

URBIS

50 MACQUARIE ST & 220 CHURCH ST DEVELOPMENT

DEVELOPMENT APPLICATION - Landscape Design

CLIENT: Coombes Property Group & Drivas Property Group

ARCHITECT: Crone Architects

STATUS:	DEVELOPMENT APPLICATION
ISSUE:	[H]
DATE:	31.08.18
JOB REF:	ND1880



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PART A

INTRODUCING THE SITE AND ITS CONTEXT

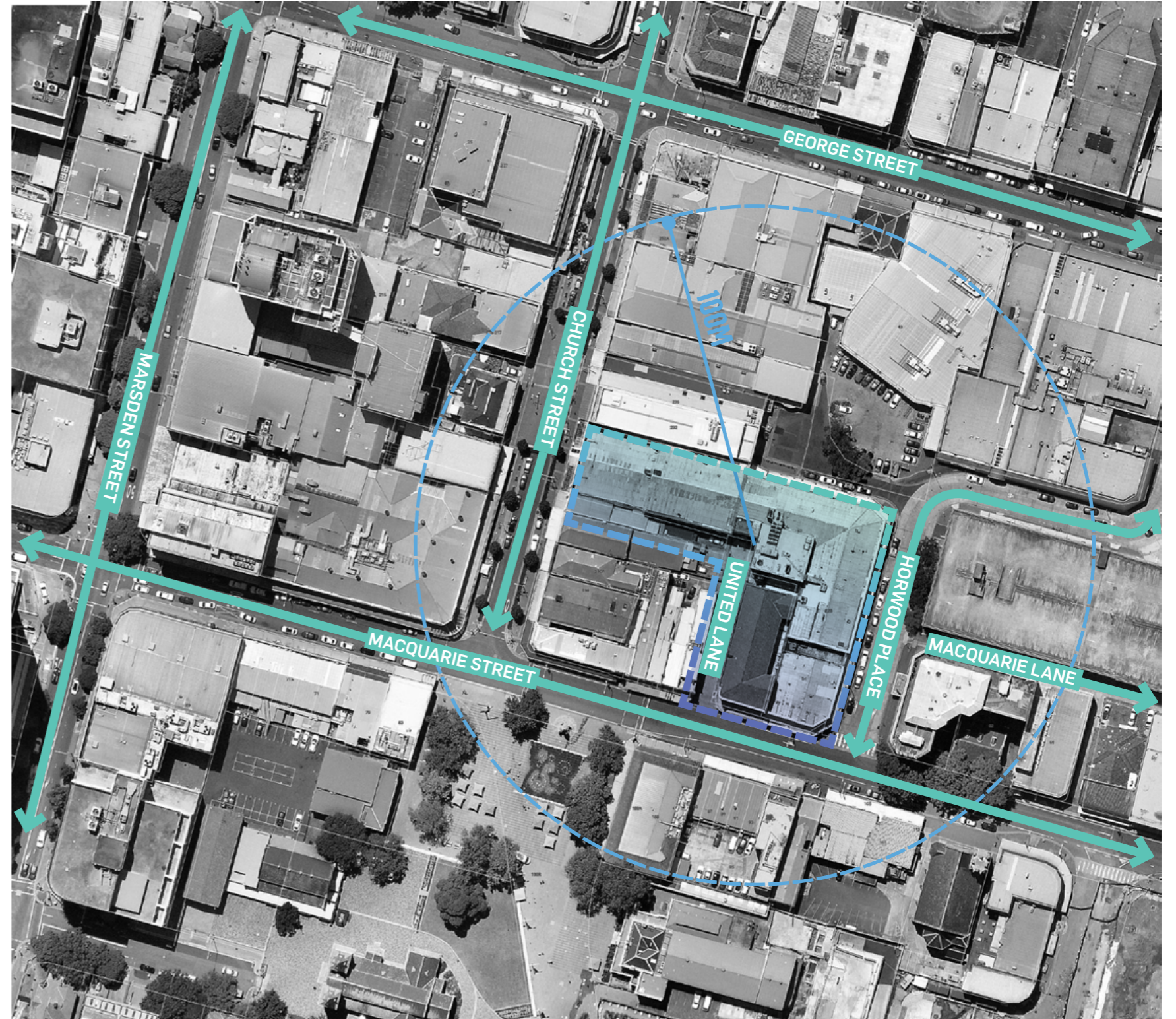
A.1 INTRODUCTION

This Development Application has been prepared for 50 Macquarie Street and 220 Church Street, Parramatta. It illustrates the landscape design philosophy and intent for the public domain and internal retail arcades.

The design report and associated landscape plans have been prepared after review of and in compliance with Paramatta Councils DCP, Development application checklist and public domain/street tree guidelines.

DEVELOPMENT PROPOSAL

This DA proposes to upgrade the streetscape along Macquarie Street and Horwood Place, as well create an arcade connection through to Church Street from Horwood Place. The Macquarie Street ground level consists of retail frontage with the lobby being accessed off both Macquarie Street and Horwood Place. The ground level consists of a commercial lobby and retail. The upper levels consist of commercial office spaces with some having access to terrace facilities. A commercial terrace is also proposed on Level 2 overlooking Church Street.



A.2 SITE ANALYSIS

The site is located between 48-54 Macquarie Street and 220-230 Church Street and resides among a busy urban environment. The site is located in the heart of what is classified as the Parramatta CBD. This is an area developed around Parramatta Train Station which is part of the North Shore, Cumberland and Western Line.

The site is located approximately 5 minutes walking distance from Parramatta Station, will eventually be in close proximity to the proposed Light Rail line and is directly adjacent to Centenary Square. The existing site conditions consist of activated retail along Macquarie Street and restaurant and dining along Church / Eat street.

Some mature street trees are present along the east side of Macquarie Street, along the laneway of Horwood Place and at the frontage of Church Street.



Centenary Square



Corner of United Lane + Macquarie Street



United Lane



Looking south along Horwood Place towards Macquarie Street



View from existing arcade to loading dock on Horwood Place



Existing arcade entrance on Church Street



- ### CHURCH STREET
- 1 Pedestrian focused streetscape
 - 2 Vitalised restaurant and dining strip
 - 3 Existing street trees and shrub planting

- ### MACQUARIE STREET
- 4 Reactivated town square and public domain
 - 5 No street trees along northern edge
 - 6 Main vehicular access route
 - 7 Existing mature trees
 - 8 Existing heritage Leigh Memorial Church

- ### UNITED LANE
- 9 Disconnected and underutilised laneway

- ### HORWOOD PLACE
- 10 No street trees along western edge
 - 11 Visual clutter from existing multi-level carpark
 - 12 Poor pedestrian amenity
 - 13 Newly proposed city link



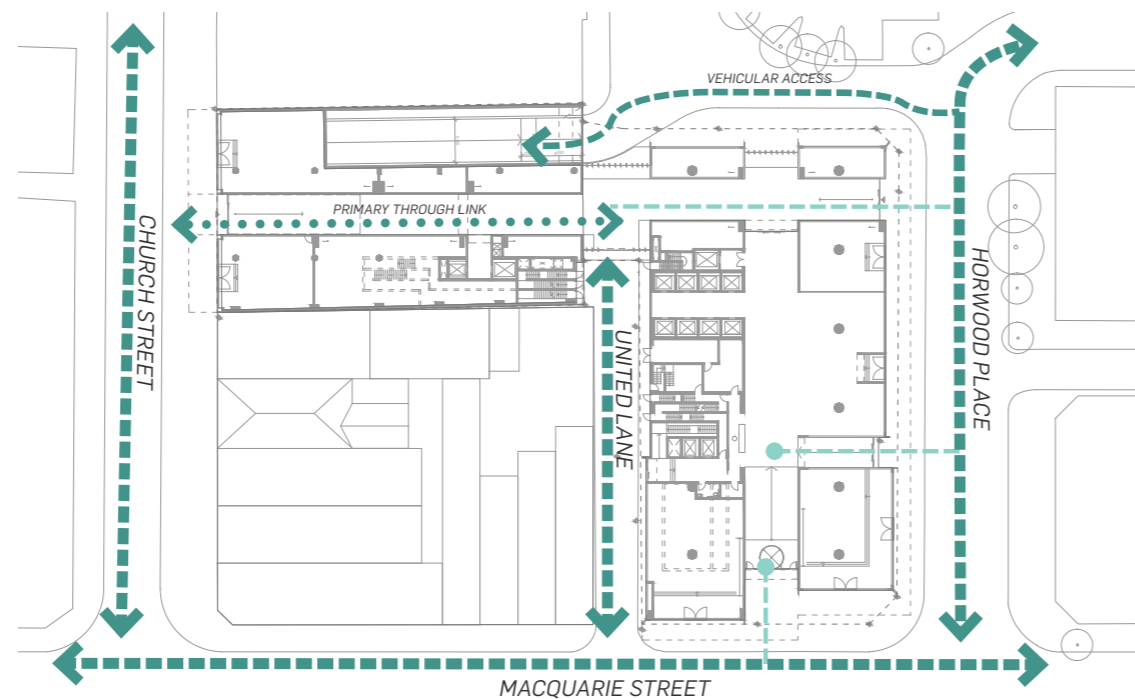
WESTERN SYDNEY **une**
University of
New England

Vanke 万佳超市
supermarket

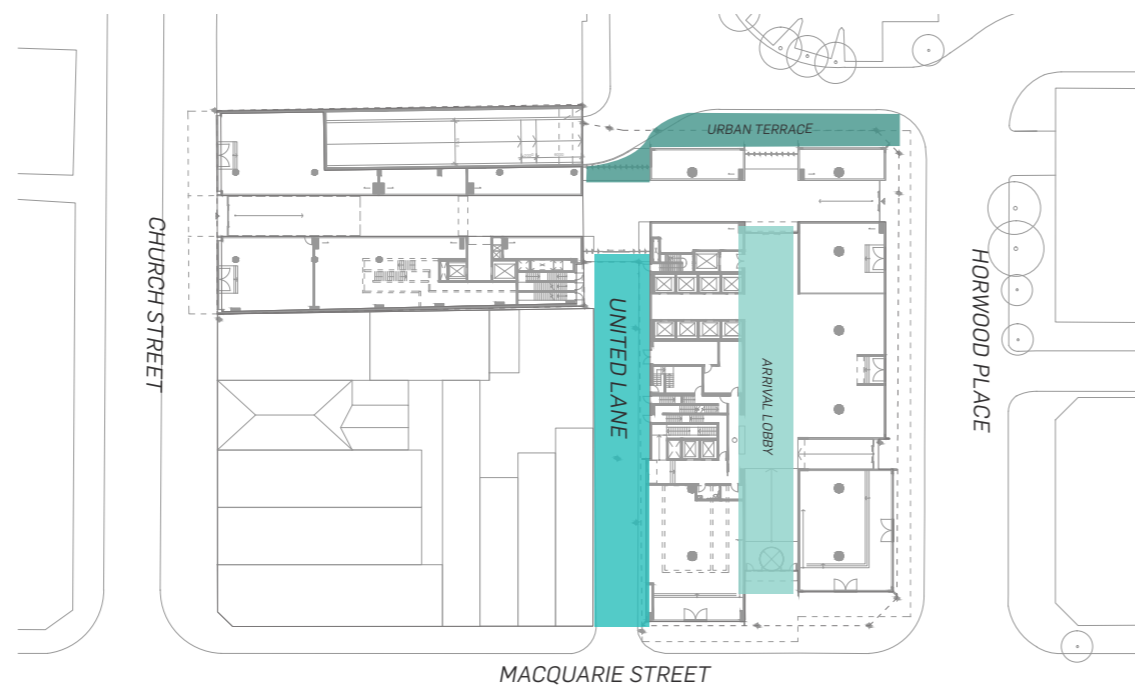
A.3 DESIGN OPPORTUNITIES AND DRIVERS

The following diagrams are a synthesis of the analysis and assessment of the Landscape Architectural Proposal. With greatest consideration to the public realm, the diagrams create clear directions that have informed the landscape response to ensure the best outcome for people of Parramatta.

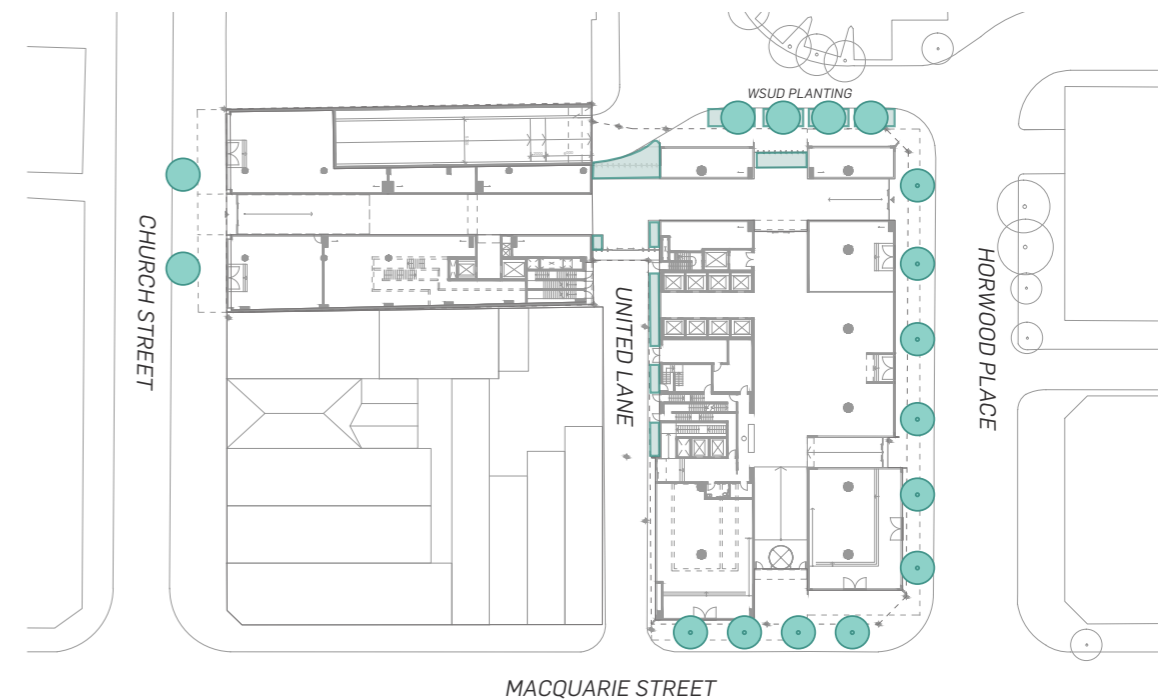
01 ACCESS, CONNECTIONS AND CIRCULATION



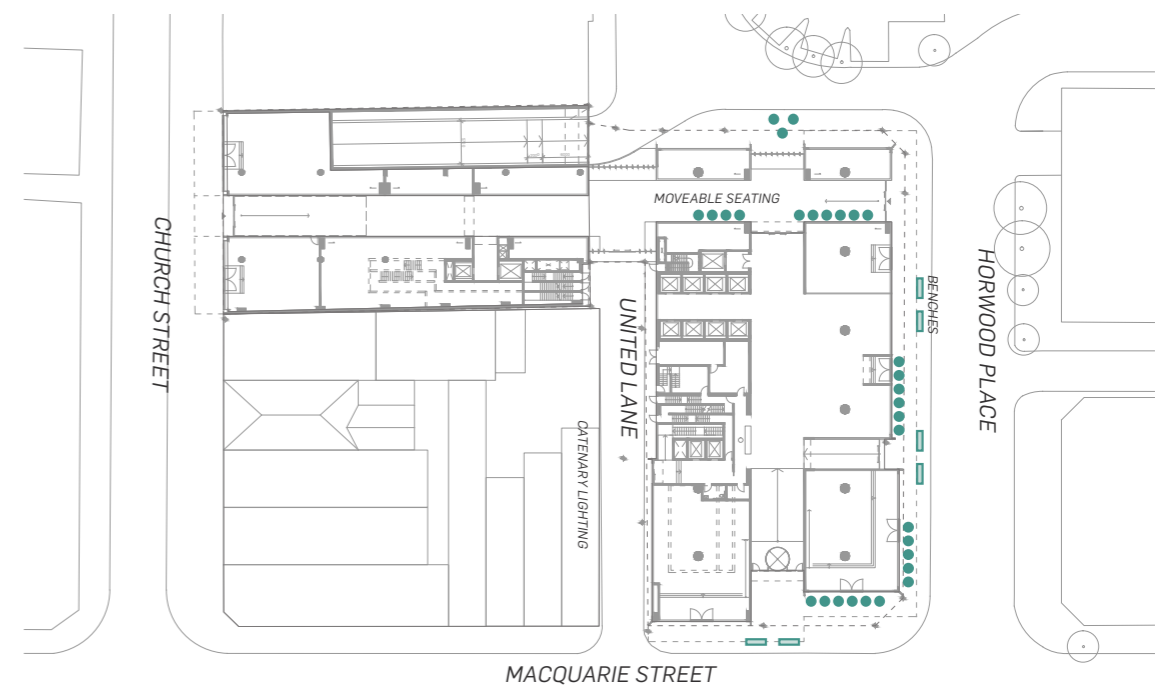
02 A SERIES OF SPACES



03 URBAN GREEN



04 FURNITURE AND LIGHTING



A.4 DESIGN RESPONSE

1.1 METHODOLOGY

The landscape design strategy intent is to provide fresh, bright and functional communal and private spaces for the users and patrons of 50 Macquarie Street and 220 Church Street. There are to be clear and visible sight lines across and within the site to guide ease of movement throughout the design.

The design impetus was to respond to architectural design both in materiality and design. The planting design accompanies these spaces in order to formalise these spaces and create a desirable and natural atmosphere within them.

1.2 LIGHTING

- All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.
- Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.

1.3 PUBLIC ART

Public art opportunities have been highlighted on the landscape plans. These include:

- Sculptural furniture elements

1.4 WATER MANAGEMENT + WSUD

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the lawn and garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.
- Irrigation of roof gardens is intended to collect the surface water runoff from all roof areas to irrigate lower level terrace gardens. To be documented at DD/DOC stage.

1.5 MATERIAL STRATEGY AND PALETTE

- Materials and finishes have been selected based on their texture, form and aesthetic appeal.
- Paving will consist of contrasting finishes, textures and materials (stone, brick and concrete) providing a seamless connections throughout the site.
- City of Parramatta seating benches have been located on Macquarie Street + Horwood Place.
- Scale of pavers will respond to streets, laneways, arcades and the commercial lobby.

1.6 PLANT ESTABLISHMENT + MAINTENANCE

GENERAL NOTES

PLANTING PROCEDURE

Refer typical on grade and podium planting details in Part C of this document.

LANDSCAPE MAINTENANCE STRATEGY

GENERAL

- *Planting maintenance period:* the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- *Planting maintenance program:* 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- *Planting maintenance log book:* keep a log book recording when and what maintenance work has been done and what materials, including approved toxic

materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.

- *Product warranty:* submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- *Insurance:* the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

WATERING

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

PLANTING MAINTENANCE

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,

- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

WEEDING

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

COMPLIANCE

- *Requirement:* plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out.
- plant maintenance compliance schedule:*as defined by the superintendent

PRUNING

- *Generally:* tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- *Pruning:* cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- *Requirement:* pruning to be undertaken by a qualified tree surgeon / arborist

FERTILISING

- *Generally:* the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- *Testing:* additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

COMPLETION

- *Cleaning:* remove temporary protective fences and tree stakes at the end of the planting maintenance period.

DRAINAGE & WATERING STRATEGY

- Water sensitive urban design (wsud) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- all irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
- where possible storm water runoff will be directed to the lawn and garden beds;
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package;
- Low water demand shrub planting is proposed.
- Refer detail on drawings page 25 for 'on grade' and 'on slab' drainage intent.

1.7 SAFETY AND SECURITY

An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;

- All paths are overlooked from the proposed buildings, and adjacent streets which will provide a high level of passive surveillance;
- All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide;
- All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards;
- Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

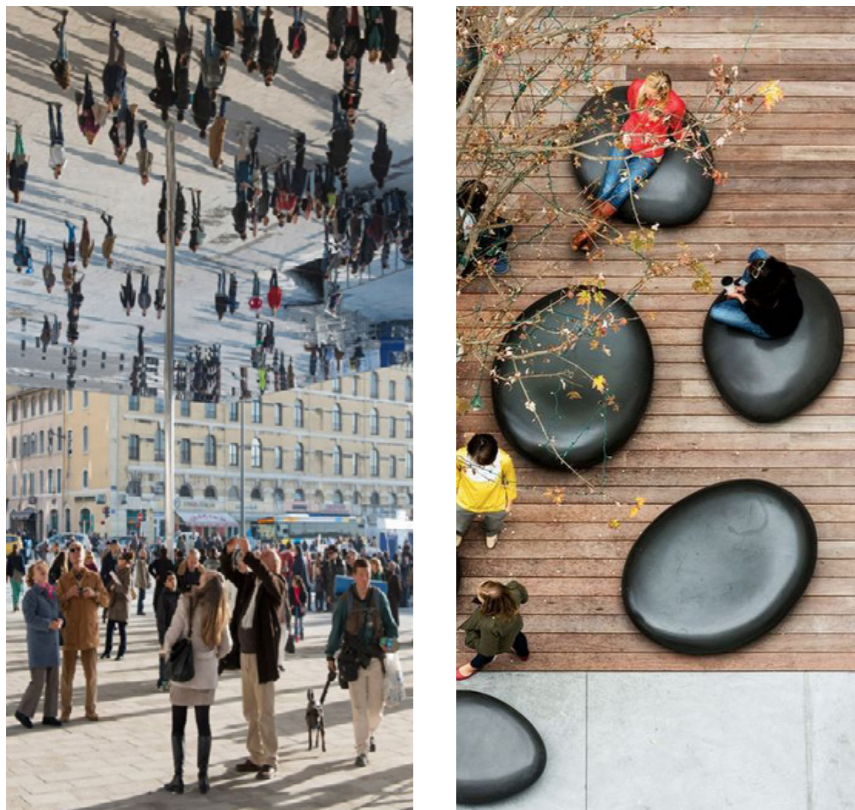
PART B

ADDRESSING THE LANDSCAPE

B.1 GUIDING LANDSCAPE PRINCIPLES

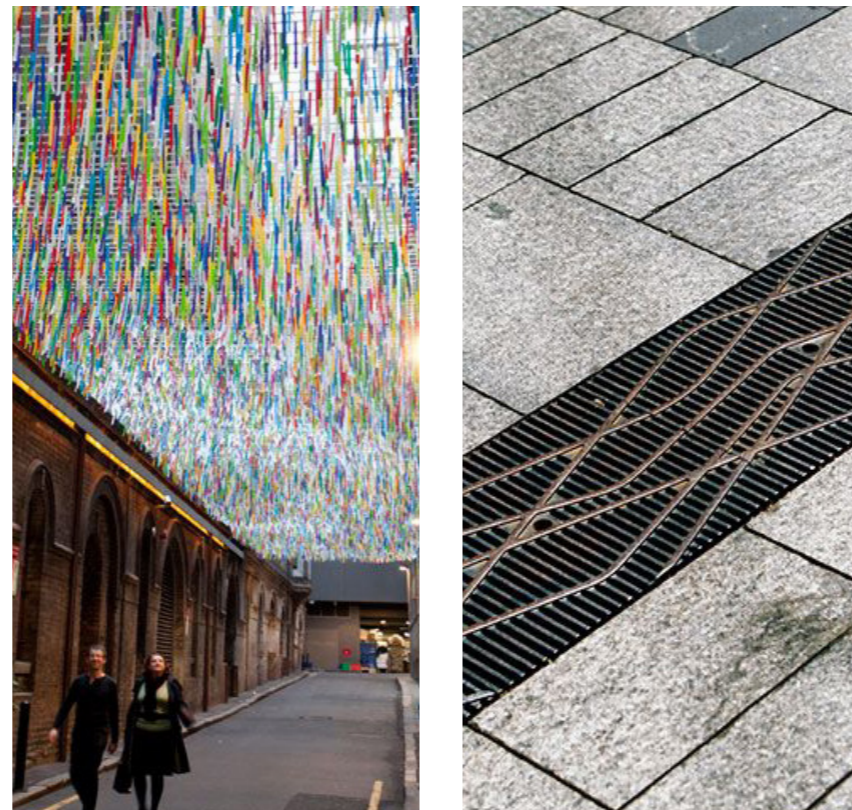
A place rich in character. Driven by a vision of an immersive landscape, the Parramatta development will draw on its unique characters to create distinctive landscape zones for both the public and its patrons. It will open its doors to the public by creating fine grain connections in a high quality public realm and deliver its residents and children of the crèche spaces you wont want to leave.

A UNITED UNIQUENESS



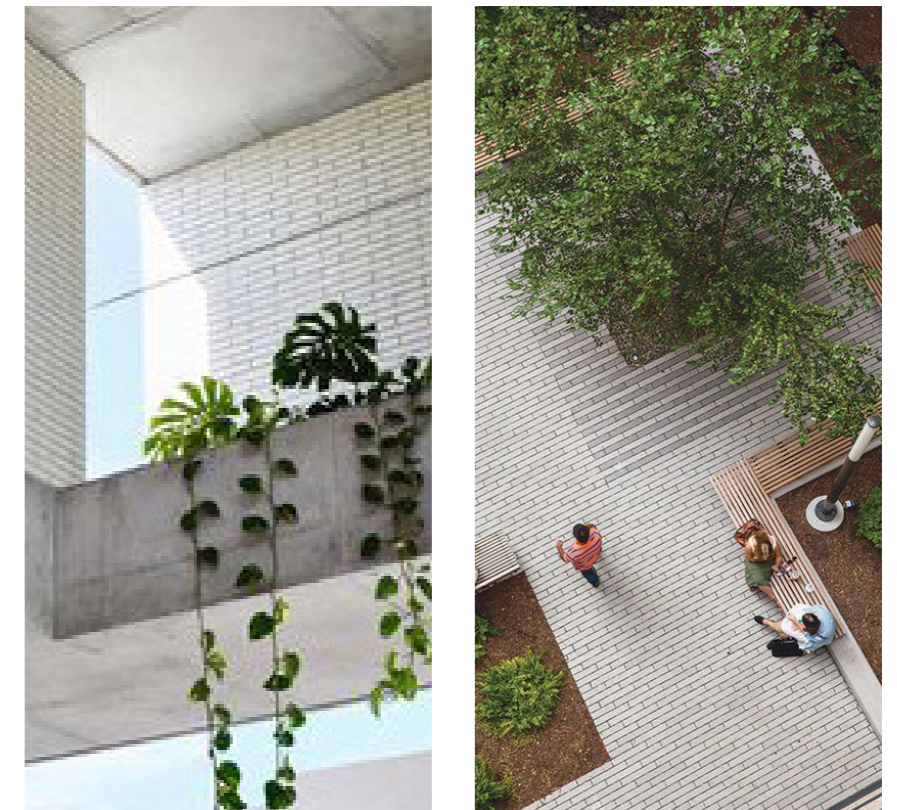
- Easily navigatable spaces
- Character rich spaces with a point of difference

CAPTIVATING REFINEMENT



- Fun and exciting sculptural artworks
- Simple and distilled landscape elements

INTRIGUING INTIMACY



- A delicate relationship between soft and hardscape
- A fusion of elements to provide harmony

B.2 GROUNDPLANE

DESIGN INTENT

The ground levels are the canvas for public life. They stitch the urban fabric with the prominent connections of Church and Macquarie Streets. Enlivened by an active ground plane, the landscape's simplicity in form allows people to move through the space or stop and take a movement.

The materiality of the groundplane is clean and cohesive to let the planting and its urban elements transpire as the heroes of the space. The insertion of planting through the space will provide its users with a constant connection with the landscape. WSUD planting will be integrated into the public domain with mixed planter beds to define and breakdown spaces. This will be complimented by sculptural urban elements that populate the laneways for seating opportunities.



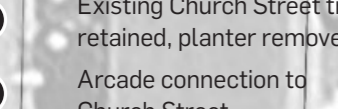
LANDSCAPE PLAN - GROUND LEVEL



**CHURCH STREET: AUSTRAL
BLACK GRANITE FLAGSTONE -
600X300X50 - EXFOLIATED FINISH**

CHURCH STREET

Legend

- 
- 1 Existing Church Street trees retained, planter removed.
- 2 Arcade connection to Church Street

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REV: E

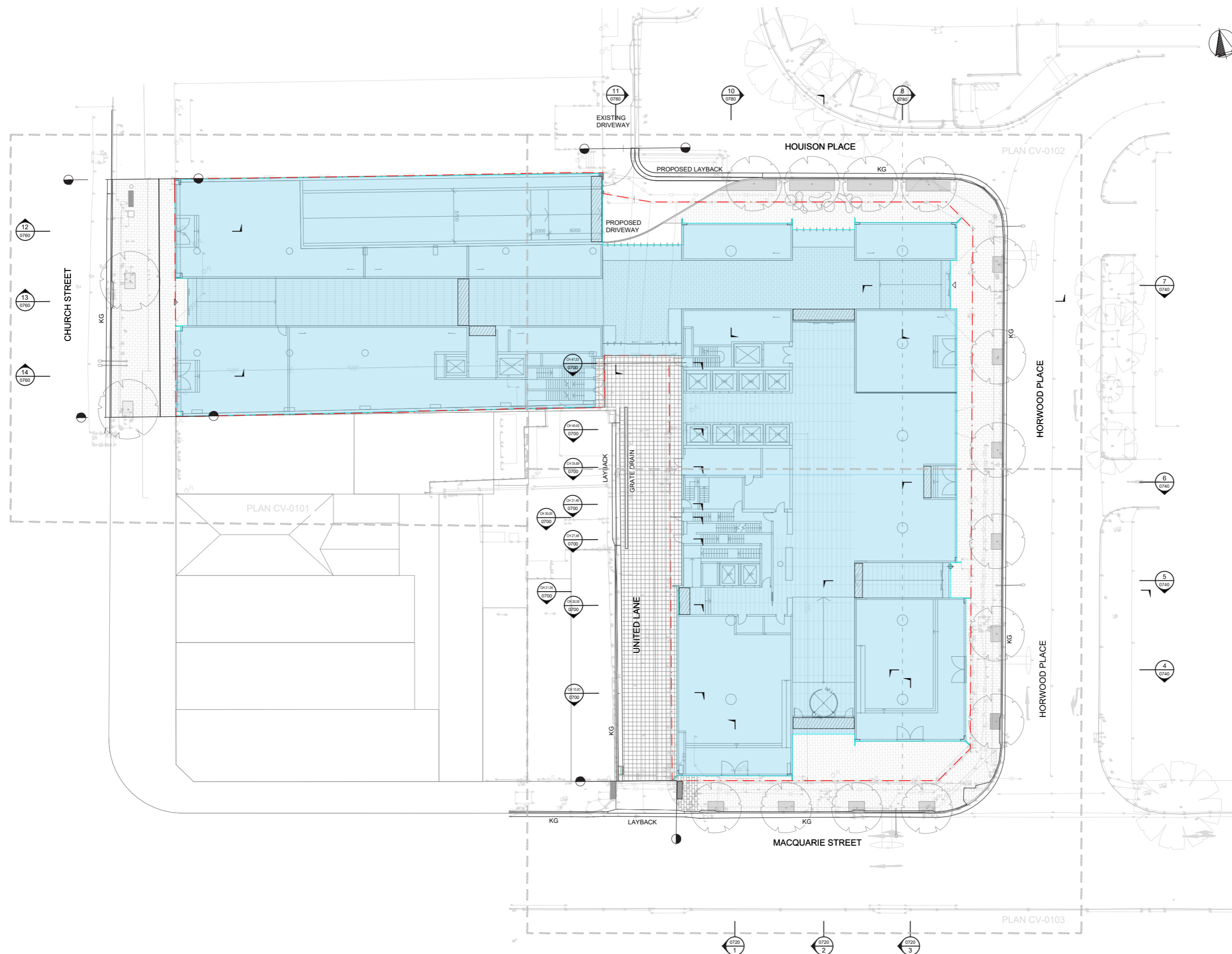
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LANDSCAPE PLAN - GROUND LEVEL MACQUARIE STREET

- Legend**
- 1 Sculptural seating benches
 - 2 WSUD rain garden
 - 3 Pyrus calleryana tree planting
 - 4 Flindersia australis tree planting
 - 5 Open air dining
 - 6 Bollards

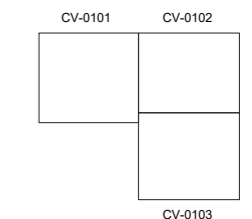
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LEGEND

- PROPERTY LINE
- KERB AND GUTTER (KG)
- BUILDING AREA
- PROPOSED TREE PIT
- NEW SHARED ZONE
- NEW FOOTPATH
- FLOOD GATE
- EXTENTS OF WORK
- PROPOSED CROSS SECTION

KEY PLAN



NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS. DO NOT SCALE THIS DRAWING

Rev.	Date	Description
01	01/08/18	REVISED FOR DEVELOPMENT APPLICATION
02	07/08/18	REVISED FOR DEVELOPMENT APPLICATION
03	10/08/18	REVISED FOR DEVELOPMENT APPLICATION

STRUCTURAL / CIVIL CONSULTANT

enstruct

enstruct group pty ltd

Level 4, 2 Glen Street, Milsoms Point NSW 2061
Telephone (02) 8904 1444
<http://www.enstruct.com.au>

CLIENT

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DRIVAS PROPERTY GROUP

ARCHITECT

CRONE ARCHITECTS

level 2, 364 Kent street,
Sydney, NSW, 2000

PROJECT NAME

50 MACQUARIE STREET &
220 CHURCH STREET

PROJECT NUMBER: 5475

DRAWING TITLE

**GENERAL ARRANGEMENT
PLAN**

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DRAWN BY: JF

CHECKED BY: Q&J

DRAWING STATUS

FOR APPROVAL

DRAWING NUMBER

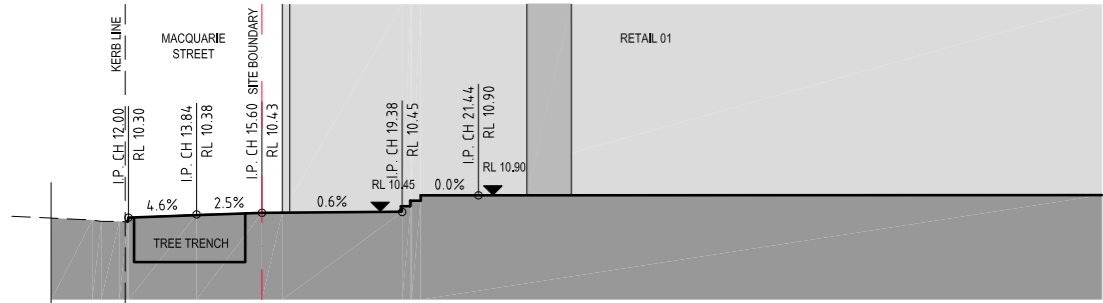
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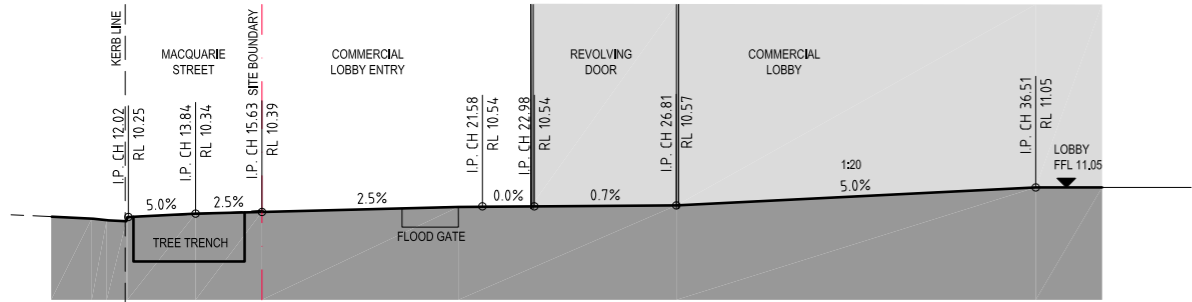
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SITE PLAN

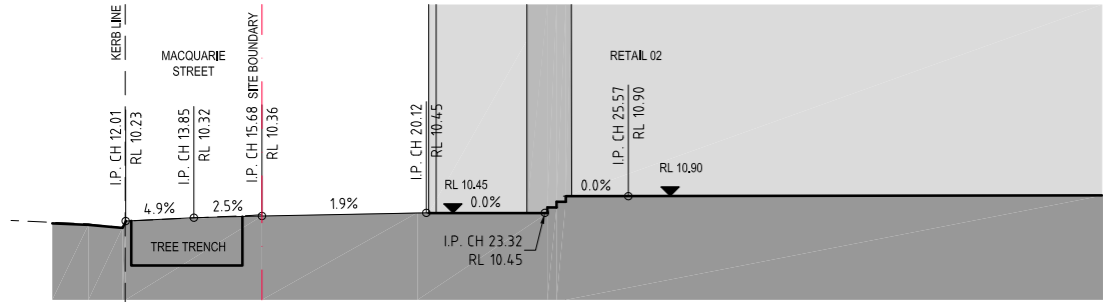
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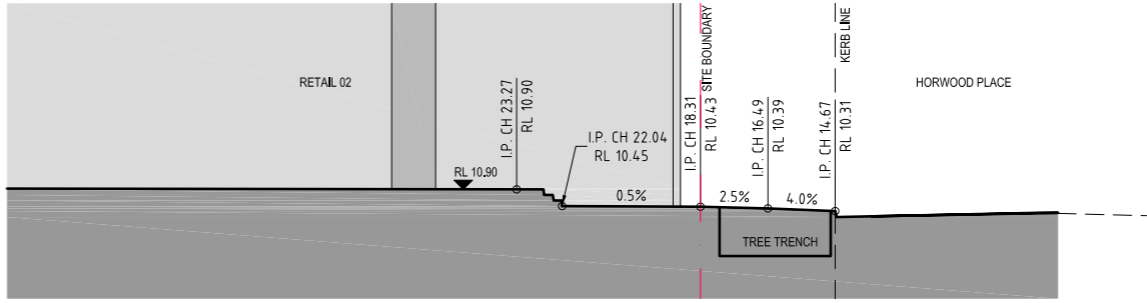
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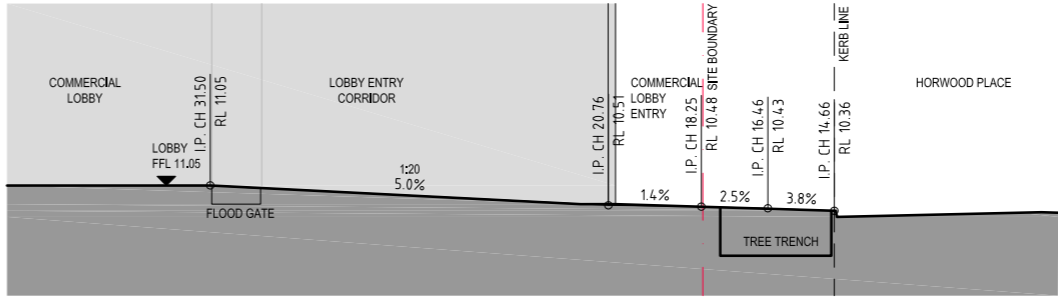
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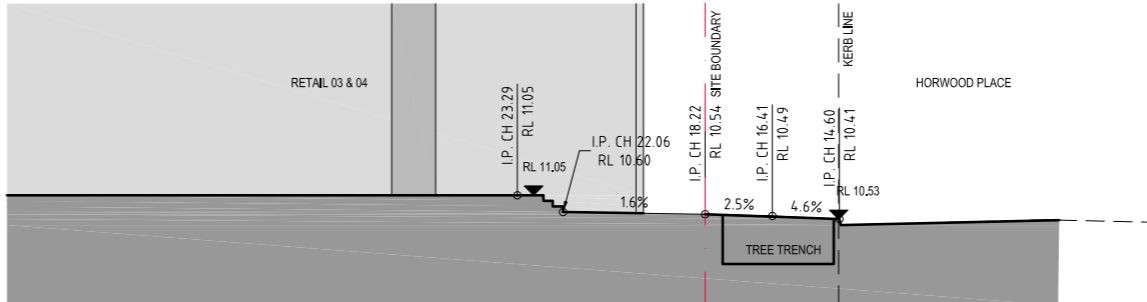
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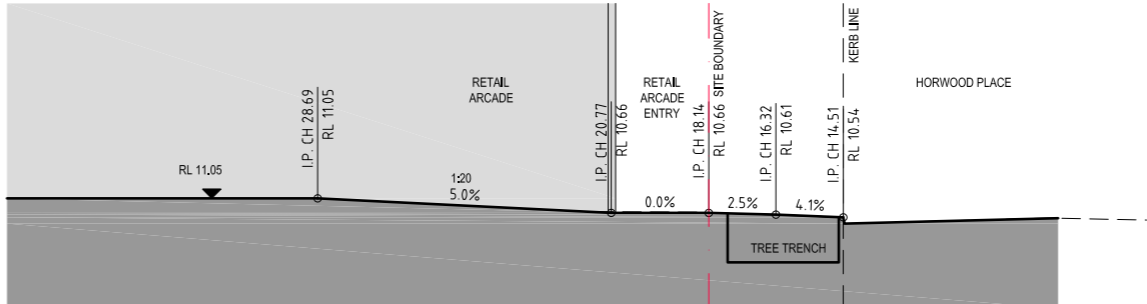
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ALIGNMENT SECTION 05
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06
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ALIGNMENT SECTION 06
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07
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NOTES:
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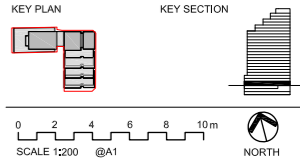
CITY PLAN
BCA CONSULTANT
City Plan

LEGEND
RETAIL
COMMERCIAL
BACK OF HOUSE / PLANT

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2	23/03/18	SH	REVISED FOR DA
1	28/08/17	SH	FOR DEVELOPMENT APPLICATION
J	28/07/17	SH	FOR INFORMATION
I	24/07/17	SH	FOR INFORMATION
H	20/07/17	SH	FOR INFORMATION
G	14/07/17	SH	FOR INFORMATION
F	10/07/17	SH	FOR INFORMATION
E	07/07/17	SH	FOR INFORMATION
D	05/07/17	SH	FOR INFORMATION
C	14/06/17	KT	COUNCIL REVIEW
B	08/06/17	KT	FOR REVIEW
A	08/06/17	KT	FOR REVIEW

Rev	Date	By	Revision Notes
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CRONE ARCHITECTS
Crone Partners Pty Ltd
Level 2, 364 Kent Street, Sydney NSW 2000, Australia
PH: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect; Greg Crone
NSW Reg. No. 3929

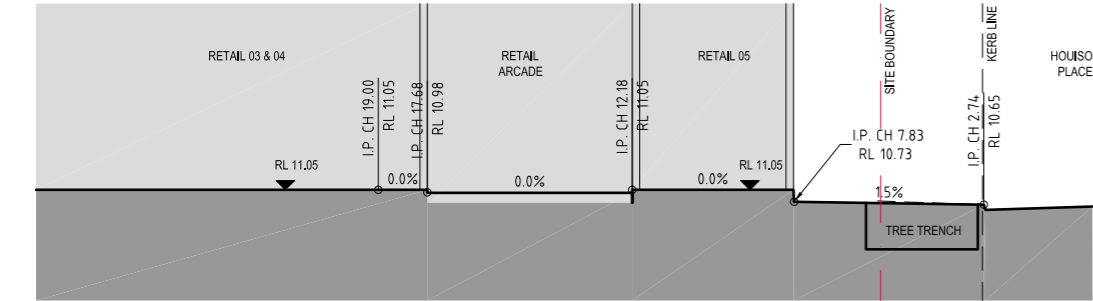


PROJECT INFORMATION:
CA3449
50 MACQUARIE STREET
48 & 54 MACQUARIE STREET, 222-230 CHURCH STREET, PARRAMATTA NSW 2150

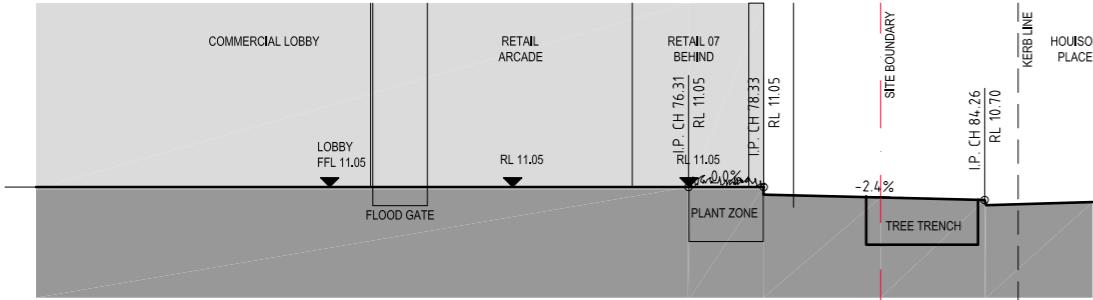
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Alignment Sections
Macquarie Street &
Horwood Place

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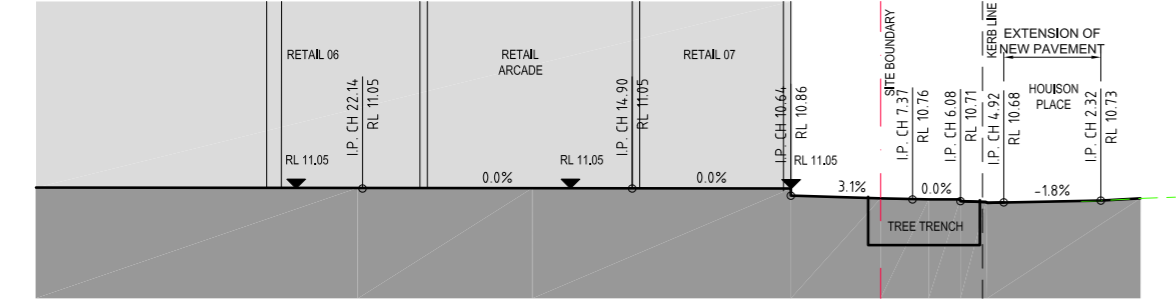
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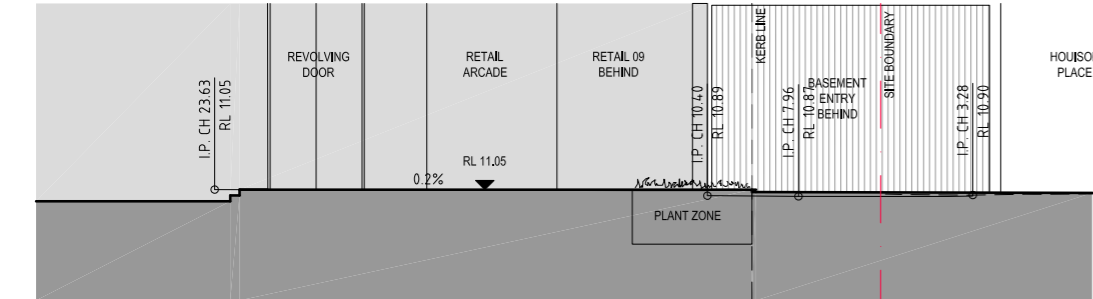
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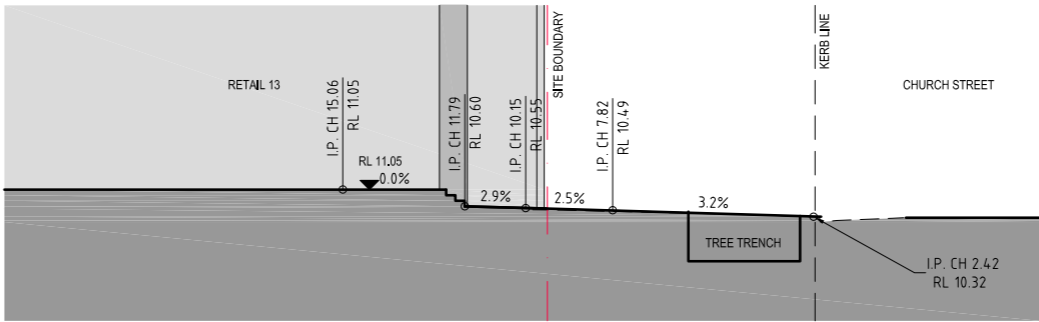
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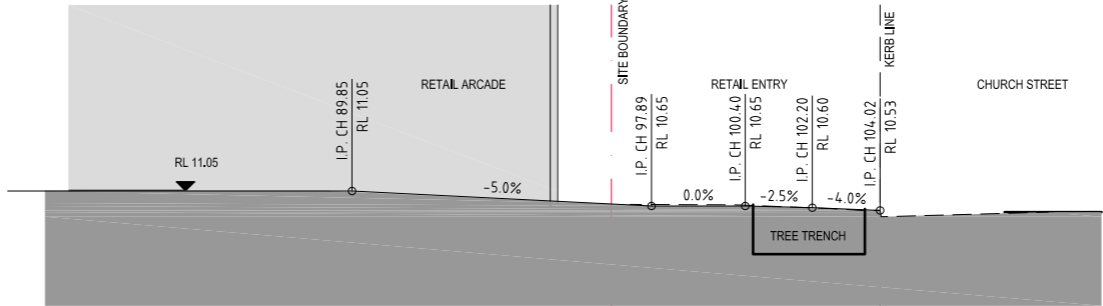
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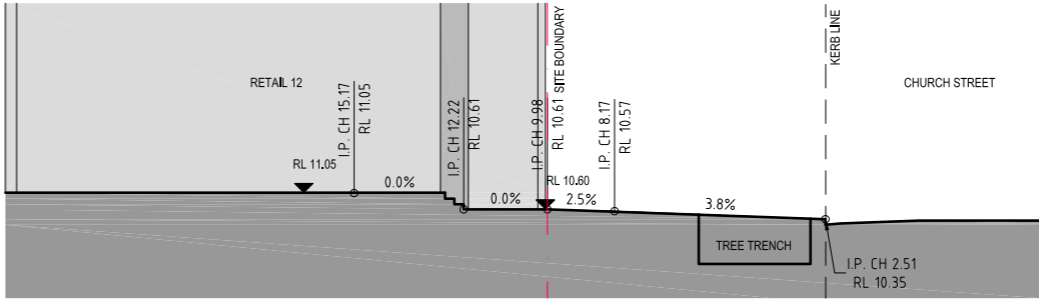
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SCALE 1:100



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ALIGNMENT SECTION 13
SCALE 1:100



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ALIGNMENT SECTION 14
SCALE 1:100

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City Plan

LEGEND

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D	05/07/17	SH	FOR INFORMATION
C	14/06/17	KT	COUNCIL REVIEW
B	09/06/17	KT	FOR REVIEW
A	08/06/17	KT	FOR REVIEW

Rev Date By Revision Notes

CRONE
ARCH
TECTS

Crone Partners Pty Ltd
Level 2, 364 Kent Street, Sydney NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 60 085 989 272
Nominated Architect Greg Crone
NSW Reg. No. 3929

KEY PLAN KEY SECTION



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SCALE 1:200 @A1
NORTH

PROJECT INFORMATION:

CA3449
50 MACQUARIE STREET

48 & 54 MACQUARIE STREET, 222-230 CHURCH
STREET, PARRAMATTA NSW 2150

DRAWING TITLE:

Alignment Sections
Houison Place &
Church Street

SHEET STATUS:
FOR INFORMATION

DRAWN BY:
EP.AR.WT

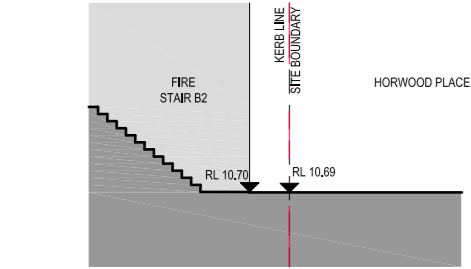
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REV:

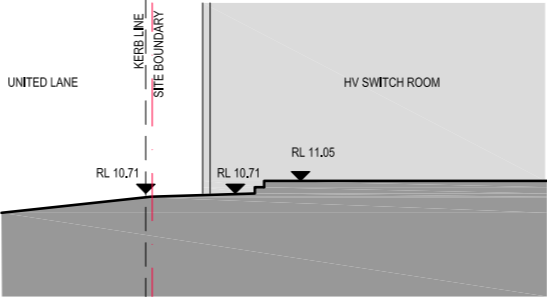
DA-103-112

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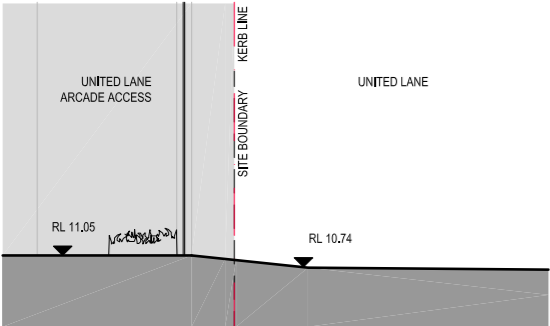
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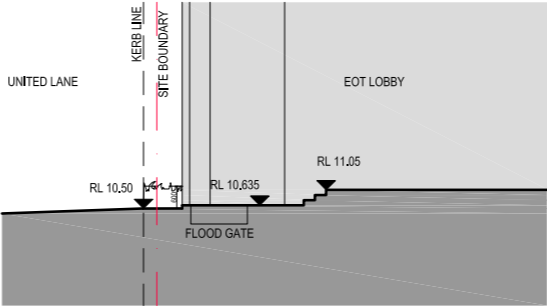
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SCALE 1:100



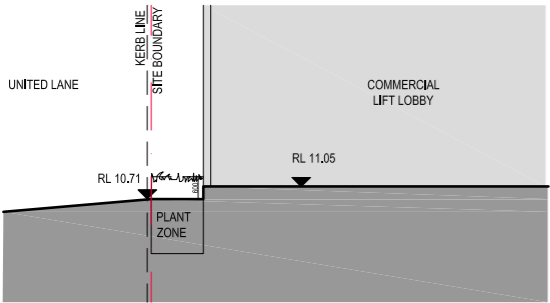
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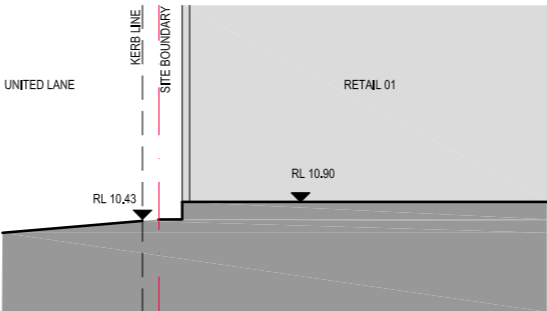
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SCALE 1:100



19
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ALIGNMENT SECTION 19
SCALE 1:100



17
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ALIGNMENT SECTION 17
SCALE 1:100



20
-
ALIGNMENT SECTION 20
SCALE 1:100

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DRIVAS PROPERTY GROUP

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LANDSCAPE ARCHITECT
Urbis

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Wood & Grievess Engineers

ELECTRICAL ENGINEER
Wood & Grievess Engineers

SERVICES ENGINEER
Wood & Grievess Engineers

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EnStruct Group

CIVIL ENGINEER
EnStruct Group

URBAN PLANNER
Ethos Urban

FIRE SAFETY ENGINEER
Olsson Fire

BCA CONSULTANT
City Plan

LEGEND

RETAIL

COMMERCIAL

BACK OF HOUSE / PLANT

3	07/05/18	SH	REVISED FOR DA RE-SUBMISSION
2	23/03/18	SH	REVISED FOR DA
1	28/08/17	SH	FOR DEVELOPMENT APPLICATION
J	28/07/17	SH	FOR INFORMATION
I	24/07/17	SH	FOR INFORMATION
H	20/07/17	SH	FOR INFORMATION
G	14/07/17	SH	FOR INFORMATION
F	10/07/17	SH	FOR INFORMATION
E	07/07/17	SH	FOR INFORMATION
D	06/07/17	SH	FOR INFORMATION
C	14/06/17	KT	COUNCIL REVIEW
B	09/06/17	KT	FOR REVIEW
A	08/06/17	KT	FOR REVIEW

Rev	Date	By	Revision Notes
-----	------	----	----------------

CRONE ARCHITECTS

Crone Partners Pty Ltd
Level 2, 364 Kent Street, Sydney NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
NSW Reg. No. 3929

KEY PLAN

KEY SECTION

0 2 4 6 8 10m

SCALE 1:200 @A1

NORTH

PROJECT INFORMATION:

CA3449

50 MACQUARIE STREET

48 & 54 MACQUARIE STREET, 222-230 CHURCH STREET, PARRAMATTA NSW 2150

DRAWING TITLE:

Alignment Sections

United Lane

SHEET STATUS:

FOR INFORMATION

DRAWING NUMBER:

DA-103-113

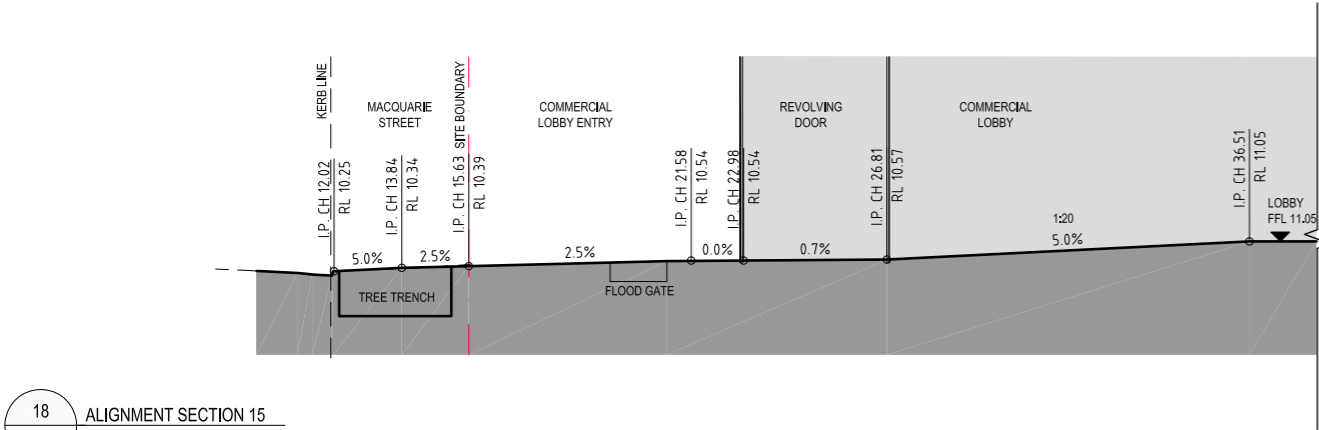
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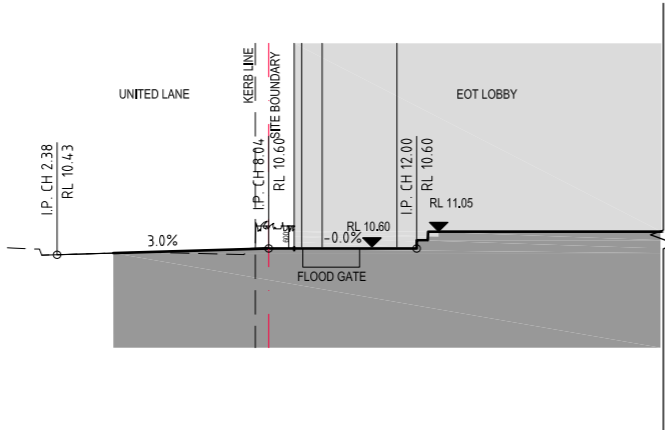
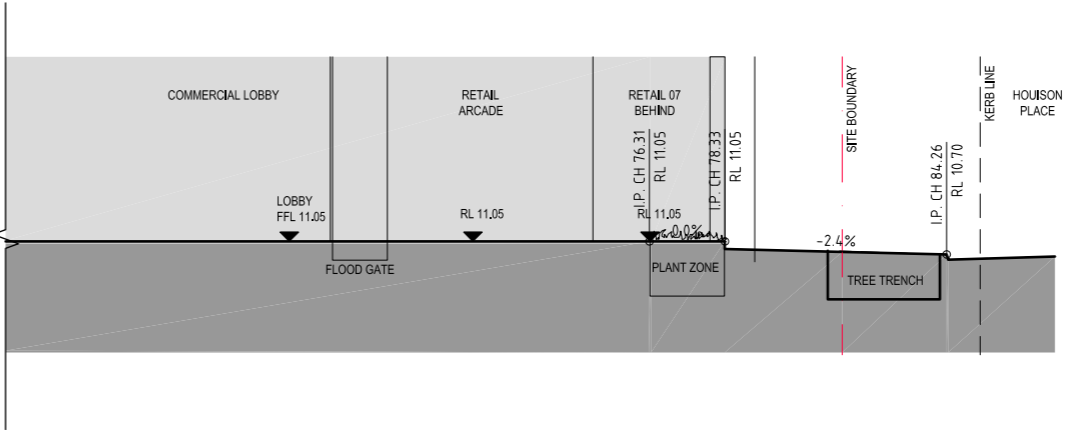
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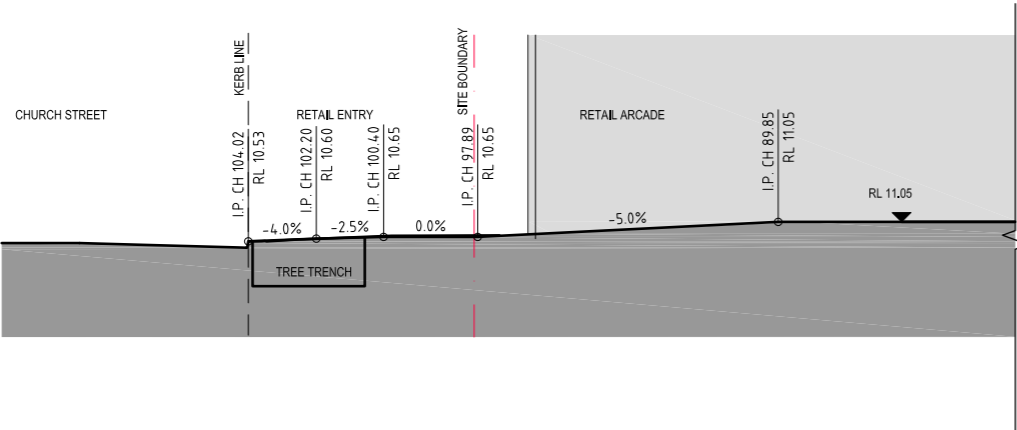
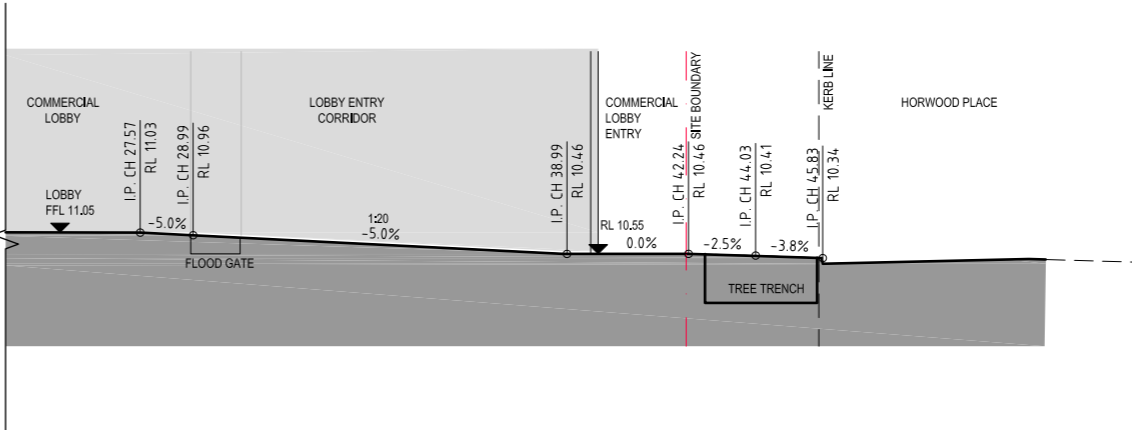
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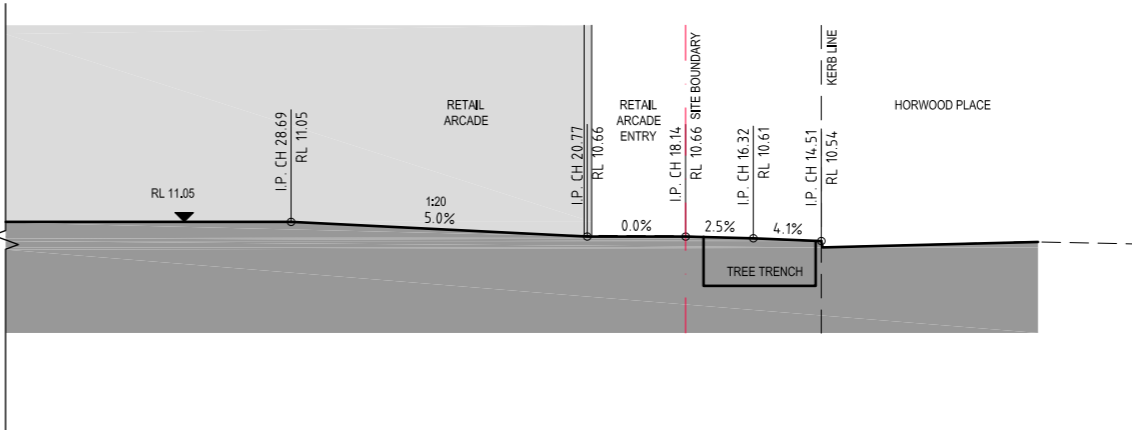
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ALIGNMENT SECTION 15
SCALE 1:100



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ALIGNMENT SECTION 16
SCALE 1:100



19
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ALIGNMENT SECTION 17
SCALE 1:100



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Olsson Fire

CITY PLAN
STRATEGIC
BCA CONSULTANT
City Plan

LEGEND

- RETAIL
- COMMERCIAL
- BACK OF HOUSE / PLANT

3	07/05/18	SH	REVISED FOR DA RE-SUBMISSION
2	23/03/18	SH	REVISED FOR DA
1	28/08/17	SH	FOR DEVELOPMENT APPLICATION
J	28/07/17	SH	FOR INFORMATION
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H	20/07/17	SH	FOR INFORMATION
G	14/07/17	SH	FOR INFORMATION
F	18/07/17	SH	FOR INFORMATION
E	07/07/17	SH	FOR INFORMATION
D	06/07/17	SH	FOR INFORMATION
C	14/06/17	KT	CONCISE REVIEW
B	08/06/17	KT	FOR REVIEW
A	08/06/17	KT	FOR REVIEW

Rev Date By Revision Notes

CRONE
ARCHI
TECTS

Crone Partners Pty Ltd
Level 2, 364 Kent Street, Sydney NSW 2000, Australia
Ph: +61 2 8295 5300
Fax: +61 2 8295 5301
ABN: 80 095 989 272
Nominated Architect: Greg Crone
NSW Reg. No. 3929

KEY PLAN KEY SECTION



0 2 4 6 8 10m
SCALE 1:200 @A1
NORTH

PROJECT INFORMATION:

CA3449
50 MACQUARIE STREET

48 & 54 MACQUARIE STREET, 222-230 CHURCH
STREET, PARRAMATTA NSW 2150

DRAWING TITLE:

Alignment Sections
Overall Building

SHEET STATUS:

FOR INFORMATION

DRAWING NUMBER:

DA 102 444

DRAWN BY:

EP.AR.WT

REV:

2

FILE LOCATION:

HARDSCAPE



Name: Pebblecrete
Material: Concrete
Finish: Honed
Size: Varies (Refer Landsacpe Plan)



Street Seat



Cafe Dining



Catenary Lighting



Sculptural Seating



Street Tree Pit

SOFTSCAPE



Flowering Form



Street Tree: Flindersia australis



Street Tree: Pyrus calleryana



Varied Form and Colour



Tolerant Street Planting

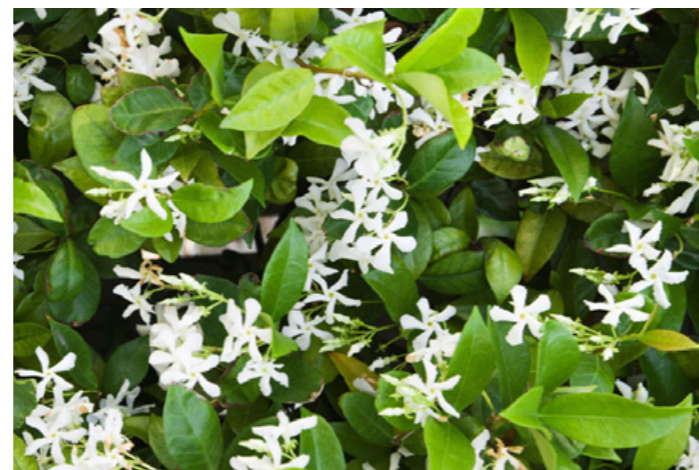


WSUD Planting

B.4 ROOFTOP TERRACES

DESIGN INTENT

The commercial terraces are private spaces that expand the living opportunity of the commercial spaces. The elevated private spaces provide a flexible terrace that can be utilised as outdoor workstations, meeting pods or event spaces. The terraces are framed by a perimeter planter which will also be viewed from the public domain.



LANDSCAPE PLAN - LEVEL 2 CHURCH ST



DWG NO: L-200
REV: F
SCALE: 1:200 @ A3

LANDSCAPE PLAN - LEVEL 2 MACQUARIE STREET



- Legend
- 1 Private terrace - Granite tiles
 - 2 Perimeter planting
 - 3 2.1m high balustrade

LANDSCAPE PLAN - LEVEL 18



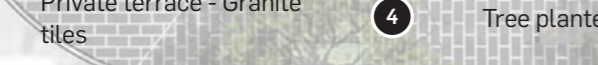
Legend

- 1 Private terrace - Granite tiles
- 2 Resin bound gravel
- 3 Perimeter planting with 2.1m high balustrade
- 4 Tree planter in pot

DWG NO: L-300
REV: F
SCALE: 1:200 @ A3

LANDSCAPE PLAN - LEVEL 20



- 
- 1 Private terrace - Granite tiles
- 2 Resin bound gravel
- 3 Perimeter planting with 2.1m high balustrade
- 4 Tree planter in pots

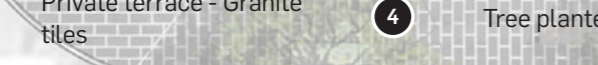
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REV: F

SCALE: 1:200 @ A3

LANDSCAPE PLAN - LEVEL 22



- 
- 1 Private terrace - Granite tiles
- 2 Resin bound gravel
- 3 Perimeter planting with 2.1m high balustrade
- 4 Tree planter in pot

DWG NO: L-500
REV: F
SCALE: 1:200 @ A3

LANDSCAPE PLAN - LEVEL 24



- Legend**
- 1 Green roof
 - 2 1m maintenance access track



PLANTING STRATEGY

The planting design will:

Include luscious planting, provide a unique design language, provide shade, form and character, create liveable, and desirable public and private spaces.

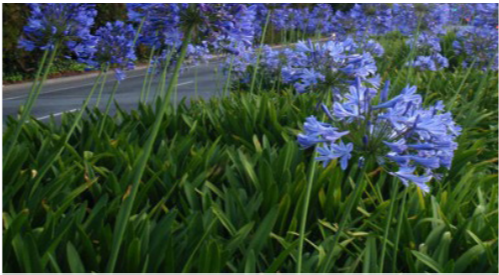
Plants have been chosen for their contrasting form foliage and colour, promoting a diversity of trees and understory planting. Responding to the existing domestic and native planting in and around the site, as well as the context and climatic conditions.

Street trees are proposed along Macquarie St and Horwood Pl in accordance with the 'Parramatta Street Tree Plan'.

- Soil depths on podium will comply with Parramatta Councils minimum requirements for trees (1000mm) and shrubs (600mm) and turf (200mm).
- Refer to detailed planting plan for plant quantities.



Agave attenuata



Agapanthus africanus



Hymenocallis littoralis



Senecio serpens



Trachelospermum jasminoides



Phormium tenax



Pyrus calleryana 'Chanticleer'



Philodendron Xanadu



Cycas revoluta



Clivia miniata

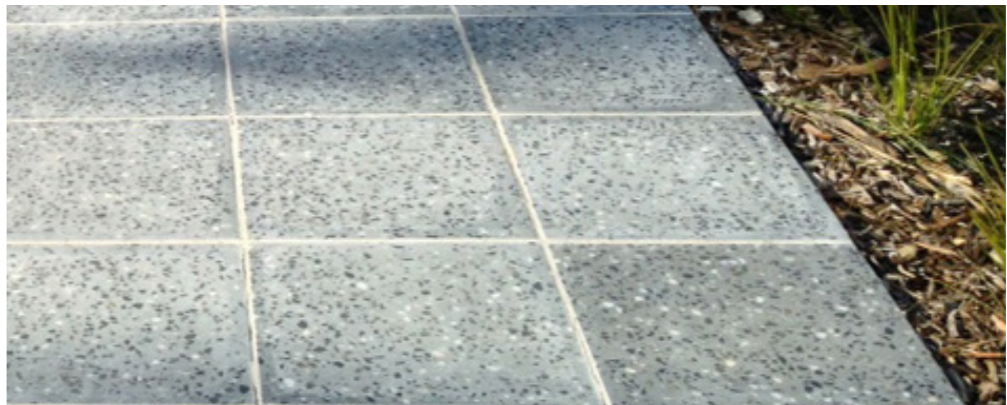


Carpobrotus glaucescens

PAVING STRATEGY



Stoneset Porous Paving 40mm depth - Charcoal Colour



Pebblecrete Concrete - Size varies (Refer Landscape Plan) Precast Paver - Honed Finish



Roof terraces can be privatised with pot planting at column points

PART C

ADDITIONAL LANDSCAPE DETAIL

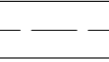
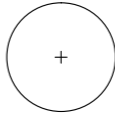


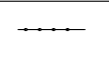


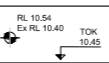

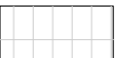
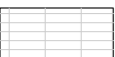
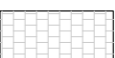
50 MACQUARIE STREET / 220 CHURCH STREET

DEVELOPMENT APPLICATION DRAWINGS

DRAWING REGISTER

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L-101	GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:200	A3	G
L-102	GROUND LEVEL LANDSCAPE LAYOUT PLAN	1:200	A3	G
L-200	LEVEL 02 - PODIUM LANDSCAPE LAYOUT PLAN	1:200	A3	E
L-201	LEVEL 02 - PODIUM LANDSCAPE LAYOUT PLAN	1:200	A3	E
L-300	LEVEL 18 - ROOF LANDSCAPE LAYOUT PLAN	1:200	A3	E
L-400	LEVEL 20 - ROOF LANDSCAPE LAYOUT PLAN	1:200	A3	E
L-500	LEVEL 22 - ROOF LANDSCAPE LAYOUT PLAN	1:200	A3	E
L-600	LEVEL 24 - ROOF LANDSCAPE LAYOUT PLAN	1:200	A3	F
L-700	PLANTING SCHEDULE	NA	A3	H

LEGEND

GENERAL	PLANTING
 PROPERTY BOUNDARY	 TREE PROPOSED
 TREE PIT	 PLANTING AREA
 BALUSTRADE	PAVING
 SEATING BENCH	 PAVEMENT TYPE 1
 LEVELS BY CIVIL ENGINEERS	 PAVEMENT TYPE 2
	 PAVEMENT TYPE 3
	 PAVEMENT TYPE 4
	 PAVEMENT TYPE 5



50 MACQUARIE STREET + 220 CHURCH STREET

COVER SHEET + DRAWING REGISTER + LEGEND

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H	FINAL DA ISSUE
G	FINAL DA ISSUE
F	FINAL DA ISSUE
A	FINAL DA ISSUE
REV	DESCRIPTION

CG	MK	24.08.18
YV	MK	21.05.18
YV	MK	18.05.18
YV	MK	17.05.18
DWN	CHK	DATE

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COOMBES GROUP

SET DRAWING SCALE

PROJECT NO.
ND1880

DRAWING NO.
L-000

DATE
21.05.18

REVISION
H

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PROJECT NO. ND1880	DATE 24.08.18
DRAWING NO. L-101	REVISION G

50 MACQUARIE STREET + 220 CHURCH STREET
GROUND LEVEL LANDSCAPE LAYOUT PLAN

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G	FINAL DA ISSUE
F	FINAL DA ISSUE
E	FINAL DA ISSUE
REV	DESCRIPTION

CG	MK	24.08.18
YV	MK	21.05.18
YV	MK	17.05.18
DWN	CHK	DATE

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COOMBES GROUPPROJECT NO.
ND1880

DRAWING NO.

L-102

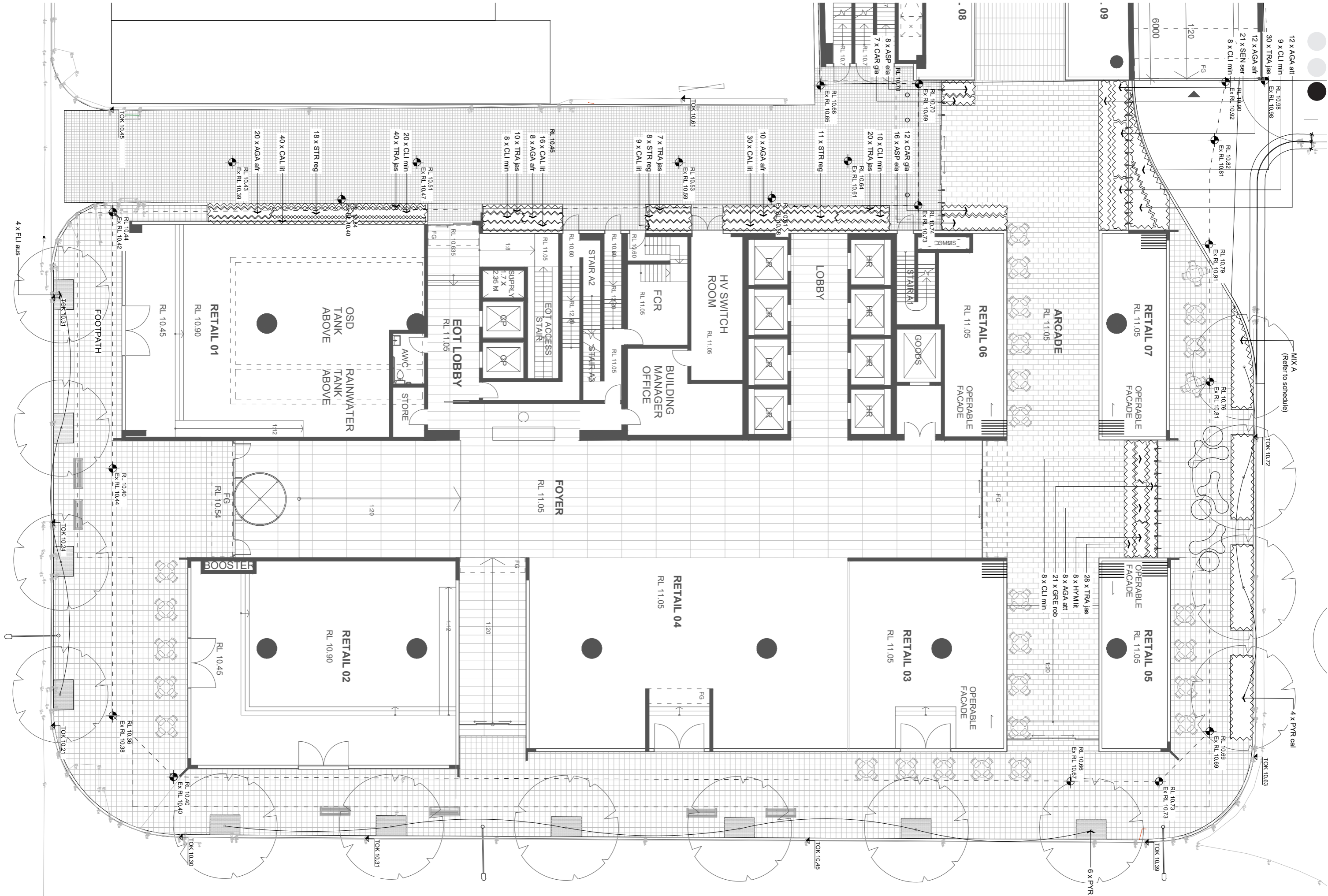
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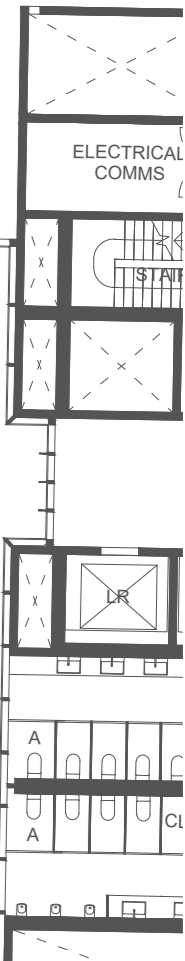
REVISION

G

1:200 @ A3

2 4m





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DATE
17.05.18

REVISION
E

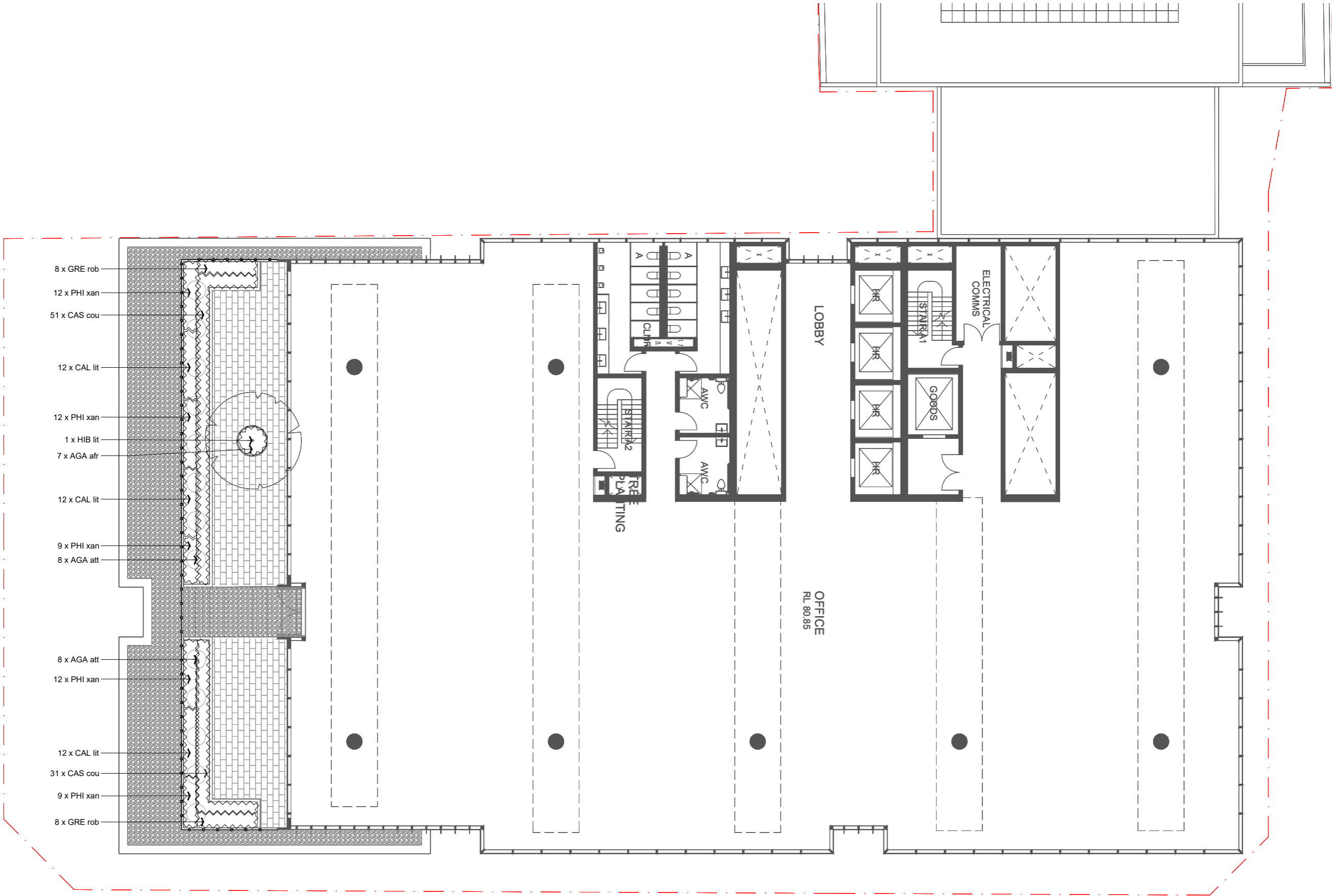


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PLOT DATE: 17.05.2018
PLOTTED BY: YEN VU
PAGE SETUP: PDF_A3L_MM
PLOT STYLE: URBIS_A3.ctb



50 MACQUARIE STREET + 220 CHURCH STREET
LEVEL 18 LANDSCAPE LAYOUT PLAN

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- 8 x GRE rob
- 12 x PHI xan
- 51 x CAS cou
- 12 x CAL lit
- 12 x PHI xan
- 1 x HIB lit
- 7 x AGA afr
- 12 x CAL lit
- 9 x PHI xan
- 8 x AGA att
- 8 x AGA att
- 12 x PHI xan
- 12 x CAL lit
- 31 x CAS cou
- 9 x PHI xan
- 8 x GRE rob

D	FINAL DA ISSUE	YV	MK	05.09.17
C	FINAL DA	YV	MK	27.07.17
B	UPDATED DA	YV	MK	17.07.17
E	FINAL DA ISSUE	YV	MK	17.05.18
REV	DESCRIPTION	DWN	CHK	DATE

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COOMBS GROUP

1:200 @ A3
2 4m



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ND1880
DRAWING NO.
L-300

DATE
17.05.18
REVISION
E

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PLOT DATE: 17.05.2018

PLOTTED BY: YEN VU

PAGE SETUP: PDF_A3_LMM

PLOT STYLE: URBIS_A3.ctb



50 MACQUARIE STREET + 220 CHURCH STREET
LEVEL 20 LANDSCAPE LAYOUT PLAN

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

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C	FINAL DA	YV	MK	27.07.17
B	UPDATED DA	YV	MK	17.07.17
E	FINAL DA ISSUE	YV	MK	17.05.18
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT
COOMBS GROUP

1:200 @ A3
2 4m



PROJECT NO.
ND1880
DRAWING NO.
L-400

DATE
17.05.18
REVISION
E

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PLOT DATE: 17.05.2018

PLOTTED BY: YEN VU

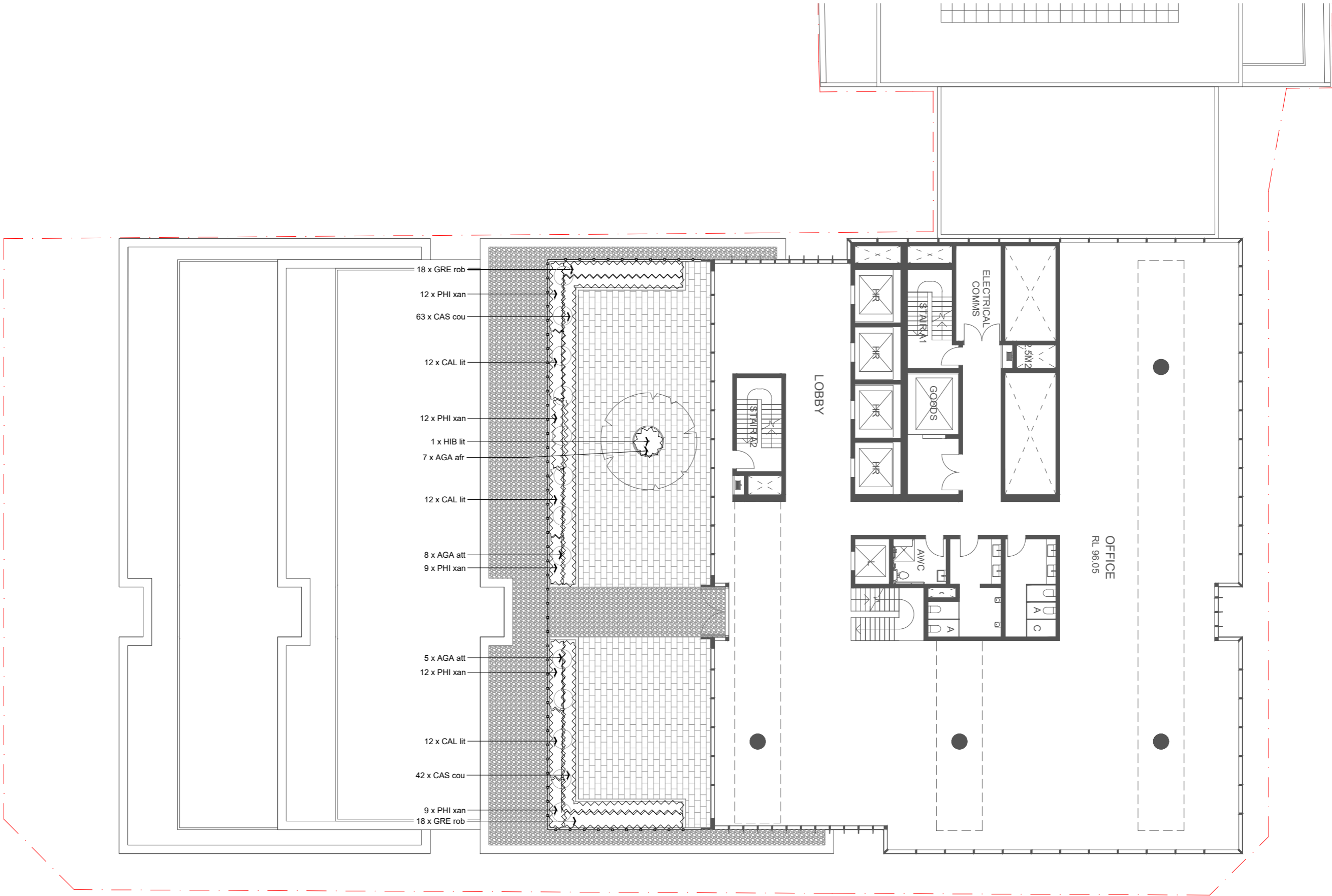
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50 MACQUARIE STREET + 220 CHURCH STREET
LEVEL 22 LANDSCAPE LAYOUT PLAN

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D	FINAL DA ISSUE
C	FINAL DA
B	UPDATED DA
E	FINAL DA ISSUE

REV DESCRIPTION

YV	MK	05.09.17
YV	MK	27.07.17
YV	MK	17.07.17
YV	MK	17.05.18

DWN CHK DATE

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COOMBS GROUP



PROJECT NO.
ND1880

DRAWING NO.
L-500

DATE
17.05.18

REVISION
E

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PLOTTED BY: YEN VU

PLOT DATE: 18.05.2018

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PLOT STYLE: URBIS_A3.ctb



50 MACQUARIE STREET + 220 CHURCH STREET
LEVEL 24 LANDSCAPE LAYOUT PLAN

Tower 2, Level 23, Darling Park, 201 Sussex Street | Sydney NSW 2000 Australia | +61 2 8233 9900 | URBIS Pty Ltd | ABN 50 105 256 228

D	FINAL DA ISSUE	YV	MK	05.09.17
C	FINAL DA	YV	MK	27.07.17
F	FINAL DA ISSUE	YV	MK	18.05.18
E	FINAL DA ISSUE	YV	MK	17.05.18
REV	DESCRIPTION	DWN	CHK	DATE

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CLIENT
COOMBES GROUP

1:200 @ A3
2 4m



PROJECT NO.
ND1880
DRAWING NO.
L-600

DATE
18.05.18
REVISION
F

PLANT SCHEDULE

PLANT CODE	BOTANICAL NAME	COMMON NAME	MIN. CALLIPER @300mm height (mm)	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	CONTAINER SIZE	DENSITY/ m²	QTY
GROUND LEVEL PLANT SCHEDULE								
TREES								
FLI aus	Flindersia australis	Australian Teak	TBC	20m x 10m	4 x 2	400L	as shown	4
HIB til	Hibiscus tiliaceus	Cottonwood	TBC	8m x 5m	4 x 2	200L	as shown	3
PYR cal	Pyrus calleryana 'Chanticleer'	Ornamental Pear	TBC	11m x 6m	4 x 2	400L	as shown	10
SUBTOTAL								17
SHRUBS & TUFTING PLANTS								
AGA att	Agave attenuata	Century Plant	na	1m x 1m	na	200mm	4	91
AGA afr	Agapanthus africanus	African Lily	na	0.6m x 0.6m	na	150mm	4	380
ASP ela	Aspidistra elatior	Cast Iron Plant	na	0.4m x 0.6m	na	200mm	4	110
CAL lit	Calistemon 'little john'	Bottlebrush	na	1.5m x 1.5m	na	300mm	4	203
CLI min	Clivia miniata	Bush Lily	na	0.7m x 07m	na	200mm	4	301
CYC rev	Cycas revoluta	Cycad	na	1m x 1m	na	45L	3	45
GRE rob	Grevillea 'Robyn Gordon'	Grevillea 'Robyn Gordon'	na	1.5m x 1.5m	na	200mm	3	99
HYM lit	Hymenocallis littoralis	Spider Lily	na	1m x 2m	na	200mm	3	287
PHI xan	Philodendron xanadu	Xanadu	na	0.8m x 1m	na	200mm	4	213
PHO ten	Phormium tenax	New Zealand Flax	na	1.5m x 1m	na	200mm	3	50
STR reg	Strelitzia reginae	Bird of Paradise	na	2m x 1m	na	200mm	4	75
SUBTOTAL								1854
GRASSES, GROUNDCOVERS & CLIMBERS								
CAS cou	Casuarina glauca 'Cousin it'	Casuarina Cousin It	na	0.3 x 1m	na	200mm	3	277
CAR gla	Carpobrotus glaucescens	Pig Face	na	Ground Cover	na	150mm	5	69
SEN ser	Senecio serpens	Blue Chalksticks	na	Ground Cover	na	150mm	5	21
TRA jas	Trachelospermum jasminoides	Chinese Star Jasmine	na	Ground Cover	na	200mm	5	281
SUBTOTAL								648
GRAND TOTAL								2519
	BOTANICAL NAME	COMMON NAME	MATURITY HEIGHT AND SPREAD (m)	SUPPLY HEIGHT AND SPREAD (m)	DENSITY/m²	MIX (decimal)	QTY	Area (m2)
MIX A	Aotus ericoides	Common Aotus	2 x 2	200mm	1	0.2	5	24
	Breynia oblongifolia	Coffee Bush	3 x 1	200mm	1	0.2	5	
	Clerodendrum tomentosum	Hairy Lolly Bush	1.6 x 2-3	Tube	0.5	0.2	2	
	Lepidosperma laterale	Variable Sword-sedge	1 x 1	Tube	1	0.15	4	
	Lomandra longifolia	Spiny-Headed Mat Rush	1 x 1	Tube	2	0.1	5	
	Pimelia linifolia	Slender Rice Flower	1.5 x 1	Tube	1	0.15	4	
SUBTOTAL								24
MIX B	Carpobrotus glaucescens	Angular Pigface	Groundcover	Tube	10	0.125	186	149
	Dianella caerulea 'little jess'	Little Jess Dianella	Groundcover	Tube	10	0.125	186	
	Sedum sexangulare	Tasteless stonecrop	Groundcover	Tube	10	0.125	186	
	Stylidium graminifolium	Little sapphire	Groundcover	Tube	10	0.125	186	
	Kennedia prostrata	Running Postman	Groundcover	Tube	10	0.125	186	
	Myoporum parvifolium	Creeping Myoporum	Groundcover	Tube	10	0.125	186	
	Ficinia nodosa	knobby club rush	Groundcover	Tube	8	0.125	149	
	Viola hederacea	Native Violet	Groundcover	Tube	10	0.125	186	
SUBTOTAL								1453

PLOT STYLE: URBIS COLOUR.CTB

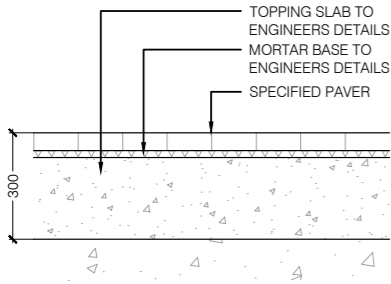
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PLOTTED BY: CAMERON GREATBATCH

PLOT DATE: 21.05.2018

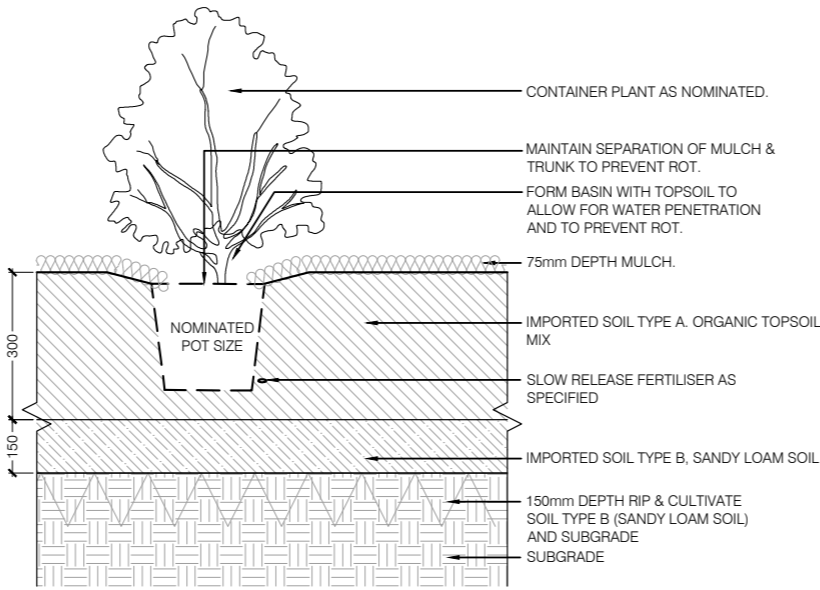
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TYPICAL DETAILS



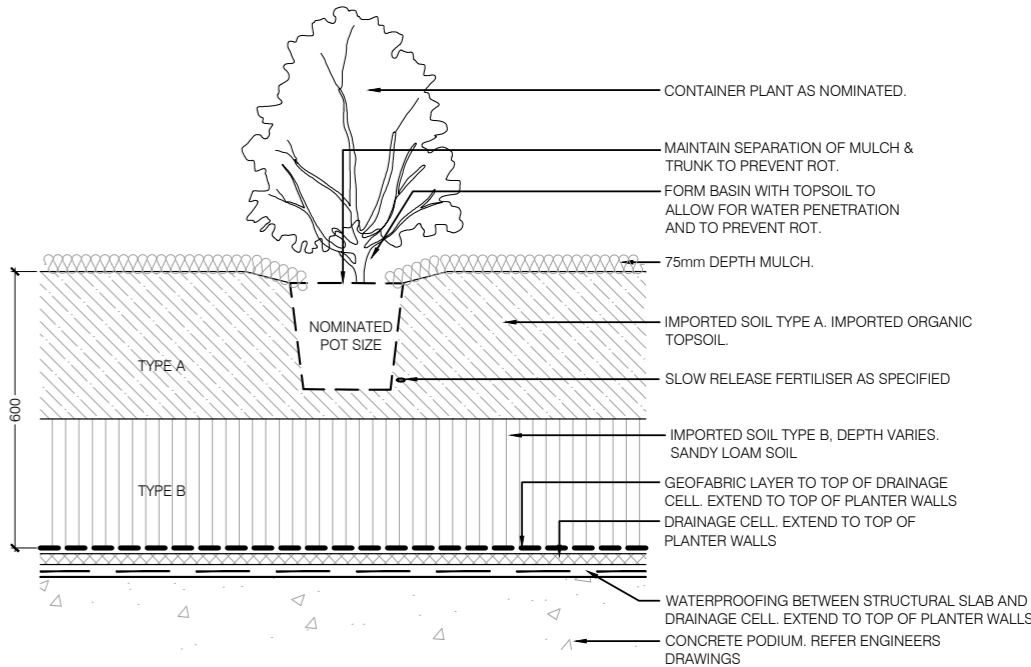
PAVING ON PODIUM

1:20@A3



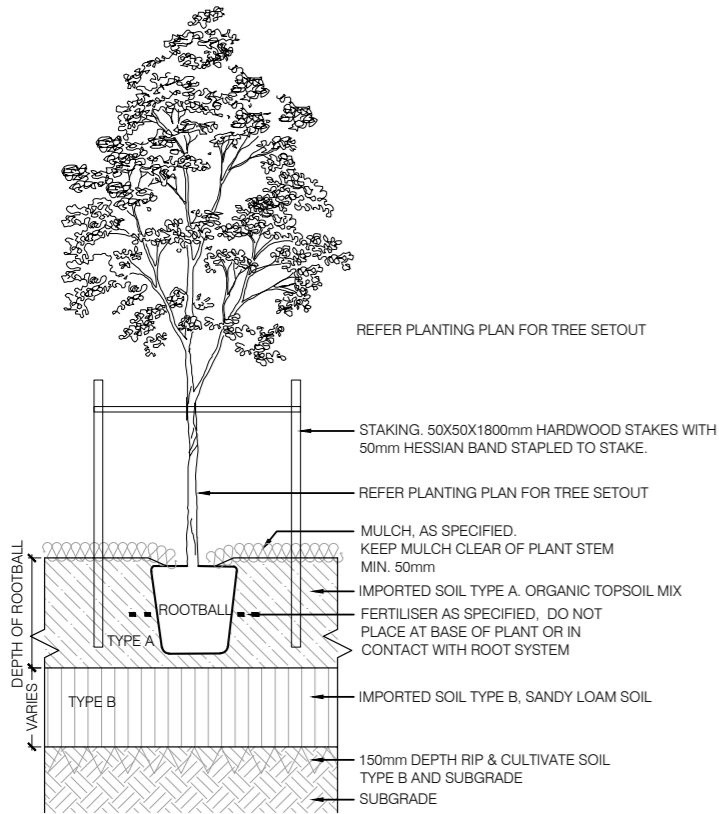
SHRUBS/GRASSES/GROUNDCOVERS ON GRADE

1:20@A3



SHRUBS/GRASSES/GROUNDCOVERS ON PODIUM

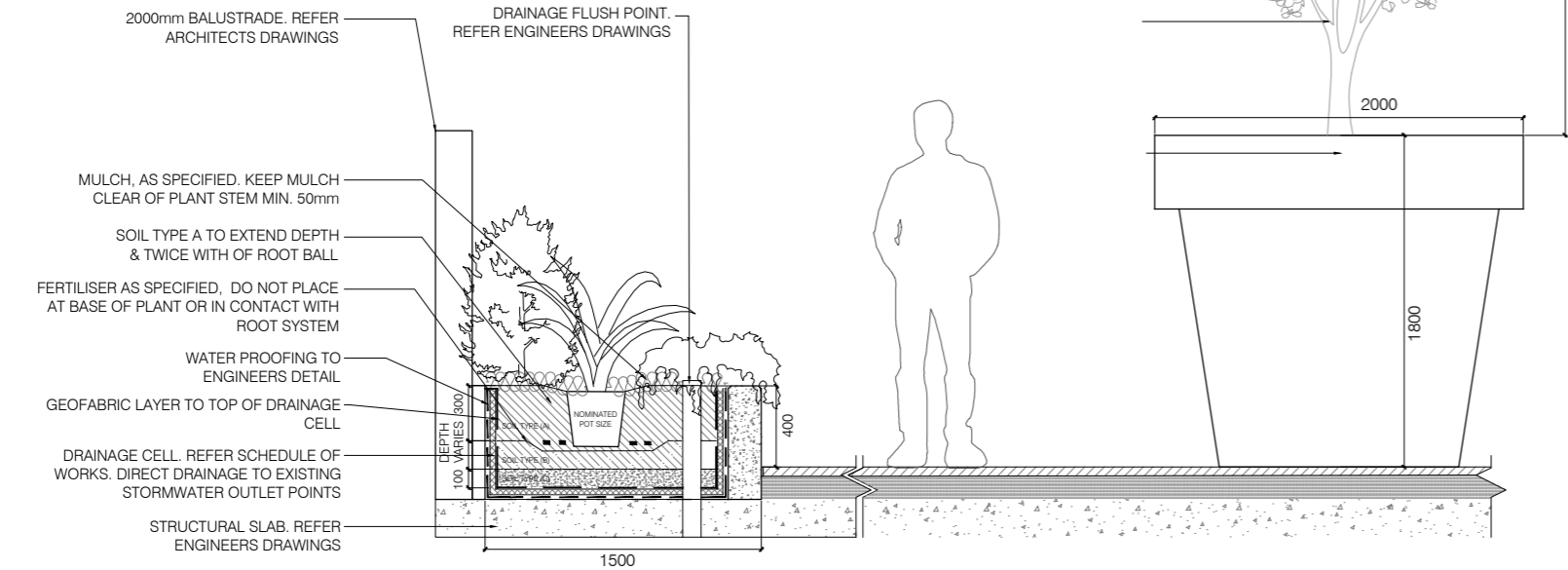
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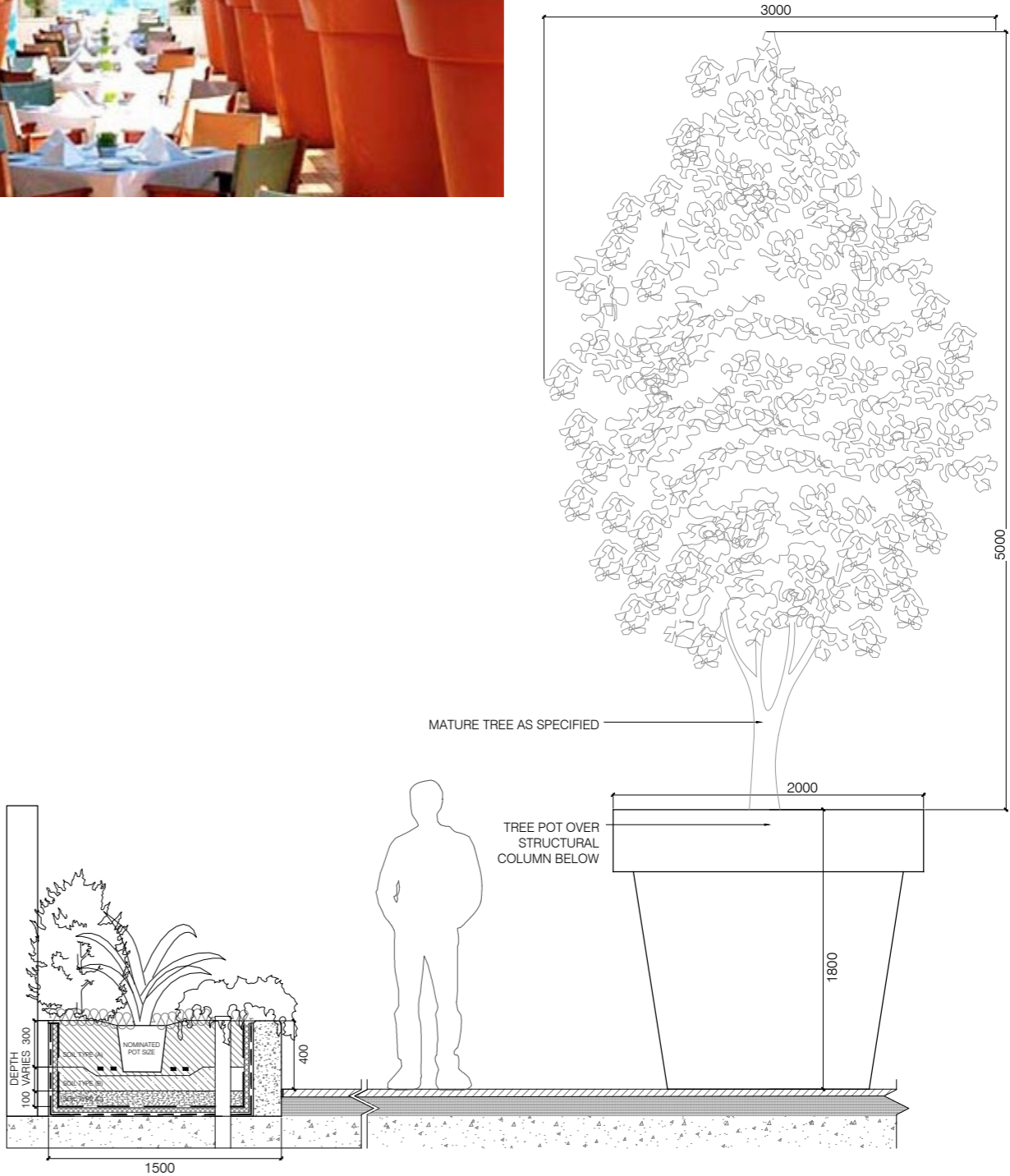
TREE ON GRADE

1:40 @ A3

PRECEDENT IMAGERY



PLANTER AND TREE POT DETAIL AT INSTALLATION



PLANTER AND TREE POT DETAIL AT MATURITY



50 MACQUARIE STREET
DRAFT POT PLANTER DETAIL

DATE: 25.07.2018
JOB NO: ND1880
DWG NO: NA
REV: A

1:50 @ A3

TYPICAL PLAN AND SECTION OF STREET TREES - CITY OF PARRAMATTA

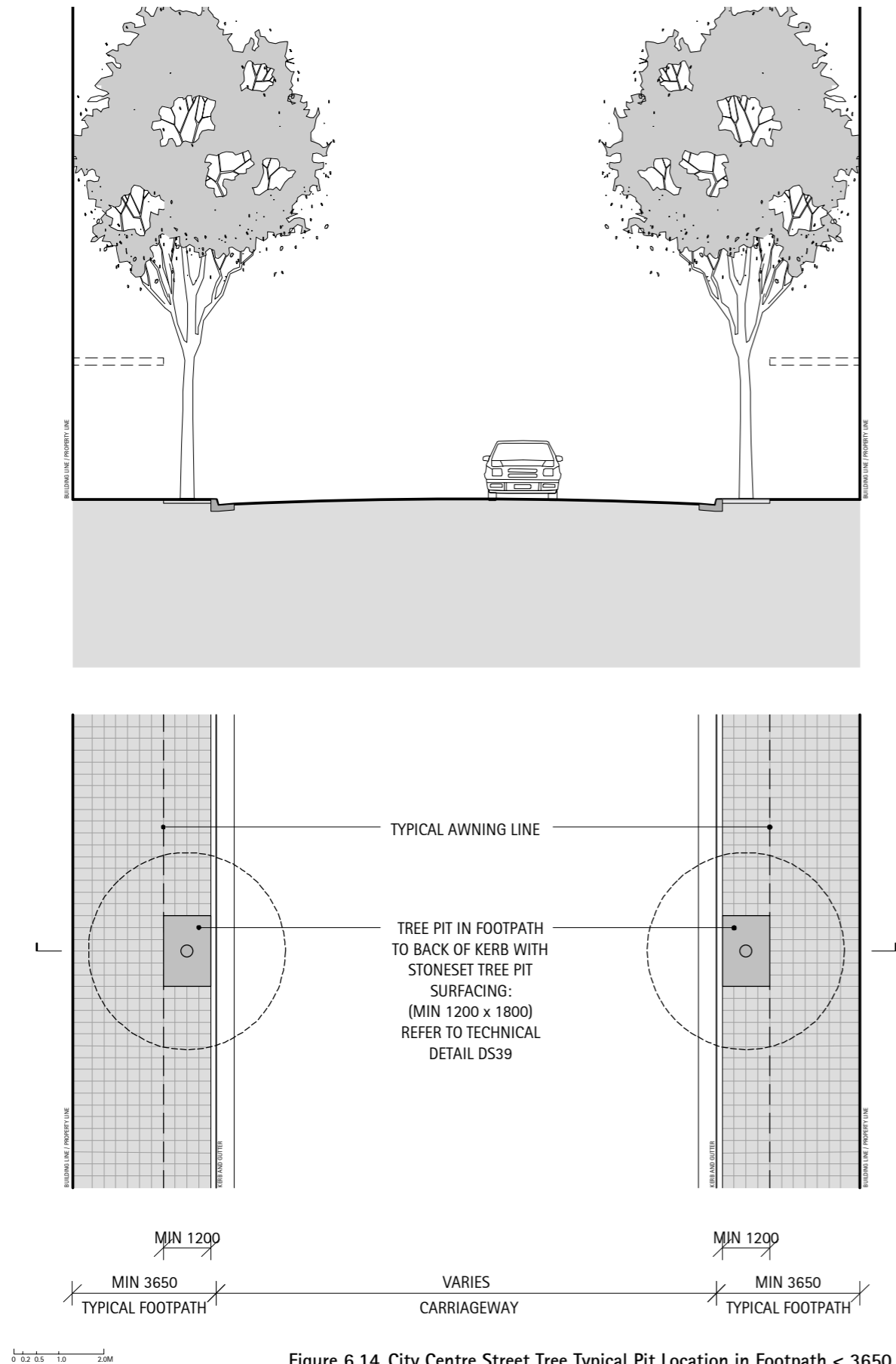


Figure 6.14 City Centre Street Tree Typical Pit Location in Footpath < 3650

DESIGN DETAILS
TREES & PLANTING

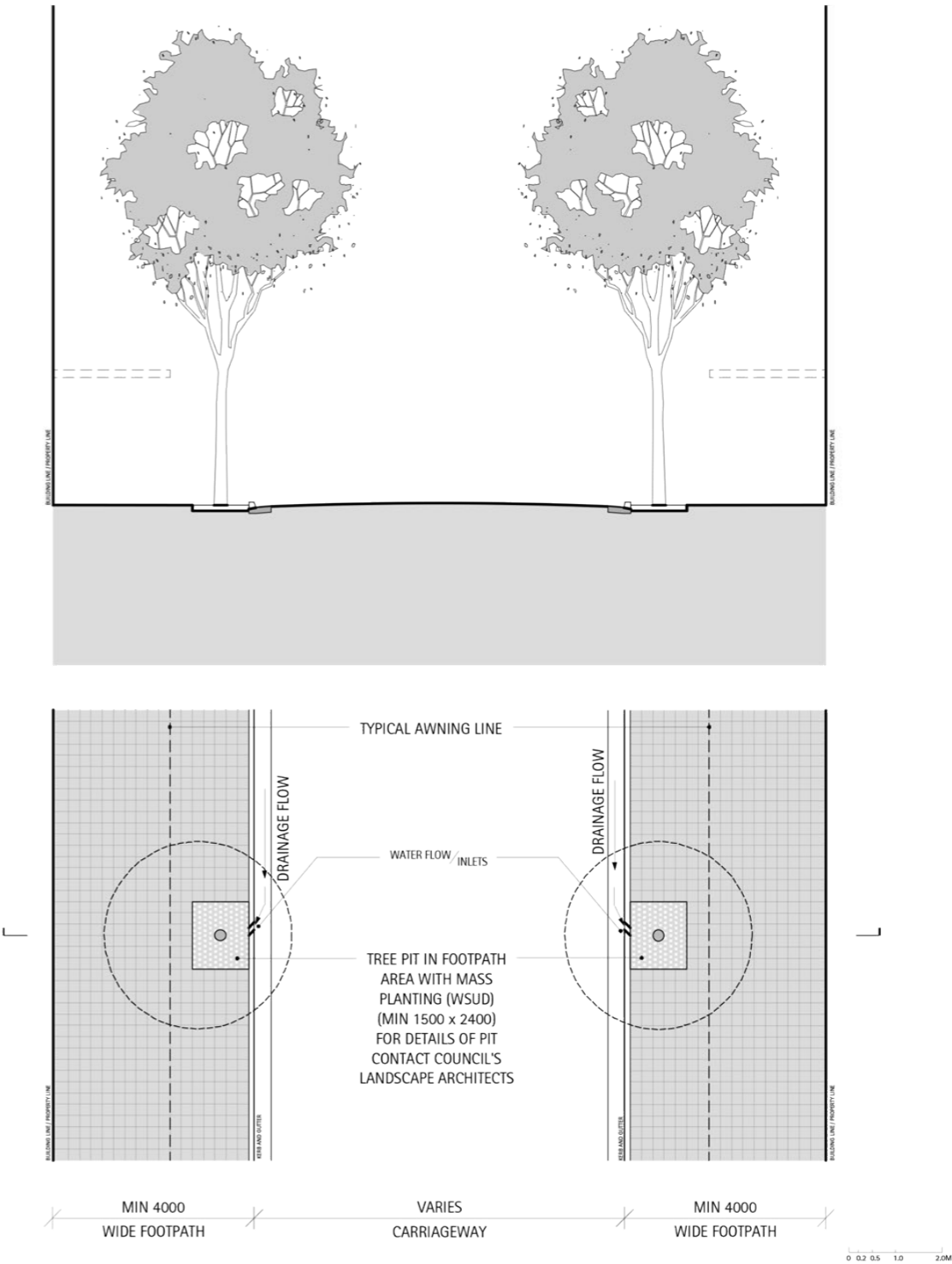
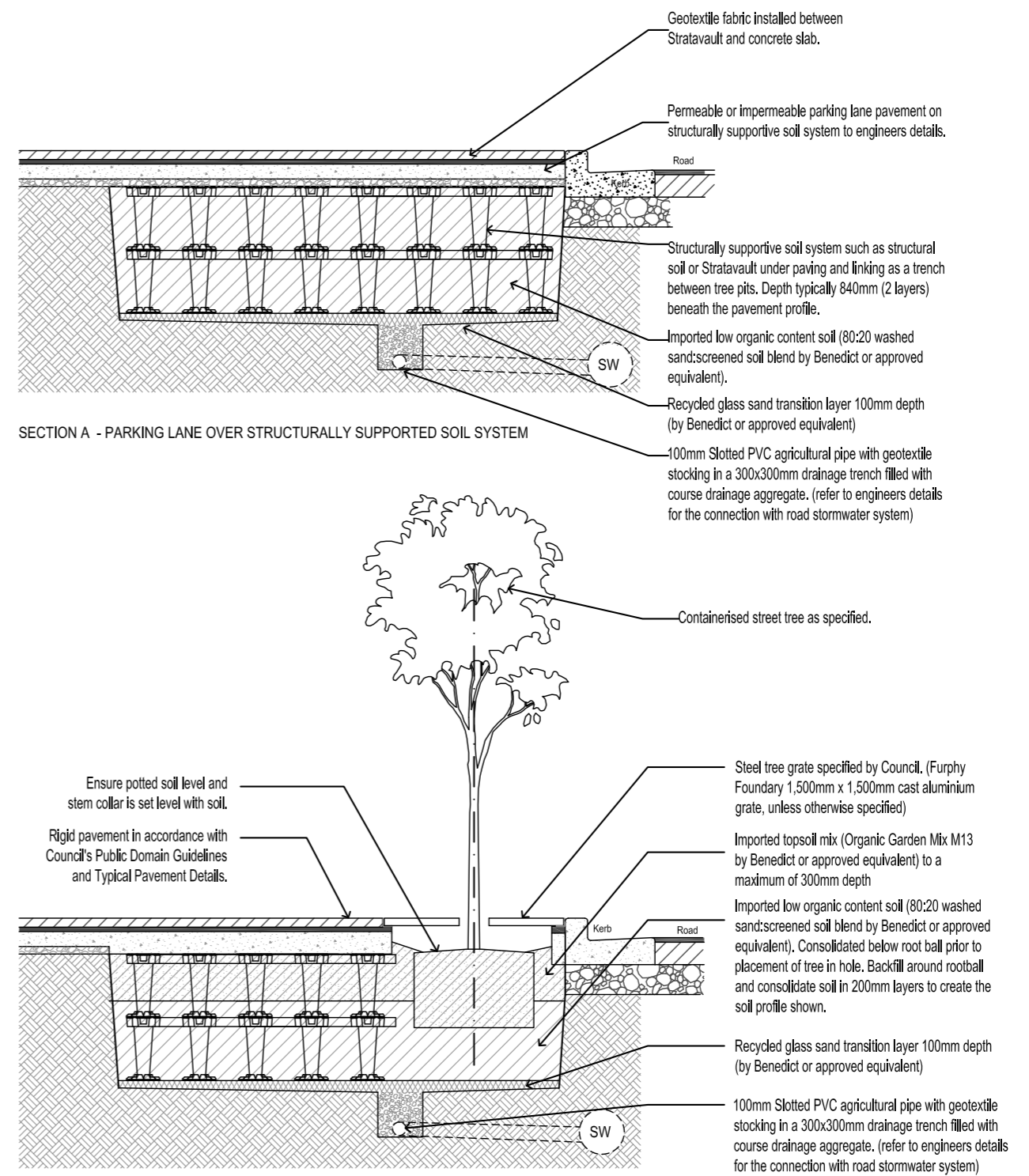
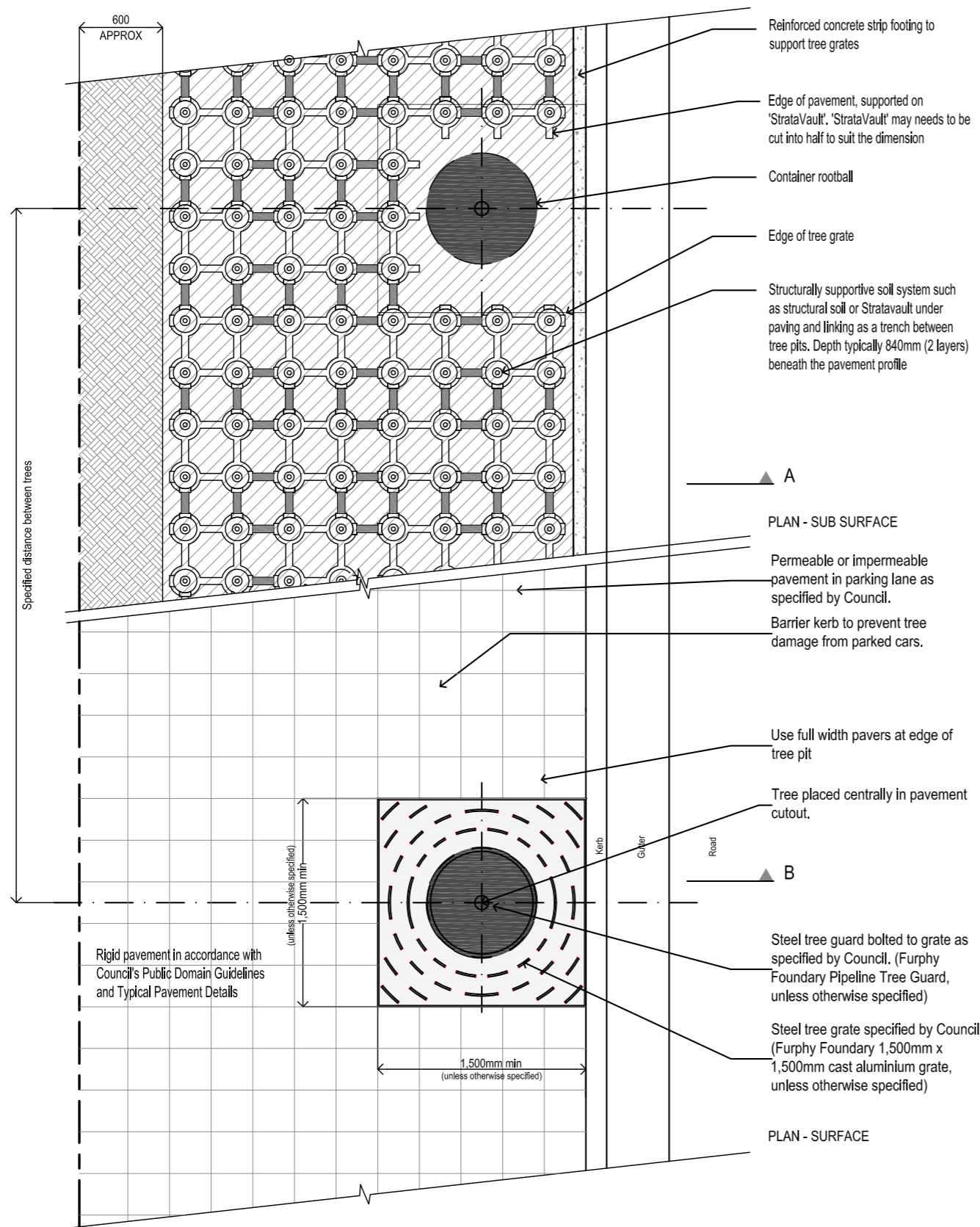


Figure 6.40 Street Tree Typical WSUD Pit Location in Footpath > 4000





SECTION B - RIGID PAVEMENT OVER STRUCTURALLY SUPPORTED SOIL SYSTEM IN BLISTER

Scale 1: 25 @ A2 0 500 1000 mm

All measurement shown are in millimeters, unless otherwise stated

STREET TREE PLANTING DETAILS

REVISION DATE: APR 2017

DETAIL - Street Tree Planting in Paved Footpath with StrataVault (Tree Grate)

TYPICAL DETAIL - NOT FOR CONSTRUCTION

