

# AMENDED MASTERPLAN DEVELOPMENT APPLICATION

45-61 Waterloo Road,  
Macquarie Park, NSW 2113

## AMENDED SUBMISSION TO COUNCIL

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695, ABN 86 054 084 911

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

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. 19002 Drawn by CMMLPYSC  
Status Rev  
AMENDED DA  
MPM-TUR-DRW-ARC-000-000

**TURNER**

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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
	MPM-TUR-DRW-ARC-150-003	Soft Landscape & Deep Soil Zones	1:500	E
180 INDICATIVE DETAILED SCHEMES	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
	MPM-TUR-DRW-ARC-200-004	West Context Elevation	1:400	E
795 Shadow Diagrams	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

**Notes:**

1. Refer to Civil Engineer package prepared by Enstruct: MPM-ENS-DRW-CIV-0000
2. Refer to Landscaping package prepared by General Amended package by Enstruct: MPM-ENS-DRW-STL-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USR-SITE-0001D
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

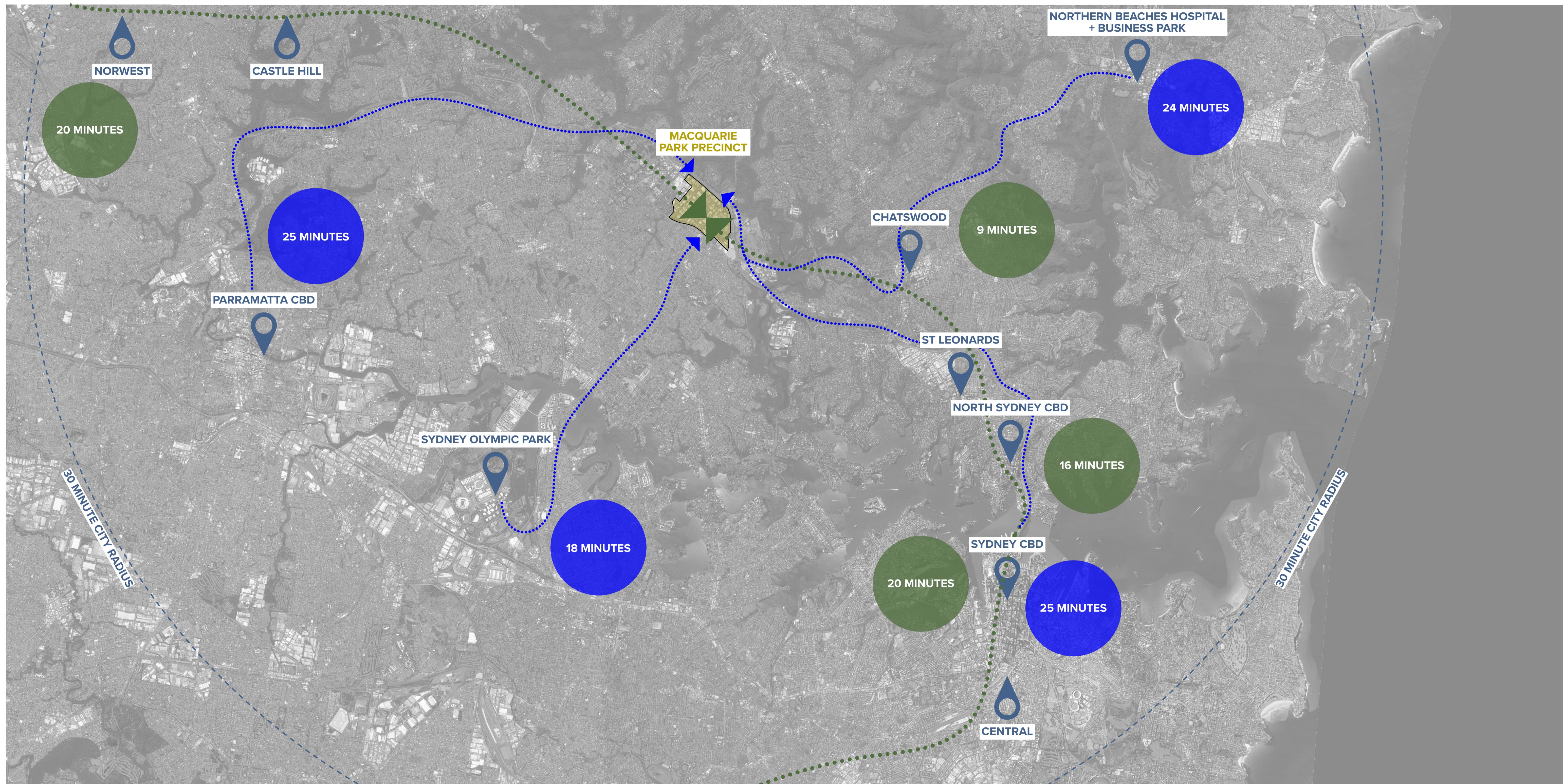
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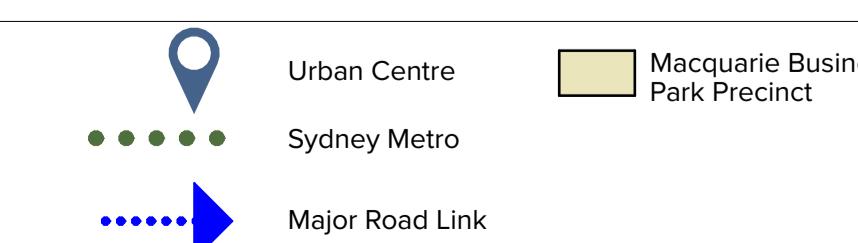
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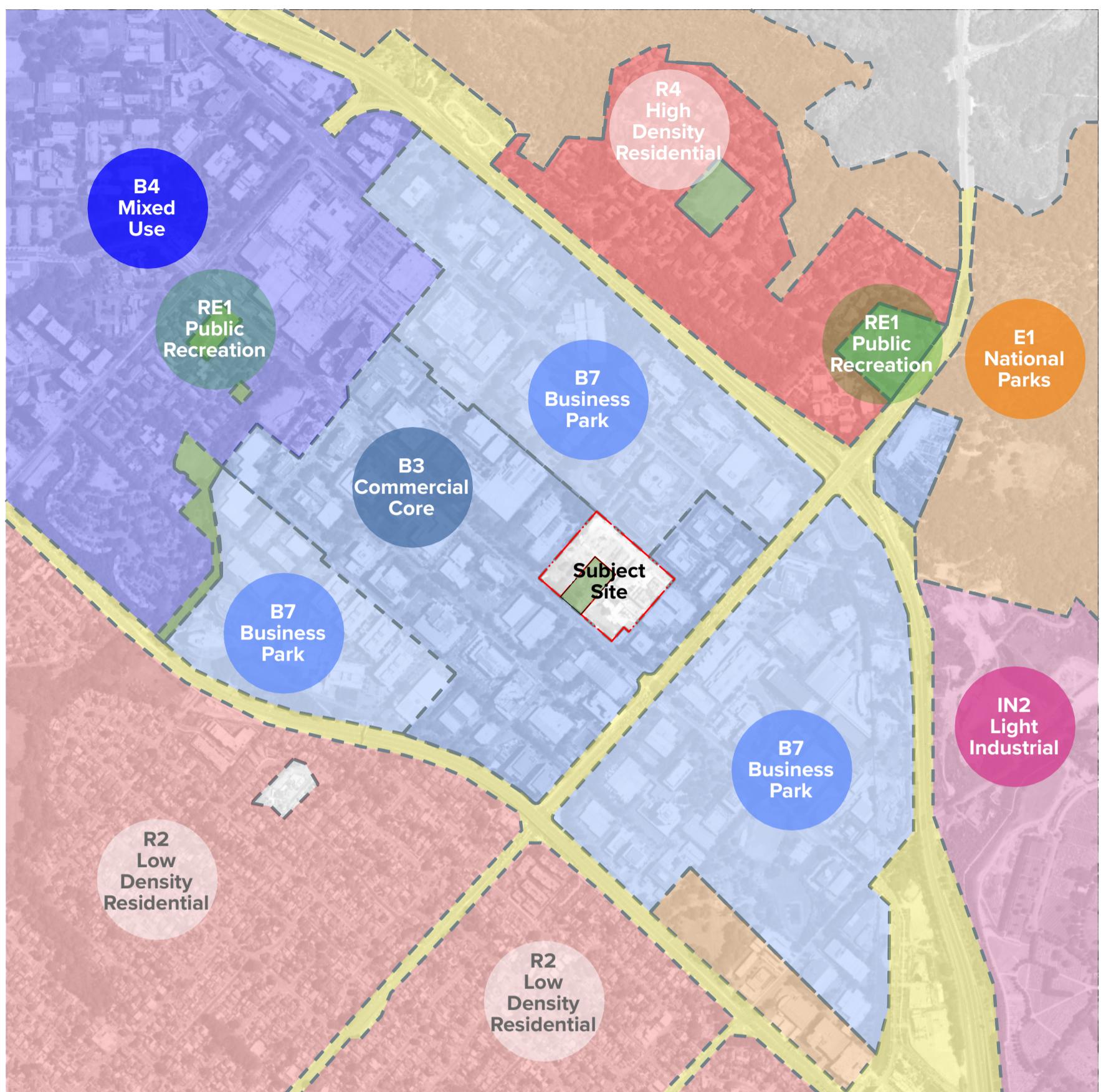
Drawing Title  
**DIAGRAMS**  
Site Location Plan

Scale  
**NTS**  
Status  
**AMENDED DA**

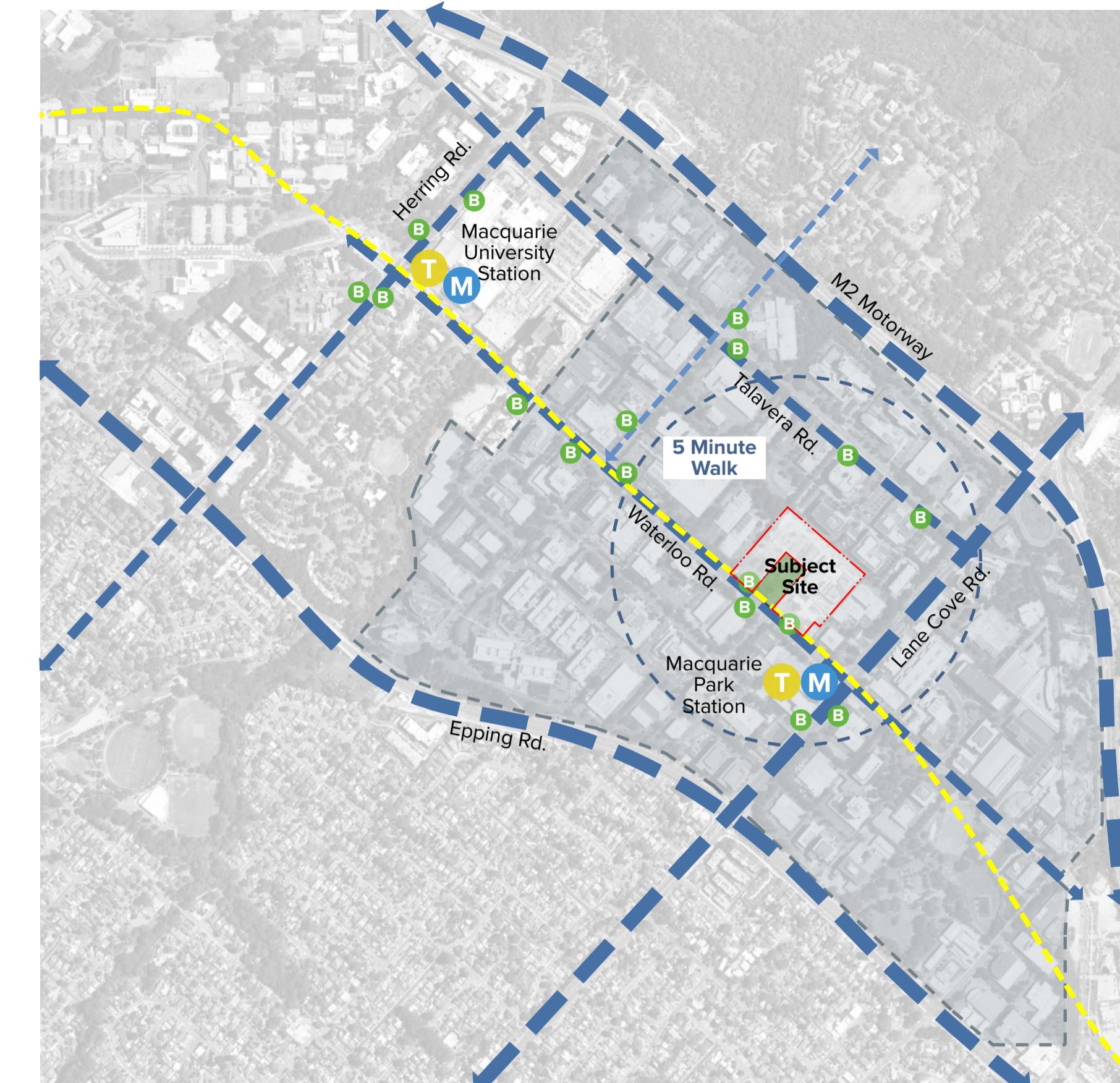
Project No.  
**19002**  
Drawn by  
**CM.MLPYSC**  
Rev  
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Drawn by  
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↑  
Level 7 ONE Oxford Street  
Darlinghurst NSW 2010  
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F +61 2 8668 0088  
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**TURNER**



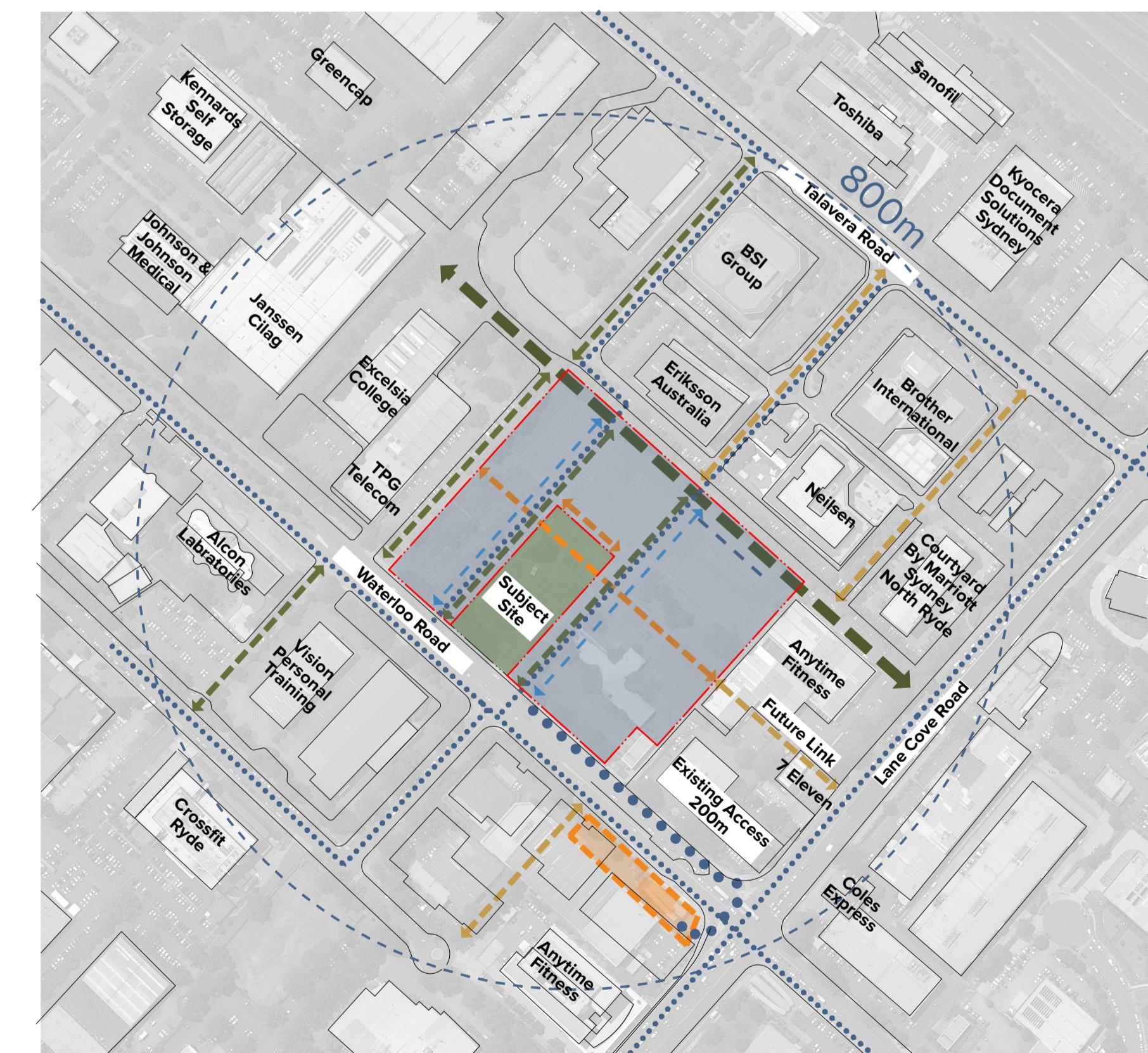
01 Contextual Land Zoning



02 Transport Connectivity



03 Public Open Space



04 Pedestrian Connectivity

NOTES

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

- Through Site Link
- Bicycle Network
- Proposed 14.5m Road
- Pedestrian Link

- Primary Road
- Secondary Road
- Train/Metro Tunnel

- Bus Stop
- Train Station
- Metro Station

Rev

D

04/07/19

AG

AMENDED MASTERPLAN

1. ROAD 14 AMENDED /  
2. LOT BOUNDARIES /  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

Date

15.08.19

AG

AMENDED DA

Approved by

Revision Notes

Project Title

NTS  
19002  
Status  
AMENDED DA

Drawn by

CM,ML,PY,SC

Drawn No.

MPM-TUR-DRW-ARC-120-002

Rev

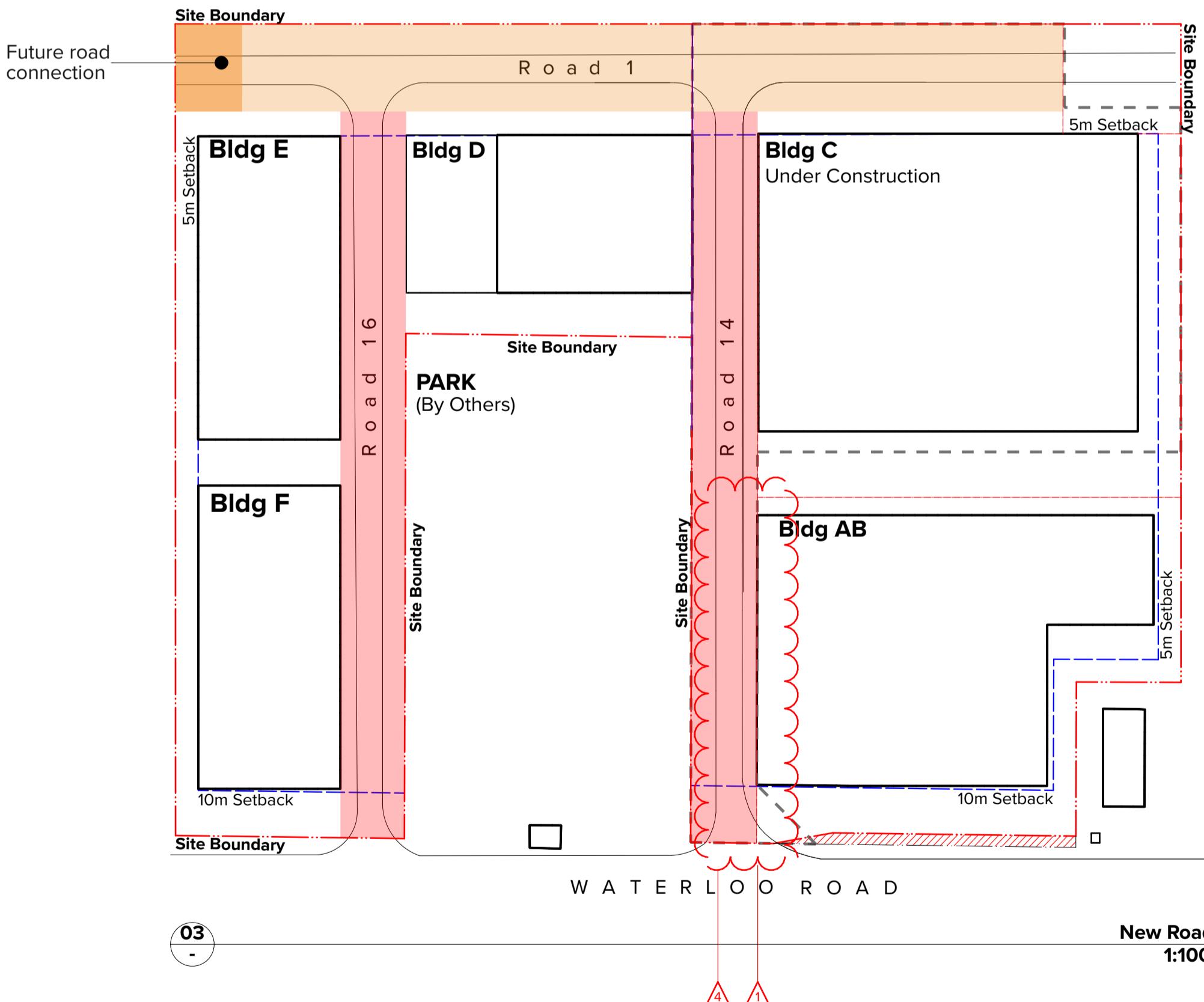
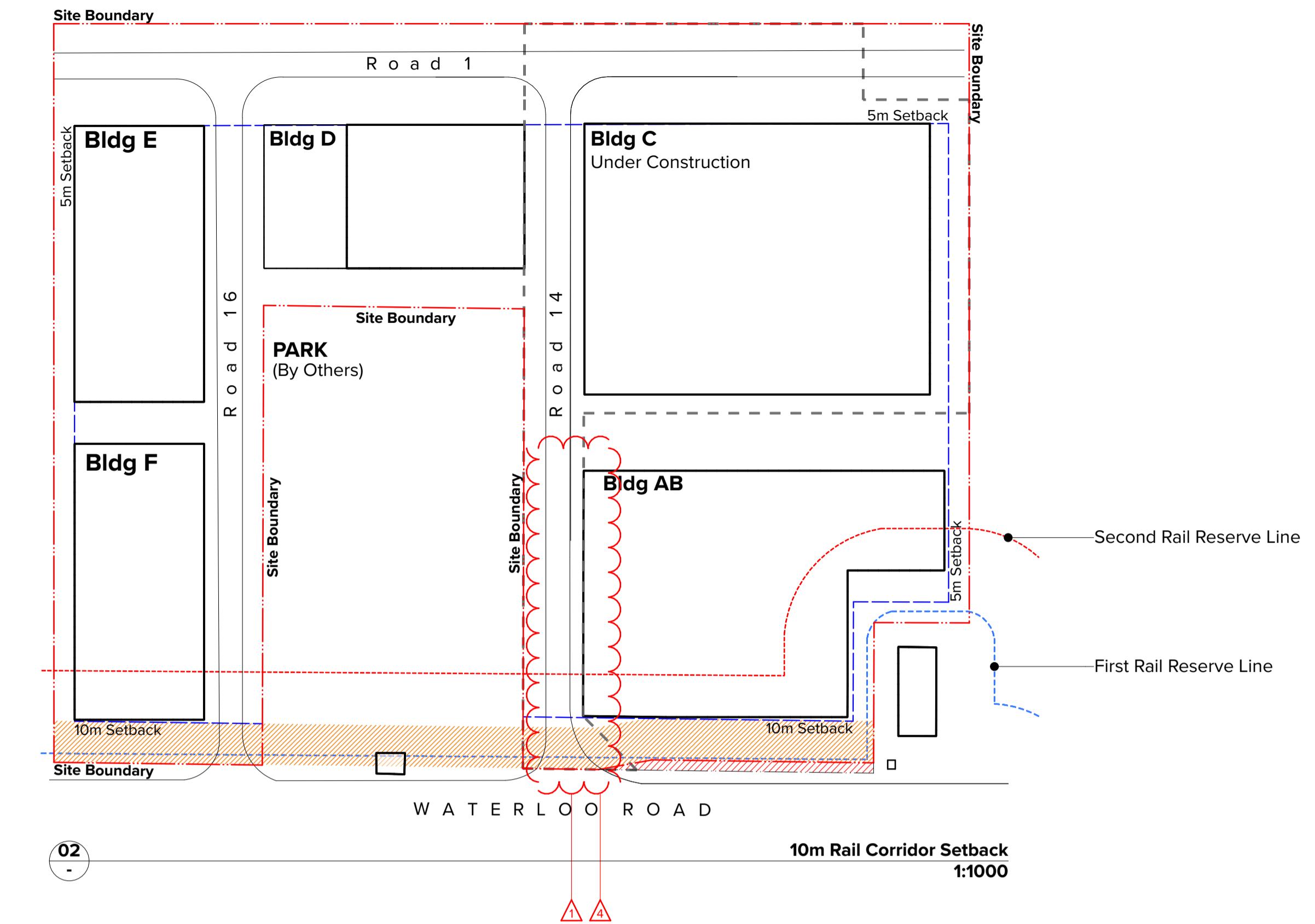
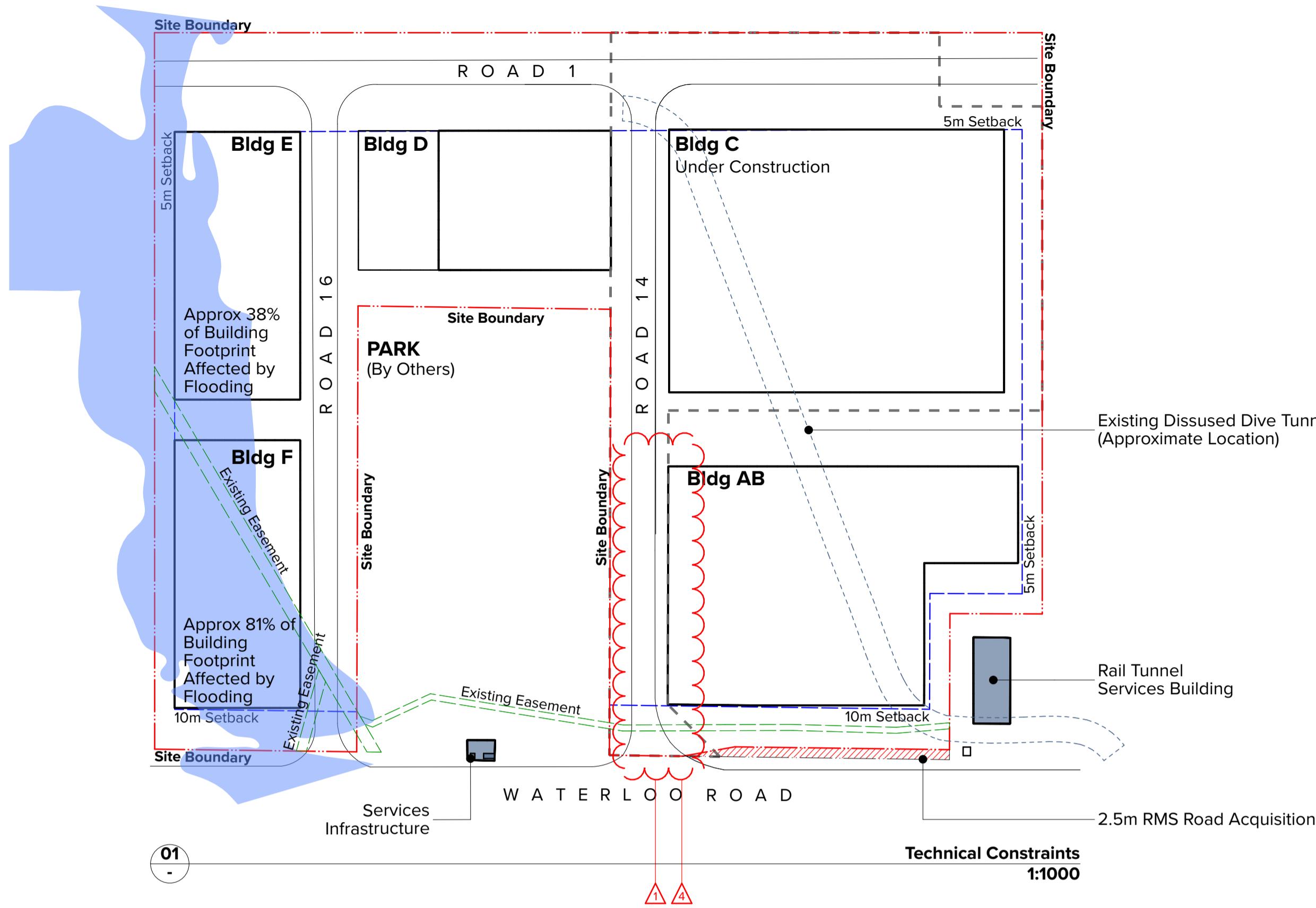
E

North

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DIAGRAMS  
Site Analysis - Context



**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: MP1-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MP1-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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695 ARN 96 064 084 911

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

Legend for site boundary and easements:

- Proposed Site Boundary (Red dotted line)
- Existing Site Boundary (Black dashed line)
- Building Setbacks (Blue dashed line)
- Existing Drainage Easements (Green dashed line)
- Site currently under construction (Black dash-dot line)

This legend provides a key for the symbols used in the map to represent different features and setbacks.

Future Park (By Others)		RMS 2.5m Road Acquisition		Dive Tunnel	
Proposed 20m Roadway		2m Setback		First Rail Reserve Line	
Proposed 14.5m Roads		5m Setback		Second Rail Reserve Line	
Active Fronts		0m Setback			
		10m Setback - Rail			

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

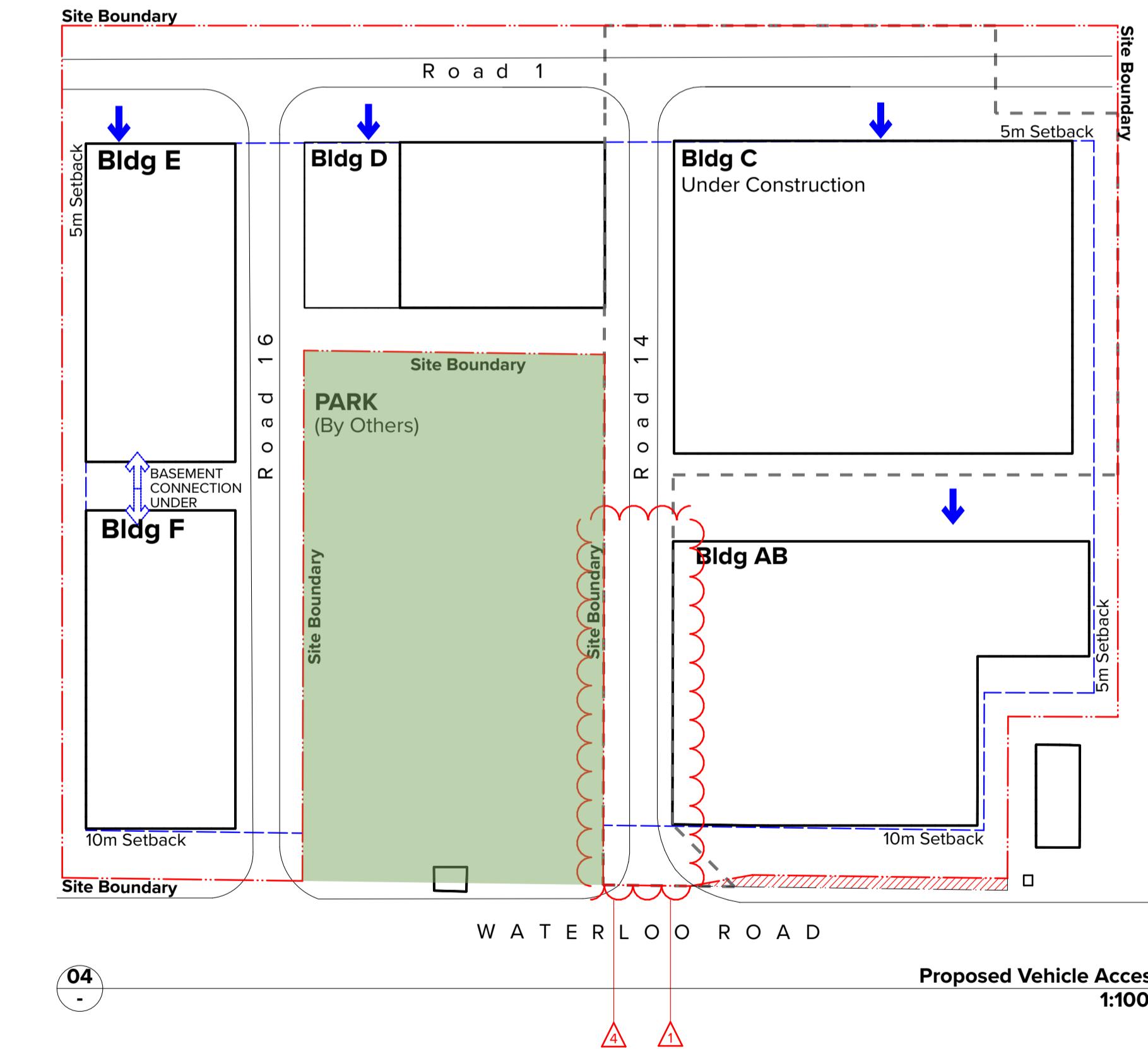
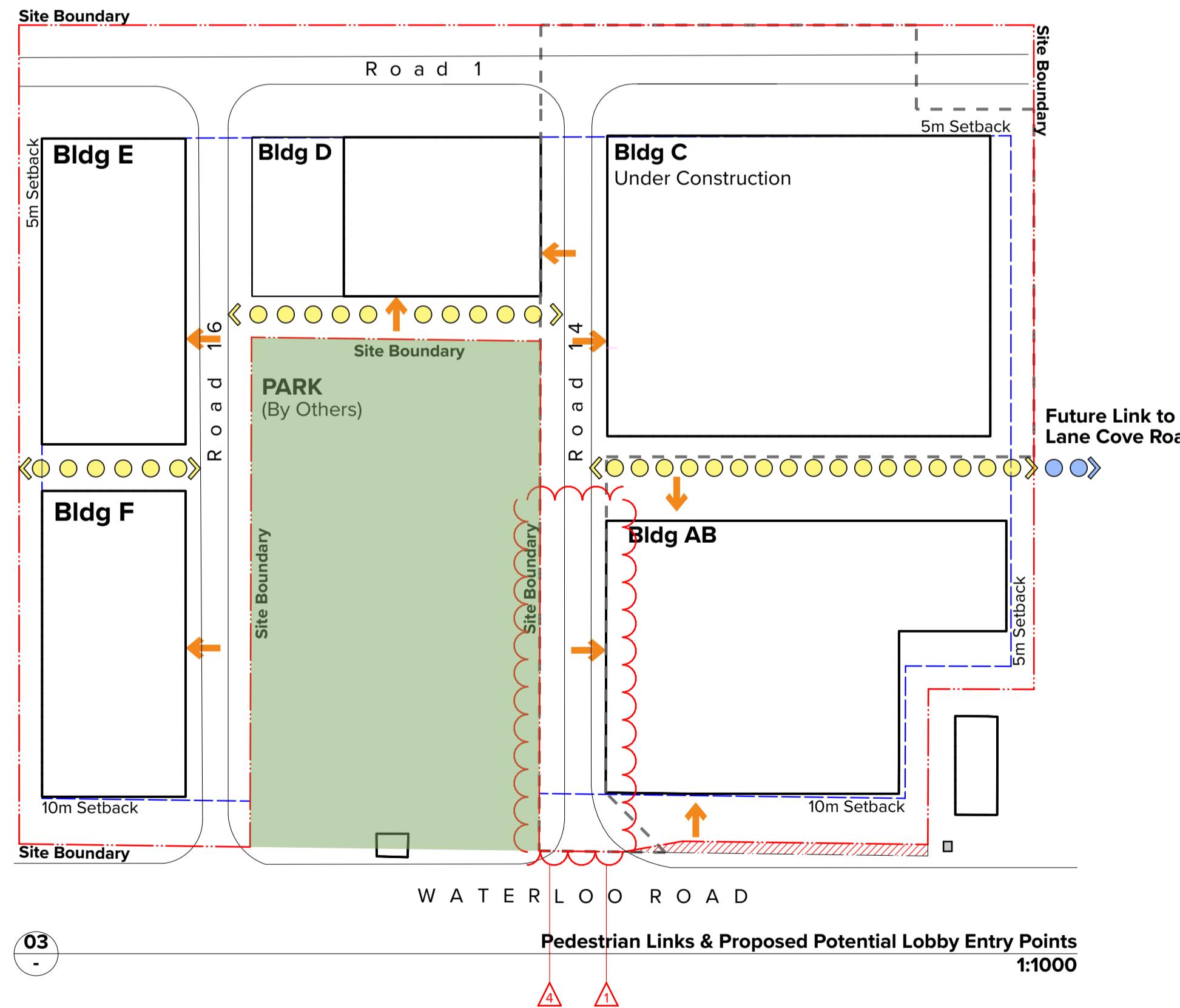
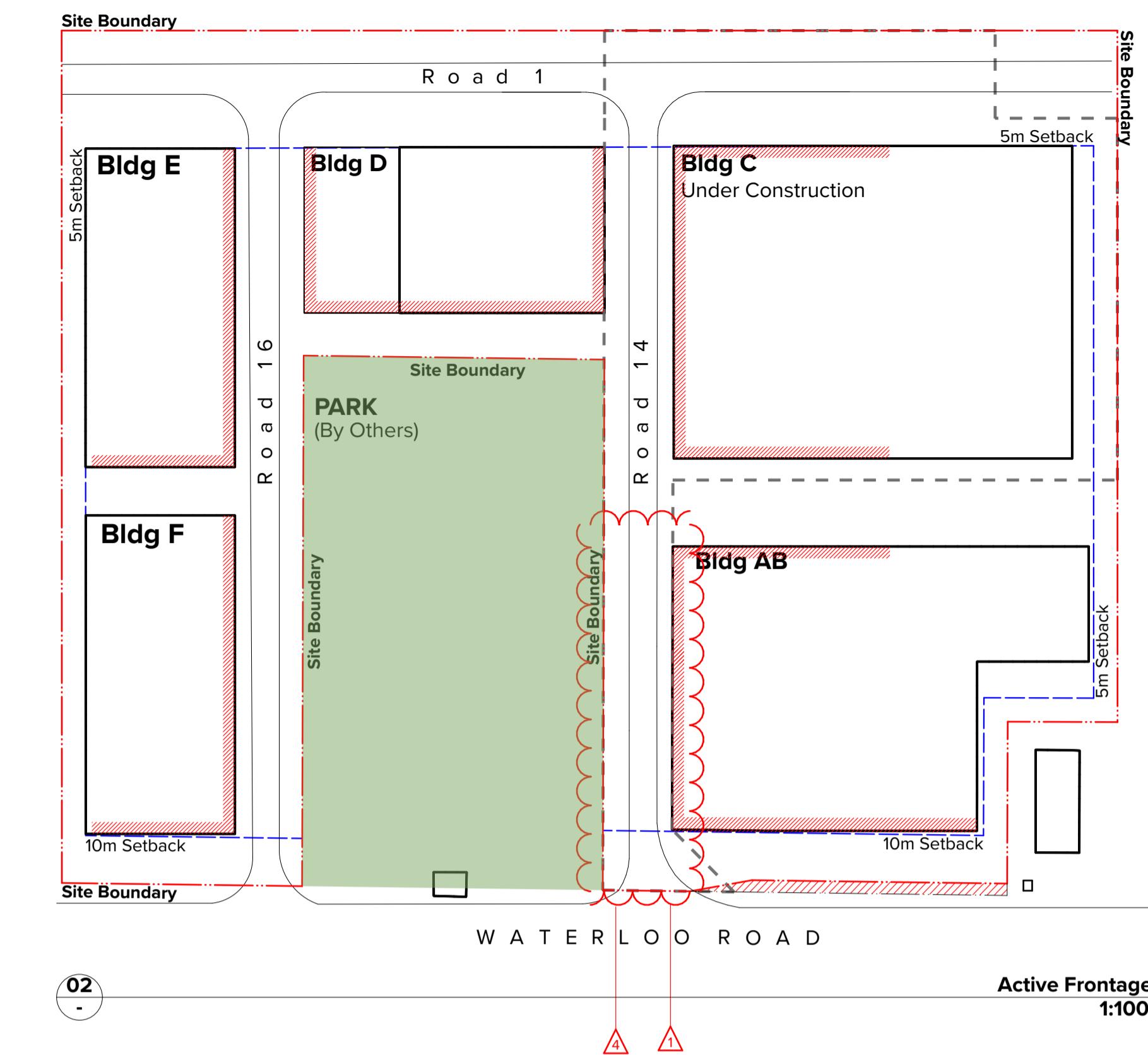
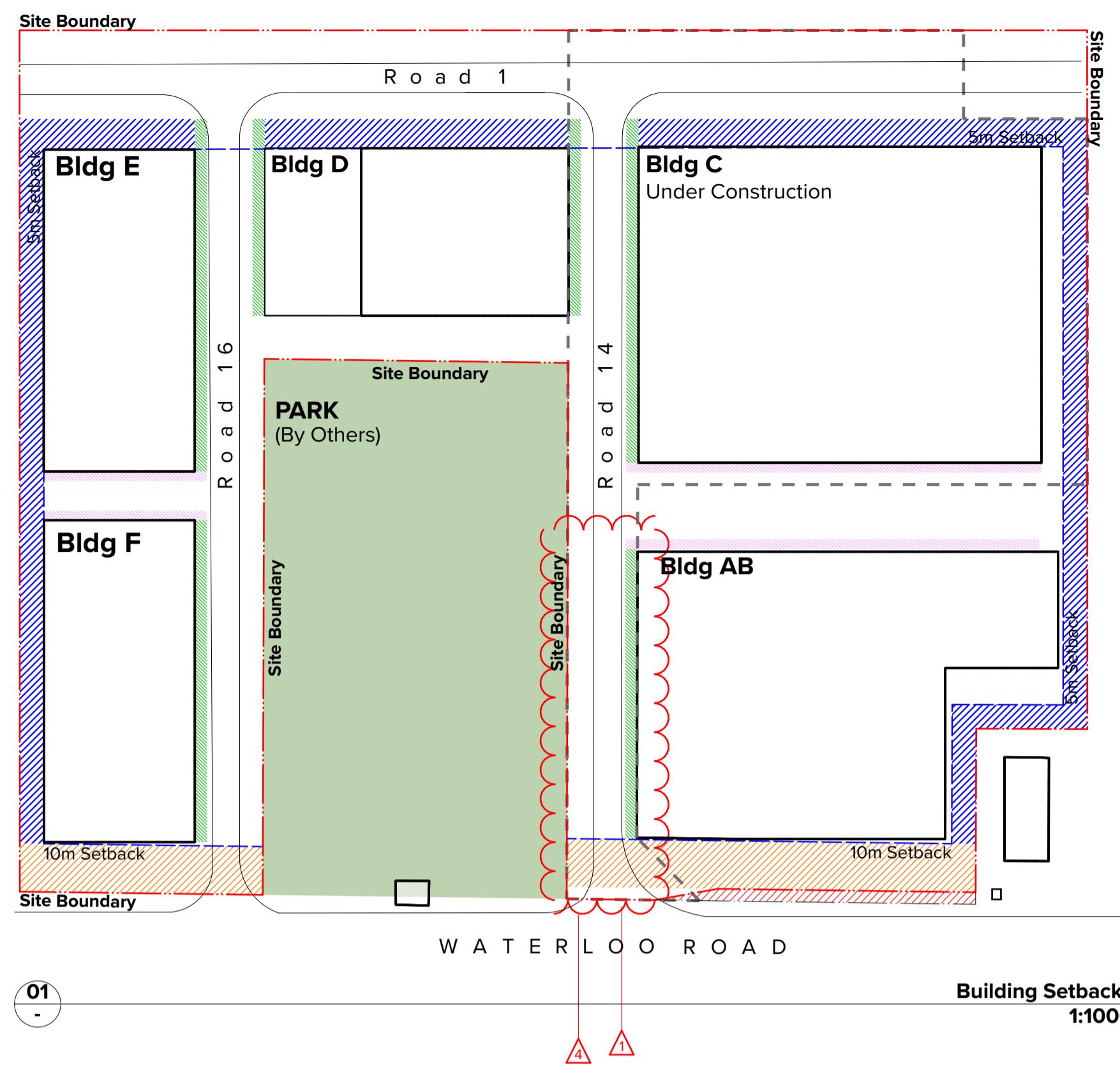
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Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113

Scale **1:1000 @A1, 50%@A3** Project No. **19002** Drawn by **CM,ML,PY,SC** North  
Status **AMENDED DA** Dwg No. **MPM-T1UR-DRW-ARC-120-003** Rev **E**

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Darlinghurst NSW 2010  
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Notes:

1. Refer to Civil Engineer package prepared by Enstruct: MPM-ENS-DRW-CIV-0000
2. Refer to Landscaping package prepared by General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USR-0001D
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

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

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  
Petrol Station  
Approx Extent of Flooding  
RMS 2.5m Road Acquisition  
Active Fronts  
0m Setback  
5m Setback  
10m Setback - Rail Corridor

2m Setback  
5m Setback  
Proposed Pedestrian Links  
Future Pedestrian Links

Rev Date Approved by Revision Notes  
D 04.07.19 AG AMENDED MASTERPLAN  
E 15.08.19 AG 1. ROAD 14 AMENDED /  
2. LOT BOUNDARIES /  
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  
AMENDED DA

Scale 1:1000 @A1, 50% @A3  
Project No. 19002  
Status  
Drawn by CM,ML,PS,SC  
Rev E  
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Drawing No. MPM-TUR-DRW-ARC-120-004

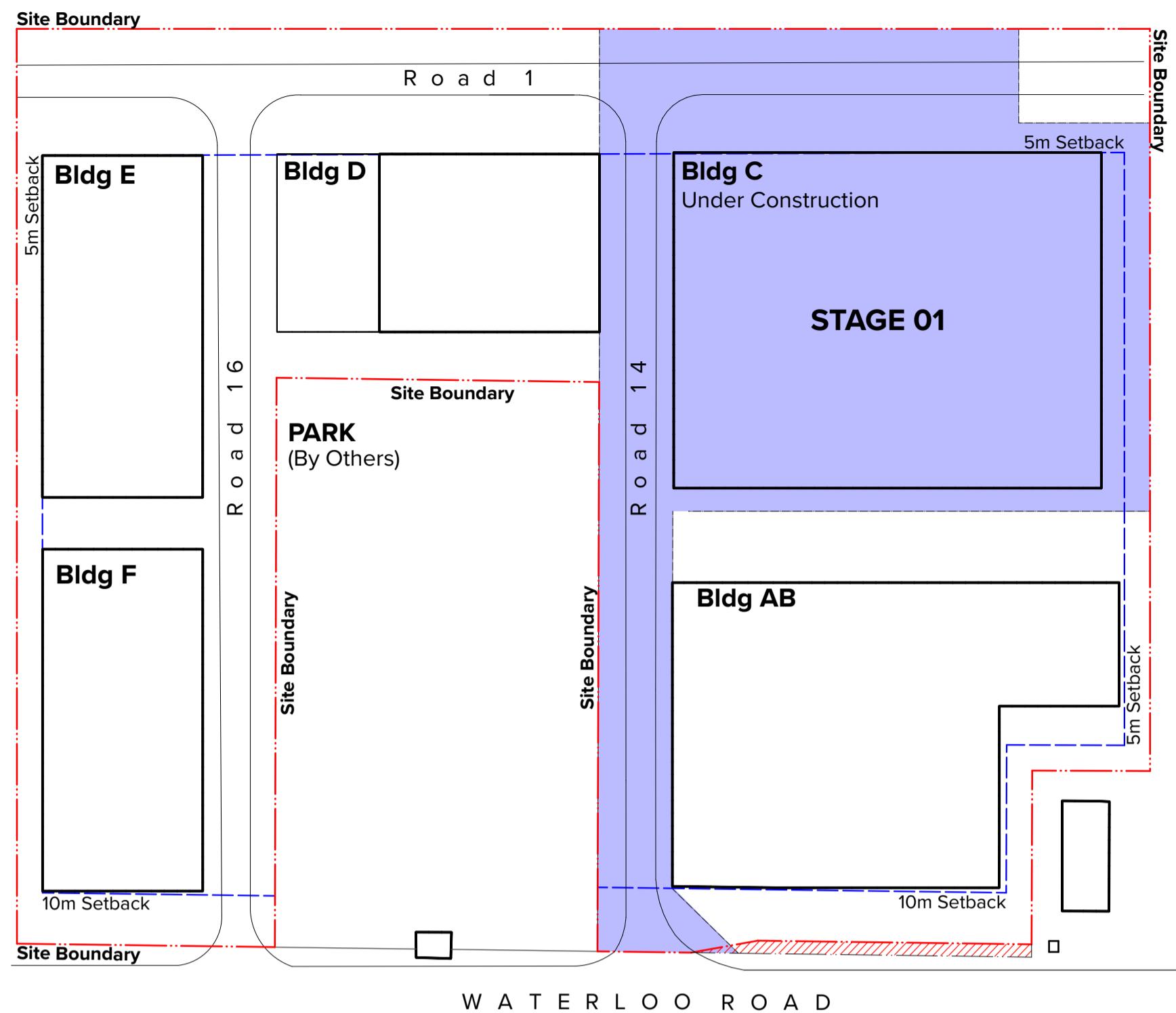
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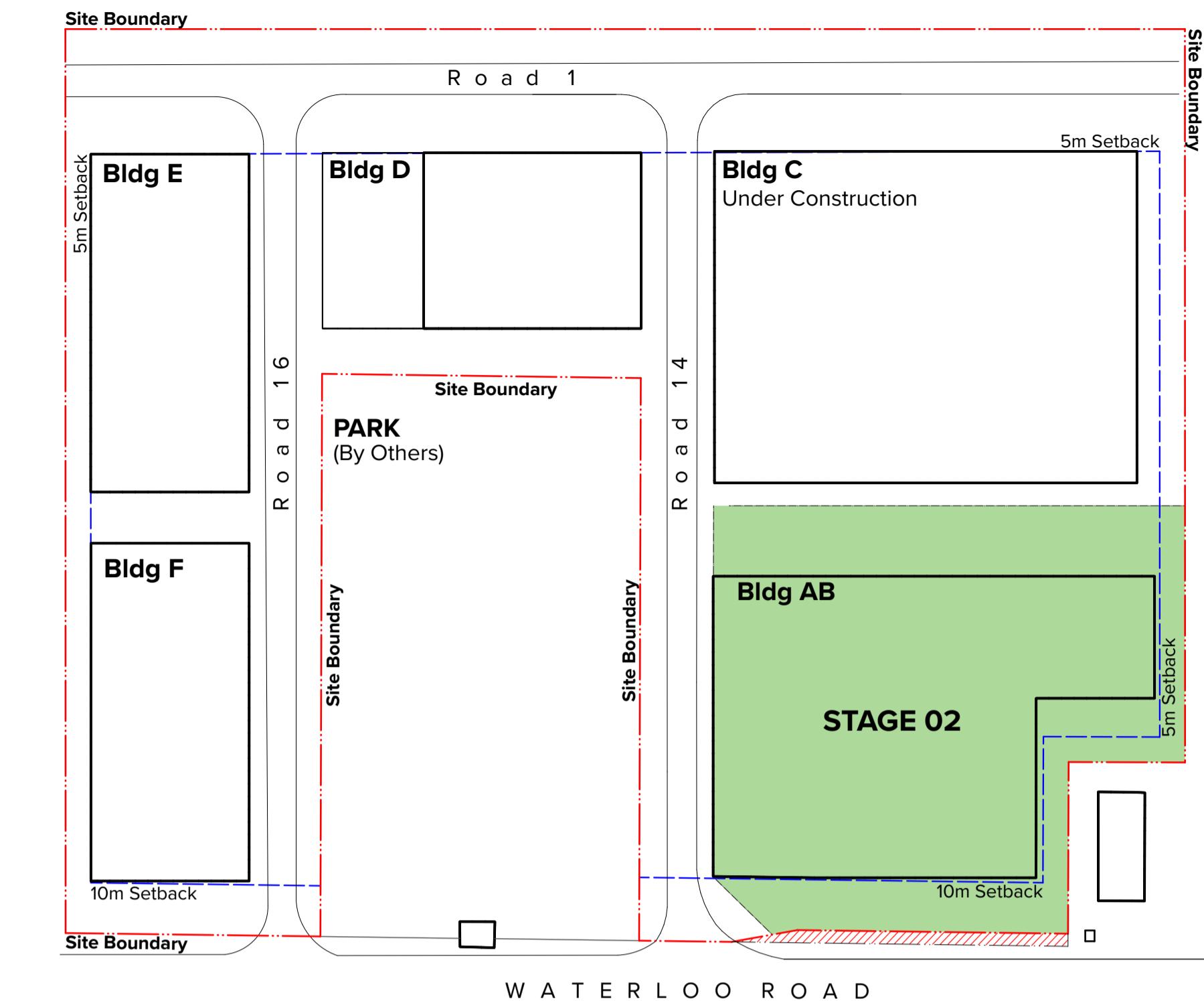
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Nominated Architect: Nicholas Turner 6695, ABN 86 054 094 911

DIAGRAMS  
Site Analysis DCP Controls

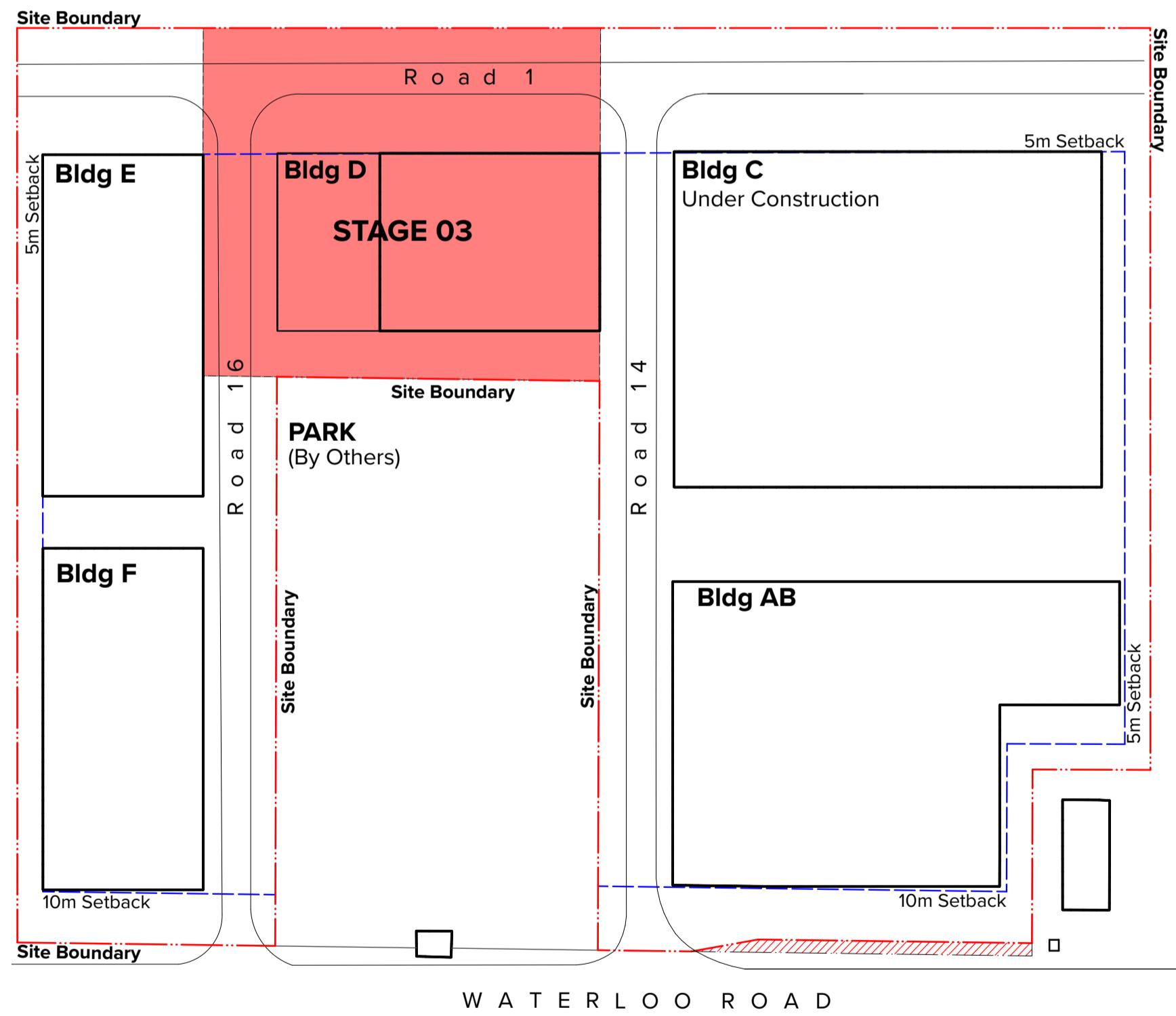
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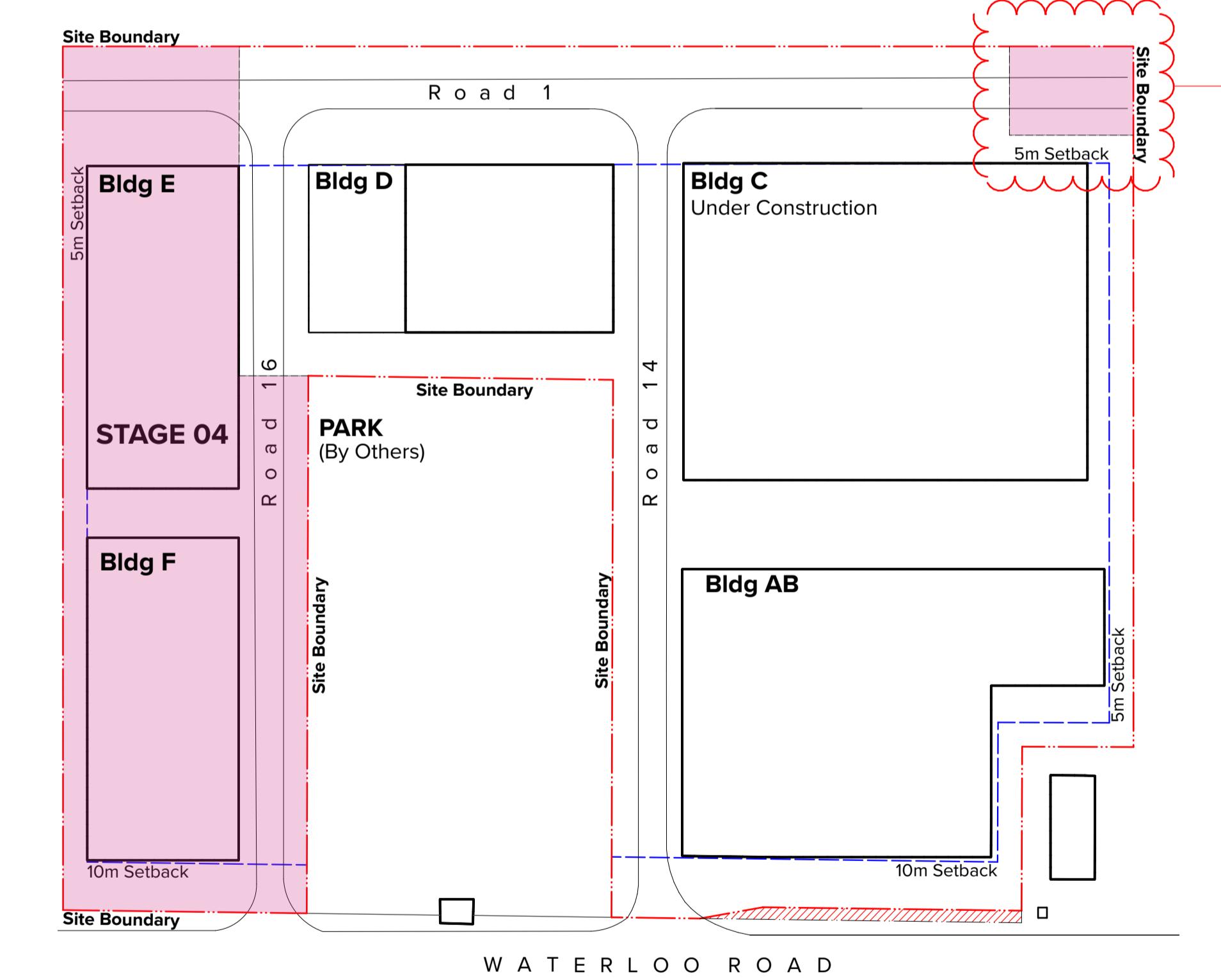
01  
Stage 01 (Under Construction)  
1:1000



02  
Stage 02  
1:1000



03  
Stage 03  
1:1000



04  
Stage 04  
1:1000

Notes:

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

— Site Boundary  
— Existing Site Boundary  
— Building Setbacks

Indicative Staging (Timing will depend on Tenant and Market Demand)  
Stage 01   Stage 04  
Stage 02   Stage 03

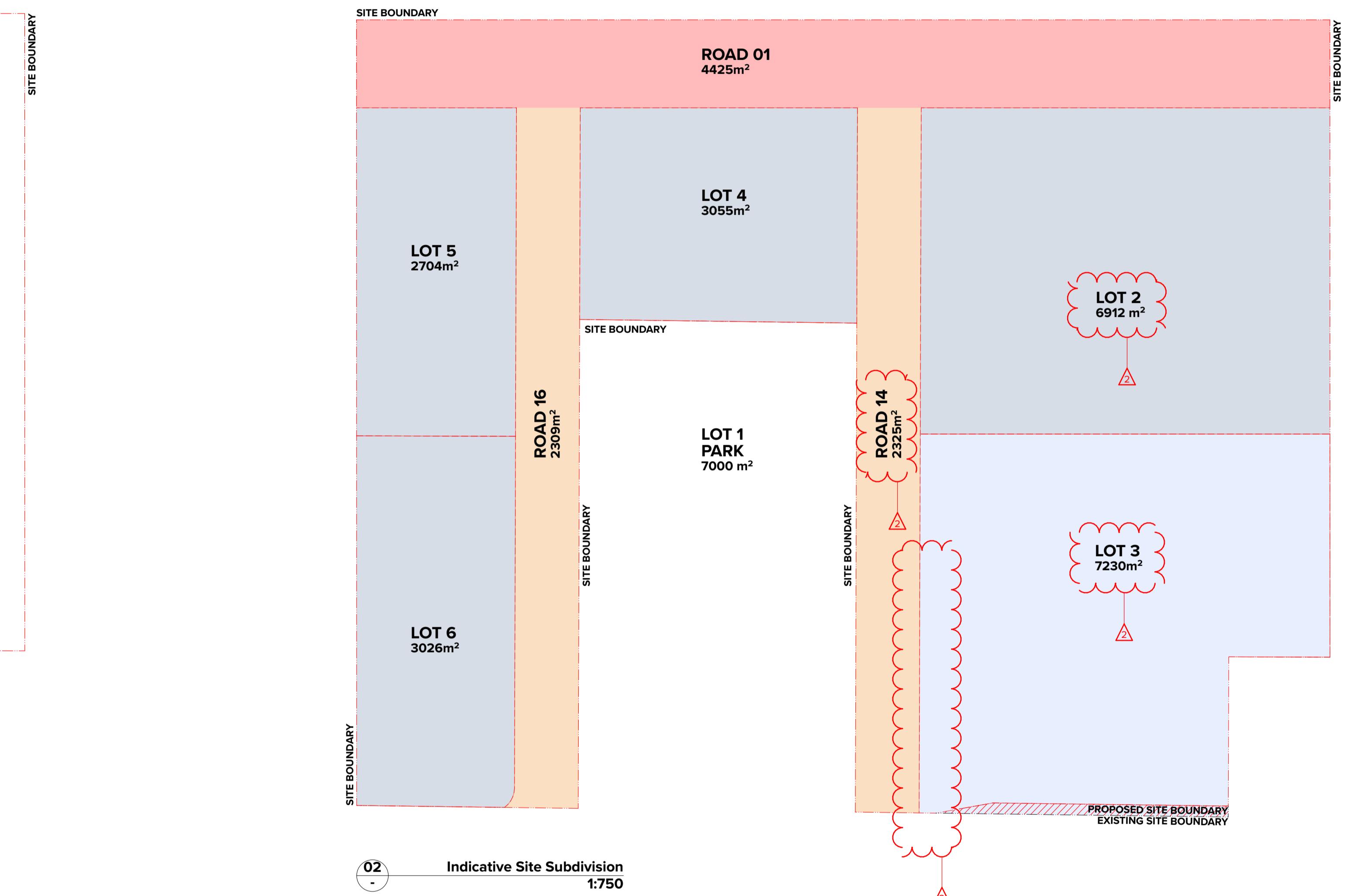
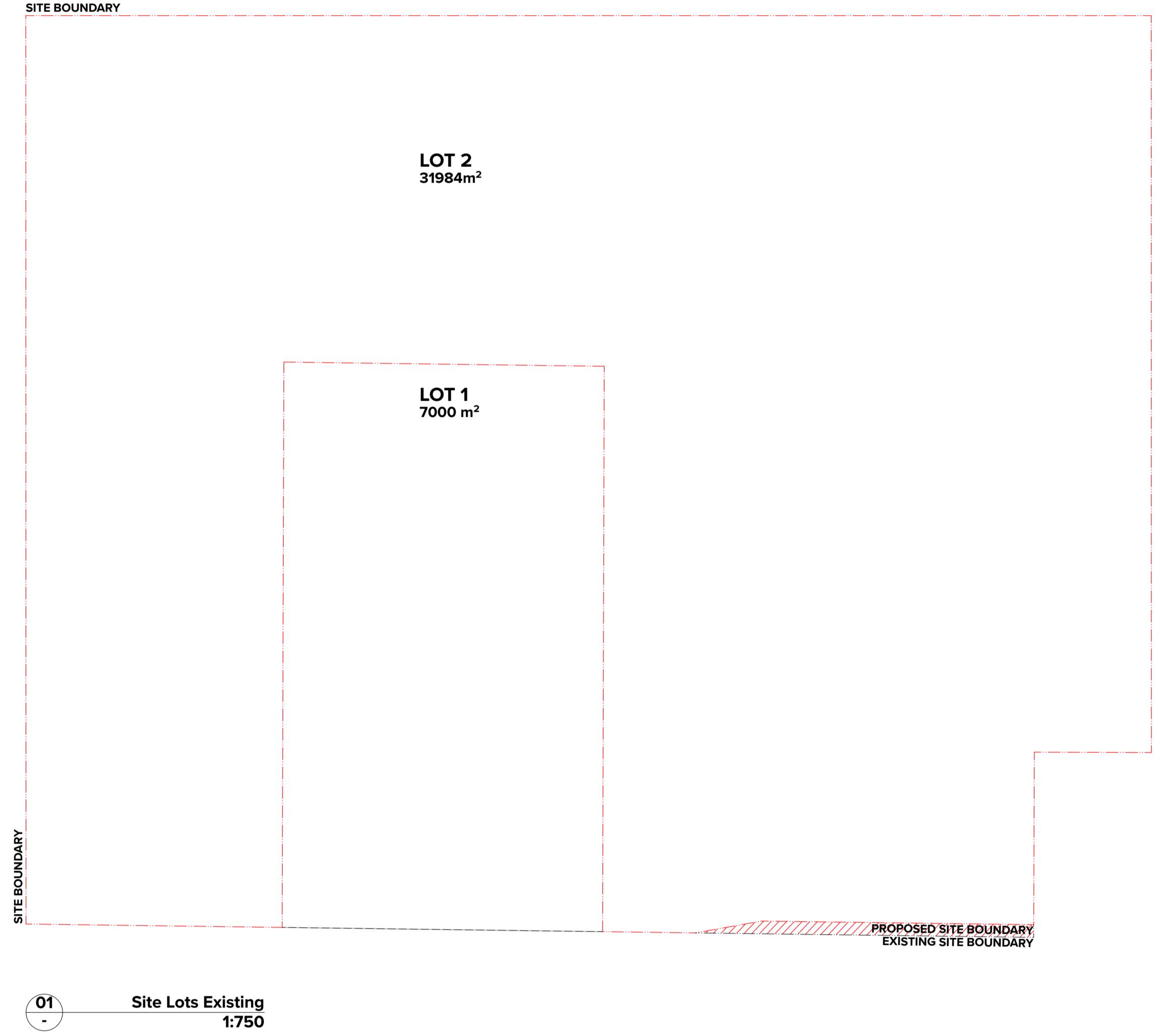
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E 15.08.19 AG AG 1. ROAD 14 AMENDED /  
2. LOT BOUNDARIES /  
3. GFA AREAS AMENDED TO AB  
4. BLDG AB ENVELOPE  
AMENDED  
RESPONSE TO COUNCIL

Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**AMENDED DA**

Scale 1:1000 @A1, 50% @A3  
Project No. 19002  
Status  
Drawn by CM,ML,PY,SC  
Rev F  
AMENDED DA  
Drawing No. MPM-TUR-DRW-ARC-120-005

DIAGRAMS  
Indicative Staging Diagrams

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2. Refer to Topo Corrections Service General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USR-STR-0001D
4. Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MCG-DRW Package
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**CLIENT**  
**John Holland**  
Level 3, 65 Pirrama Road Pyrmont  
Sydney NSW 2009

45-61 Waterloo Rd Site Boundary  
Existing Site Boundary

RMS 2.5m Road Acquisition

Rev Date Approved by Revision Notes

D 04.07.19 AG AMENDED MASTERPLAN

E 15.08.19 AG 1. ROAD 14 AMENDED /  
2. AREA AMENDED /  
3. LOT BOUNDARIES /  
4. 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  
**AMENDED DA**

**DIAGRAMS**  
Site Lots Existing & Proposed

Scale **1:750 @A1, 50% @A3**  
Project No. **19002**  
Status **AMENDED DA**  
Draw No. **MPM-TUR-DRW-ARC-120-006**  
Rev **E**

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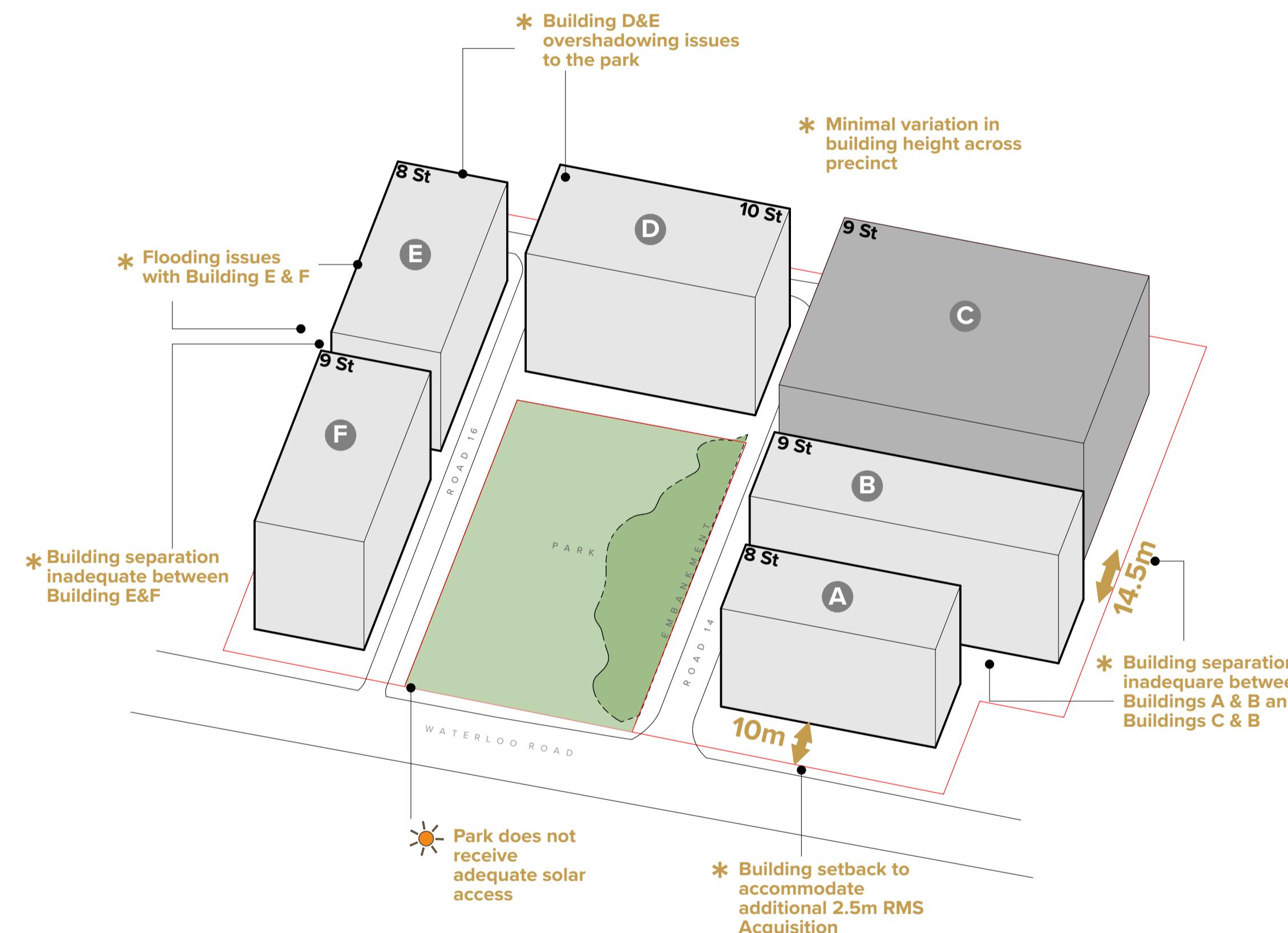
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# SUMMARY OF AMENDMENTS

## Original Masterplan

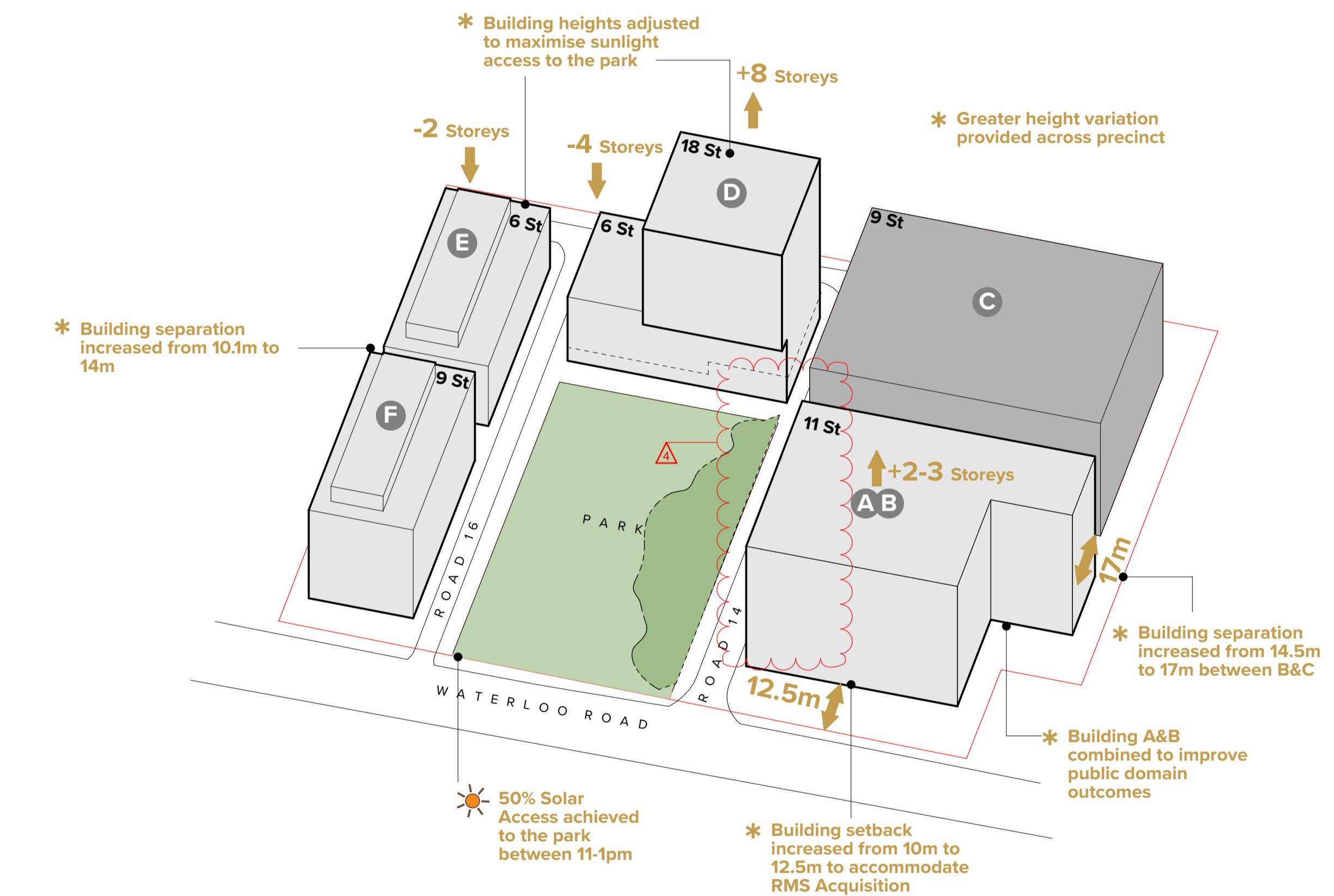
Summary of Councils contentions dated 22.01.2019

As per Architectus Masterplan Package (Rev A)



## Amended Masterplan

Architectural response to Councils contentions



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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 /  
2. AREA 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  
**AMENDED DA**

Scale  
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Project No.  
**19002**  
Status  
**AMENDED DA**  
Drawn by  
**CM,ML,PY,SC**  
Drawn No.  
**MPM-TUR-DRW-ARC-120-007**  
Rev  
**E**

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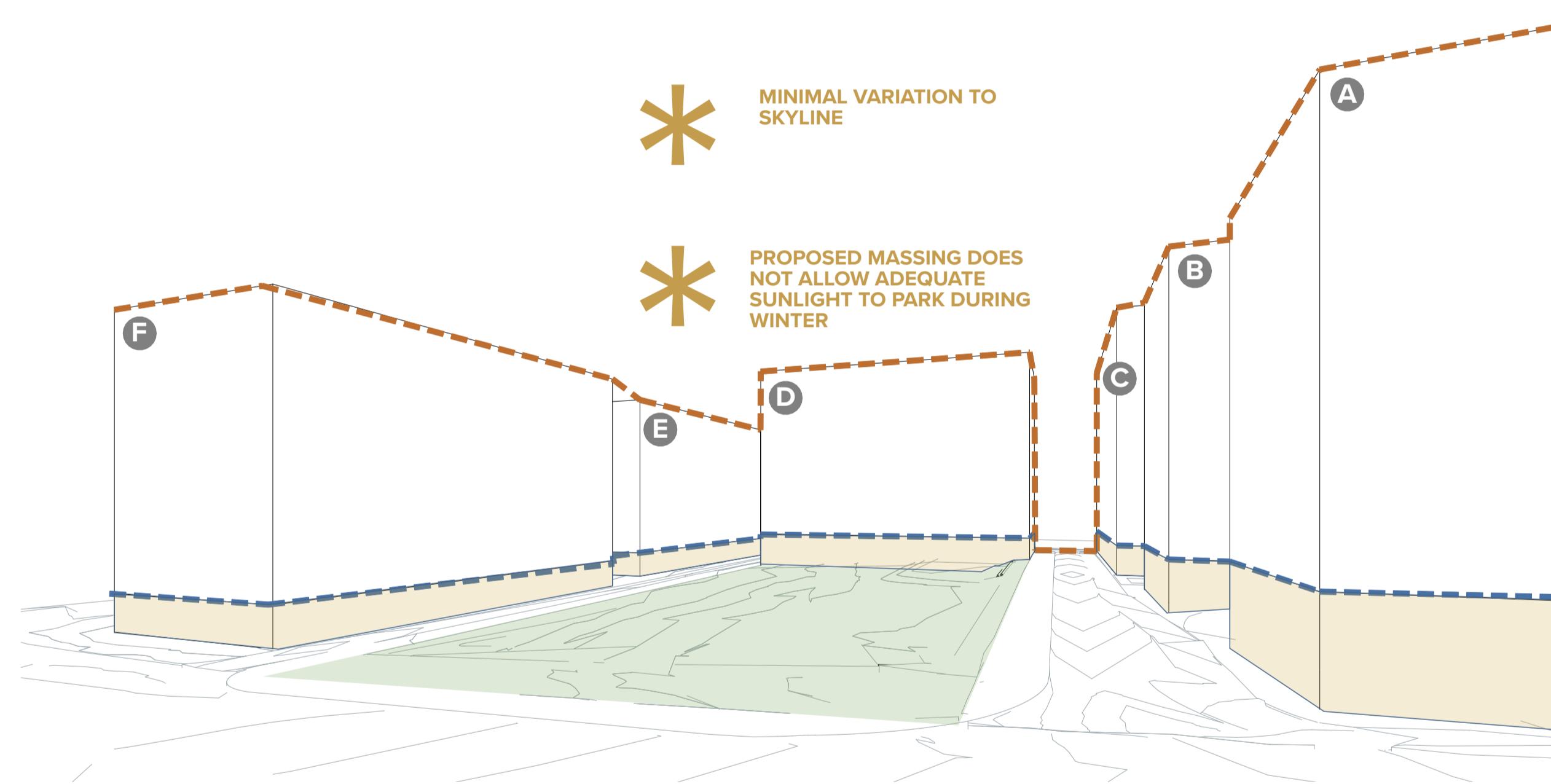
**DIAGRAMS**  
Summary of Amendments\_Sheet 01

**TURNER**

# SUMMARY OF AMENDMENTS

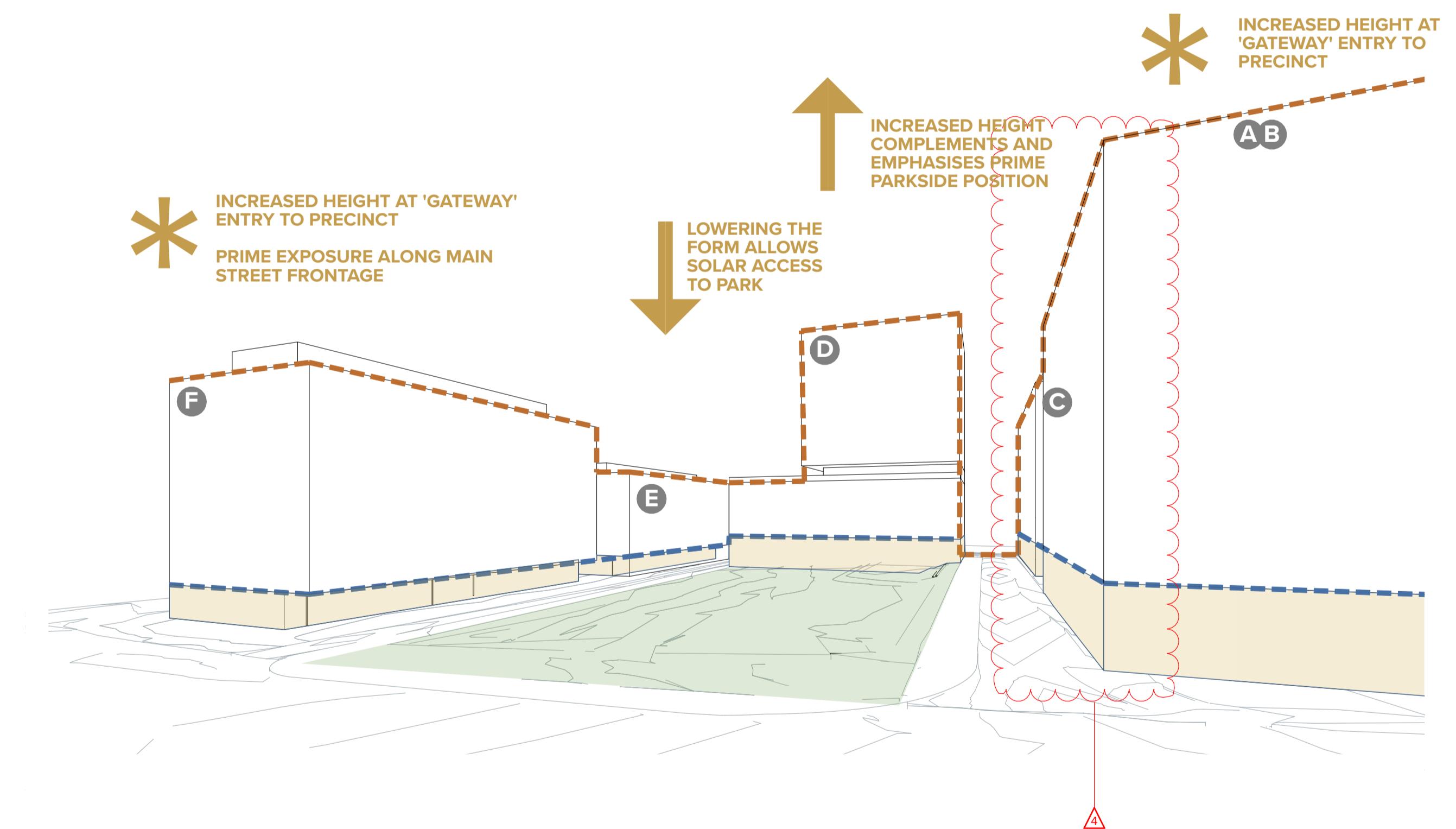
## BUILDING HEIGHT

### Original Masterplan



### Amended Masterplan

The proposed scheme provides a varied and active skyline



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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 /  
2. AREA 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  
**AMENDED DA**

Scale  
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Project No.  
**19002**  
Drawn by  
**CM,ML,PY,SC**  
Status  
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Rev  
**E**  
Drawn by  
**North**  
**TURNER**

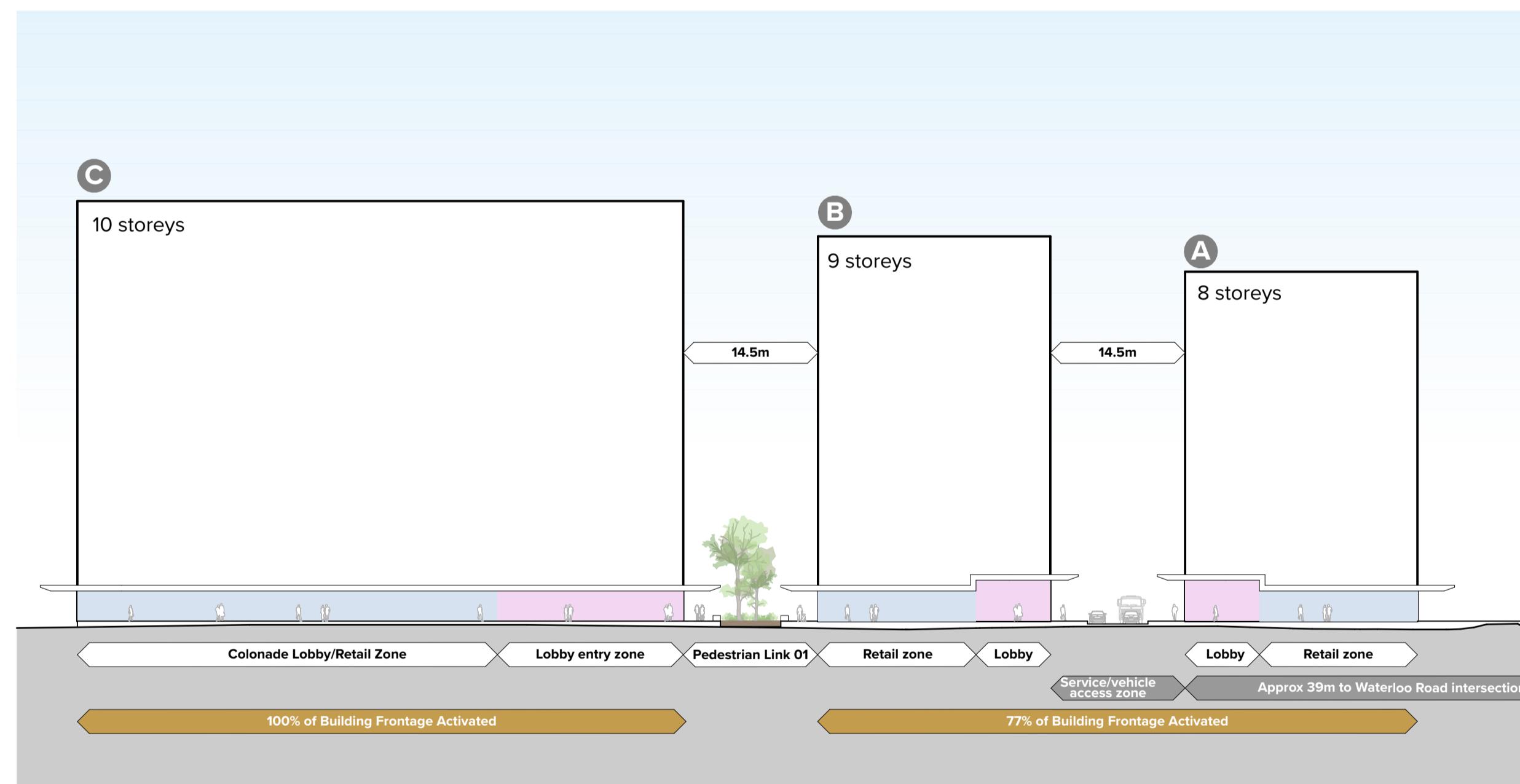
# SUMMARY OF AMENDMENTS

## BUILDING AB - C SETBACK & ACTIVE FRONTEAGE

### Original Masterplan

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

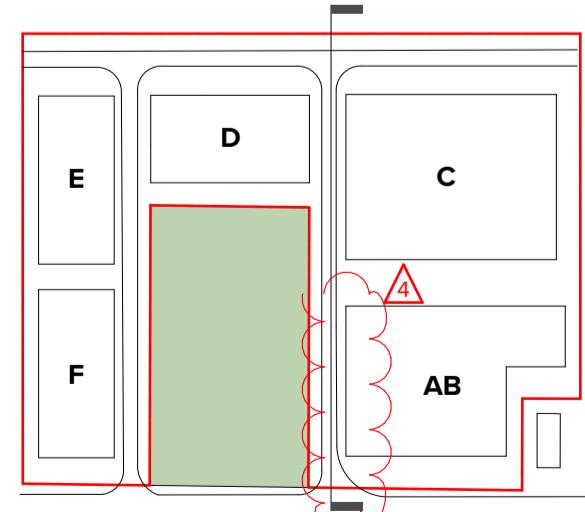
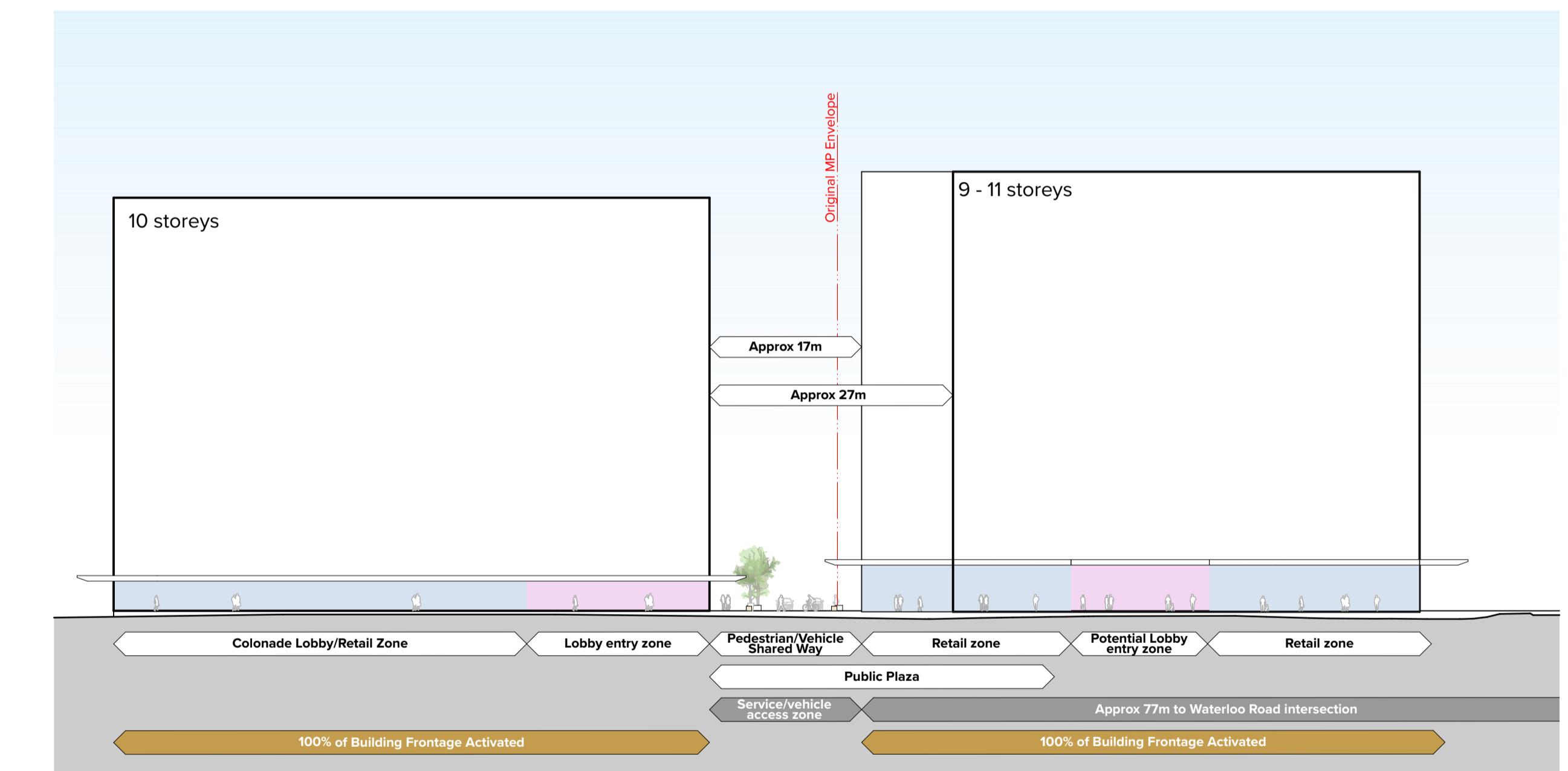
23% of the park frontage is in-active due to designated service/vehicle access



### 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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CLIENT  
**John Holland**  
Level 3, 65 Pirrama Road Pyrmont  
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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 /  
2. AREA AMENDED /  
2. LOT BOUNDARIES /  
AREAS AMENDED  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

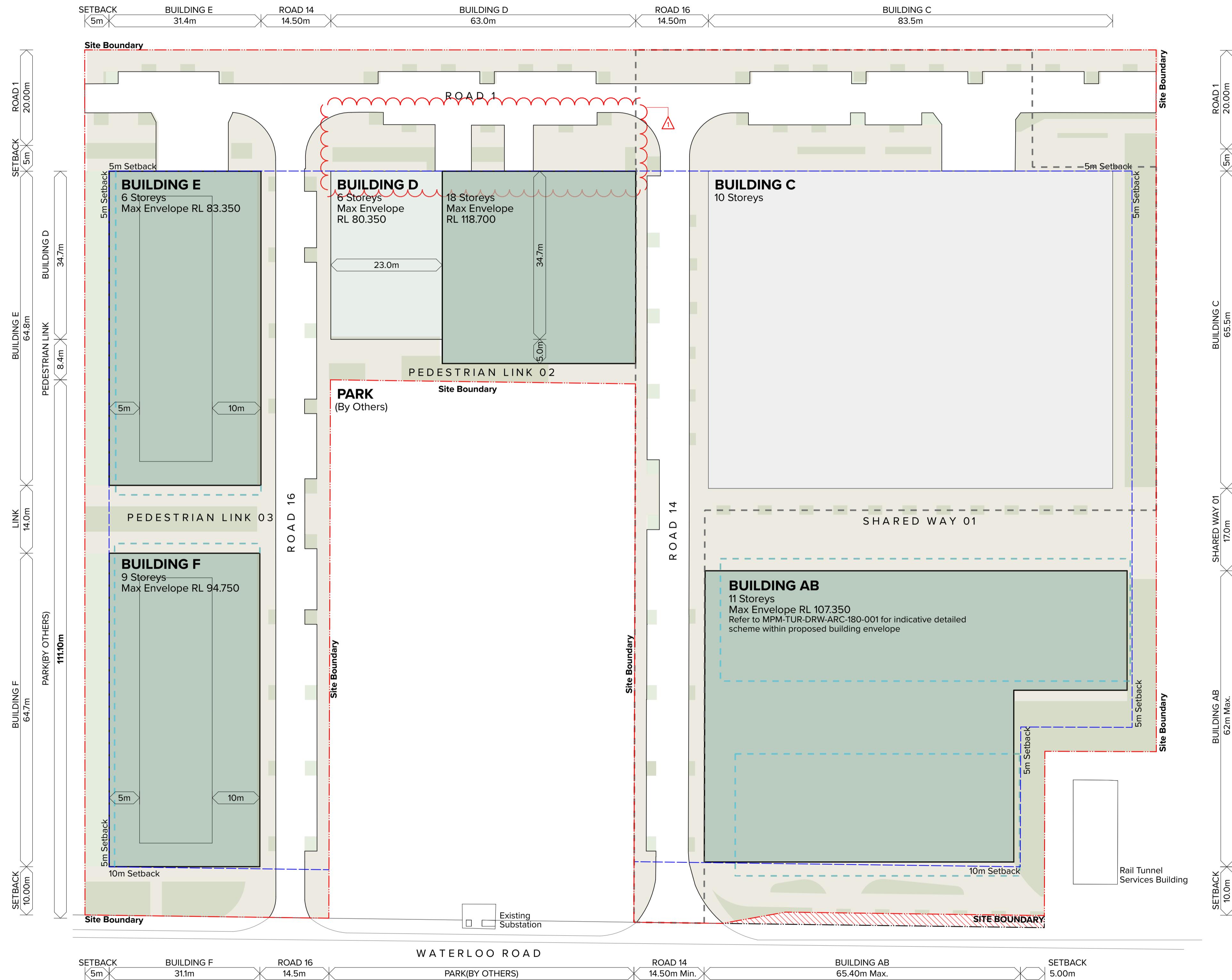
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**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**AMENDED DA**

Scale  
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Project No.  
**19002**  
Status  
Drawn by  
**CM,ML,PY,SC**  
Rev  
E  
AMENDED DA  
Drawing No.  
**MPM-TUR-DRW-ARC-120-009**

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**DIAGRAMS**  
Summary of Amendments\_Sheet 03

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**Notes:**

1. Refer to Civil Engineer package prepared by Enstruct: MPM-ENS-DRW-CIV-0000
2. Refer to Landscaping package General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USR-0001D
4. Refer to Landscape Architect package prepared by McGregor Coxall: MPM-MGC-DRW Package
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6. Refer to Lot Boundary Survey Prepared by StrataSurv dated 8 August 2019

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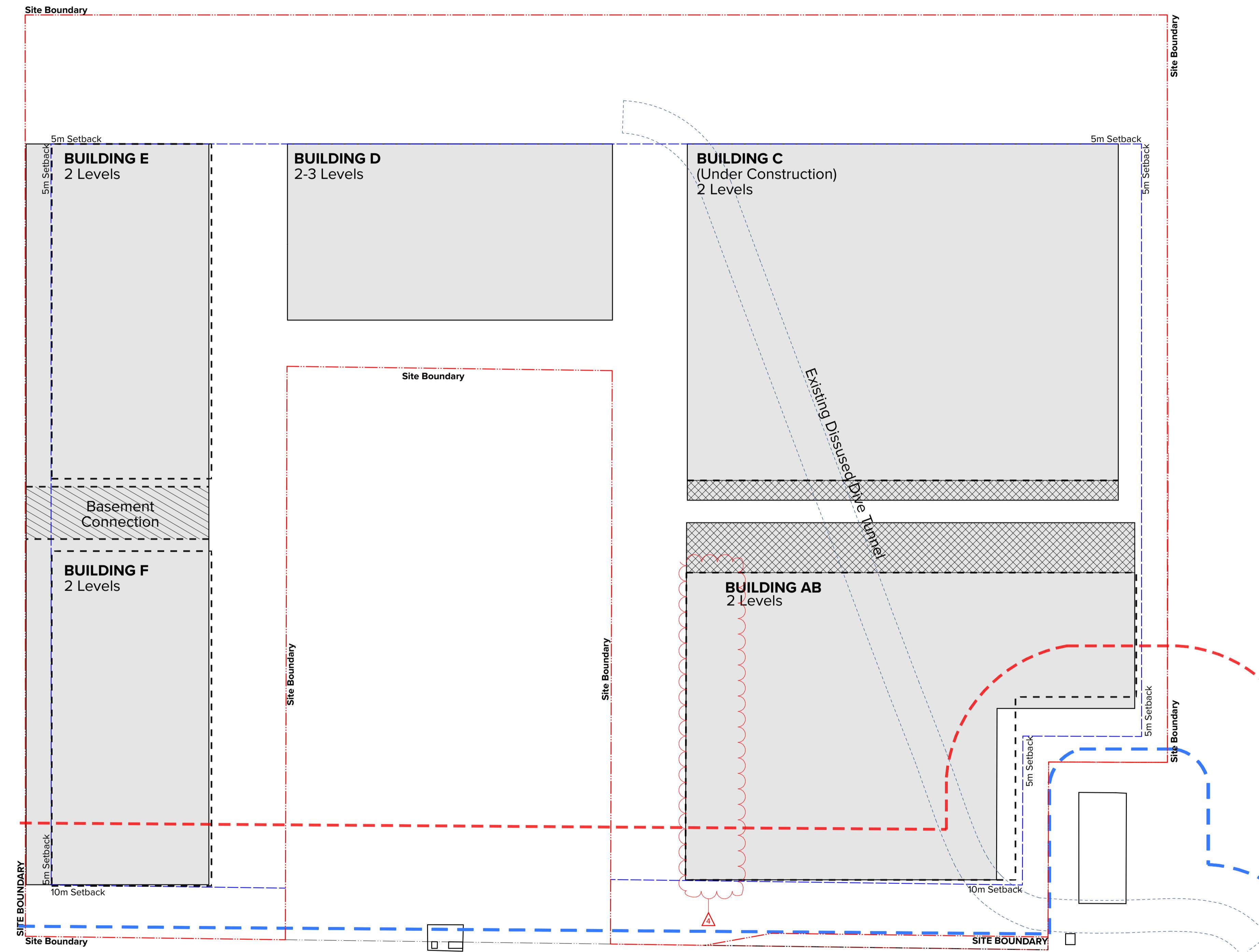
**CLIENT**  
**John Holland**  
Level 3, 65 Pirrama Road Pyrmont  
Sydney NSW 2009

Proposed Site Boundary  
Proposed Envelope  
Building Setbacks  
Existing Site Boundary  
Original Masterplan Building Envelope  
Site currently under construction  
RMS 2.5m Road Acquisition

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  
**AMENDED DA**

Scale 1:500 @A1, 50% @A3 Project No. **19002**  
Status **AMENDED DA** Drawn by **CM,ML,JP,SC** Drawn by **North**  
Dwg No. **MPM-TUR-DRW-ARC-150-001** Rev **G**



**Notes:**

1. Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
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DCLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695, ABN 86 054 084 911

**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 /  
2. AREA AMENDED /  
2. LOT BOUNDARIES /  
AREAS AMENDED  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

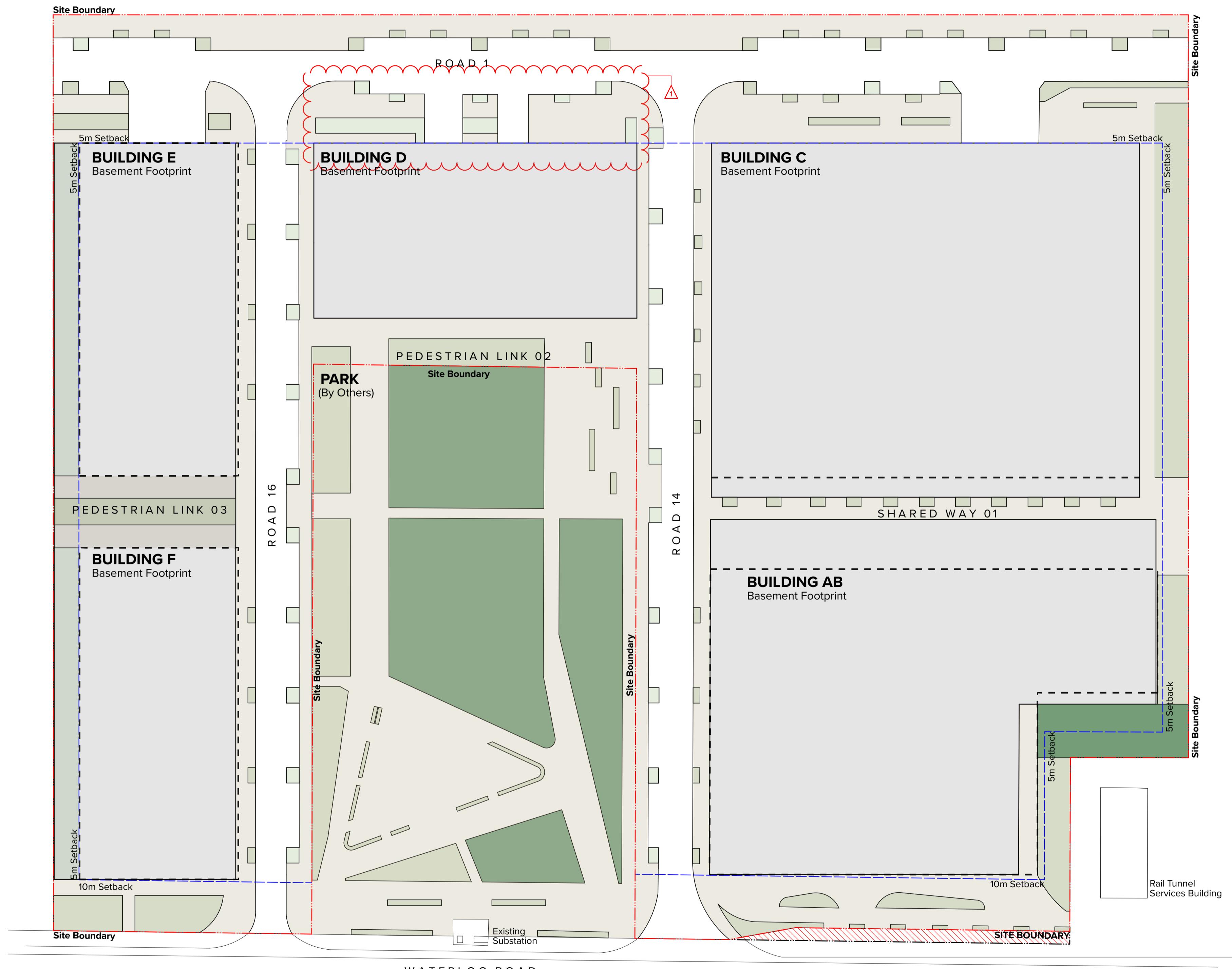
**Project Title**  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
**Drawing Title**  
**AMENDED DA**

**PLANS**  
**Indicative Basement Footprint Plan**

Scale 1:500 @A1, 50% @A3  
Project No. 19002  
Status  
Drawn by CM,ML,PY,SC  
Rev E  
AMENDED DA  
MPM-TUR-DRW-ARC-150-002

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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 area<sup>1</sup>  
 Road/driveways/parking areas

31.987m<sup>2</sup>  
 3.38m<sup>2</sup>  
 3.144m<sup>2</sup>  
 7.833m<sup>2</sup>  
 5.216m<sup>2</sup>

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 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.

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

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

RMS 2.5m Road Acquisition  
 Indicative soft landscaped zone  
 Refer Landscape Architect for further details  
 Indicative Basement footprint  
 Indicative Deep Soil Zones  
 Refer Landscape Architect for further details  
 Existing Substation  
 Indicative Landscaped Area<sup>1</sup>  
 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**  
**AMENDED DA**  
**PLANS**  
**Soft Landscape & Deep Soil Zones**

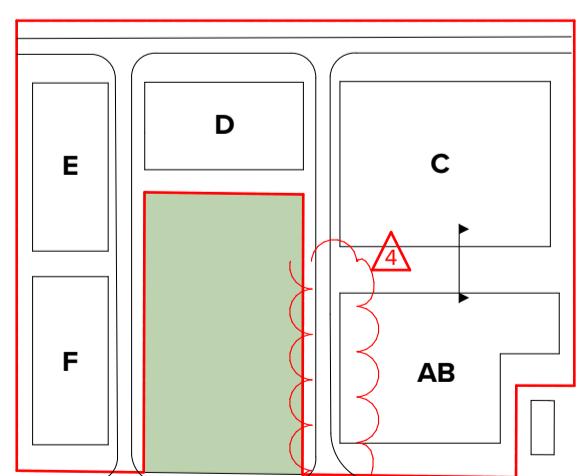
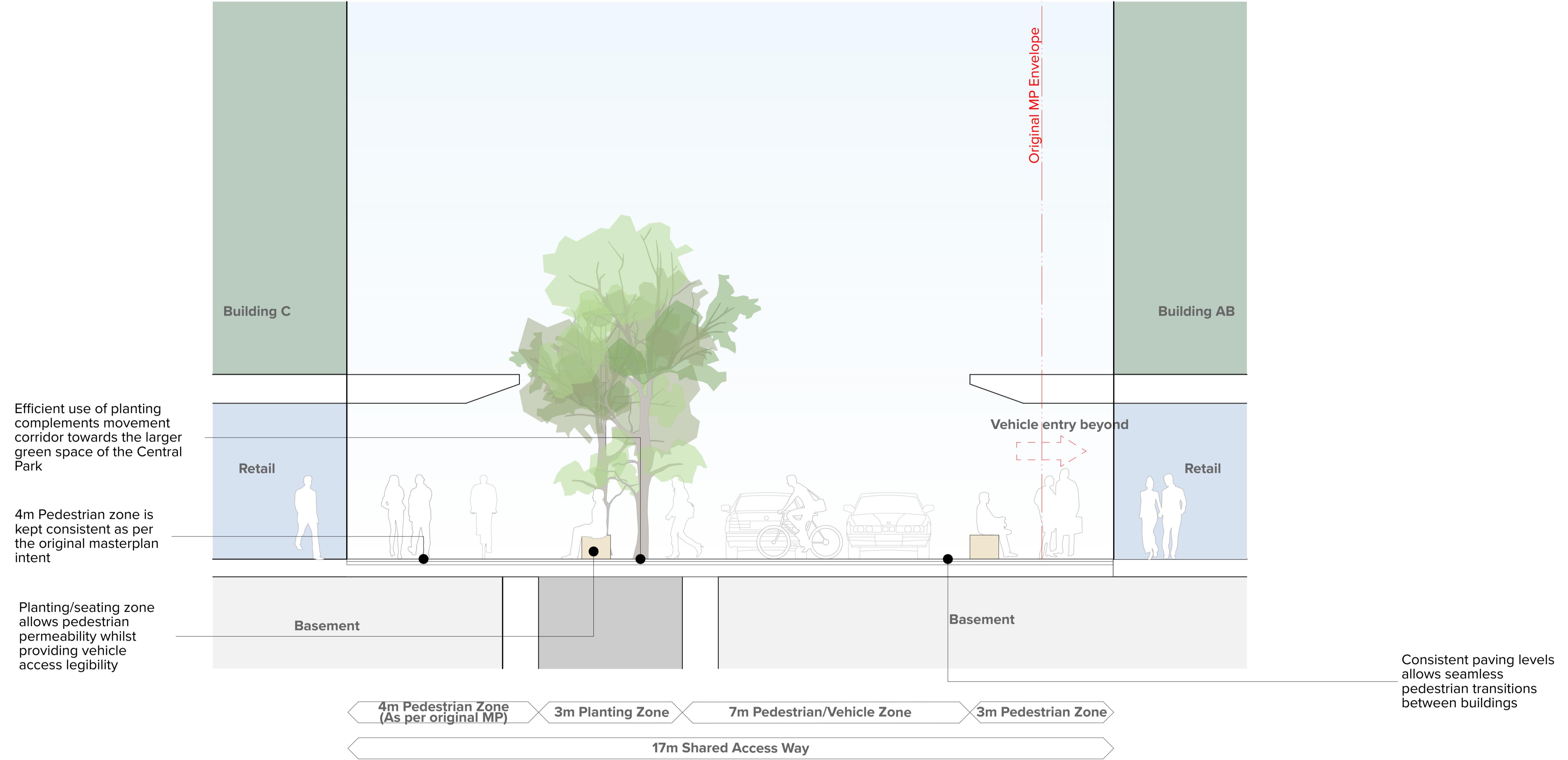
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**Project No.** 19002  
**Status** Drawn by CM,ML,PY,SC  
 Rev G  
**AMENDED DA**  
**MPM-TUR-DRW-ARC-150-003**

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

DCLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695, ABN 86 054 084 911

Rev Date Approved by Revision Notes

D 04.07.19 AG AMENDED MASTERPLAN

E 15.08.19 AG 1. ROAD 14 AMENDED /  
2. AREA 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**

Scale 1:50 @A1, 50% @A3  
Project No. 19002  
Status AMENDED DA  
Drawing No. MPM-TUR-DRW-ARC-180-002  
Rev E

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# INDICATIVE BUILDING E & F BASEMENT DESIGN

## PLANS

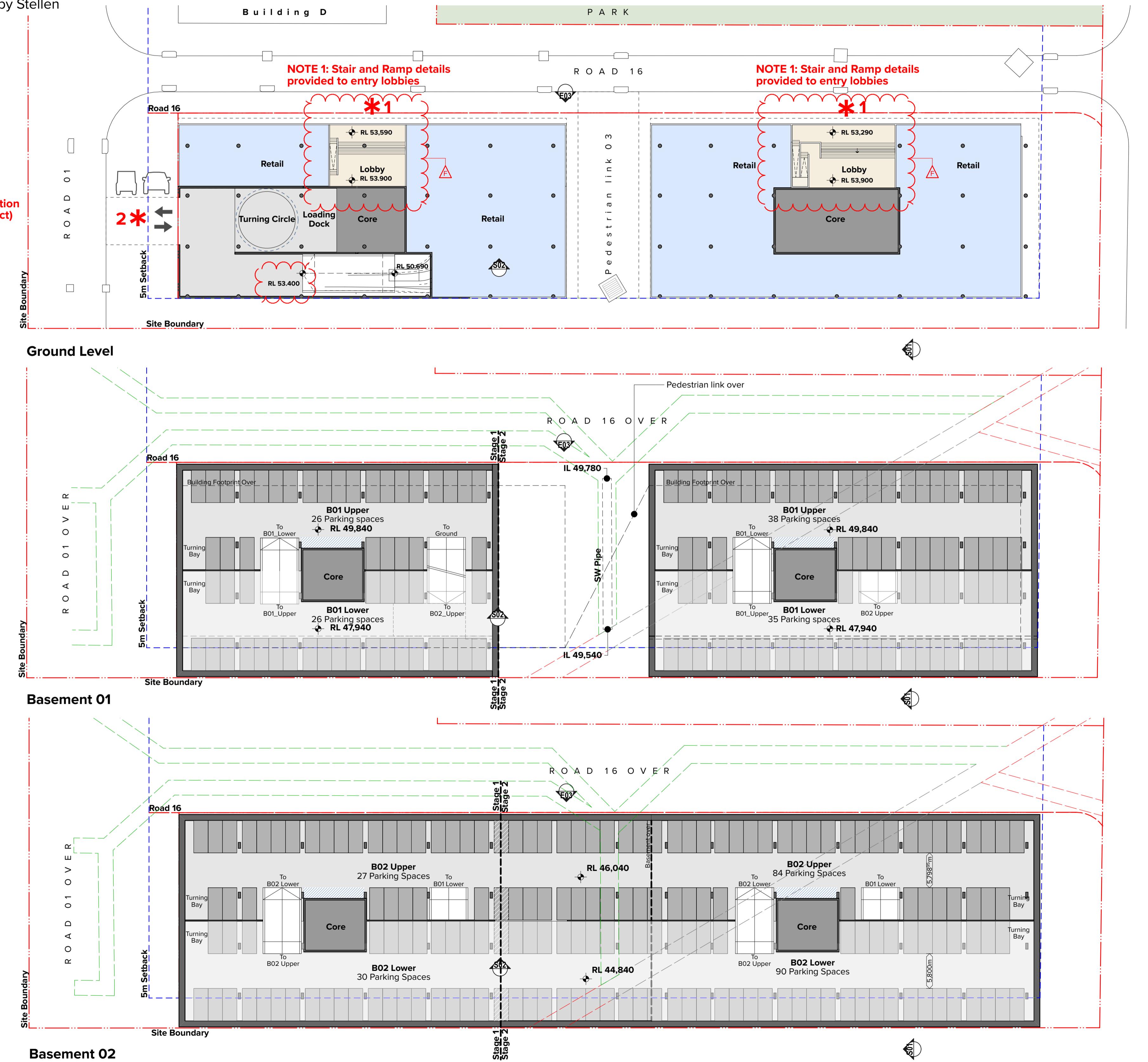
Building E & F are proposed to have a single entry point off Road 1, and a basement connection under.

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

Proposed SW Pipe Easement  
Existing Easement  
Existing/be demolished Easement

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

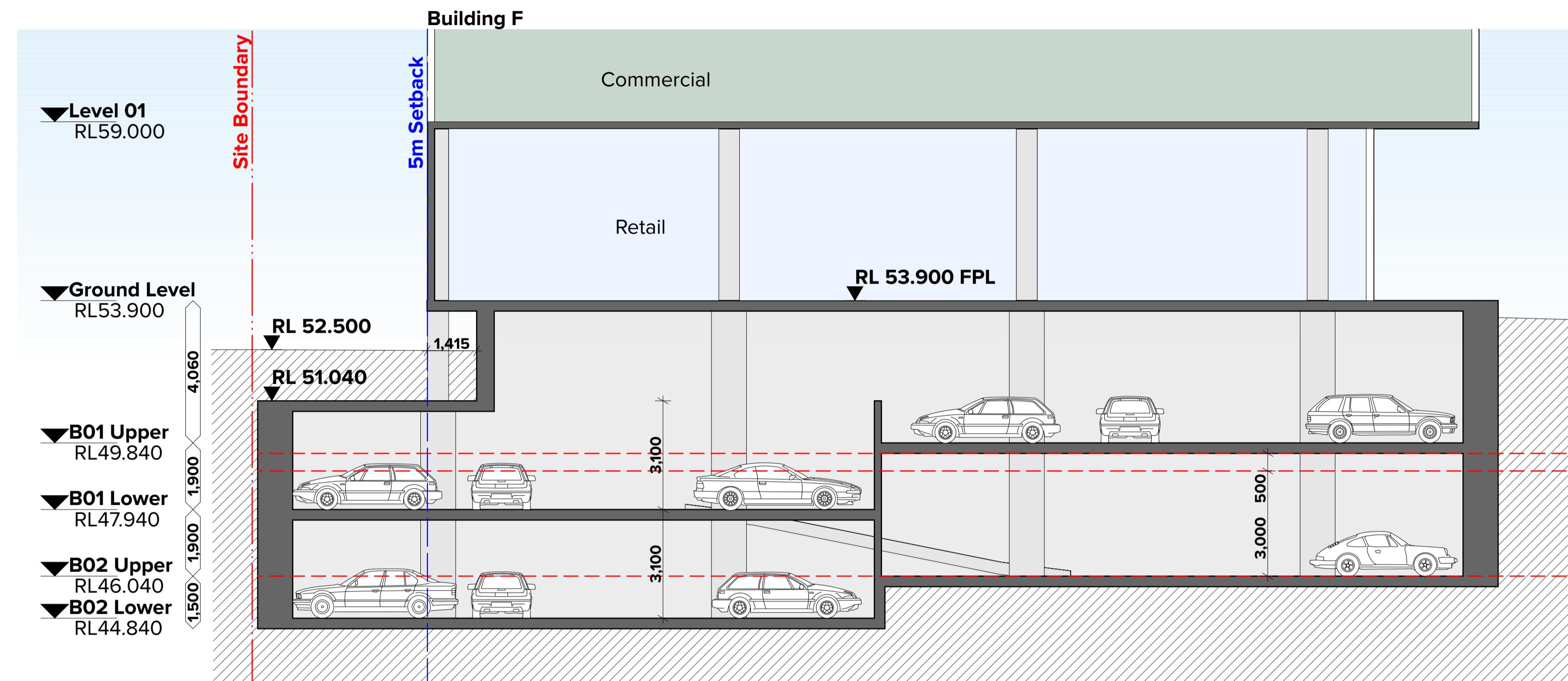
Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**INDICATIVE DETAILED SCHEMES**  
**Indicative Building E & F Basement Design\_01**

Scale 1:400 @A1, 50% @A3  
Project No. 19002  
Status AMENDED DA  
Dwg No. MPM-TUR-DRW-ARC-180-003  
Rev F

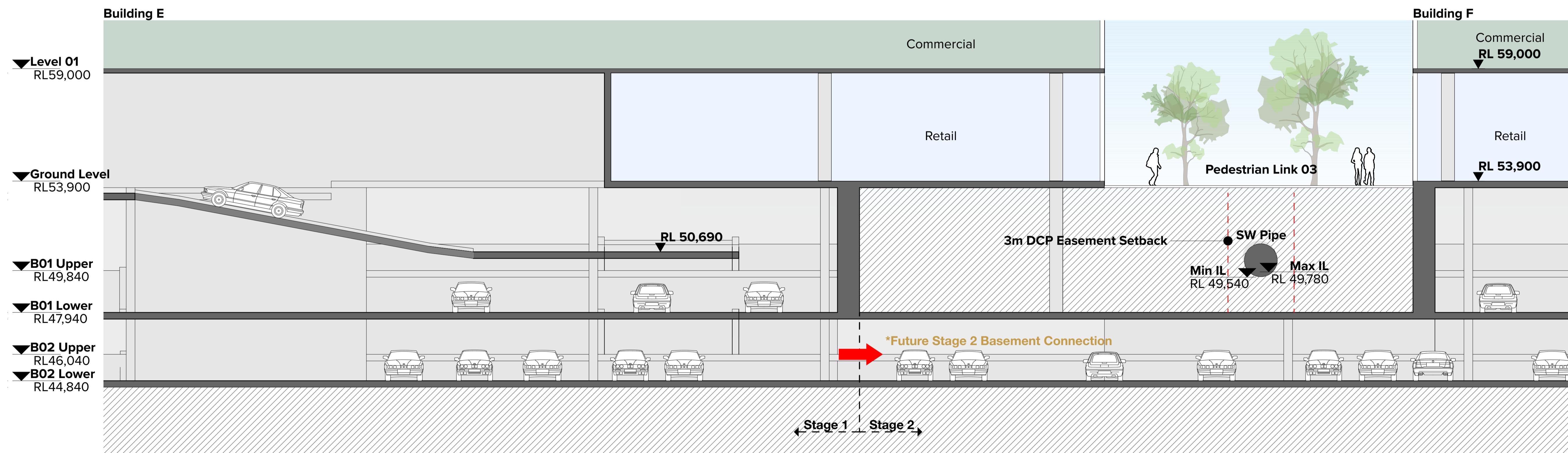
Drawn by CM,ML,PY,SC  
North  
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# INDICATIVE BUILDING E & F BASEMENT DESIGN

## SECTIONS



Section 01



Section 02

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

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

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

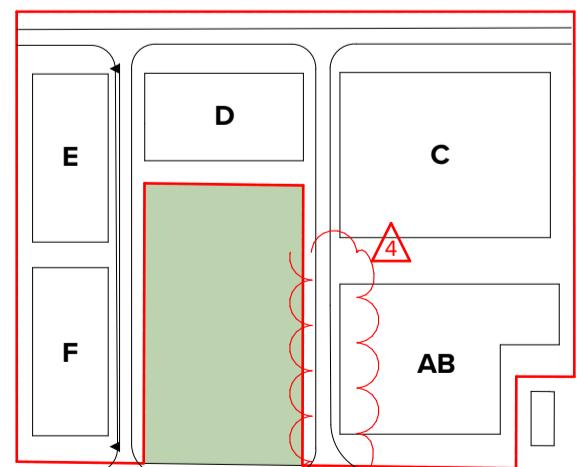
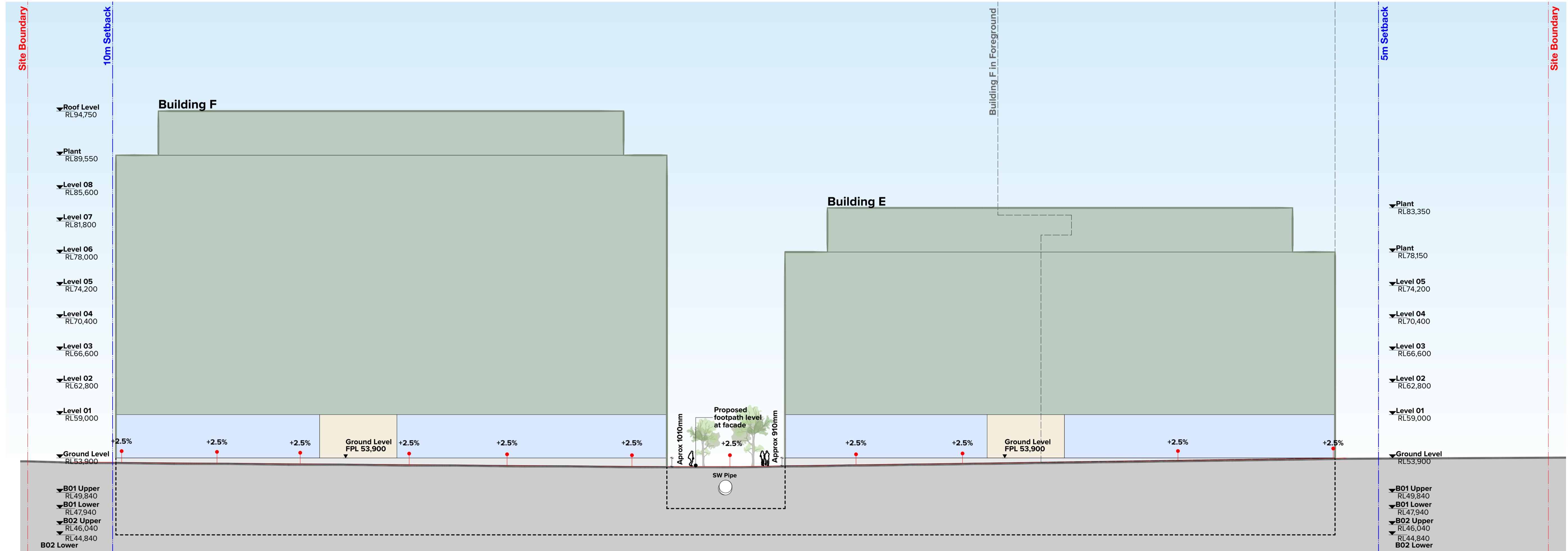
Project Title  
45-61 Waterloo Road Masterplan  
Macquarie Park Sydney NSW 2113  
Drawing Title  
INDICATIVE DETAILED SCHEMES  
Indicative Building E & F Basement Design\_02

Scale 1:100 @A1, 50% @A3  
Status AMENDED DA  
Project No. 19002  
Drawn by CM,ML,PY,SC  
Drawn by North  
Status Rev  
Drawing No. 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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**CLIENT**  
**John Holland**  
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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 /  
2. AREA AMENDED /  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

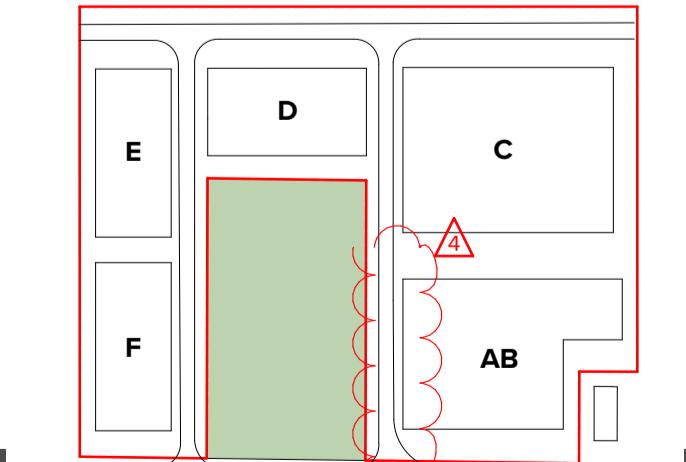
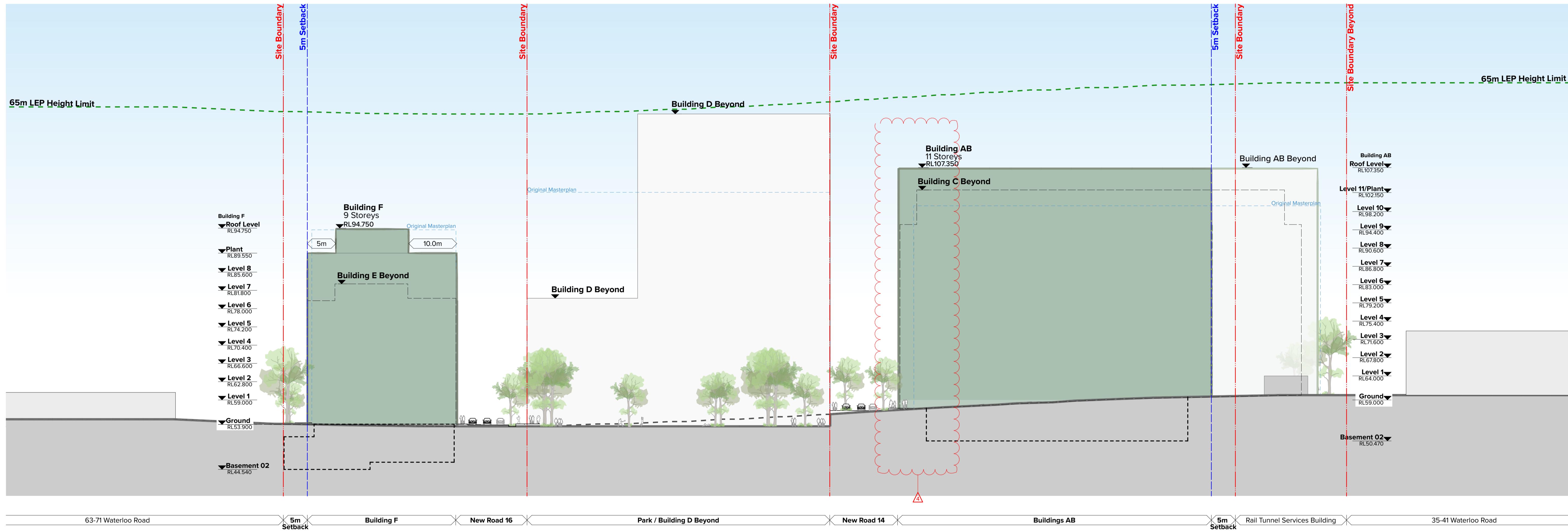
Project Title: **45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113

Drawing Title: **AMENDED DA**

Scale: **1:250 @A1, 50% @A3**  
Project No: **19002**  
Status: **AMENDED DA**  
Draw No: **MPM-TUR-DRW-ARC-180-005**  
Rev: **E**

Drawn by: **North**  
CM,ML,PY,SC  
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**INDICATIVE DETAILED SCHEMES**  
**Indicative Building E & F Basement Design\_03** **TURNER**



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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 /  
2. AREA 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  
**AMENDED DA**

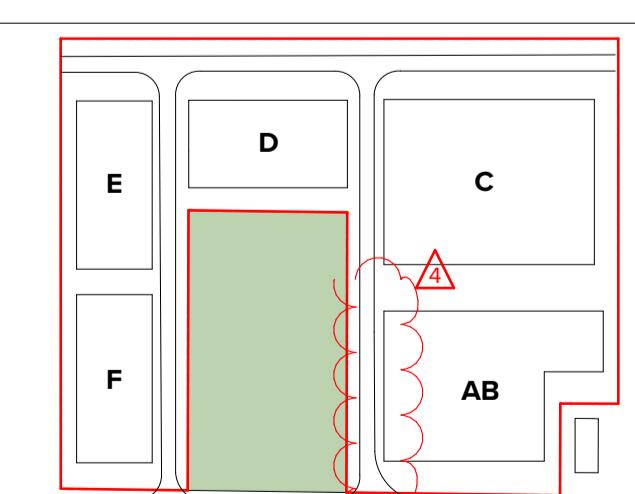
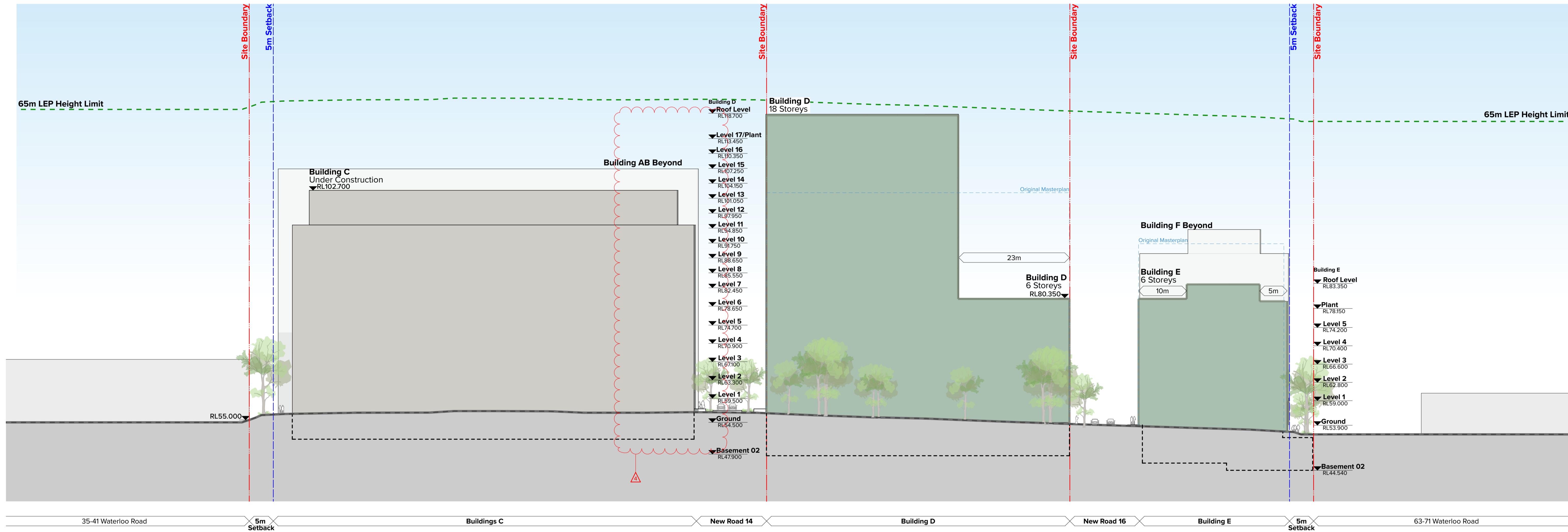
GA Context Elevations  
South Context Elevation

Notes:  
1. Refer to Civil Engineer package prepared by  
Enstruct: MPM-ENS-DRW-CIV-0000  
2. Refer to Landscaping package prepared by General  
Arrangement prepared by Enstruct:  
MP-ENS-DRW-STR-00240  
3. Refer to Site Survey Plan prepared by Usher and Co:  
MP-ENS-DRW-0001D  
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 1:400 @A1, 50% @A3  
Project No. 19002  
Status  
Draw No. MPM-TUR-DRW-ARC-200-001  
Rev E

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Sydney NSW 2009

45-61 Waterloo Rd Site Boundary 65m LEP Height Limit  
Building Setback  
Ground Line (Existing)  
Ground Line (Proposed)  
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 /  
2. AREAS AMENDED /  
3. LOT BOUNDARIES /  
4. AREAS AMENDED  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

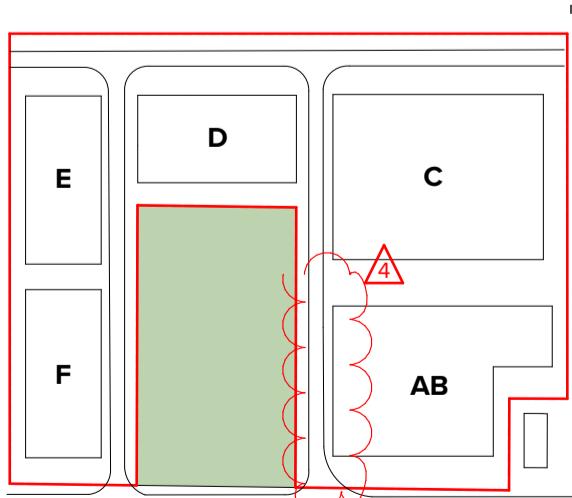
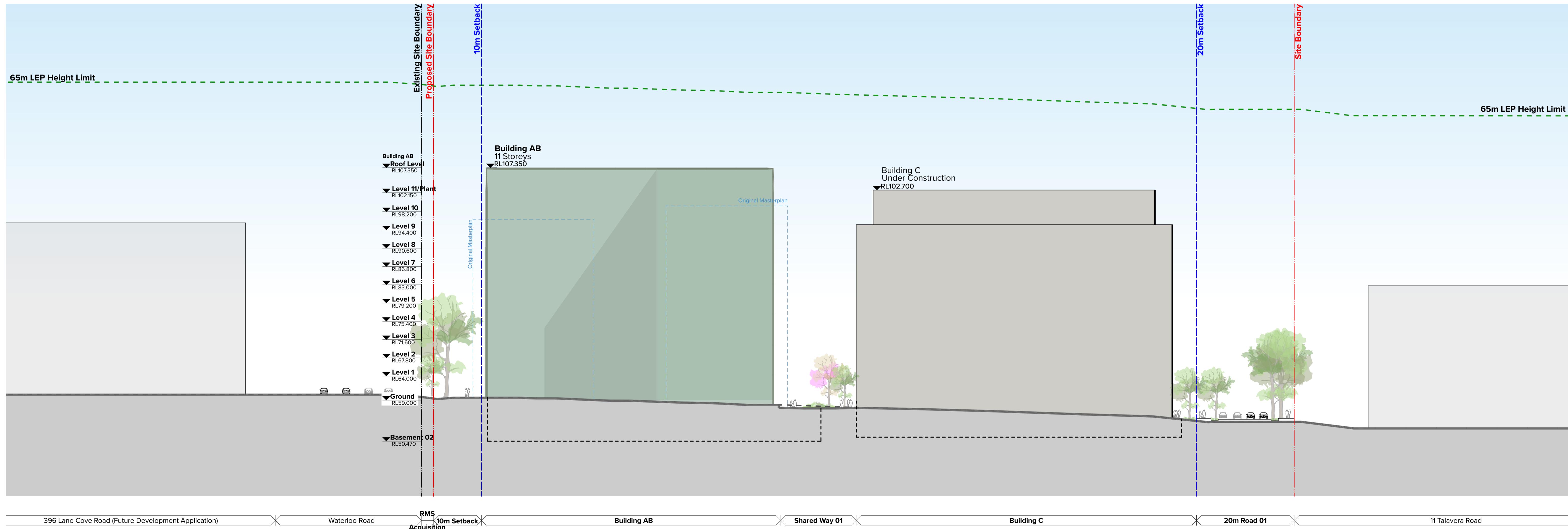
Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**GA Context Elevations**  
North Context Elevation

Scale 1:400 @A1, 50% @A3  
Project No. 19002  
Status  
Draw No. CM\_ML\_PY\_SC  
Rev E  
AMENDED DA  
MPM-TUR-DRW-ARC-200-002

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Notes:  
1. Refer to Civil Engineer package prepared by  
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2. Refer to Landscaping package prepared by General  
Arrangement prepared by Enstruct:  
MPM-ENS-DRW-STR-00240  
3. Refer to Site Survey Plan prepared by Usher and Co:  
MPM-ENS-DRW-STR-0001D  
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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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695 ABN 86 064 084 911

---

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

The legend identifies five key elements: 1) The '45-61 Waterloo Rd Site Boundary' is marked by a red dotted line. 2) The 'Building Setback' is indicated by a blue dashed line. 3) The 'Ground Line (Existing)' is shown as a black dashed line. 4) The 'Ground Line (Proposed)' is depicted as a thick black solid line. 5) The '65m LEP Height Limit' is represented by a green dashed line. A grey rectangular box labeled 'Proposed Building Envelope' is also shown.

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 A 4. BUILDING AB ENVELOPE

---

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

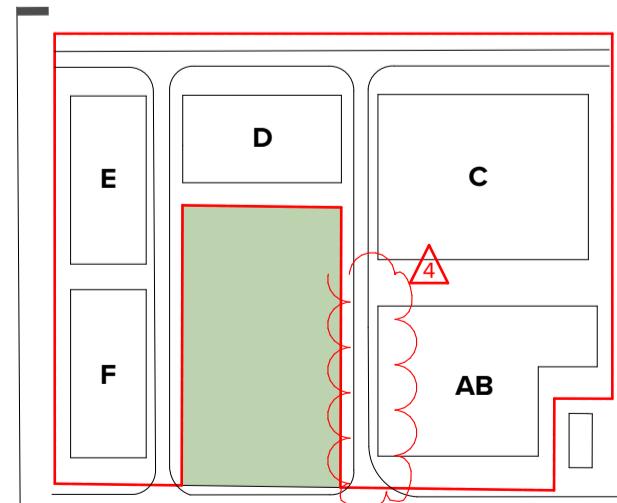
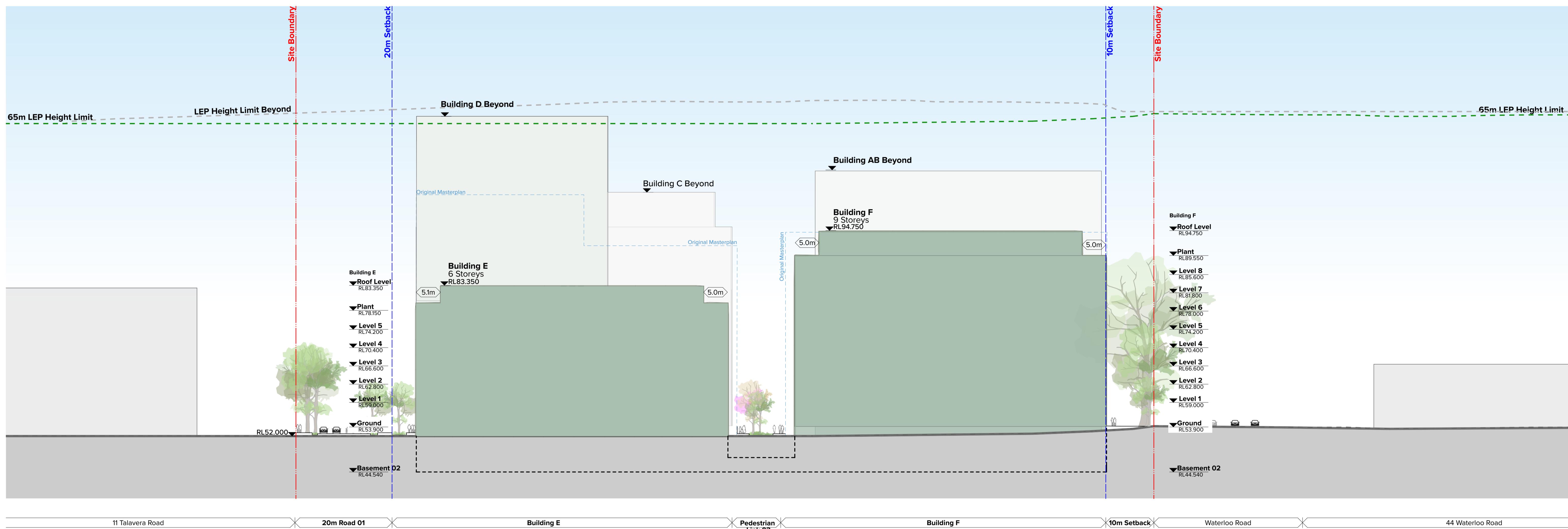
## Drawing Title

**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: MP1-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MP1-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

Scale	Project No.	Drawn by	North
<b>1:400 @A1, 50%@A3</b>	<b>19002</b>	<b>CM,ML,PY,SC</b>	
Status	Dwg No.	Rev	
<b>AMENDED DA</b>	<b>MRM TUR DPW APC 200 003</b>		<b>F</b>

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DCLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476  
Nominated Architect: Nicholas Turner 6695, ABN 86 054 084 911

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 /  
2. LOT BOUNDARIES /  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

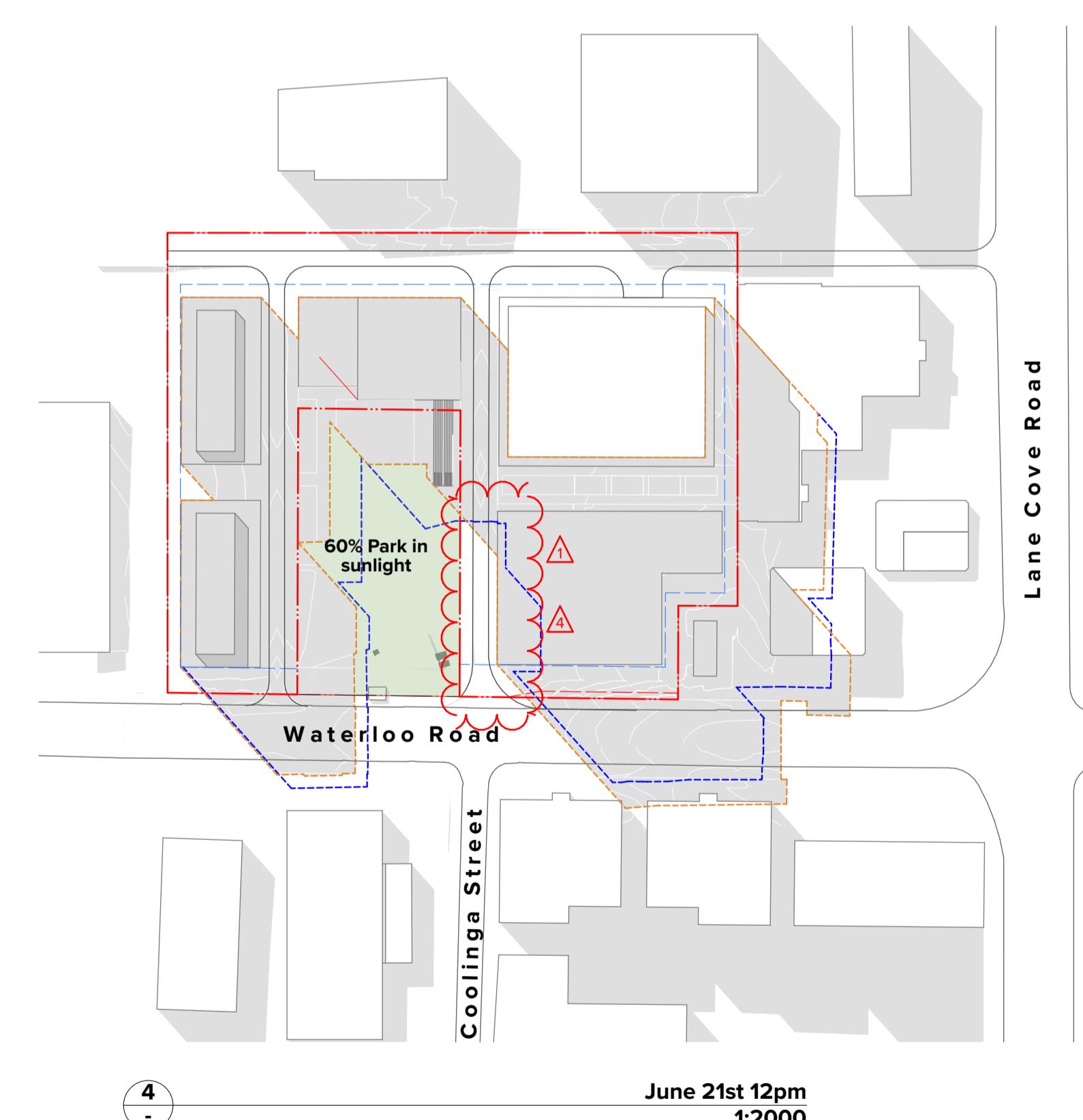
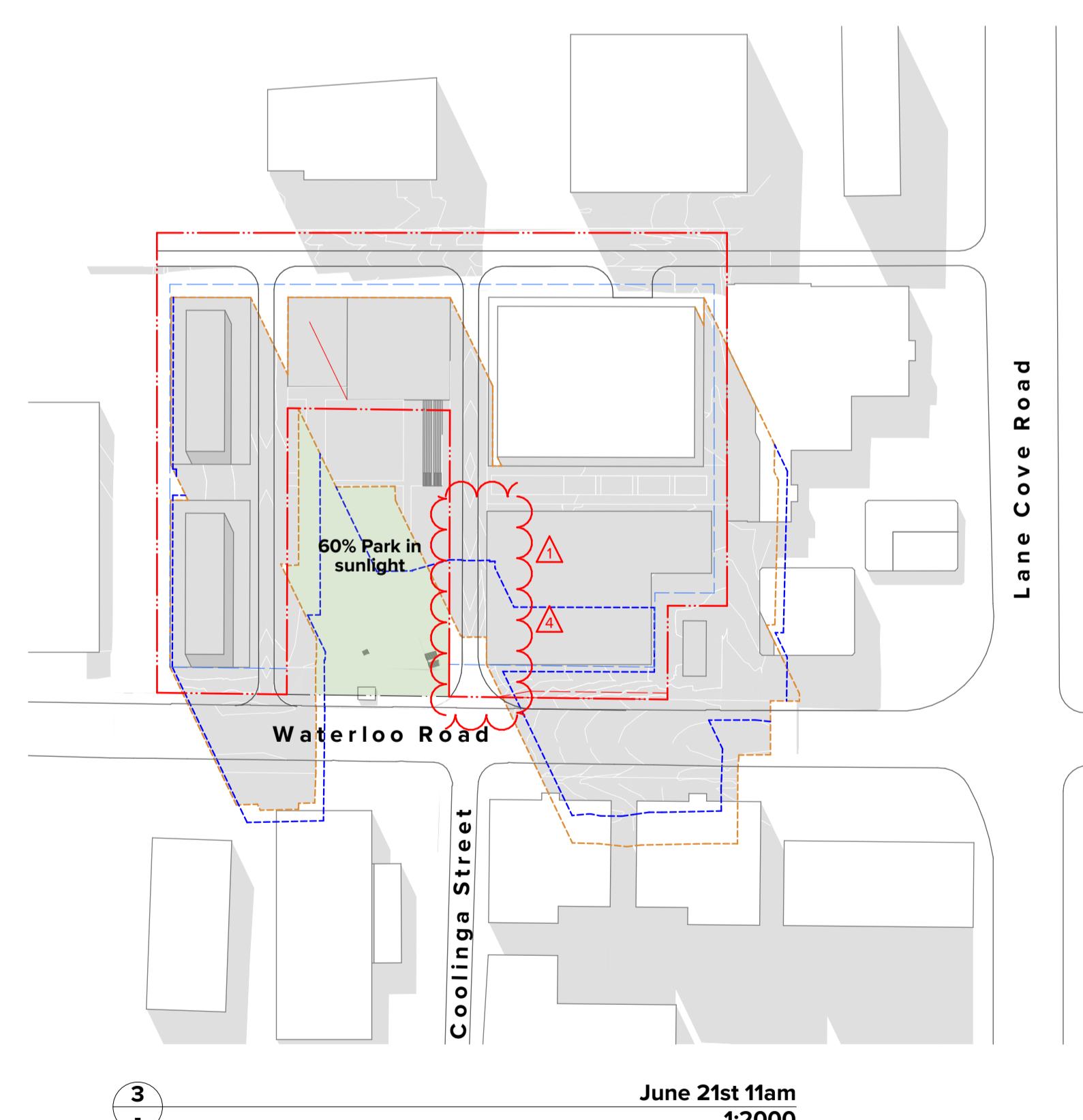
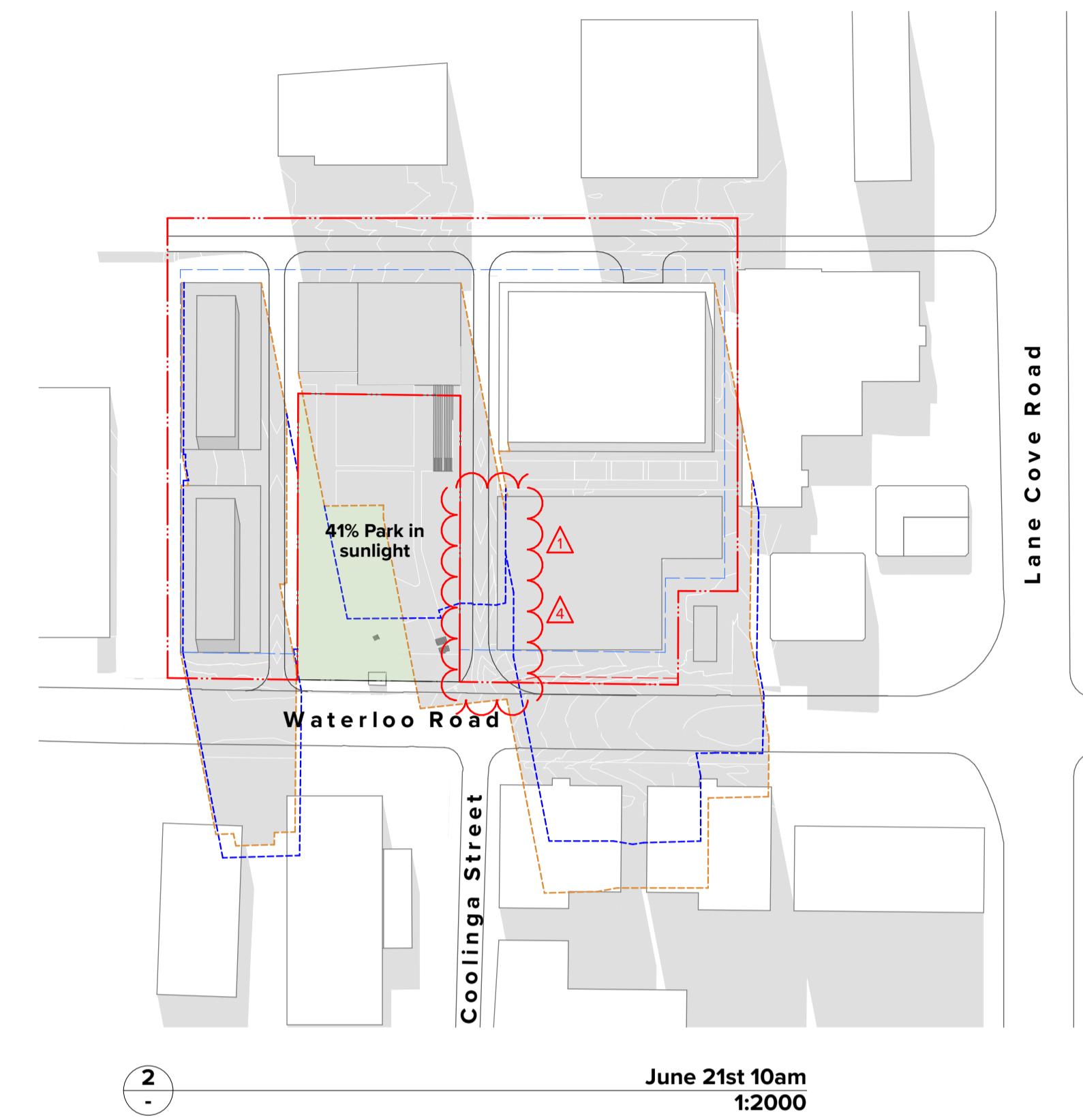
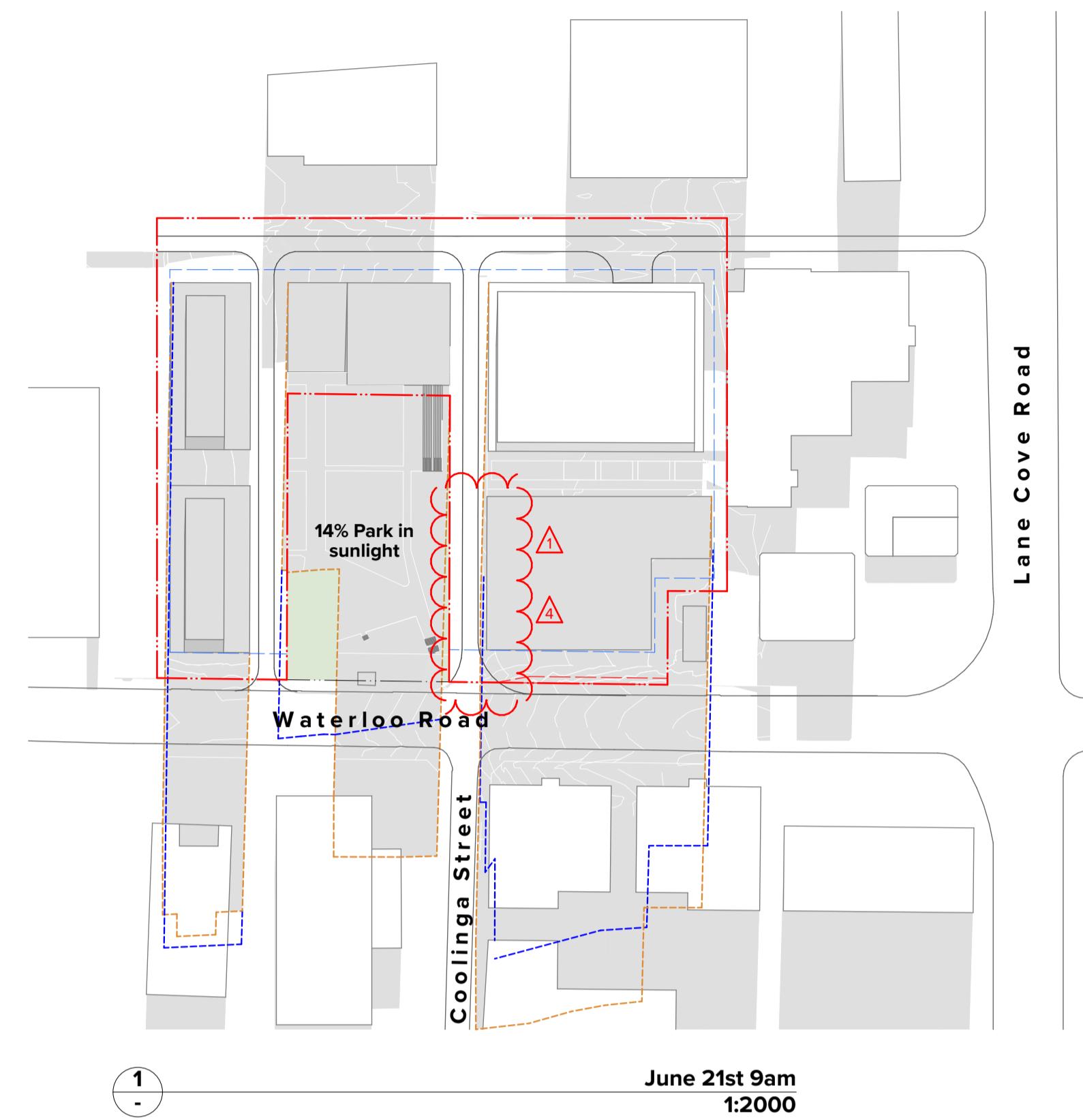
Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**GA Context Elevations**  
**West Context Elevation**

Scale 1:400 @A1, 50% @A3  
Project No. 19002  
Status AMENDED DA  
Drawn by CM\_ML\_PY\_SC  
Rev E  
Drawn by North  
Dwg No. MPM-TUR-DRW-ARC-200-004  
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Notes:  
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2. Refer to Landscaping package prepared by General  
Arrangement prepared by Enstruct:  
MPM-ENS-DRW-STR-00240  
3. Refer to Site Survey Plan prepared by Usher and Co:  
MPM-ENS-DRW-0001D  
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



**Notes:**

1. Refer to Civil Engineer package prepared by Enstruct MPM-ENS-DRW-CIV-0000
2. Refer to Tree Protection Scheme General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USR-STR-0001D
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

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

— 45-61 Waterloo Rd Site Boundary  
— Extent of shadow from Amended Masterplan  
— Extent of shadow from Original Masterplan  
— Building Setbacks

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

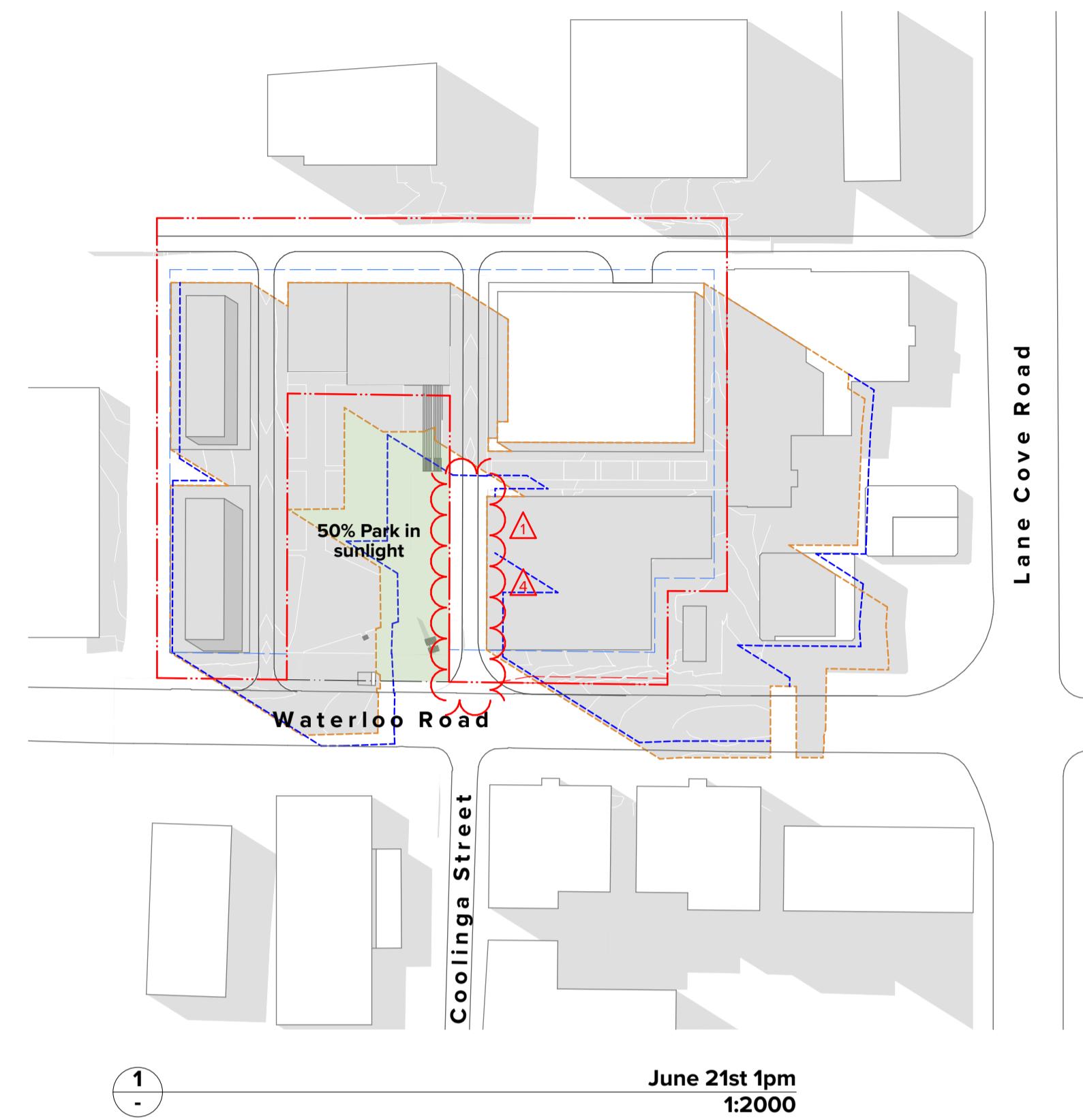
**Shadow Diagrams**  
June 21st 9am to 12pm

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

Drawn by North  
CM.ML.PY.SC  
Rev E

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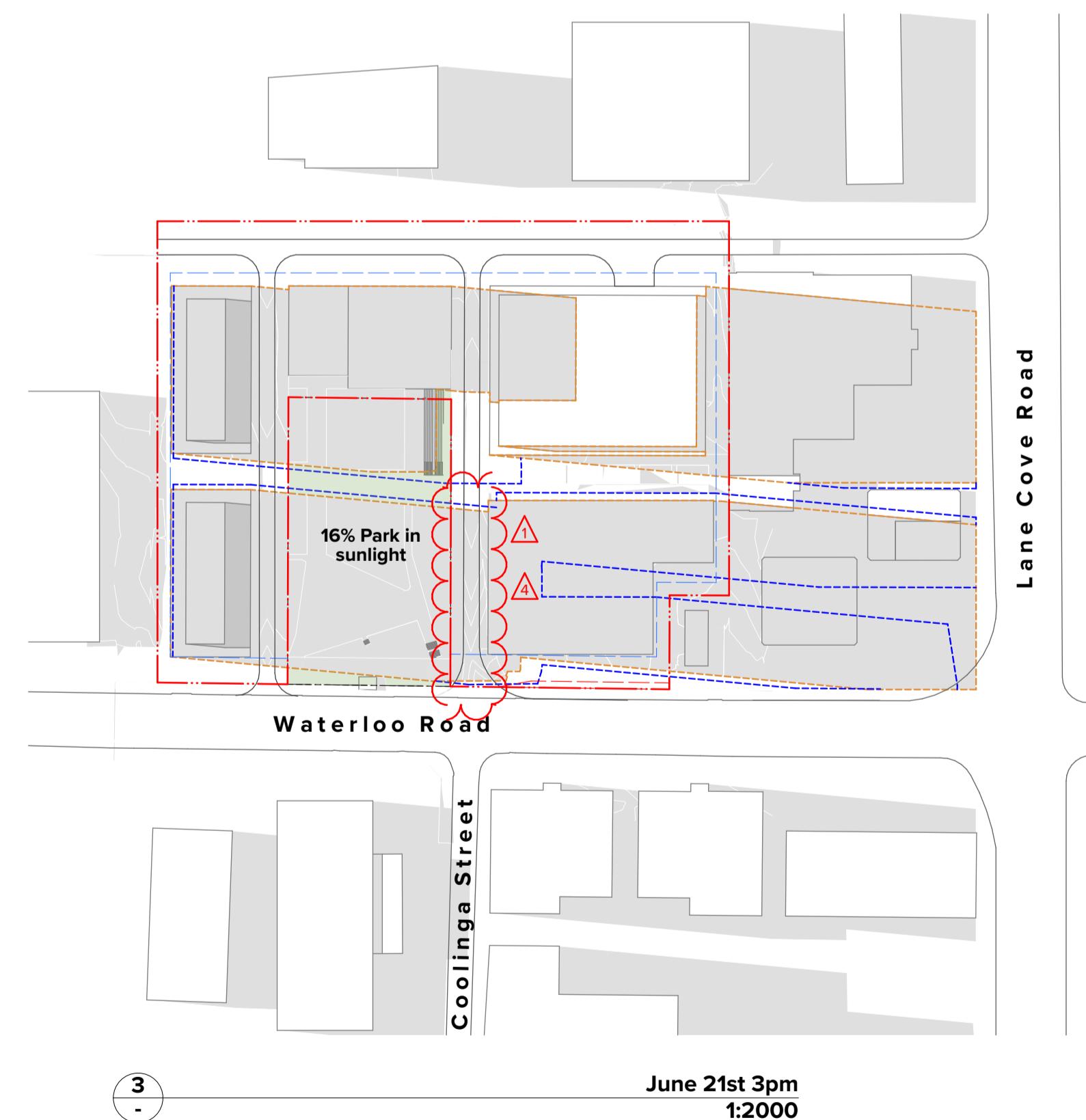
**TURNER**



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

**Notes:**

1. Refer to Civil Engineer package prepared by Enstruct: MPM-ENS-DRW-CIV-0000
2. Refer to Tree Protection Scheme General Arrangement prepared by Enstruct: MPM-ENS-DRW-STR-00240
3. Refer to Site Survey Plan prepared by Usher and Co: MPM-USP-0001D
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

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

— 45-61 Waterloo Rd Site Boundary  
— Extent of shadow from Amended Masterplan  
— Extent of shadow from Original Masterplan  
— Building Setbacks

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

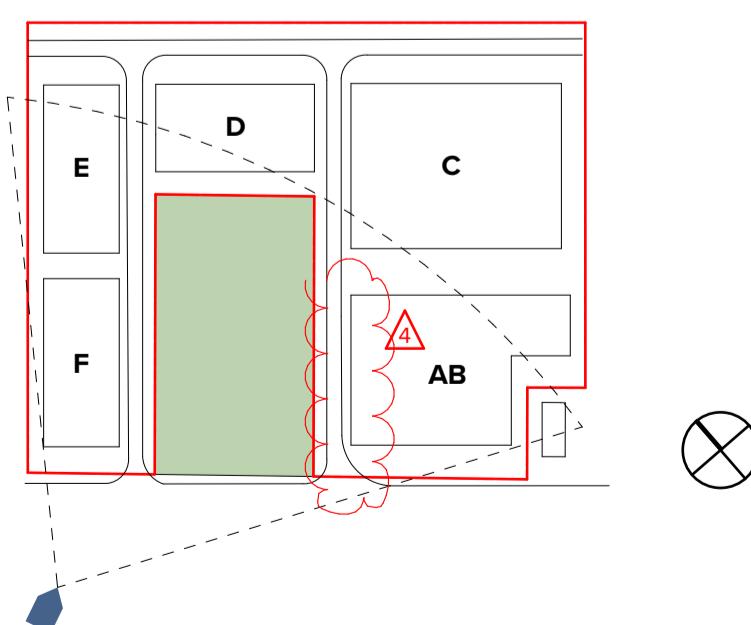
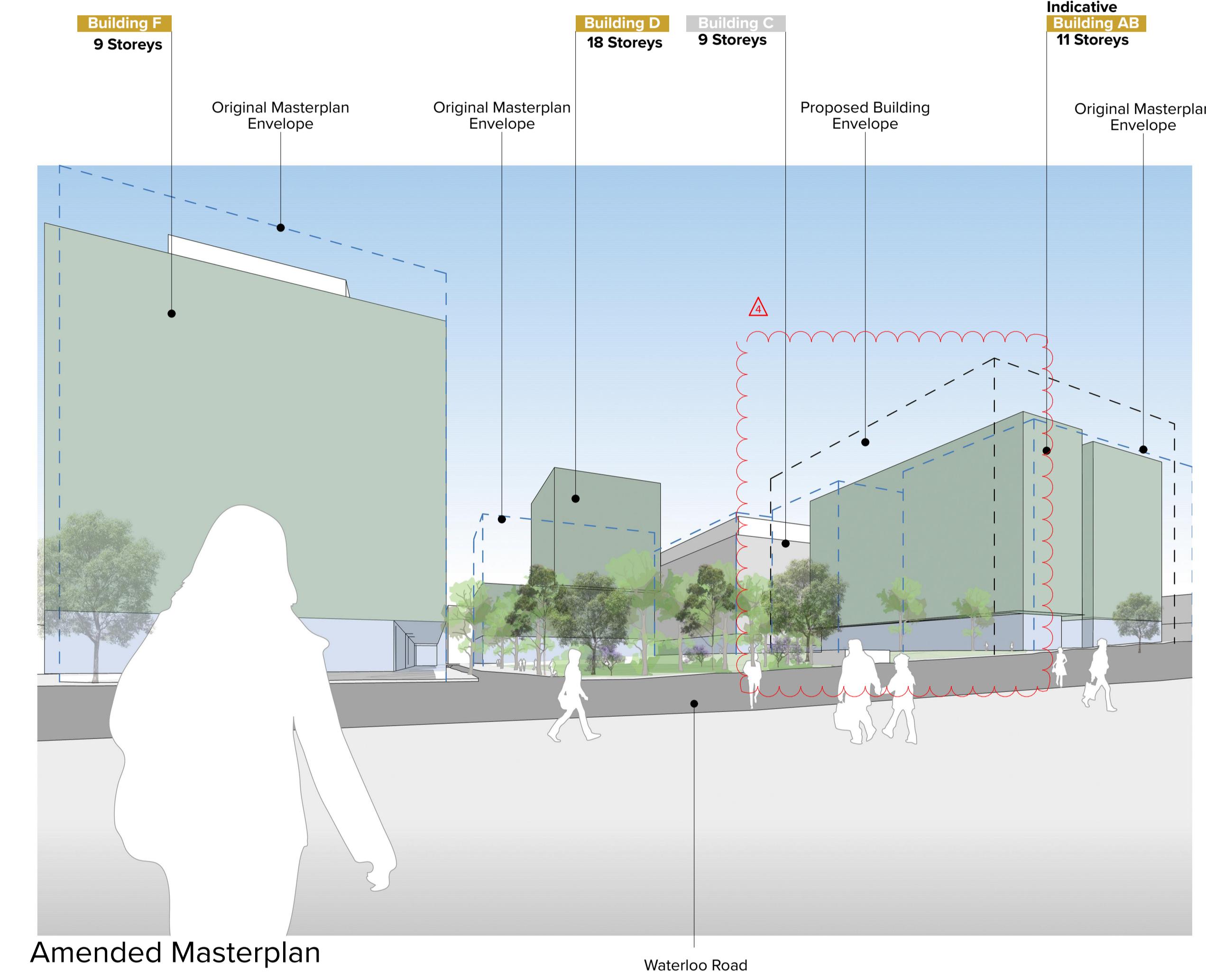
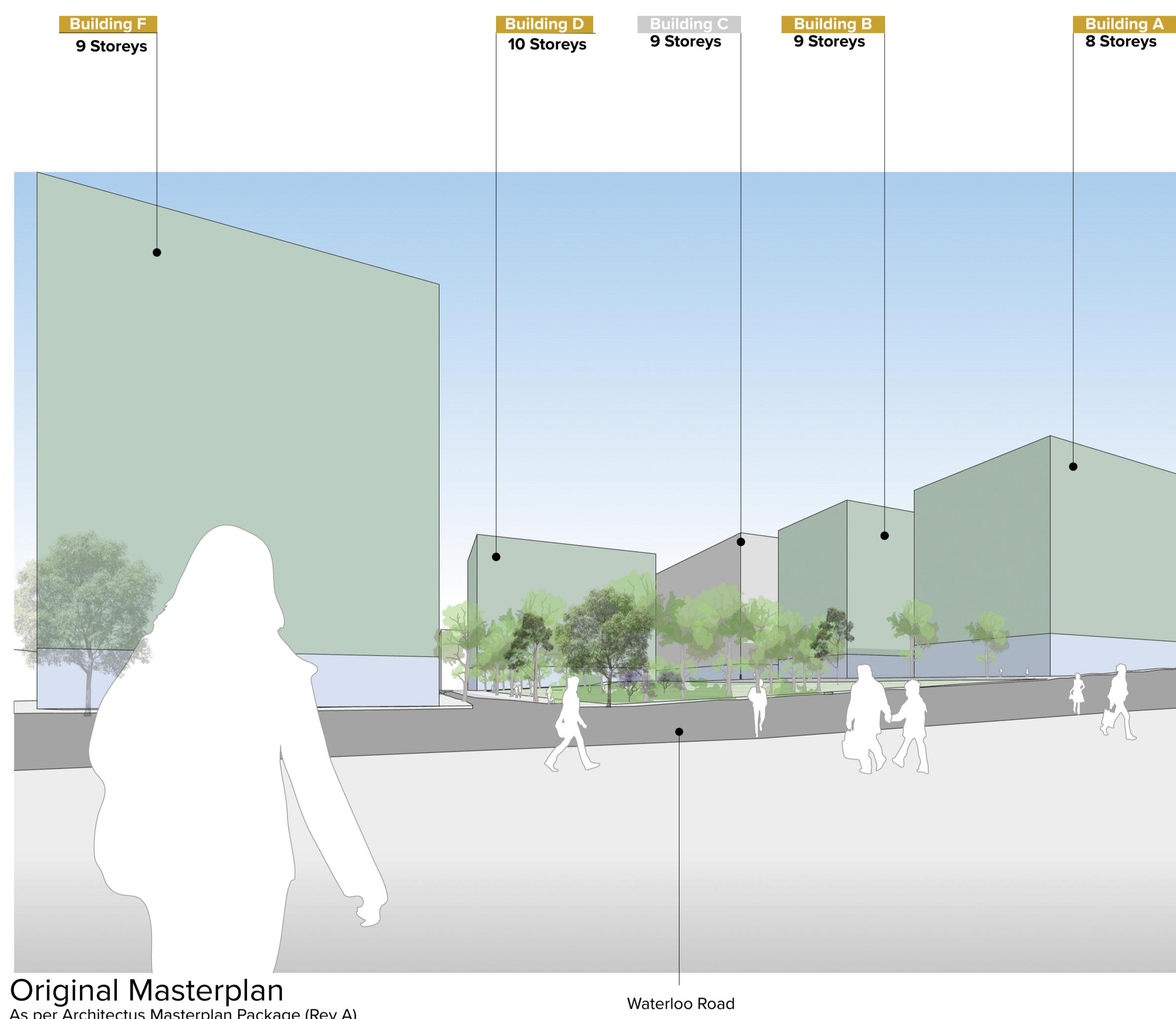
**Project Title**  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113

Drawing Title  
**Shadow Diagrams**  
June 21st 1pm to 3pm

Scale **1:2000 @A1, 50%@A3** Project No. **19002**  
Status **AMENDED DA** Drawn by **CM,ML,PY,SC**  
Drawing No. **MPM-TUR-DRW-ARC-795-002** Rev **E**

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# VIEW FROM WATERLOO ROAD LOOKING EAST



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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 /  
ASPECT AMENDED /  
2. LOT BOUNDARIES /  
AREAS AMENDED  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

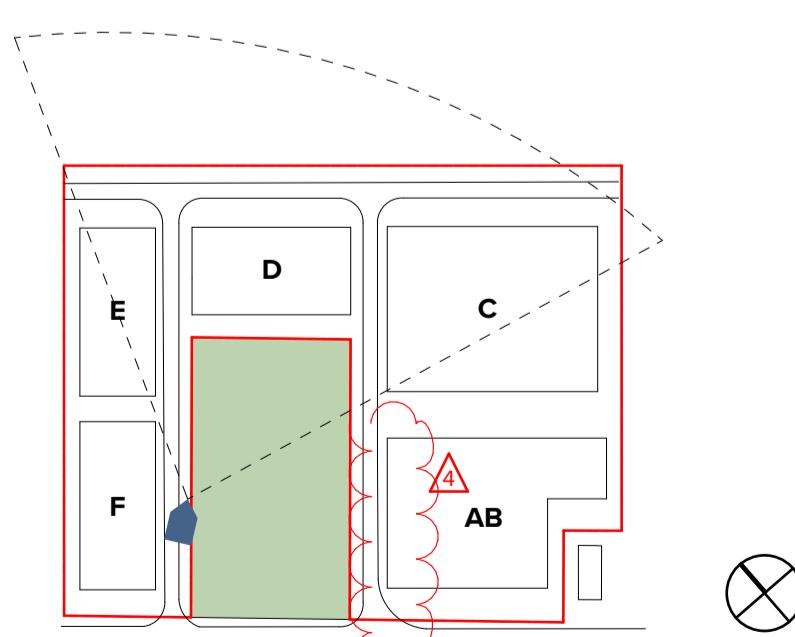
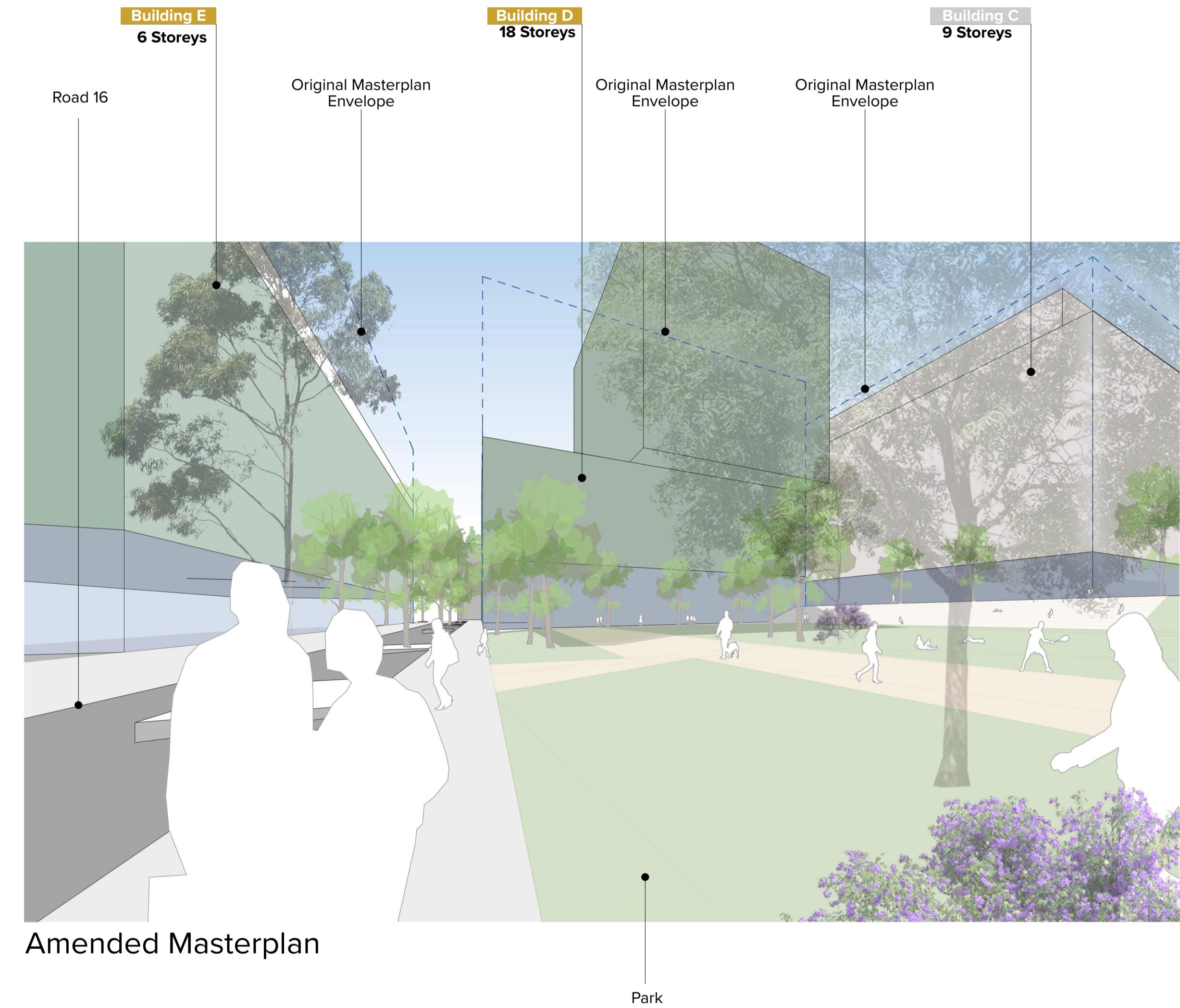
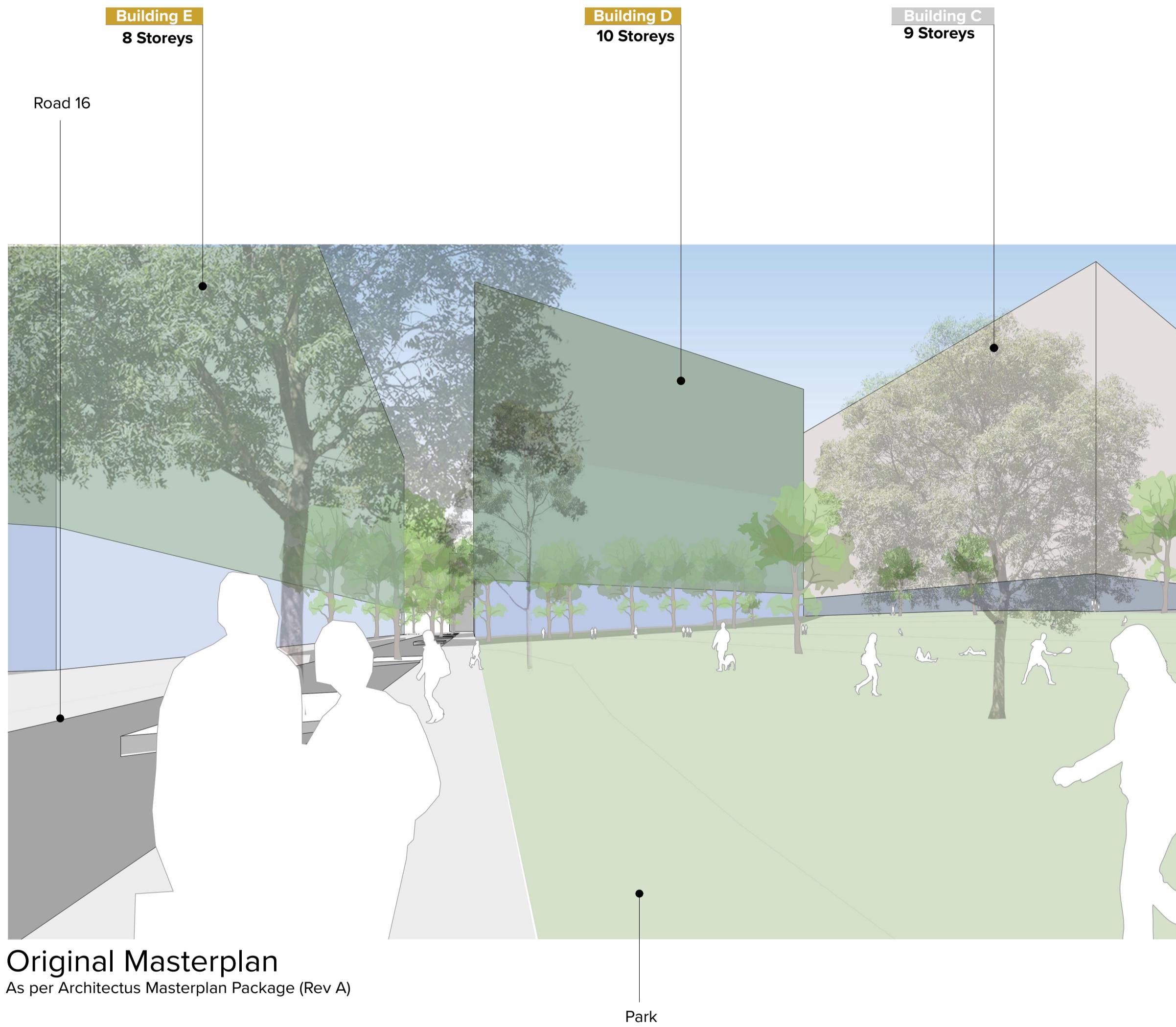
Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**3D Massing**  
**Perspective 01**

Scale  
**1:500**  
Project No  
**19002**  
Drawn by  
**CM,ML,PY,SC**  
Status  
**AMENDED DA**  
Drawn No  
**MPM-TUR-DRW-ARC-900-010**  
Rev  
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# VIEW FROM ROAD 16 LOOKING EAST



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Original Masterplan Envelope  
Proposed Building Envelope  
Commercial Building Envelope  
Retail Building Envelope  
Building under construction  
Pedestrian path  
Road  
Proposed Pedestrian Link

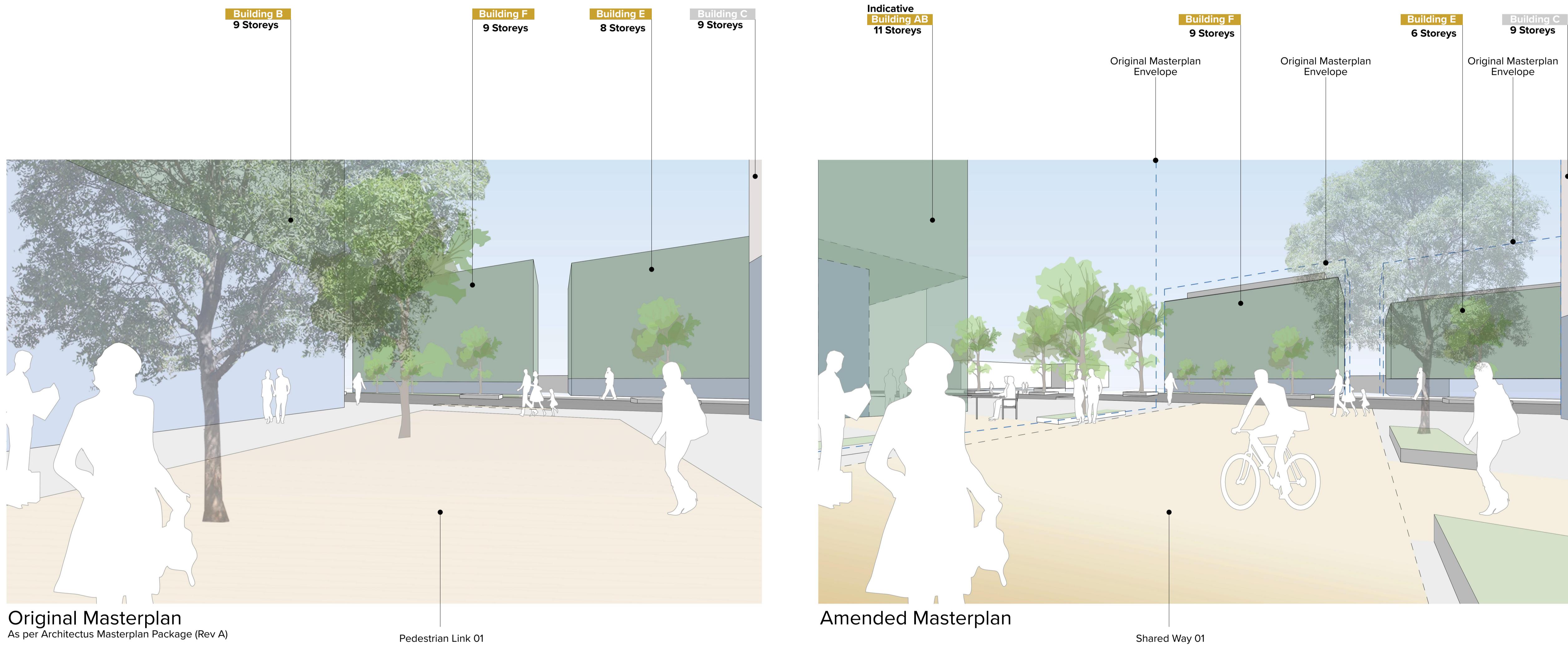
Rev Date Approved by Revision Notes  
D 04.07.19 AG AMENDED MASTERPLAN  
E 15.08.19 AG 1. ROAD 14 AMENDED /  
2. AREA AMENDED /  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**3D Massing Perspective 02**

Scale  
**NTS**  
Status  
**AMENDED DA**  
Project No  
**19002**  
Drawn by  
**CM,ML,PY,SC**  
Drawn No.  
**MPM-TUR-DRW-ARC-900-011**  
Rev  
**E**  
Drawn by  
**North**



# VIEW FROM SHARED WAY 01 LOOKING NORTH

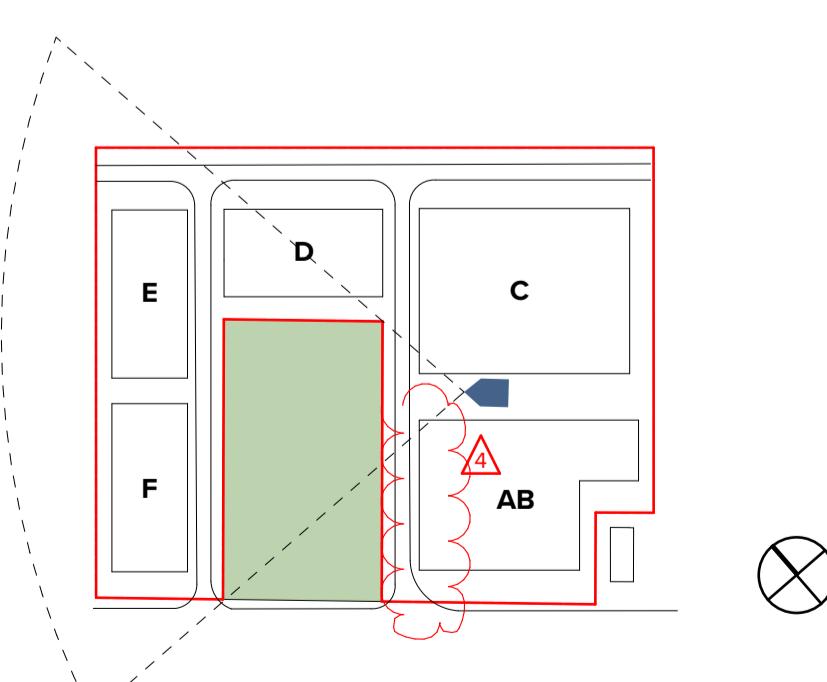


Original Masterplan  
As per Architectus Masterplan Package (Rev A)

Pedestrian Link 01

Amended Masterplan

Shared Way 01



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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 /  
2. AREA AMENDED /  
2. LOT BOUNDARIES /  
AREAS AMENDED  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

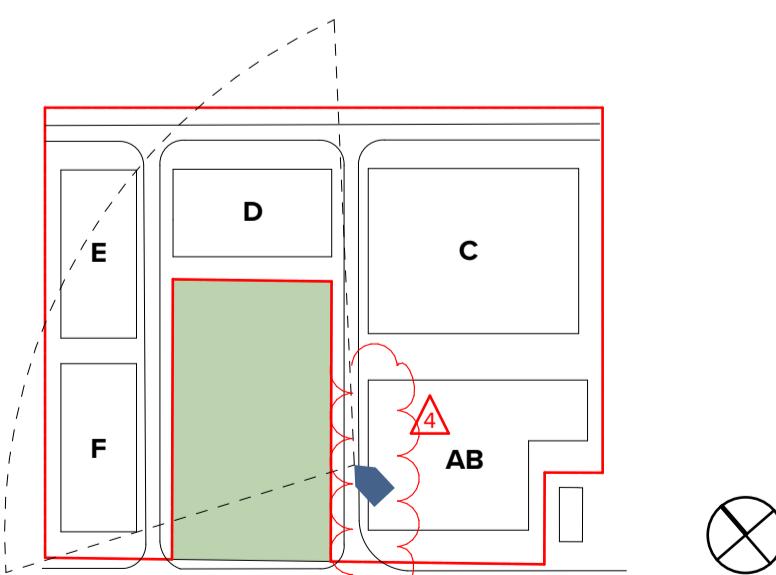
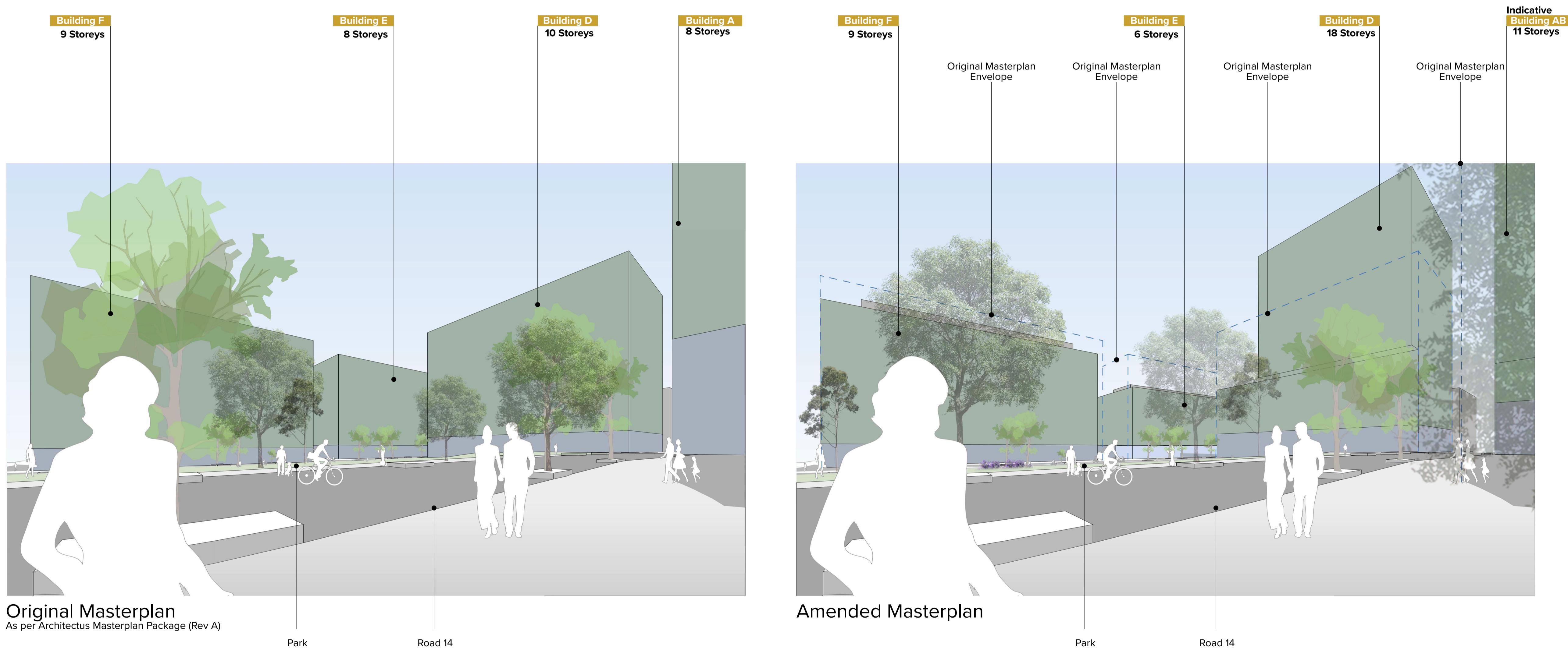
Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**3D Massing Perspective 04**

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

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# VIEW FROM ROAD 14 LOOKING NORTH



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Original Masterplan Envelope      Commercial Building Envelope  
Proposed 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 /  
2. AREA AMENDED /  
3. GFA AREAS AMENDED TO AB  
4. BUILDING AB ENVELOPE  
AMENDED

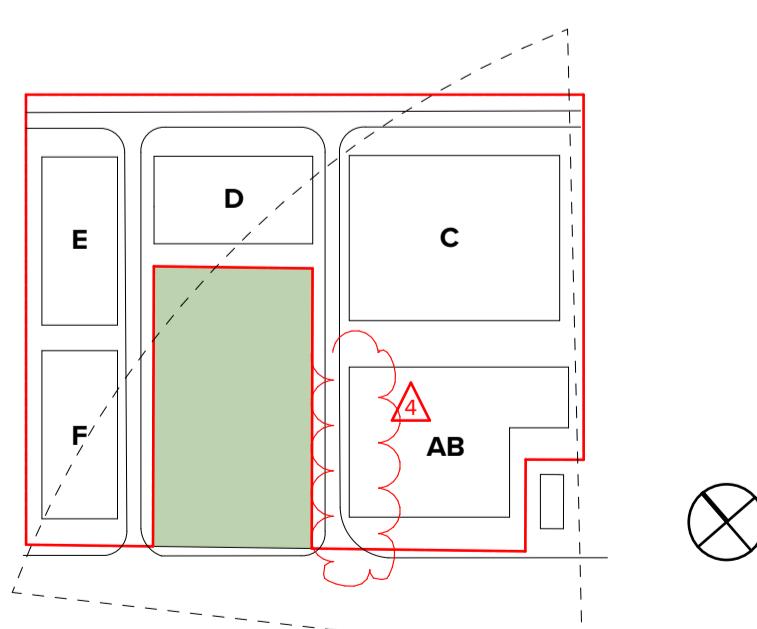
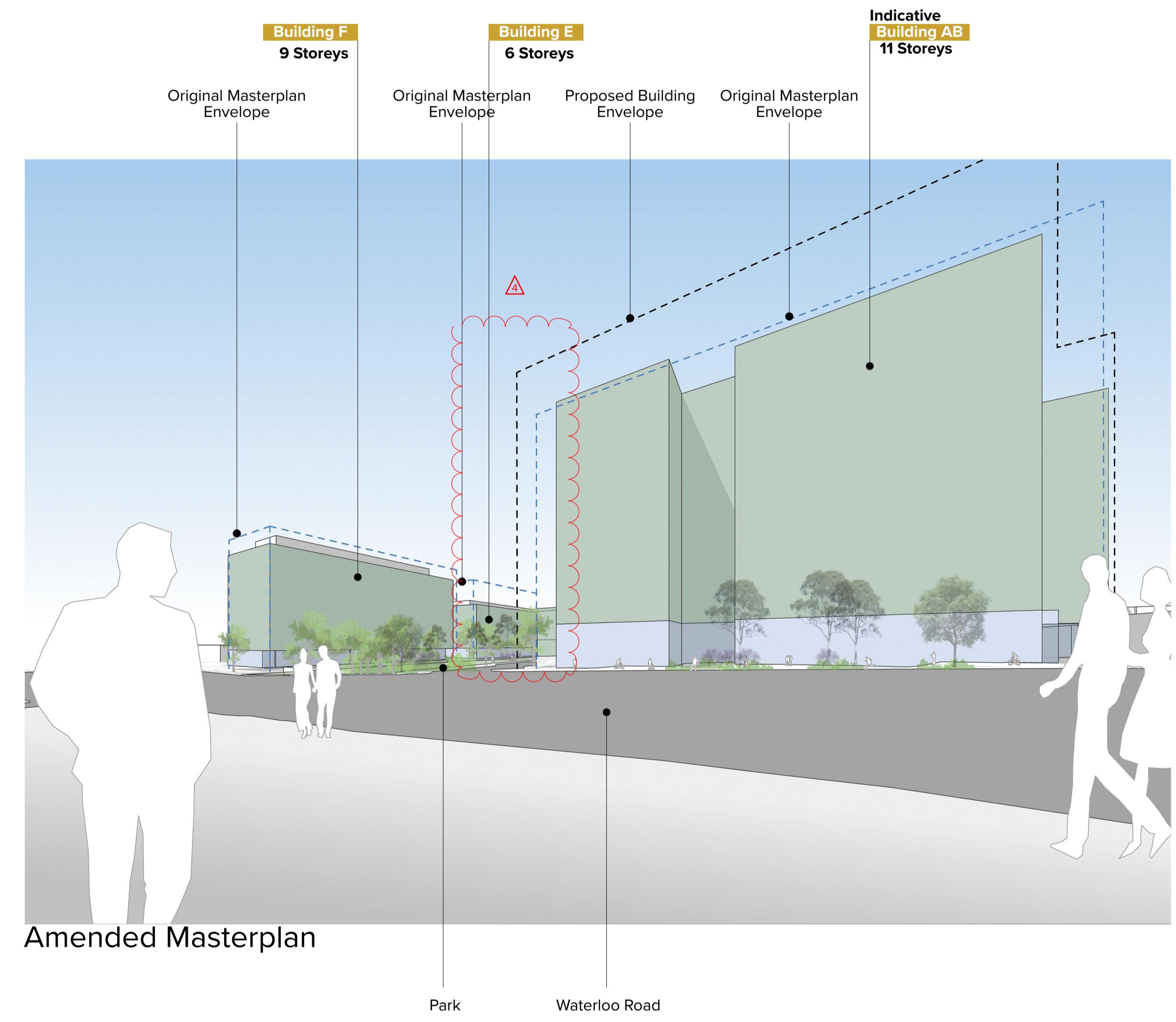
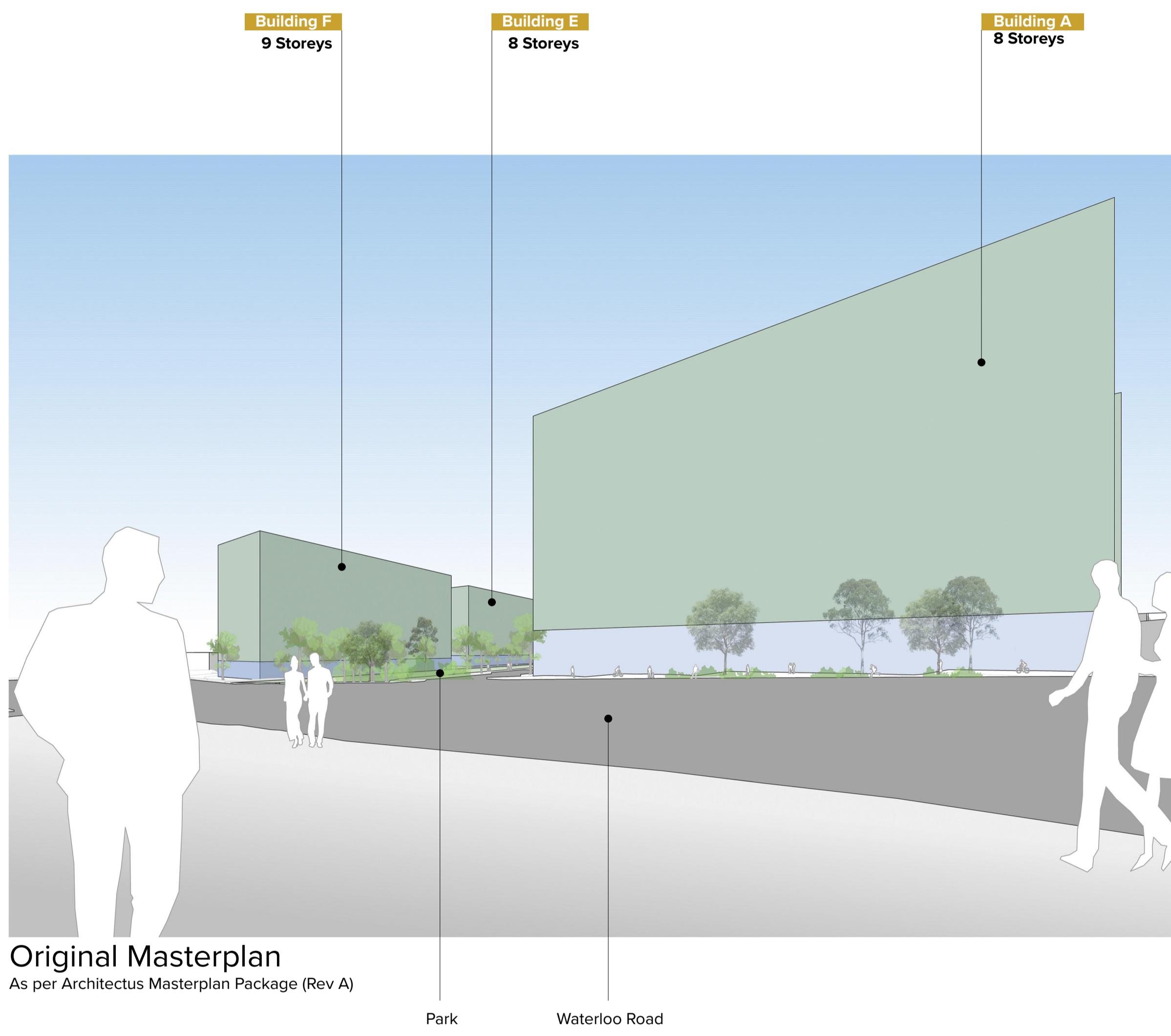
Project Title  
**45-61 Waterloo Road Masterplan**  
Macquarie Park Sydney NSW 2113  
Drawing Title  
**3D Massing Perspective 05**

Scale  
**NTS**  
Status  
**AMENDED DA**  
Project No  
**19002**  
Drawn by  
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Drawn No  
**MPM-TUR-DRW-ARC-900-014**  
Rev  
**E**  
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# VIEW FROM WATERLOO ROAD LOOKING NORTH



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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 /  
2. AREA 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**  
Drawn by  
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Rev  
**E**  
**Drawn by**  
**North**  
**CM,ML,PY,SC**  
Rev  
**E**

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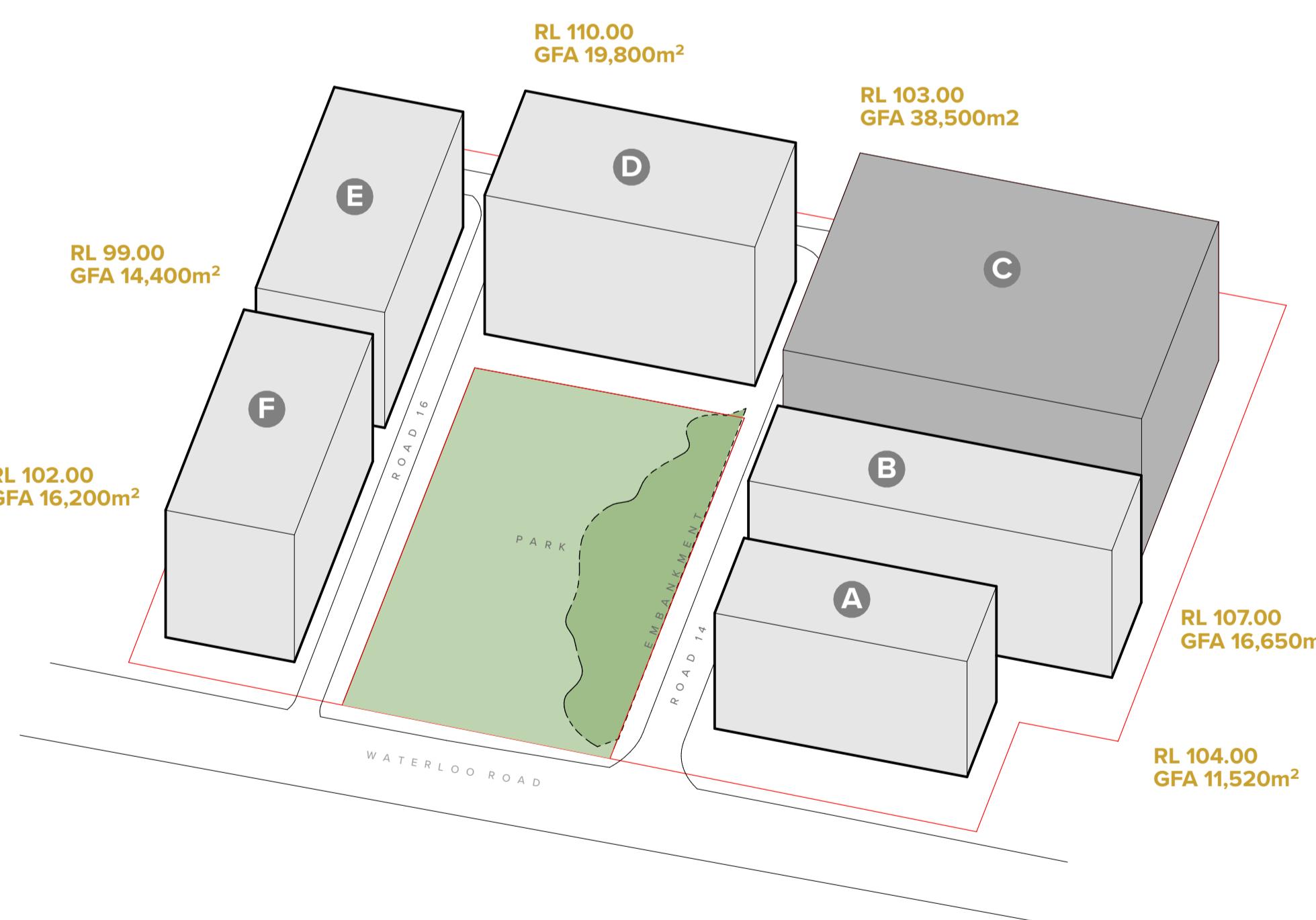
# SCHEDULE OF AREAS

## Original Masterplan

As per Architectus Masterplan Package (Rev A)

SITE AREA: 31,987m<sup>2</sup>  
FSR: 3.66  
MAXIMUM GFA: 117,070m<sup>2</sup>

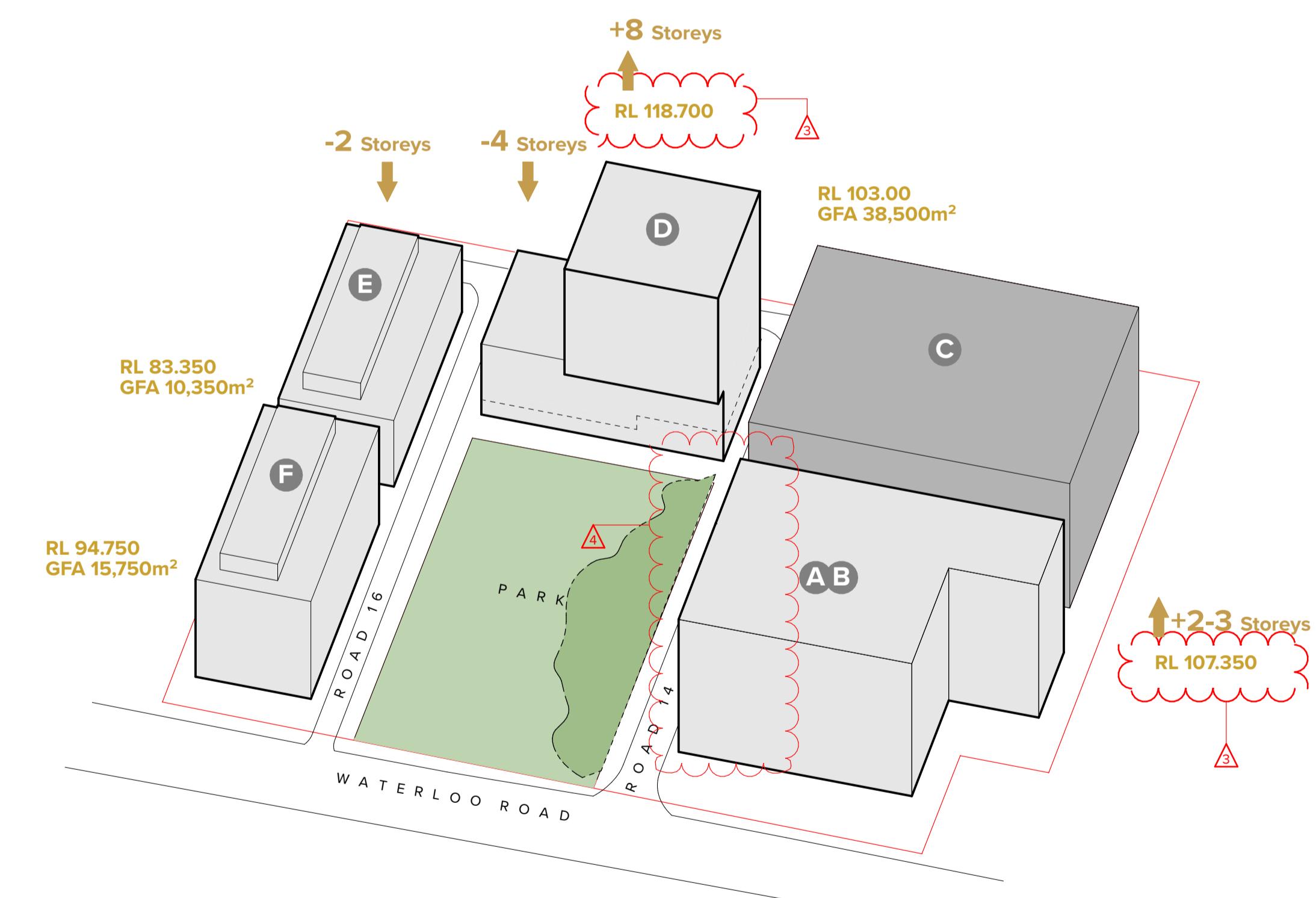
Building	Storeys	HOB (Height of Building)	GFA (m <sup>2</sup> )
A	8	45	11,520
B	9	49	16,650
C	9	45	38,500
D	10	53	19,800
E	8	45	14,400
F	9	49	16,200
<b>Total</b>			<b>117,070m<sup>2</sup></b>



## Amended Masterplan

SITE AREA: 31,987m<sup>2</sup>  
FSR: 3.66  
MAXIMUM GFA: 117,070m<sup>2</sup>

Building	Storeys	HOB (Height of Building from surface ground level)	GFA (m <sup>2</sup> )	Difference (m <sup>2</sup> ) (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
<b>Total</b>			<b>117,070m<sup>2</sup></b>	



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

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D 04/07/19 AG AMENDED MASTERPLAN  
E 15/08/19 AG 1. ROAD 14 AMENDED /  
2. 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 NTS Project No. 19002  
Status Drawn by CM.ML.PY.SC  
Dwg No. MPM-TUR-DRW-SCH-800-015  
Rev E  
Drawn by North