

AMENDED MASTERPLAN DEVELOPMENT APPLICATION

45-61 Waterloo Road,
Macquarie Park, NSW 2113

AMENDED SUBMISSION TO COUNCIL

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CLIENT
John Holland
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Sydney NSW 2009

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Notified Architect, Nicholas Turner 6695, ABN 86 064 084 910

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
**GENERAL
Title Sheet**

Scale	Project No.	Drawn by	North
	19002	CM.ML.PY.SC	
Status	Dwg No.	Rev	
AMENDED DA	MPM-TUR-DRW-ARC-000-000	E	

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AMENDED MASTERPLAN DEVELOPMENT APPLICATION

45-61 Waterloo Road,
Macquarie Park, NSW 2113

DRAWING LIST

Drawing Set	Sheet Number	Sheet Name	Scale	Rev
000 GENERAL	MPM-TUR-DRW-ARC-000-000	Title Sheet	NTS	E
	MPM-TUR-DRW-ARC-001-001	Contents	NTS	E
120 DIAGRAMS				
	MPM-TUR-DRW-ARC-120-001	Site Location Plan	NTS	E
	MPM-TUR-DRW-ARC-120-002	Site Analysis - Context	NTS	E
	MPM-TUR-DRW-ARC-120-003	Site Analysis - Context	NTS	E
	MPM-TUR-DRW-ARC-120-004	Site Analysis DCP Controls	1:1000	E
	MPM-TUR-DRW-ARC-120-005	Indicative Staging Diagrams	1:1000	E
	MPM-TUR-DRW-ARC-120-006	Site Lots Existing & Proposed	1:750	E
	MPM-TUR-DRW-ARC-120-007	Summary of Amendments_Sheet 01	NTS	E
	MPM-TUR-DRW-ARC-120-008	Summary of Amendments_Sheet 02	NTS	E
	MPM-TUR-DRW-ARC-120-009	Summary of Amendments_Sheet 03	1:500	E
150 PLANS				
	MPM-TUR-DRW-ARC-150-001	Building Envelope Plan	1:500	E
	MPM-TUR-DRW-ARC-150-002	Indicative Basement Footprint Plan	1:500	E
180 INDICATIVE DETAILED SCHEMES	MPM-TUR-DRW-ARC-150-003	Soft Landscape & Deep Soil Zones	1:500	E
	MPM-TUR-DRW-ARC-180-002	Indicative Shared Way	1:50	E
	MPM-TUR-DRW-ARC-180-003	Indicative Building E & F Basement Design_01	1:400	E
	MPM-TUR-DRW-ARC-180-004	Indicative Building E & F Basement Design_02	1:100	E
	MPM-TUR-DRW-ARC-180-005	Indicative Building E & F Basement Design_03	1:250	E
200 GA Context Elevations				
	MPM-TUR-DRW-ARC-200-001	South Context Elevation	1:400	E
	MPM-TUR-DRW-ARC-200-002	North Context Elevation	1:400	E
	MPM-TUR-DRW-ARC-200-003	East Context Elevation	1:400	E
795 Shadow Diagrams	MPM-TUR-DRW-ARC-200-004	West Context Elevation	1:400	E
	MPM-TUR-DRW-ARC-795-001	June 21st 9am to 12pm	1:2000	E
	MPM-TUR-DRW-ARC-795-002	June 21st 1pm to 3pm	1:2000	E
800 Area Schedule				
	MPM-TUR-DRW-SCH-800-015	Masterplan Area Schedule	NTS	E
900 3D Massing				
	MPM-TUR-DRW-ARC-900-010	Perspective 01	NTS	E
	MPM-TUR-DRW-ARC-900-011	Perspective 02	NTS	E
	MPM-TUR-DRW-ARC-900-012	Perspective 03	NTS	E
	MPM-TUR-DRW-ARC-900-013	Perspective 04	NTS	E
	MPM-TUR-DRW-ARC-900-014	Perspective 05	NTS	E
	MPM-TUR-DRW-ARC-900-015	Perspective 06	NTS	E

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D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

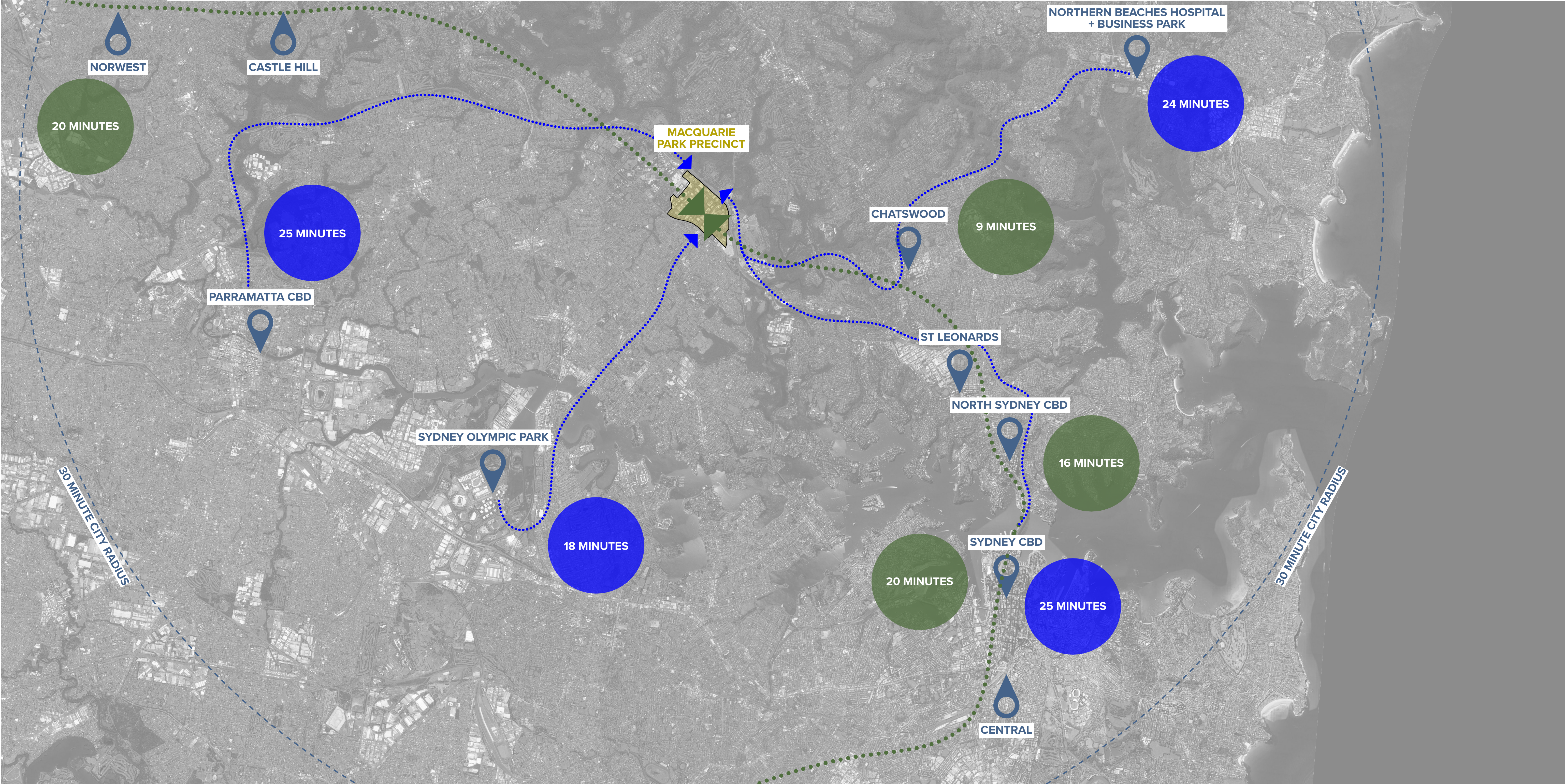
Drawing Title
**GENERAL
Contents**

- Notes:**
1. Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
 2. Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 3. Refer to Site Survey Plan prepared by Usher and Co: MPM-LUSH-DRW-SUR-0001-D
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 6. Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

Scale	Project No.	Drawn by	North
#A1, 50%#A3	19002	CM.ML.PY.SC	
Station	Dwg No.	Rev	
AMENDED DA	MPM-TUR-DRW-ARC-001-001	E	




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-  Urban Centre
-  Sydney Metro
-  Major Road Link

 Macquarie Business
Park Precinct

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Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
DIAGRAMS
Site Location Plan

Scale
NTS


Project No.
19002

Drawn by
CM.ML.PY.SC

Status
AMENDED DA

Dwg No.
MPM-TUR-DRW-ARC-120-001

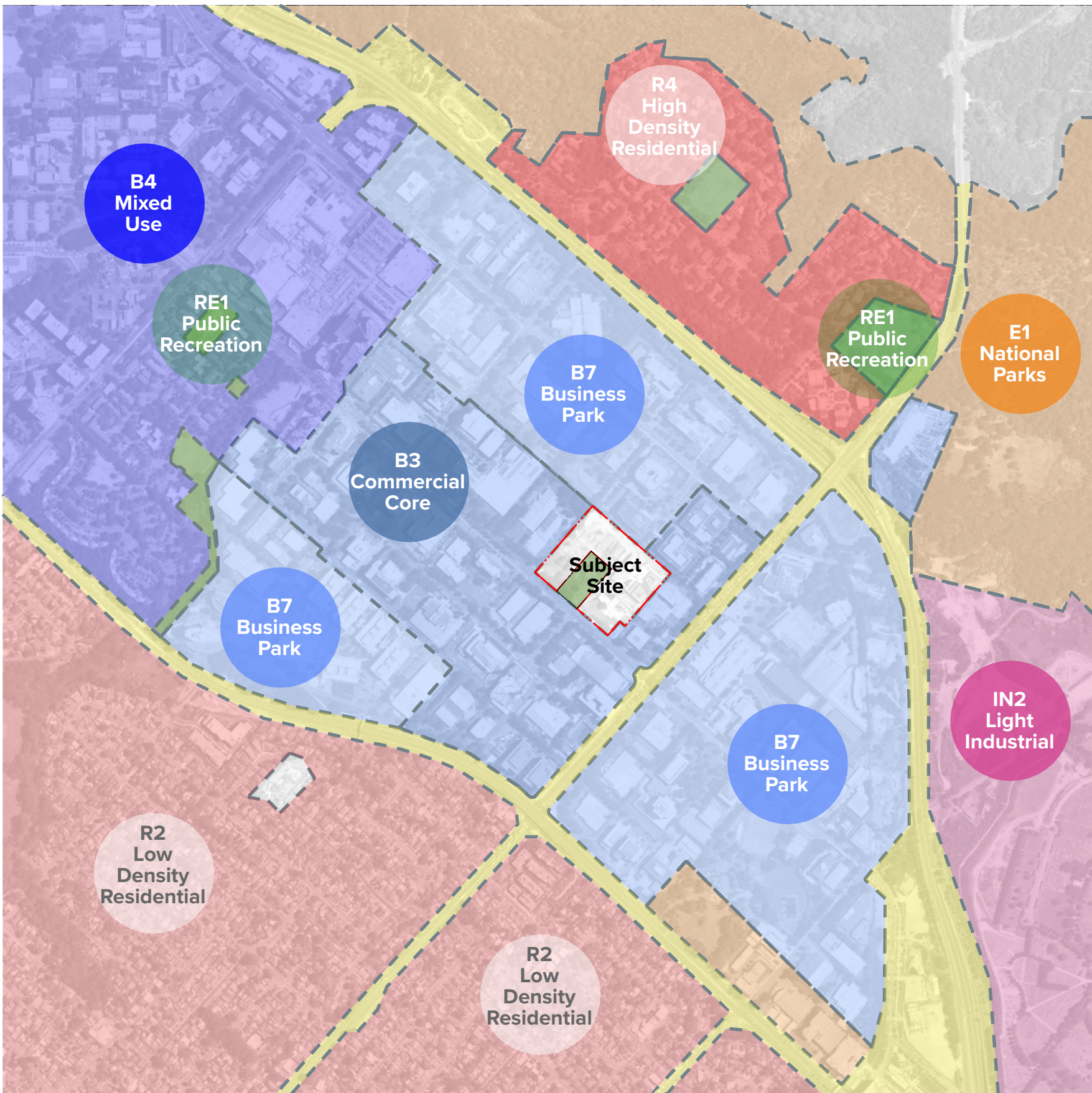
Rev
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North


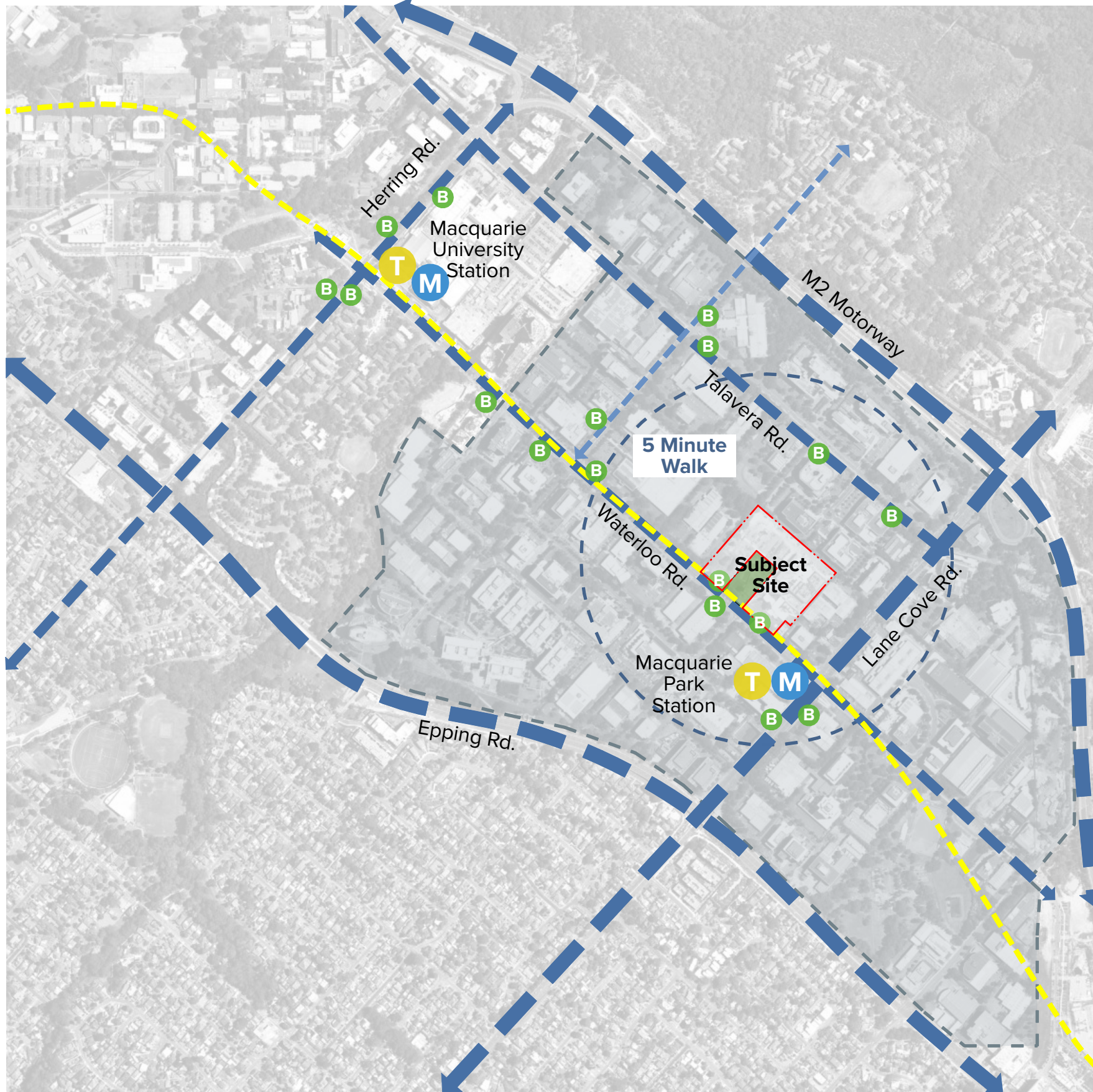
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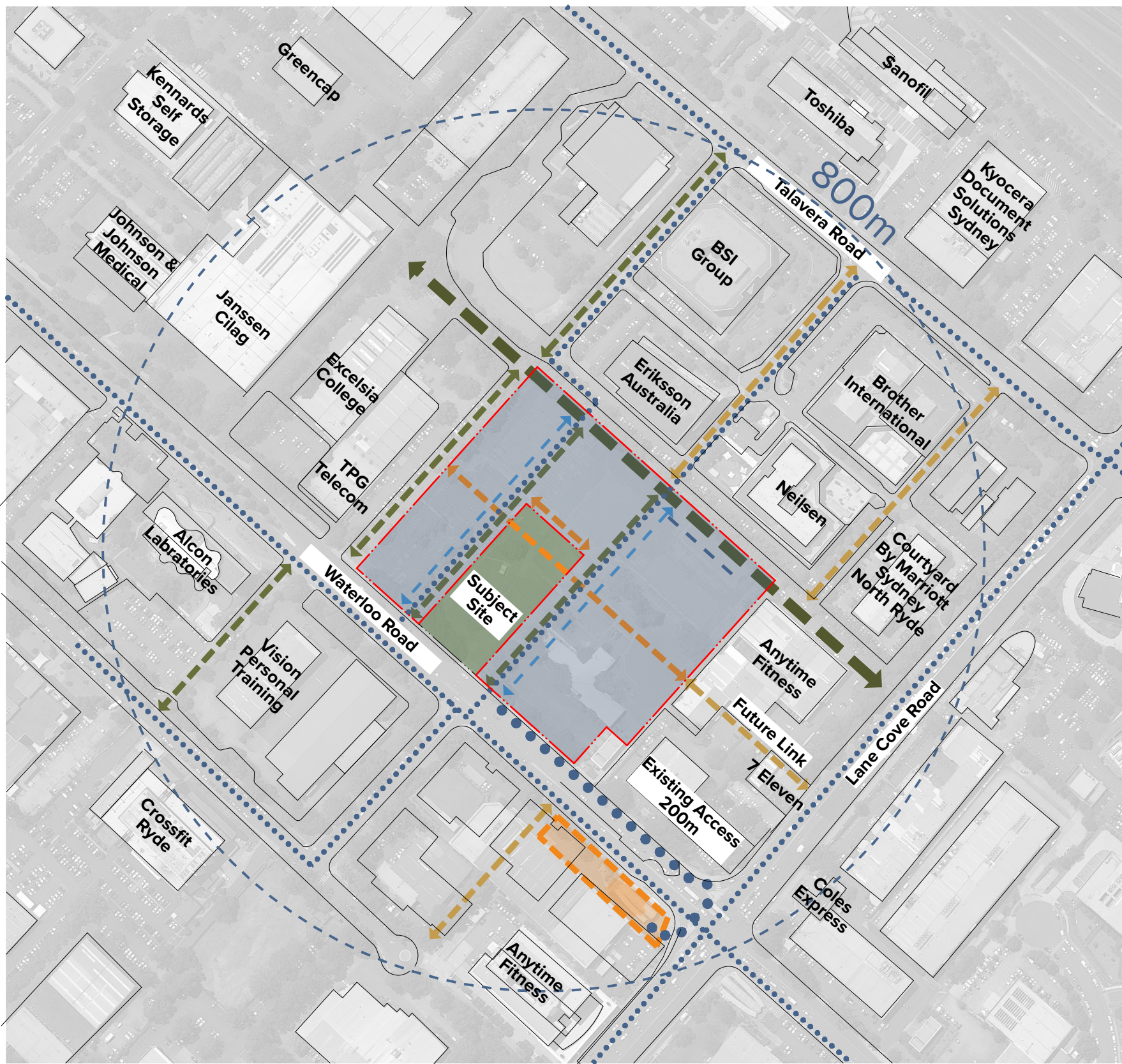
01 Contextual Land Zoning



02 Transport Connectivity



03 Public Open Space



04 Pedestrian Connectivity

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- Site + Boundary
- Proposed 20m Road
- Proposed 14.5m Road
- DCP Pedestrian Connection

- Through Site Link
- Bicycle Network
- Pedestrian Link

- Primary Road
- Secondary Road
- Train/Metro Tunnel

- Bus Stop
- Train Station
- Metro Station

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
DIAGRAMS
Site Analysis - Context

Scale
NTS
AMENDED DA

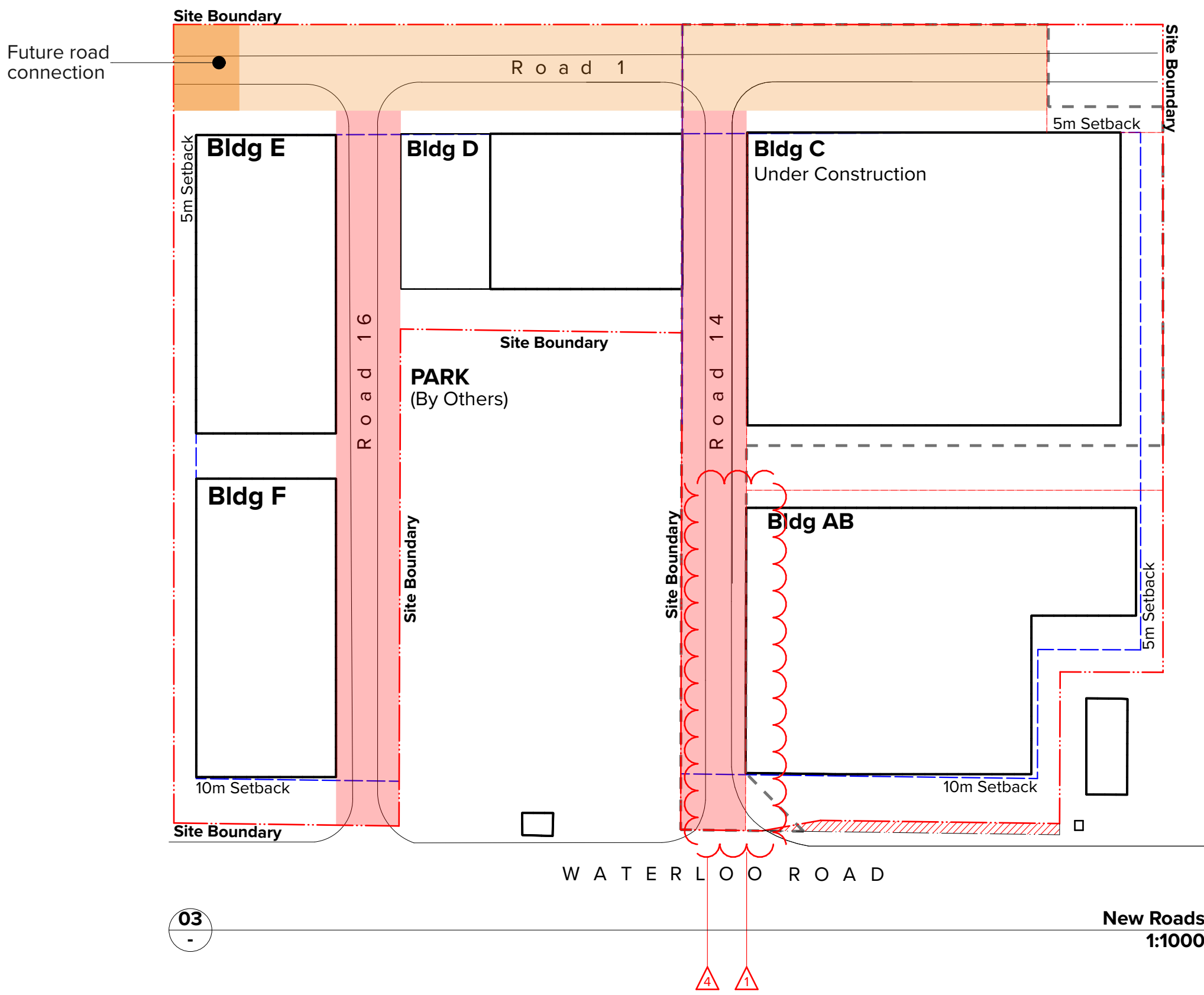
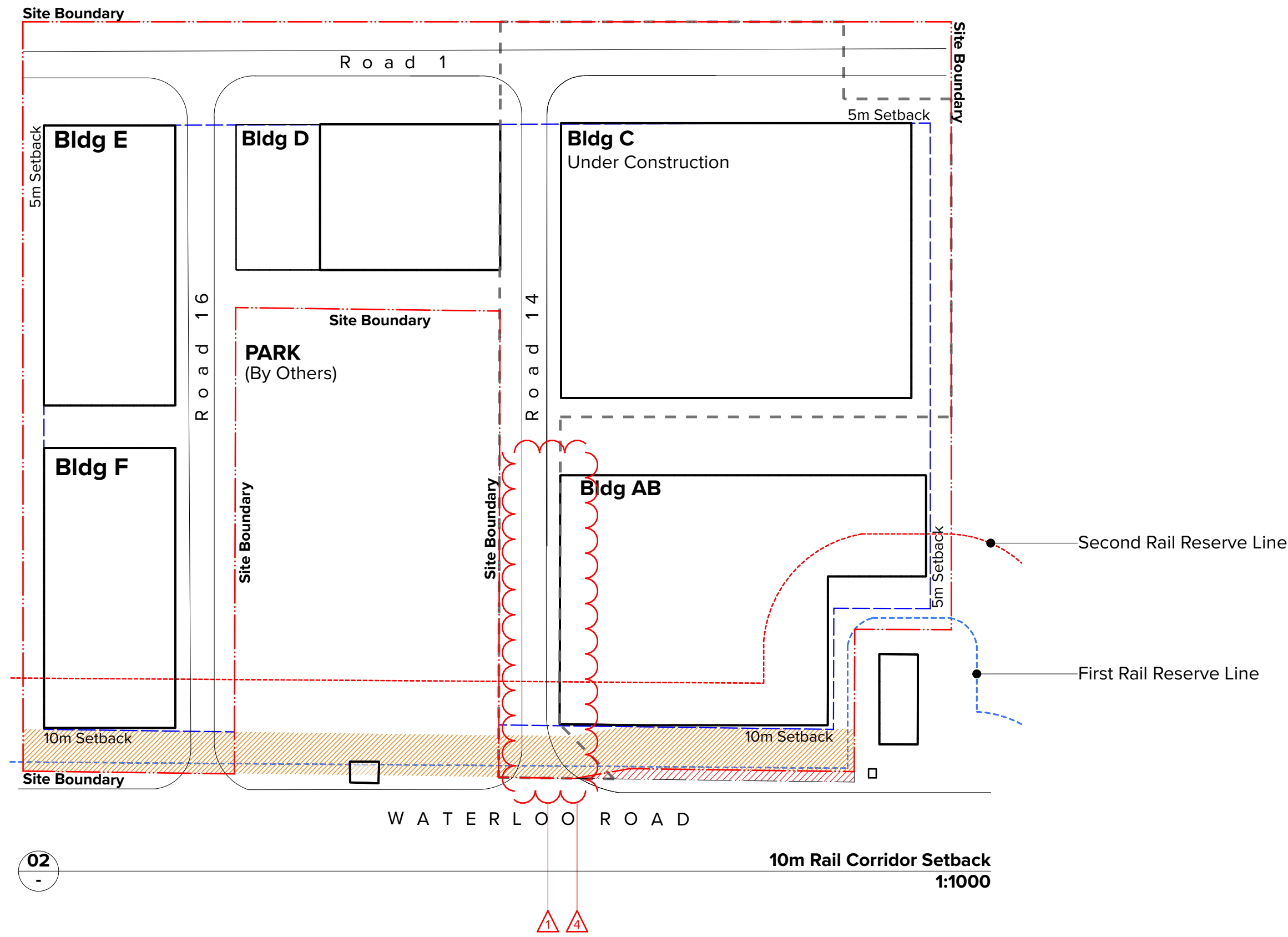
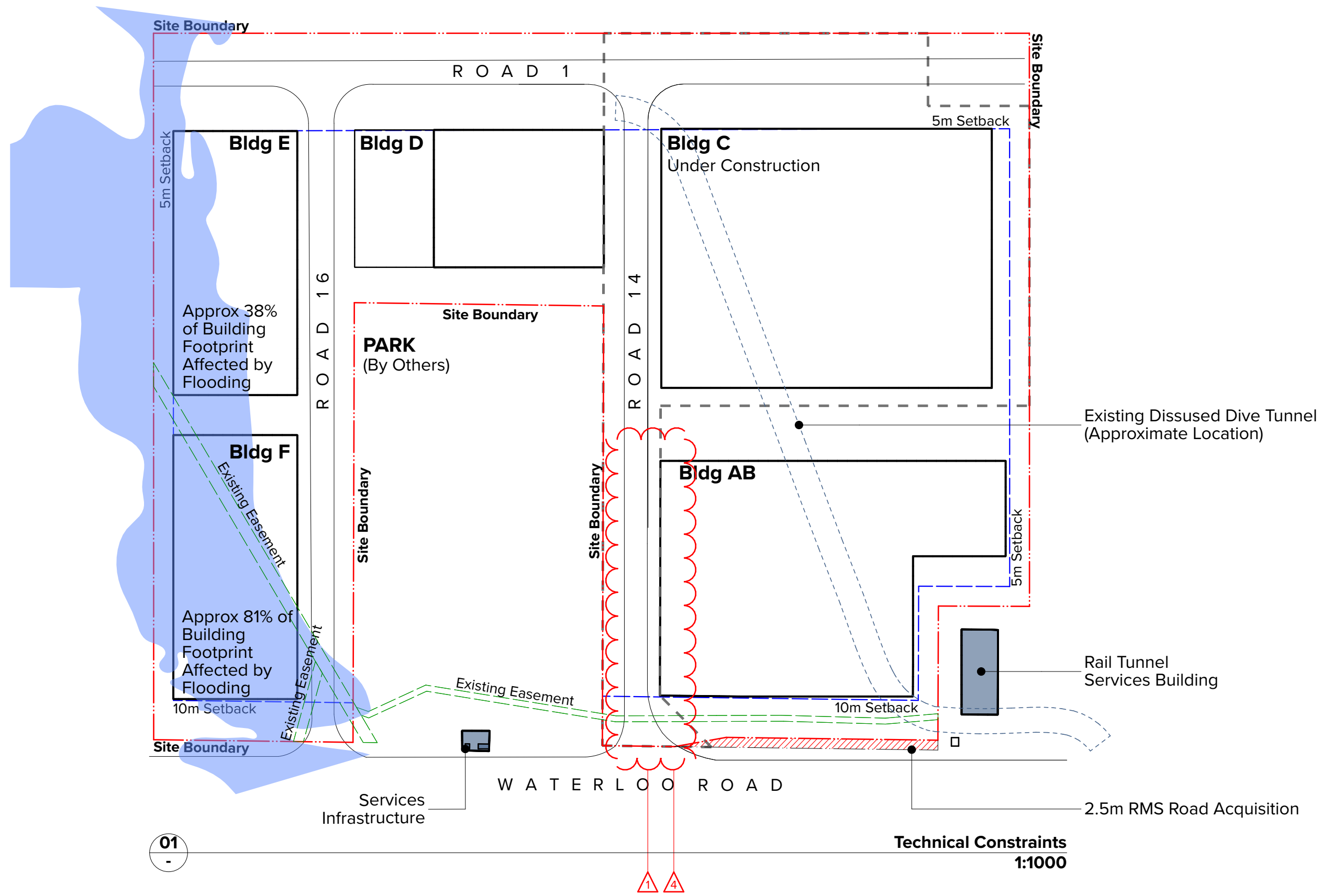
Project No
19002
MPM-TUR-DRW-ARC-120-002

Drawn by
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Rev
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Proposed Site Boundary
Existing Site Boundary
Building Setbacks
Existing Drainage Easements
Site currently under construction

Future Park (By Others)
Proposed 20m Roadway
Proposed 14.5m Roads
Active Fronts

RMS 2.5m Road Acquisition
2m Setback
5m Setback
0m Setback
10m Setback - Rail Corridor

Dive Tunnel
First Rail Reserve Line
Second Rail Reserve Line

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Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
DIAGRAMS
Site Analysis - Context

- Notes:
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 3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USH-DRW-SUR-0001-D
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Scale
1:1000 @A1, 50%@A3

Project No
19002

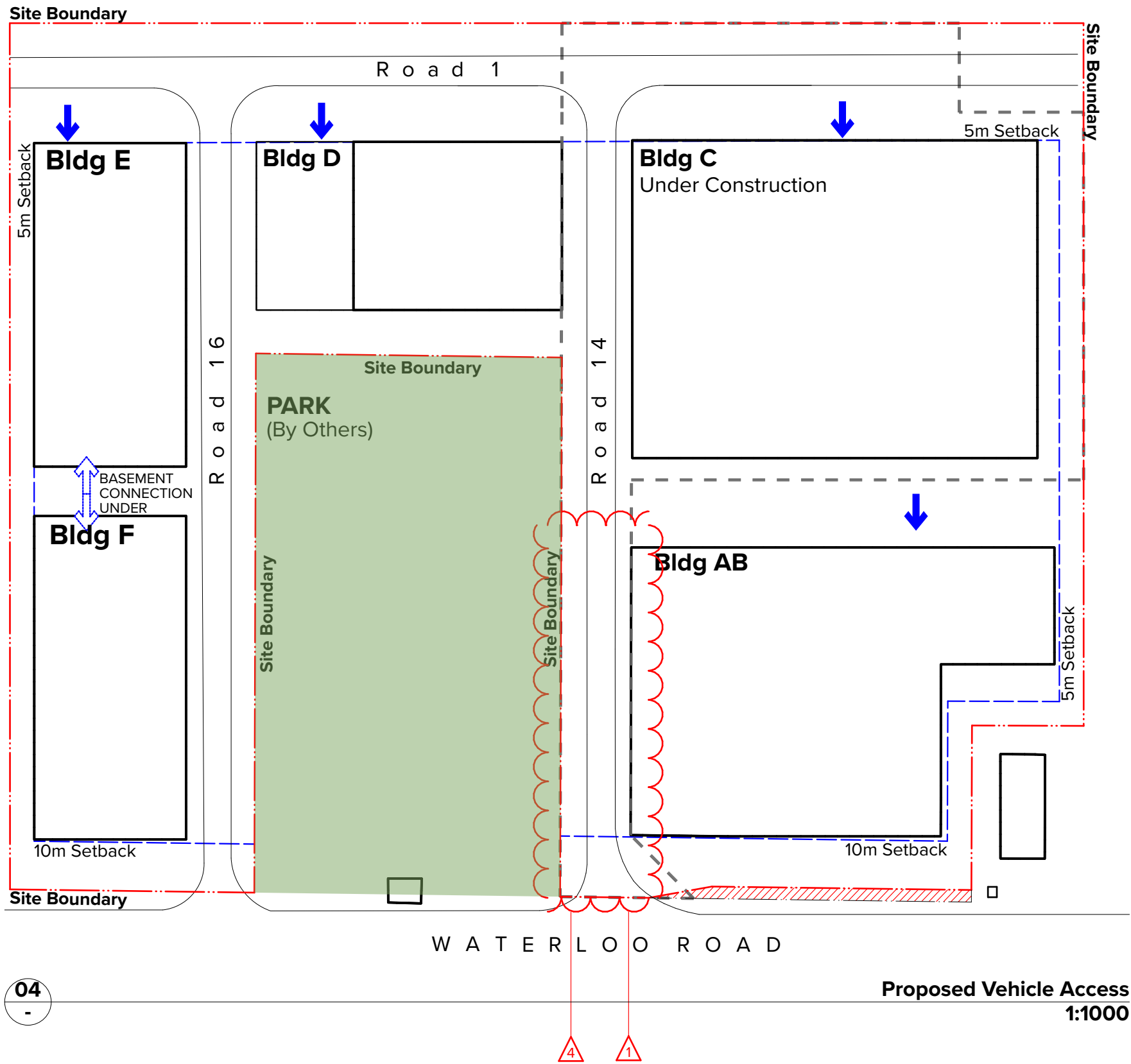
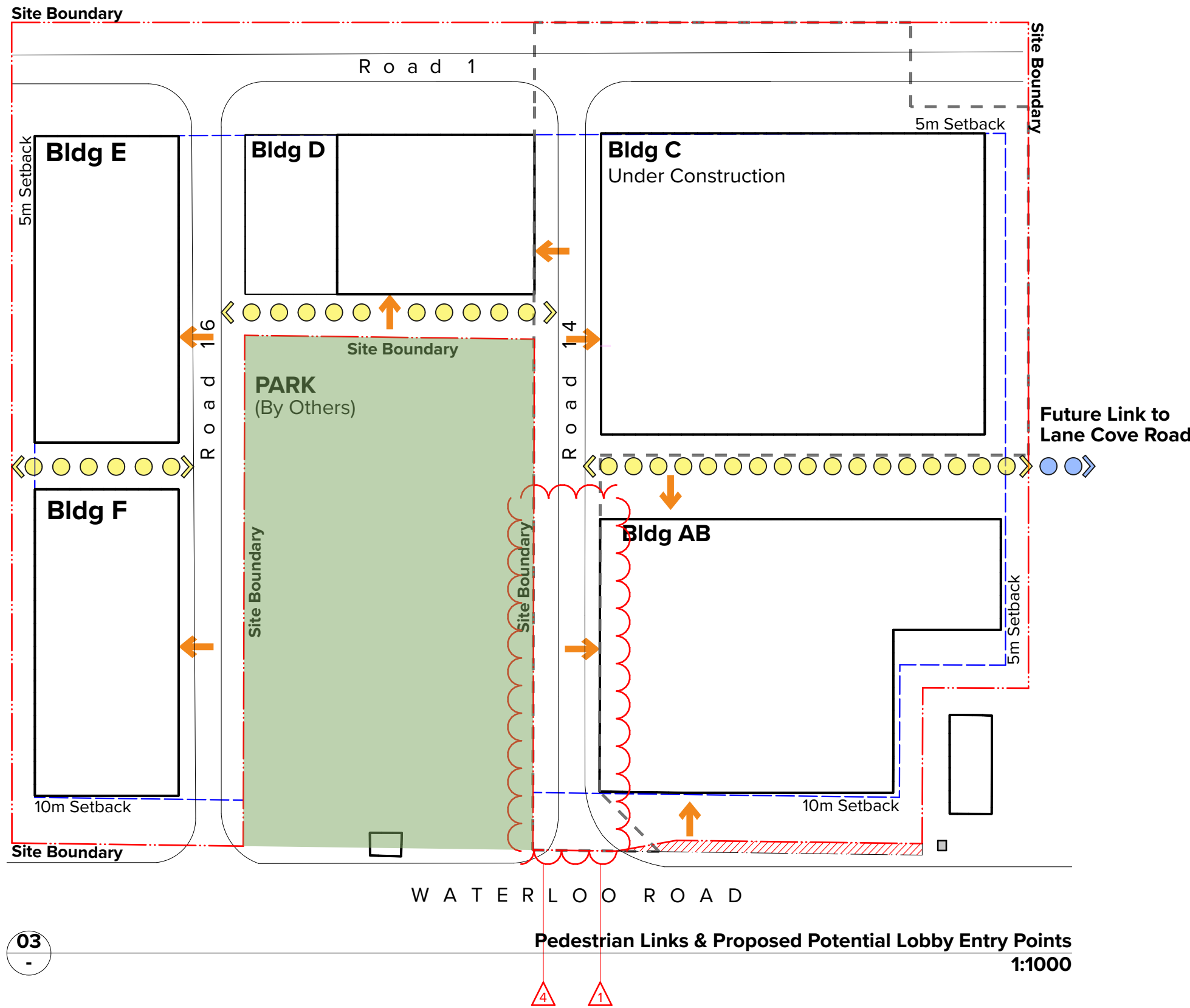
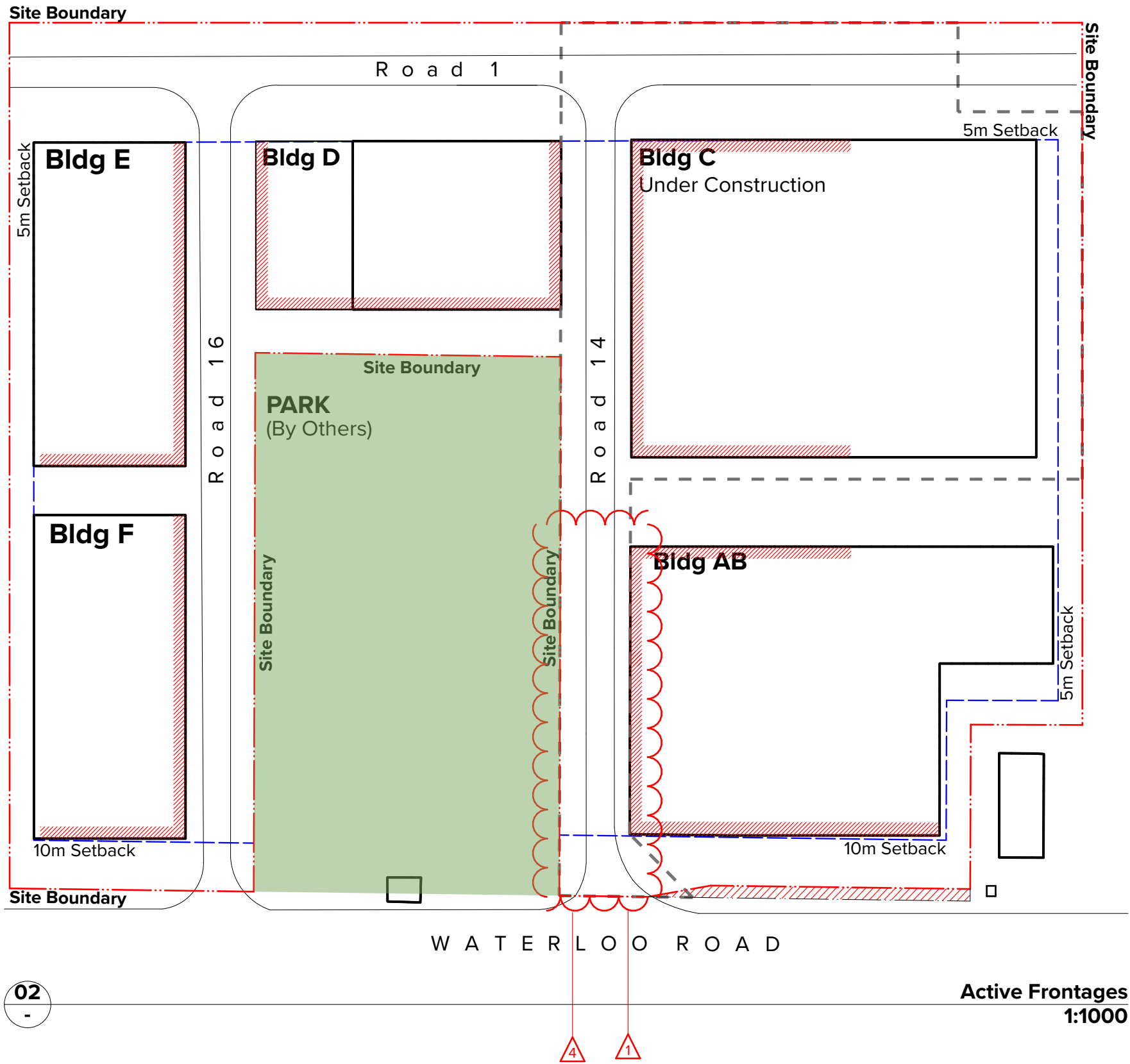
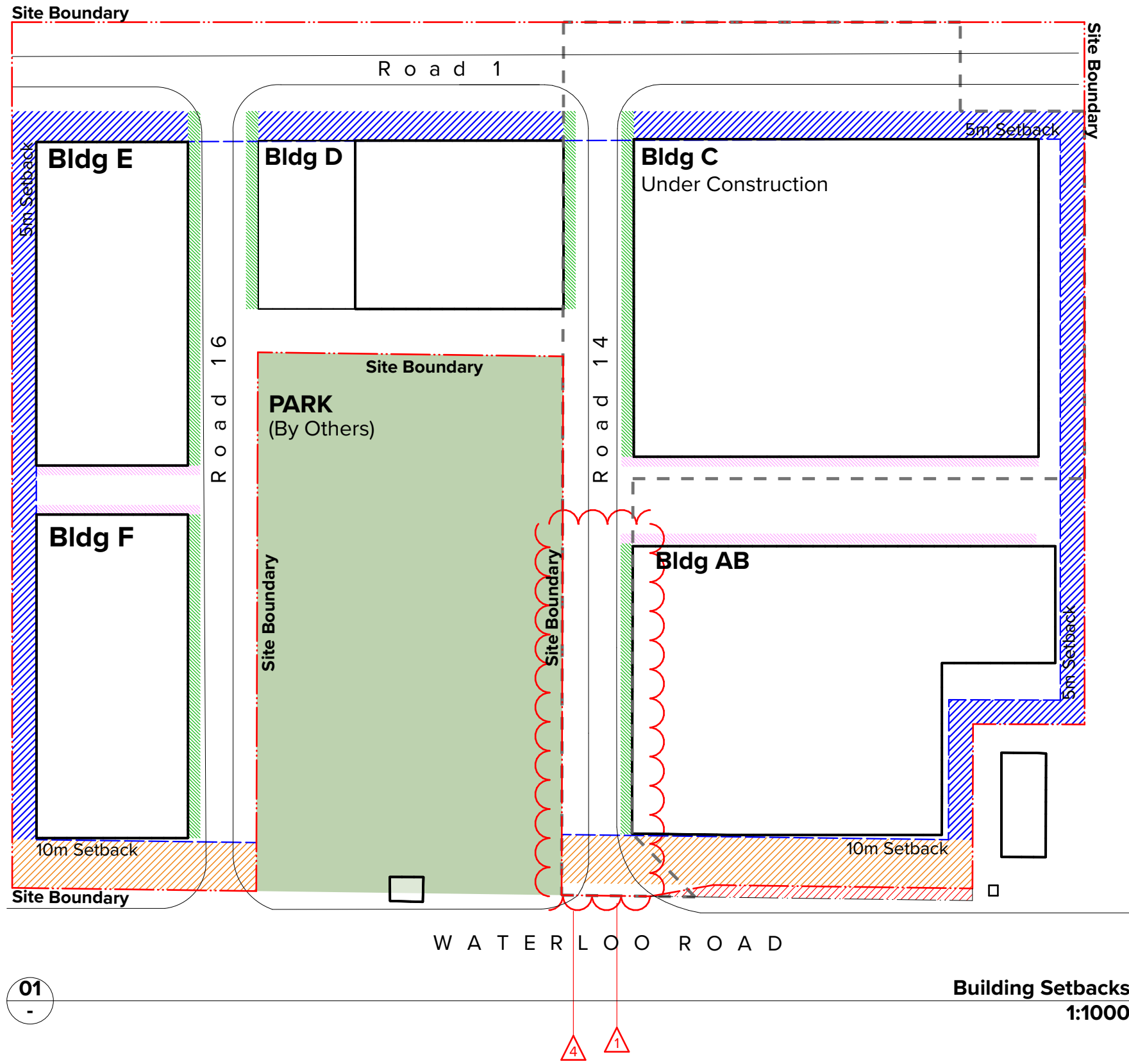
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Rev
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Norman Architect, Nicholas Turner 6695, ABR 86 064 084 991

Proposed Site Boundary
Existing Site Boundary
Building Setbacks
Existing Drainage Easements
Site currently under construction

Future Park (By Others)
Proposed 20m Roadway
Proposed 14.5m Roads
Active Fronts

Neighbouring Buildings
Petrol Station
Approx Extent of Flooding
RMS 2.5m Road Acquisition
2m Setback
5m Setback
0m Setback
10m Setback - Rail Corridor

Primary Pedestrian Access
Proposed Vehicle Access

Proposed Pedestrian Links
Future Pedestrian Links

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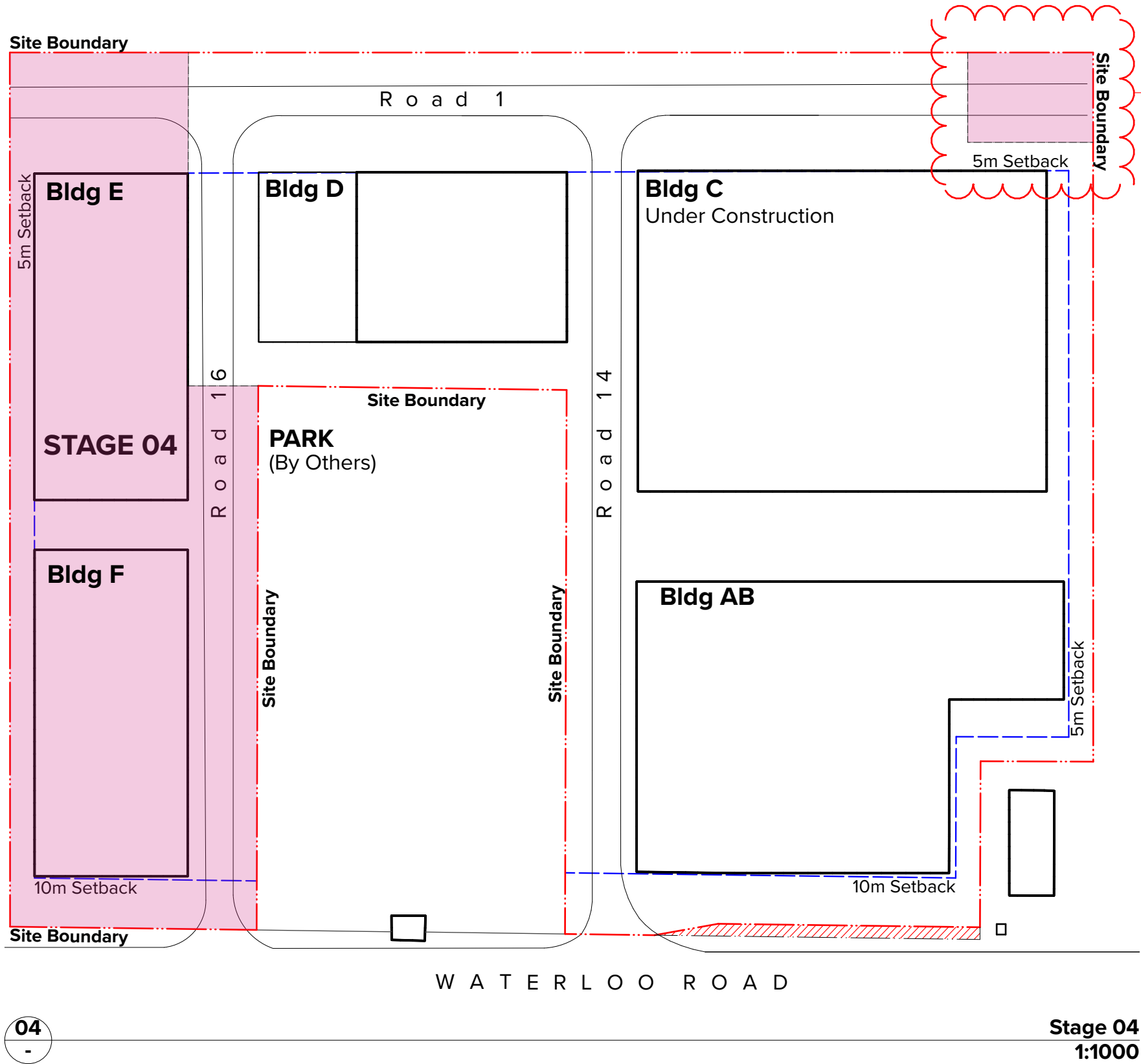
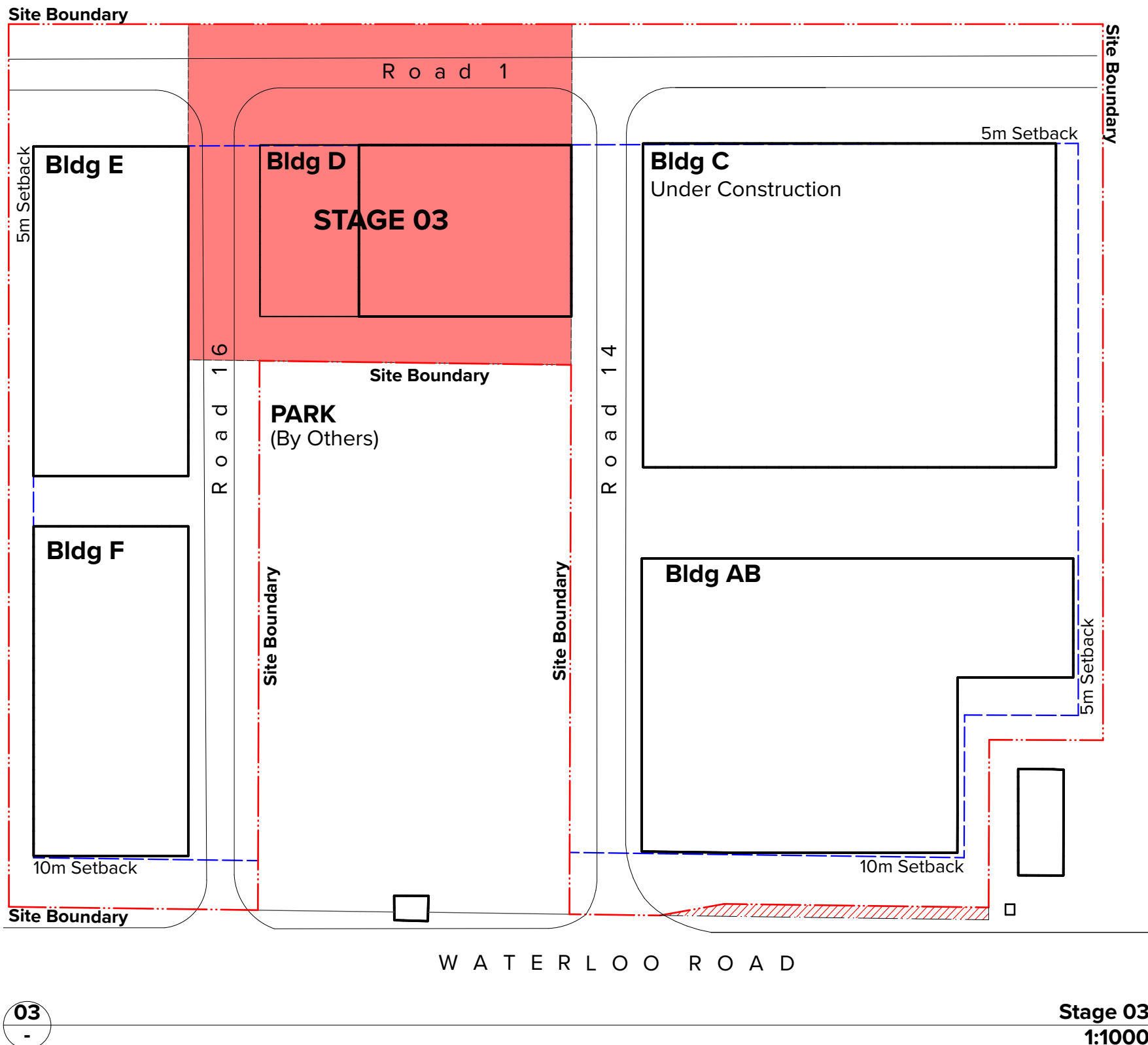
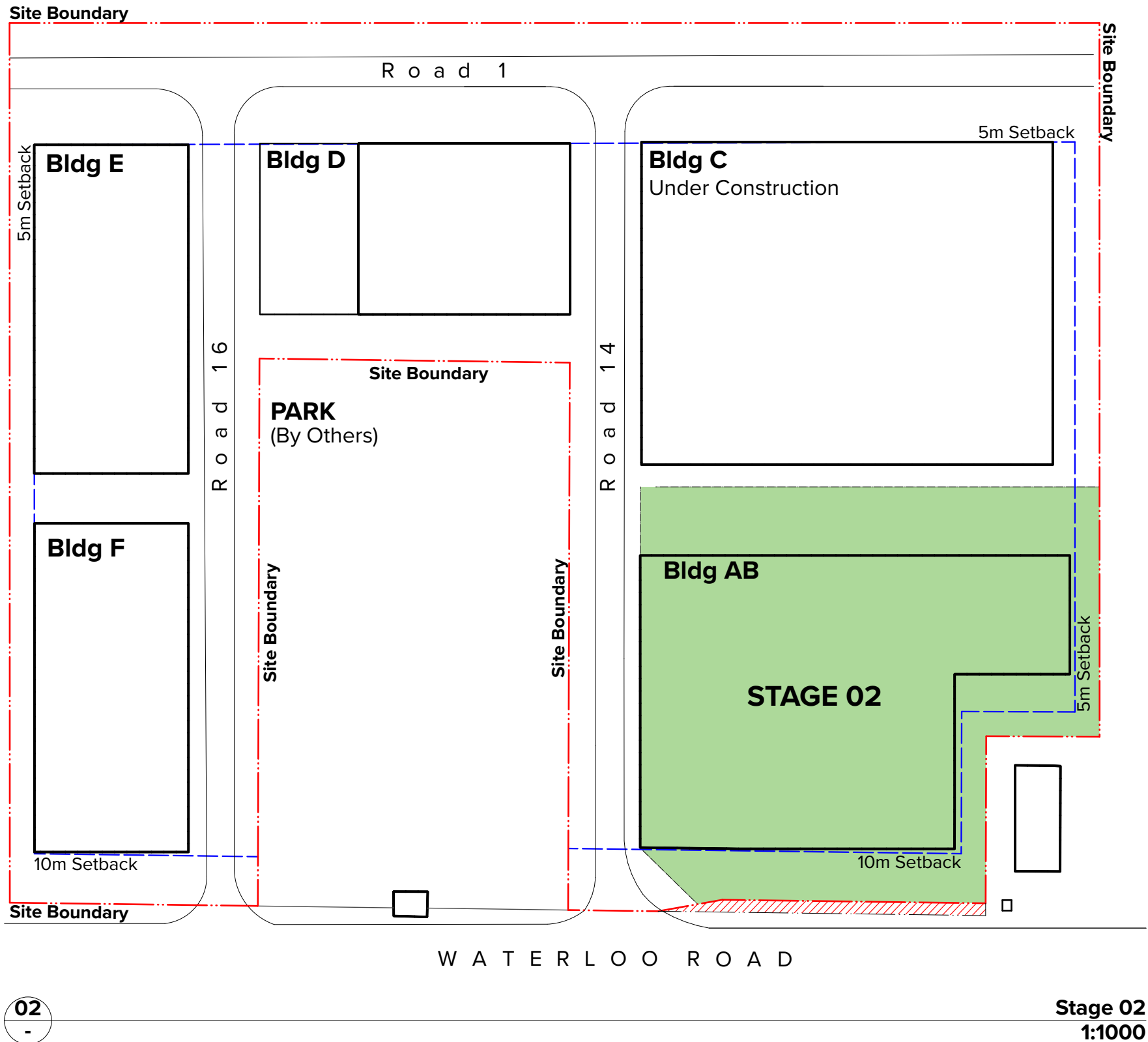
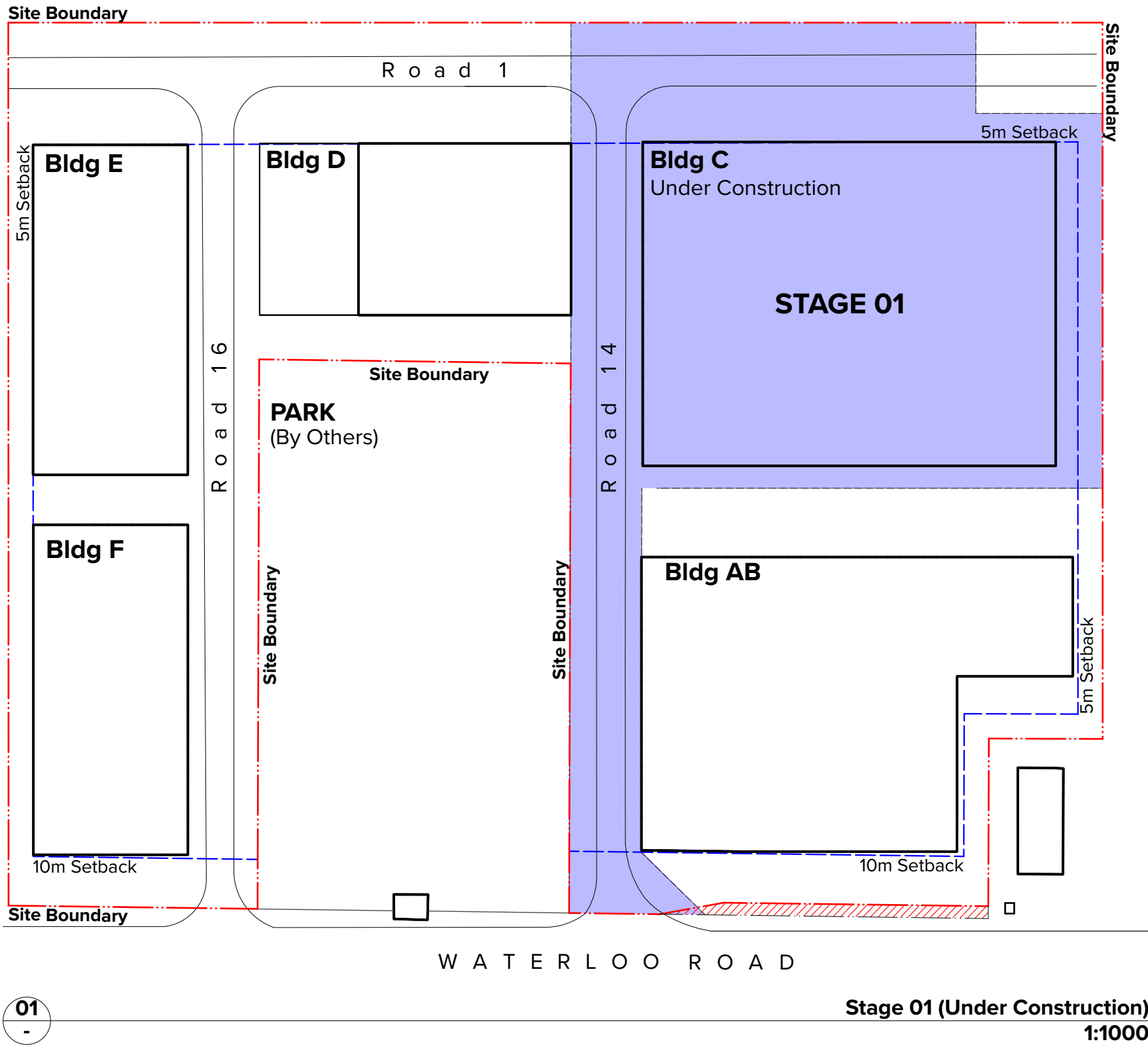
Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
DIAGRAMS
Site Analysis DCP Controls

- Notes:
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Scale
1:1000 @A1, 50%@A3
Project No
19002
Drawn by
CM.ML.PY.SC
Rev
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--- 45-61 Waterloo Rd Site Boundary
--- Existing Site Boundary
--- Building Setbacks

Indicative Staging (Timing will depend on Tenant and Market Demand)

Stage 01
Stage 02
Stage 03
Stage 04

Rev	Date	Approved by	Revision Notes
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED
F	27.09.19		2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED RESPONSE TO COUNCIL

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
DIAGRAMS
Indicative Staging Diagrams

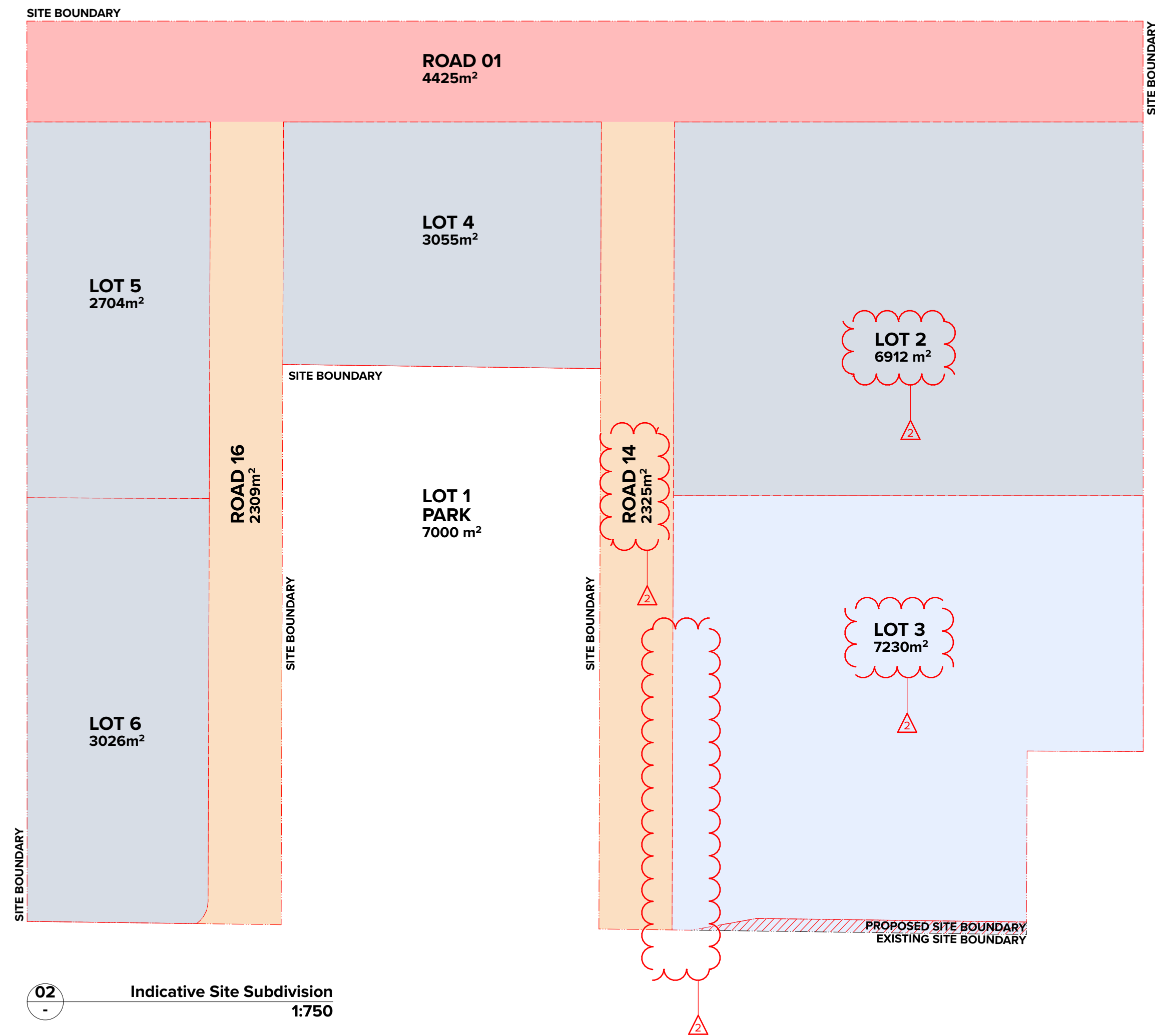
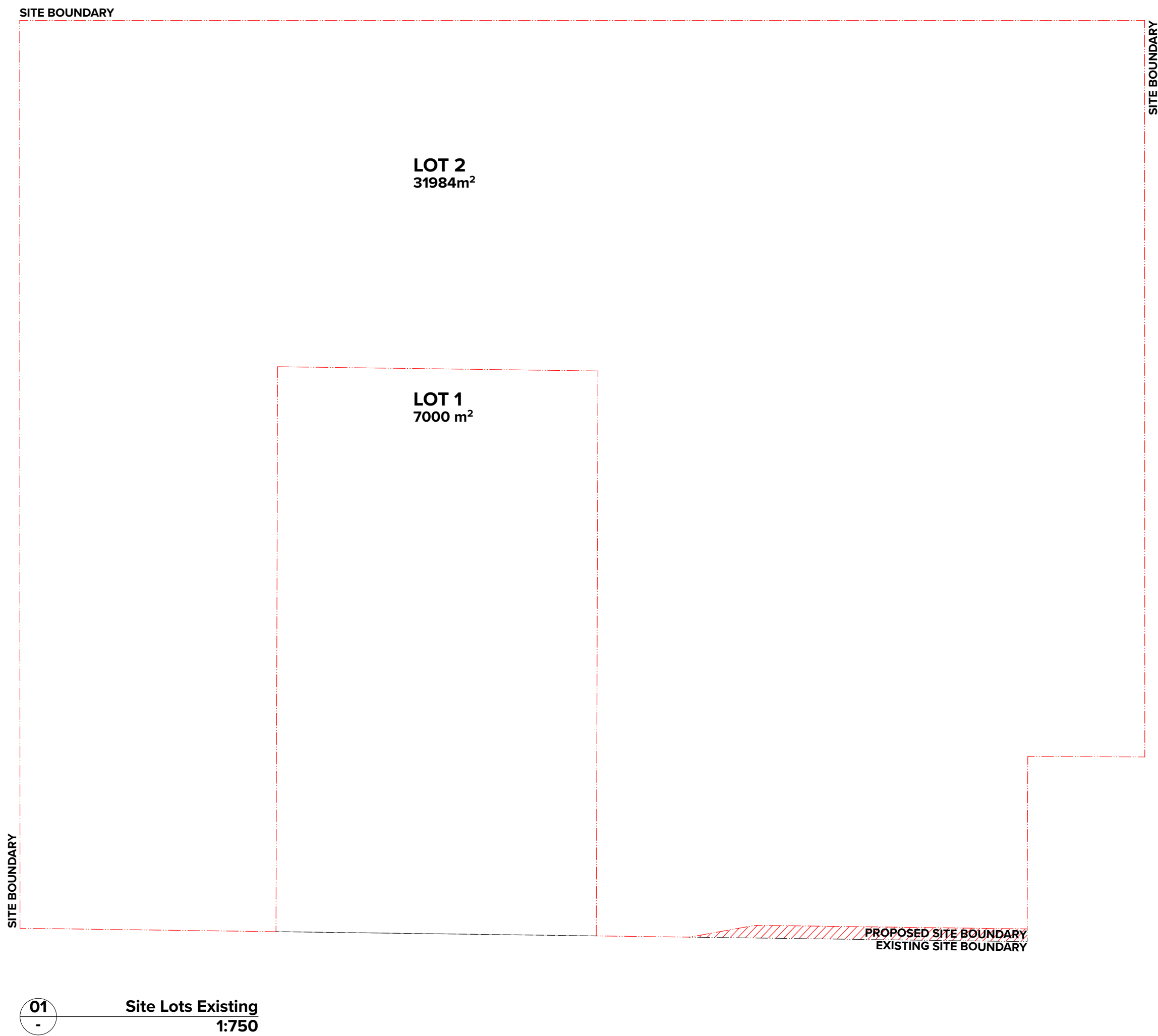
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Scale
1:1000 @A1, 50%@A3
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Project No.
19002
Dwg No.
MPM-TUR-DRW-ARC-120-005

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North
N



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--- 45-61 Waterloo Rd Site Boundary
--- Existing Site Boundary

■ RMS 2.5m Road Acquisition

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45-61 Waterloo Road Masterplan
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Drawing Title
DIAGRAMS
Site Lots Existing & Proposed

- Notes:**
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Scale 1:750 @A1, 50%@A3	Project No. 19002	Drawn by CM.ML.PY.SC	North N
Sheet AMENDED DA	Dwg No. MPM-TUR-DRW-ARC-120-006	Rev E	

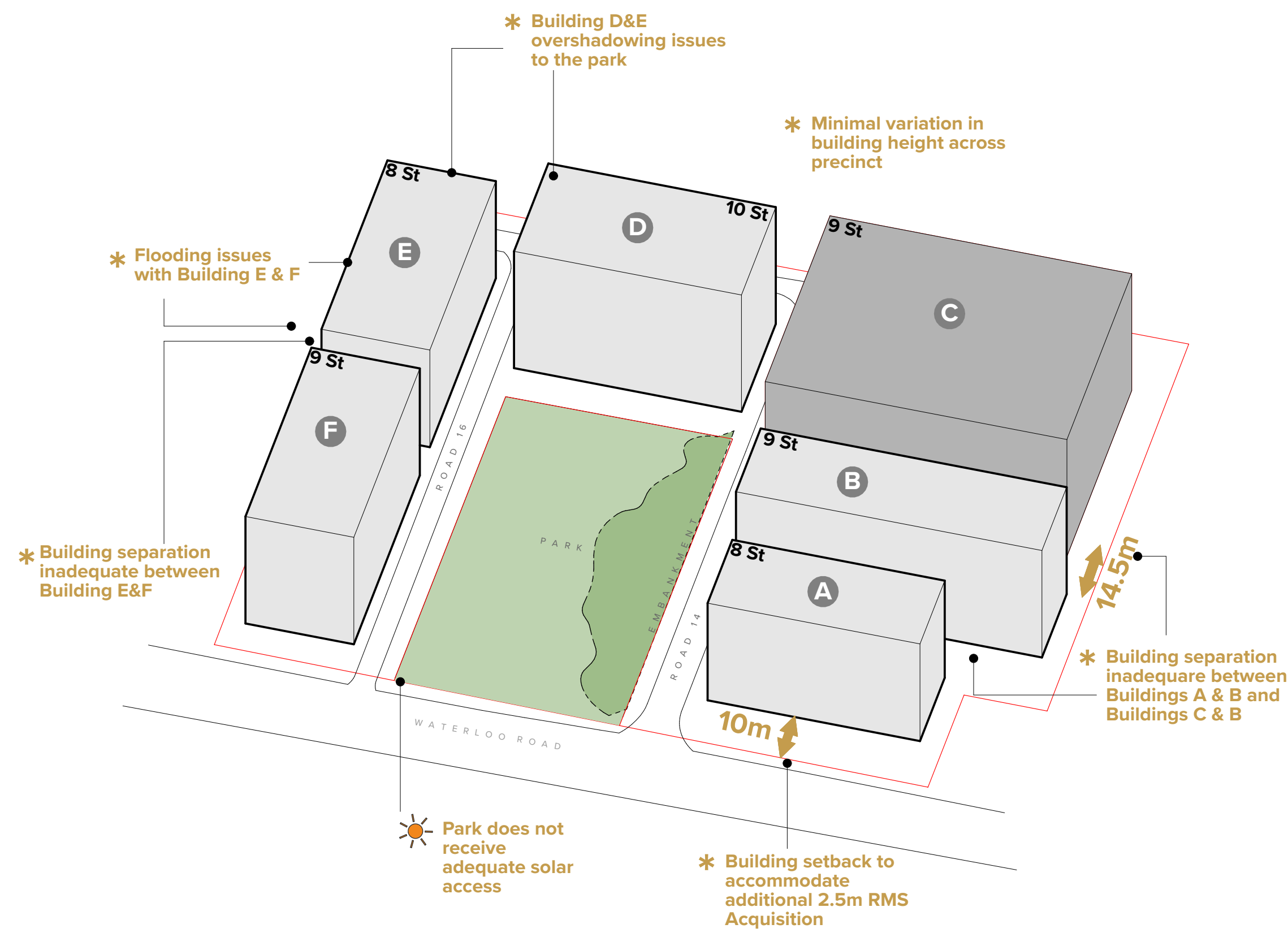
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SUMMARY OF AMENDMENTS

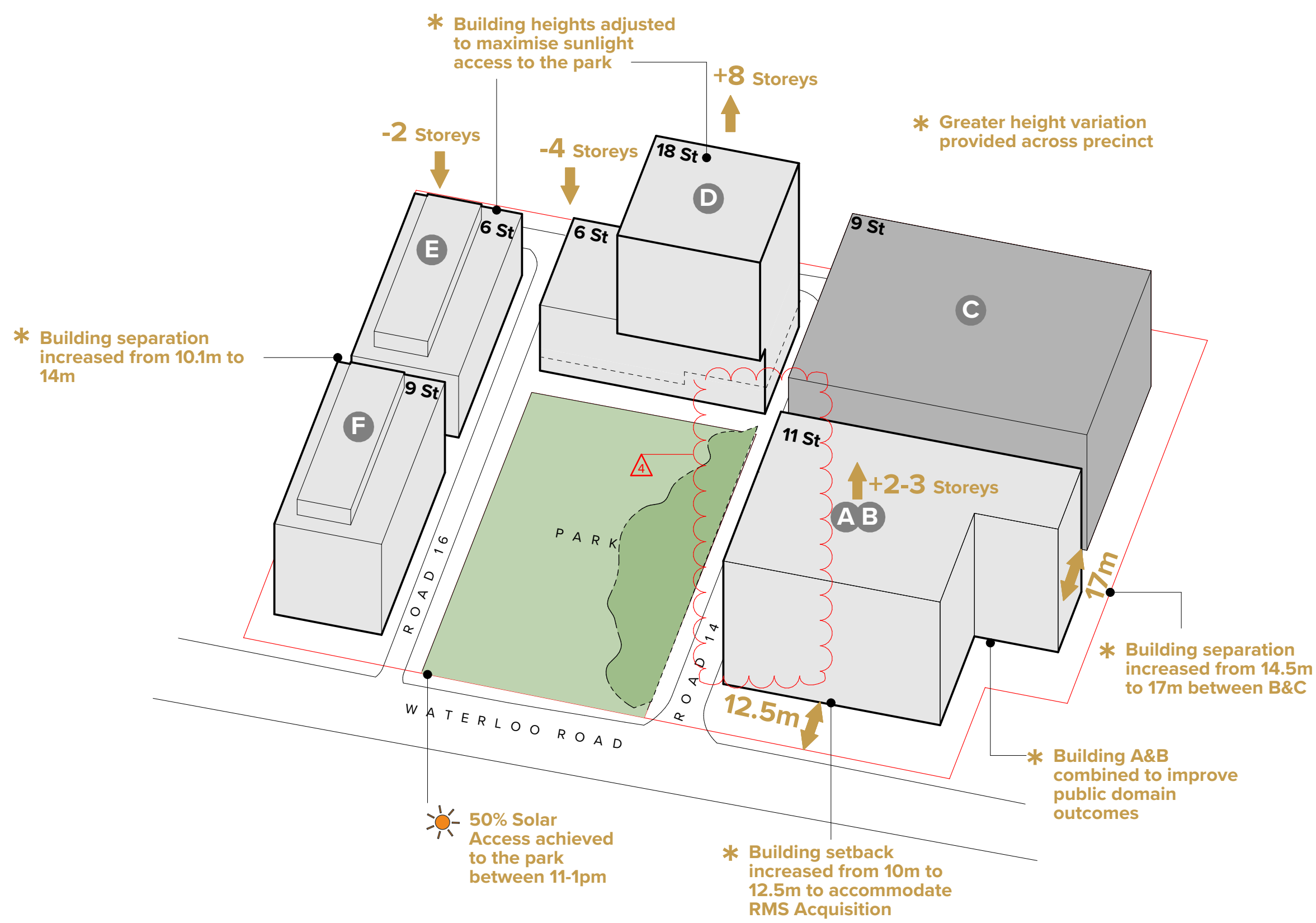
Original Masterplan

Summary of Councils contentions dated 22.01.2019
As per Architectus Masterplan Package (Rev A)



Amended Masterplan

Architectural response to Councils contentions



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--- 45-61 Waterloo Rd Site Boundary

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Drawing Title
DIAGRAMS
Summary of Amendments_Sheet 01

Scale NTS	Project No. 19002	Drawn by CM.ML.PY.SC	North
Sheet AMENDED DA	Dwg No. MPM-TUR-DRW-ARC-120-007	Rev E	

Level 7 ONE Oxford Street
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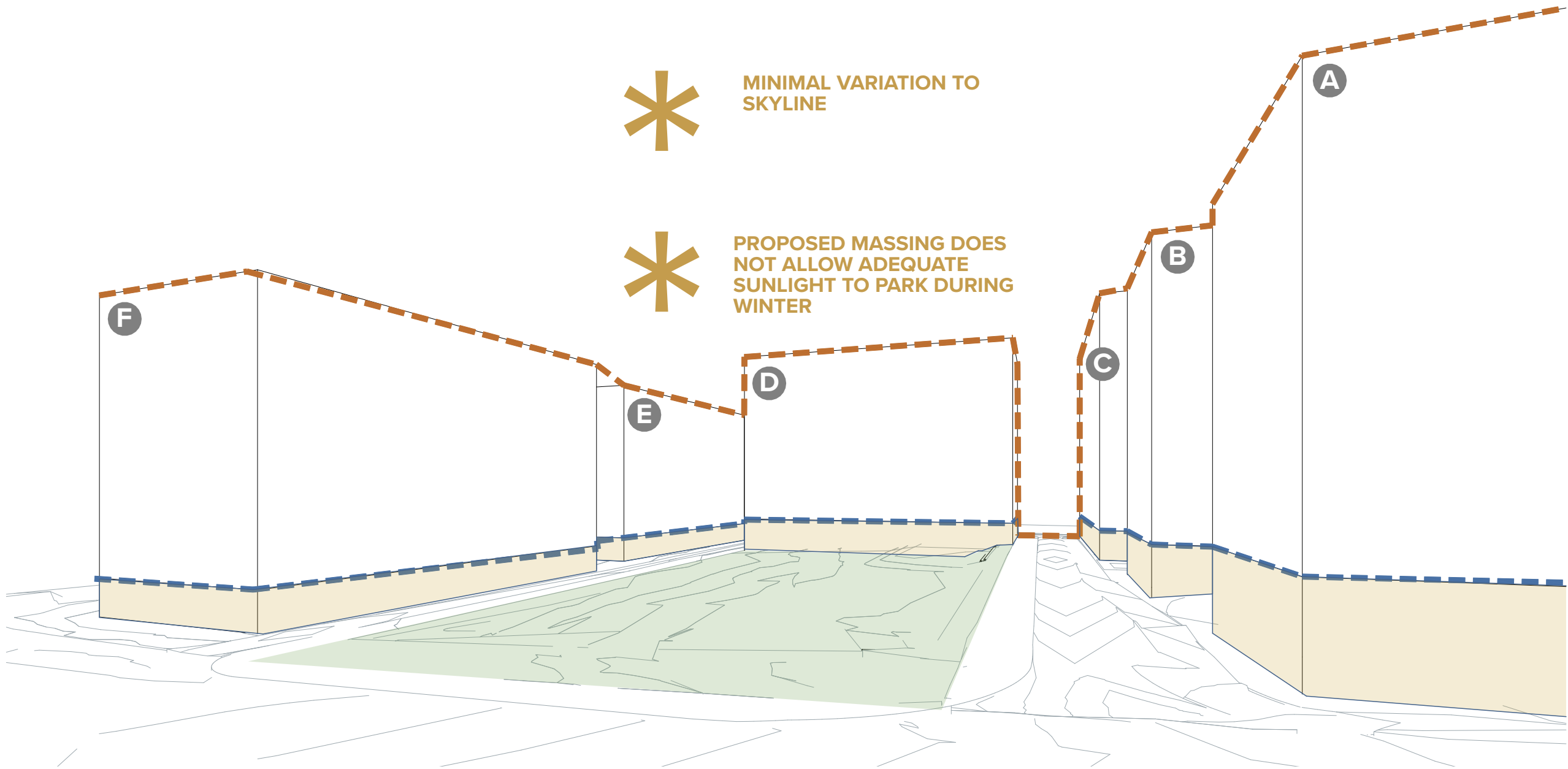
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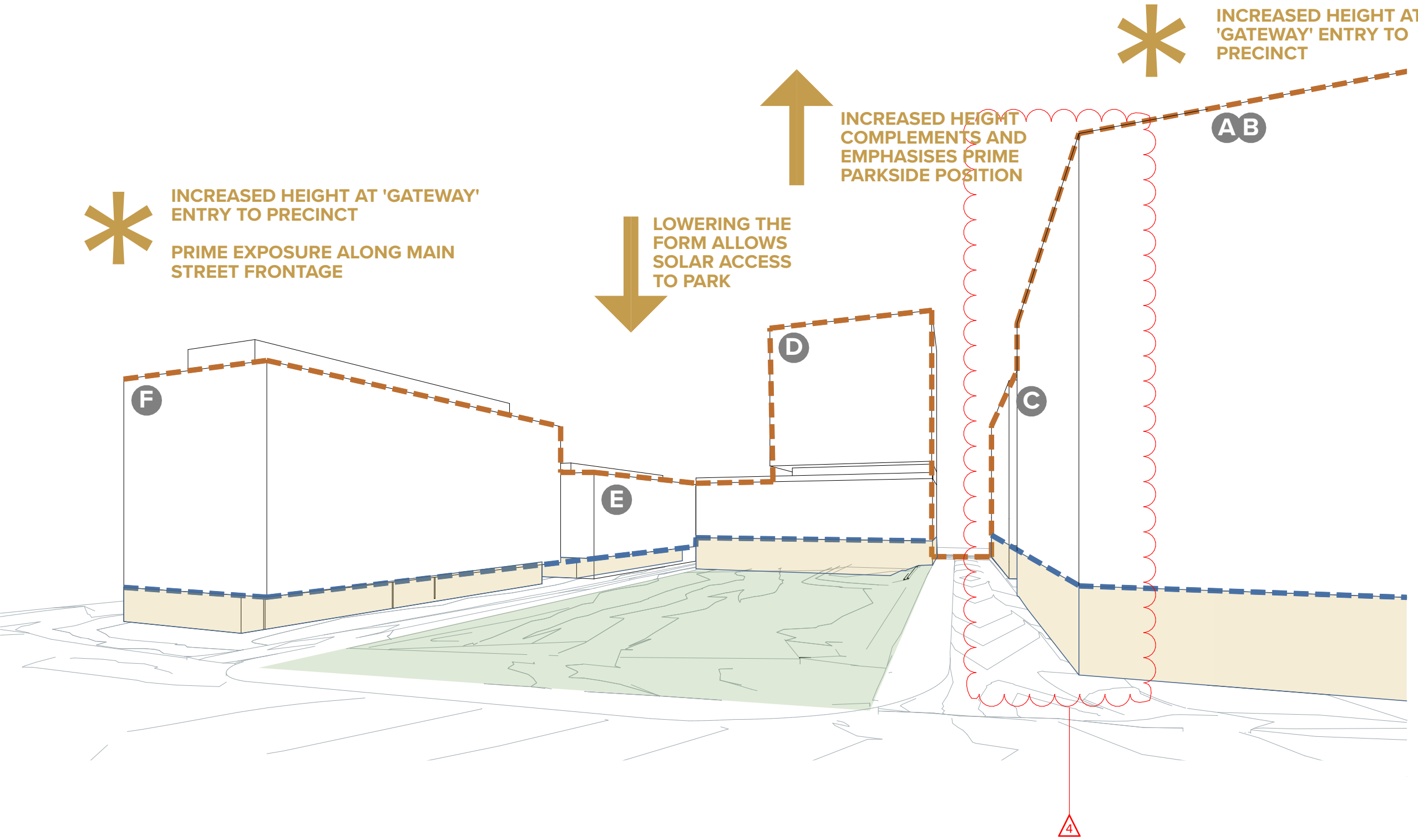
SUMMARY OF AMENDMENTS

BUILDING HEIGHT

Original Masterplan



Amended Masterplan
The proposed scheme provides a varied and active skyline



NOTES
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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- 45-61 Waterloo Rd Site Boundary

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
DIAGRAMS
Summary of Amendments_Sheet 02

Scale	Project No.	Drawn by	North
NTS	19002	CM,ML,PY,SC	North
Status	Dwg No.	Rev	
AMENDED DA	MPM-TUR-DRW-ARC-120-008	E	

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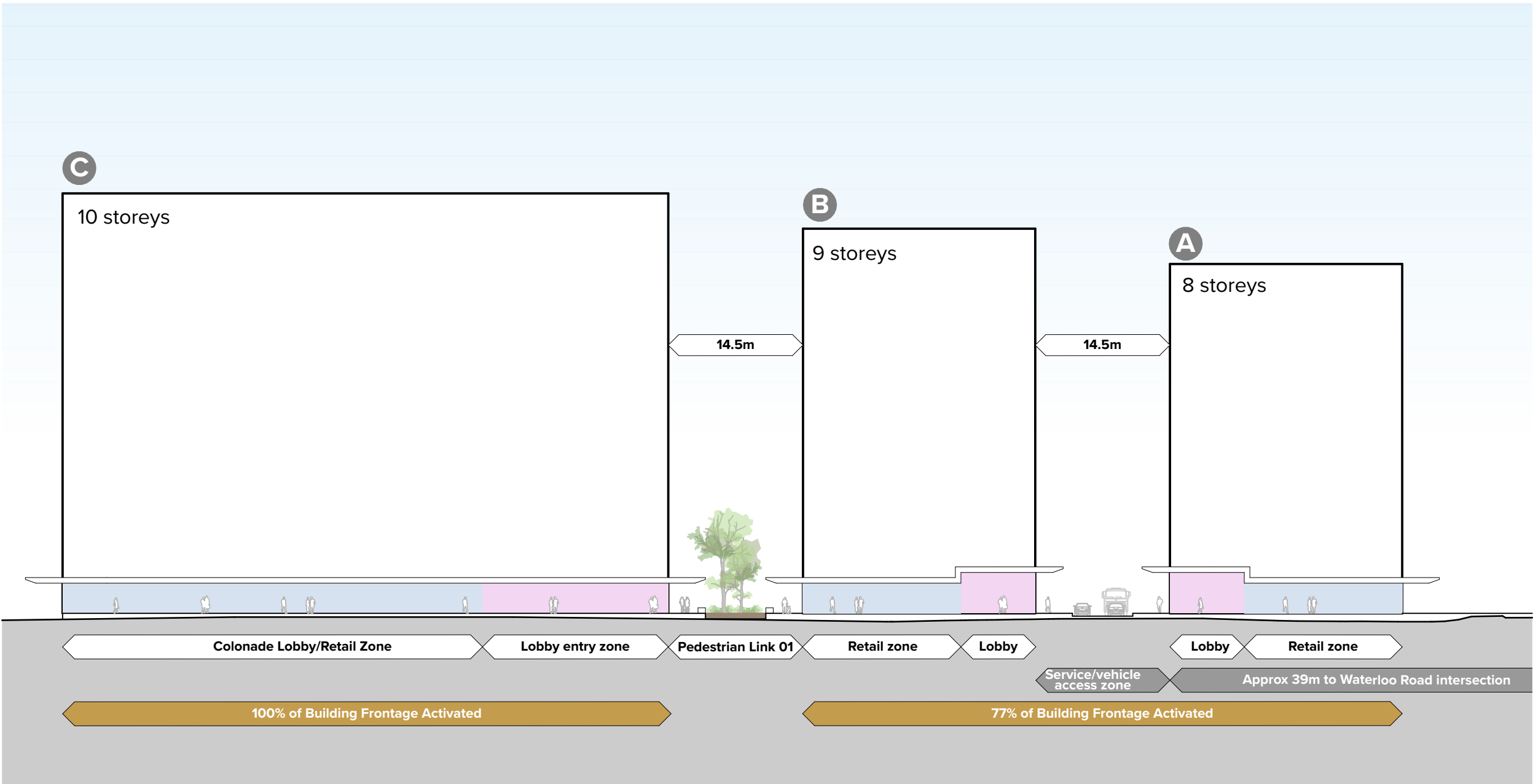
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SUMMARY OF AMENDMENTS

BUILDING AB - C SETBACK & ACTIVE FRONTAGE

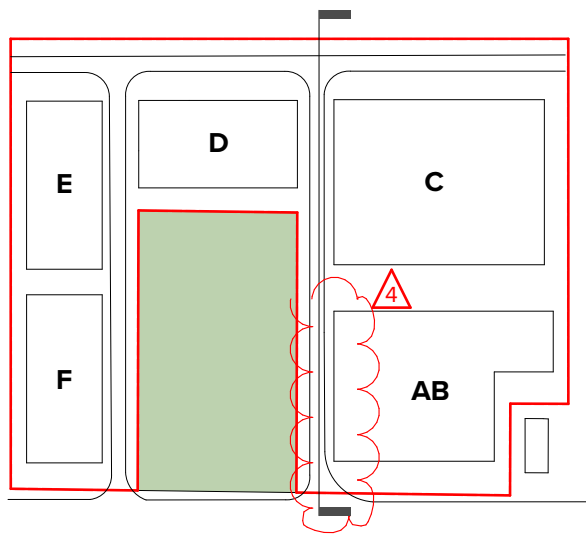
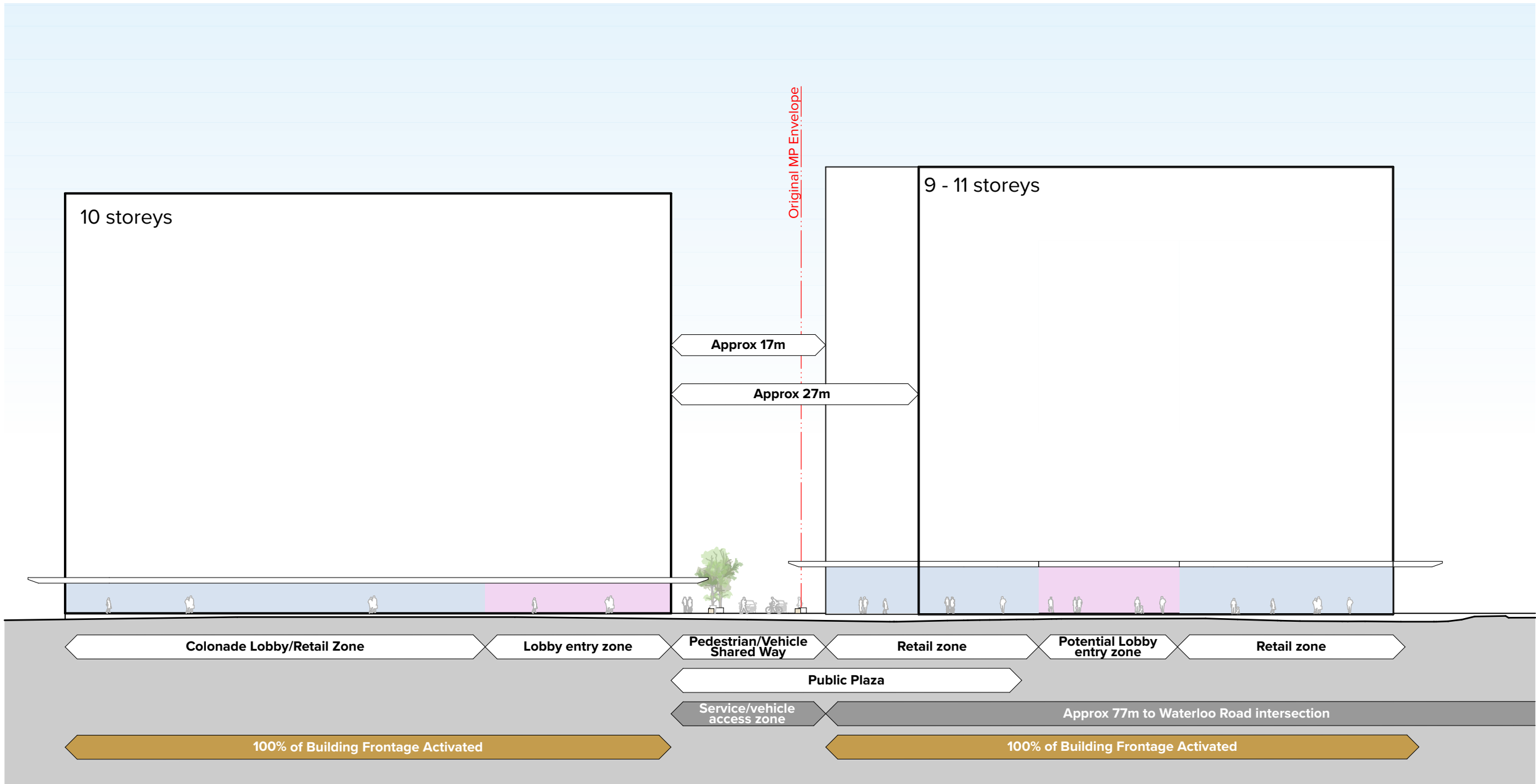
Original Masterplan
Does not establish a hierarchy between the public domain space between Building C/B and the services zone between A/B

23% of the park frontage is in-active due to designated service/vehicle access



Amended Masterplan
Increasing the separation between Building AB & C provides a consolidated public domain opportunity

100% of the park frontage is activated



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--- 45-61 Waterloo Rd Site Boundary

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Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
DIAGRAMS
Summary of Amendments_Sheet 03

Scale
1:500 @A1, 50% @A3

Project No.
19002

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Norman Architects, Nicholas Turner 6695, ABRN 86 064 084 991

CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- 45-61 Waterloo Rd Site Boundary
--- Building Setbacks
--- Existing Site Boundary
--- Building Envelope Over

Indicative Basement footprint
Basement Connection under pedestrian link
First Rail Reserve
Second Rail Reserve

XXXXXX Extent of basement under shared way

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

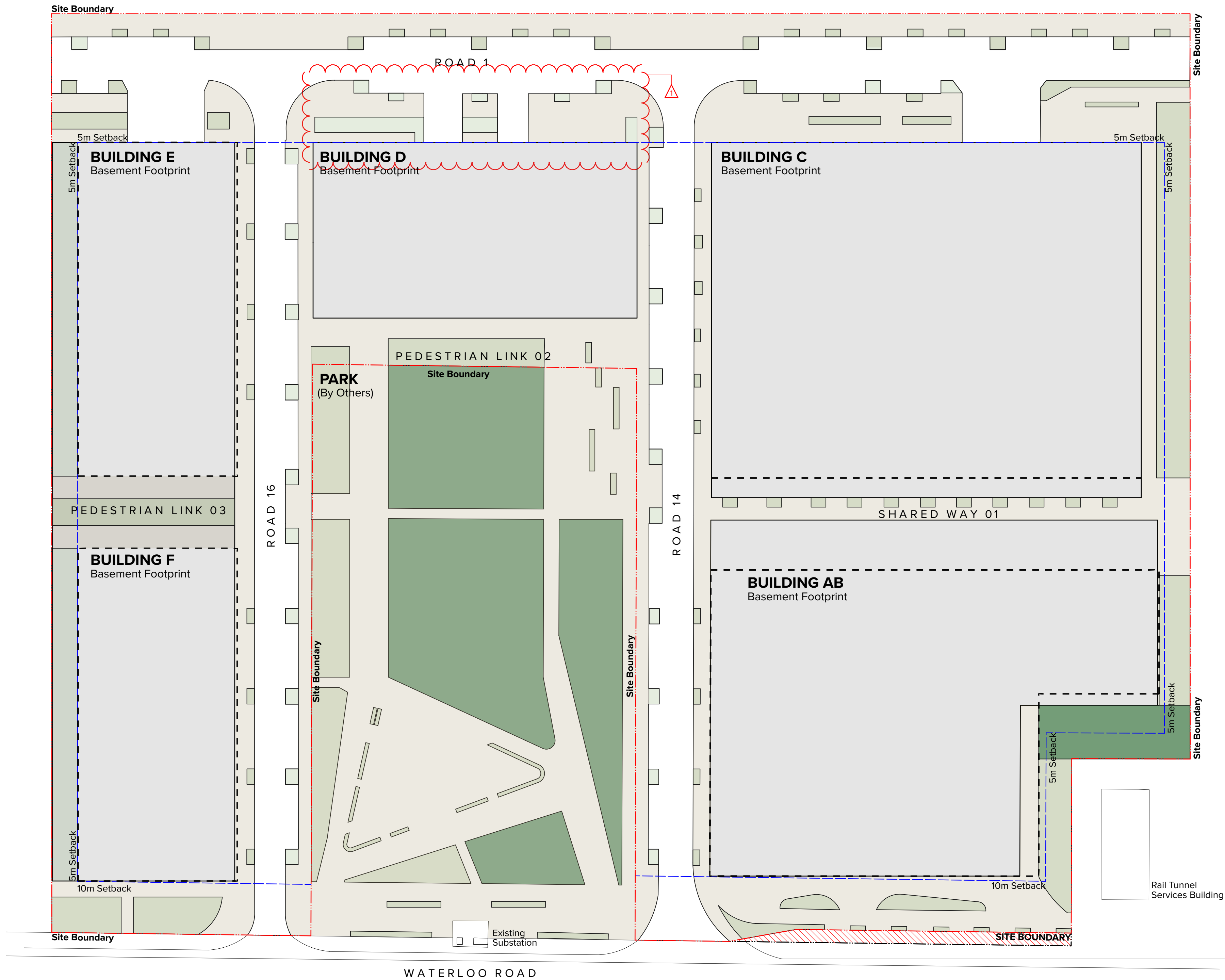
Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
PLANS
Indicative Basement Footprint Plan

- Notes:
- Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
 - Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 - Refer to Site Survey Plan prepared by Usher and Co: MPM-LUSH-DRW-SUR-0001-D
 - Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MGC-DRW Package
 - Refer to Overland Flow Assessment report prepared by Stellen Consulting dated 27th June 2019.
 - Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

Scale
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Project No.
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Site excluding central park.
Site area (Incl. RMS Acquisition)
Deep soil (minimum dimension of 20 m x 10 m)
Deep soil (minimum depth 2m)
Landscaped area¹
Road/driveways/parking areas



1. Landscaped area (Area on the site not occupied by any buildings, except for swimming pools or open air recreation facilities, which is landscaped by way of gardens, lawns, shrubs or trees and is available for use and enjoyment by the occupants of the building, excluding areas used for driveways, parking areas or drying yards). i.e. this includes paved areas, non-deep soil gardens, footpaths.

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Sydney NSW 2009

--- 45-61 Waterloo Rd Site Boundary
--- Building Setbacks
--- Existing Site Boundary

--- RMS 2.5m Road Acquisition
--- Indicative Basement footprint
--- Building Envelope Over

Indicative soft landscaped zone
Refer Landscape Architect for further details
Indicative Deep Soil Zones
Refer Landscape Architect for further details
Indicative Landscaped Area¹
Refer Landscape Architect for further details

Rev Date Approved by Revision Notes
F 25.09.19 AG STREET NAMES ADDED
G 22.05.20 AG 1. BLDG D DRIVEWAY ENTRY AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
PLANS
Soft Landscape & Deep Soil Zones

Notes:
1. Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
2. Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-LUSH-DRW-SUR-0001-D
4. Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MGC-DRW Package
5. Refer to Overland Flow Assessment report prepared by Stellen Consulting dated 27th June 2019.
6. Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

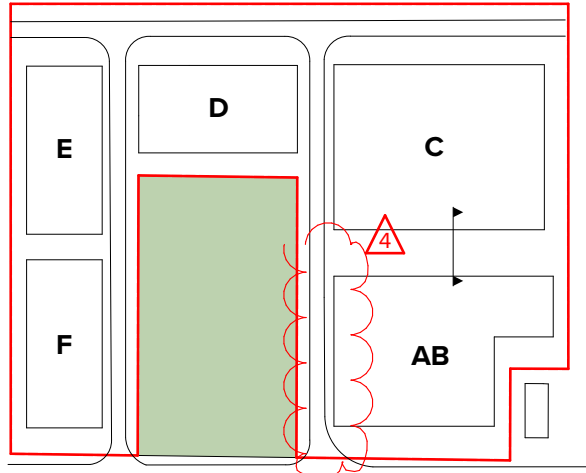
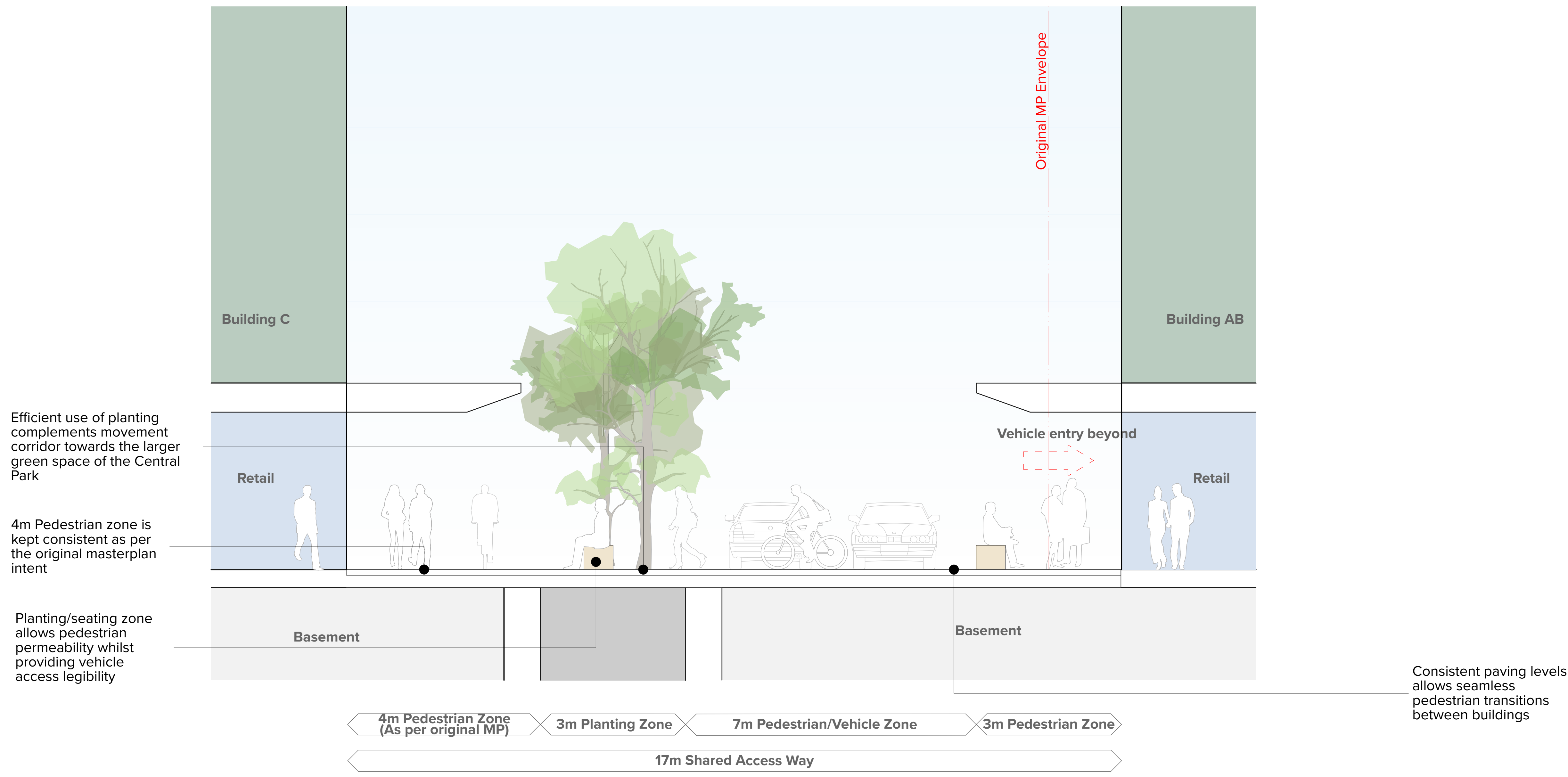
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Project No.
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INDICATIVE SHARED WAY BETWEEN BUILDING C & AB

The proposed shared way between Building B and C will be designed as a pedestrian priority shared street.
Shared with pedestrians, cars, service vehicles and bikes, providing access into Building AB



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D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
INDICATIVE DETAILED SCHEMES
Indicative Shared Way

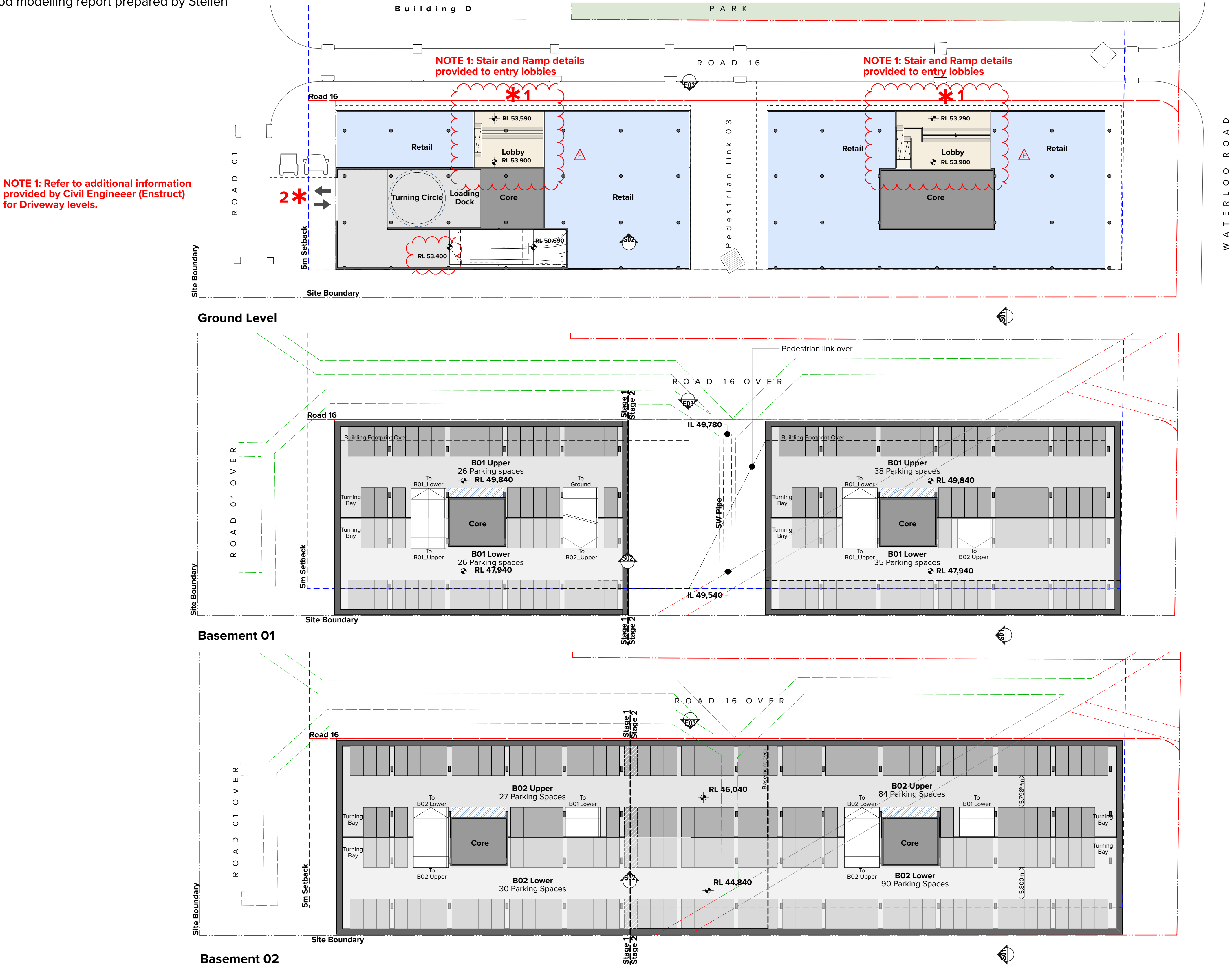
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Status	Dwg No.	Rev	
AMENDED DA	MPM-TUR-DRW-ARC-180-002	E	

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INDICATIVE BUILDING E & F BASEMENT DESIGN PLANS

Building E & F are proposed to have a single entry point off Road 1, and a basement connection under. This maintains the intent of Road 16 to have an activated frontage along the full length of the park. The indicative design of the basement has incorporated the amended flood and stormwater strategy proposed for the precinct. Refer to Civil Engineer package prepared by Enstruct :MPM-ENS-DRW-CIV-0000 Refer to the Stormwater & flood modelling report prepared by Stellen



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Sydney NSW 2009

Proposed SW Pipe Easement
Existing Easement
Existing/to be demolished Easement

Rev	Date	Approved by	Revision Notes
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED
		AG	2. LOT BOUNDARIES / AREAS AMENDED
			3. GFA AREAS AMENDED TO AB
			4. BUILDING AB ENVELOPE AMENDED
F	27.09.19		RESPONSE TO COUNCIL

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
INDICATIVE DETAILED SCHEMES
Indicative Building E & F Basement Design_01

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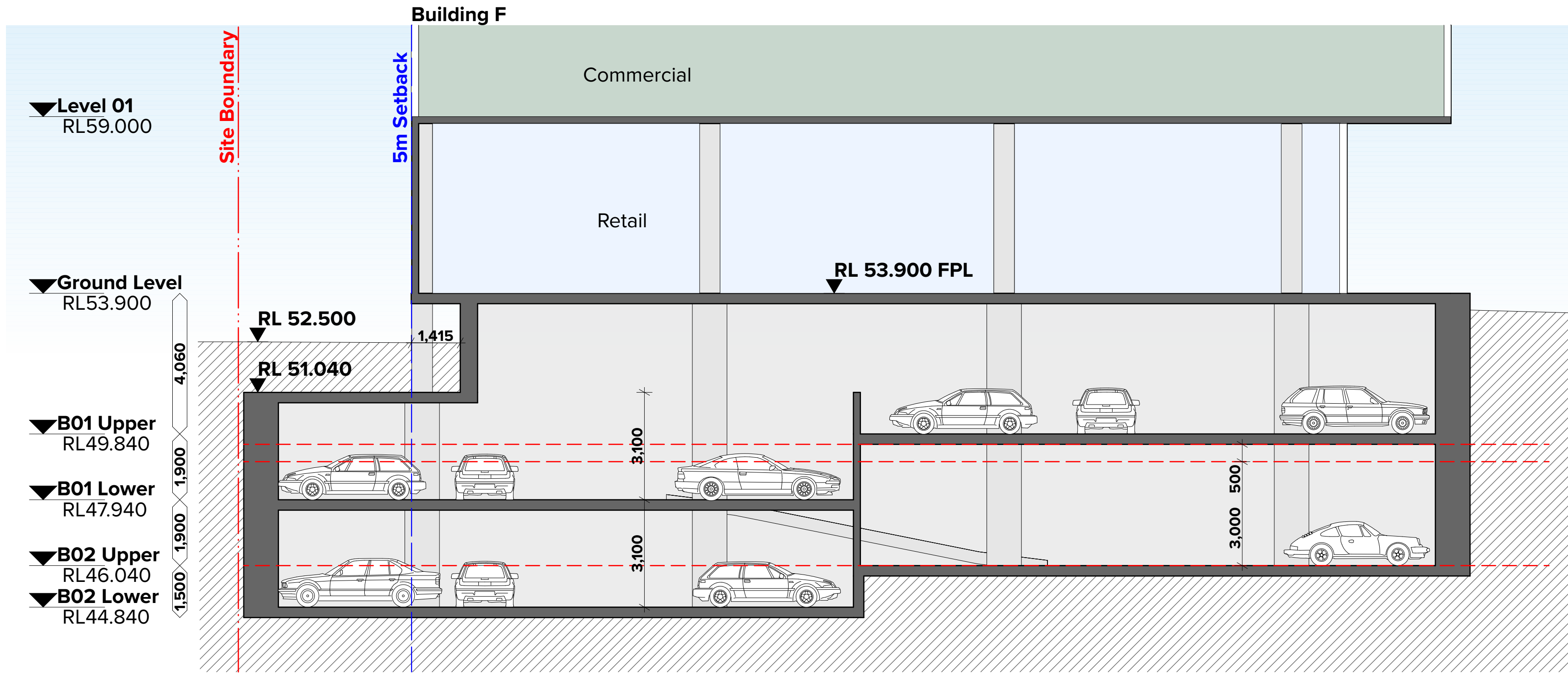
Project No.
19002

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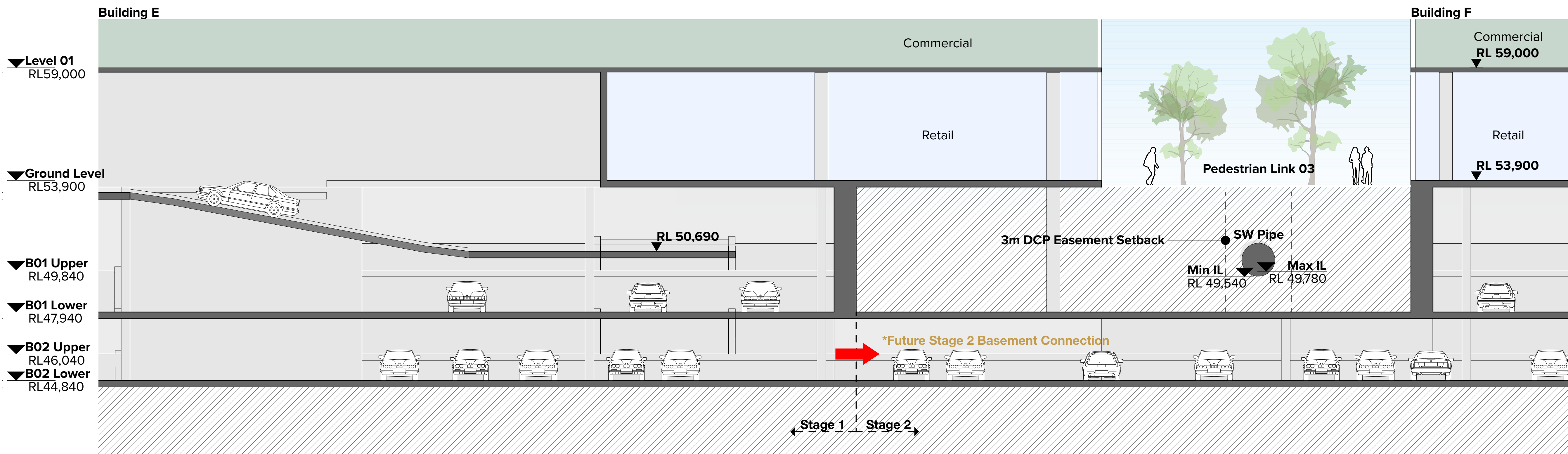
Rev
F

North
N

INDICATIVE BUILDING E & F BASEMENT DESIGN SECTIONS



Section 01



Section 02

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Proposed SW Pipe Easement
 Existing Easement
 Existing/to be demolished Easement

Rev	Date	Approved by	Revision Notes
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E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO A 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title

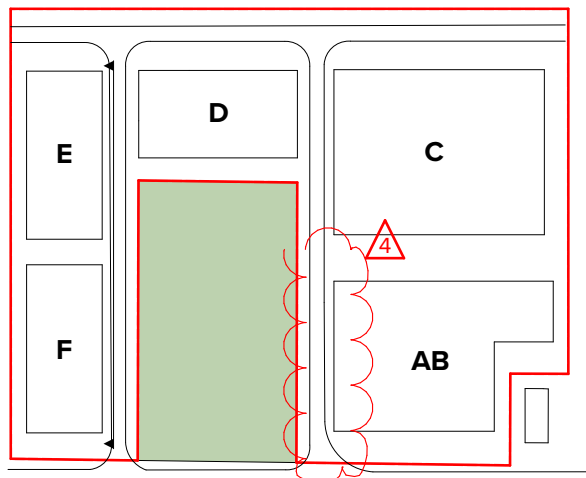
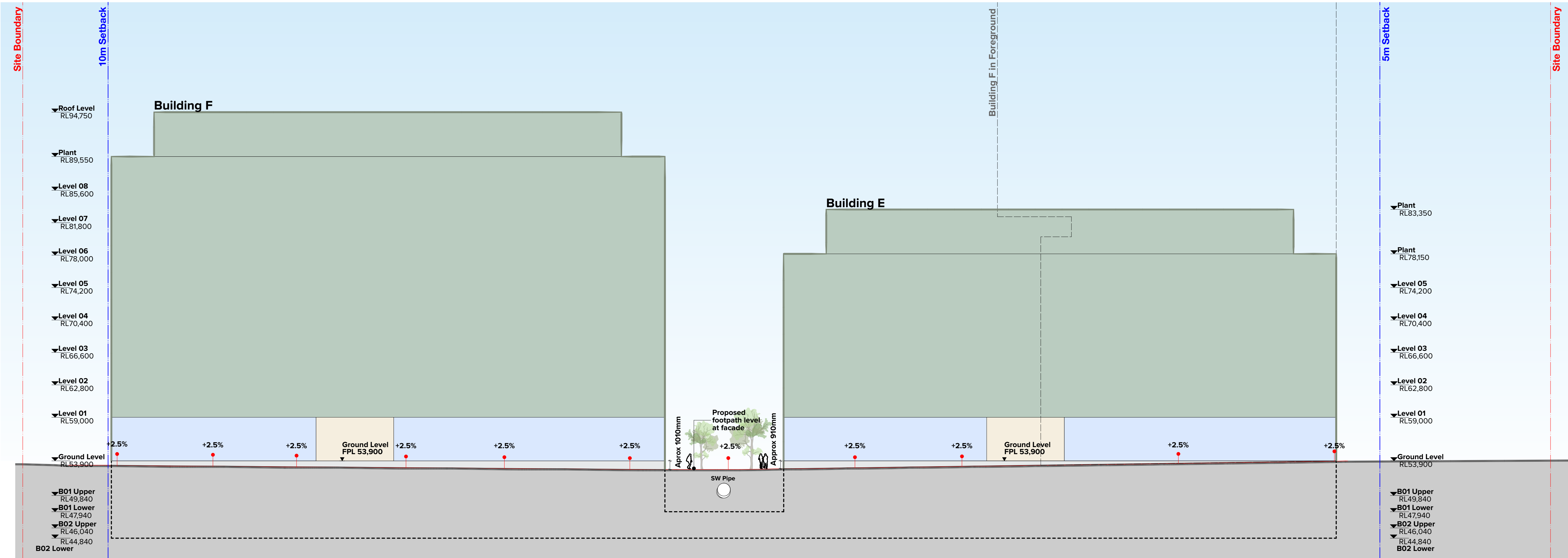
INDICATIVE DETAILED SCHEMES
Indicative Building E & F Basement Design_02

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	19002	CM,ML,PY,SC	
Status	Dwg No.	Rev	
AMENDED DA	MPM-TUR-DRW-ARC-180-004	E	

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INDICATIVE BUILDING E & F BASEMENT DESIGN

ELEVATION ALONG ROAD 16



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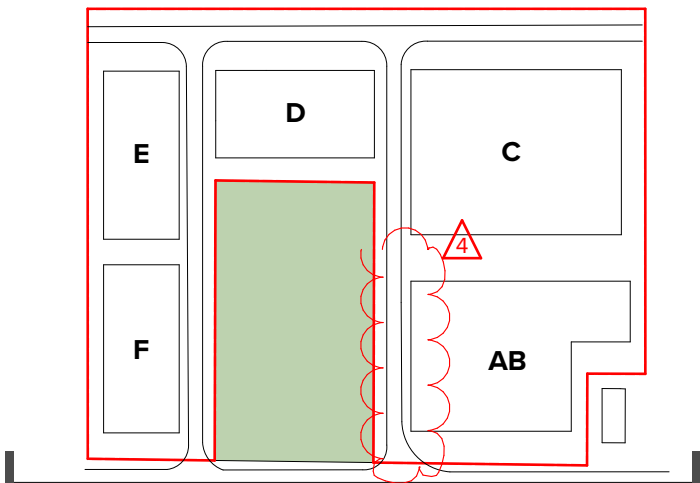
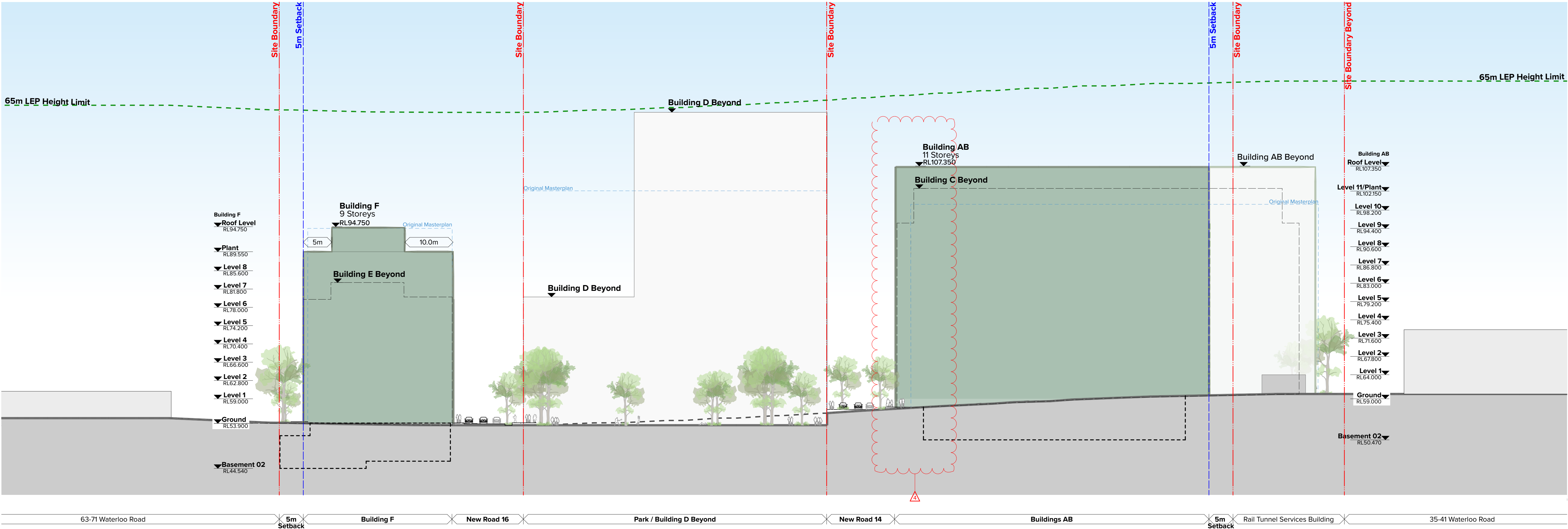
Proposed Footpath height

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
INDICATIVE DETAILED SCHEMES
Indicative Building E & F Basement Design

Scale	Project No.	Drawn by	North
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Notified Architect: Nicholas Turner 6695, ABN 86 064 084 991

CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

- 45-61 Waterloo Rd Site Boundary
- Building Setback
- Ground Line (Existing)
- Ground Line (Proposed)
- 65m LEP Height Limit
- Proposed Building Envelope
- Original Masterplan Submission

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

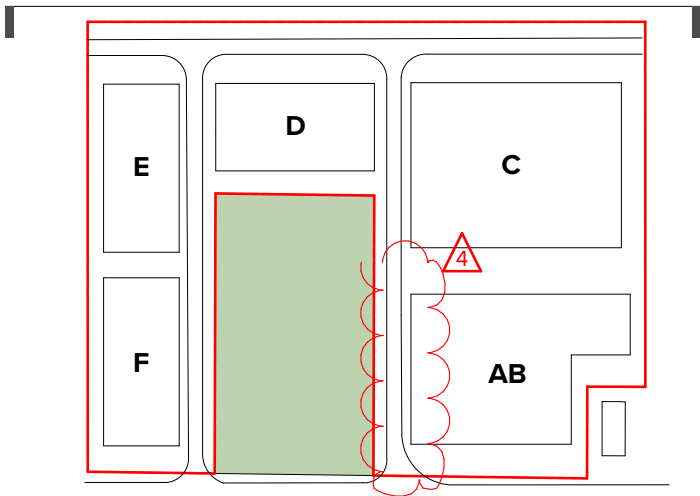
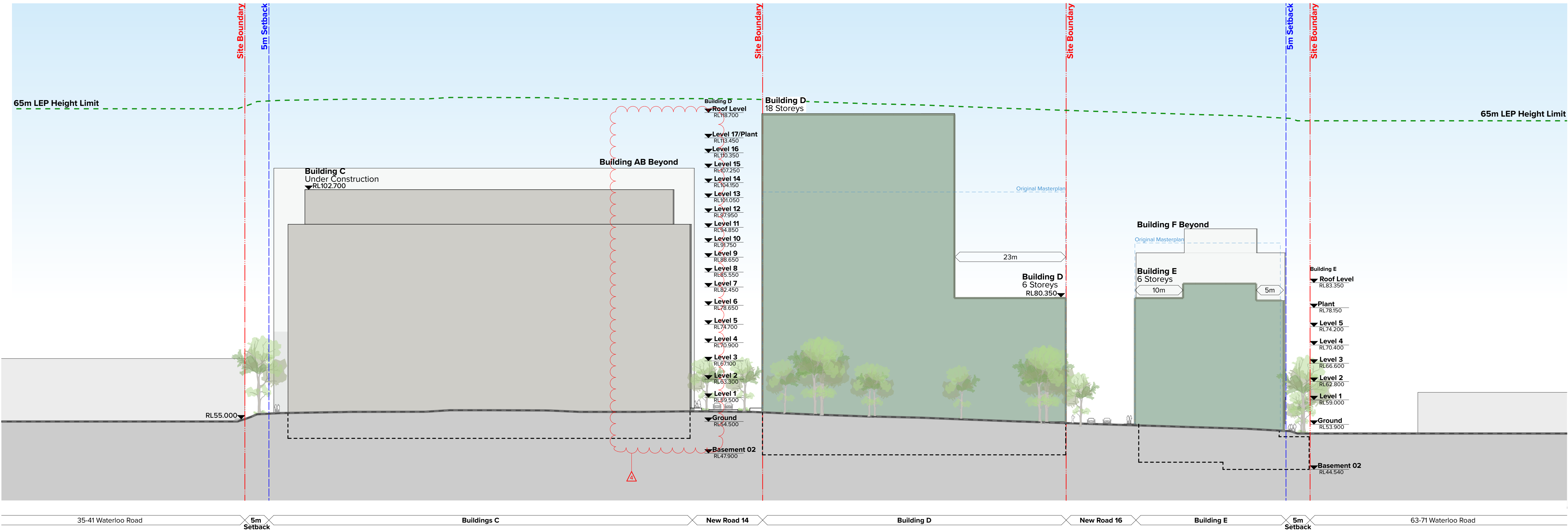
Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
GA Context Elevations
South Context Elevation

- Notes:**
- Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
 - Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 - Refer to Site Survey Plan prepared by Usher and Co: MPM-LUSH-DRW-SUR-0001-D
 - Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MGC-DRW Package
 - Refer to Overland Flow Assessment report prepared by Stellen Consulting dated 27th June 2019.
 - Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

Scale
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Project No.
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Notified Architect, Nicholas Turner 6695, ABR 86 064 084 991

CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

- 45-61 Waterloo Rd Site Boundary
- 65m LEP Height Limit
- Building Setback
- Proposed Building Envelope
- Ground Line (Existing)
- Original Masterplan Submission
- Ground Line (Proposed)

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
GA Context Elevations
North Context Elevation

- Notes:**
- Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRAW-CIV-0000
 - Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRAW-STR-00240
 - Refer to Site Survey Plan prepared by Usher and Co: MPM-USH-DRAW-SUR-0001-D
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 - Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

Scale
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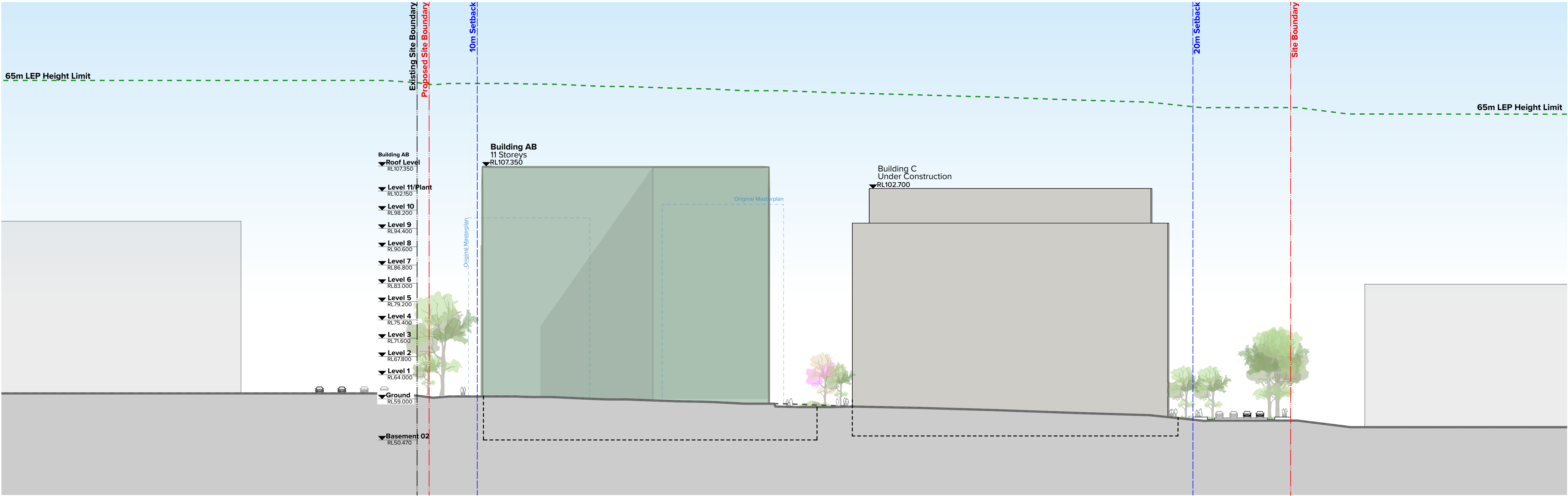
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Drawn by
CM.ML.PY.SC

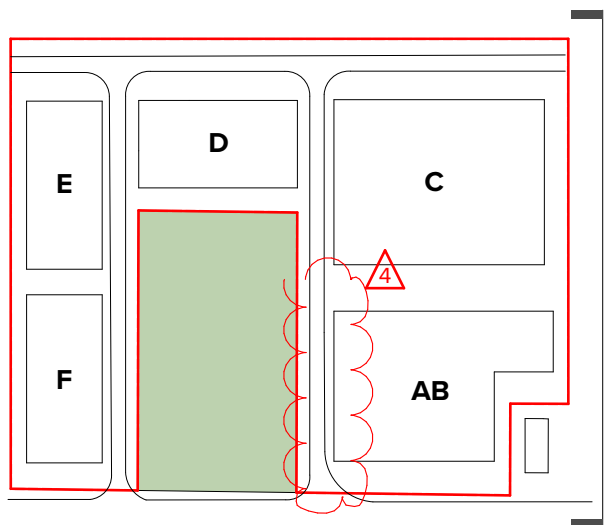
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396 Lane Cove Road (Future Development Application)	Waterloo Road	RMS Acquisition	10m Setback	Building AB	Shared Way 01	Building C	20m Road 01	11 Talavera Road
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CLIENT
John Holland
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Sydney NSW 2009

- 45-61 Waterloo Rd Site Boundary
- Building Setback
- Ground Line (Existing)
- Ground Line (Proposed)
- 65m LEP Height Limit
- Proposed Building Envelope
- Original Masterplan Submission

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
GA Context Elevations
East Context Elevation

- Notes:**
- Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
 - Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 - Refer to Site Survey Plan prepared by Usher and Co: MPM-USH-DRW-SUR-0001-D
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 - Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

Scale
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Project No.
19002

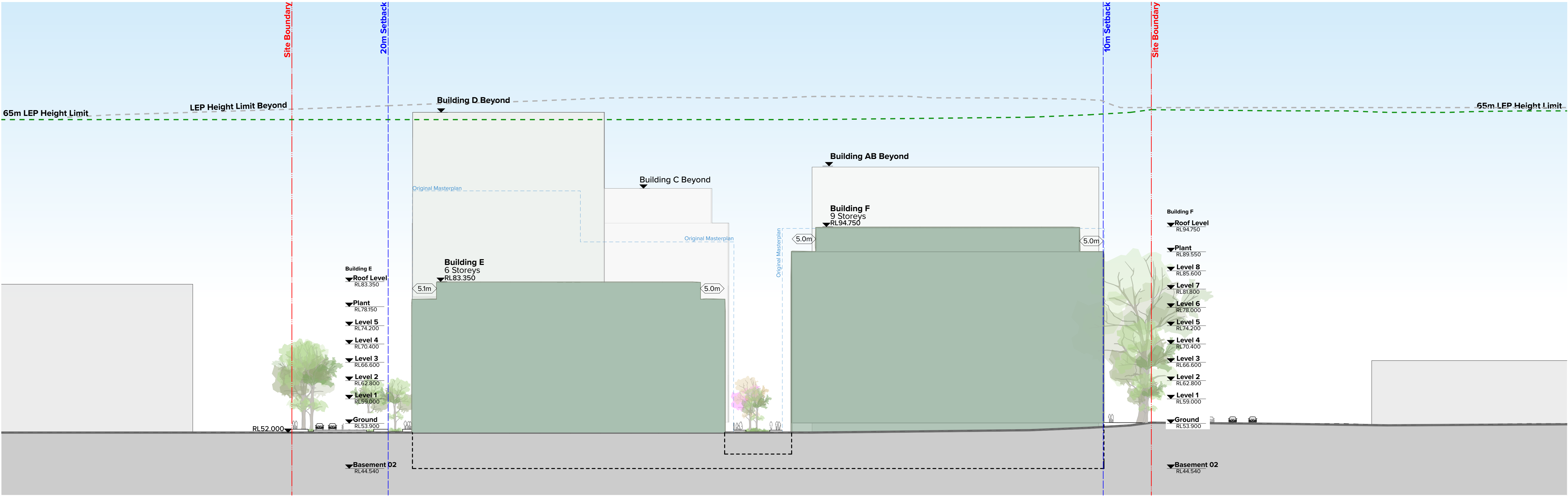
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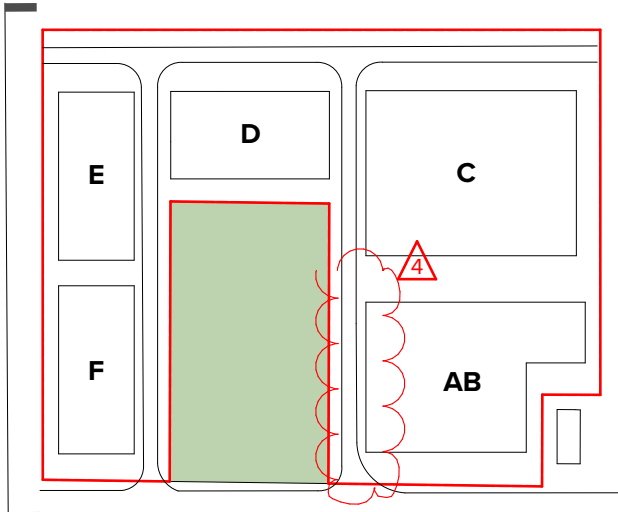
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11 Talavera Road | 20m Road 01 | Building E | Pedestrian Link 03 | Building F | 10m Setback | Waterloo Road | 44 Waterloo Road



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- 45-61 Waterloo Rd Site Boundary
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- Ground Line (Existing)
- Ground Line (Proposed)
- 65m LEP Height Limit
- Proposed Building Envelope
- Original Masterplan Submission

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

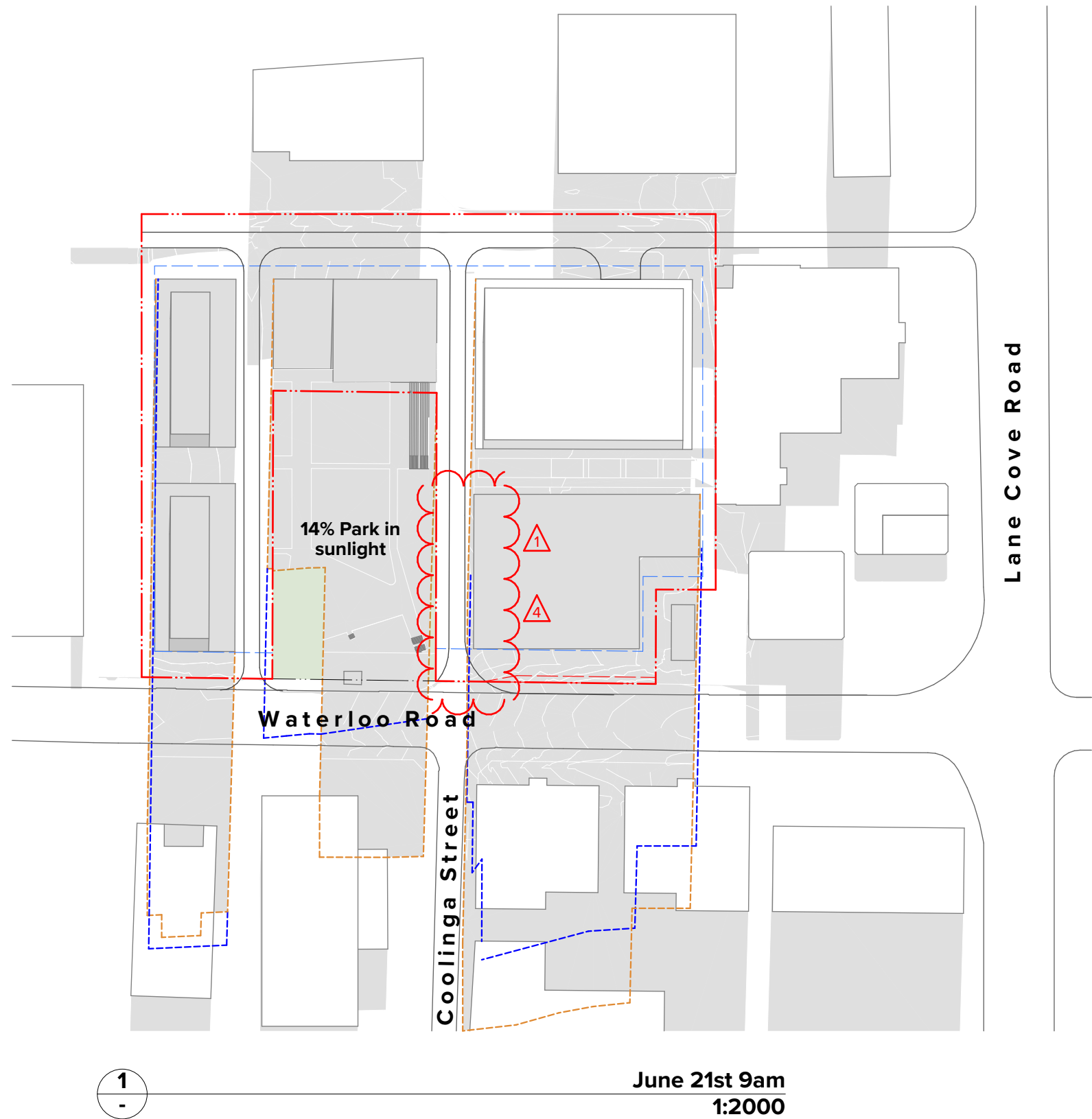
Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
GA Context Elevations
West Context Elevation

- Notes:**
- Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
 - Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 - Refer to Site Survey Plan prepared by Usher and Co: MPM-LUSH-DRW-SUR-0001-D
 - Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MGC-DRW Package
 - Refer to Overland Flow Assessment report prepared by Stellen Consulting dated 27th June 2019.
 - Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

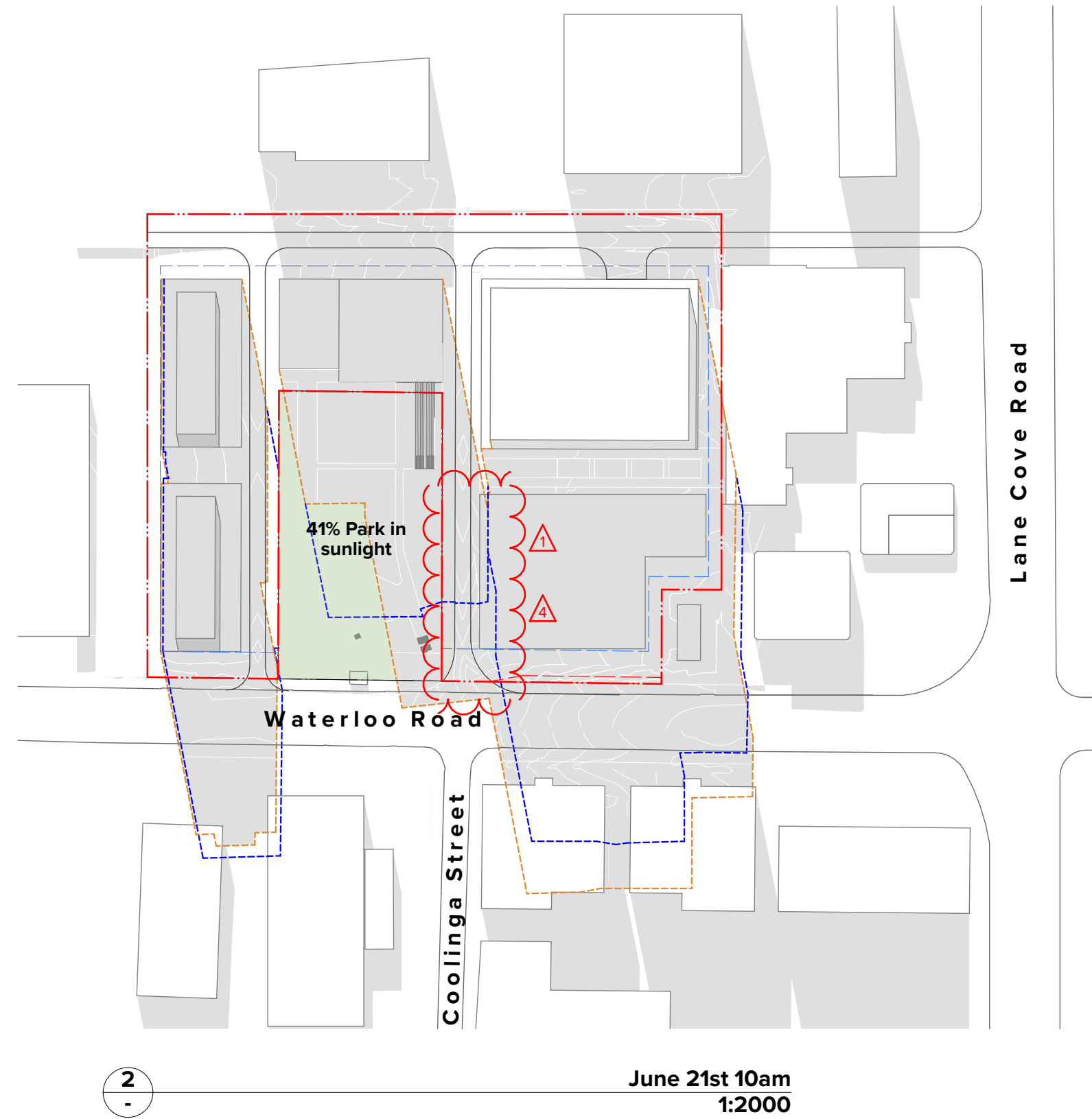
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Project No.
19002
Drawn by
CM.ML.PY.SC
Rev
E

TURNER

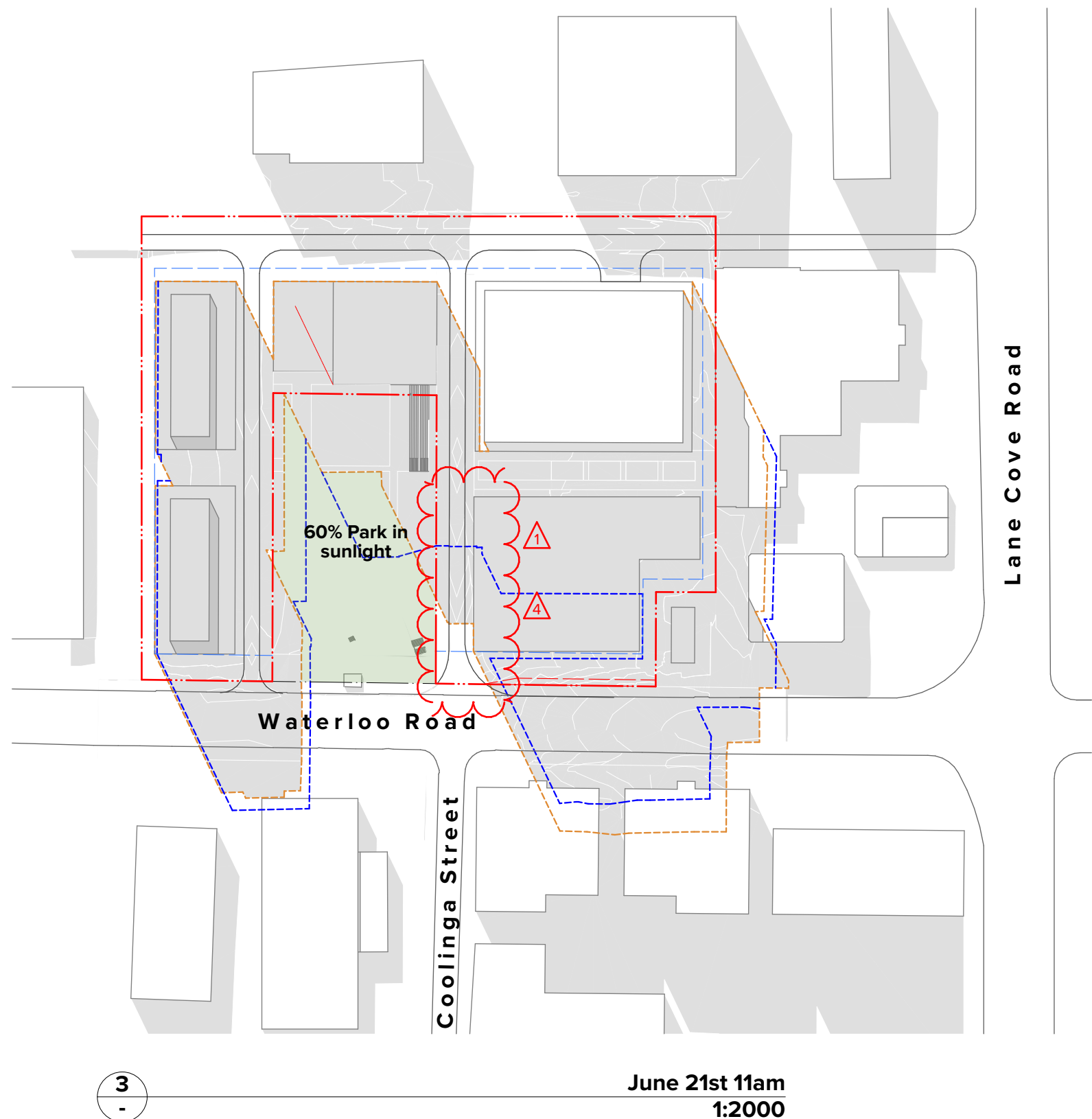
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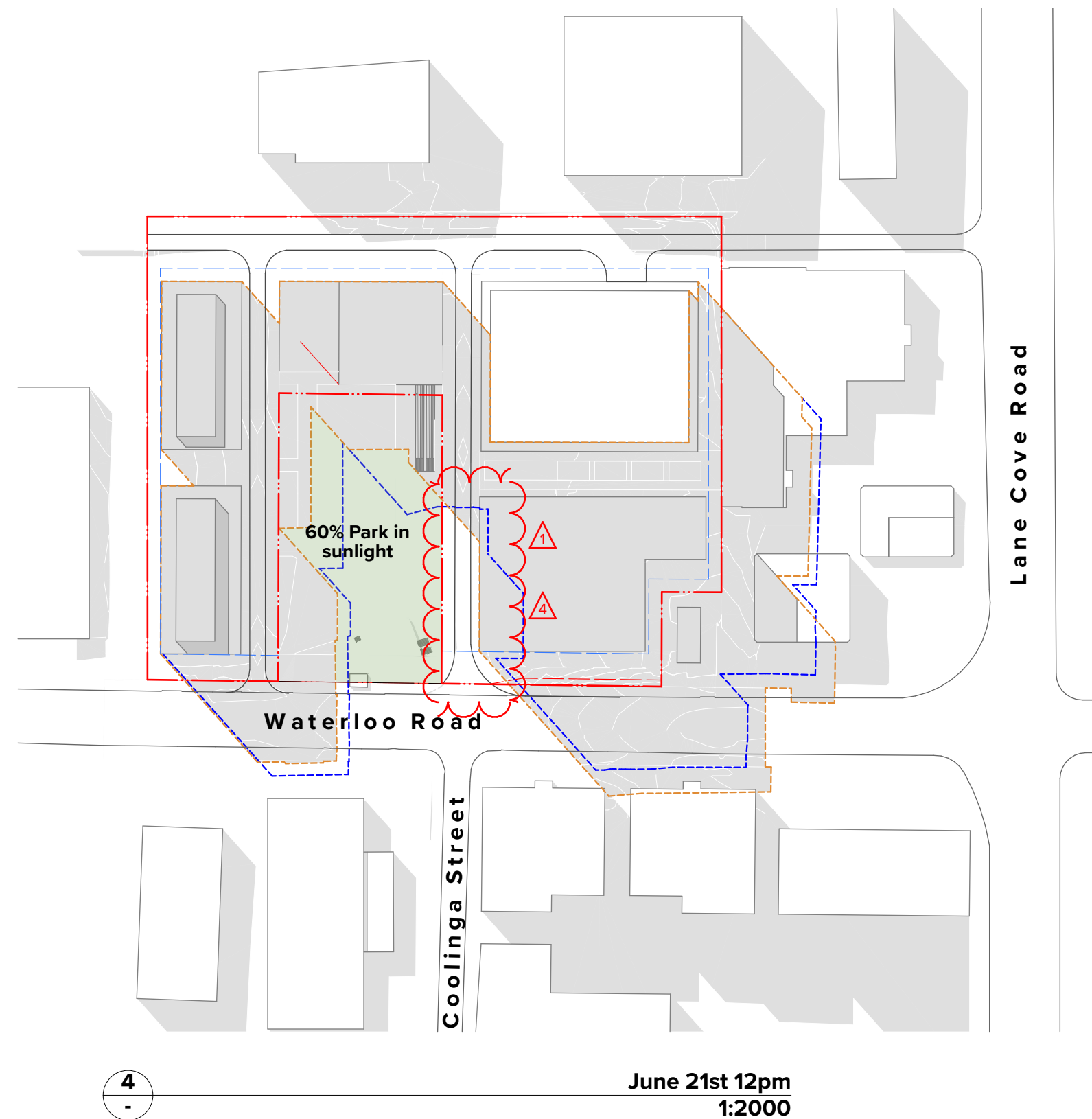
12% Improvement from Original Masterplan



6% Improvement from Original Masterplan



50% of Solar access provided to park aligns with critical time frame 11am - 1pm
20% Improvement from Original Masterplan



50% of Solar access provided to park aligns with critical time frame 11am - 1pm
20% Improvement from Original Masterplan

- Notes:
1. Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
 2. Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USH-DRW-SUR-0001-D
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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- 45-61 Waterloo Rd Site Boundary
--- Building Setbacks

Extent of shadow from Amended Masterplan
Extent of shadow from Original Masterplan
Percentage of Park in Sunlight

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
Shadow Diagrams
June 21st 9am to 12pm

Scale
1:2000 @A1, 50% @A3
Project No.
19002
Drawn by
CM.ML.PY.SC
Rev
E

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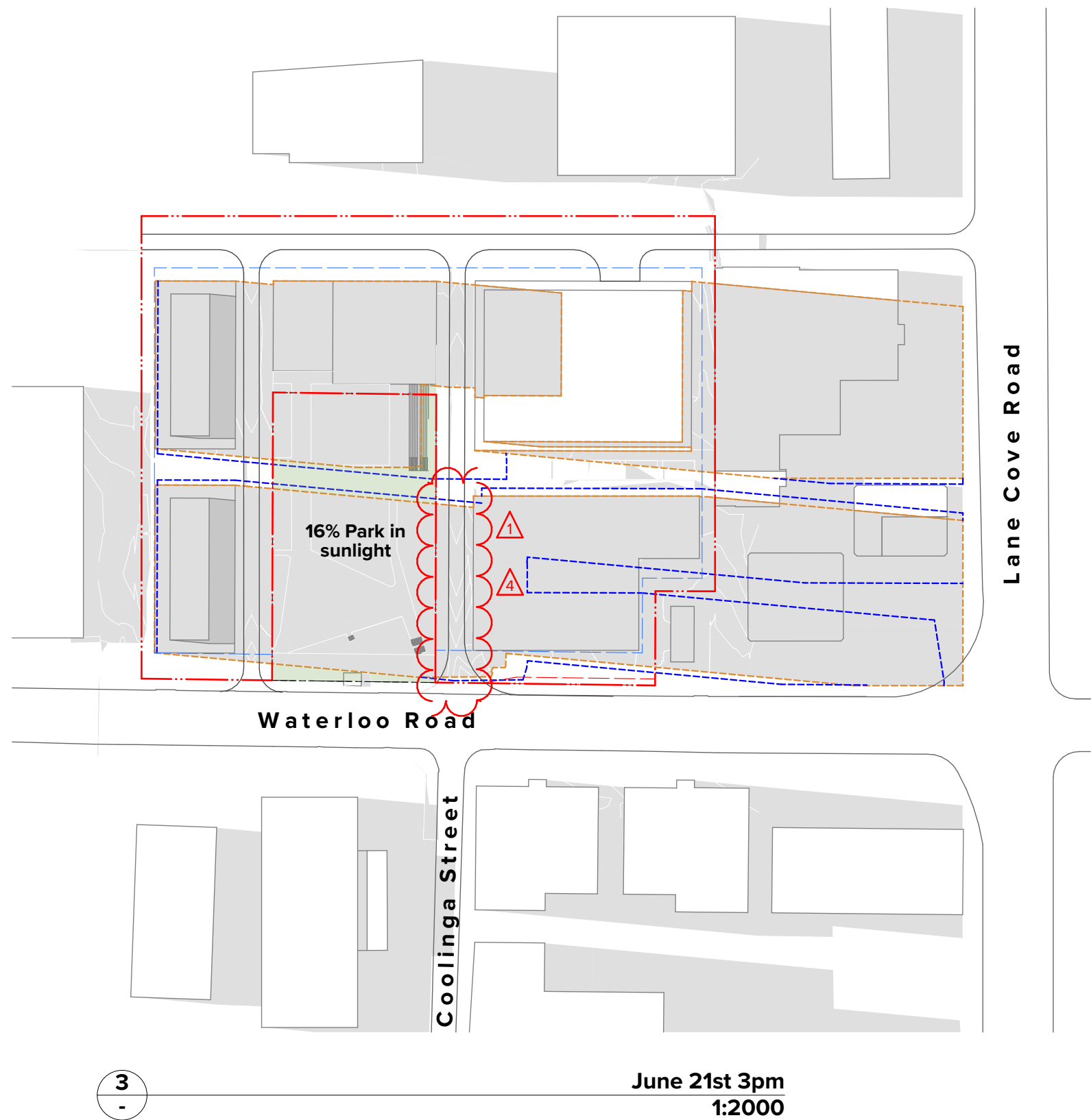
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50% of Solar access provided to park aligns with critical time frame 11am - 1pm
20% Improvement from Original Masterplan



22% Improvement from Original Masterplan



7% Improvement from Original Masterplan

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Notified Architect, Nicholas Turner 6695, ABRN 86 064 084 991

CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- 45-61 Waterloo Rd Site Boundary
--- Building Setbacks

Extent of shadow from Amended Masterplan
Extent of shadow from Original Masterplan
Percentage of Park in Sunlight

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
Shadow Diagrams
June 21st 1pm to 3pm

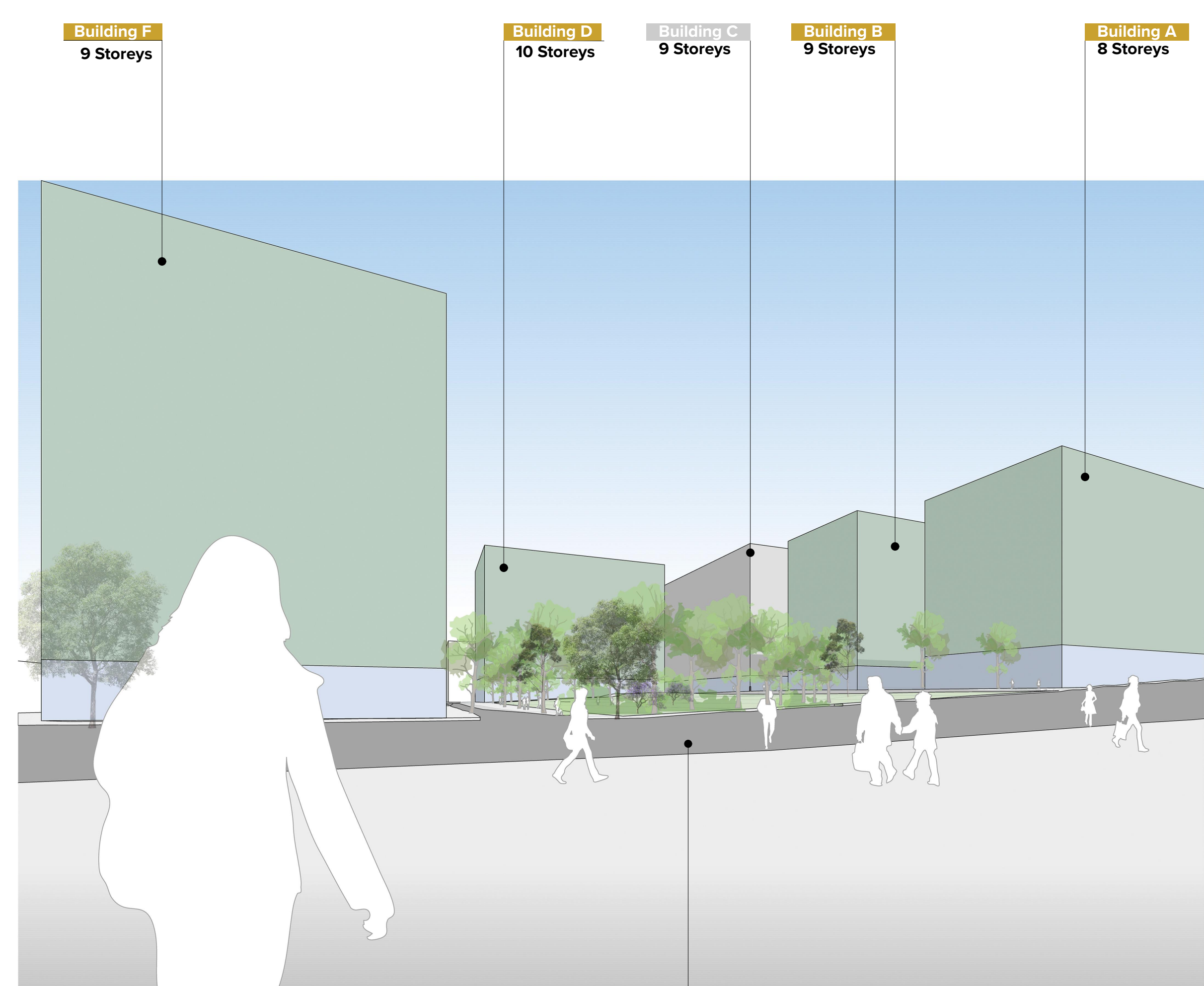
- Notes:**
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 2. Refer to Rail Protection Reserve General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
 3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USH-DRW-SUR-0001-D
 4. Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MGC-DRW Package
 5. Refer to Overland Flow Assessment report prepared by Stellen Consulting dated 27th June 2019.
 6. Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

Scale
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Project No.
19002
Drawing No.
MPM-TUR-DRW-ARC-795-002
Drawn by
CM.ML.PY.SC
Rev
E

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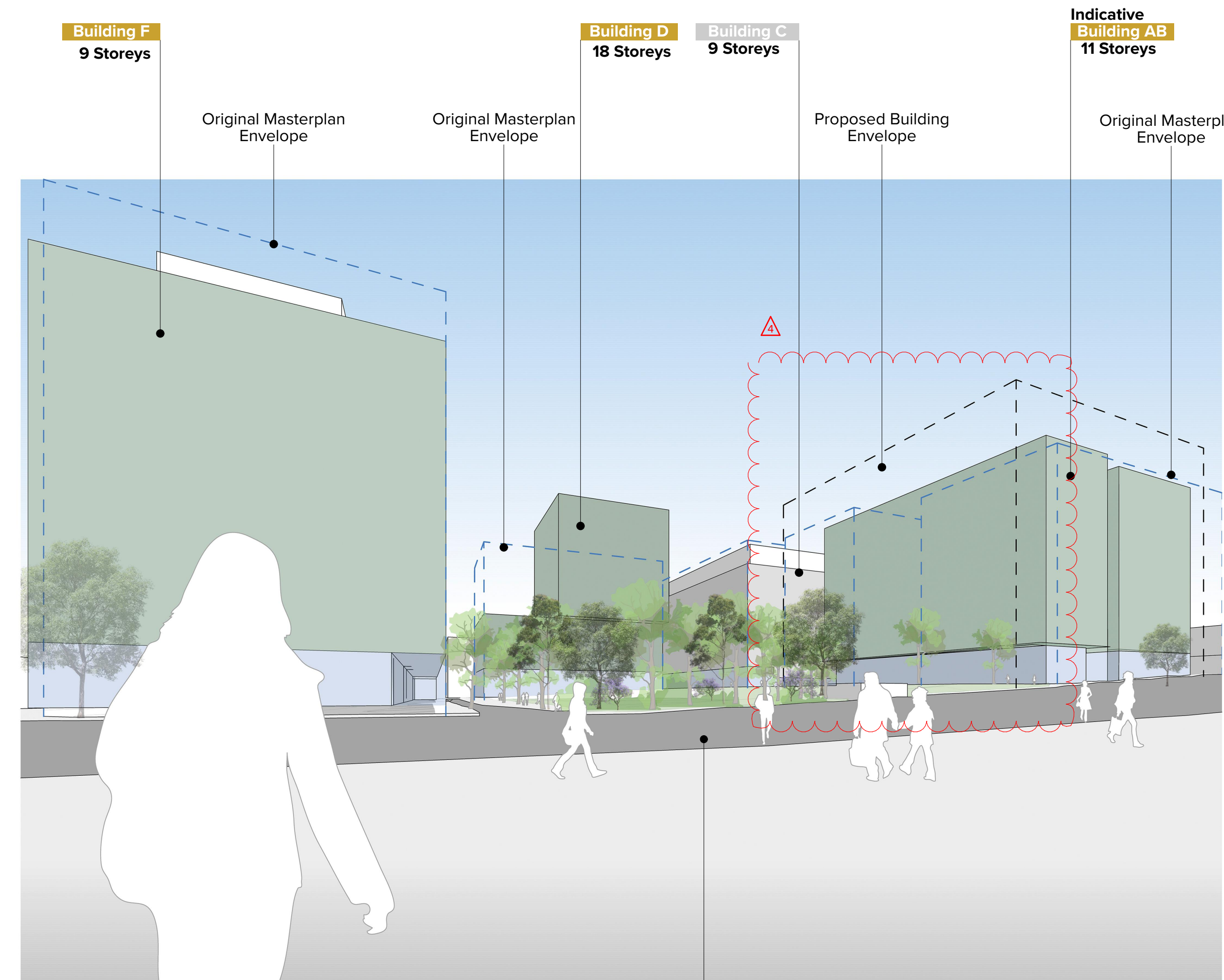
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VIEW FROM WATERLOO ROAD LOOKING EAST



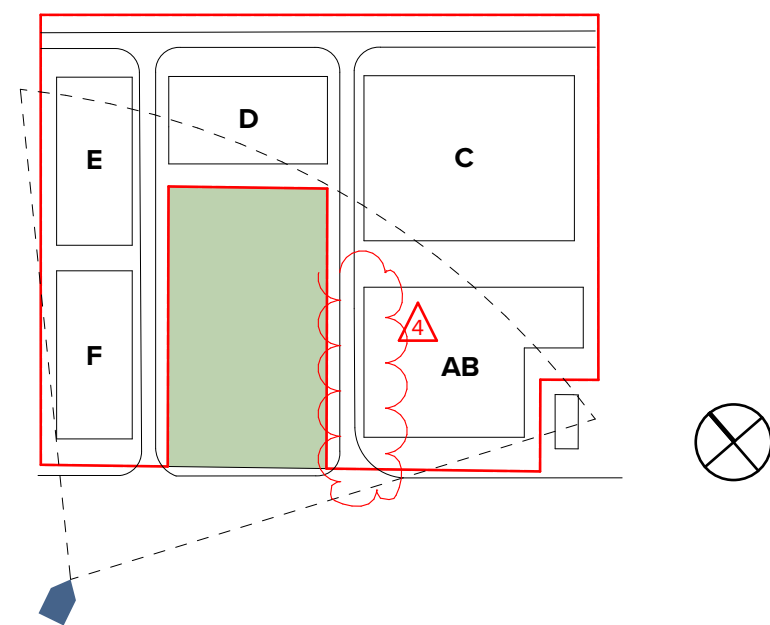
Original Masterplan
As per Architectus Masterplan Package (Rev A)

Waterloo Road



Amended Masterplan

Waterloo Road



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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- Original Masterplan Envelope
--- Proposed Building Envelope

Commercial Building Envelope
Retail Building Envelope
Building under construction

Pedestrian path
Road
Proposed Pedestrian Link

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
3D Massing Perspective 01

Scale
NTS
Status
AMENDED DA

Project No.
19002
Drawing No.
MPM-TUR-DRW-ARC-900-010

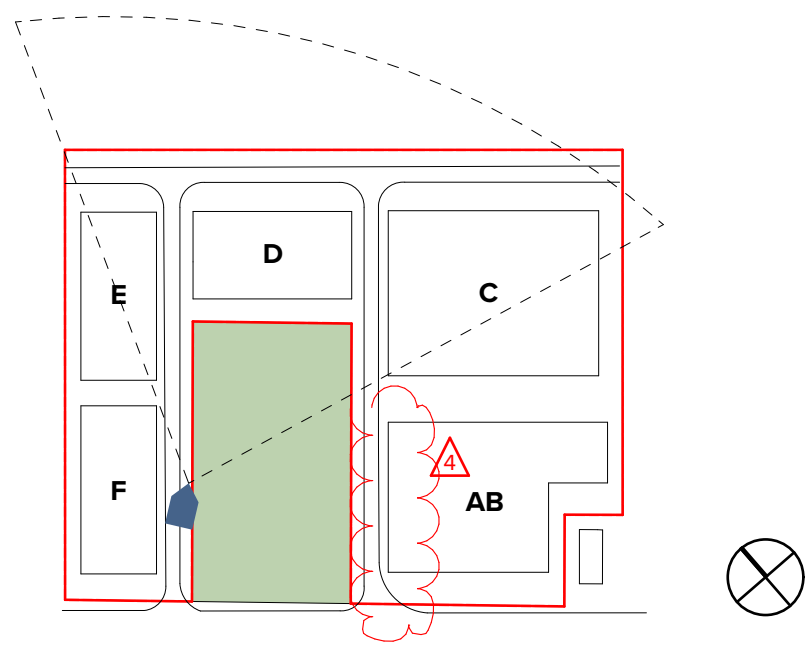
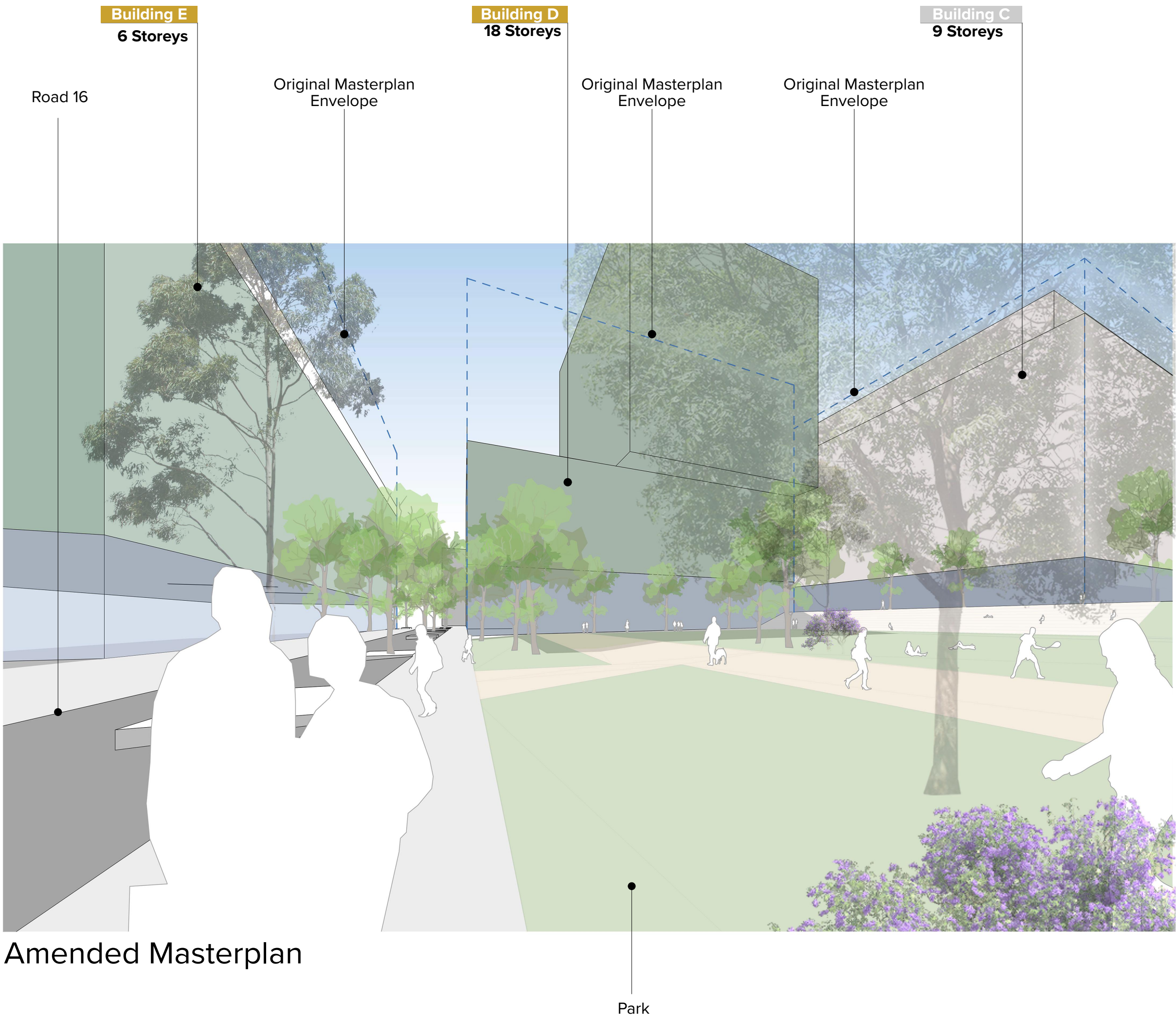
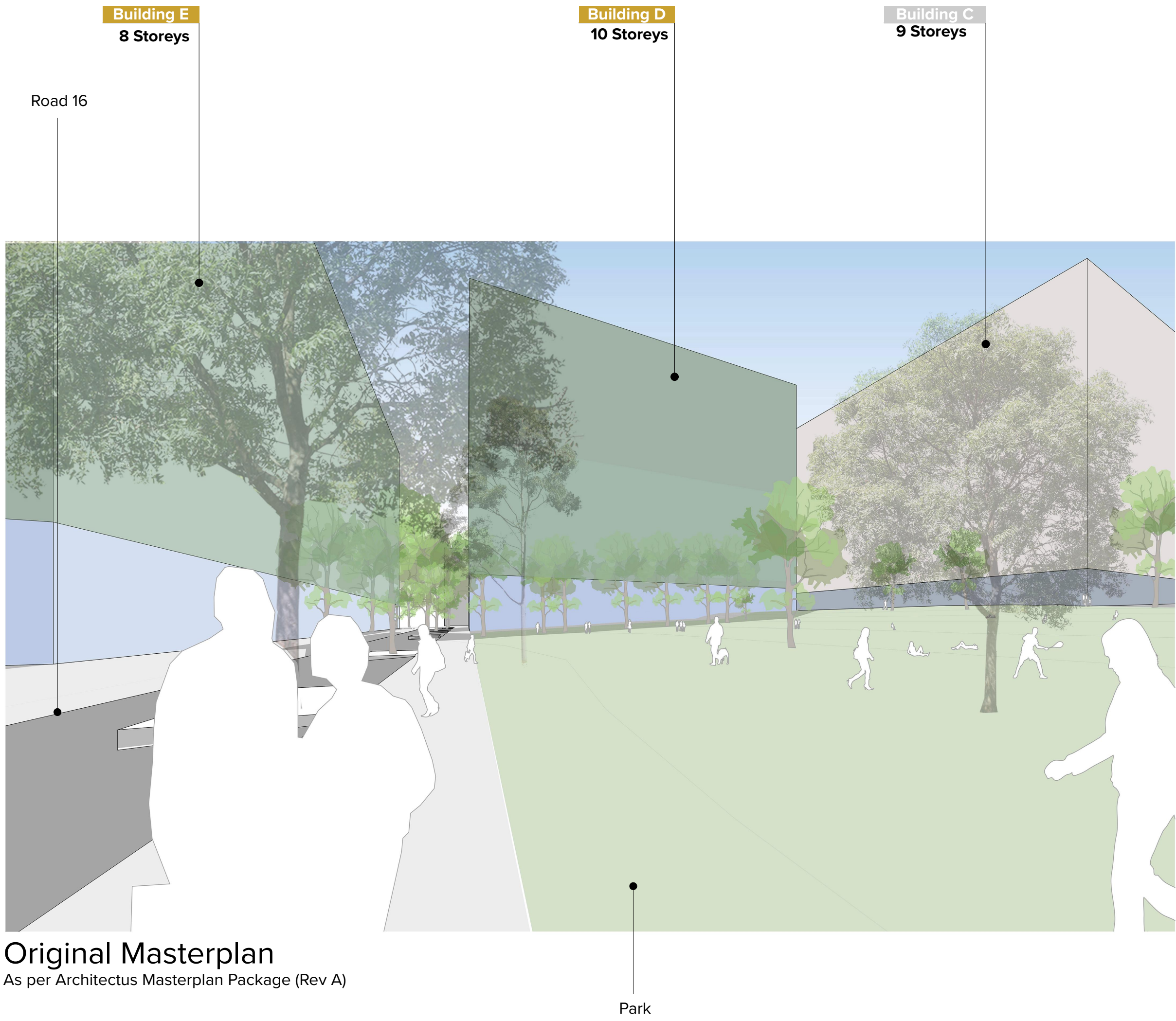
Drawn by
CM.ML.PY.SC
Rev
E

North

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VIEW FROM ROAD 16 LOOKING EAST



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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- Original Masterplan Envelope
--- Proposed Building Envelope

Commercial Building Envelope
Retail Building Envelope
Building under construction

Pedestrian path
Road
Proposed Pedestrian Link

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113

Drawing Title
3D Massing Perspective 02

Scale
NTS

Project No.
19002

Drawn by
CM.ML.PY.SC

Status
AMENDED DA

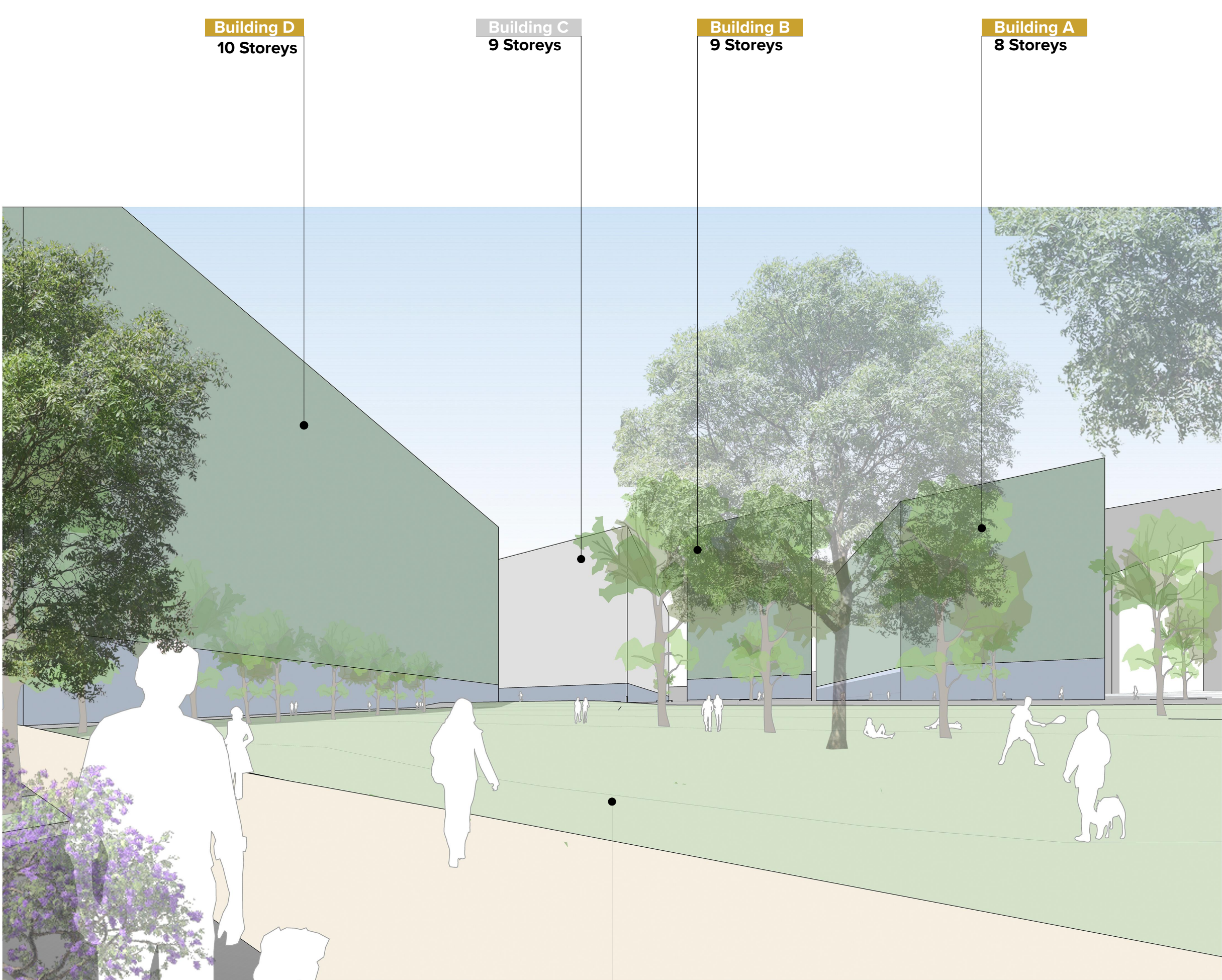
Rev
E

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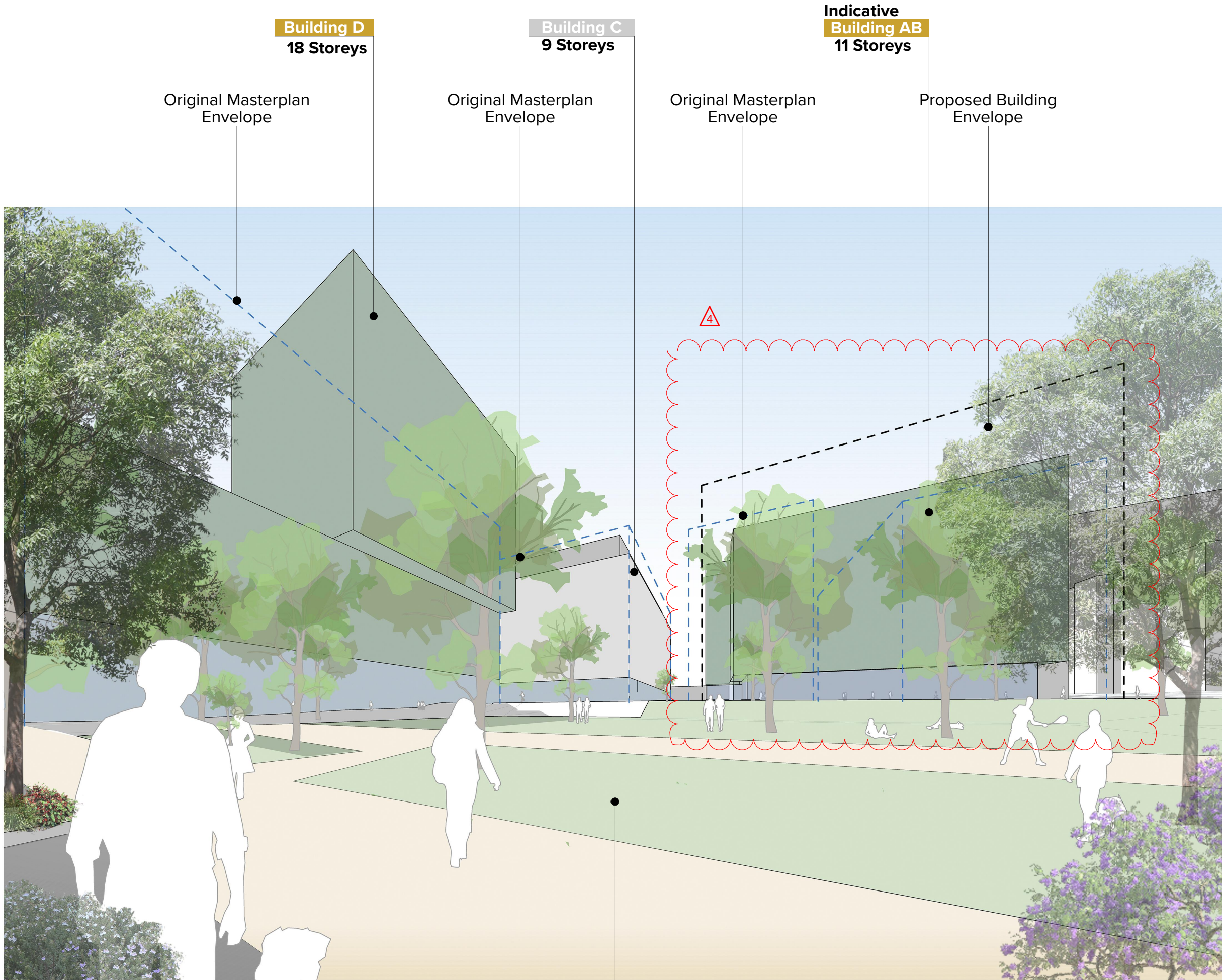
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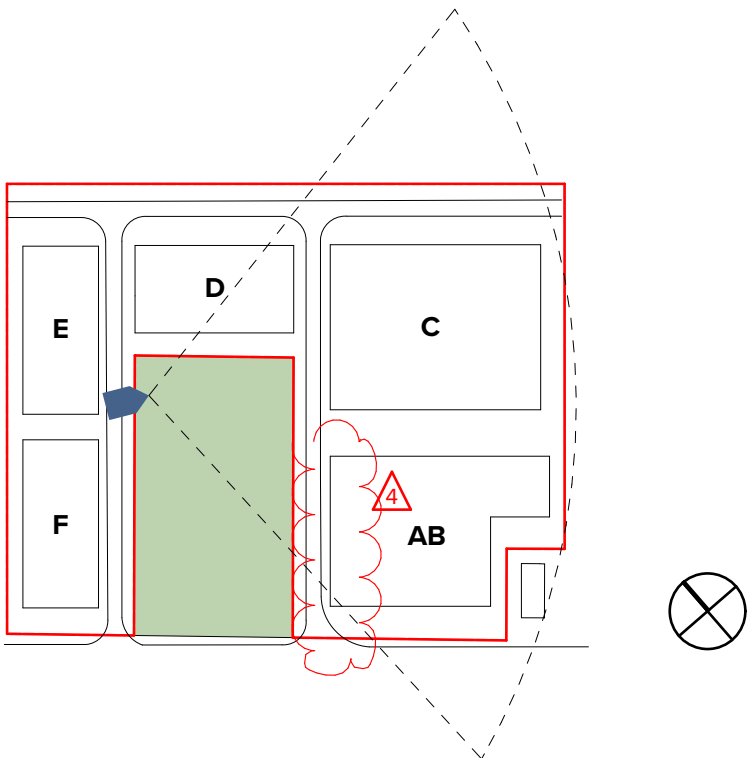
VIEW FROM ROAD 16 LOOKING EAST



Original Masterplan
As per Architectus Masterplan Package (Rev A)



Amended Masterplan



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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- Original Masterplan Envelope
--- Proposed Building Envelope

Commercial Building Envelope
Retail Building Envelope
Building under construction

Pedestrian path
Road
Proposed Pedestrian Link

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

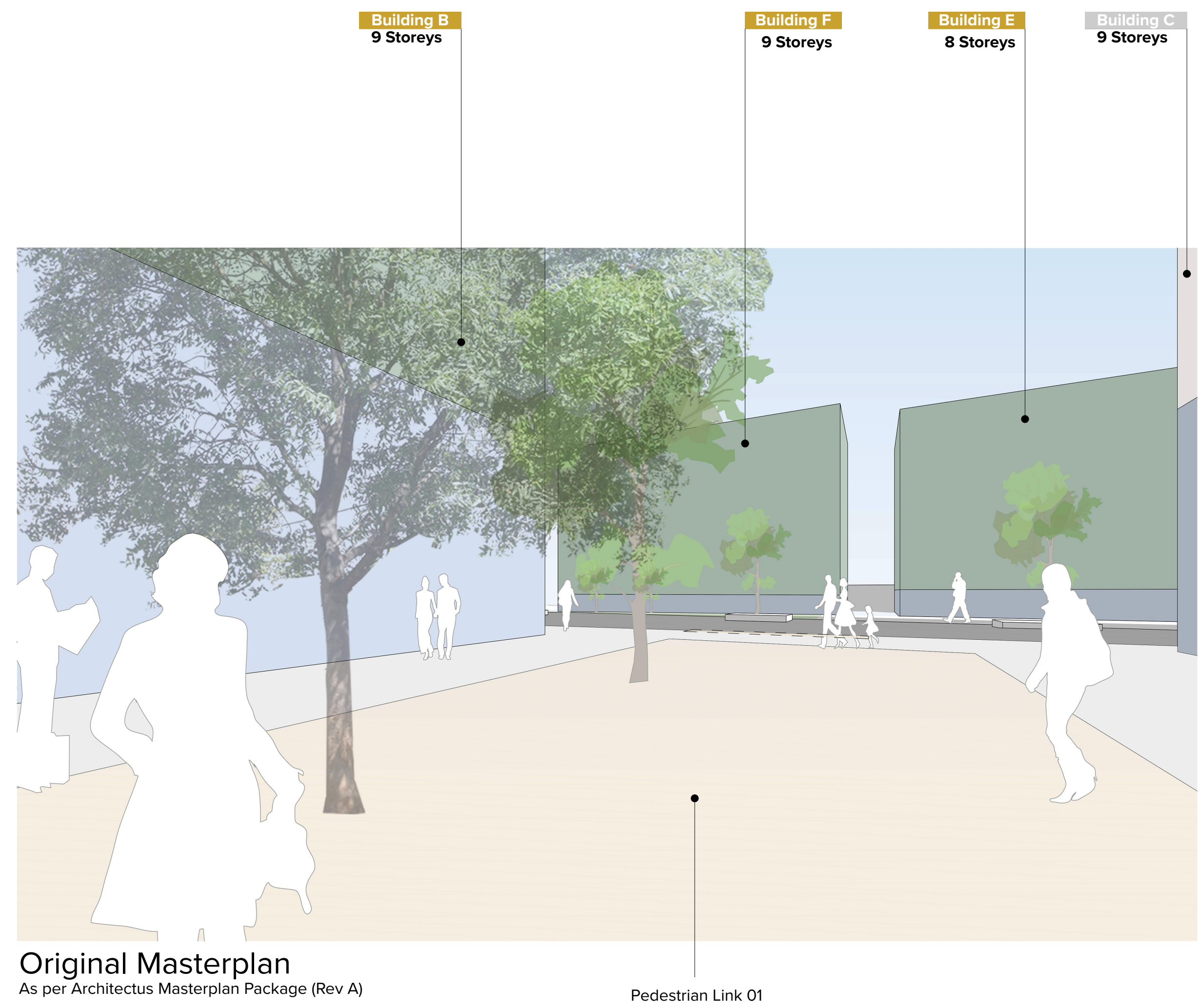
Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
3D Massing Perspective 03

Scale
NTS
Status
AMENDED DA
Project No.
19002
Drawing No.
MPM-TUR-DRW-ARC-900-012
Drawn by
CM.ML.PY.SC
Rev
E
North

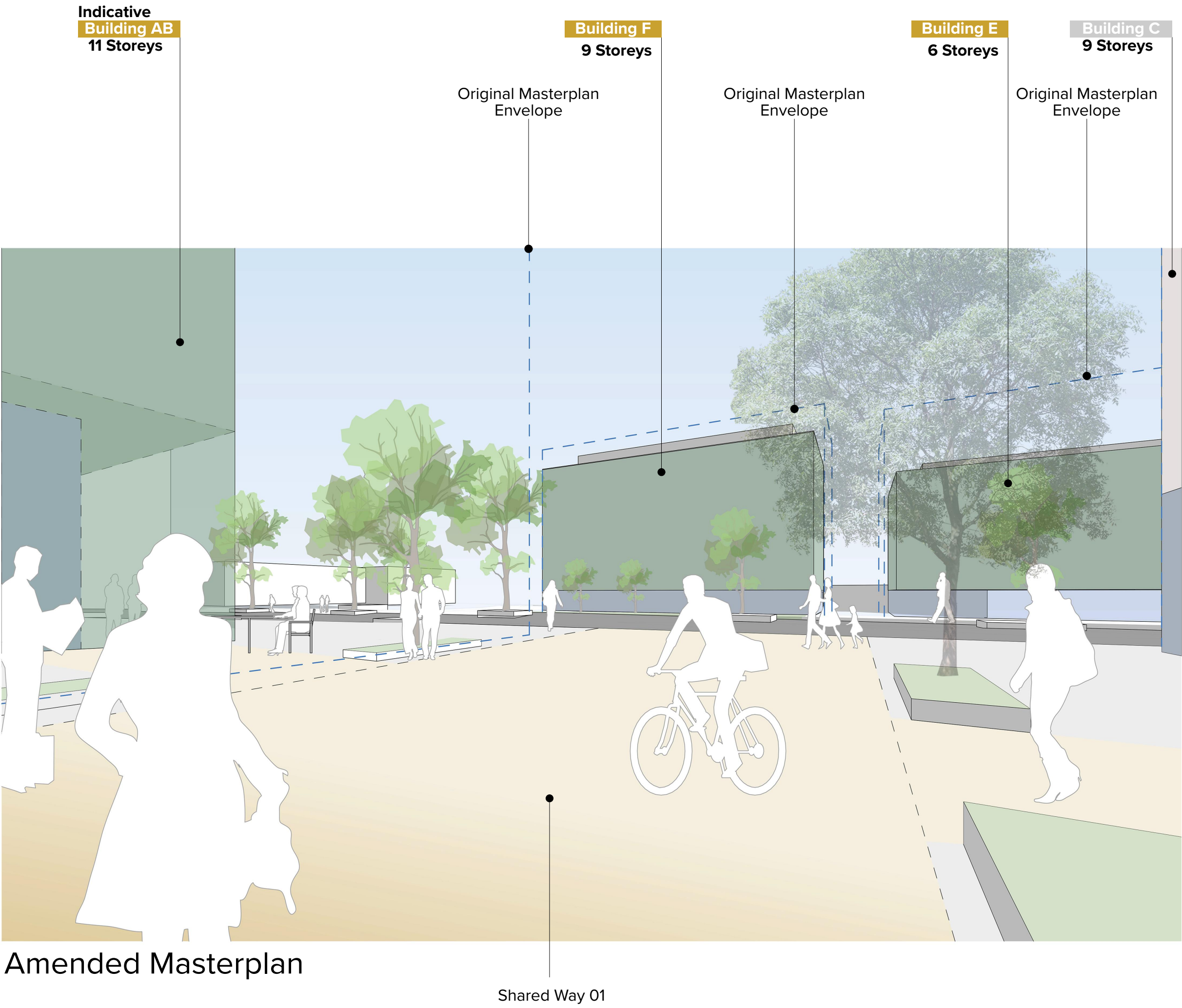
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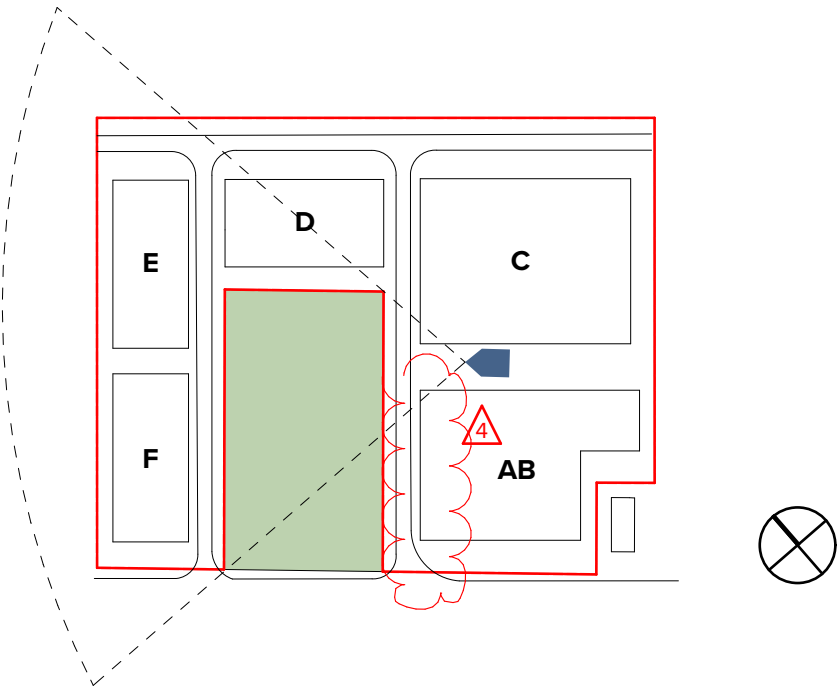
VIEW FROM SHARED WAY 01 LOOKING NORTH



Original Masterplan
As per Architectus Masterplan Package (Rev A)



Amended Masterplan



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Notified Architect, Nicholas Turner 6695, ADR 86 064 084 911

CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- Original Masterplan Envelope
--- Proposed Building Envelope

Commercial Building Envelope
Retail Building Envelope
Building under construction

Pedestrian path
Road
Proposed Pedestrian Link

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

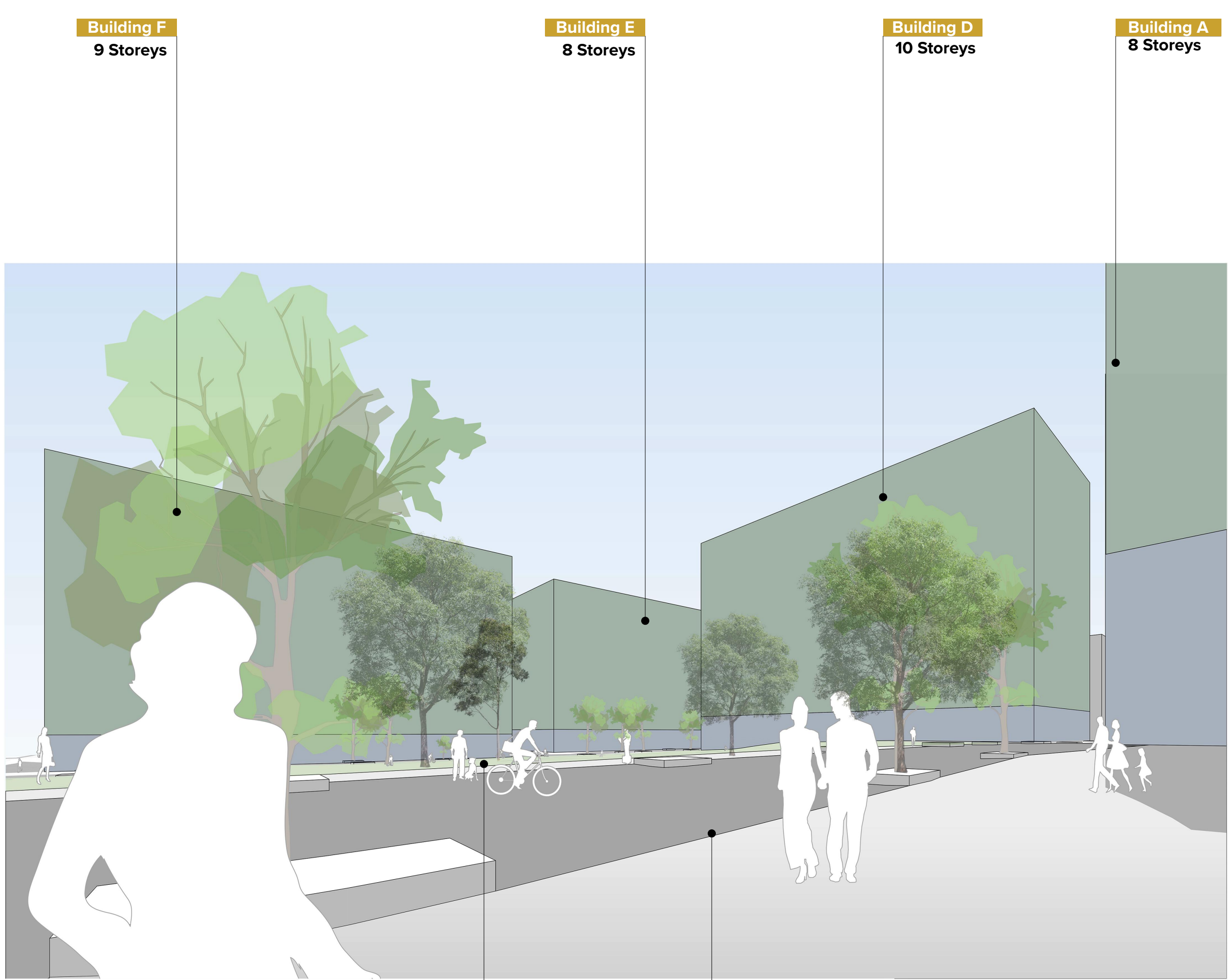
Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
3D Massing Perspective 04

Scale
NTS
Project No.
19002
Status
AMENDED DA
Drawing No.
MPM-TUR-DRW-ARC-900-013
Drawn by
CM.ML.PY.SC
Rev
E

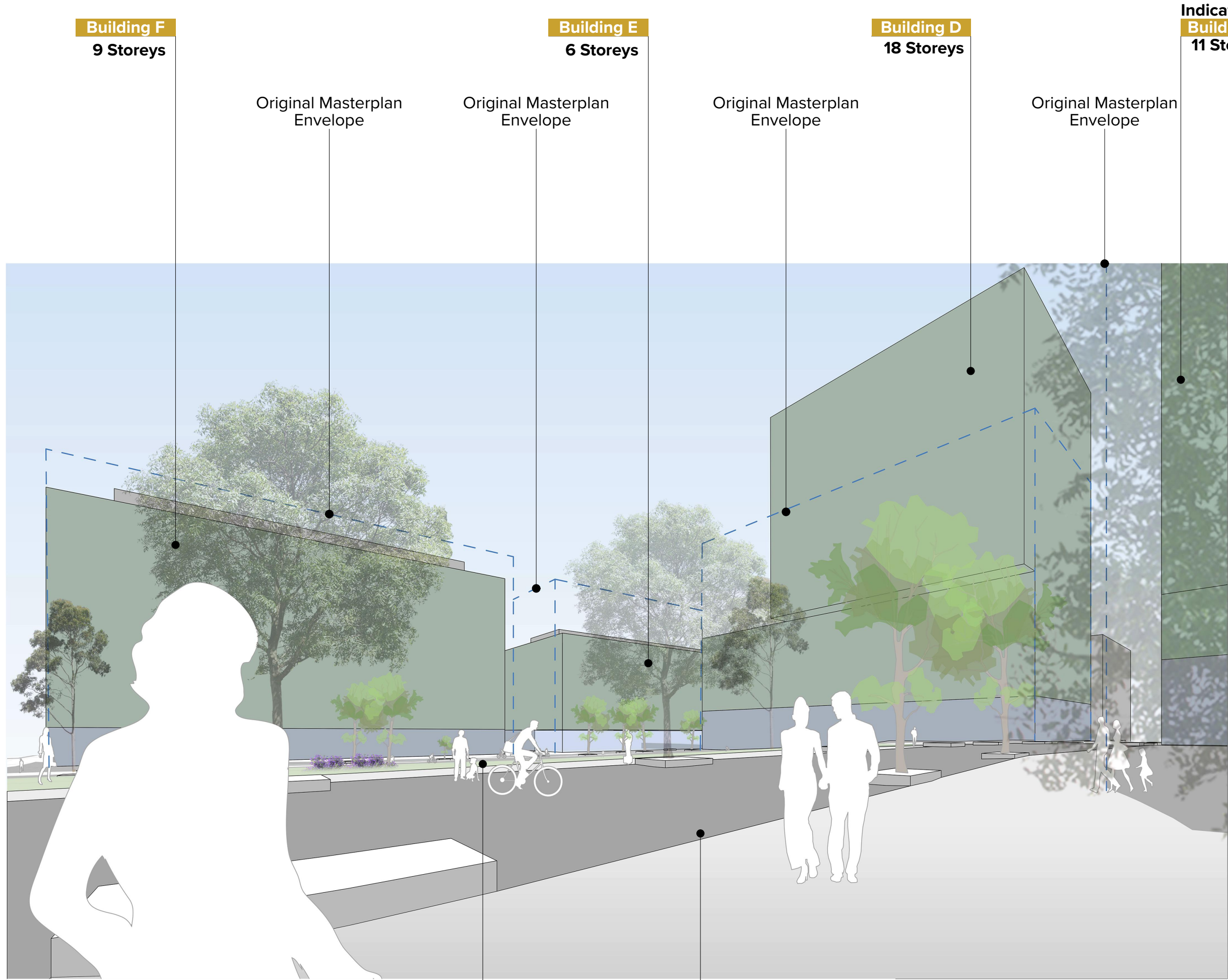
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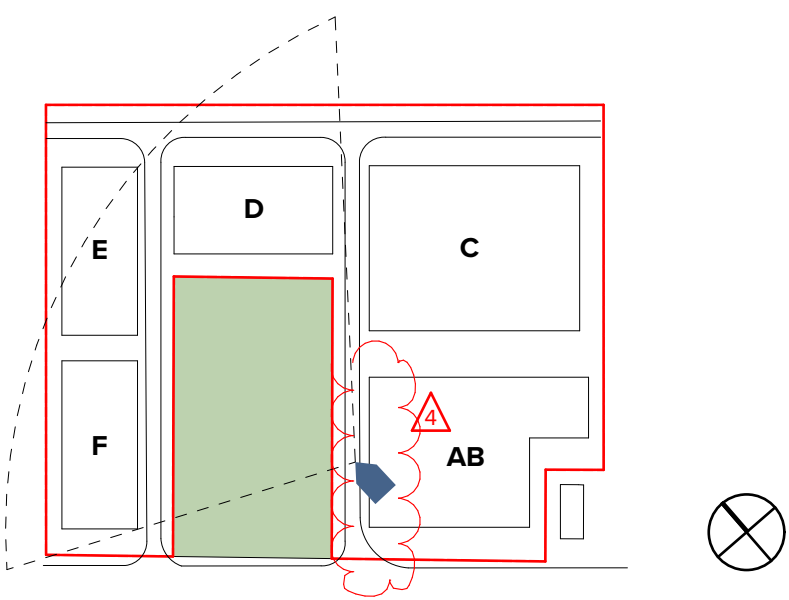
VIEW FROM ROAD 14 LOOKING NORTH



Original Masterplan
As per Architectus Masterplan Package (Rev A)



Amended Masterplan



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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- Original Masterplan Envelope
--- Proposed Building Envelope

Commercial Building Envelope
Retail Building Envelope
Building under construction

Pedestrian path
Road
Proposed Pedestrian Link

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
3D Massing Perspective 05

Scale
NTS
Status
AMENDED DA

Project No.
19002
Dwg No.
MPM-TUR-DRW-ARC-900-014

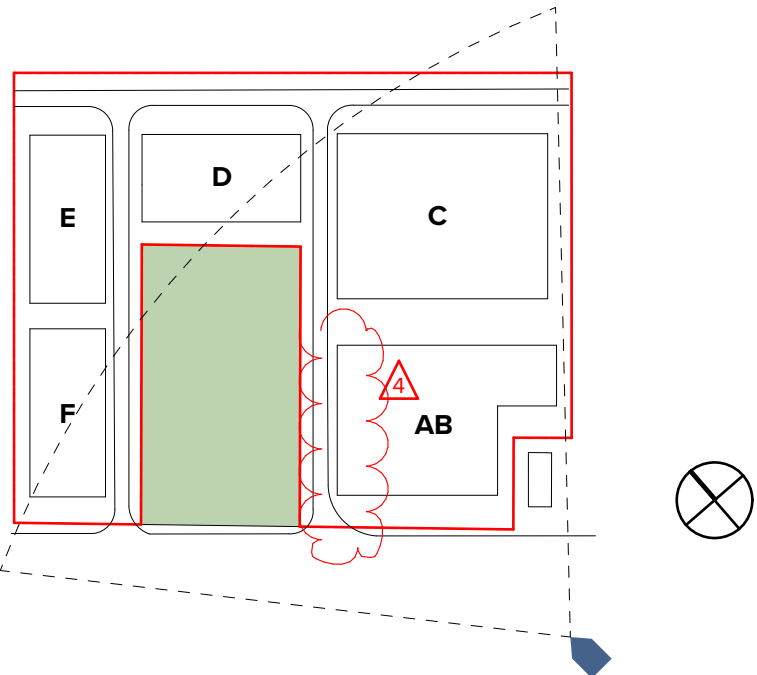
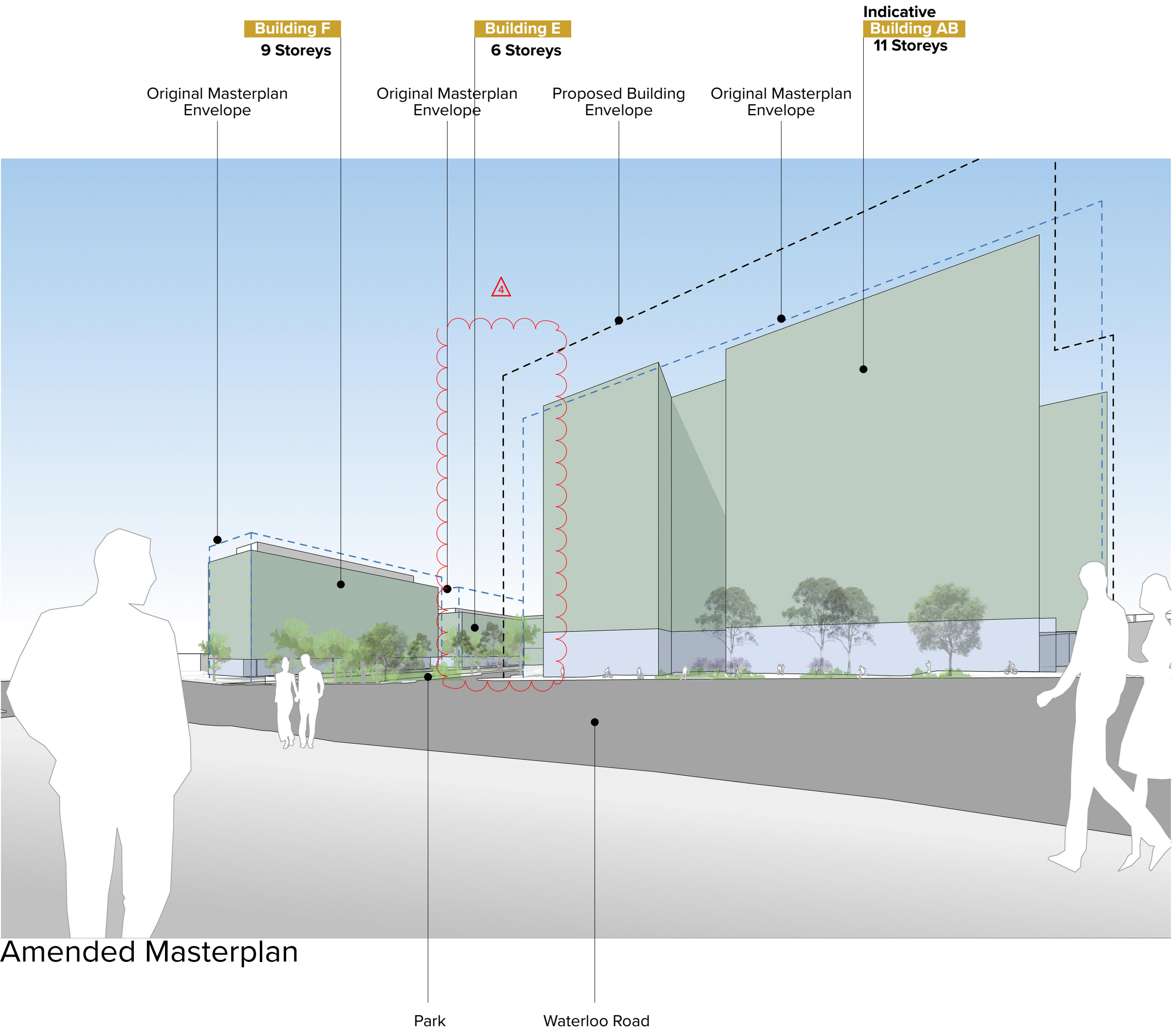
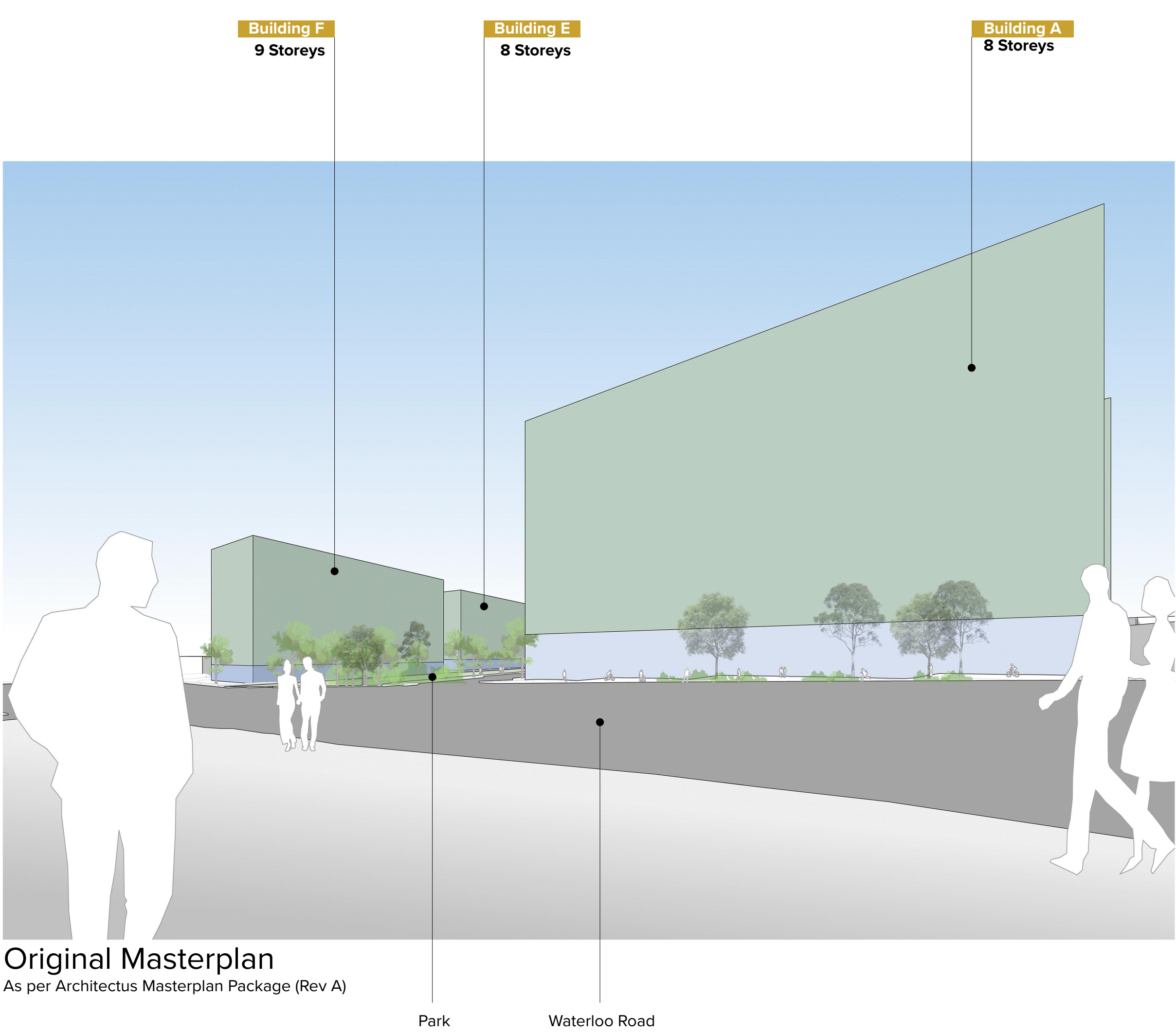
Drawn by
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Rev
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VIEW FROM WATERLOO ROAD LOOKING NORTH



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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

--- Original Masterplan Envelope
--- Proposed Building Envelope

Commercial Building Envelope
Retail Building Envelope
Building under construction

Pedestrian path
Road
Proposed Pedestrian Link

Rev	Date	Approved by	Revision Notes
D	04.07.19	AG	AMENDED MASTERPLAN
E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
3D Massing Perspective 06

Scale
NTS
Status
AMENDED DA
Project No.
19002
Dwg No.
MPM-TUR-DRW-ARC-900-015
Drawn by
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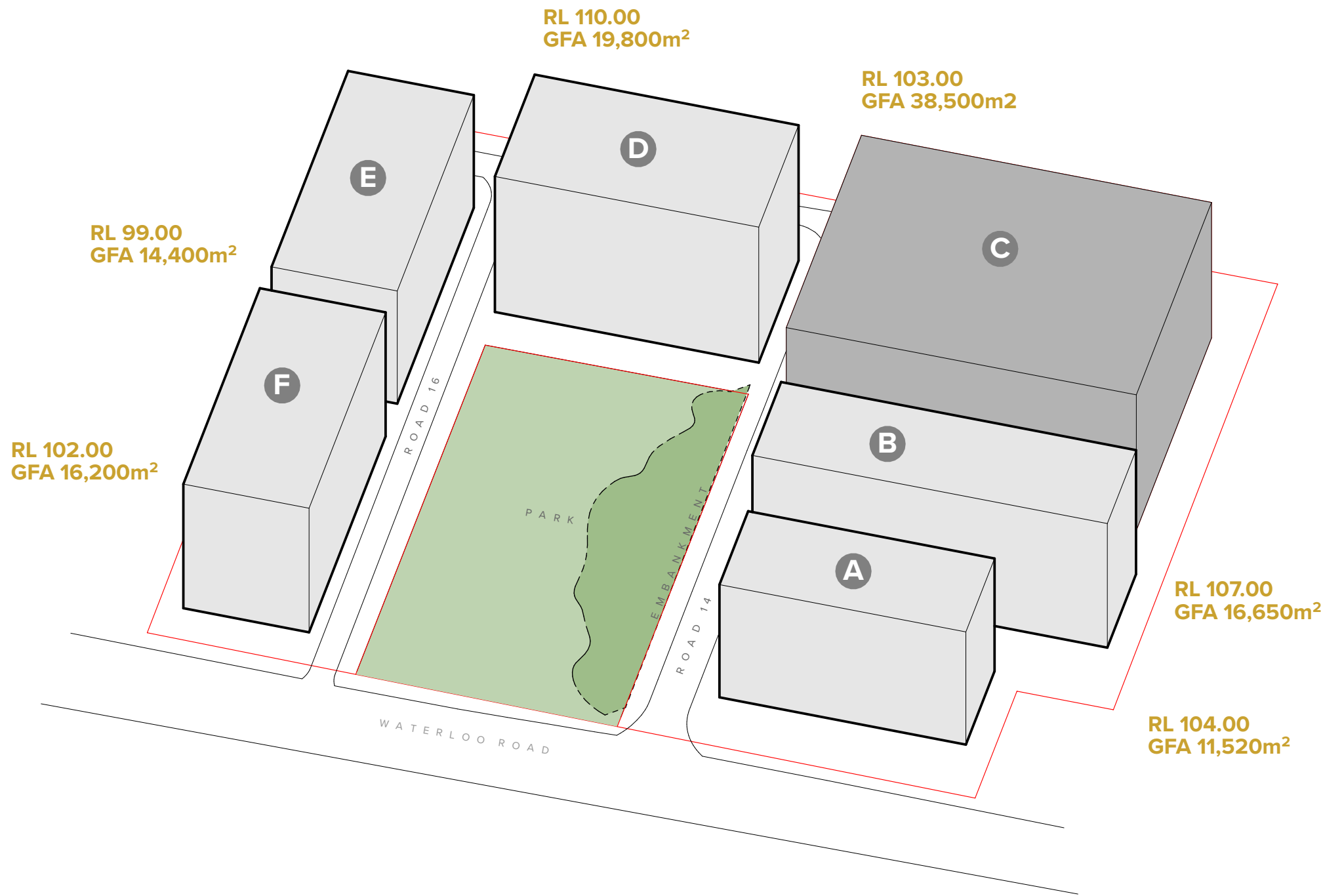
SCHEDULE OF AREAS

Original Masterplan

As per Architectus Masterplan Package (Rev A)

SITE AREA: 31,987m²
FSR: 3.66
MAXIMUM GFA: 117,070m²

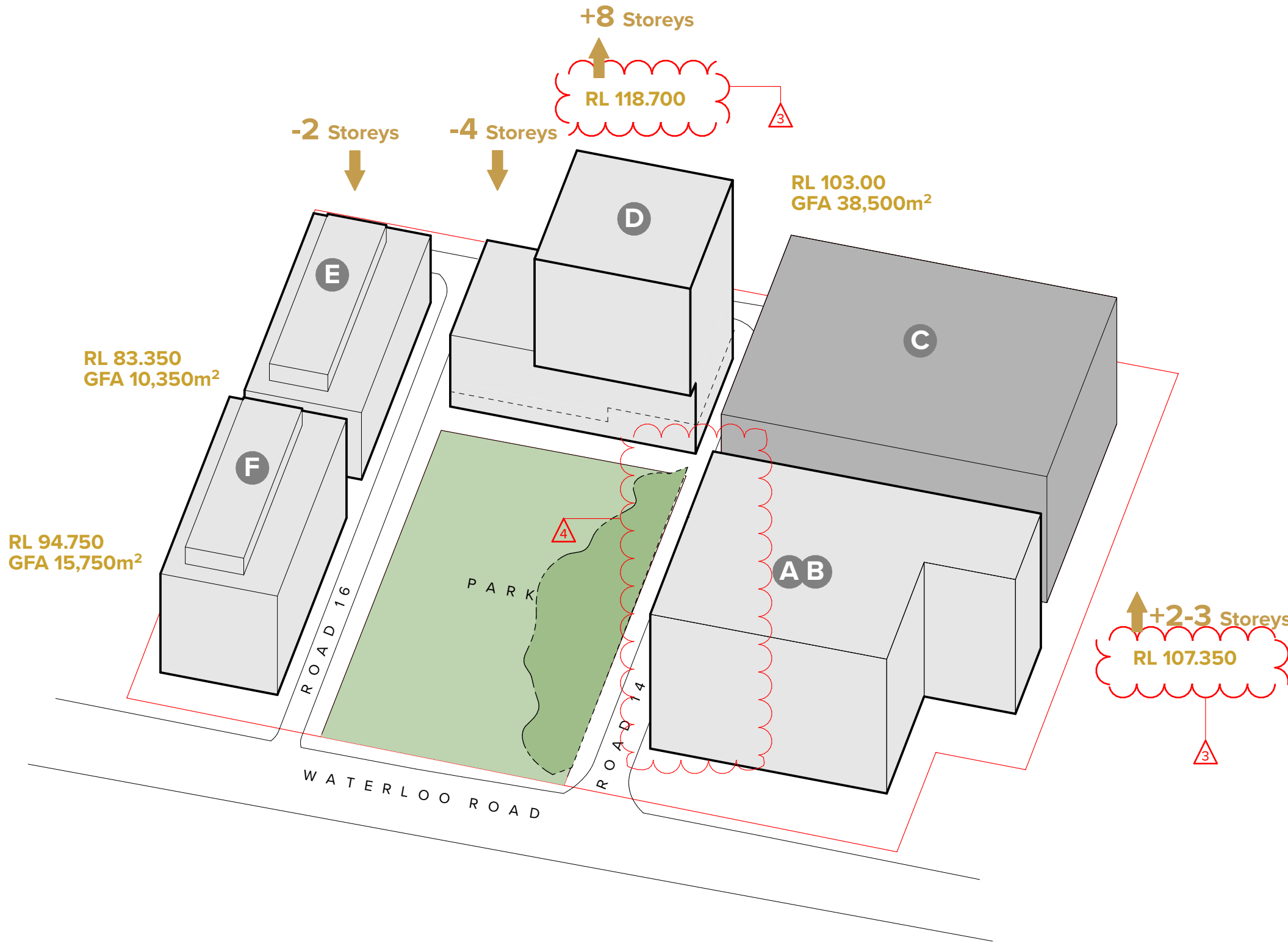
Building	Storeys	HOB (Height of Building)	GFA (m ²)
A	8	45	11,520
B	9	49	16,650
C	9	45	38,500
D	10	53	19,800
E	8	45	14,400
F	9	49	16,200
Total			117,070m ²



Amended Masterplan

SITE AREA: 31,987m²
FSR: 3.66
MAXIMUM GFA: 117,070m²

Building	Storeys	HOB (Height of Building from surface ground level)	GFA (m ²)	Difference (m ²) (Original and Amended)
C	9	45	38,500 (Under Construction)	
AB	11	51	52,470 (AB + D Combined) (GFA to be distributed within the approved building envelopes)	+4,500 (AB + D)
D	18	65		
E	6	32	10,350	-4,050
F	9	43	15,750	-450
Total			117,070m ²	



- Notes:**
- Floor - Floor Heights
Ground = 5m
Typical Office = 3.8m
Last Storey = 3.95m
Typical Hotel = 3.1m
Plant = 5m
 - Final GFA for each building to be confirmed in detail Development Applications
 - Individual DA submissions to confirm final GFA allowances

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CLIENT
John Holland
Level 3, 65 Pirrama Road Pyrmont
Sydney NSW 2009

Rev	Date	Approved by	Revision Notes
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E	15.08.19	AG	1. ROAD 14 AMENDED / AREAS AMENDED 2. LOT BOUNDARIES / AREAS AMENDED 3. GFA AREAS AMENDED TO AB 4. BUILDING AB ENVELOPE AMENDED

Project Title
45-61 Waterloo Road Masterplan
Macquarie Park Sydney NSW 2113
Drawing Title
Area Schedule
Masterplan Area Schedule

Scale	Project No	Drawn by	North
NTS	19002	CM.ML.PY.SC	
Status	Dwg No	Rev	
AMENDED DA	MPM-TUR-DRW-SCH-900-015	E	

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