

STAGE 01 - BUILDING A

M_PARK - DEVELOPMENT APPLICATION

11-17 KHARTOUM ROAD & 33-39 TALAVERA ROAD, MACQUARIE PARK

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DA-004	SITE LOCATION PLAN	DA-022	LEVEL 07-09 PLAN
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GENERAL NOTES

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INFORMATION SHOWN ON THE SUPPLIED HARD COPIES TAKES PRECEDENCE OVER ANY DIGITAL OR ELECTRONIC DATA.

THIS PLAN HAS BEEN PREPARED FOR FEATURE & LEVEL PURPOSES ONLY OVER THE SUBJECT LAND.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) THE ORIGIN OF WHICH IS SSM 24936 RL 55,308 AHD (SOURCE: SCIMS 25-6-2017).

CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE AN APPROXIMATION ONLY.

THE BOUNDARIES HAVE NOT BEEN FULLY SURVEYED. SURVEY WORKS HAVE BEEN UNDERTAKEN IN A MANNER SUFFICIENT TO COMPILE INDICATIVE LOCATION OF TITLE BOUNDARIES & DIMENSIONS FROM PLANS & RECORDS OBTAINED FROM LAND & PROPERTY INFORMATION N.S.W. BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

THE BOUNDARIES SHOULD BE SURVEYED, MARKED &/OR SURVEY SETOUT MARKS PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK.

IF ANY CONSTRUCTION OR DESIGN WORK IS PLANNED WHICH RELIES ON CRITICAL SETBACKS FROM BOUNDARIES, IT IS RECOMMENDED A BOUNDARY / CADASTRAL SURVEY BE UNDERTAKEN PRIOR TO DESIGN BEING FINALISED & COMMENCEMENT OF ANY WORKS.

THE LOCATION OF EASEMENTS HAVE BEEN COMPILED FROM PLANS & RECORDS OBTAINED FROM LAND & PROPERTY INFORMATION N.S.W AND ARE SUBJECT TO FINAL SURVEY.

THE LOCATION & LEVELS OF NEIGHBOURING BUILDINGS, RIDGES AND ROOF POSITIONS ARE APPROXIMATE ONLY.

THE LOCATION OF ADJOINING BUILDING FEATURES HAVE BEEN OBTAINED WHERE VISIBLE FROM THE SUBJECT PROPERTY. ANY ADDITIONAL INFORMATION REQUIRED IS SUBJECT TO ADDITIONAL SURVEY & ACCESS BEING GRANTED TO ADJOINING PROPERTIES.

THE LOCATION & LEVELS OF BUILDING RIDGES AND ROOF FEATURES HAVE BEEN DETERMINED BY INDIRECT METHODS (WHERE VISIBLE) & ACCURATE TO APPROXIMATELY +/- 0.025m

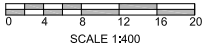
SCHEDULE OF ABBREVIATIONS

- BAL - BALCONY
- BIT - BITUMEN
- BOL - BOLLARD
- CBW - CONCRETE BLOCK WALL
- BCBW - BOTTOM OF CONCRETE BLOCK WALL
- BUS - BUS SHELTER
- COL - COLUMN
- CO - CONCRETE
- DR - DRAIN
- EBX - ELECTRICITY BOX
- FH - HYDRANT
- FP - FLAG POLE
- GB - GARDEN BED
- GMT - GAS METER
- GP - GRATED PIT
- HYD - HYDRANT
- ILT - INGROUND LIGHT
- INV - INVERT
- IRI - IRRIGATION POINT
- LK - LIP OF KERB
- LT - LIGHT POLE
- OPT - OPTUS PIT
- PAV - PAVING
- PARM - PARKING METER
- PEB - PEBBLES
- PP - POWER POLE
- RT - ROOF TOP HEIGHT (APPROX)
- SPH - SPEED HUMP
- SS - SIGNAGE
- TEL - TELSTRA PIT
- TG - TOP GUTTER HEIGHT (APPROX)
- TK - TOP FACE KERB
- TL - TRAFFIC LIGHT
- TSB - TRAFFIC SIGNAL BOX
- UC - SERVICES PIT (UNCLASSIFIED)
- WMT - WATER METER
- WM - WATER MARKER
- WV - WATER VALVE

⊙ DENOTES TREE POSITION (NOT TO SCALE). REFER TO LEGEND FOR APPROXIMATE TREE SIZE.

TR : DENOTES TREE LESS THAN 0.30 TRUNK
TR2 : TREE APPROX. 0.20 TRUNK 4 SPREAD & HEIGHT
TR3 : TREE APPROX. 0.30 TRUNK 6 SPREAD & HEIGHT
TR4 : TREE APPROX. 0.40 TRUNK 8 SPREAD & HEIGHT
TR5 : TREE APPROX. 0.50 TRUNK 10 SPREAD & HEIGHT
TR6 : TREE APPROX. 0.60 TRUNK 12 SPREAD & HEIGHT
TR7 : TREE APPROX. 0.70 TRUNK 14 SPREAD & HEIGHT
TR8 : TREE APPROX. 0.80 TRUNK 16 SPREAD & HEIGHT
TR10 : TREE APPROX. 1.00 TRUNK 20 SPREAD & HEIGHT

- (E) EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (VIDE DEALING V743855)
- (R1) RIGHT OF WAY 6 WIDE (VIDE DEALING V74855)
- (R) RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (VIDE DEALING V743855)
- (S) LEASE FOR SUBSTATION PREMISES NO 6013 (VIDE DEALING V743855)





FSR LEP

SITE AREA

1:1

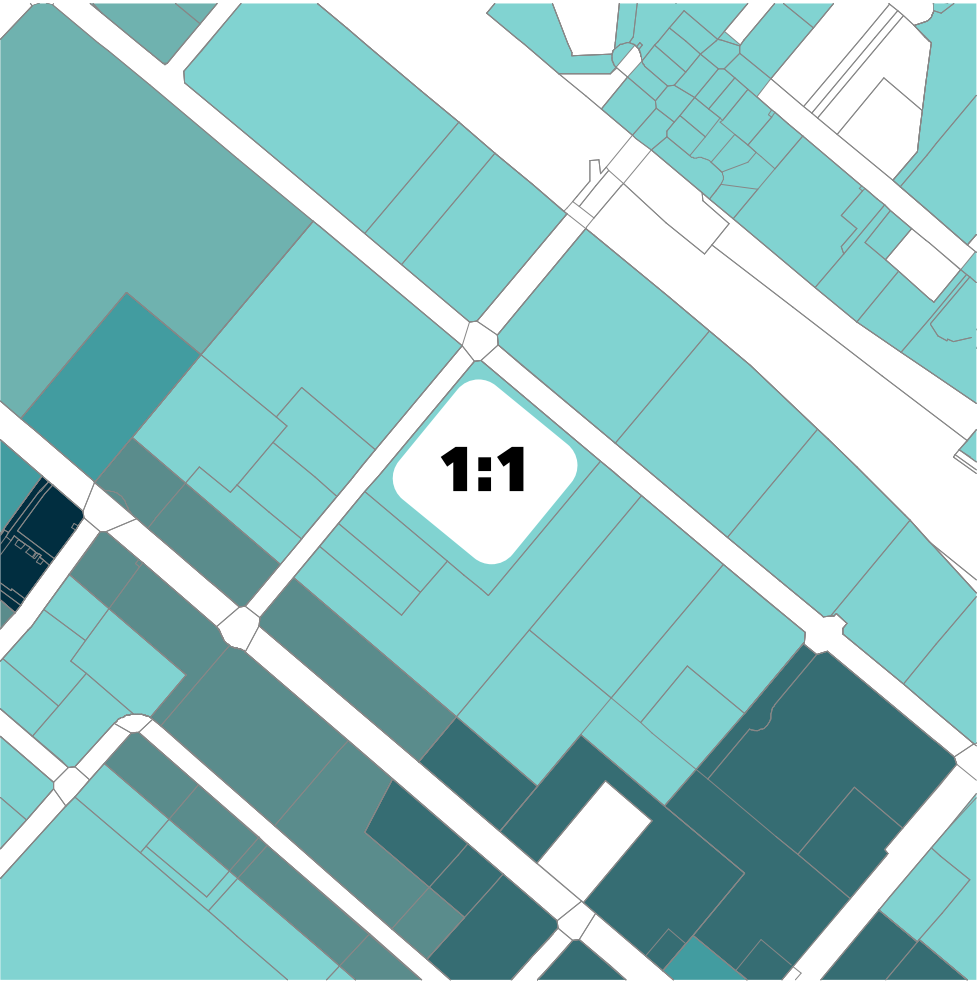
30 030 M²

FSR INCENTIVE

GFA INCENTIVE

2:1

60 060 M²



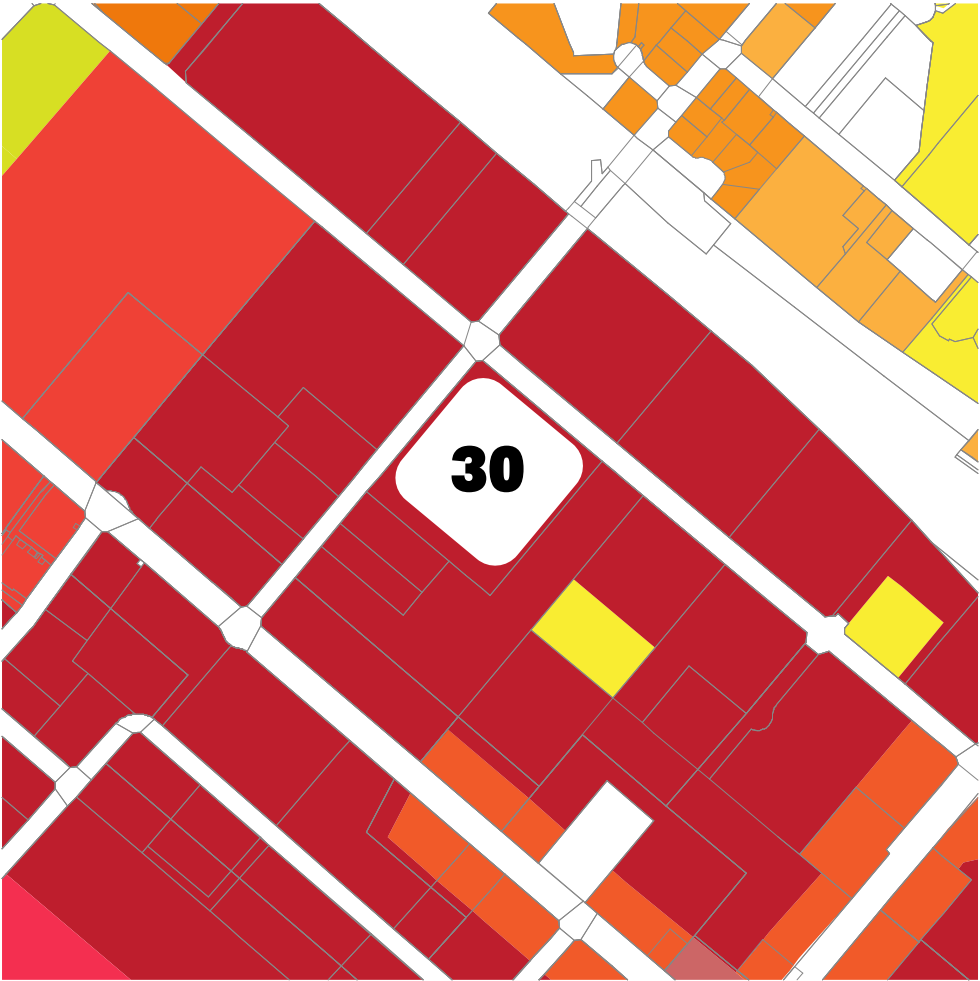
- FSR 1.0

FSR 1.5

FSR 2.0
- FSR 2.5

FSR 3.0

FSR 4.0



- 9.5 METRES

11.5 METRES

22 METRES

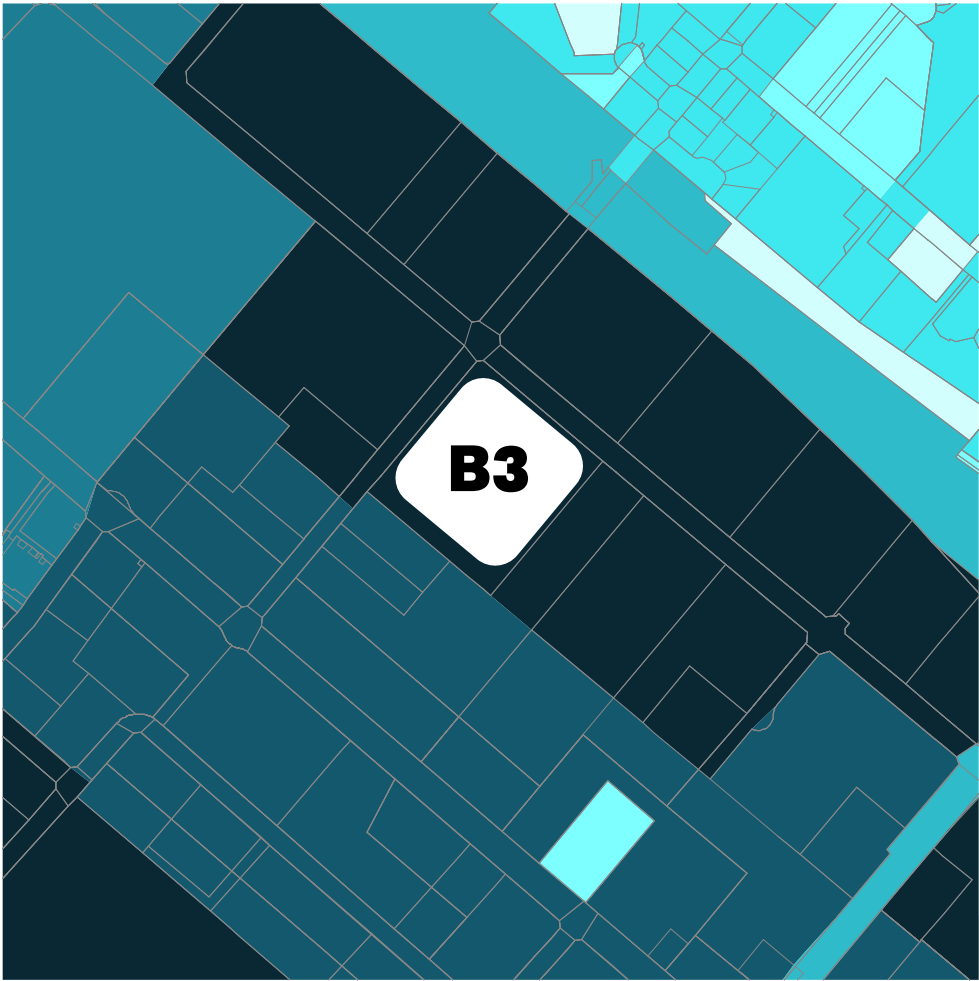
26 METRES

30 METRES
- 37 METRES

45 METRES

65 METRES

90 METRES



- B3 COMMERCIAL CORE

B7 BUSINESS PARK

B4 MIXED USE

RE1 PUBLIC RECREATION
- E2 ENVIRONMENTAL CONSERVANCY

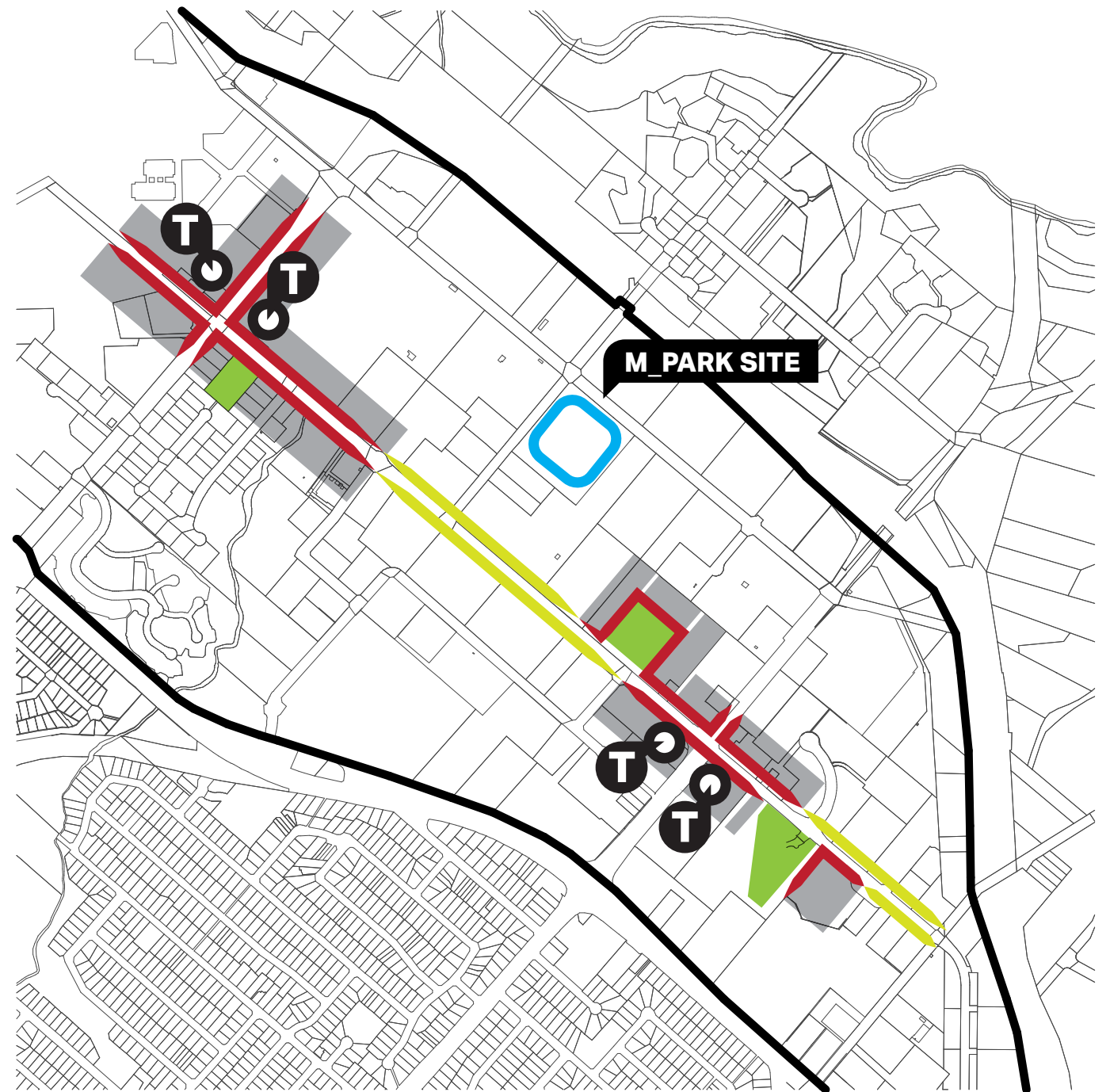
R4 HIGH DENSITY RESIDENTIAL

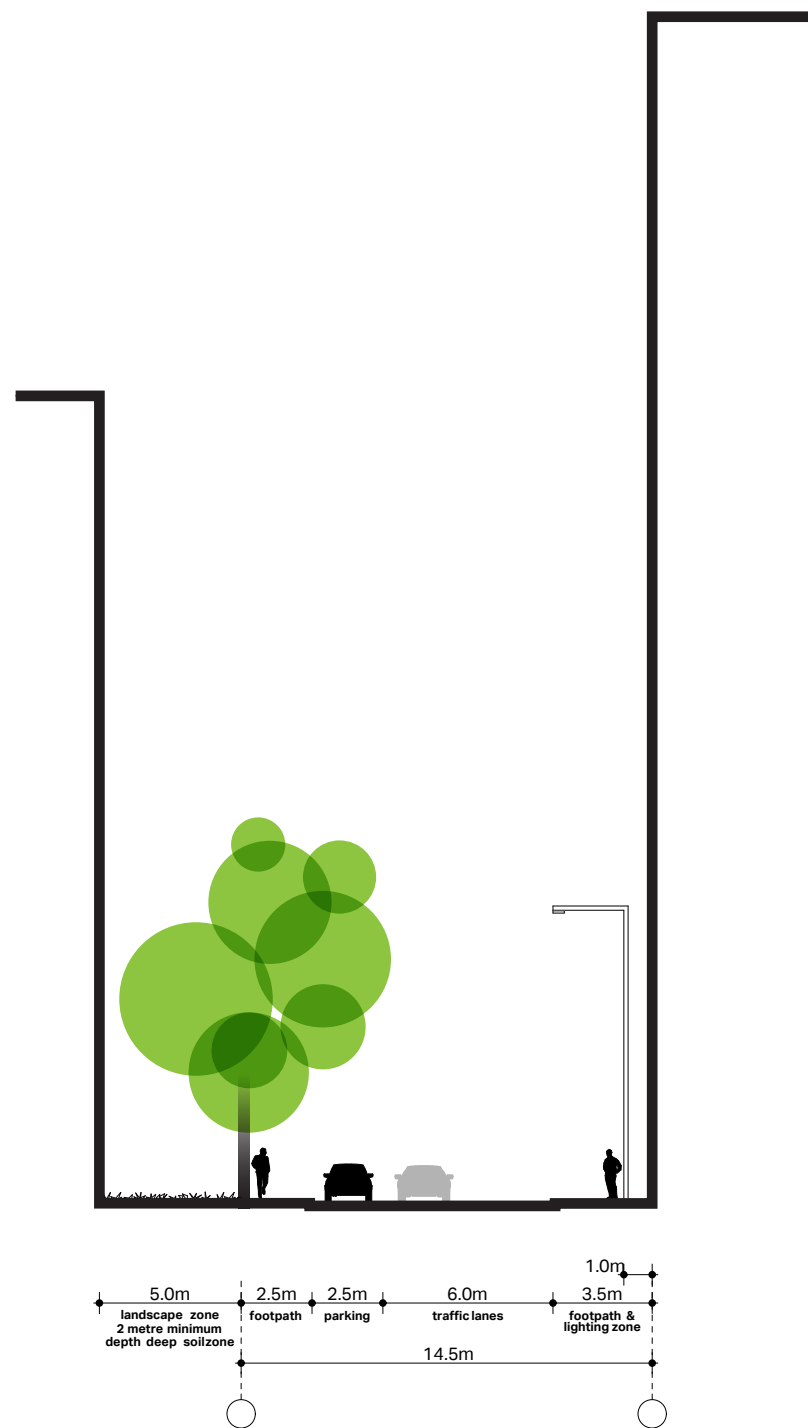
E1 NATIONAL PARKS & NATURE RESERVES

FLOOR SPACE RATIO (FSR)
Reference: Ryde Local Environmental Plan 2014 (LEP)

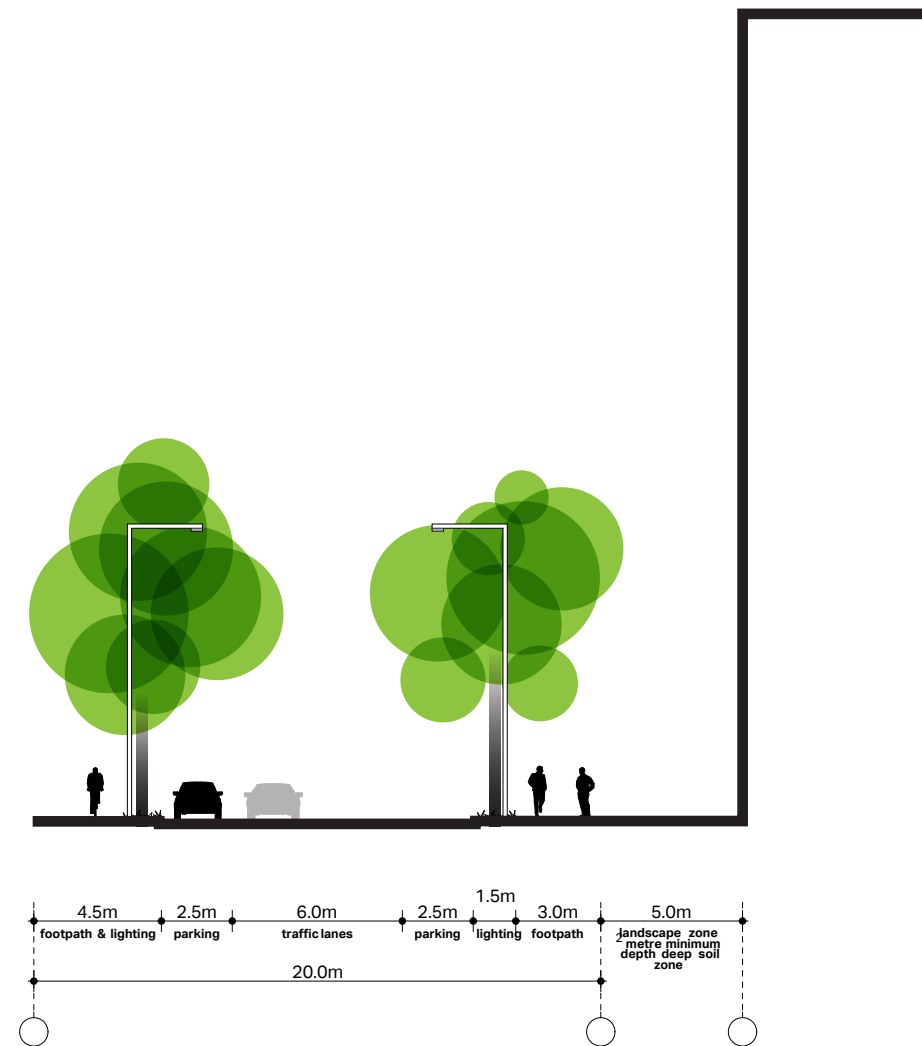
HEIGHT OF BUILDING

LAND ZONING

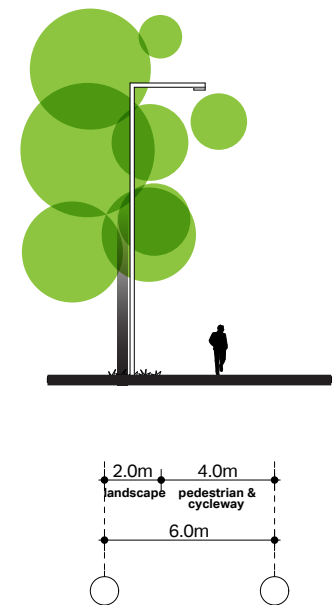




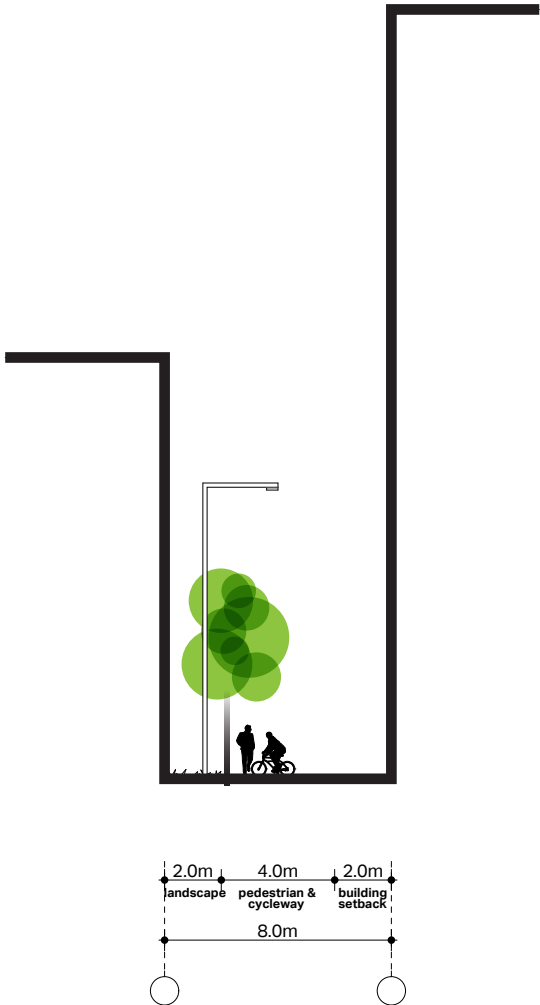
14.5 METRE WIDE STREET
Reference: Ryde Development Control Plan 2014 (DCP)



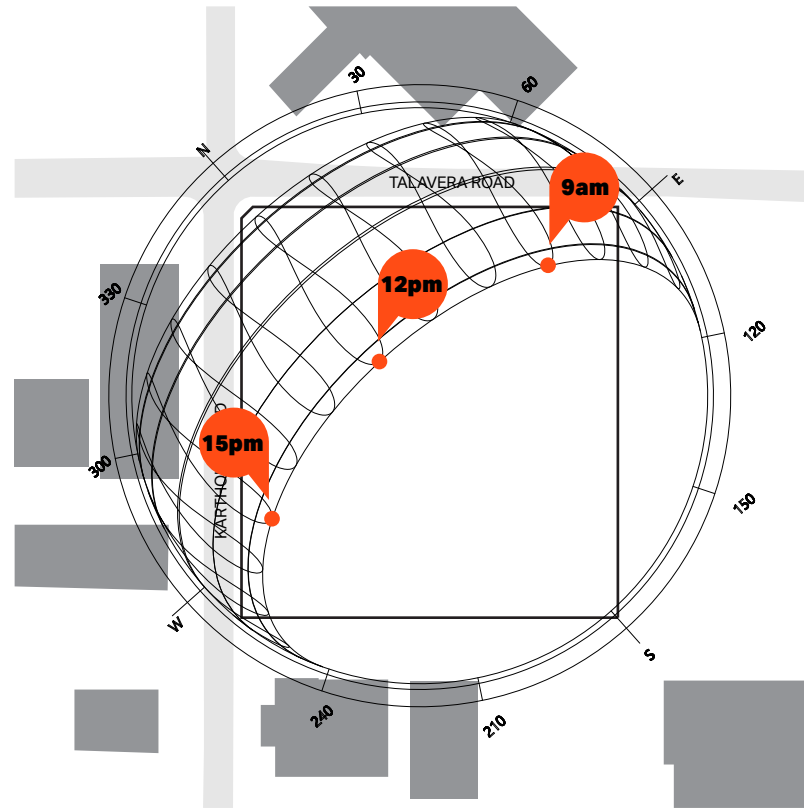
20 METRE WIDE STREET



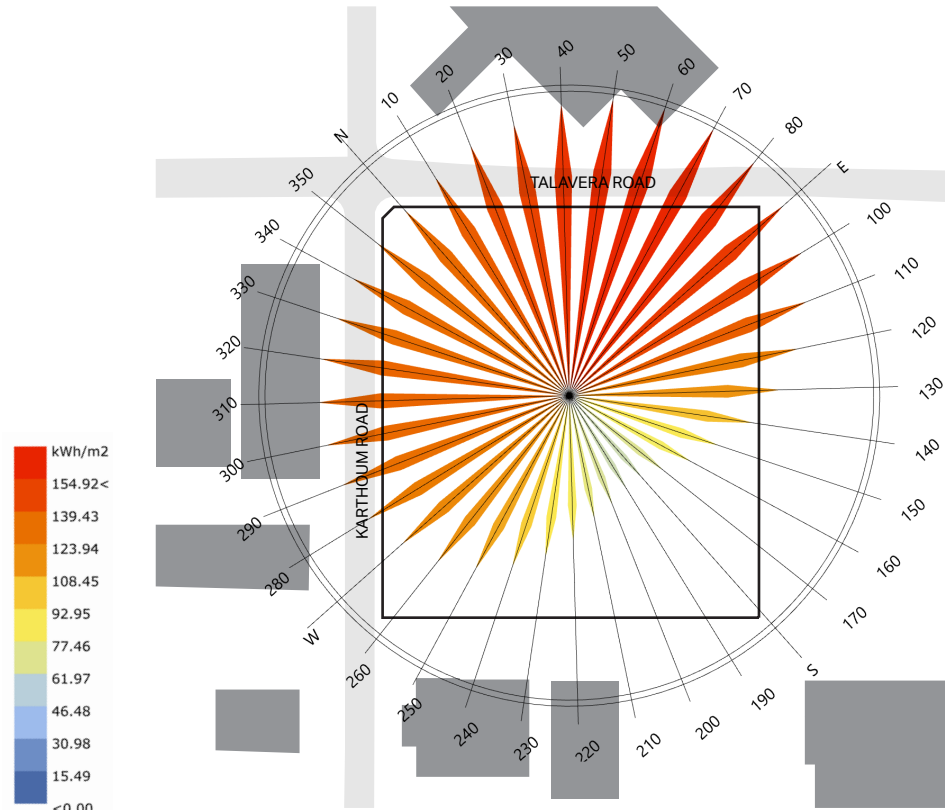
PEDESTRIAN LINK



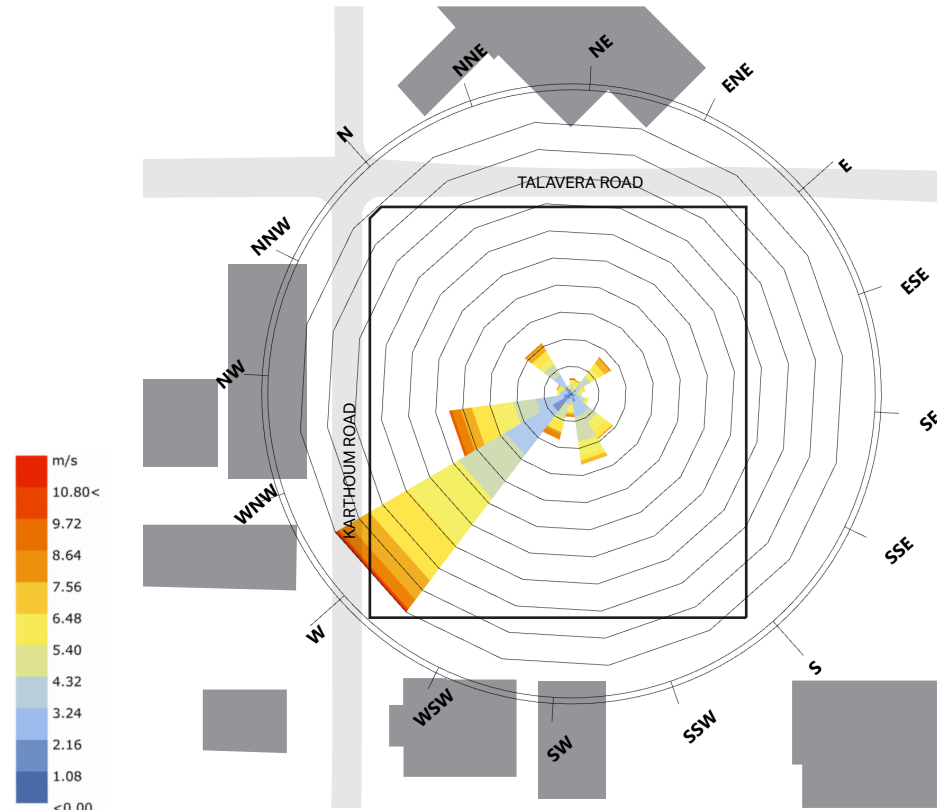
**PEDESTRIAN LINK
BETWEEN BUILDINGS**



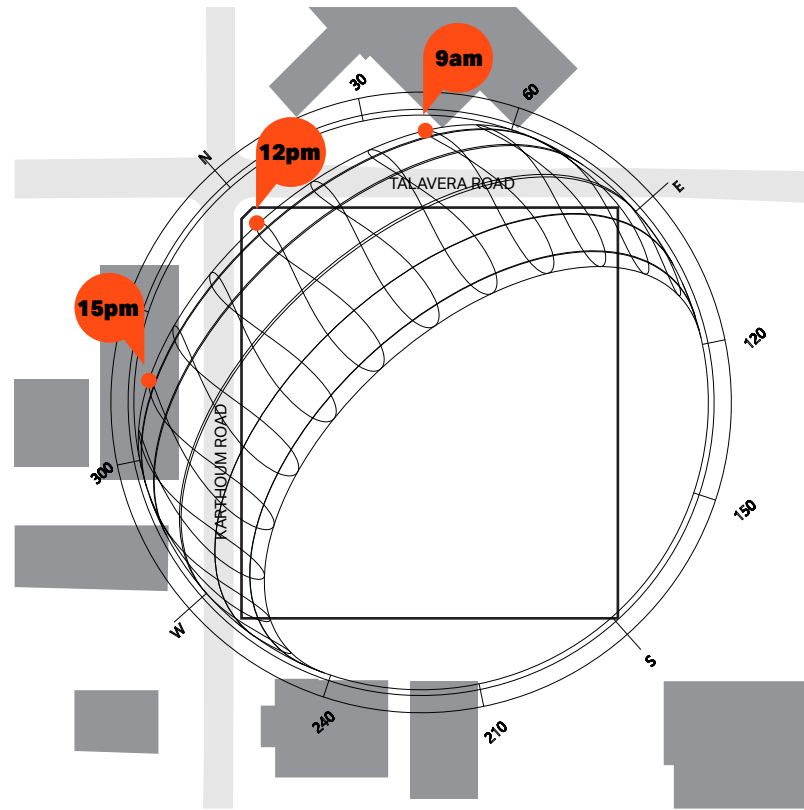
1. SUN PATH - SUMMER SOLSTICE (DECEMBER 22ND)



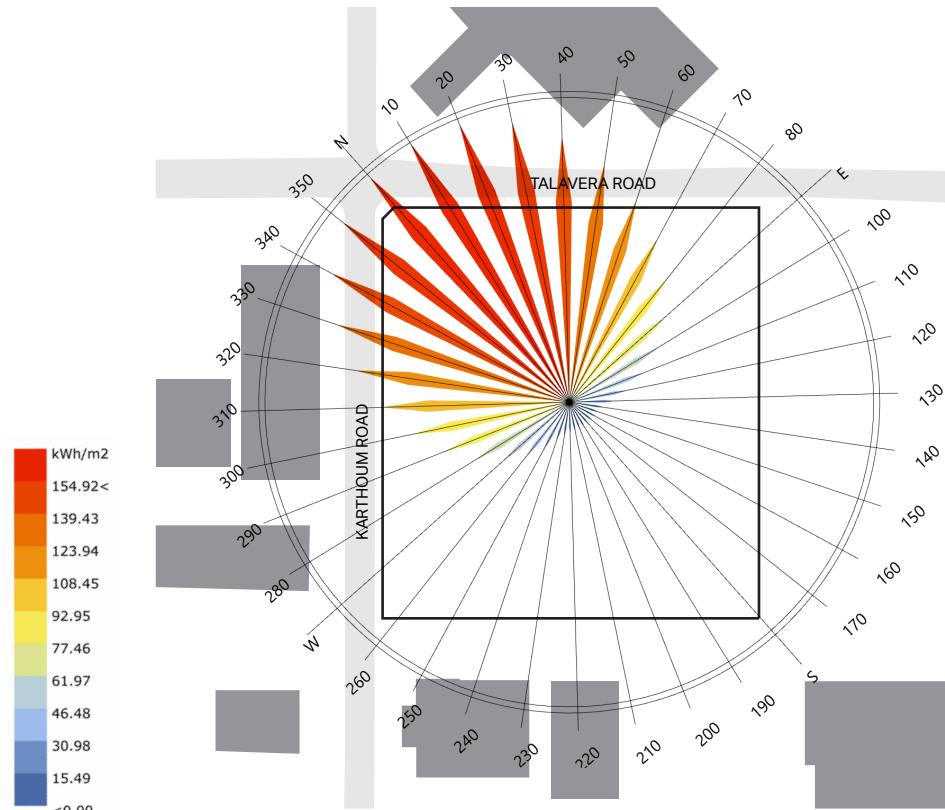
2. SUN RADIATION ROSE - SUMMER (JUNE 1ST -AUGUST 31ST)



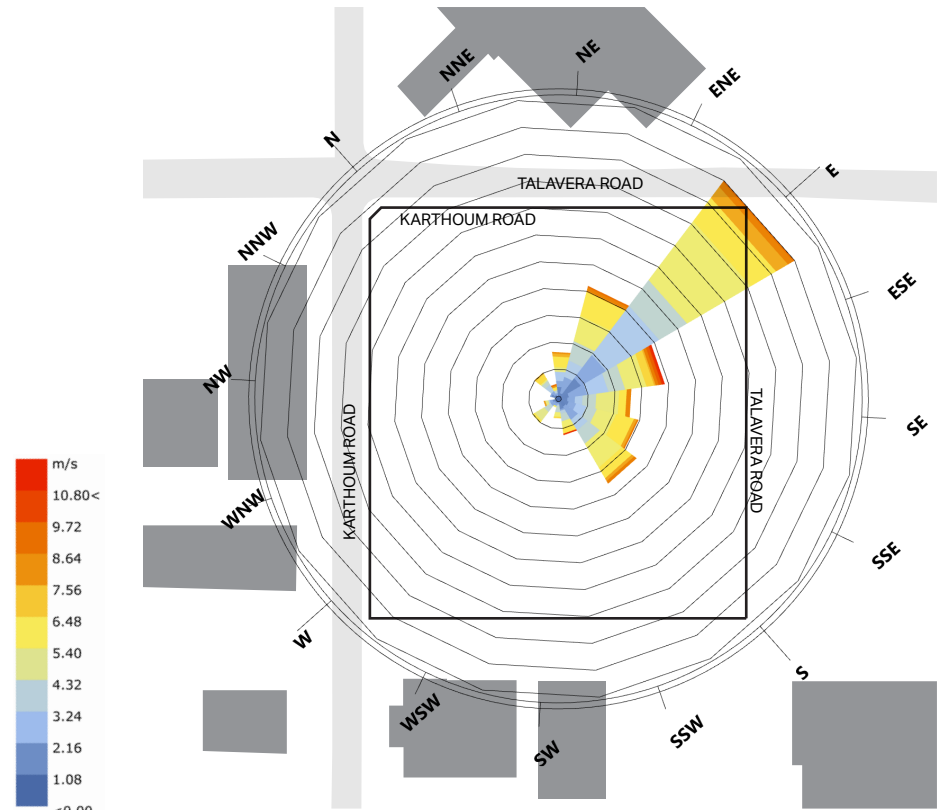
3. WIND ROSE - SUMMER (JUNE 1ST -AUGUST 31ST)



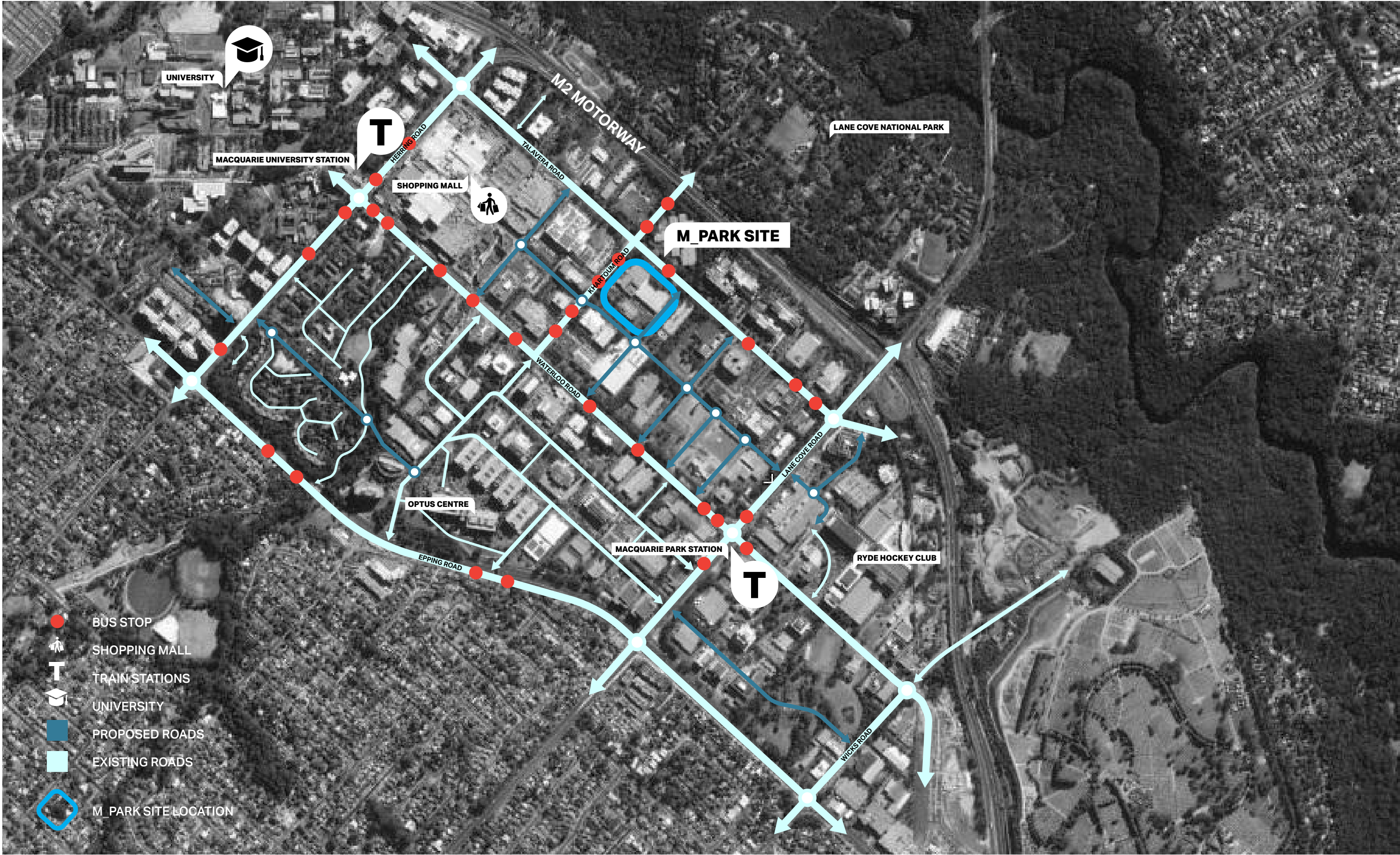
4. SUN PATH - WINTER SOLSTICE (JUNE 22ND)



5. SUN RADIATION ROSE - WINTER (DECEMBER 1ST - FEBRUARY 28TH)



6. WIND ROSE - WINTER (DECEMBER 1ST - FEBRUARY 28TH)





1. MACQUARIE UNIVERSITY LIBRARY



2. 78 WATERLOO ROAD



3. 54 WATERLOO ROAD



4. 8 KHARTOUM ROAD



5. NEW 14 METRE WIDE ROAD



6. 66 TALAVERA ROAD



7. SOUTH WEST NEIGHBOUR



8. 19 KHARTOUM ROAD



9. 5 TALAVERA ROAD



10. KHARTOUM ROAD



11. TALAVERA ROAD



12. OPTUS CAMPUS





1. LOOKING NORTH



2. LOOKING SOUTH

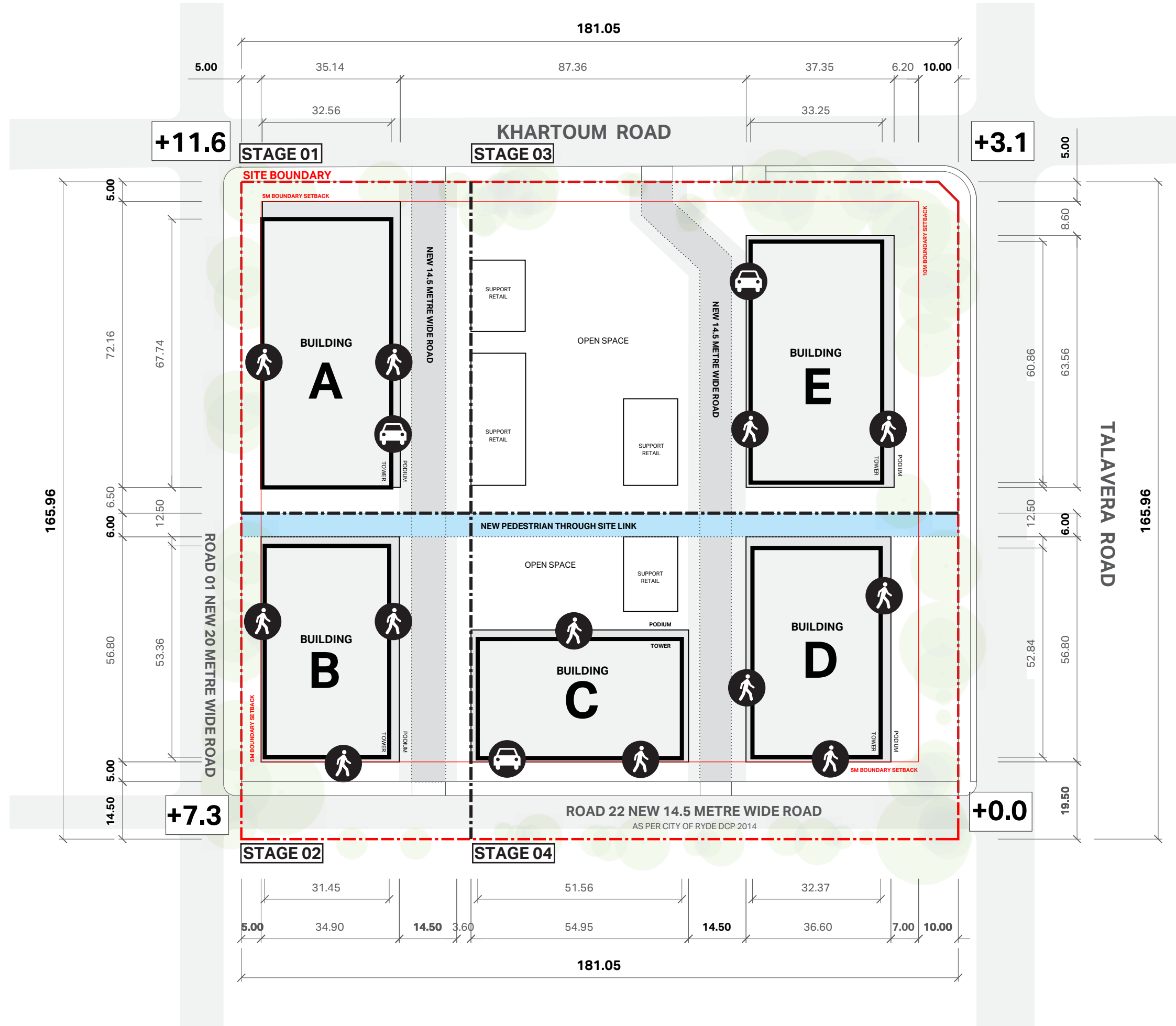


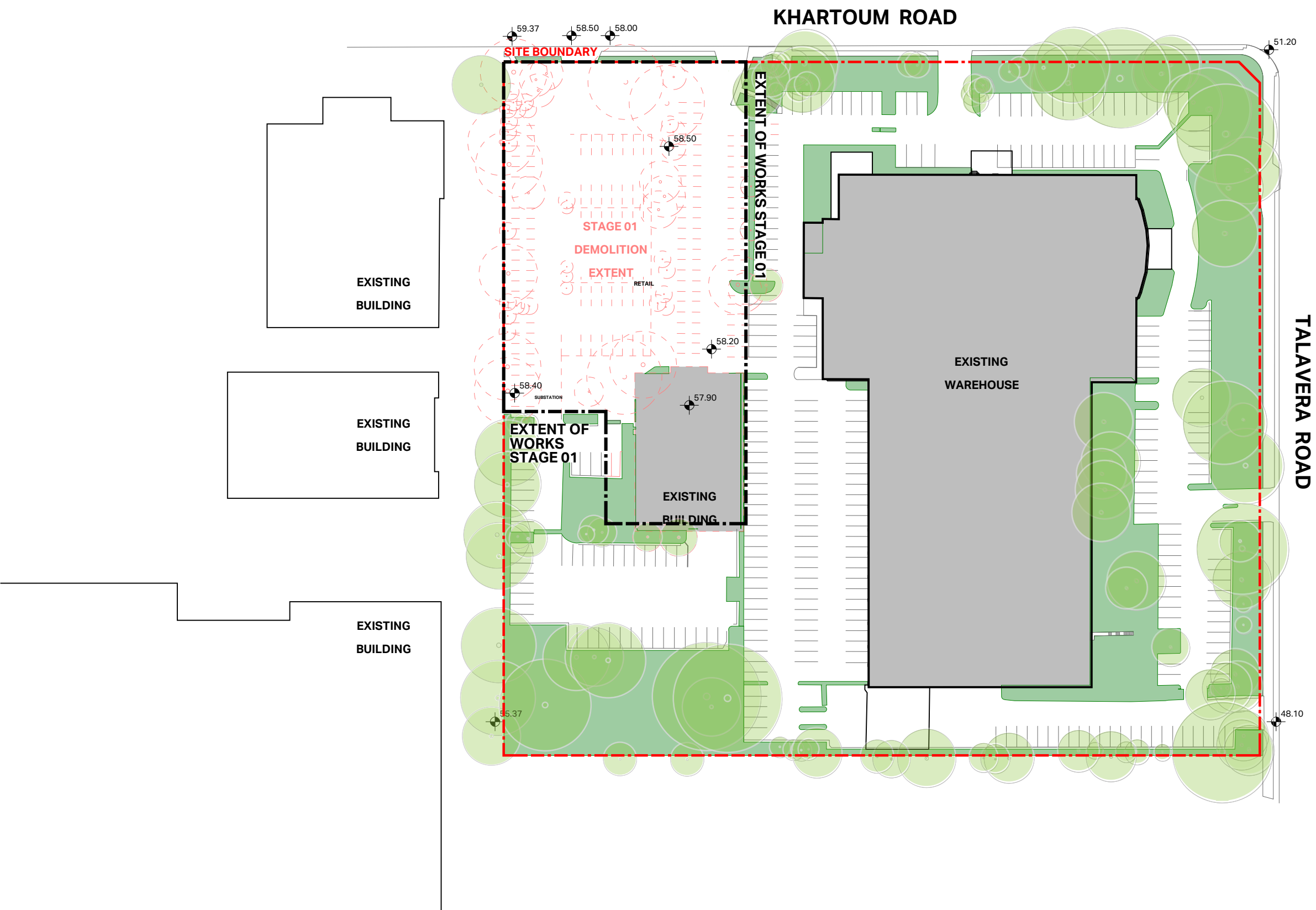
3. LOOKING WEST

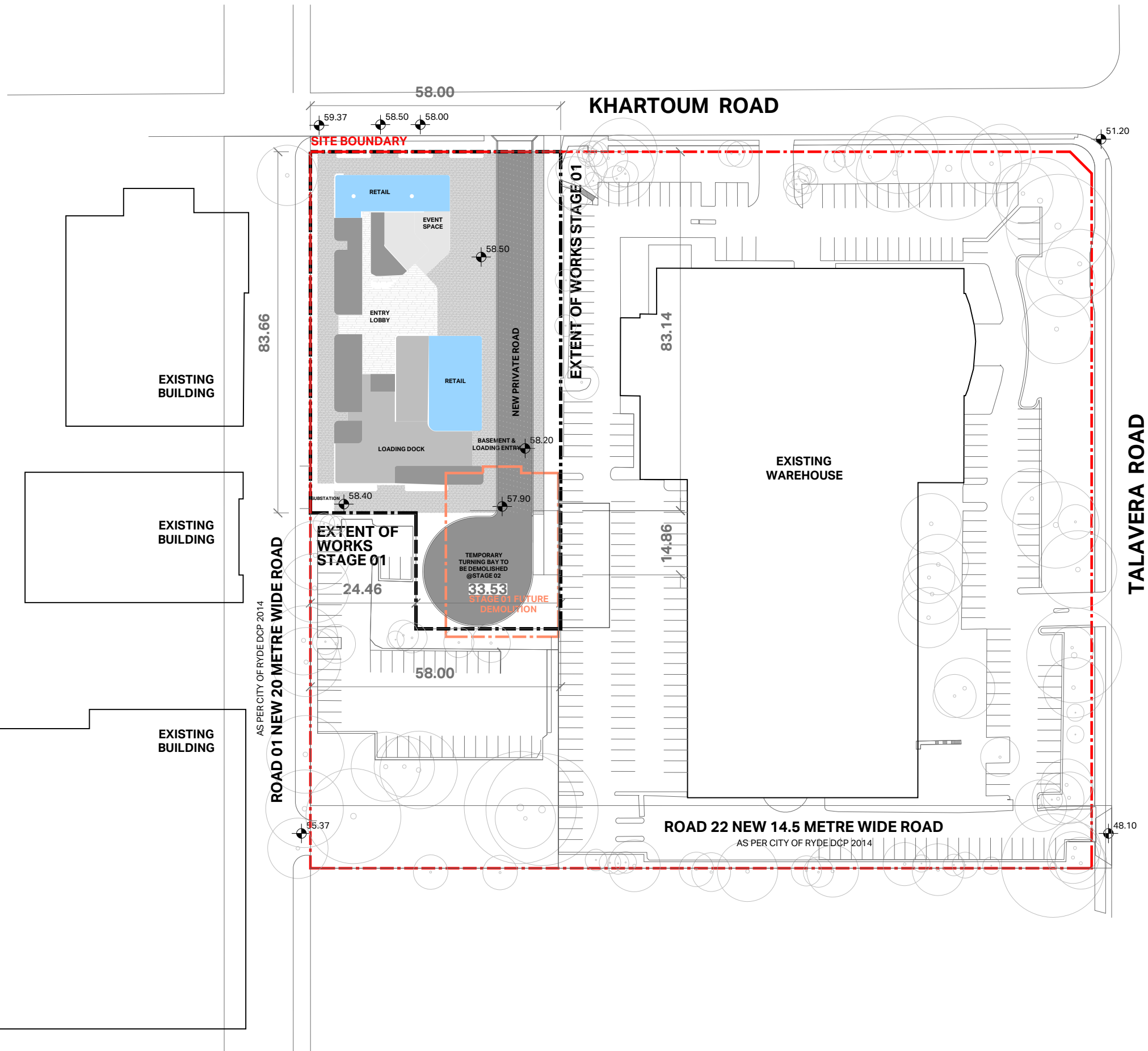


4. LOOKING WEST









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Stockland

PROJECT NAME

M_PARK STAGE 01

11-17 KHARTOUM ROAD &
33-39 TALAVERA ROAD
MACQUARIE PARK, NSW

DRAWING AUTHOR

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PROJECT NUMBER

550002

STATUS

**DEVELOPMENT
APPLICATION**

PROJECT NORTH



SCALE@A3

1:1000

DRAWING

STAGE 01 SITE PLAN

DRAWING NUMBER

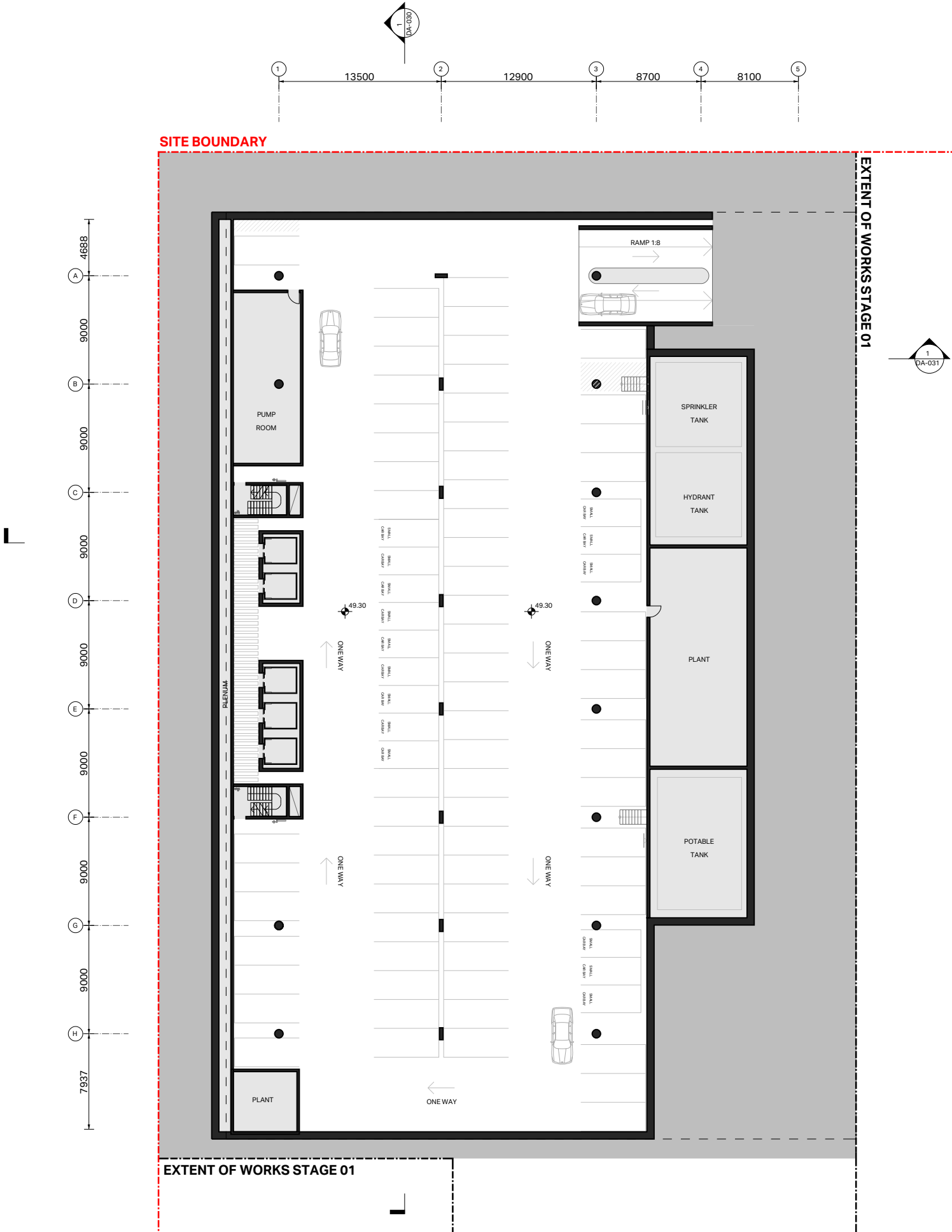
DA-014

ISSUE

C

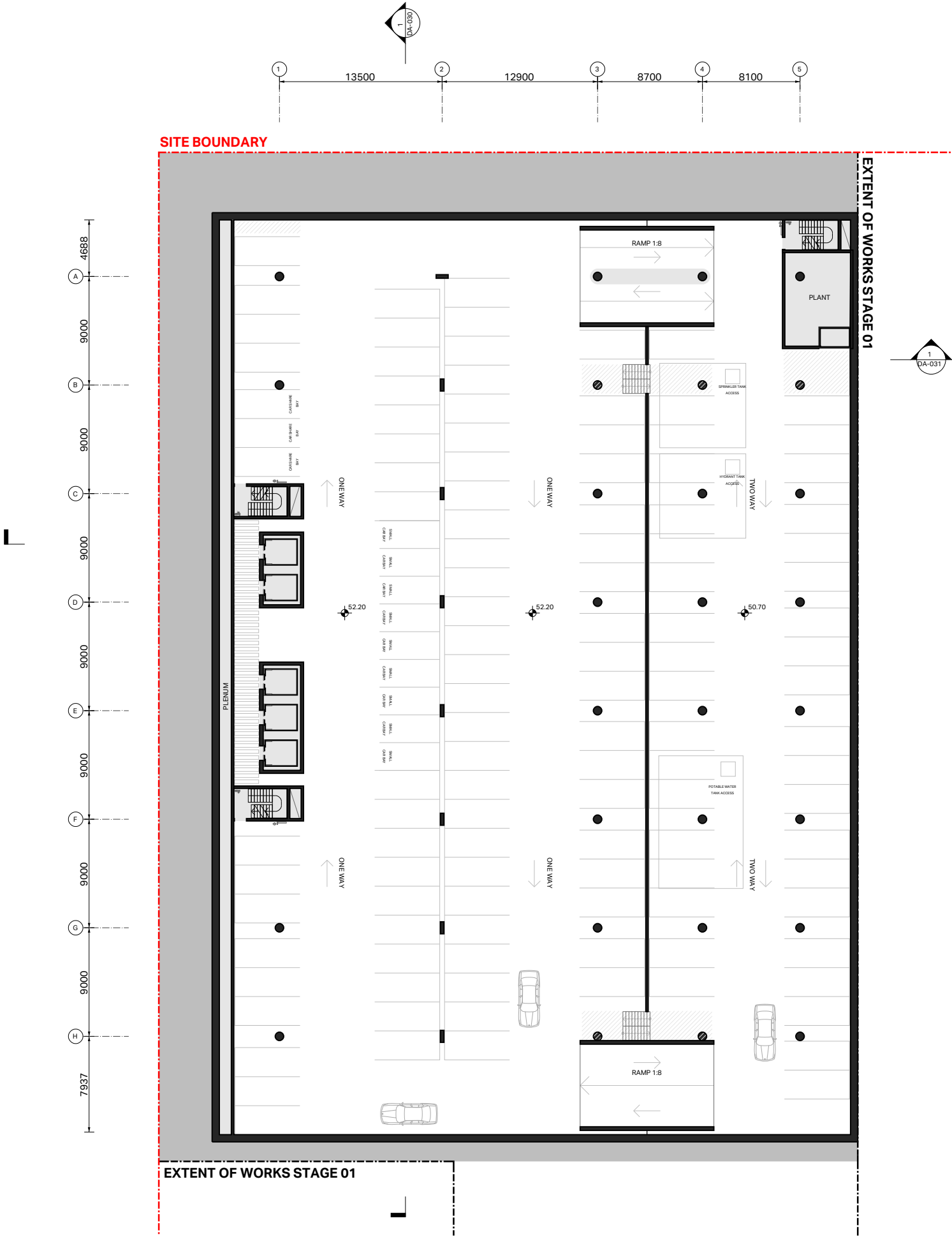
DATE

11/11/2019



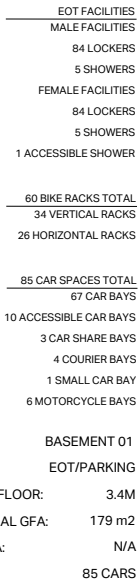
84 CAR SPACES TOTAL
69 CAR BAYS
15 SMALL CAR BAY

LEVEL: BASEMENT 03
USE: PARKING/PLANT
FLOOR TO FLOOR: 2.9M
COMMERCIAL GFA: N/A
RETAIL GFA: N/A
CARS: 84 CARS



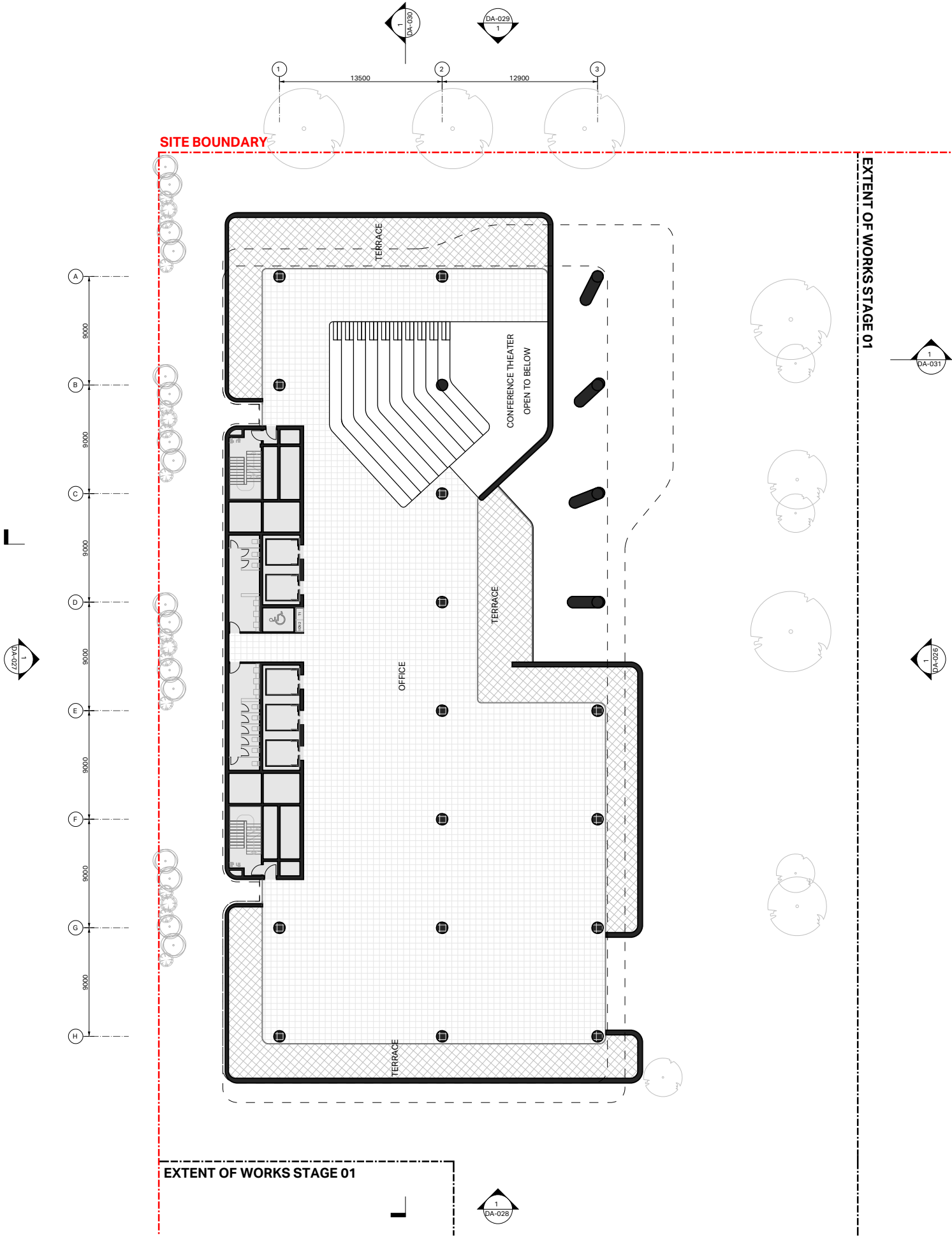
127 CAR SPACES TOTAL
115 CAR BAYS
3 CAR SHARE BAYS
9 SMALL CAR BAY

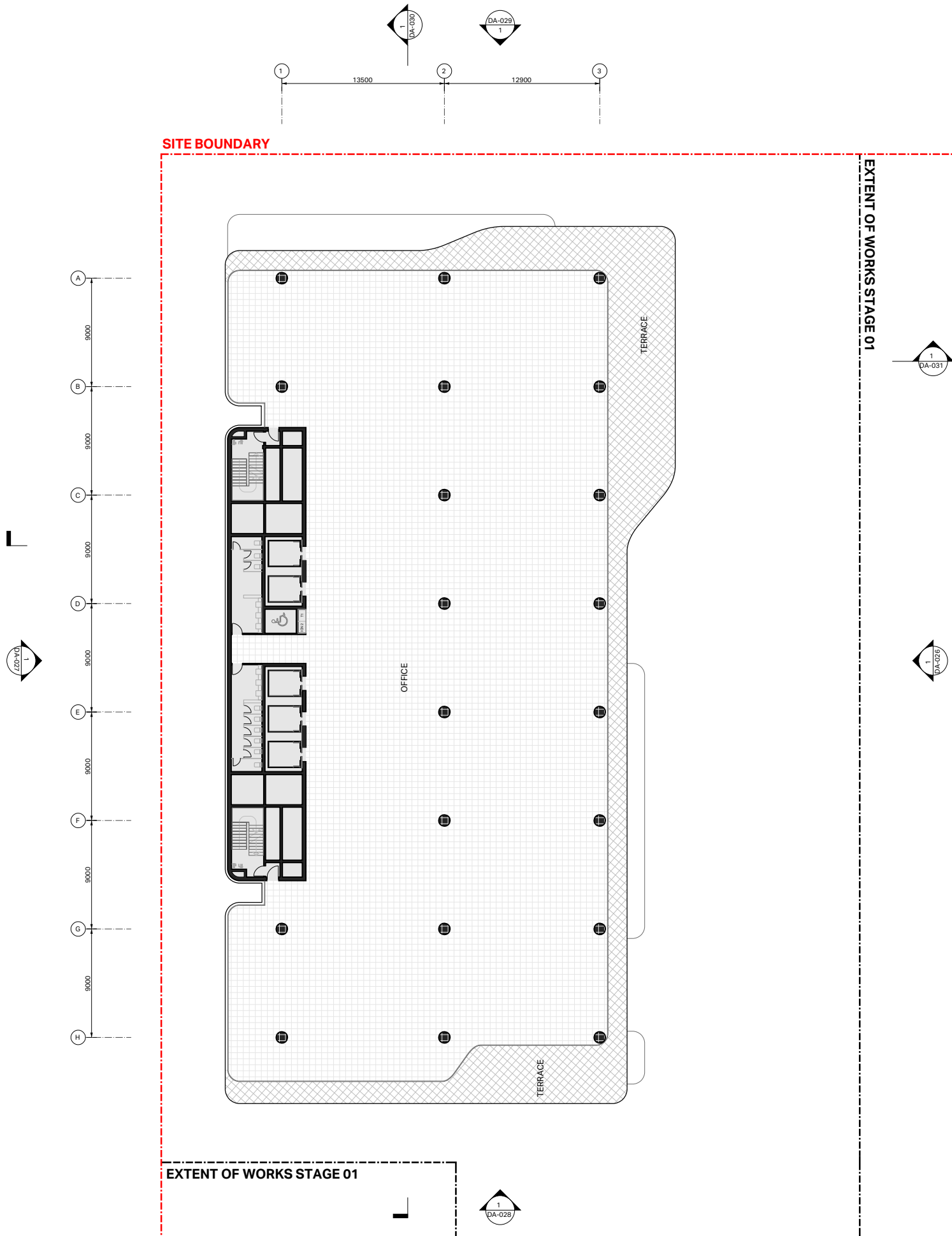
LEVEL: BASEMENT 02
USE: PARKING
FLOOR TO FLOOR: 2.9M
COMMERCIAL GFA: N/A
RETAIL GFA: N/A
CARS: 127 CARS

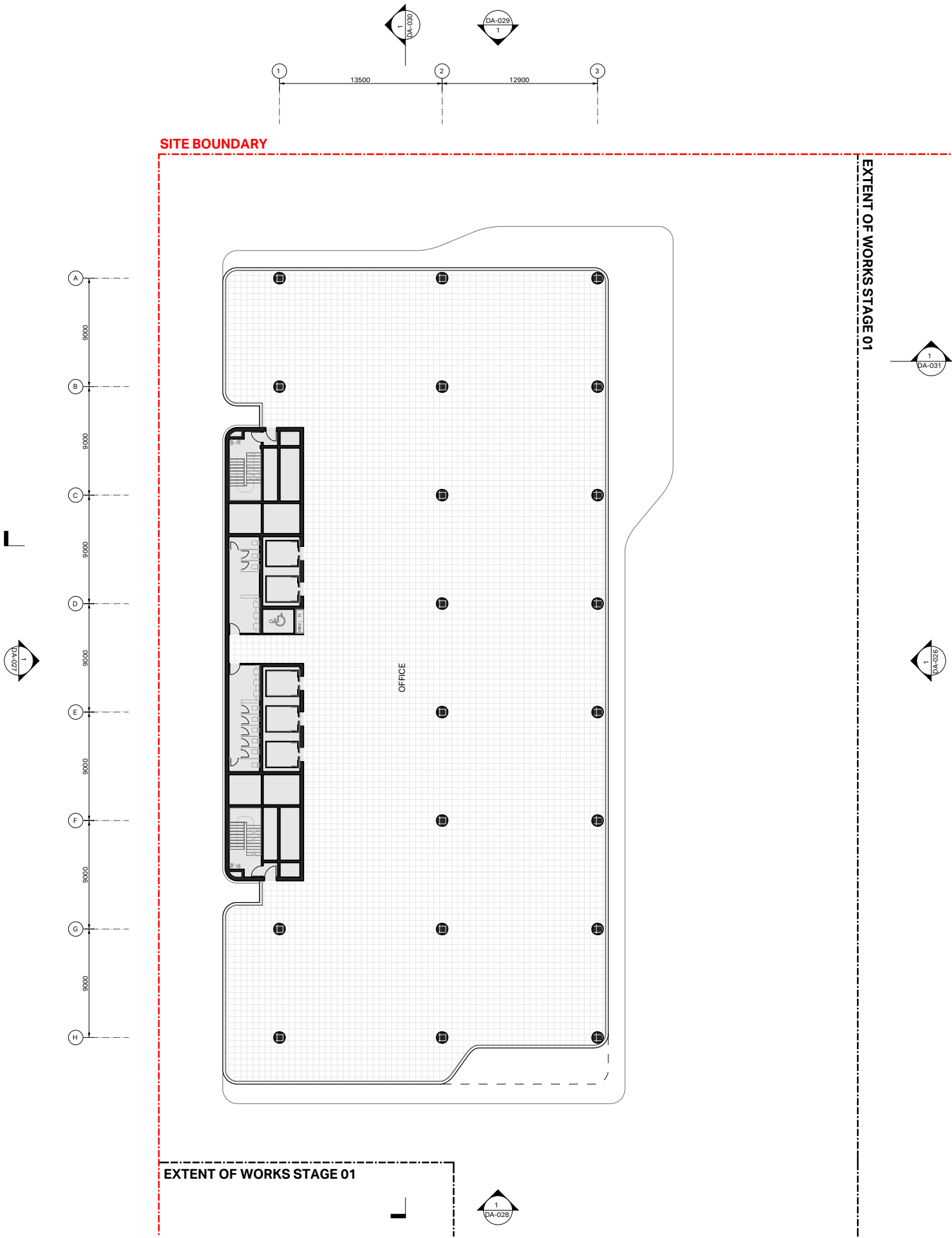


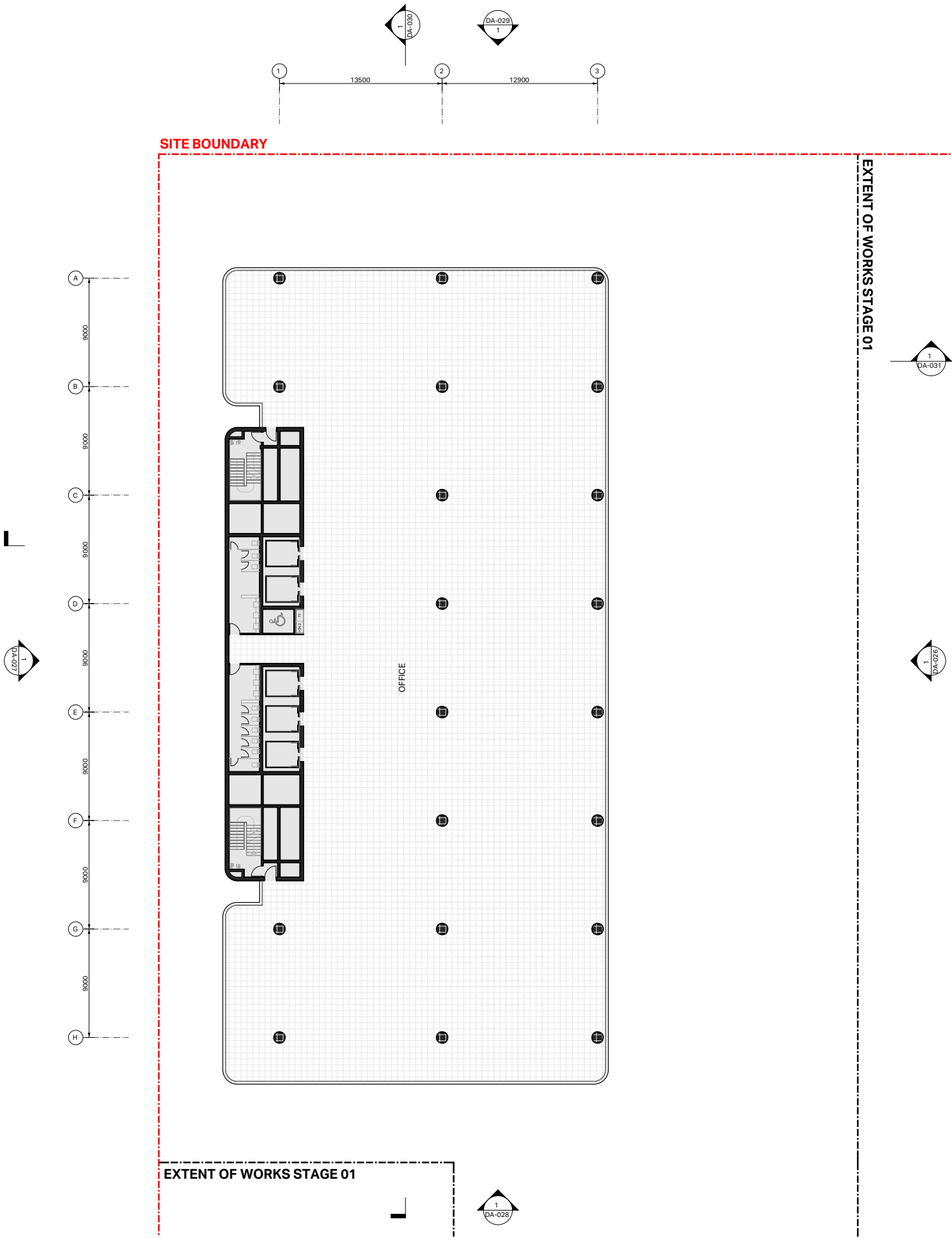
ISSUE
B
DATE
23/08/2019

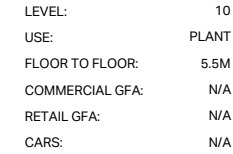












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PROJECT NAME

M_PARK STAGE 01

11-17 KHARTOUM ROAD &
33-39 TALAVERA ROAD
MACQUARIE PARK, NSW

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PROJECT NUMBER

550002

STATUS

DEVELOPMENT
APPLICATION

PROJECT NORTH

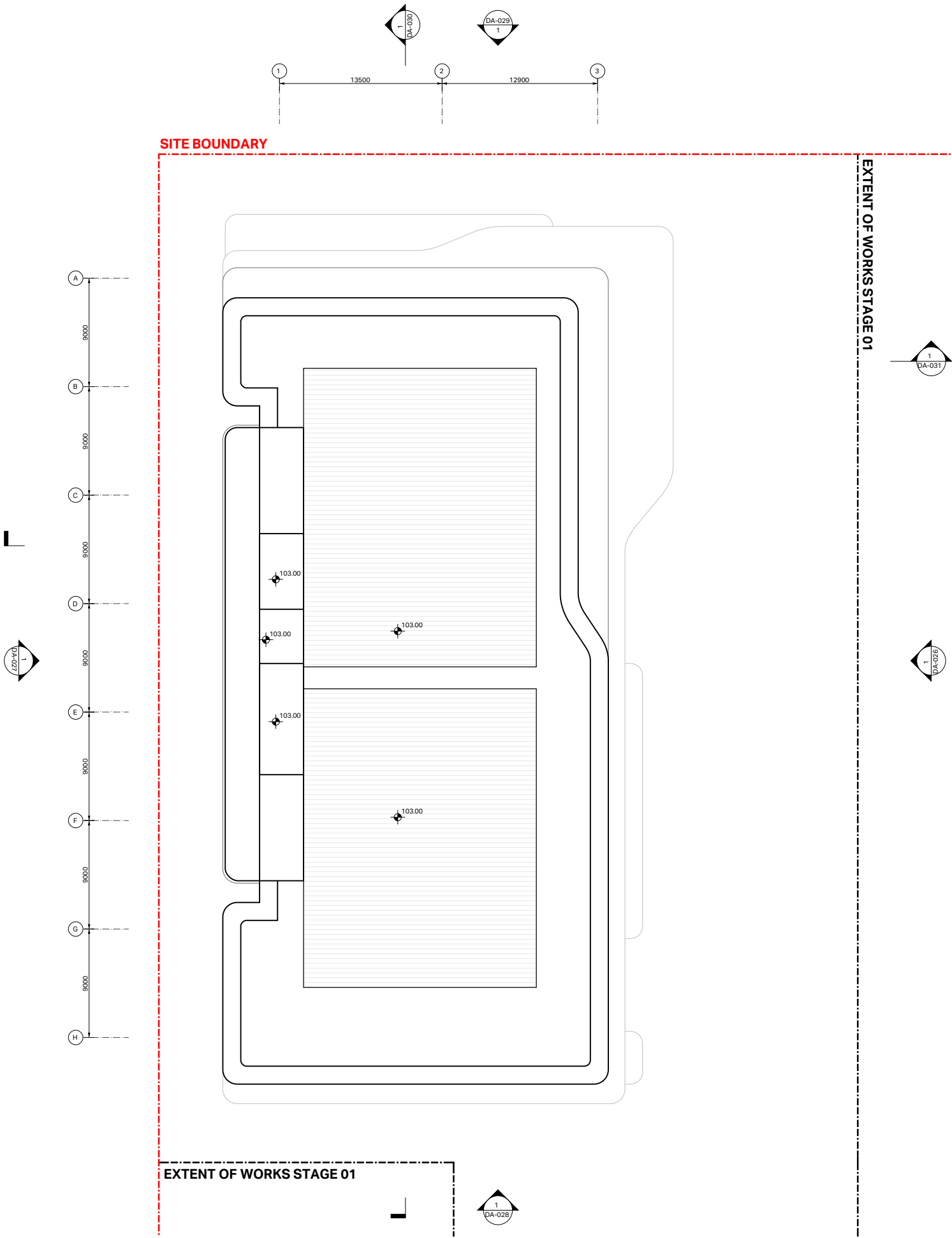
SCALE@A3
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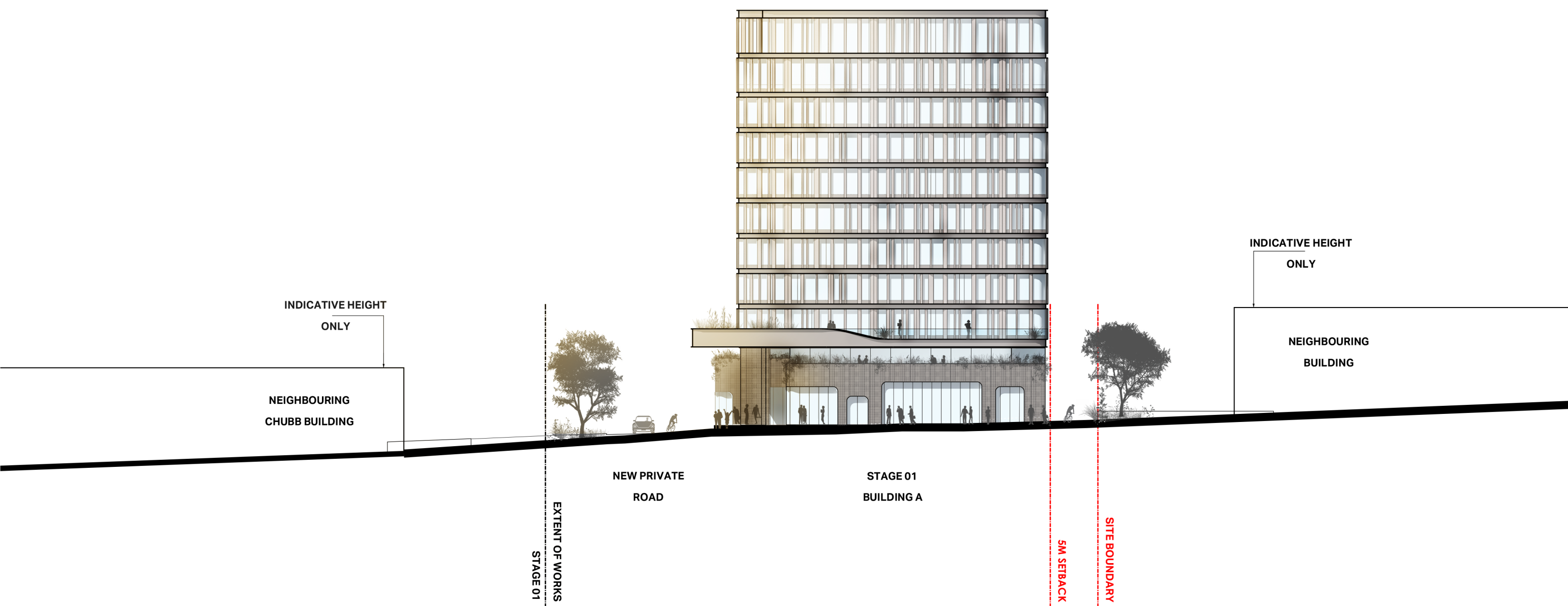
DRAWING

ROOF PLAN
DRAWING NUMBER
DA-024

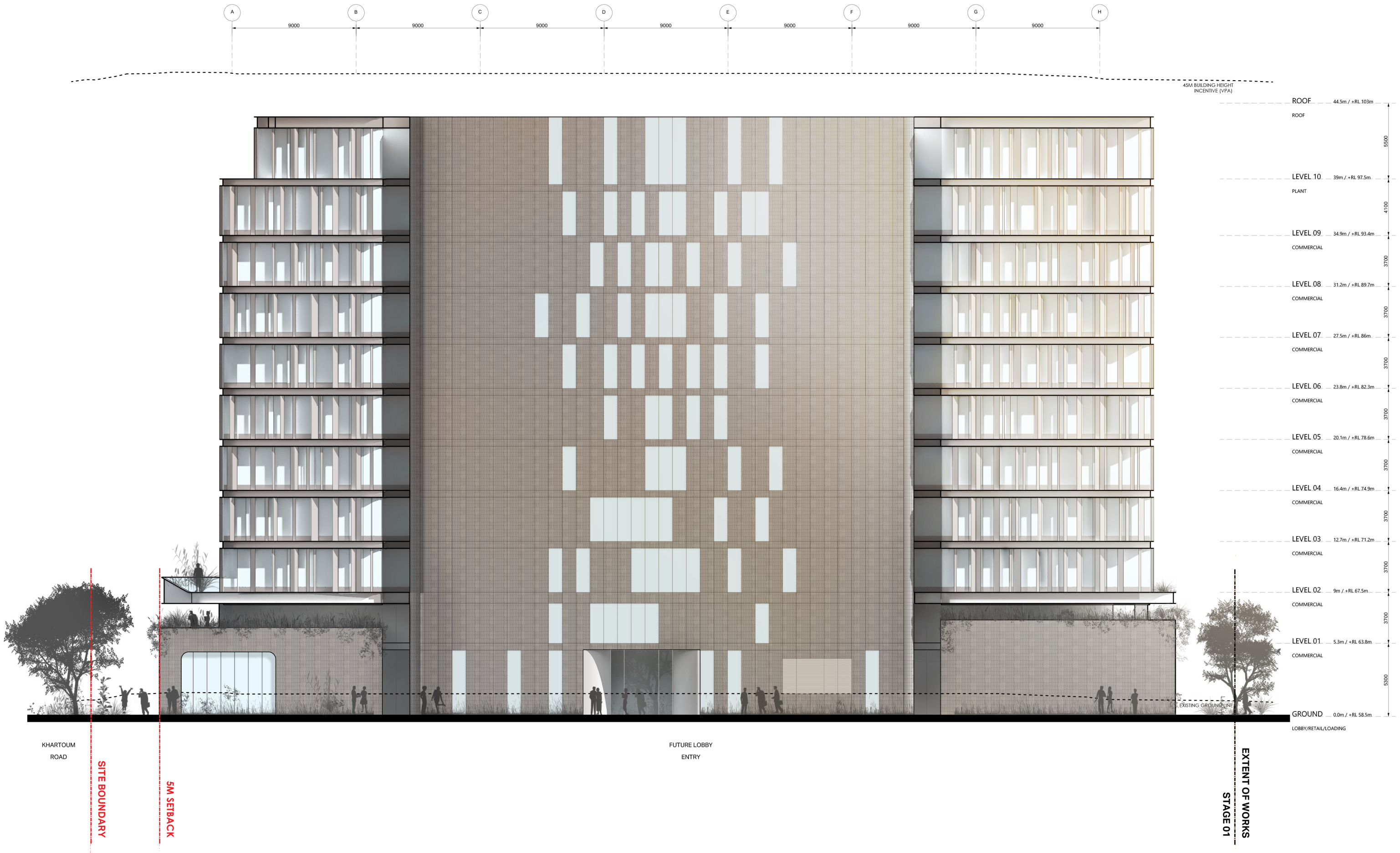
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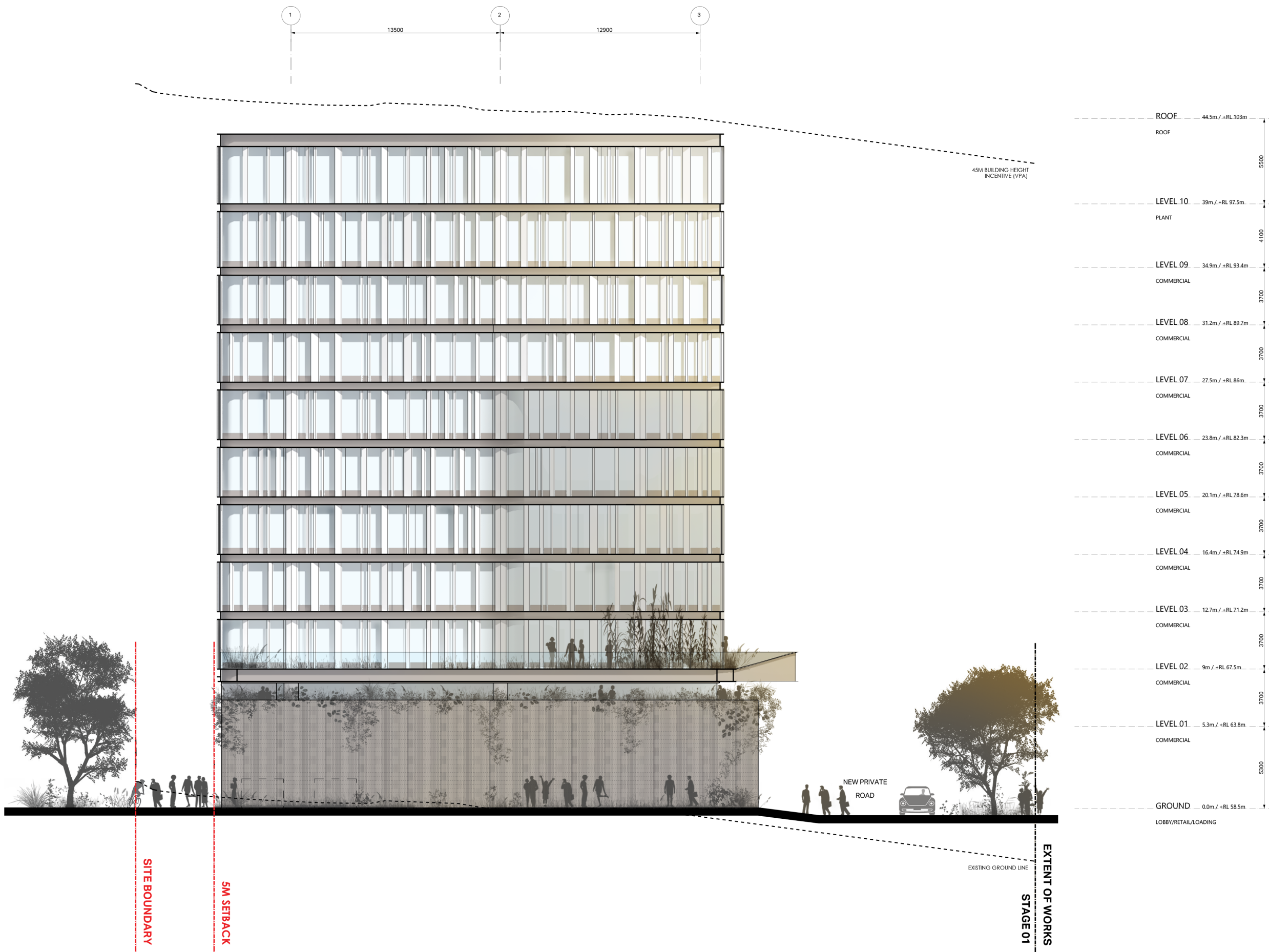
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DATE
23/08/2019

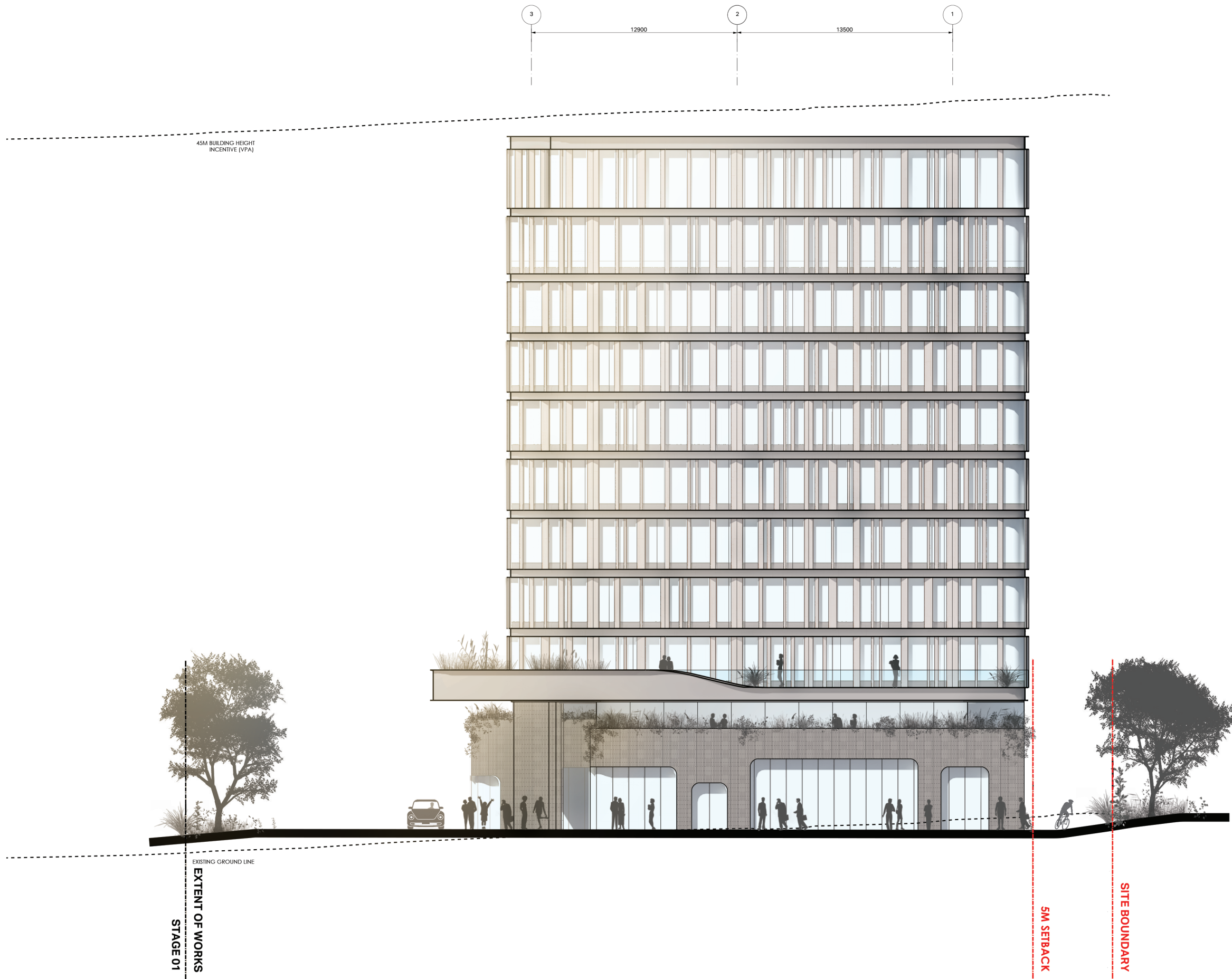




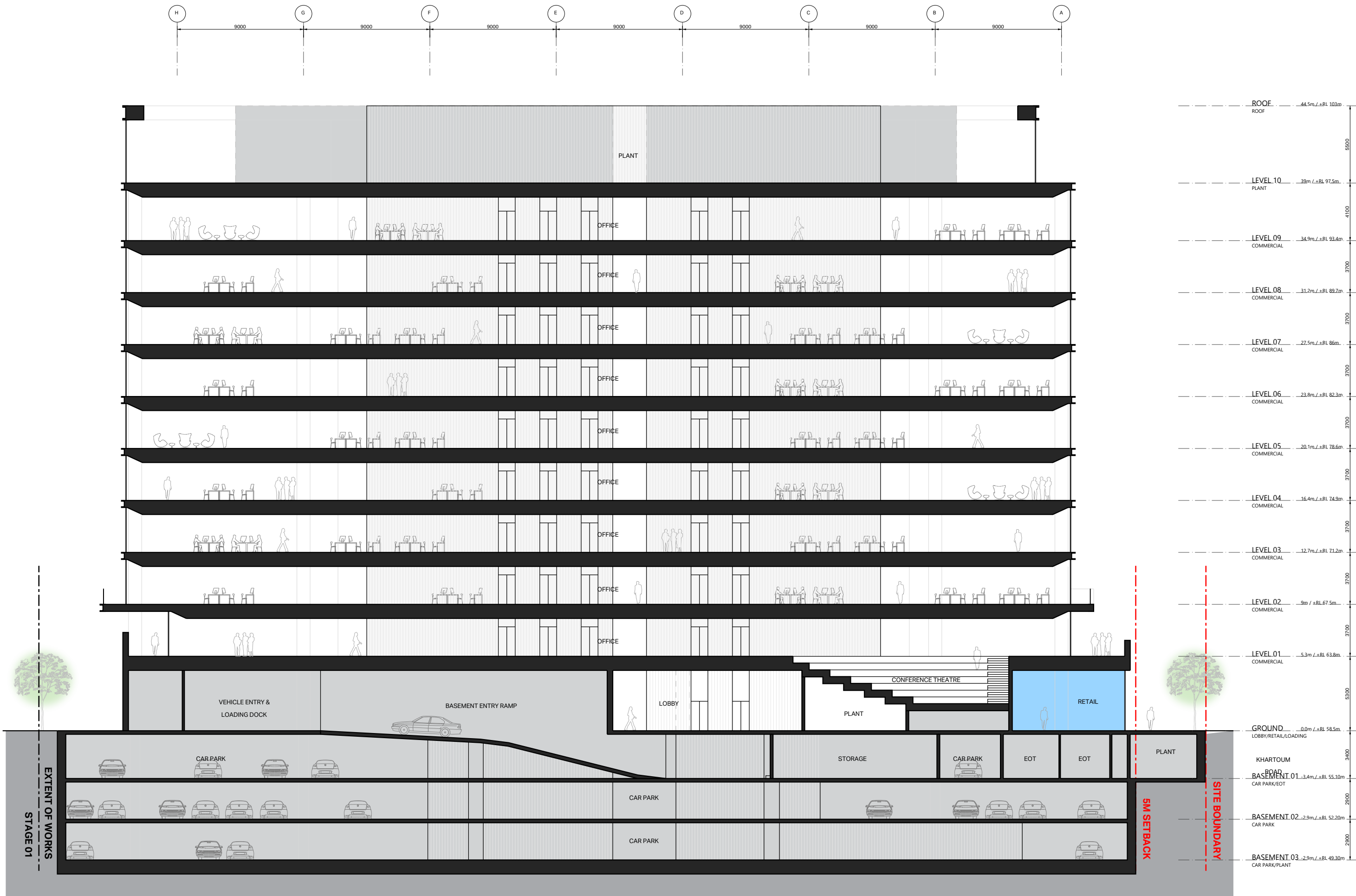


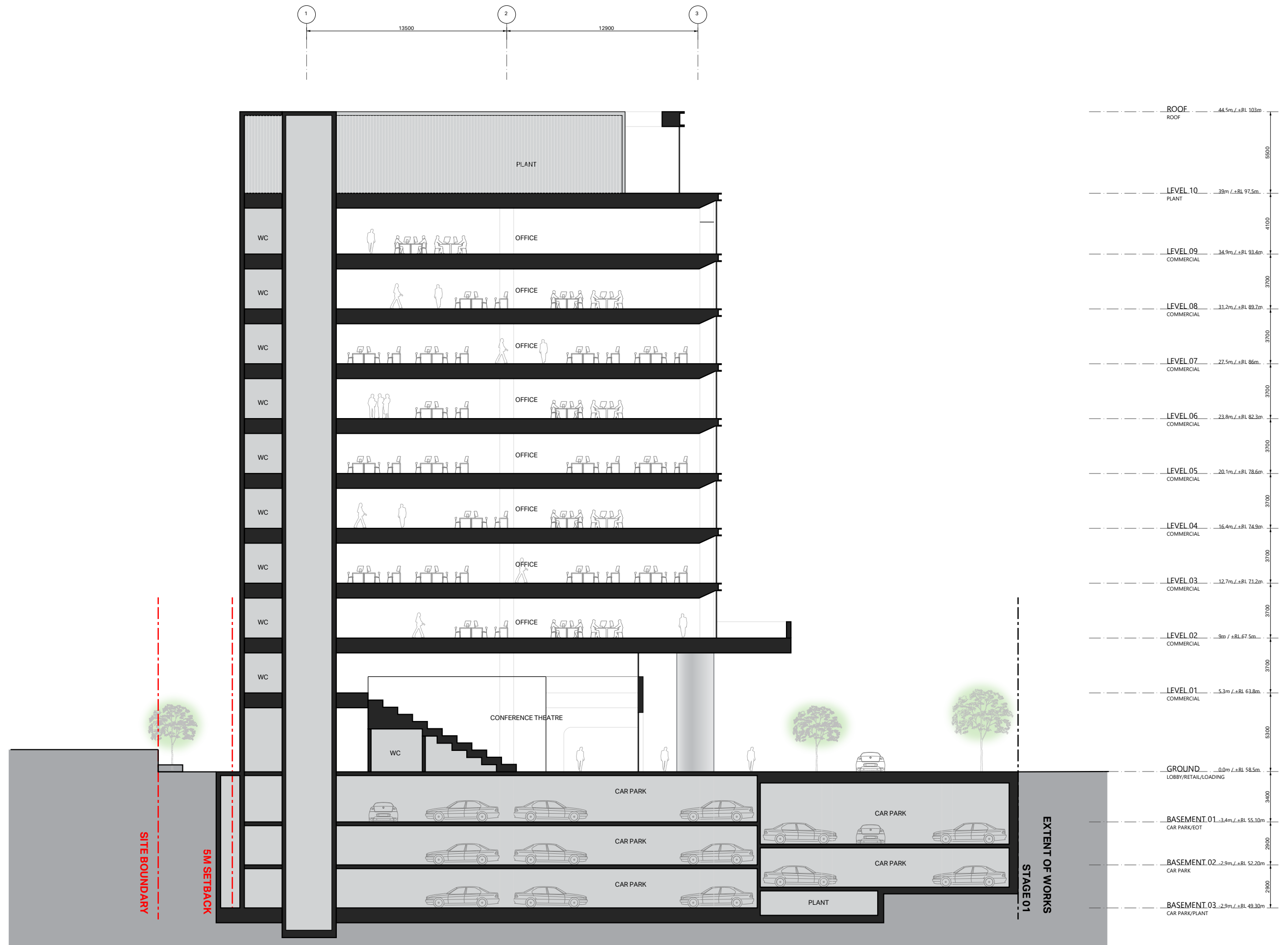






ROOF	44.5m / +RL 103m	
ROOF		5500
LEVEL 10	39m / +RL 97.5m	
PLANT		4100
LEVEL 09	34.9m / +RL 93.4m	
COMMERCIAL		3700
LEVEL 08	31.2m / +RL 89.7m	
COMMERCIAL		3700
LEVEL 07	27.5m / +RL 86m	
COMMERCIAL		3700
LEVEL 06	23.8m / +RL 82.3m	
COMMERCIAL		3700
LEVEL 05	20.1m / +RL 78.6m	
COMMERCIAL		3700
LEVEL 04	16.4m / +RL 74.9m	
COMMERCIAL		3700
LEVEL 03	12.7m / +RL 71.2m	
COMMERCIAL		3700
LEVEL 02	9m / +RL 67.5m	
COMMERCIAL		3700
LEVEL 01	5.3m / +RL 63.8m	
COMMERCIAL		5500
GROUND	0.0m / +RL 58.5m	
LOBBY/RETAIL/LOADING		





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PROJECT NAME

M_PARK STAGE 01

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33-39 TALAVERA ROAD
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PROJECT NUMBER

550002

STATUS

**DEVELOPMENT
APPLICATION**

PROJECT NORTH

SCALE@A3

1:250

DRAWING

SECTION E-W

DRAWING NUMBER


DA-031

ISSUE

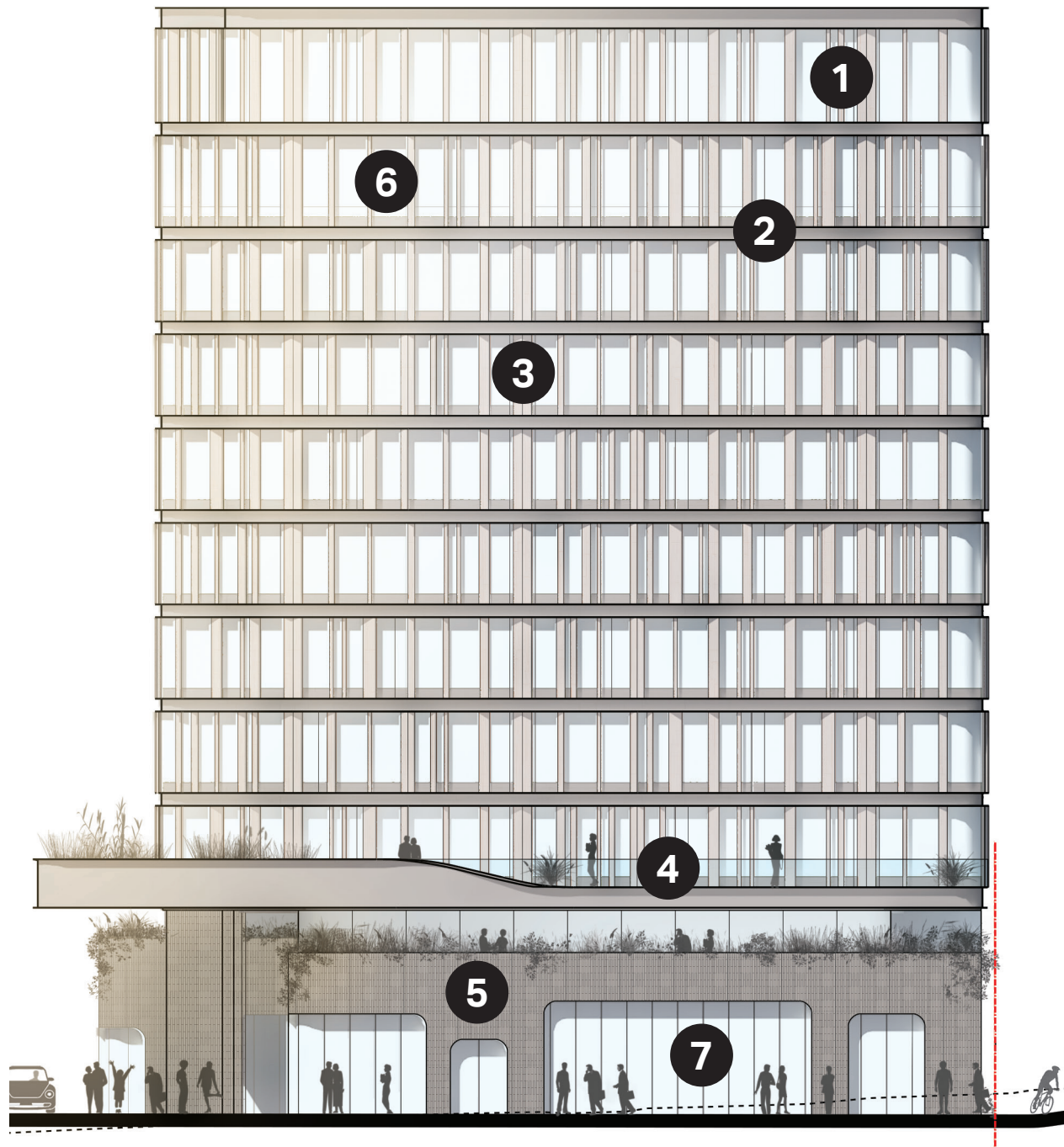
B

DATE

23/08/2019

M_PARK 11-17 KHARTOUM ROAD								
NOTE: REV C					November 11, 2019			
RL (m)	Flr to Flr (m)	Flr Height from Grade	Level	Program	Area m²			
					Commercial GFA	Retail GFA	NLA	
							Commercial	Retail
103.00		39.20	Roof					
97.50	5.50	39.20	10	Plant	0			
93.40	4.10	33.70	9	Commercial	1,927			
89.70	3.70	29.60	8	Commercial	1,927			
86.00	3.70	25.90	7	Commercial	1,927			
82.30	3.70	22.20	6	Commercial	1,891			
78.60	3.70	18.50	5	Commercial	1,891			
74.90	3.70	14.80	4	Commercial	1,891			
71.20	3.70	11.10	3	Commercial	1,891			
67.50	3.70	7.40	2	Commercial	1,891			
63.80	3.70	9.00	1	Commercial	1,309			
58.50	5.30	5.30	GL	Lobby/Retail	535	500		
55.10	3.40	-3.40	B01	Car Park/EOT	179			
52.20	2.90	-6.30	B02	Car Park				
49.30	2.90	-9.20	B03	Car Park/Plant				
					17,259	500		
					GFA: Total		17,759	
							0	0





1.
SUN SHADES
MATERIAL: PERFORATED METAL
FINISH: SATIN
COLOUR: SHADES OF LIGHT GREY



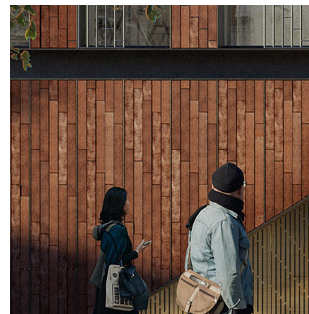
2.
C PROFILE SPANDRELS
500MM HIGH 300MM DEEP
MATERIAL: METAL
FINISH: POWDER COATED
COLOUR: DARK GREY



3.
VERTICAL FACADE PANELS
MATERIAL: LAMINATED TIMBER
COLOUR: SHADES OF GREY



4.
FRAMELESS BALUSTRADE
MATERIAL: GLASS
COLOUR: CRYSTAL CLEAR



5.
PODIUM FACADE
MATERIAL: TERRACOTTA
COLOUR: DARK BROWN



6.
HIGH PERFORMANCE GLAZING
COLOUR: CRYSTAL CLEAR



7.
MULLIONS
MATERIAL: METAL
FINISH: POWDER COATED
COLOUR: DARK GREY

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MACQUARIE PARK, NSW

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PROJECT NUMBER

550002

STATUS

**DEVELOPMENT
APPLICATION**

PROJECT NORTH

SCALE@A3

DRAWING

MATERIAL SELECTION

DRAWING NUMBER

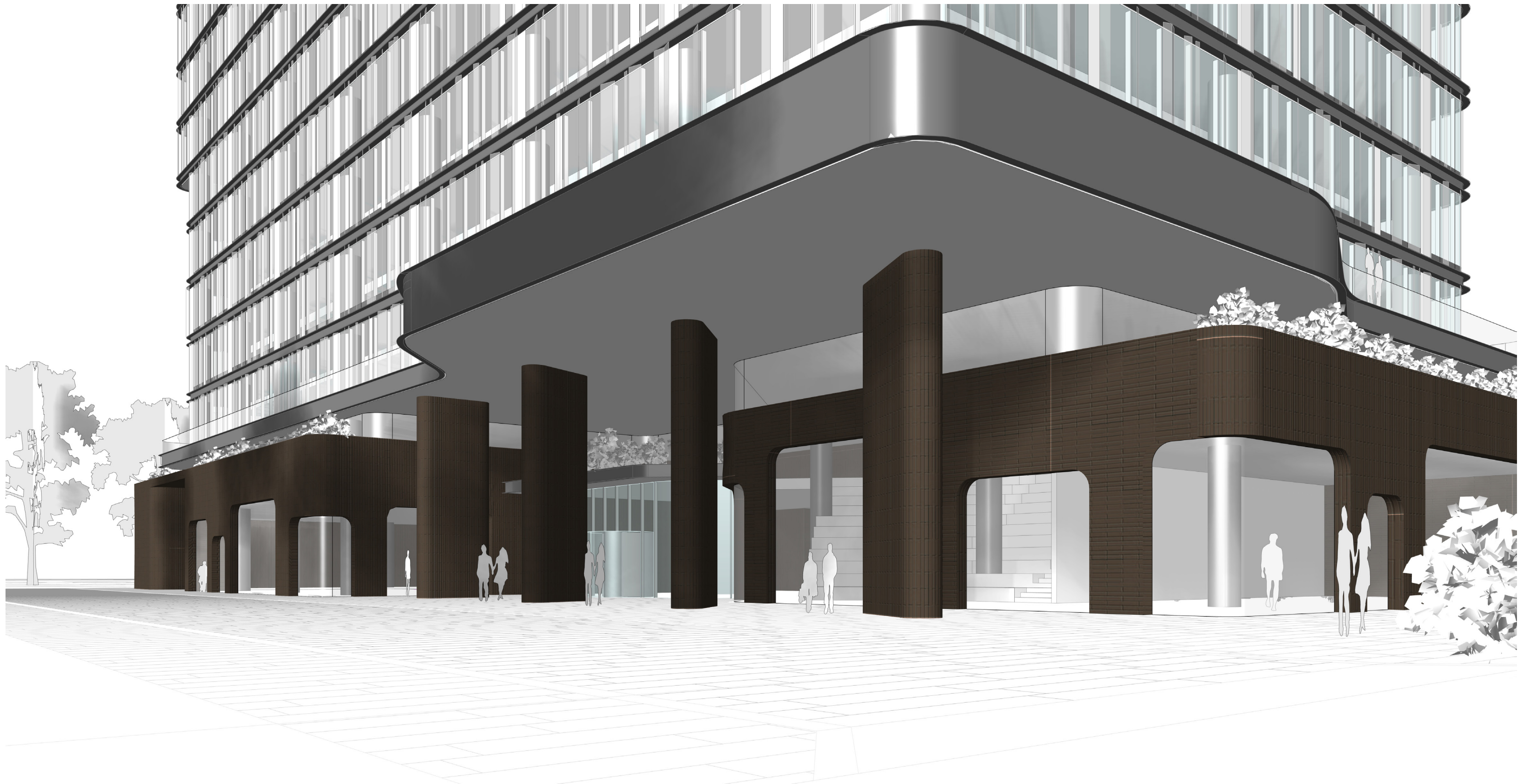
DA-033

ISSUE

A

DATE

12/07/2019



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PROJECT NAME

M_PARK STAGE 01

11-17 KHARTOUM ROAD &
33-39 TALAVERA ROAD
MACQUARIE PARK, NSW

DRAWING AUTHOR

3XN

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PROJECT NUMBER

550002

STATUS

**DEVELOPMENT
APPLICATION**

PROJECT NORTH

SCALE@A3

DRAWING

RENDER VIEW

DRAWING NUMBER

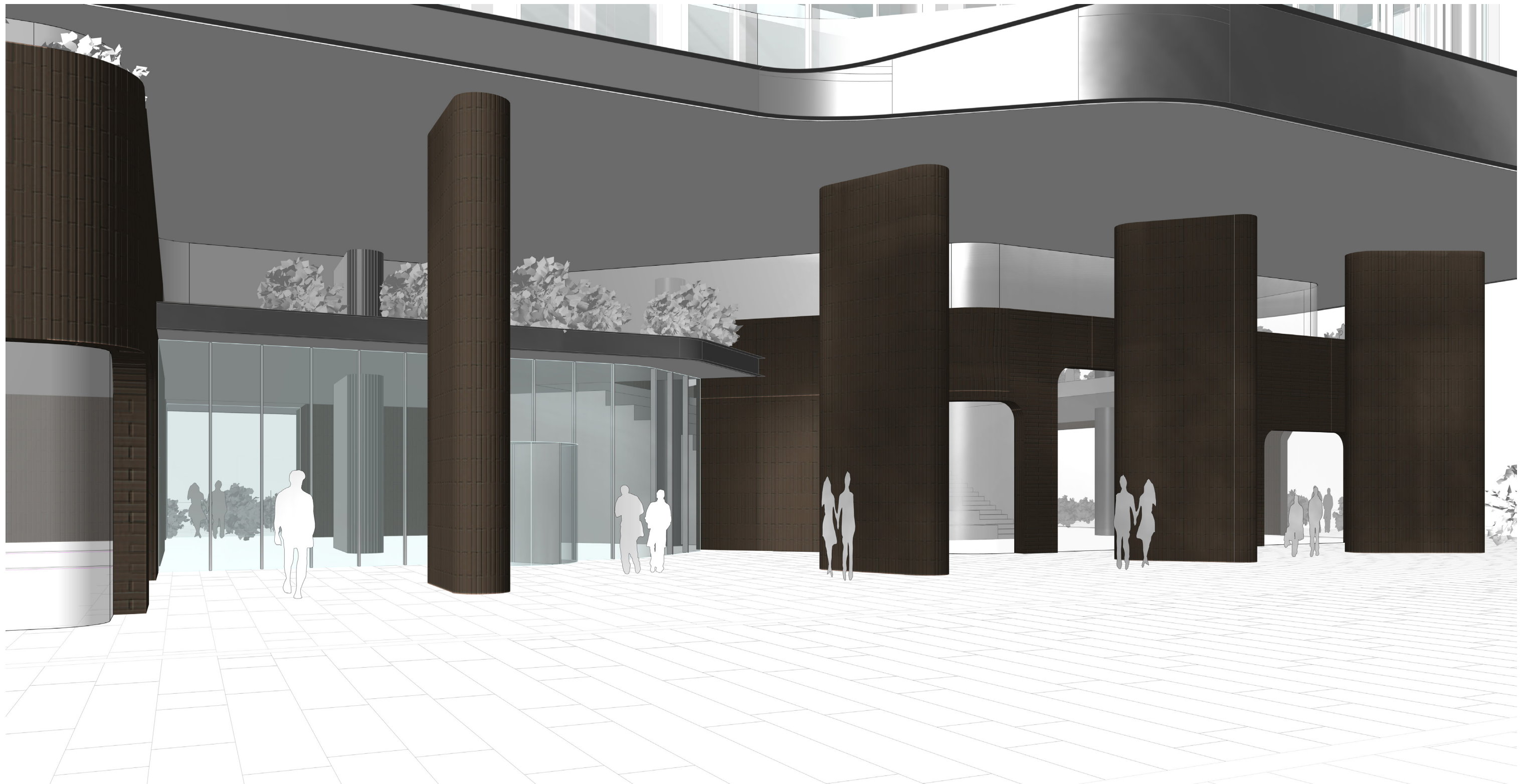
DA-034

ISSUE

A

DATE

12/07/2019



CLIENT



Stockland

PROJECT NAME

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PROJECT NUMBER

550002

STATUS

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APPLICATION**

PROJECT NORTH

SCALE@A3

DRAWING

RENDER VIEW

DRAWING NUMBER

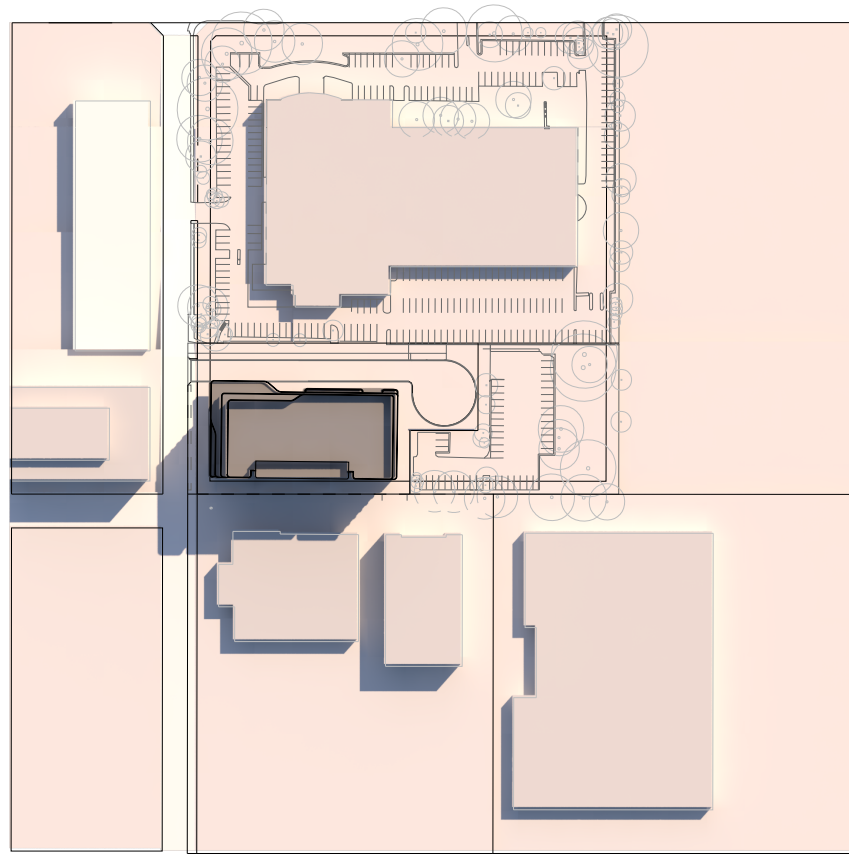
DA-035

ISSUE

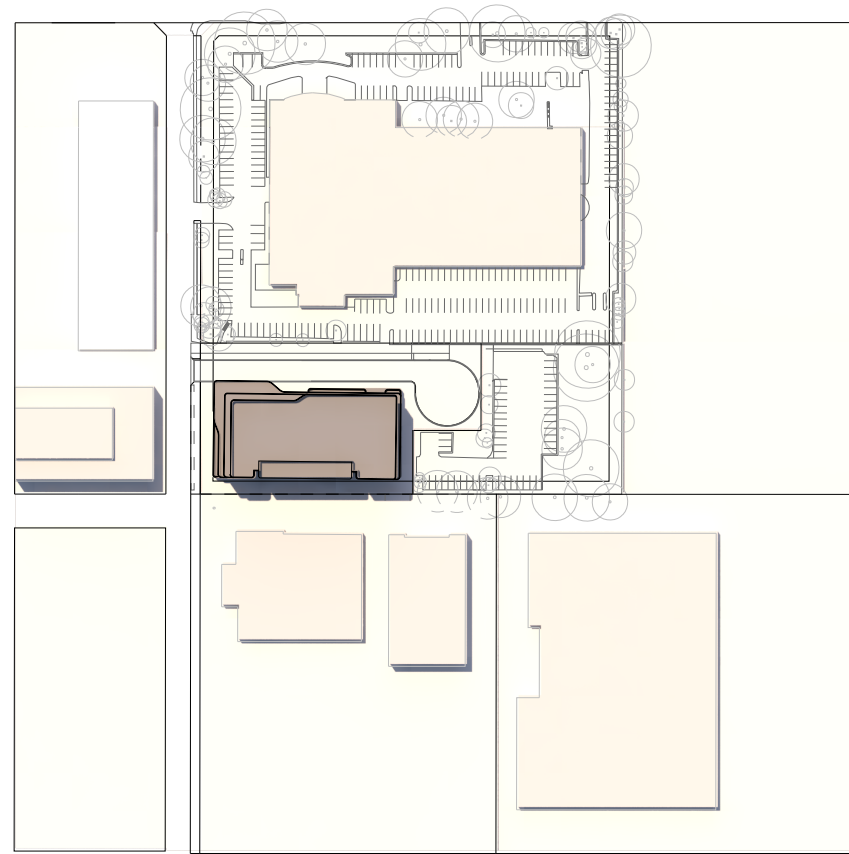
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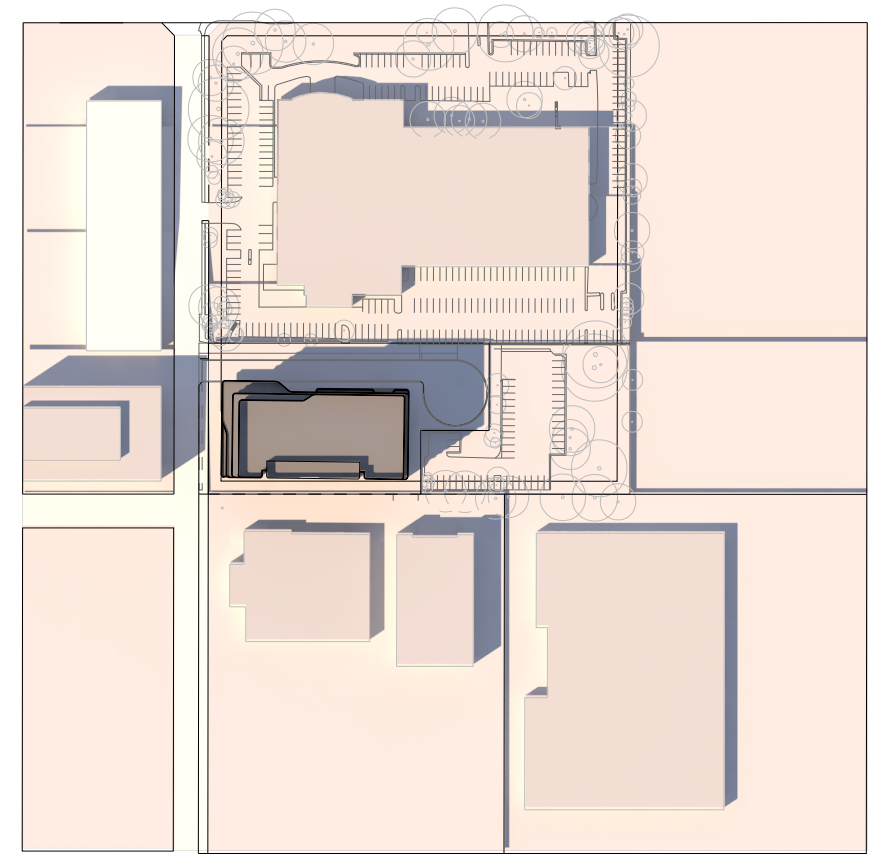
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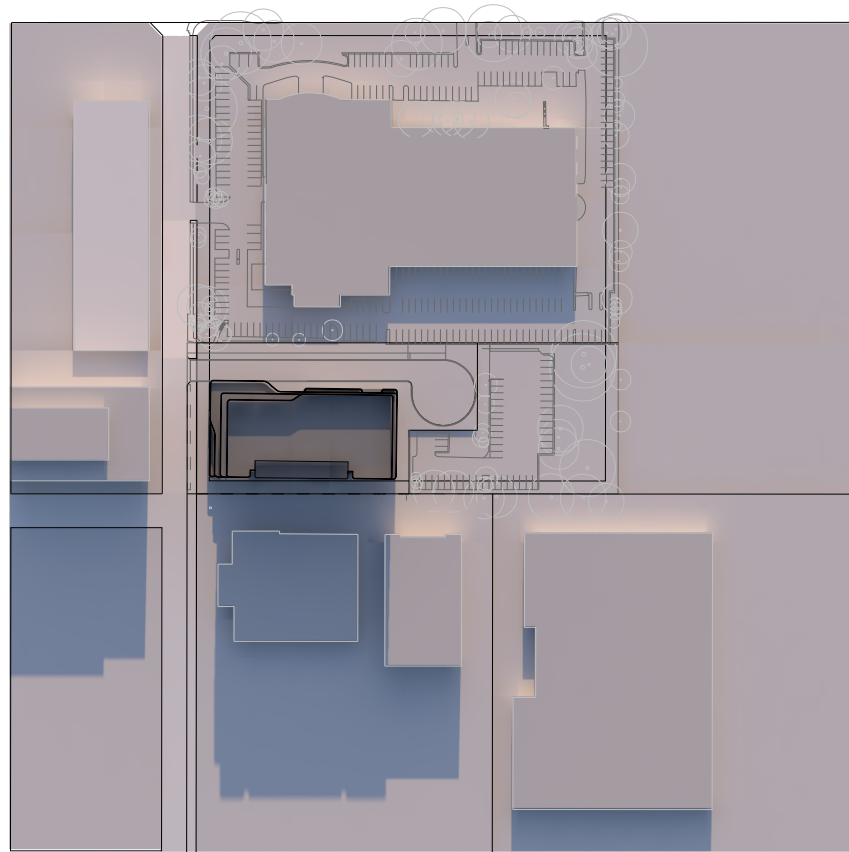
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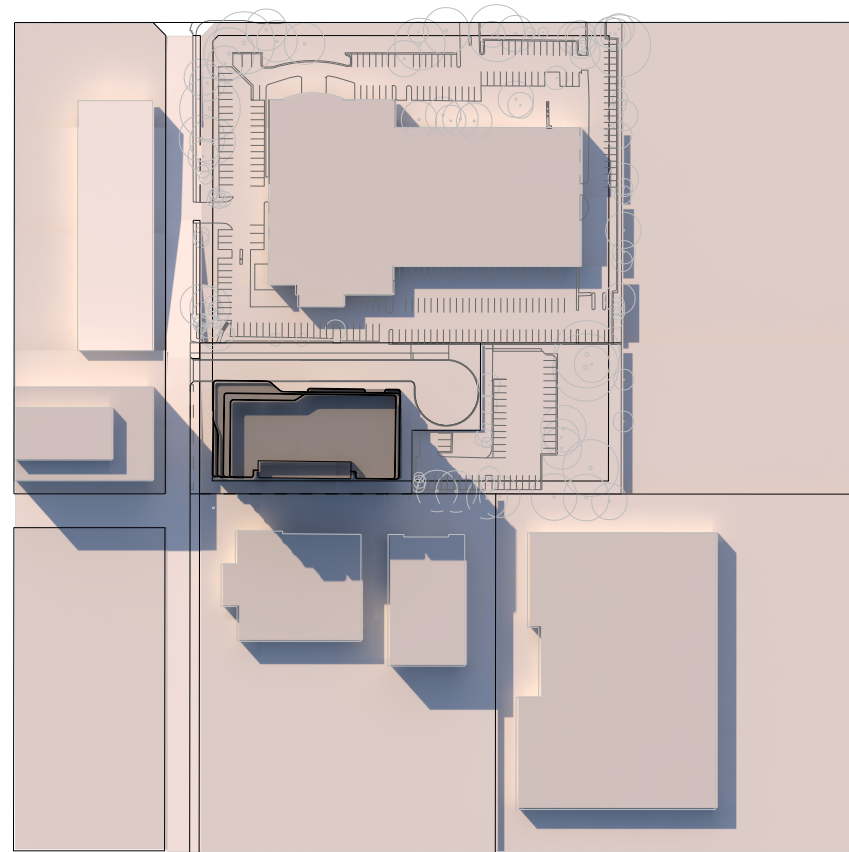
JANUARY 21 - 12 PM



JANUARY 21 - 3 PM



JUNE 21 - 9 AM



JUNE 21 - 12 PM



JUNE 21 - 3 PM

CLIENT



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PROJECT NUMBER

550002

STATUS

**DEVELOPMENT
APPLICATION**

PROJECT NORTH

SCALE@A3

DRAWING

SHADOW DIAGRAMS

DRAWING NUMBER

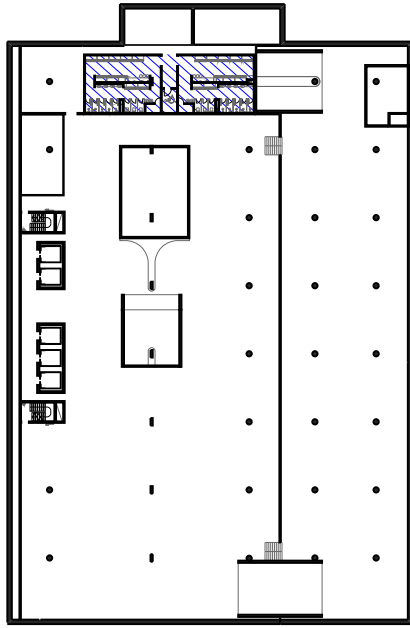
DA-036

ISSUE

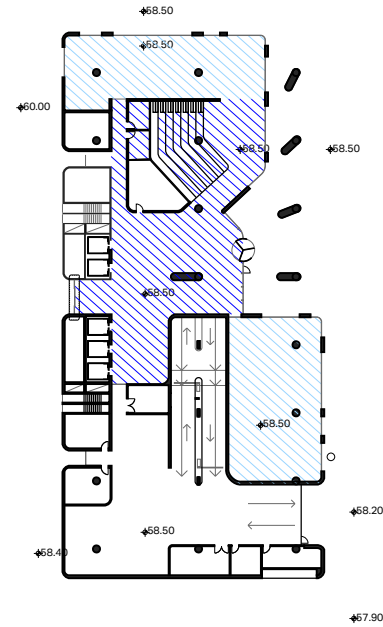
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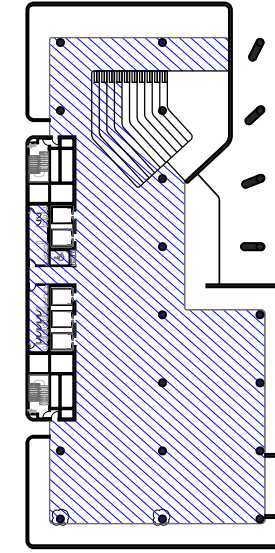
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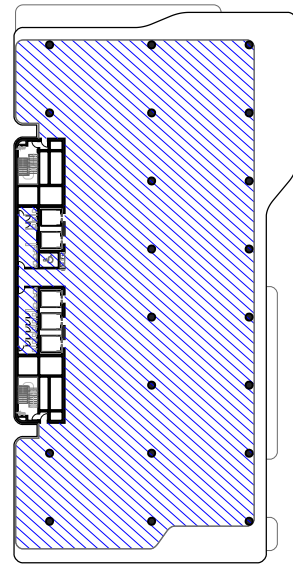
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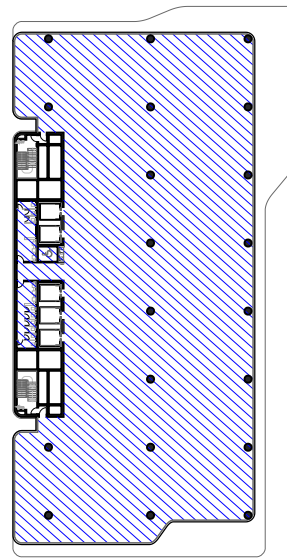
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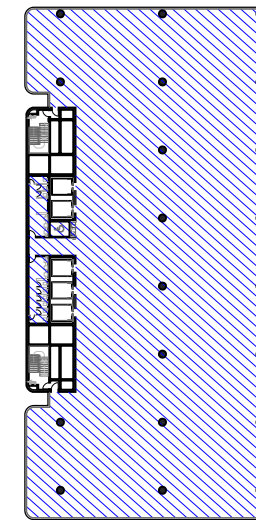
LEVEL 01





LEVEL 02



LEVELS 03-06



LEVELS 07-09

 COMMERCIAL GFA AREA
 RETAIL GLAR AREA

CLIENT



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PROJECT NAME

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PROJECT NUMBER

550002

STATUS

**DEVELOPMENT
APPLICATION**

PROJECT NORTH

SCALE@A3

DRAWING

GFA AREAS

DRAWING NUMBER

DA-037

ISSUE

C

DATE

11/11/2019