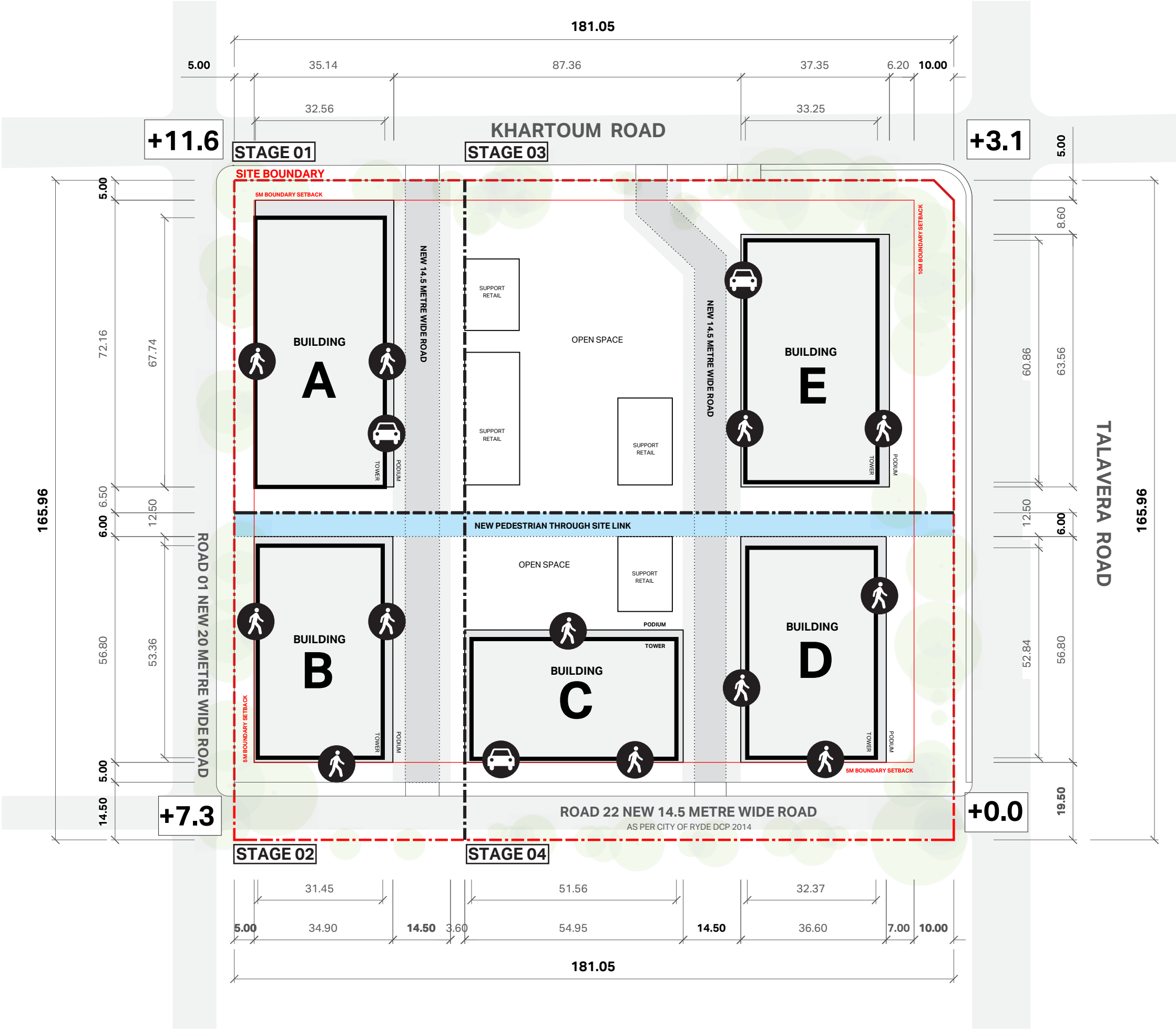






Approved Plans
 LDA No. LDA2017/0547
 Date: 04 December 2019
 Council Officer: Sandra Bailey
 Subject to Conditions of Consent



CLIENT



Stockland

PROJECT NAME

M_PARK STAGE 01

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

DRAWING AUTHOR



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PROJECT NUMBER

550002

STATUS

DEVELOPMENT APPLICATION

PROJECT NORTH



SCALE@A3

1:1000

DRAWING

STAGING PLAN

DRAWING NUMBER

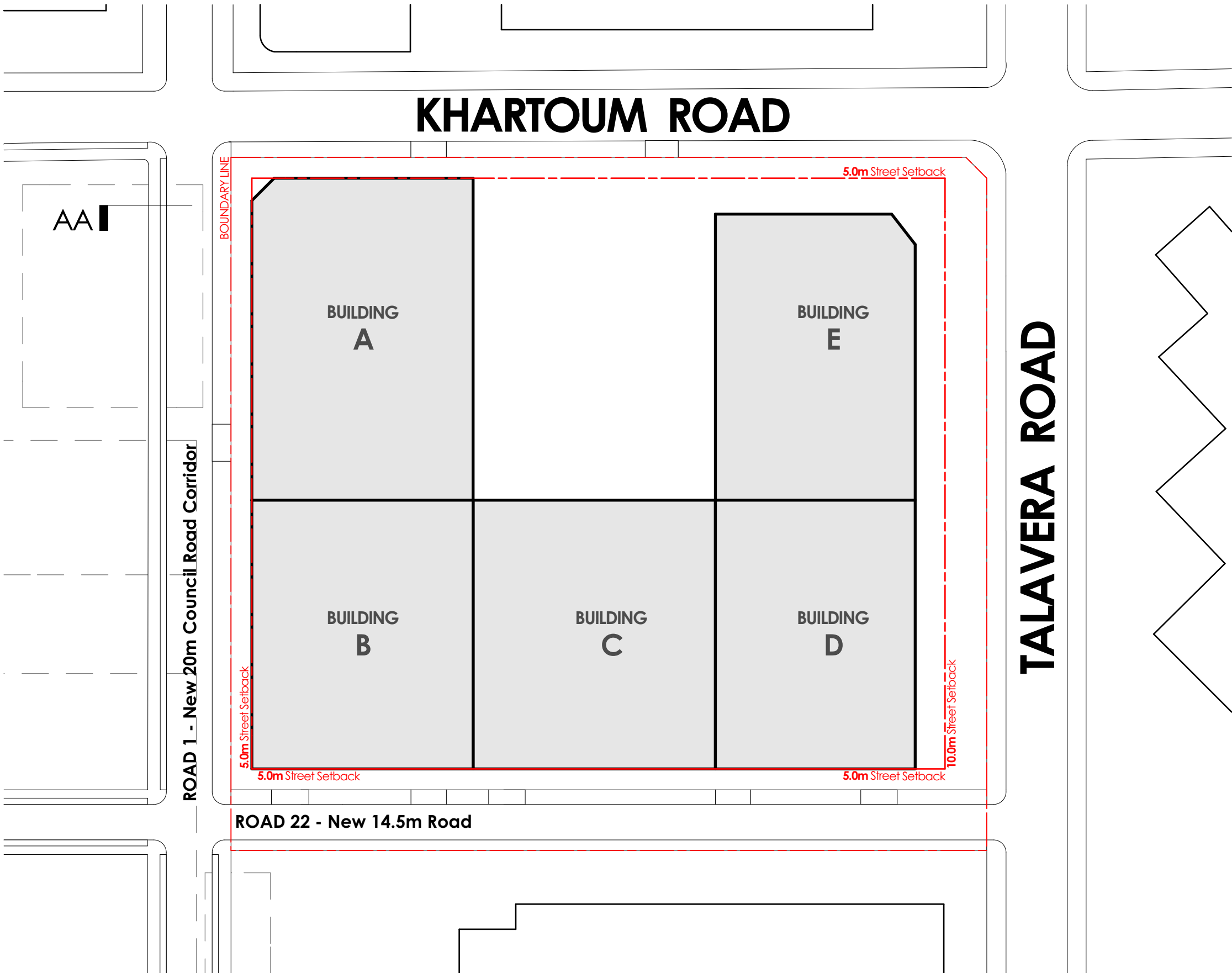
DA-012

ISSUE

A

DATE

12/07/2019



NOTE: Indicative basements are shown for conceptual information only and are subject to ongoing design development.
NOTE: Basements may be designed to allow for future connection

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CLIENT



L25, 133 Castlereagh Street
Sydney, 2000
NSW

PROJECT

Concept Proposal
11-17 Khartoum Road & 33-39 Talavera Road
Macquarie Park NSW

PROJECT NORTH



SCALE @ A3
1:1000

50mm ON ORIGINAL

DRAWING

CONCEPT PROPOSAL -
BASEMENT PARKING

PRINT DATE
14/09/2018

PROJECT NO.
21716

DRAWING NO.
CP-15

ISSUE
B

STATUS
FOR INFORMATION ONLY

Khartoum Road

Future Road 1

Building A

Building B

Building C

Building D

Building E

Talavera Road

City of Ryde

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Landscape Design Principles

The Macquarie Technology Centre concept proposal comprises five commercial office building envelopes with support retail and associated landscaping, car parking, and infrastructure. This includes the following development components:

Creation of a central publicly accessible open space;

- Two shared private roadways extending from Khartoum Road south-east through the site;
- Pedestrian through-site connection to Talavera Road;
- Establishment of a new public road along the south-eastern boundary linking with Talavera Road.

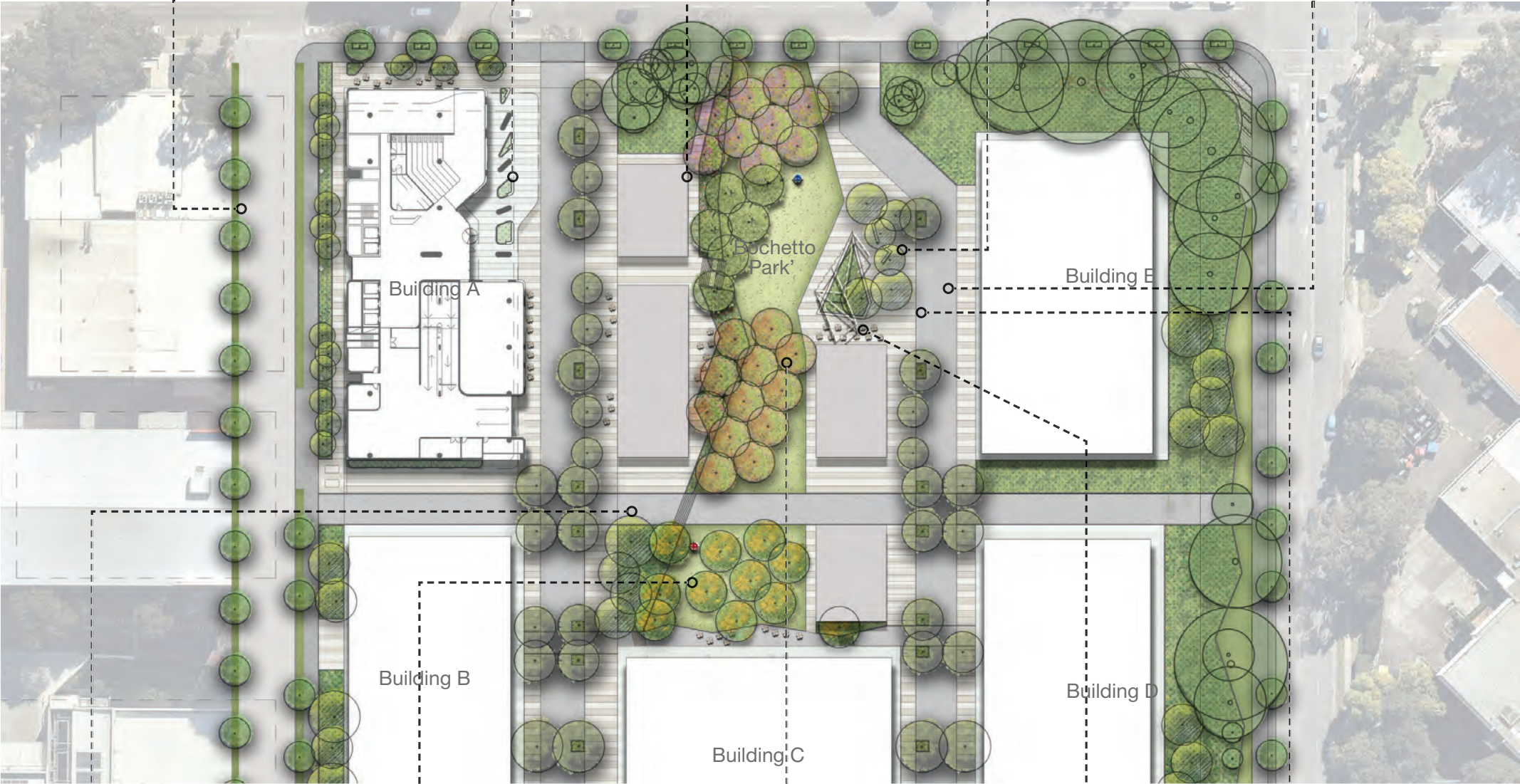
The stage 1 development proposes the construction of Building A and associated landscaping and car parking. This comprises a commercial building and Abasement levels.

The site planning provides a signature central open space that is to have a distinctive contemporary landscape design, with integrated retail and support buildings. The aim is to provide a highly distinctive park and civic space with a focus on providing extensive amenity, social activity and interaction.

The proposal includes extensive outdoor seating, passive and active leisure facilities to encourage outdoor activity and interaction. The aim is to create a space with a strong identity, and a sense of shared identity for tenants and workers. The landscape design and public art have been developed to reinforce the specific history of the site and surrounds, and provide strong placemaking that will create a distinctive local and regional landscaped space and integrated office park setting.

Detailed landscape design proposals for Buildings A and for subsequent stages will be in accordance with Ryde City Council landscape codes and public domain requirements. Street trees and landscape species for the private roadways and for the central open space will include local endemic species, native and exotic species in a suitable mix to achieve a significant contribution to the urban ecology, and to fulfilling the concept proposal vision.

The public art for the project stages is proposed to be consolidated into two public art pieces located in the central open space.



F. Cross site pedestrian link integrates park & buildings
G. Public art reinforcing project and park identity / themes
H. Open lawn for passive / active / entertainment activities
I. Four distinctive groves of colourful trees as visual feature
J. Barbecue area and associated seating





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Central Open Space Naming / Features / Amenity

The open space is notionally named 'Bochetto Park'. This is based on the strong Italian heritage of market gardeners and orchardists in the area. Bochetto being Italian for Grove.

The communal open space area shared by the buildings is to provide a central hub providing for lunchtime and general amenity and encouraging social interaction, exercise, and relaxation. Adjacent retail areas will provide amenity and activation to the open spaces.

Flexibility of use and potential for event overlays such as organised lunch activities, entertainment, corporate events / marquees, corporate expo stalls, occasional outdoor cinema, and the like.

The perimeter of evergreen native trees to the streetscapes and borders of the central space provide a frame for the grid planting of trees, providing dramatic seasonal foliage and floral displays. The public art is located at opposite ends of the space within the groves of trees at each end of the space.

KEY:

Indicative range of activities and features include:

- 01/ Retail and Support Pavilions
- 02/ Outdoor tables and chairs
- 03/ Seating to perimeter of central lawn
- 04/ Adaptable public plaza
- 05/ Open lawn - variety of uses and overlays
(lunch, team games, fitness, functions, events)
- 06/ Cross site pedestrian link
- 07/ Broad stairs, suitable for seating
- 08/ Change of level access (lift or ramp)
- 09/ Demountable stage / outdoor cinema screen
- 10/ Feature climber covered shade canopies
- 11/ Adult play - outdoor table tennis, chess, etc.
- 12/ BBQ gathering space
- 13/ Outdoor fitness area / potential for equipment
- 14/ Two main Public Art locations + adjacent
temporary outdoor exhibitions areas
- 15/ Existing trees retained
- 16/ 'Four seasons' feature flowering / foliage trees
- 17/ Native tree planting groves and streetscapes
- 18/ Feature display planting to sloping embankment
- 19/ Bicycle Parking



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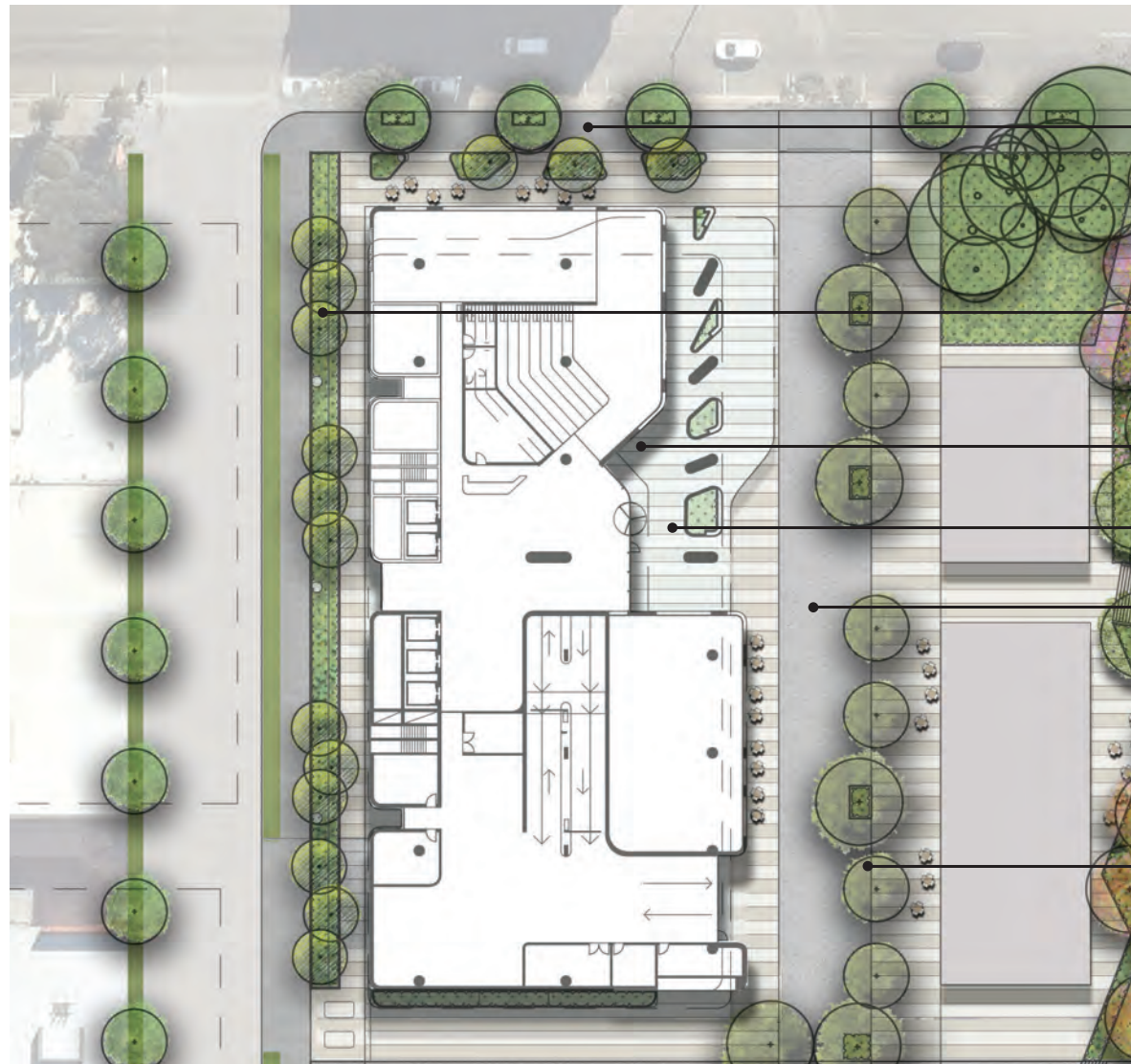


Building A Landscape



Keyplan

The Building A proposals are set out in an accompanying report. Generally, the commercial building surrounds integrate closely with the geometry of the open space and with the formal streetscape public domain generally adopted from the Ryde City Council. The angular planters and paving, and the combination of refined contemporary and warm natural finishes create an inviting human scale in the building forecourt. The greening of the building edges ensures strong integration with the streetfront and western boundary while providing wind protection. The building establishes a site-wide vocabulary, with buildings to also adopt individual identity.



Precinct Plan

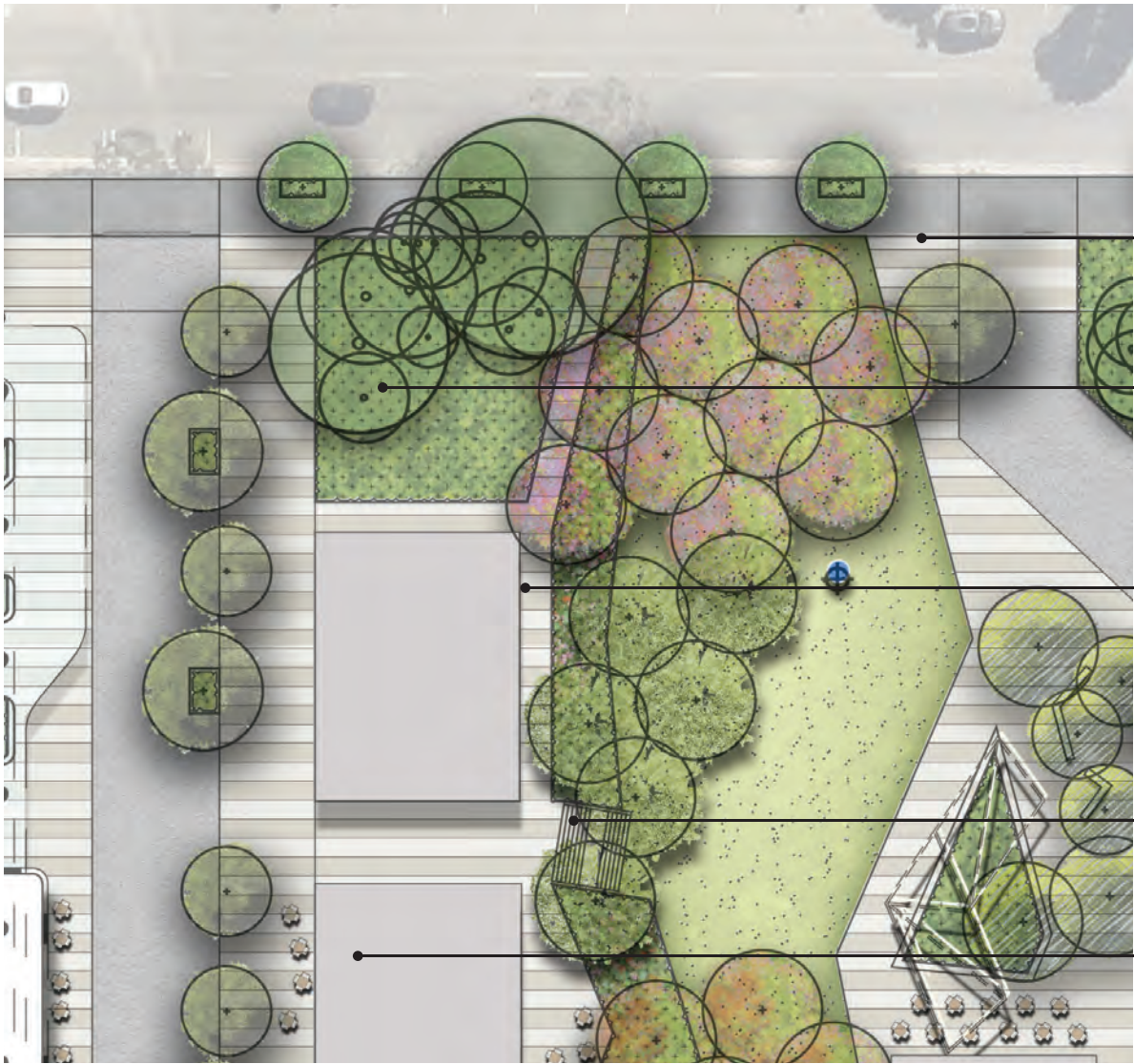
- Council public domain pavement to the footpath
- Native buffer planting to western boundary
- Indoor / outdoor spaces have seamless transition
- Forecourt feature planters and furniture
- Crossing point links to path to park between the two pavilions
- Street trees & plaza paving extending to road edge maximise the pavilion / park edge



Retail and Support Pavilions



Keyplan



Precinct Plan

A series of four amenity buildings are to have cafe and retail areas and amenity elements that provide vibrant places for staff and visitors to meet and eat. The western pavilions are level with the road above and overlook the park. The eastern pavilions are level with the main lawn, with terraces that open directly to the open space. The buildings have active frontages and seating to both the street and open space, creating visual interest and signature design elements.



City of Ryde

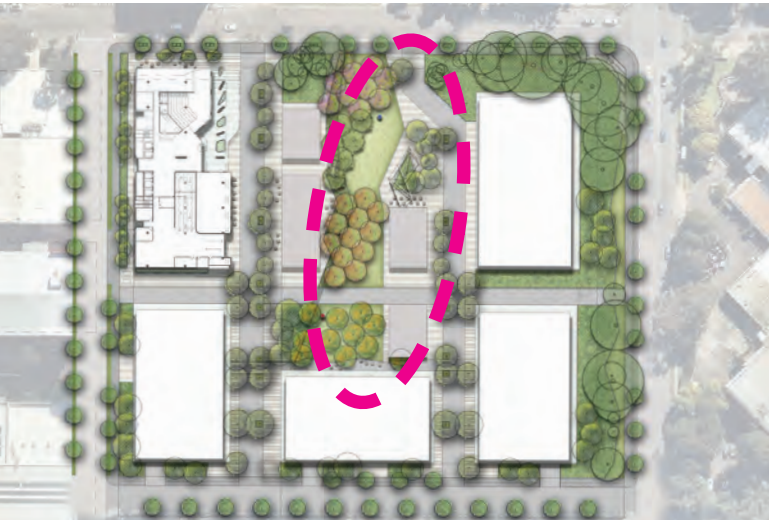
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- Primary pedestrian access points adjacent private road enteries
- Retain existing canopy trees with understory replanted
- Outdoor seating to terrace enjoys views across park and to demountable stage
- Central broad stair located on access link between buildings as a visual feature
- Adjoining pavilion building to south has consistent general arrangement with street and park



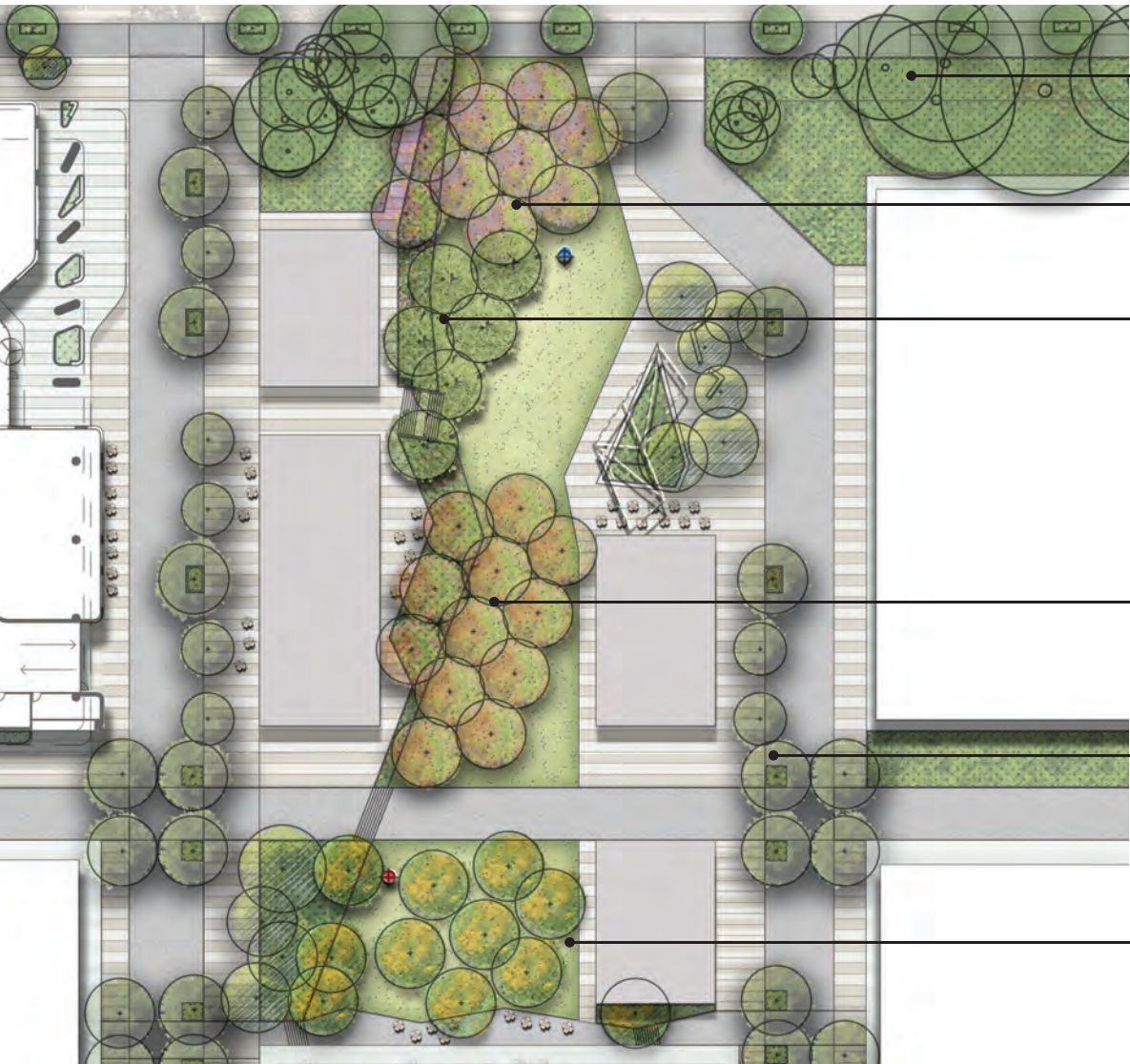
Mood Imagery

‘Bochetto Park’ - Feature Tree Groves



Keyplan

A strong frame of native trees surrounds the site and the park, with street trees and perimeter park trees (Eucalyptus, Corymbia, Angophora). These trees reinforce the retained native trees along the streetscape. Within this frame, strong seasonal displays are created by distinctive groves of trees selected for their dramatic flowering and foliage colour displays. These create striking displays through the year, strongly marking the seasons. Larger scale Fig tree species are used as accent plants at focal locations. The grids of trees create linear vistas. Sun access to the seating lawn is provided in winter under deciduous trees



Precinct Plan

Frame of native trees along the streets and park perimeter frame the park

Spring is marked by Jacaranda trees or equivalent striking flowering tree

Winter is marked by Pear tree dramatic white flowers and foliage colour

Summer is marked by Crepe or equivalent striking flowering tree.

Frame of native trees along the streets and park perimeter

Autumn is marked by Golden Fraxinus trees or equivalent striking flowering species





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Mood Imagery

Park Amenity and Feature Elements

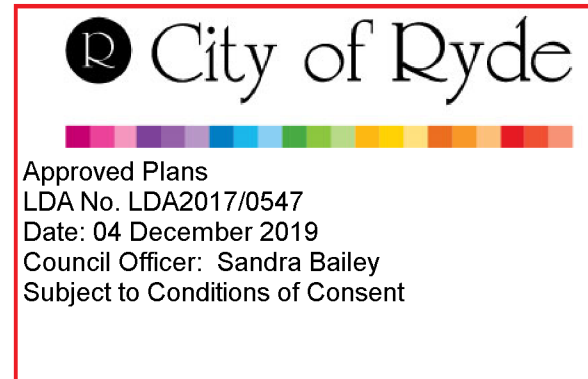


Keyplan

Expansive exploration of a complementary range of facilities is to be explored. In addition to providing shaded and a range of individual and group seating areas, facilities can include barbeque area; netball / basketball half court; outdoor gym equipment; adult play equipment such as table tennis and games provision (chess pavement). The discrete integration of elements will ensure a broad open central space with groves of trees framing public art, with active facilities located to the sides of the open space. Allocation can be made for a 'community garden' / gardening club area.



Precinct Plan



- Multi purpose lawn for lunch, team activities, functions and events
- Outdoor seating to terrace enjoys views across park and to demountable stage
- Seating to low walls or benches to most edges of the open lawn area
- Bicycle racks
- General seating on lawn under flowering and colourful deciduous trees
- Exercise area (outdoor gym, training, pilates, yoga etc.)



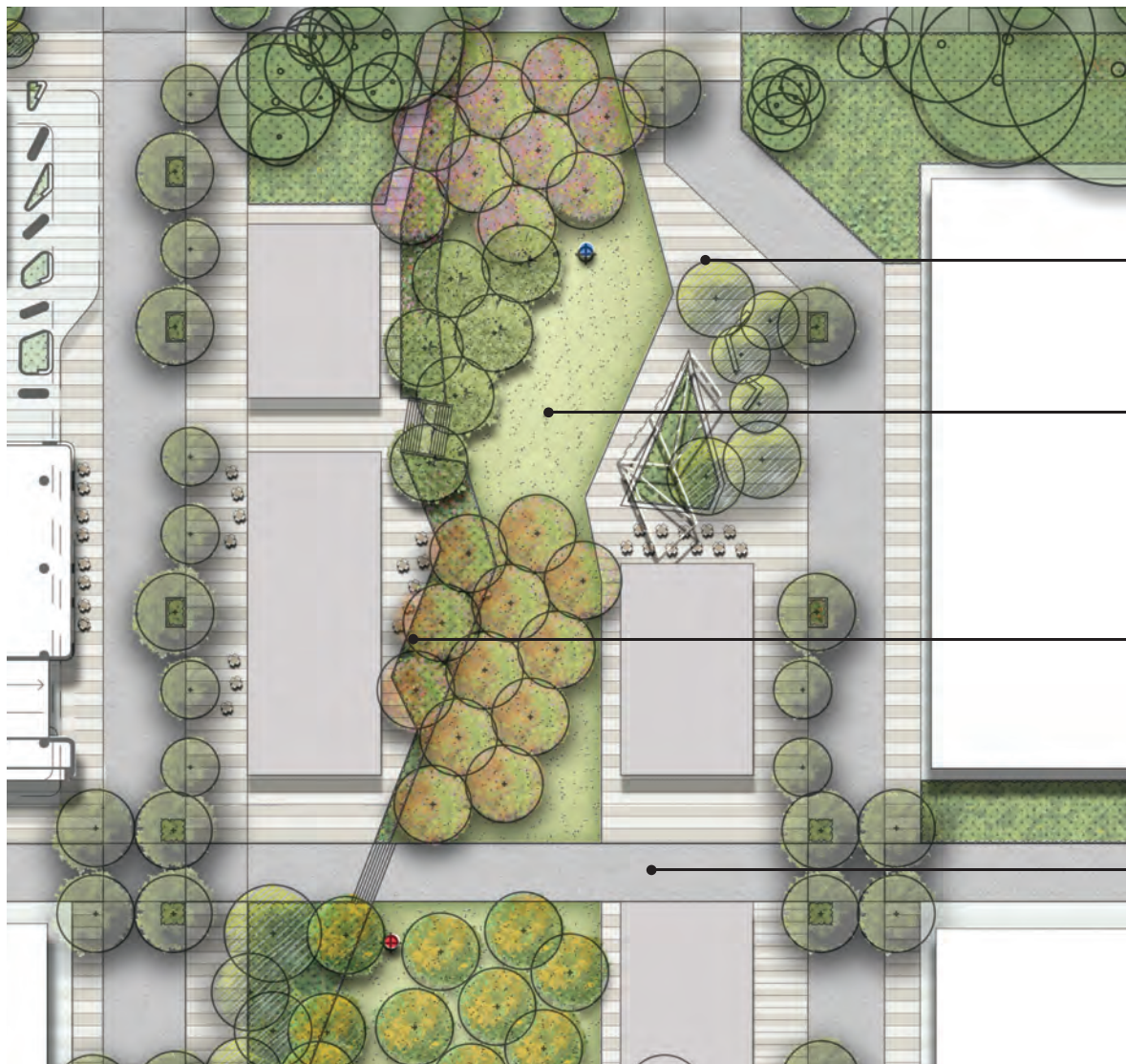
Mood Imagery

Park Activity Overlays



Keyplan

The management of the open space and pavilion area is to encourage collective events and outdoor exercise and recreation. Managed park activity overlays can include lunchtime tip football / frisbee competitions between offices; training and exercise classes; pilates and meditation under trees; entertainment on temporary stage; outdoor cinema nights; noodle markets, fine food expo days; trade shows; business events and functions in marquees (Melbourne Cup, business lunches). Creative overlays can include sculpture temporary installations, and outdoor sketching groups.



Precinct Plan



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- Broad paved area allows for temporary stage, kiosks, food or coffee outlet, etc

- Generous lawn area allows for marquees, trade display tents / kiosks, markets, outdoor cinema, entertainment, etc

- Extensive terrace areas around pavilions suitable for market stalls and similar

- Generous cross site link wide enough for market stalls continuation to create loop arrangement to encourage circulation

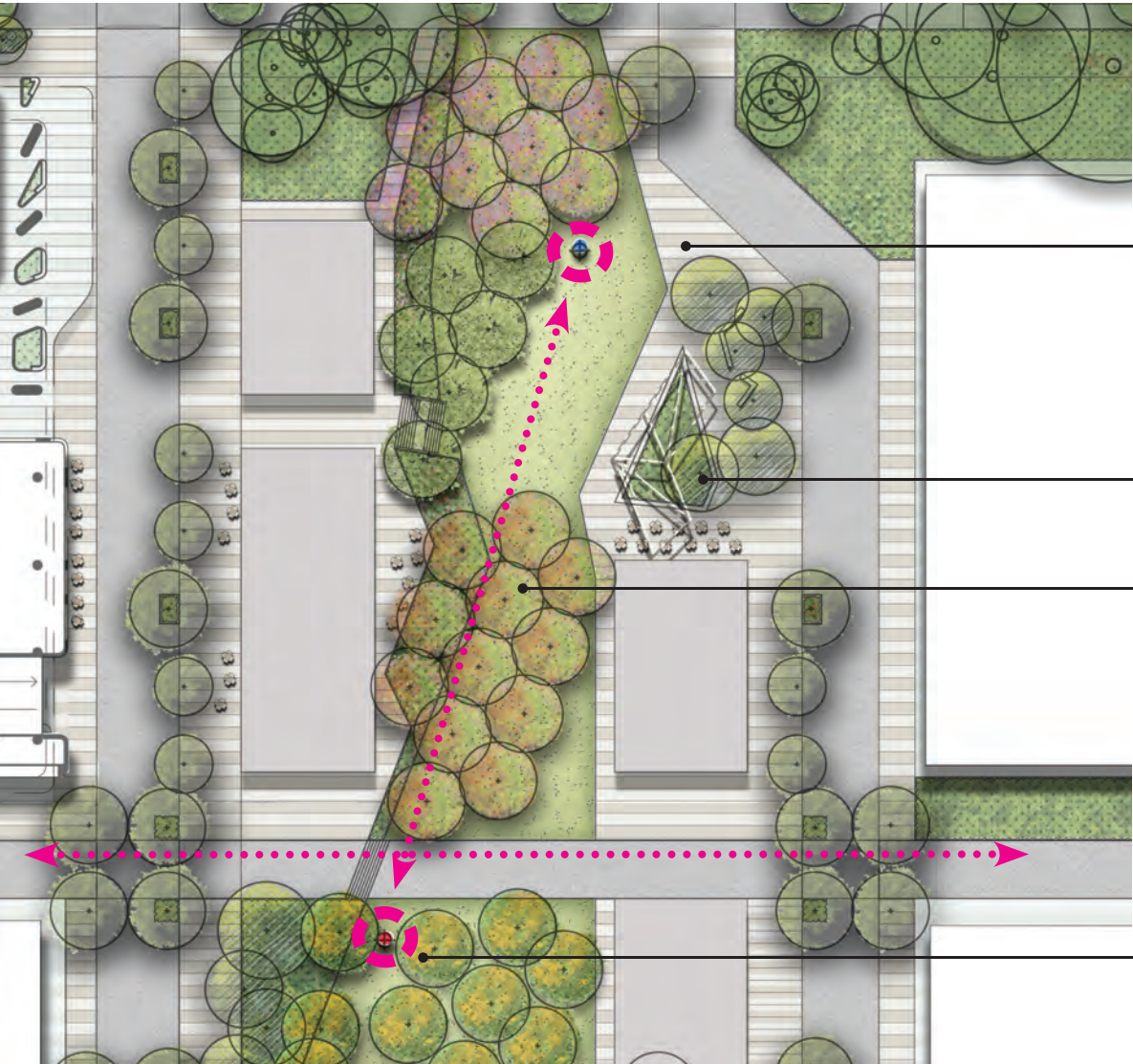


Mood Imagery

Public Art



Keyplan



Precinct Plan

The public art proposals are set out in an accompanying report, with the key recommendation being that the requirement for public art for each of the five buildings be combined into a collective outcome in the central open space. The guiding principles of the public art is to create placemaking elements at diagonal corners of the park, on the street edge and on the cross site path. The identity and themes of the artwork are to contribute strongly to a collective identity and cohesive architecture, landscape and public art for the project. The parkland type setting is a key driver for the public art outcomes.



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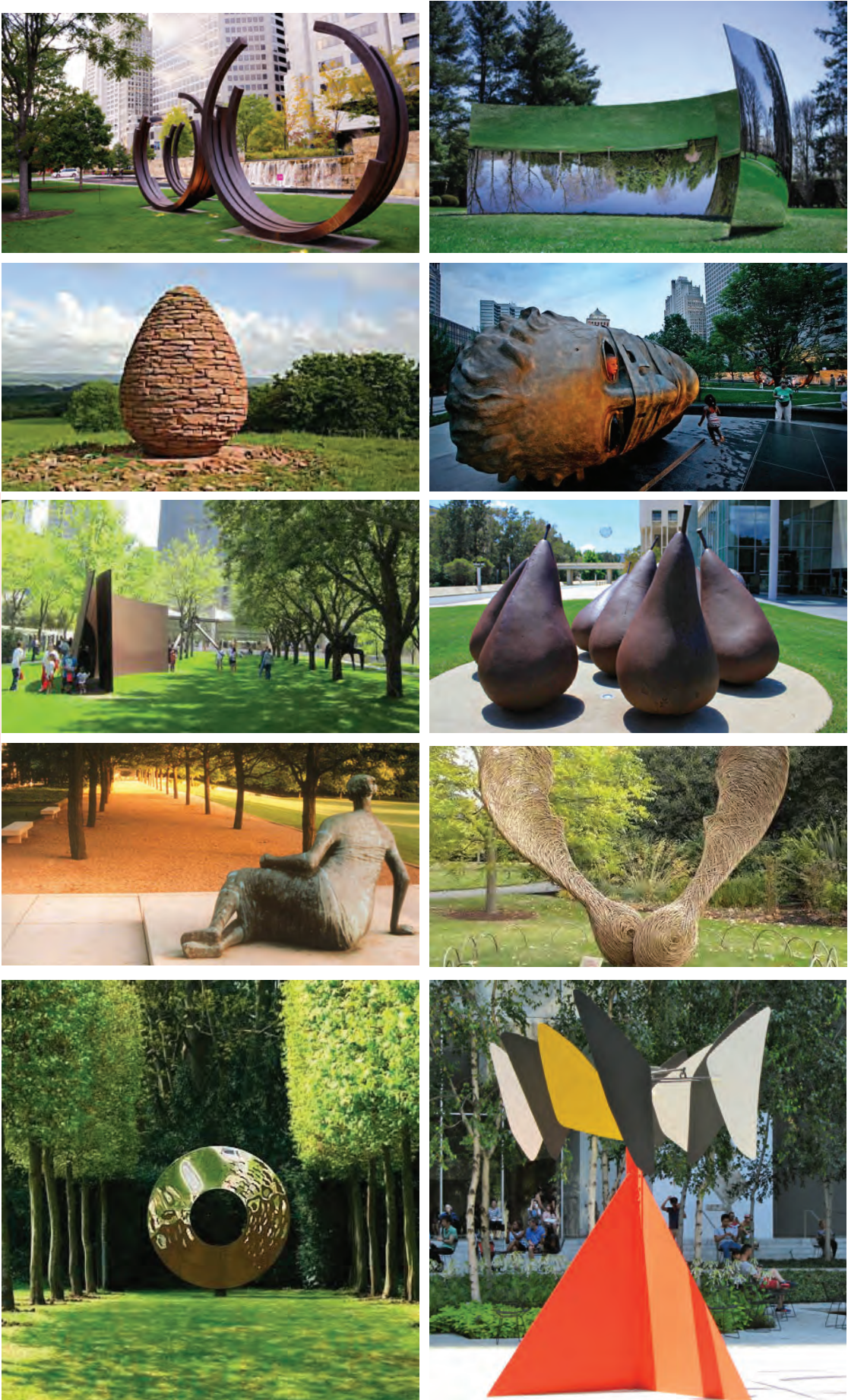
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Set in an open lawn under a copse of trees, the landscape setting suggests an elegant form that complements the natural environment and the park theme of four seasons

Potential for temporary art installations in the general park area

The artworks relate to each other, with a visual link across the open space. This can suggest either consistency of theme, or complementary contrasting of elements to highlight opposing aspects of a single theme (ie modern vs traditional)

Set within the strong grid of trees, and in the lawn alongside the cross site path link, this artwork will respond to this strong setting, and the surrounding corporate buildings.



Design Imagery

MTC Landscape Open Space Levels

The buildings, building entry and road levels have been established by the architect and civil engineer. The open space falls with the general landform, providing opportunity to create an elevated viewing seating platform along the NW side of the central open space. Level change stairs also provide seating opportunities, and are allied with access ramps with DDA compliant gradients. The open lawn has a gentle cross fall which is also considered beneficial in terms of providing user comfort for sitting on the lawn, whilst being gentle enough to not restrict informal games such as tip football, frisbee and the like. Along the SE side of the open space the pavilions and road access points are generally level, also being beneficial with direct breakout opportunity from the allied seating terraces onto the lawn.

These levels demonstrate the design functionality and accessible grades along pedestrian routes and across lawns.

Legend:

Proposed Level + 56.10

Gradient (rise) $\leftarrow$ 1 in 25

