

40 Talavera Road, Macquarie Park

Stage 1 Detailed Development Application



DRAWING LIST - STAGE 1 DA

PL-1-00-01	STAGE 1 - COVER PAGE
PL-1-00-02	STAGE 1 - SITE PLAN - UPPER GROUND
PL-1-00-03	STAGE 1 - SITE PLAN - LOWER GROUND
PL-1-10-02	STAGE 1 - BASEMENT FLOOR PLANS
PL-1-11-01	STAGE 1 - LOWER GROUND FLOOR PLANS
PL-1-11-02	STAGE 1 - UPPER GROUND FLOOR PLANS
PL-1-11-03	STAGE 1 - COMMERCIAL FLOOR PLANS
PL-1-11-07	STAGE 1 - ROOF PLANS
PL-1-20-01	STAGE 1 - ELEVATIONS 1
PL-1-20-02	STAGE 1 - ELEVATIONS 2
PL-1-20-03	STAGE 1 - ELEVATIONS 3
PL-1-30-01	STAGE 1 - SECTION AA
PL-1-30-02	STAGE 1 - SECTION BB
PL-1-30-03	STAGE 1 - DRIVEWAY SECTIONS
PL-1-30-04	STAGE 1 - INTERNAL RAMP SECTIONS
PL-1-50-01	STAGE 1 - SHADOW DIAGRAMS
PL-1-60-01	STAGE 1 - GFA PLANS
PL-1-80-01	STAGE 1 - SIGNAGE
PL-1-90-01	STAGE 1 - NOTIFICATION DRAWINGS

Architect

sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
p: 02 8904 1853

Nominated Architect: Nick Sissons NSW ARB 7210

Client

LA SALLE INVESTMENT
MANAGEMENT

Scale

QA1

North

Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

STAGE 1 - COVER PAGE

Drawing No.

PL-1-00-01

Revision

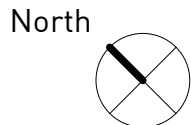
A



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sissons.
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- SITE PLAN LEGEND**
- LANDSCAPE AREA
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - VEHICLE ACCESS
 - PEDESTRIAN ACCESS
 - STAGING LINE

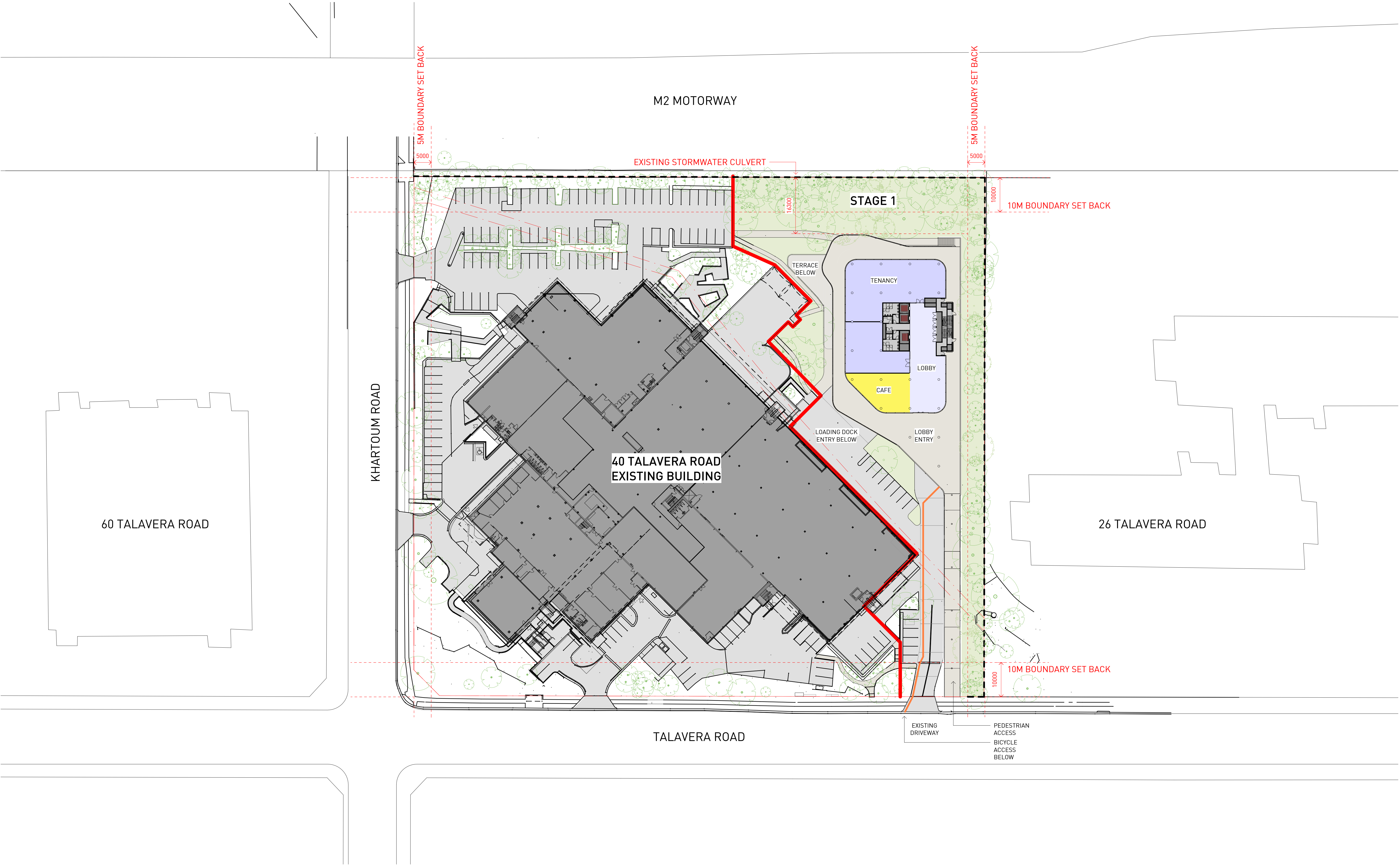
Client
**LA SALLE INVESTMENT
MANAGEMENT**
Scale
1 : 500 @A1



Project
40 TALAVERA ROAD
Project No.
19-022

Revision Date
19/08/21

Drawing Title
CONCEPT DA - STAGE 1 SITE PLAN
Drawing No.
PL-0-01-02
Revision
A



Architect

sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
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LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 500 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

STAGE 1 - SITE PLAN - UPPER GROUND

Drawing No.

PL-1-00-02

Revision

A



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sissons.

a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
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LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 500 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

STAGE 1 - SITE PLAN - LOWER GROUND

Drawing No.

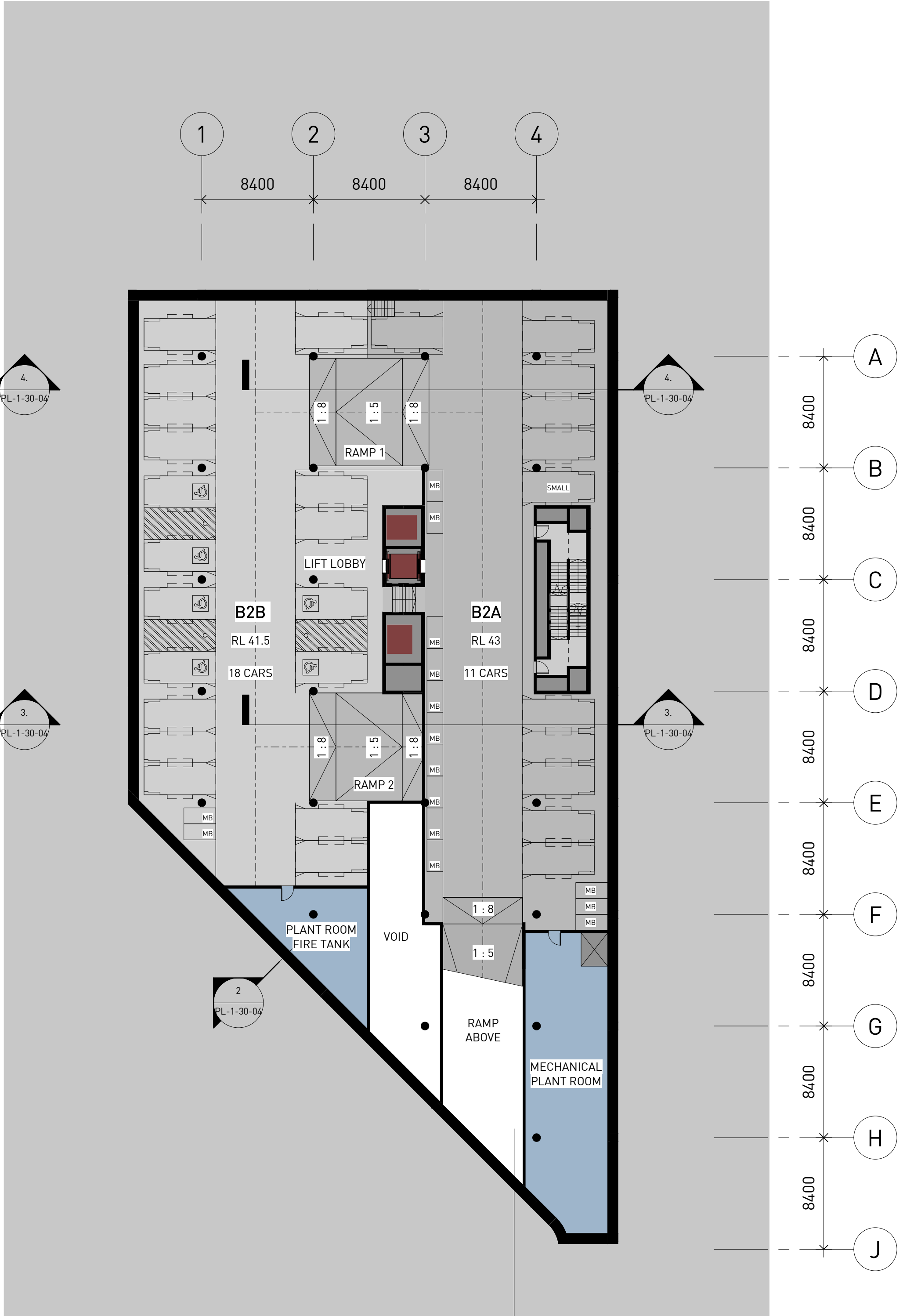
PL-1-00-03

Revision

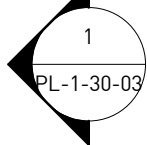
A



1 STAGE 1 - BASEMENT LEVEL 03 & TYPICAL BASEMENT PLAN
1 : 250



2 STAGE 1 - BASEMENT 02 PLAN
1 : 250



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LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 250 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

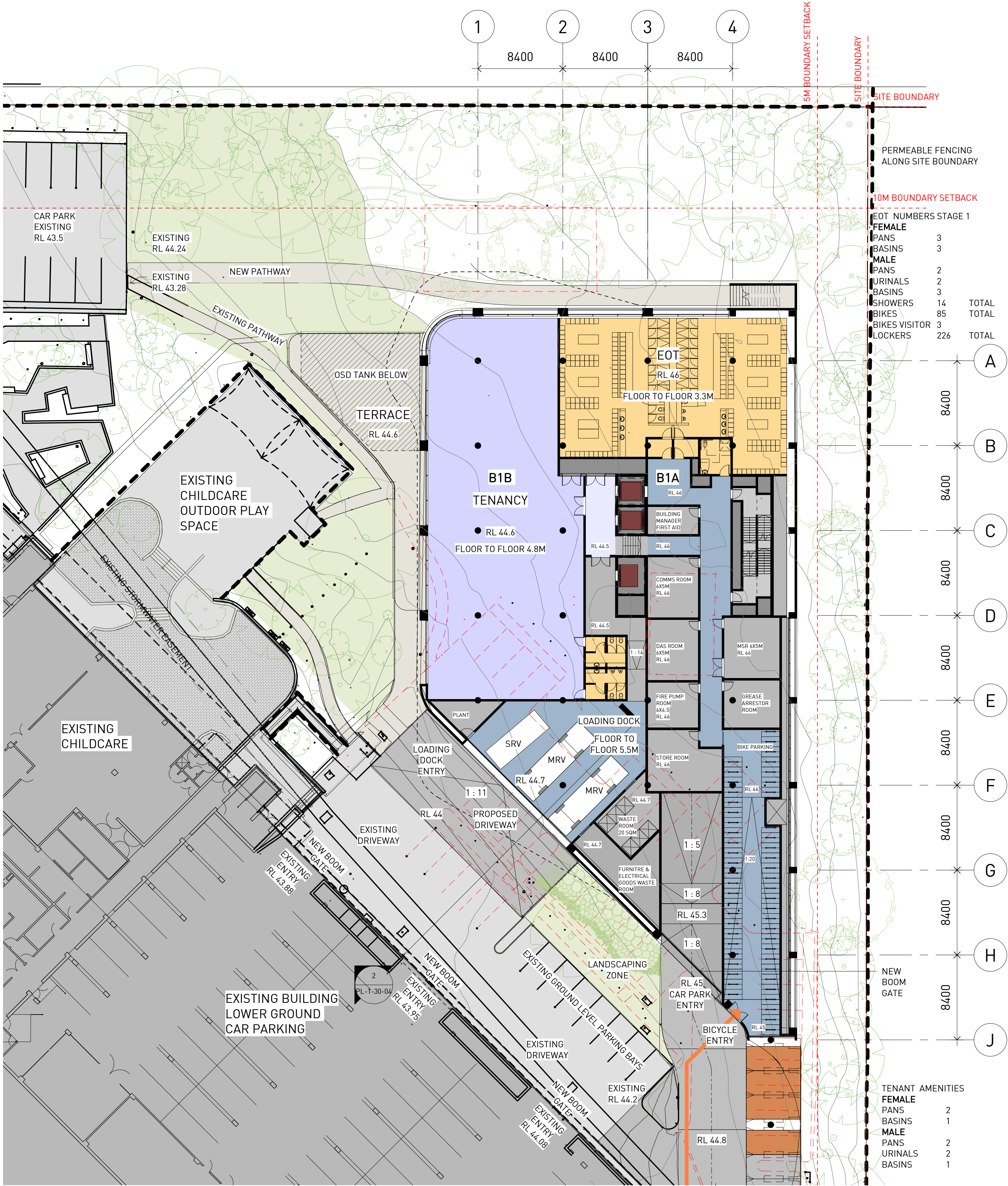
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Drawing No.

PL-1-10-02

Revision

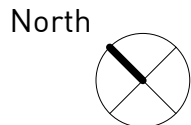
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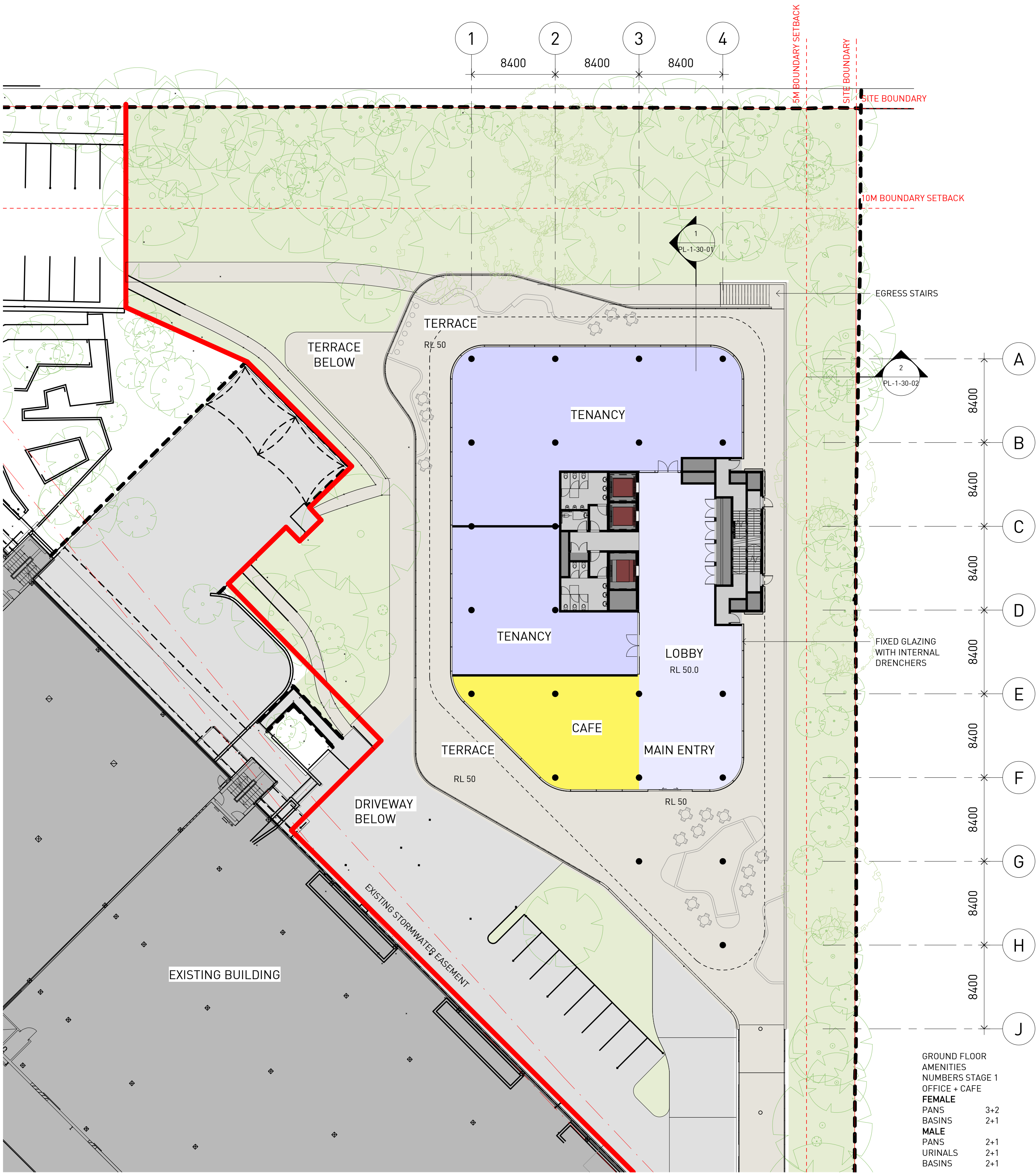


1 STAGE 1 - LOWER GROUND & BASEMENT 01 PLAN
1:250

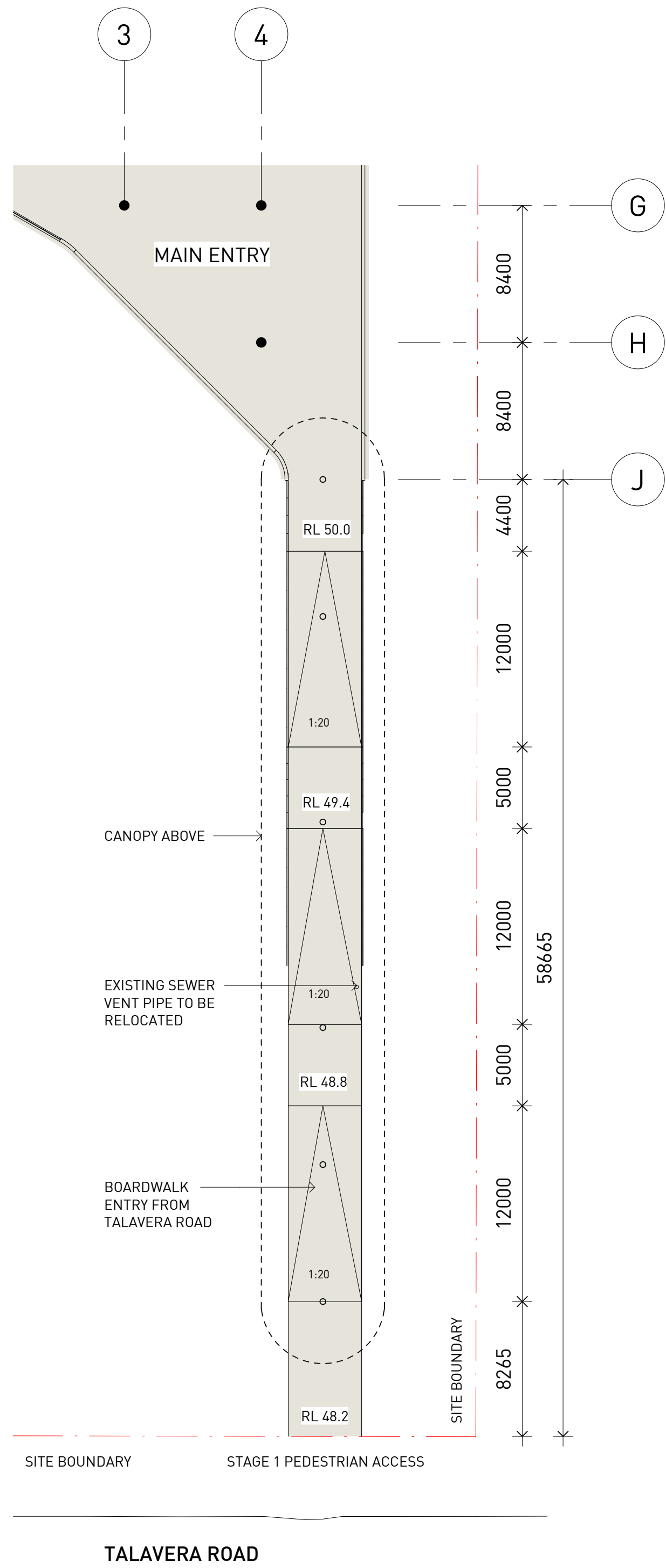


2 STAGE 1 - CAR PARK ENTRY PLAN
1:250

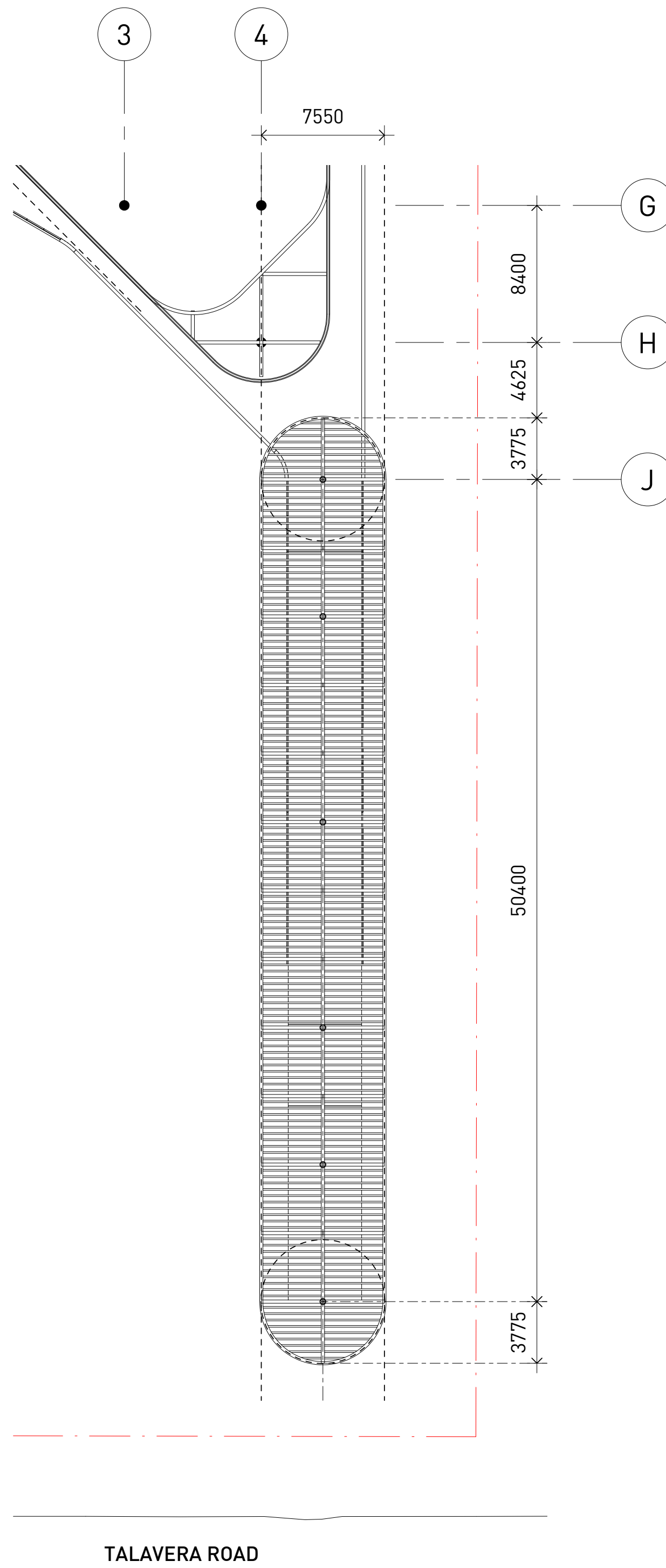




1 STAGE 1 - GROUND FLOOR PLAN
1 : 250



2 STAGE 1 - UPPER GROUND ENTRY PLAN
1 : 250



3 STAGE 1 - ENTRY CANOPY PLAN
1 : 250

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LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 250 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

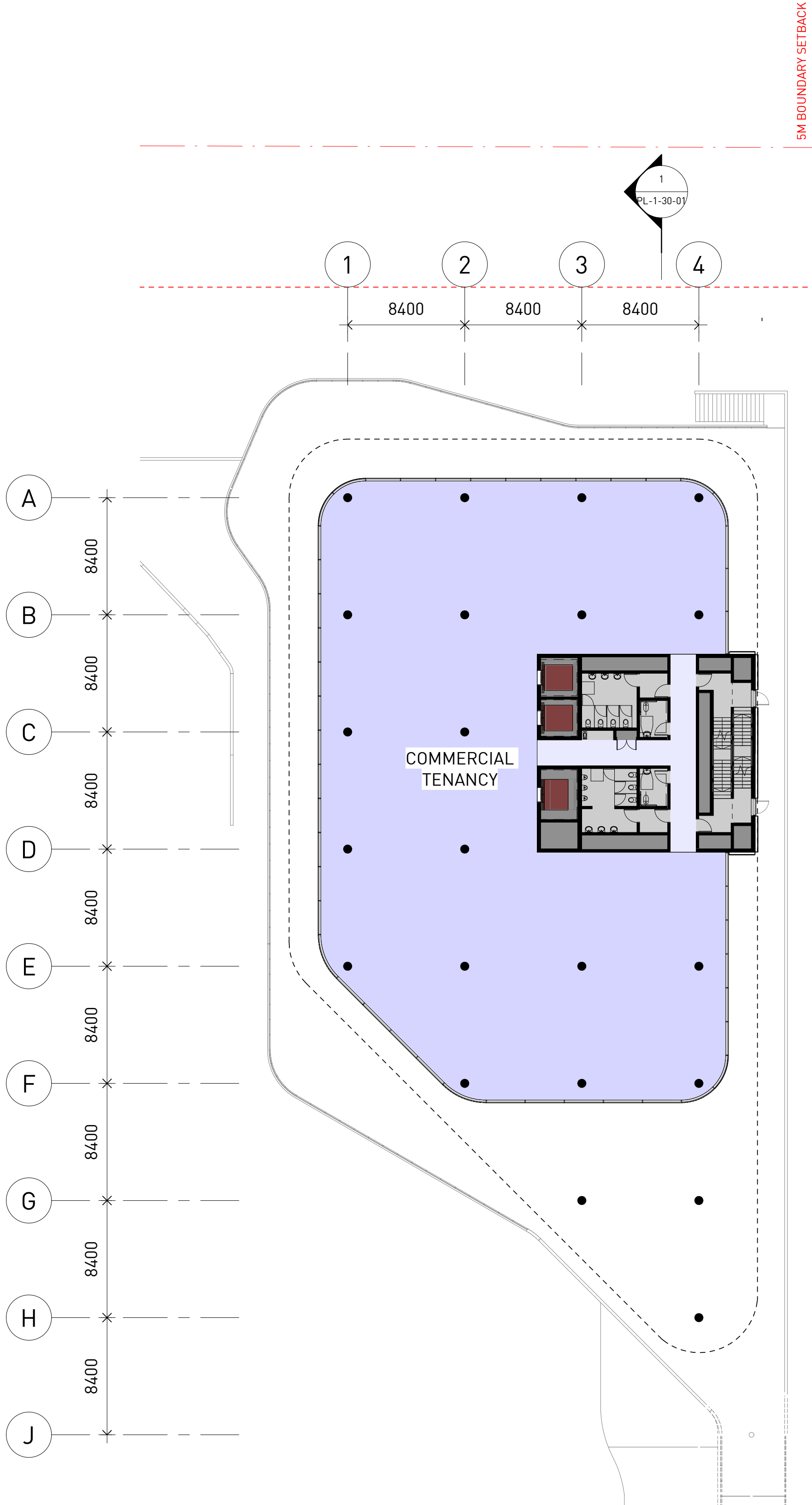
STAGE 1 - UPPER GROUND FLOOR
PLANS

Drawing No.

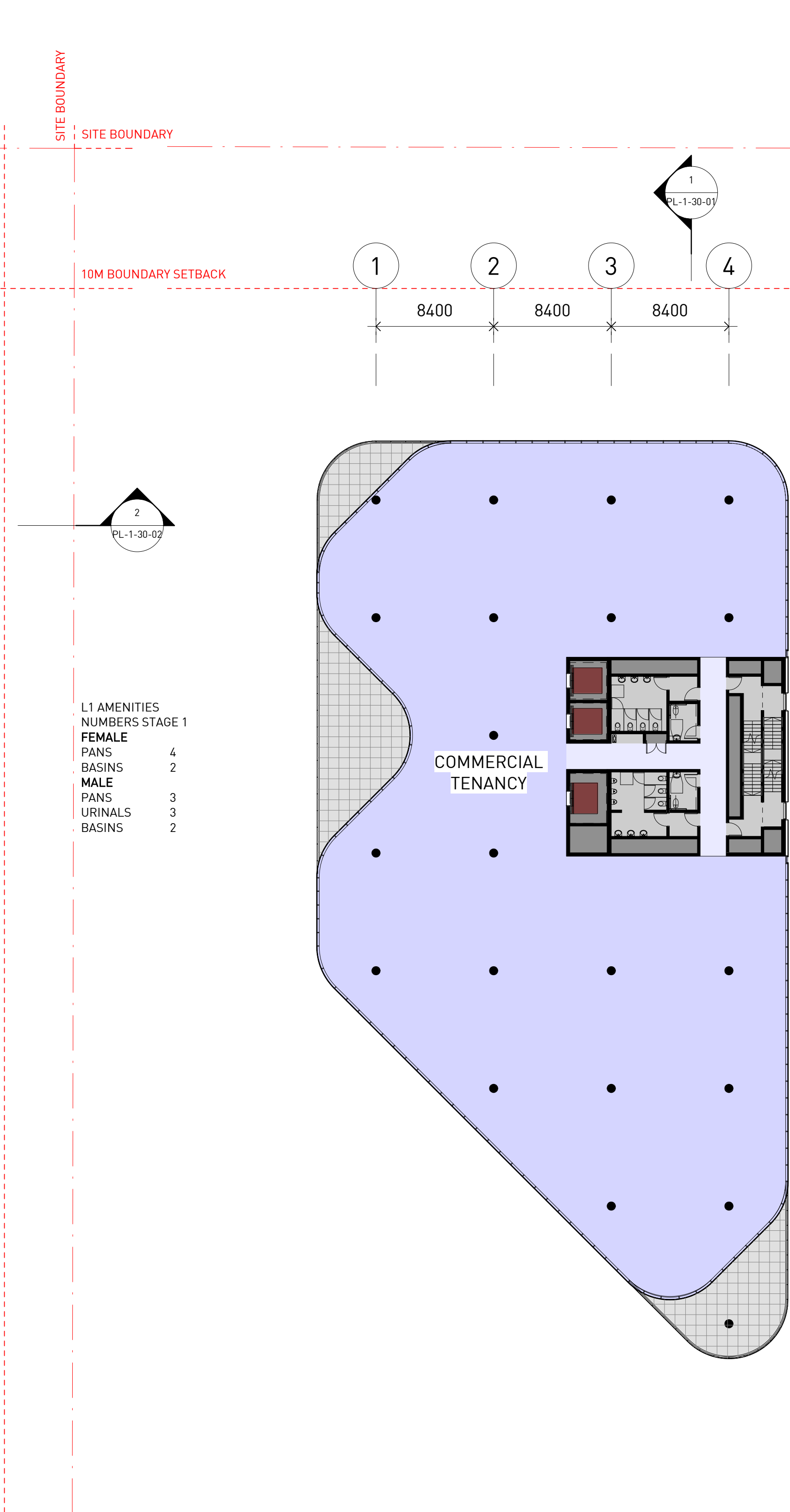
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Revision

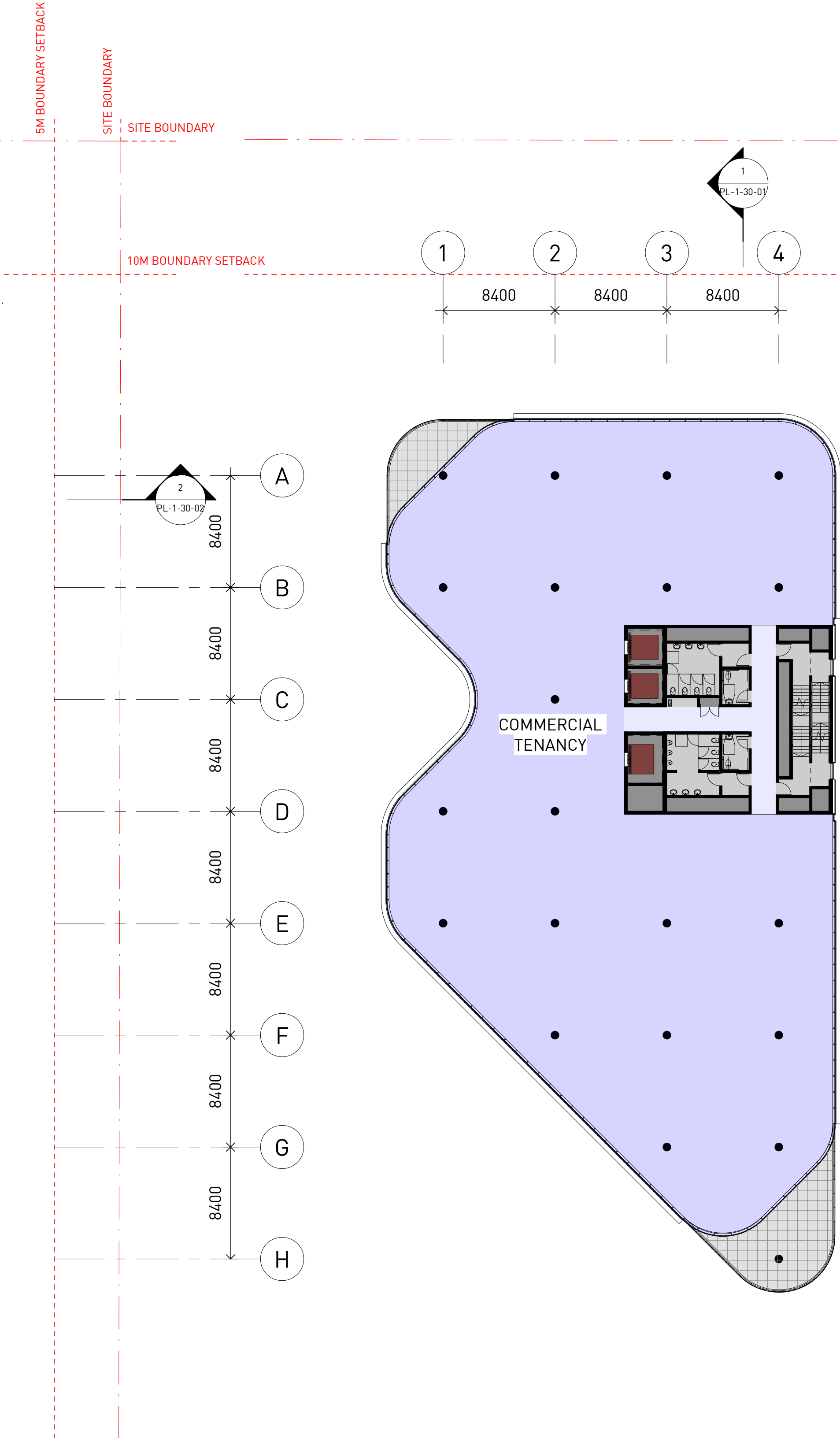
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1 STAGE 1 - LEVEL 1 PLAN
1 : 250



2 STAGE 1 - LEVEL 2 PLAN
1 : 250



3 STAGE 1 - LEVEL 3-7 PLAN
1 : 250

L1 AMENITIES
NUMBERS STAGE 1
FEMALE
PANS 4
BASINS 2
MALE
PANS 3
URINALS 3
BASINS 2

TYPICAL FLOOR
AMENITIES NUMBERS
STAGE 1
FEMALE
PANS 5
BASINS 3
MALE
PANS 3
URINALS 3
BASINS 4

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MANAGEMENT

Scale

1 : 250 @A1

North



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Project No.

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Revision Date

19/08/21

Drawing Title

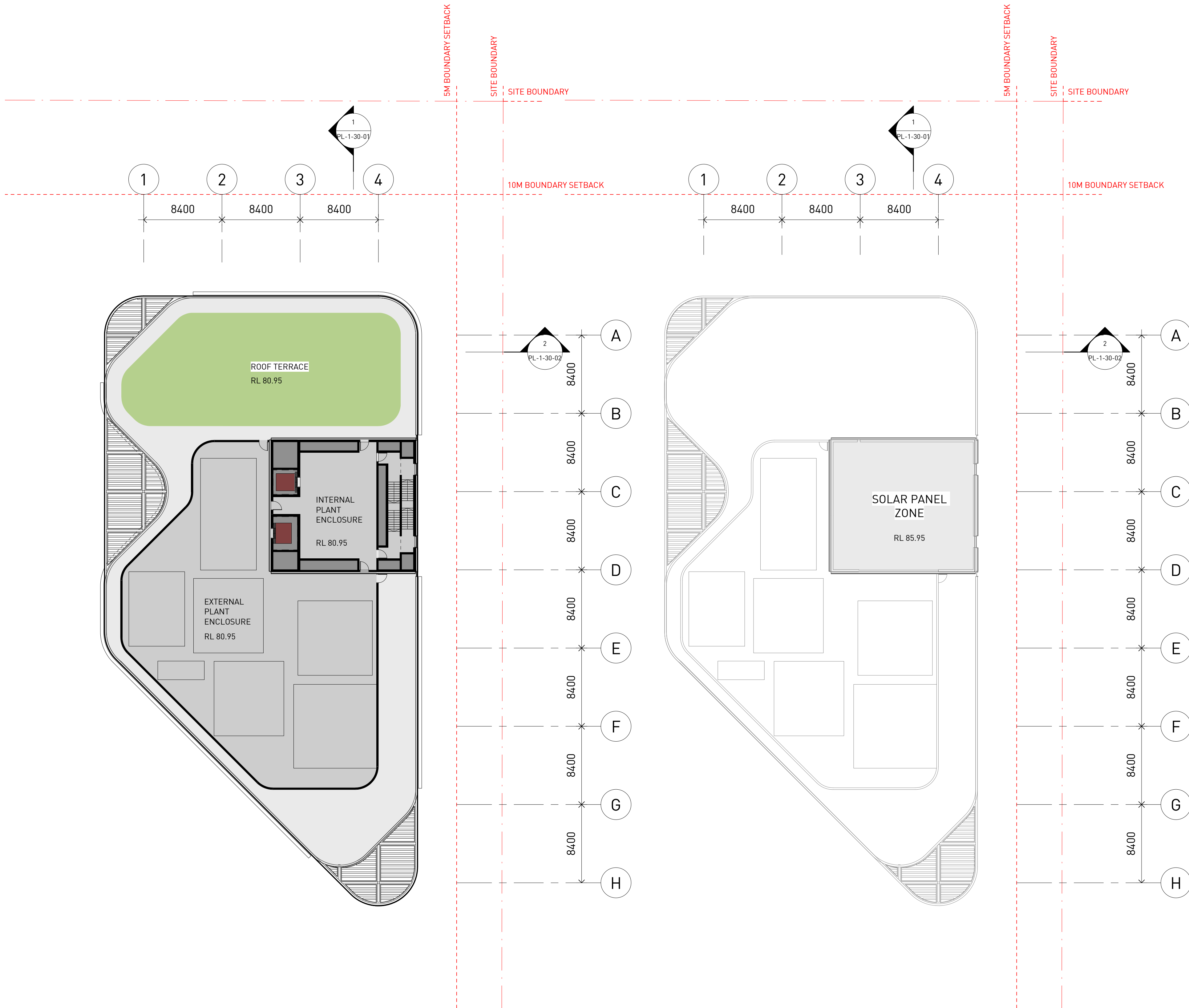
STAGE 1 - COMMERCIAL FLOOR PLANS

Drawing No.

PL-1-11-03

Revision

A



1 STAGE 1 - ROOF TERRACE PLAN
1 : 250

2 STAGE 1 - TOP OF PLANT PLAN
1 : 250

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sissons.

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LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 250 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

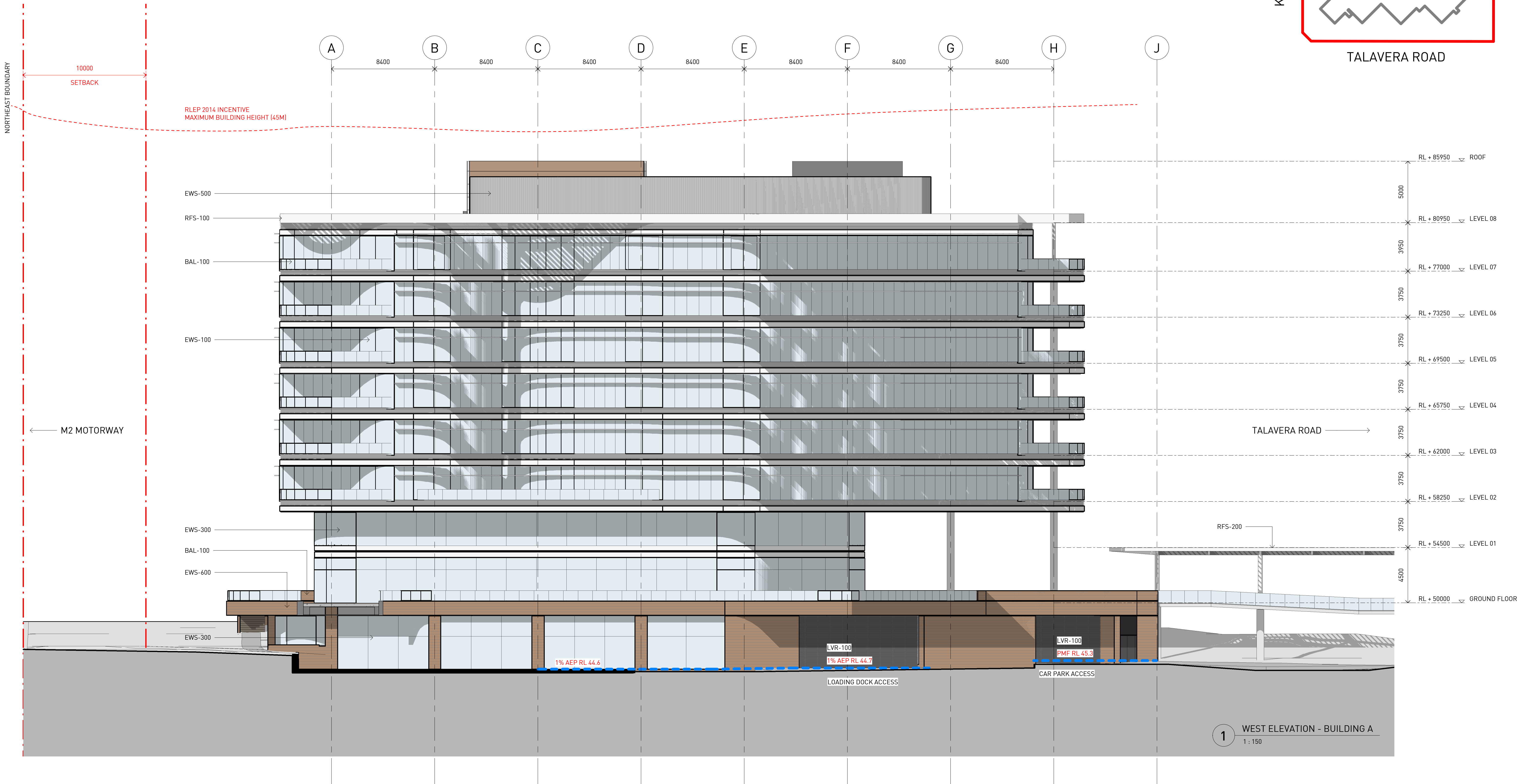
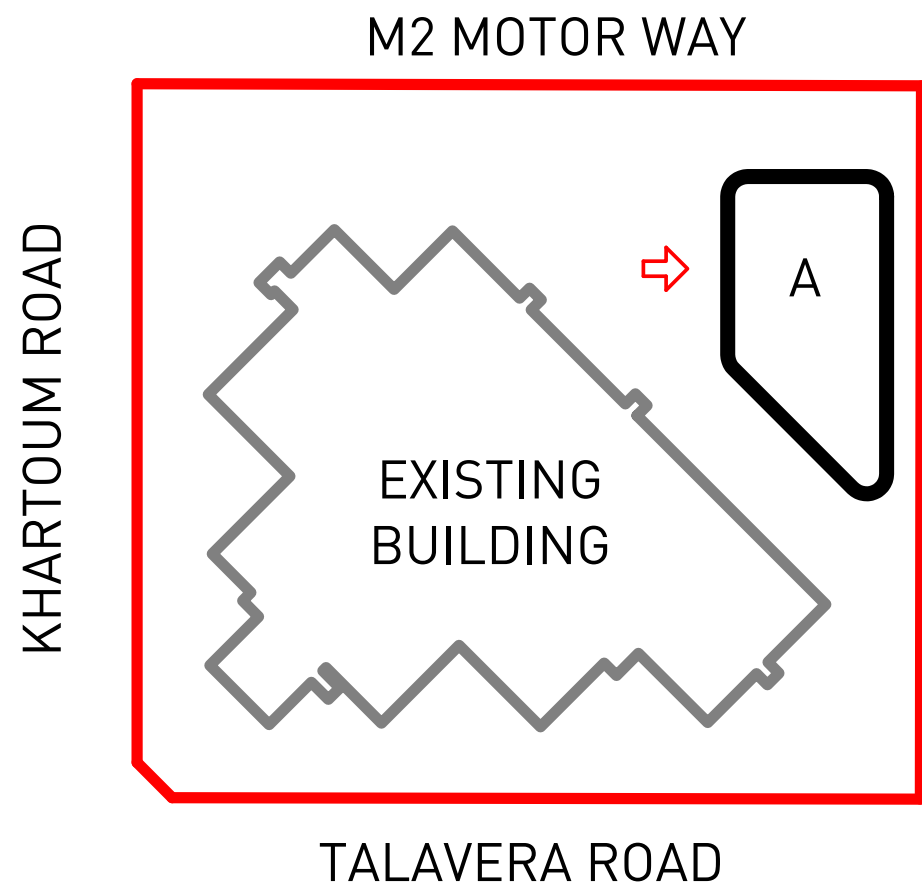
STAGE 1 - ROOF PLANS

Drawing No.

PL-1-11-07

Revision

A



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a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
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FACADE LEGEND

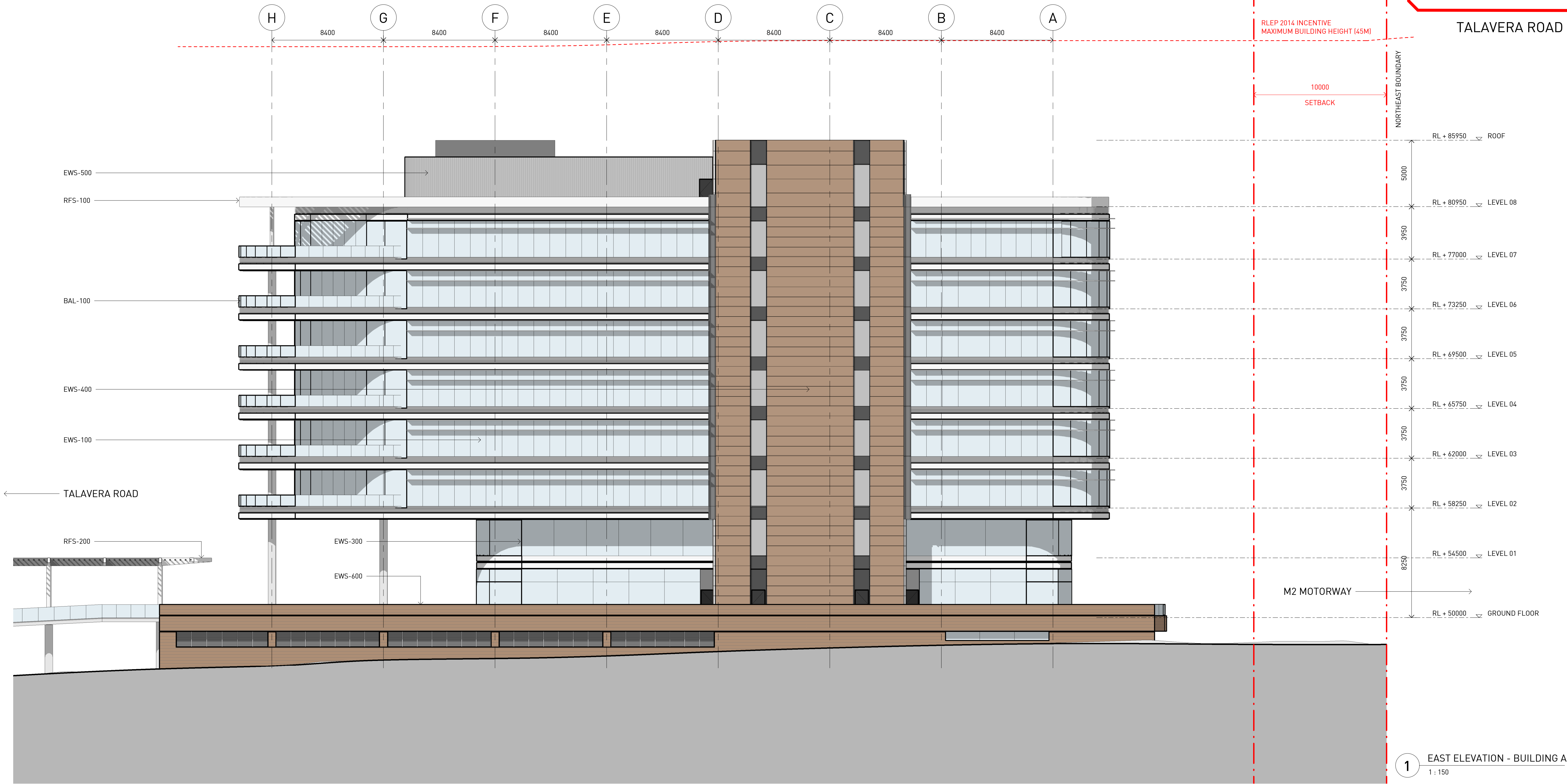
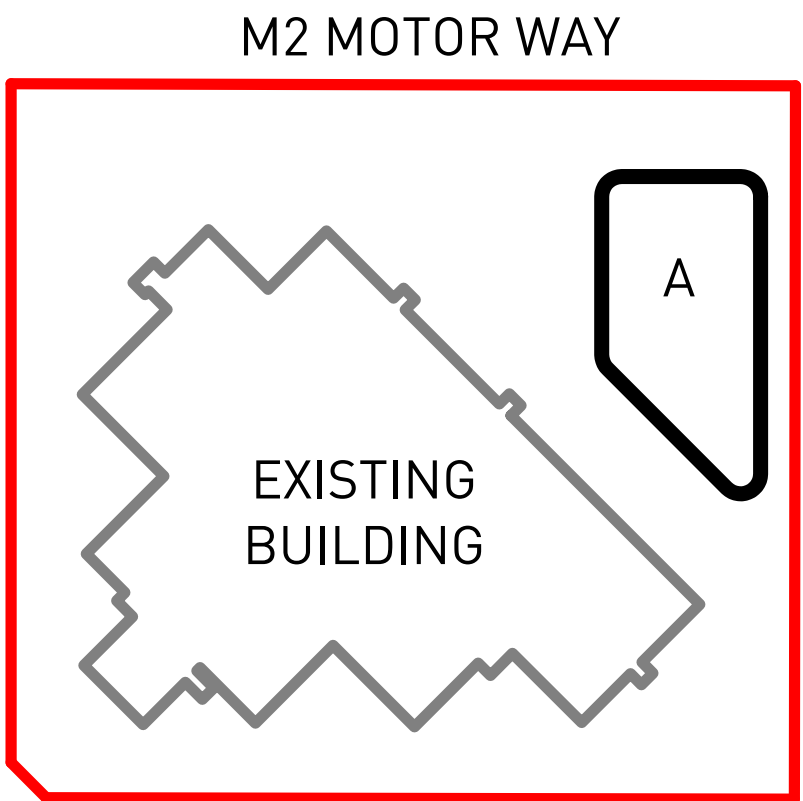
BAL-100
EWS-100
EWS-300
EWS-400
EWS-500
EWS-600
LVR-100
RFS-100
RFS-200

GLASS BALUSTRADE SYSTEM
GLAZING SYSTEM - LEVELS 1-6
GLAZING SYSTEM - GROUND FLOOR
LIGHT WEIGHT CEMENTITIOUS PANEL
POWDER COATED ALUMINIUM VERTICAL SLAT
TEXTURED PRECAST PANEL
LOUVRE SYSTEM - POWDER COATED ALUMINIUM
ROOF CANOPY - PAINTED STEEL AND ALUMINIUM
ENTRY CANOPY - PAINTED STEEL AND ALUMINIUM

Client
LA SALLE INVESTMENT
MANAGEMENT
Scale
1 : 150 @A1
North

Project
40 TALAVERA ROAD
Project No.
19-022
Revision Date
19/08/21

Drawing Title
STAGE 1 - ELEVATIONS 1
Drawing No.
PL-1-20-01
Revision
A



Architect

sissons.

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FACADE LEGEND

BAL-100
EWS-100
EWS-300
EWS-400
EWS-500
EWS-600
LVR-100
RFS-100
RFS-200

GLASS BALUSTRADE SYSTEM
GLAZING SYSTEM - LEVELS 1-6
GLAZING SYSTEM - GROUND FLOOR
LIGHT WEIGHT CEMENTITIOUS PANEL
POWDER COATED ALUMINIUM VERTICAL SLAT
TEXTURED PRECAST PANEL
LOUVRE SYSTEM - POWDER COATED ALUMINIUM
ROOF CANOPY - PAINTED STEEL AND ALUMINIUM
ENTRY CANOPY - PAINTED STEEL AND ALUMINIUM

Client

LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 150 @A1

North

Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

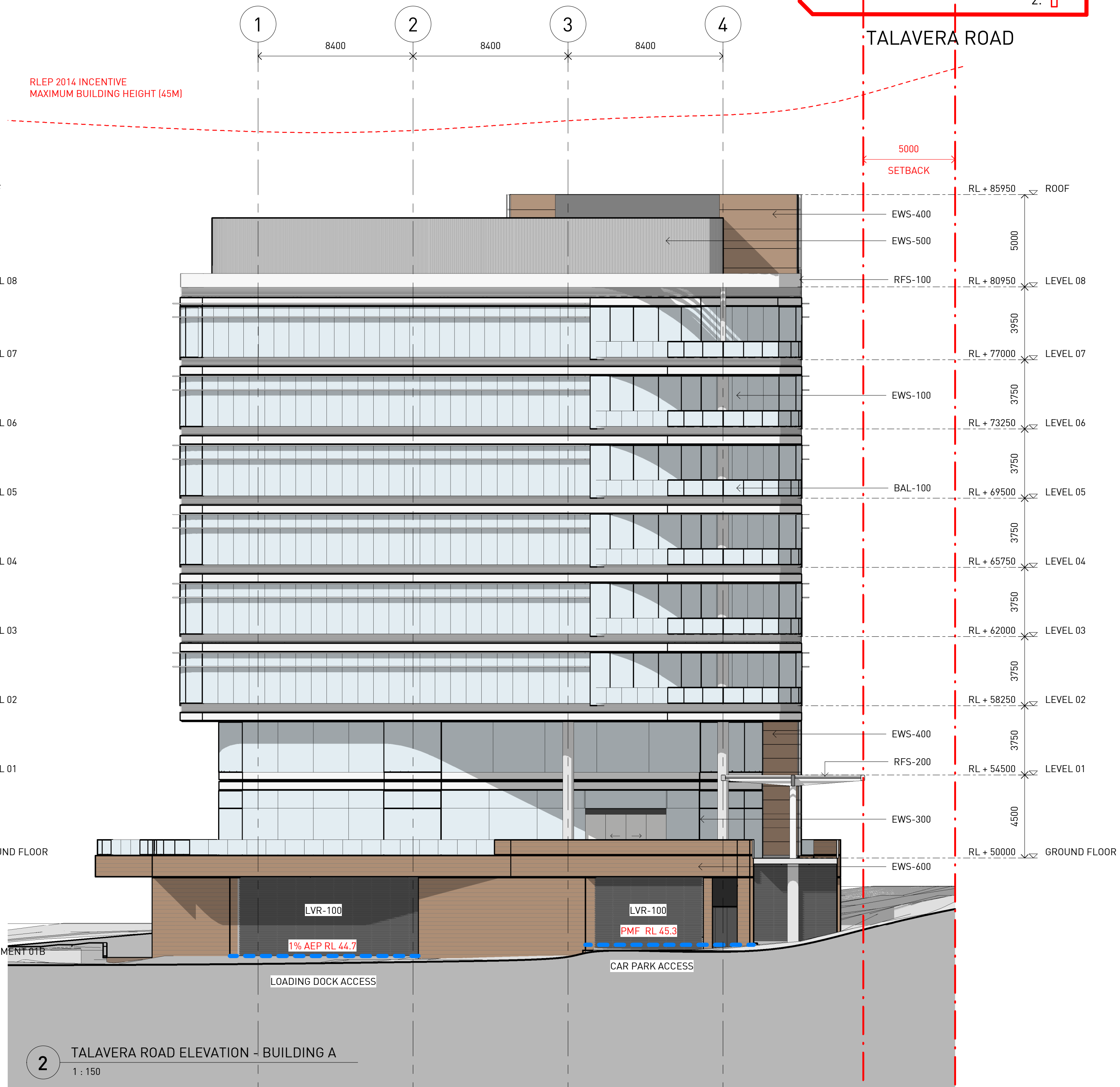
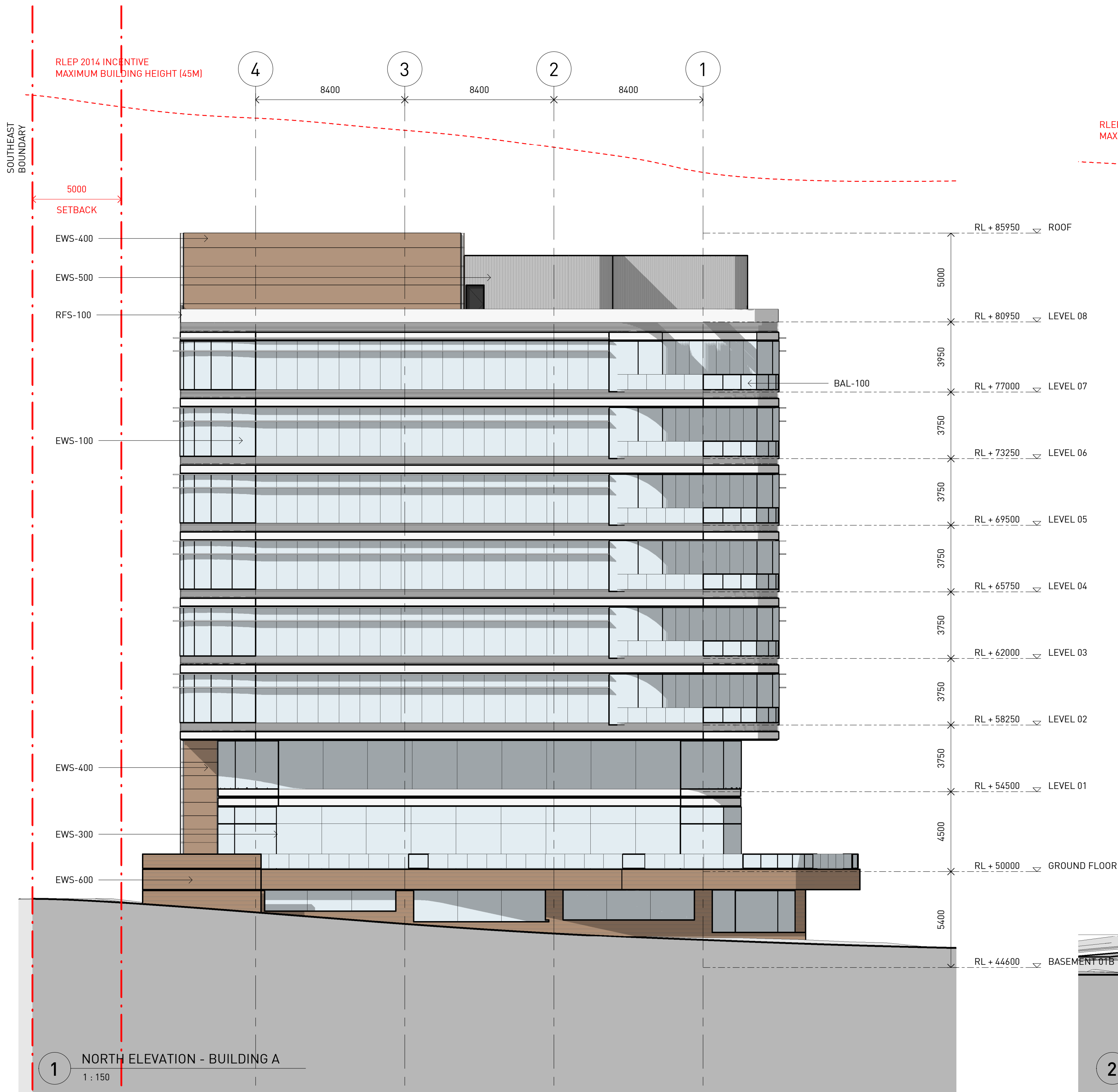
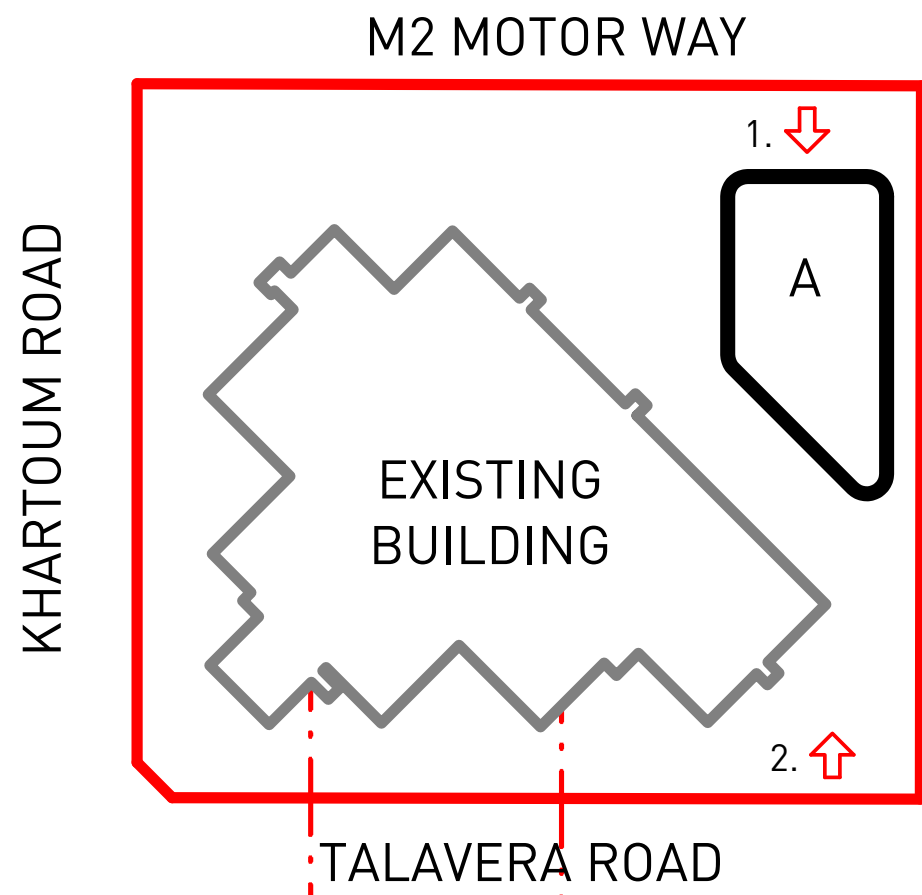
STAGE 1 - ELEVATIONS 2

Drawing No.

PL-1-20-02

Revision

A



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a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
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FACADE LEGEND

BAL-100
EWS-100
EWS-300
EWS-400
EWS-500
EWS-600
LVR-100
RFS-100
RFS-200

GLASS BALUSTRADE SYSTEM
GLAZING SYSTEM - LEVELS 1-6
GLAZING SYSTEM - GROUND FLOOR
LIGHT WEIGHT CEMENTITIOUS PANEL
POWDER COATED ALUMINIUM VERTICAL SLAT
TEXTURED PRECAST PANEL
LOUVRE SYSTEM - POWDER COATED ALUMINIUM
ROOF CANOPY - PAINTED STEEL AND ALUMINIUM
ENTRY CANOPY - PAINTED STEEL AND ALUMINIUM

Client

LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 150 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

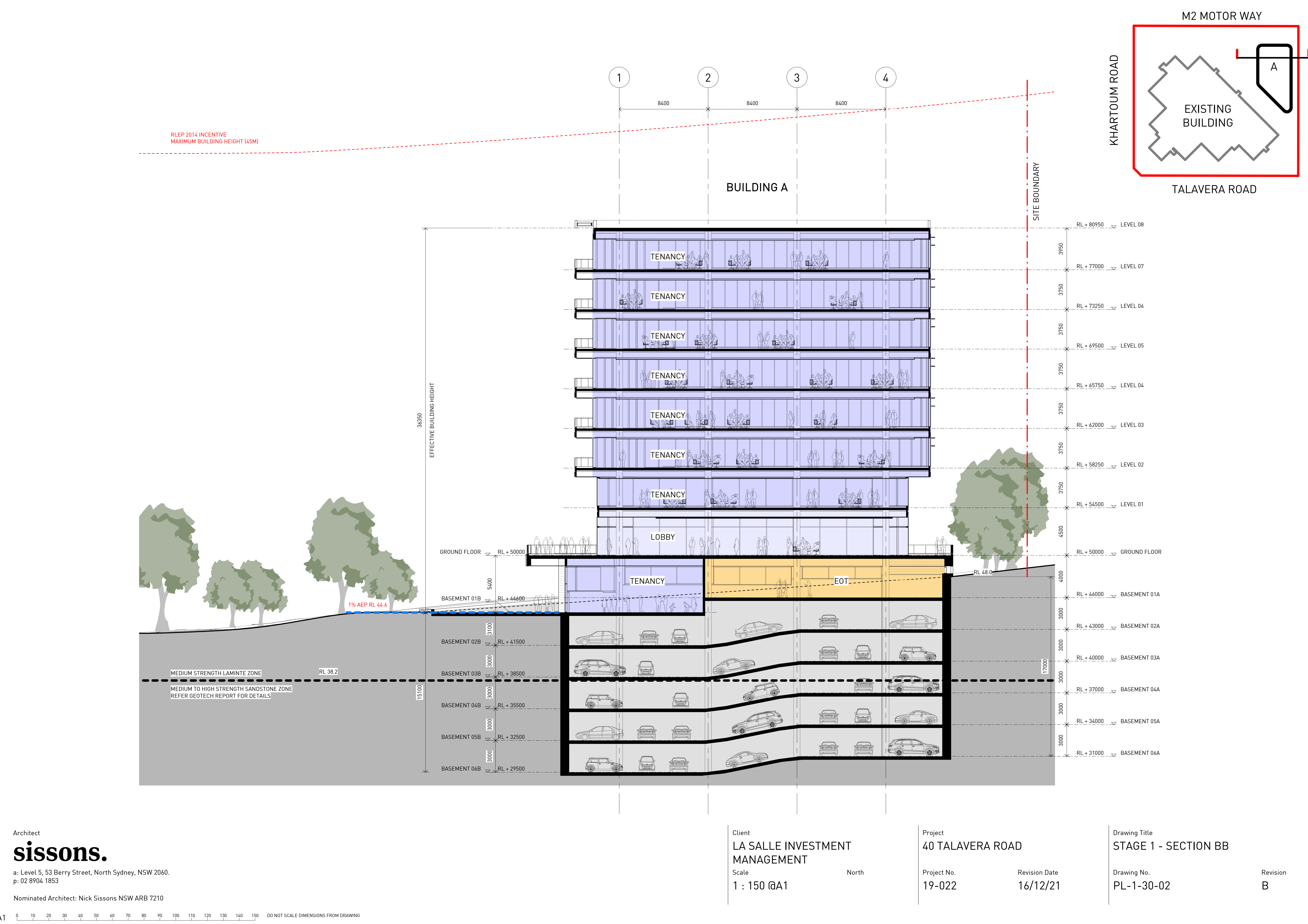
STAGE 1 - ELEVATIONS 3

Drawing No.

PL-1-20-03

Revision

A

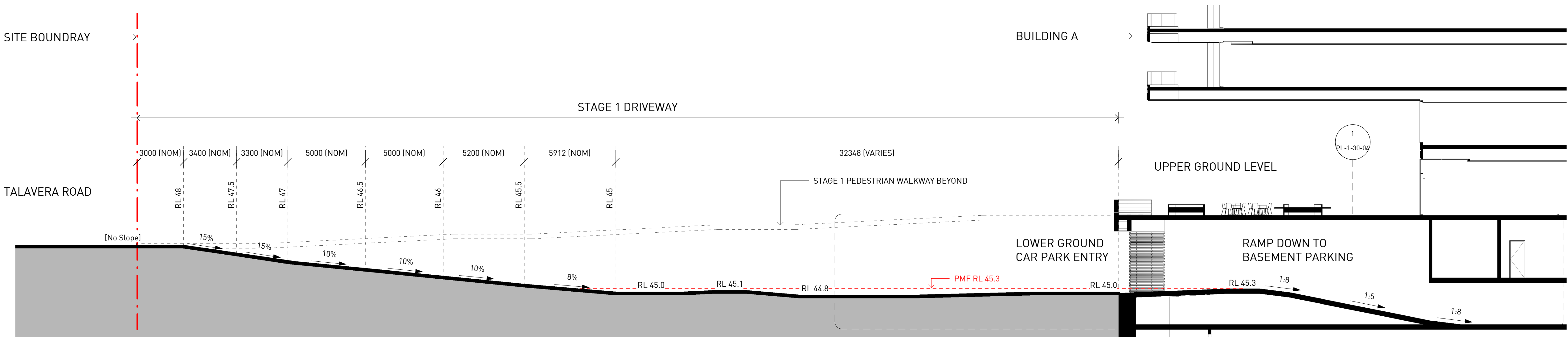


Architect
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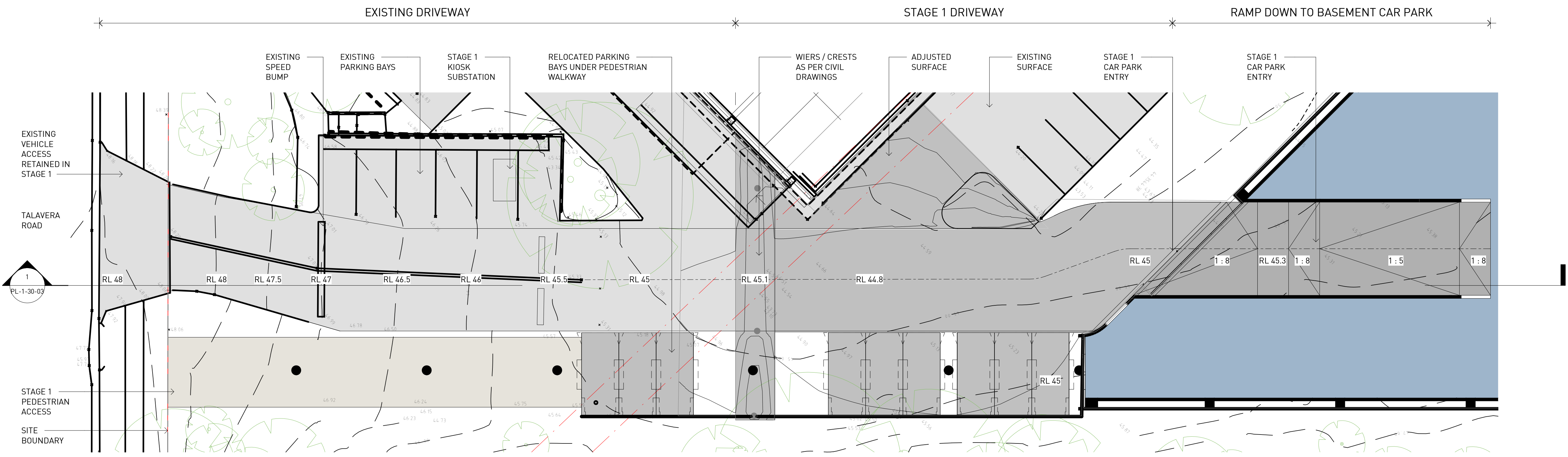
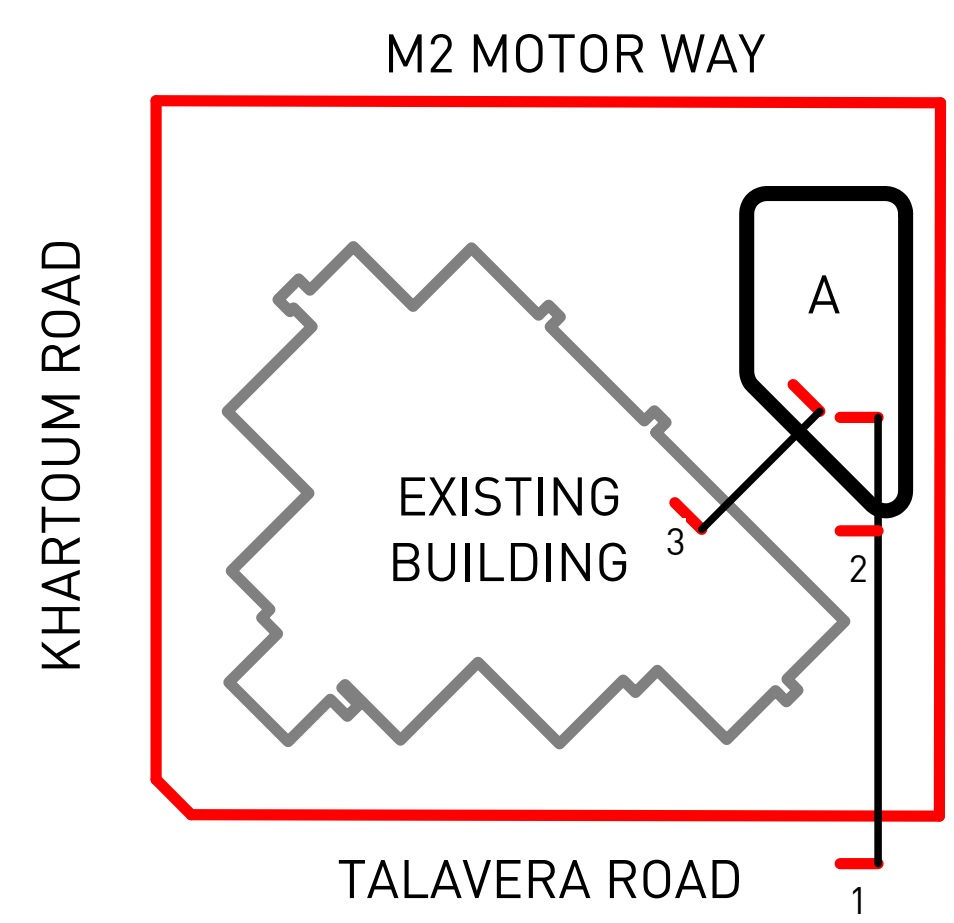
Client
**LA SALLE INVESTMENT
MANAGEMENT**
Scale
1 : 150 @A1

Project
40 TALAVERA ROAD
Project No.
19-022
Revision Date
16/12/21

Drawing Title
STAGE 1 - SECTION BB
Drawing No.
PL-1-30-02
Revision
B



1 STAGE 1 - EXISTING TALAVERA ROAD DRIVEWAY SECTION
1 : 150



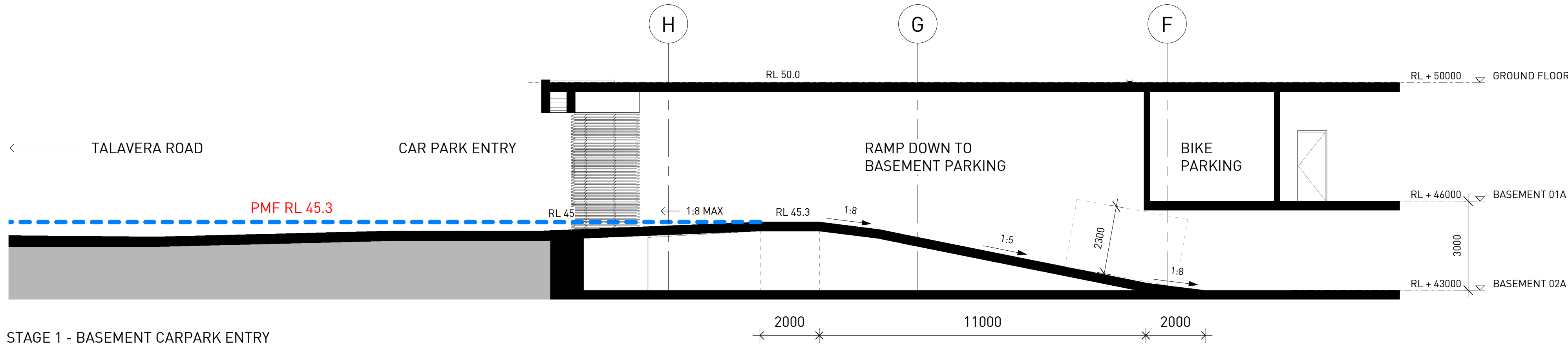
4 STAGE 1 - EXISTING TALAVERA ROAD DRIVEWAY PLAN
1 : 150

Architect
sissons.
a: Level 5, 53 Berry Street, North Sydney, NSW 2060.
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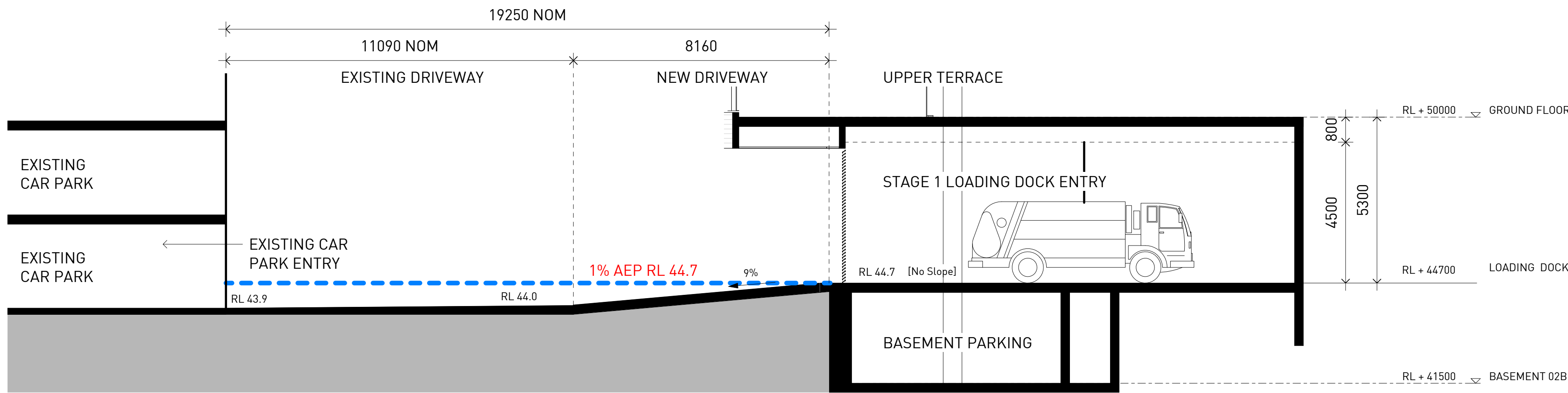
Client
LA SALLE INVESTMENT
MANAGEMENT
Scale
1 : 150 @A1
North

Project
40 TALAVERA ROAD
Project No.
19-022
Revision Date
19/08/21

Drawing Title
STAGE 1 - DRIVEWAY SECTIONS
Drawing No.
PL-1-30-03
Revision
A

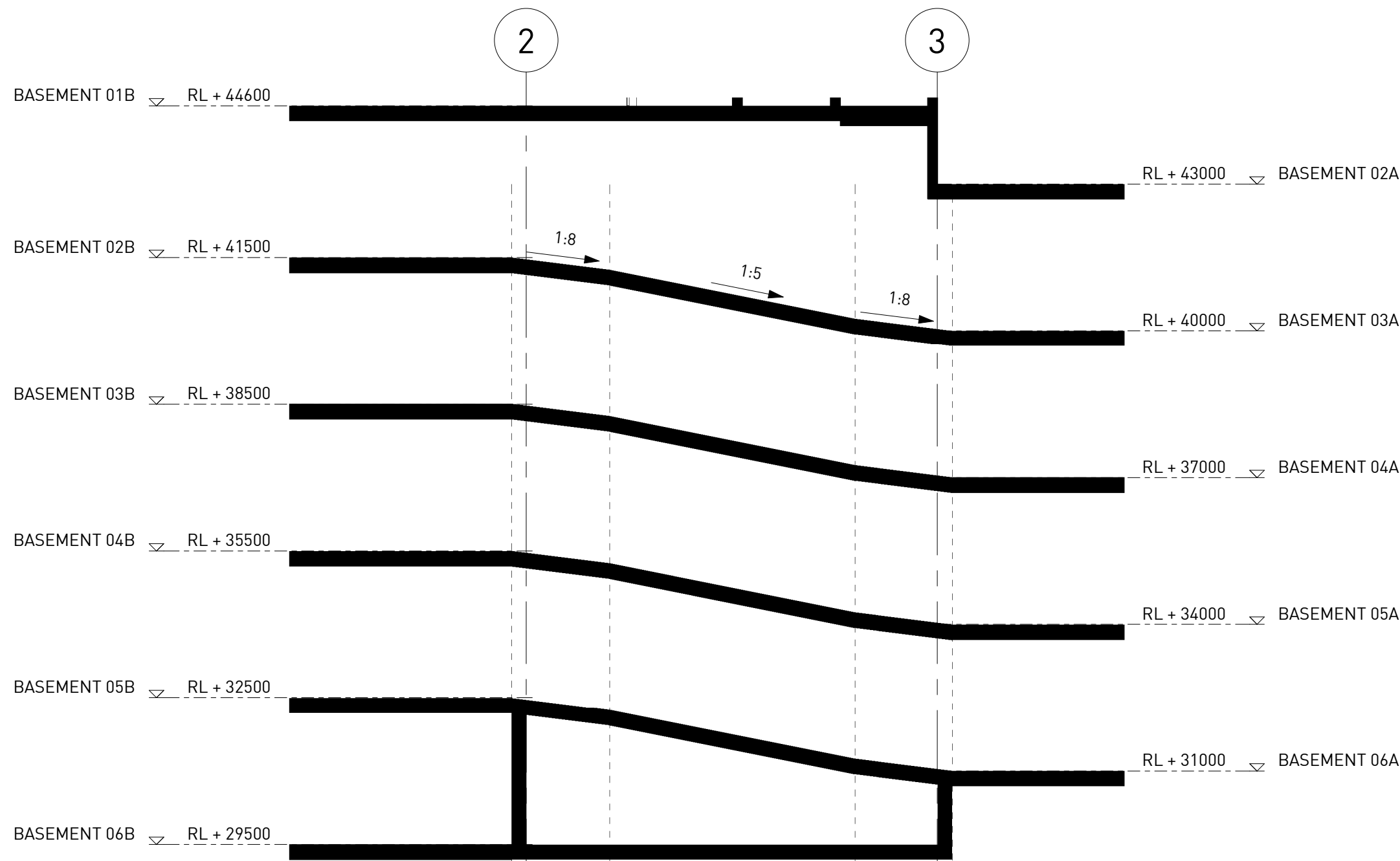


1 STAGE 1 - BASEMENT CARPARK ENTRY
1 : 100

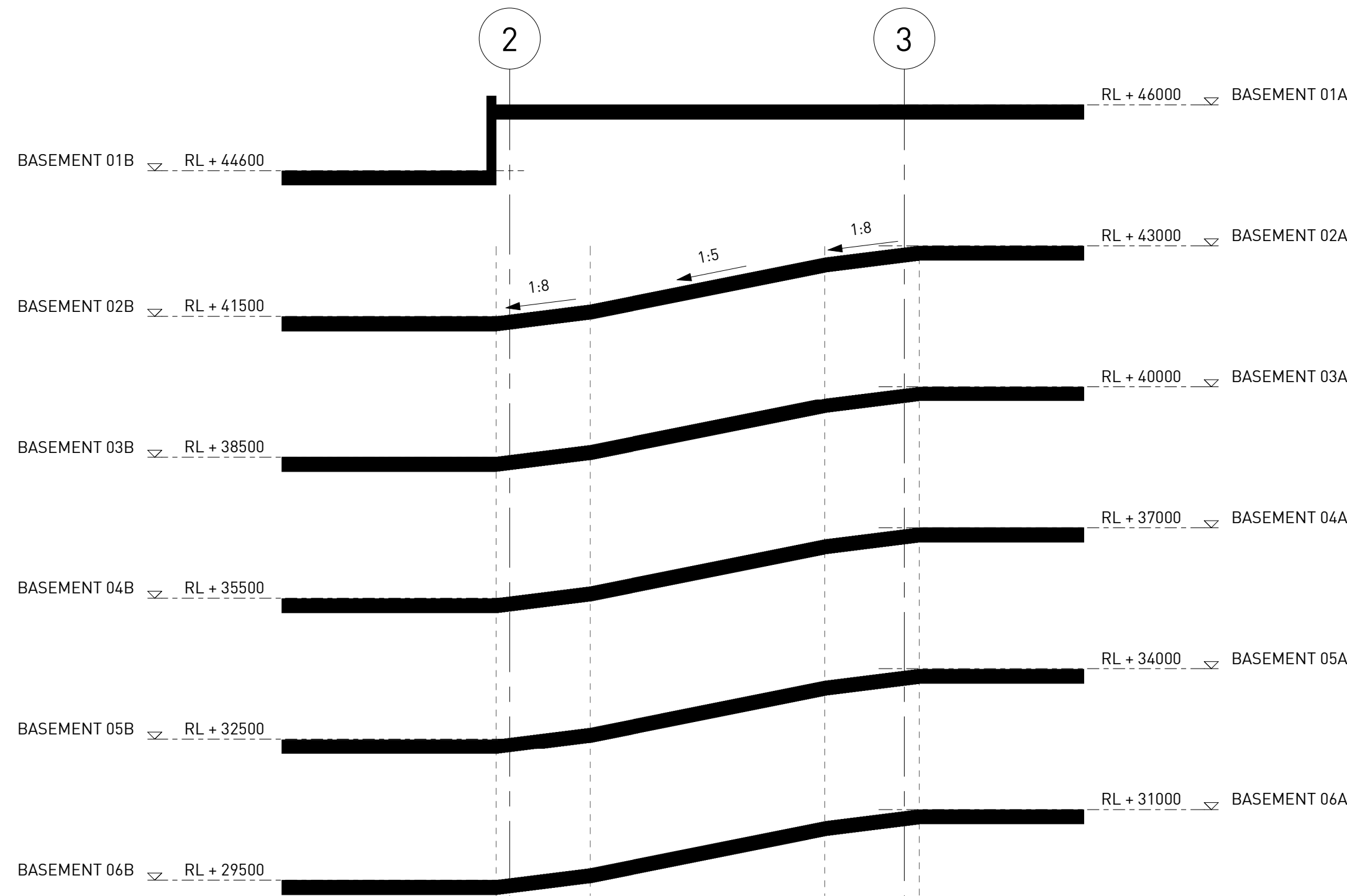


NOTE:
DRIVEWAY SECTION BASED ON SURVEY.
EXISTING GRADIENTS AND LEVELS TO BE
CONFIRMED ON SITE.

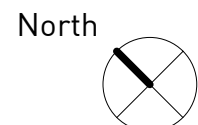
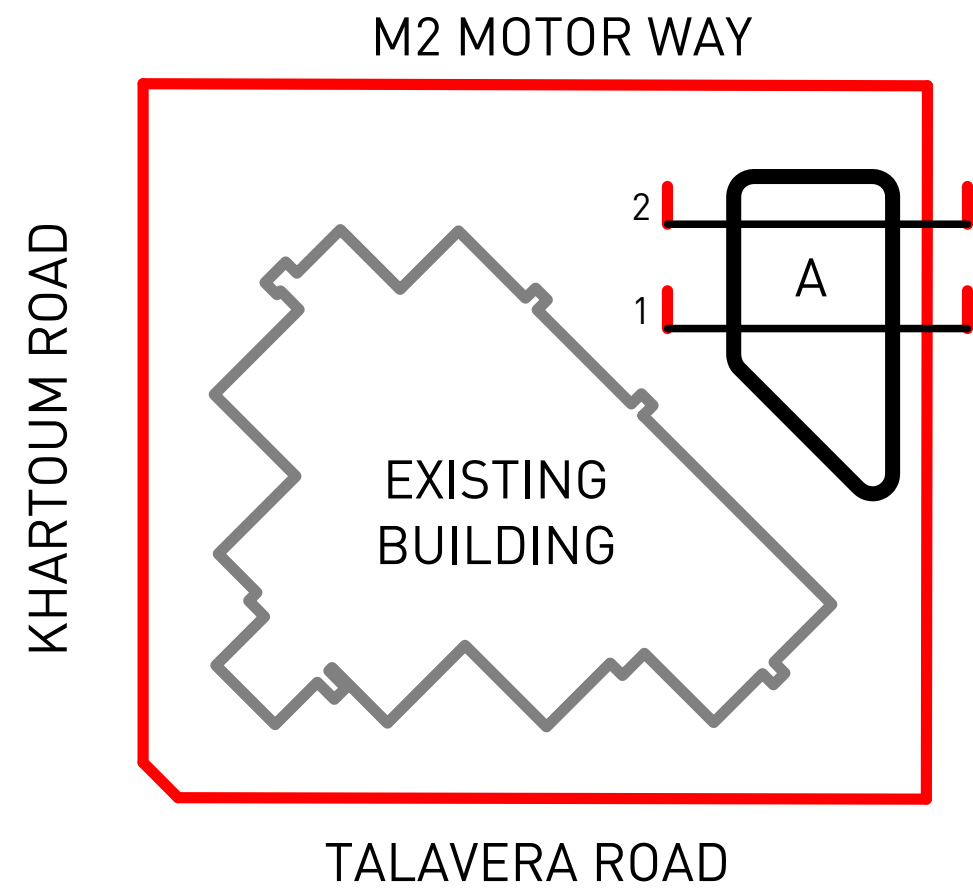
2 STAGE 1 - LOADING DOCK ENTRY
1 : 100

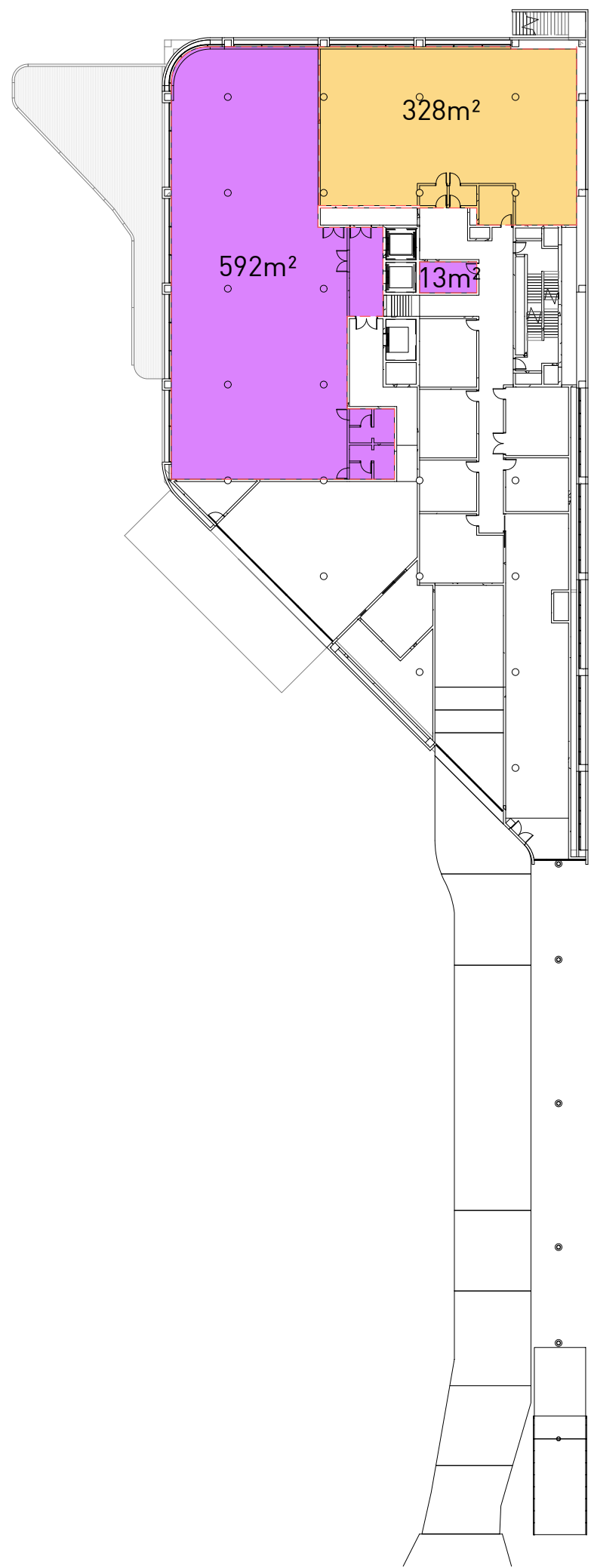


3. STAGE 1 - RAMP SECTION 1
1 : 100

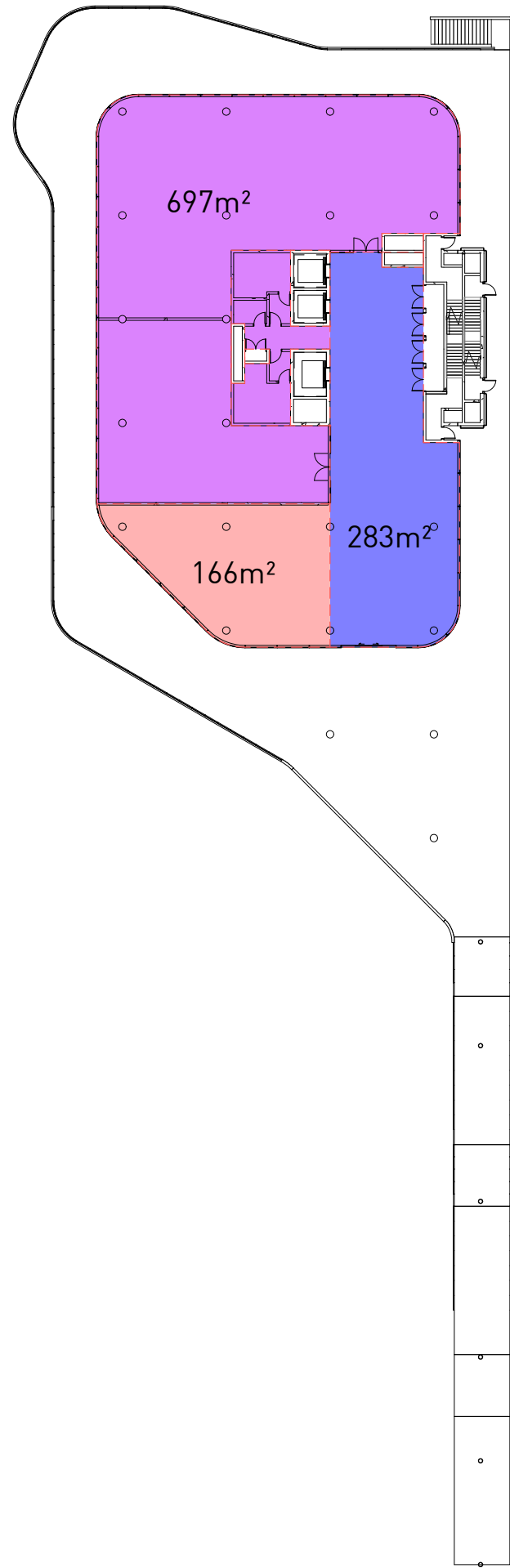


4. STAGE 1 - RAMP SECTION 2
1 : 100

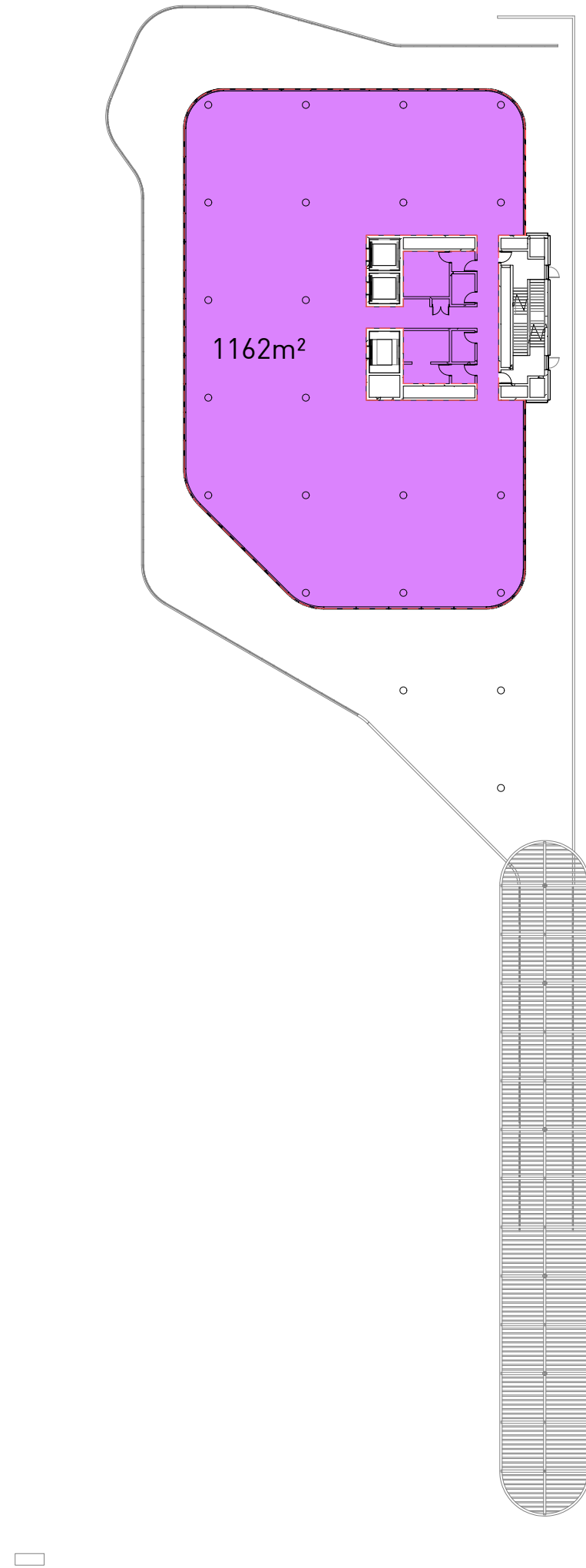




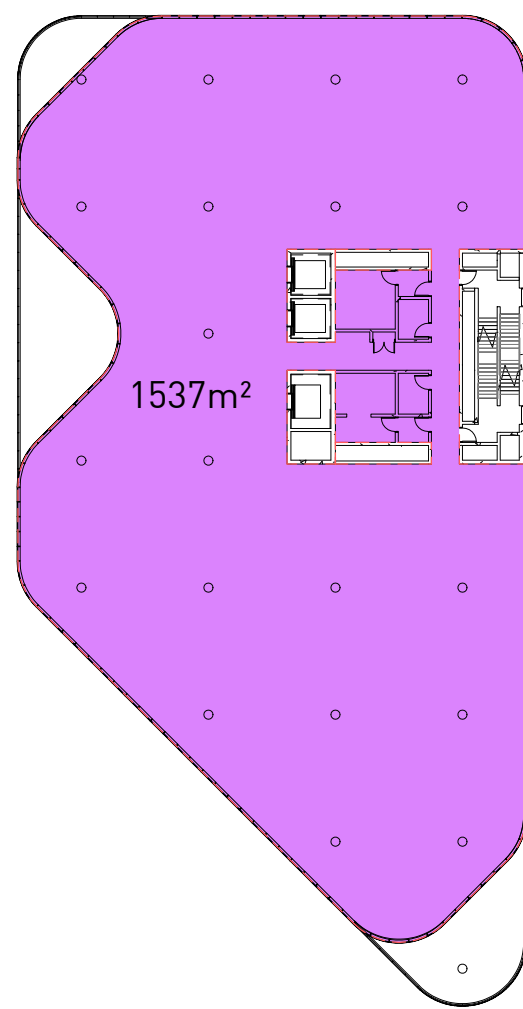
1 LOWER GROUND
1 : 500



2 GROUND FLOOR
1 : 500



3 LEVEL 01
1 : 500



4 TYPICAL FLOOR
1 : 500

Architect

sissons.

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p: 02 8904 1853

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- GFA#COMMERCIAL
- GFA#BOT
- GFA#LOBBY
- GFA#RETAIL

Client

LA SALLE INVESTMENT
MANAGEMENT

Scale

1 : 500 @A1

North



Project

40 TALAVERA ROAD

Project No.

19-022

Revision Date

19/08/21

Drawing Title

STAGE 1 - GFA PLANS

Drawing No.

PL-1-60-01

Revision

A

STAGE 1

LANDSCAPE PLAN - LOWER GROUND

THE FOREST LOBBY

Setting the scene for the Concept DA, the Stage 1 Detailed DA landscape design welcomes the users into an inviting forested lobby and ground floor outdoor working, dining and social space.

Featuring a range of intimate to larger spaces, the landscape design offers opportunity for larger gatherings, one on one meetings, group presentations and events, as well as providing a beautiful everyday lunch and meeting spot.

LEGEND

- 01 Basement loading dock + carpark connection
- 02 Existing carpark spaces to be upgraded and replaced
- 03 Existing trees to be protected and retained
- 04 Outdoor meeting nooks
- 05 OSD tank under
- 3 x nest boxes to be installed in existing trees for Lorikeets & Microbats



STAGE 1

LANDSCAPE PLAN - UPPER GROUND

THE FOREST LOBBY

Setting the scene for the Concept DA, the Stage 1 Detailed DA landscape design welcomes the users into an inviting forested lobby and ground floor outdoor working, dining and social space.

Featuring a range of intimate to larger spaces, the landscape design offers opportunity for larger gatherings, one on one meetings, group presentations and events, as well as providing a beautiful everyday lunch and meeting spot.

LEGEND

- 01 Pedestrian entrance bridge
- 02 Cafe/dining
- 03 Existing trees to be protected and retained
- 04 Raised bench for studying/working
- 05 Outdoor meeting nooks /Cafe spillout

