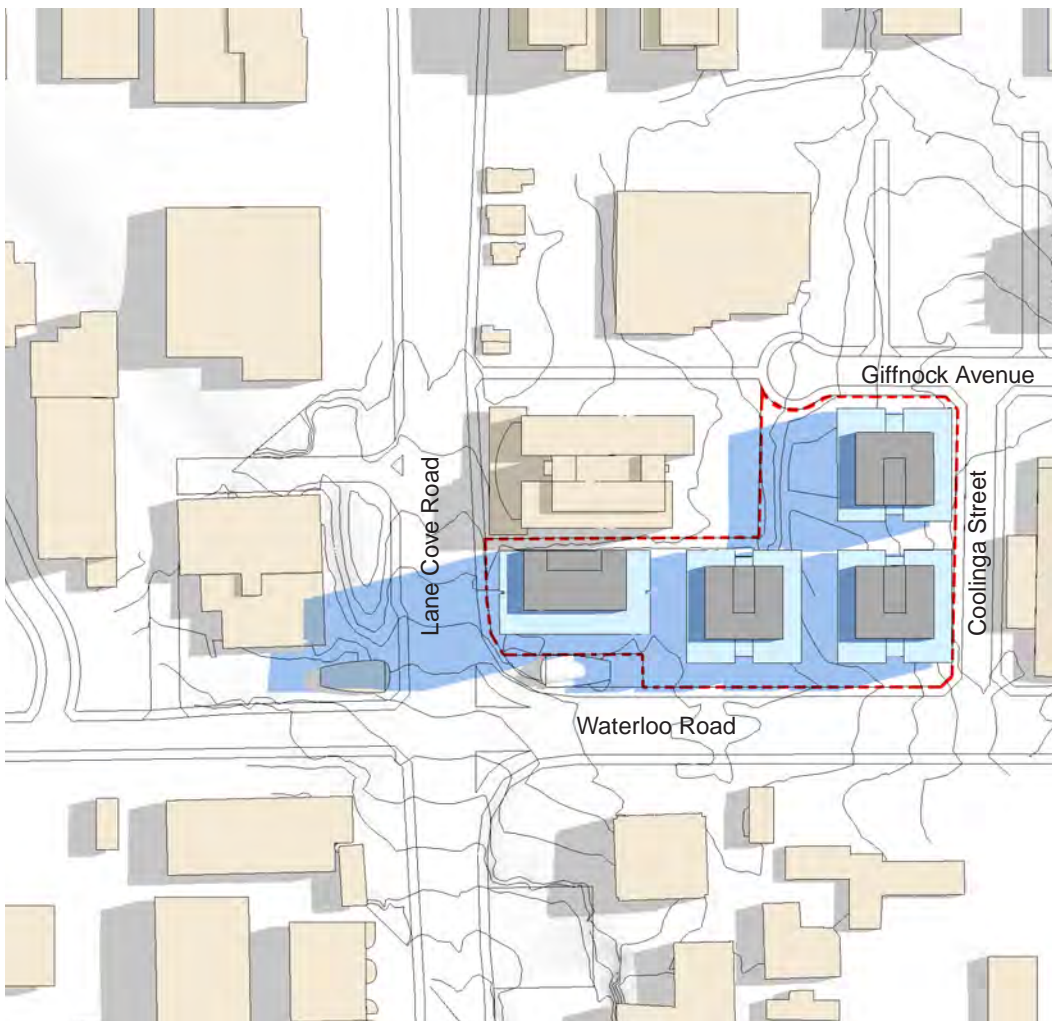




Autumn Equinox, 21st March @ 9.00am



Autumn Equinox, 21st March @ 12 noon



Autumn Equinox, 21st March @ 3pm




Shadow Study

Proposed development envelope


Winter Solstice


Legend


- 
- Development boundary


Proposed Shadow; Proposed Shadow over Existing Shadow

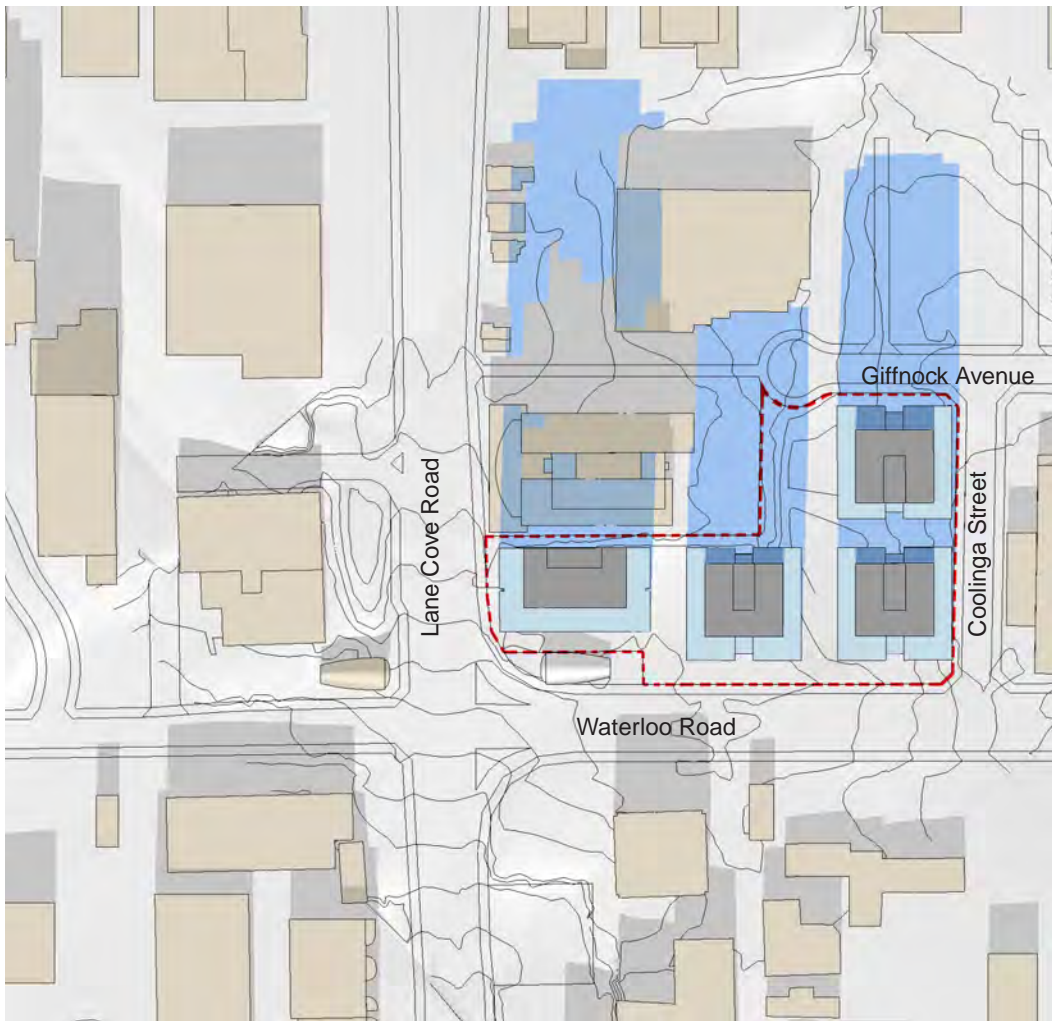
Existing Buildings

Existing Shadow
- 





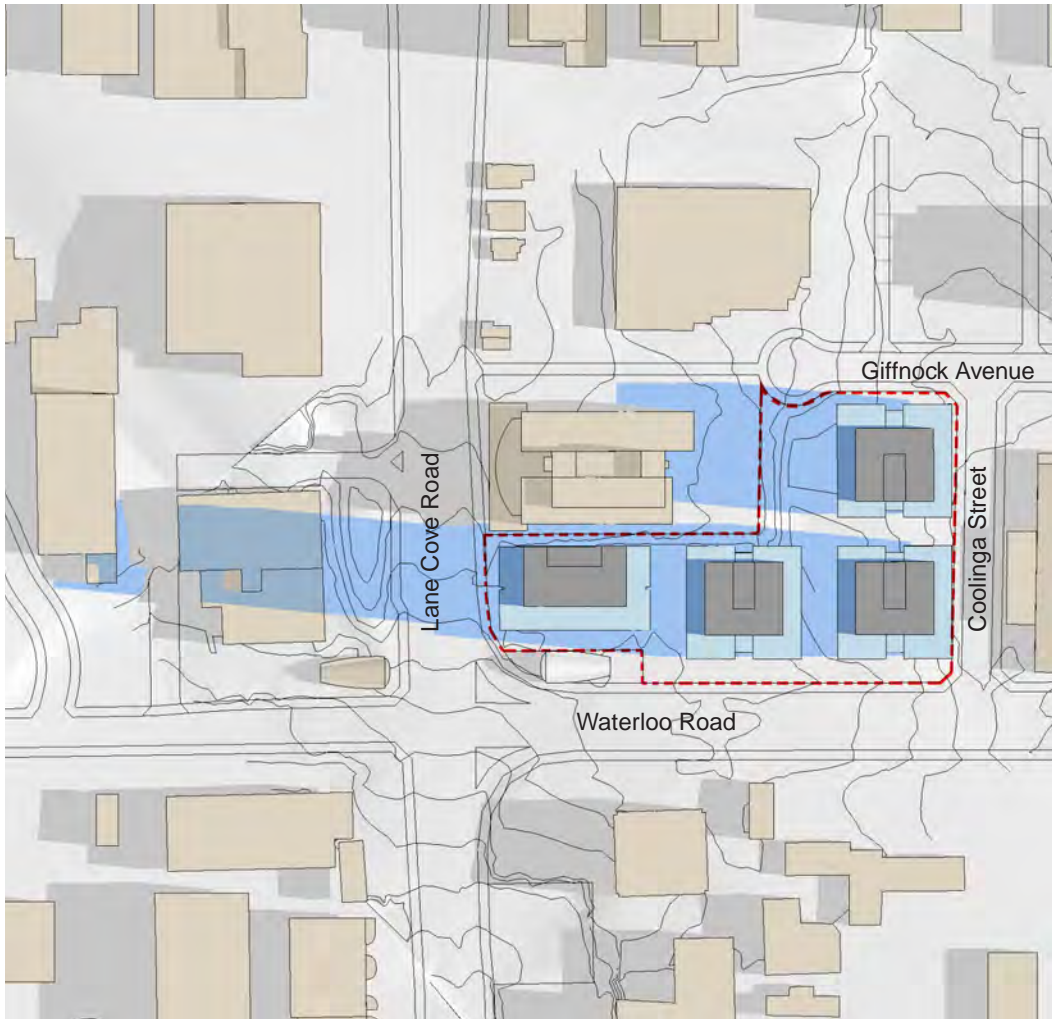




Winter Solstice, 21st June @ 9.00am



Winter Solstice, 21st June @ 12 noon



Winter Solstice, 21st June @ 3pm



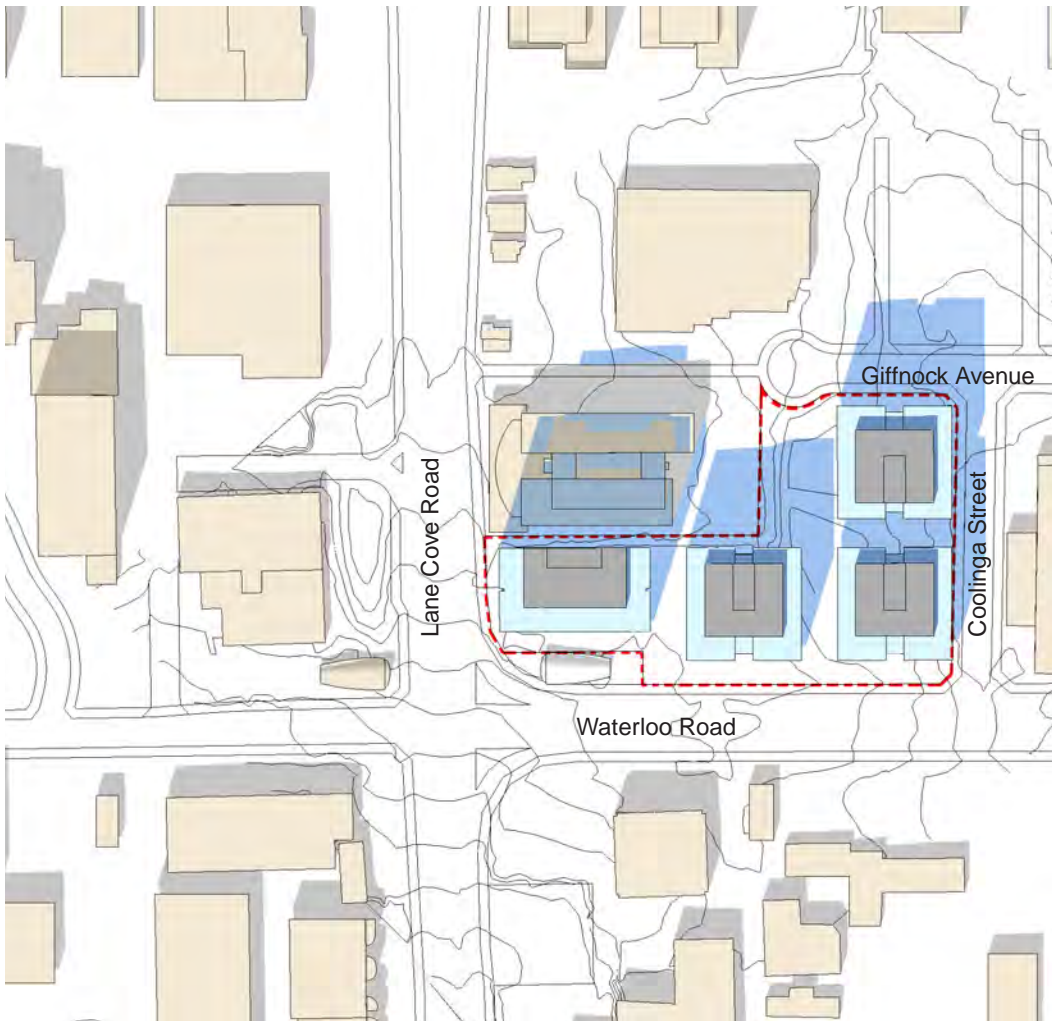
Shadow Study

Proposed development envelope

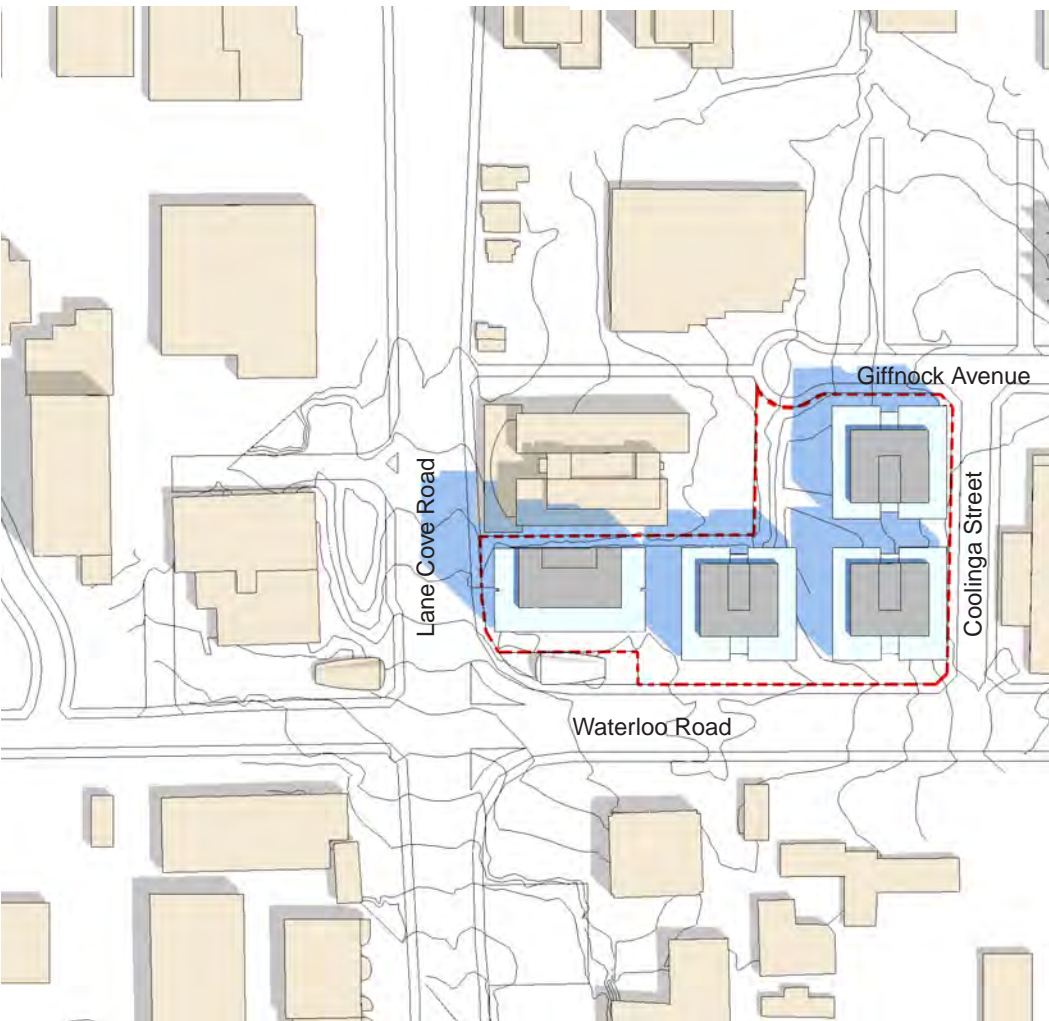
Spring Equinox

Legend

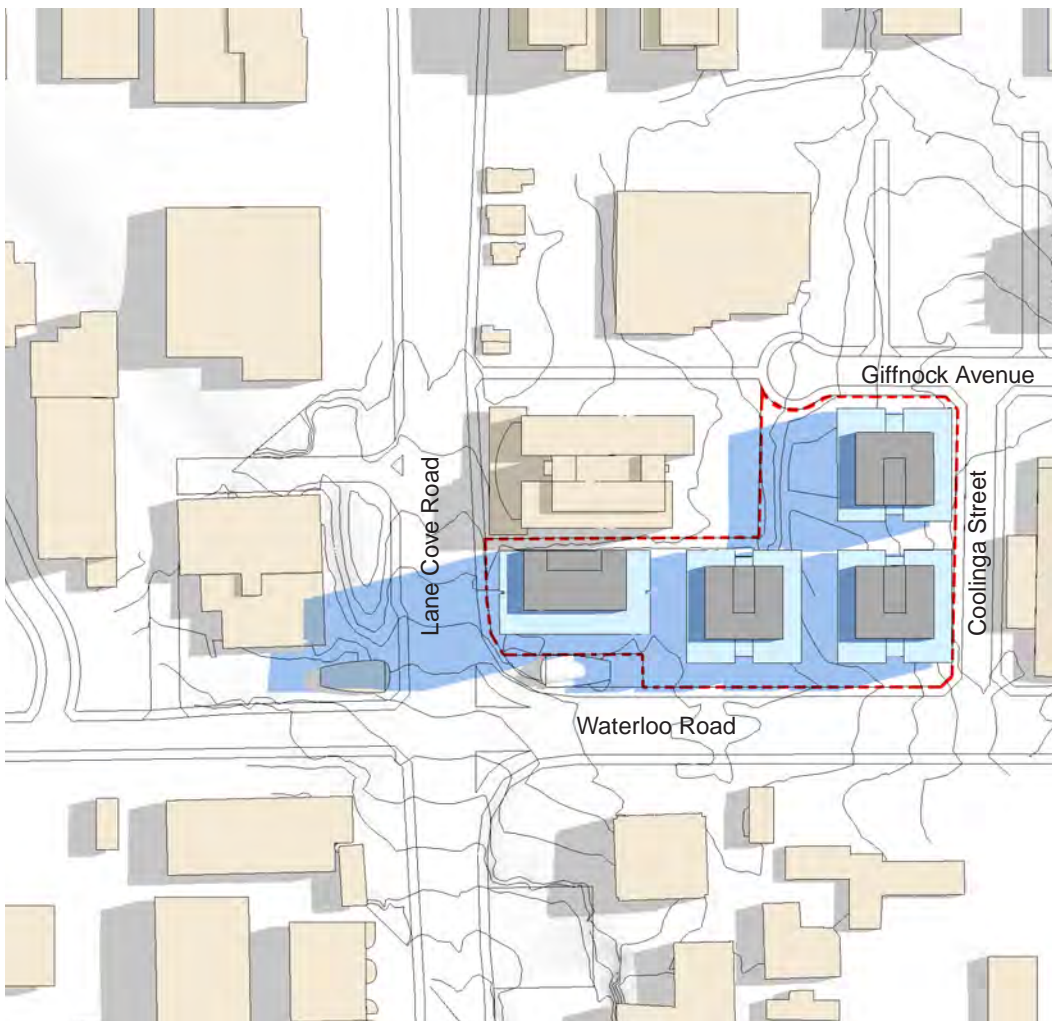
- Development boundary
- Proposed Shadow; Proposed Shadow over Existing Shadow
- Existing Buildings
- Existing Shadow



Spring Equinox, 23rd September @ 9.00am



Spring Equinox, 23rd September @ 12 noon



Spring Equinox, 23rd September @ 3pm



**Macquarie Park Commerce Centre**  
Waterloo Road Macquarie Park

*Architectural Design Statement*  
*S10758 September 2010*

**Disclaimer**

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