

23-25 LACHLAN AVENUE, MACQUARIE PARK

DRAWING NUMBER	DRAWING TITLE	REV.
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TP01.00	BASEMENT 2	B
TP01.01	BASEMENT 1	C
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TP01.16	LEVEL 13	C
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DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	20.04.2021	DA SUBMISSION RFI RESPONSE	BR
	C	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

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Project / LACHLAN AVENUE

Drawing / COVER SHEET

Project No / 219099

Date / 14.04.2022

Author / BR

Scale: @ A1

Drawing No. / TP00.00

Revision / D

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23-25 LACHLAN AVENUE, MACQUARIE PARK

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Existing Site Context

The site is located within the Macquarie Park precinct, south of Macquarie shopping centre and Macquarie University.

The existing site is currently 2 separate lots with low rise apartment buildings. The surrounding precinct is characterised by similar 2,3 and 4 storey apartment buildings sitting on small to medium sized allotments.

Legend	
<div></div>	Subject Site
<div></div>	Major Road
<div></div>	Local Access Road
<div></div>	Commercial/ Office
<div></div>	Retail/ Church
<div></div>	University
<div></div>	Park
<div></div>	Under Construction
<div></div>	Low Rise Residential
<div></div>	Medium Rise Residential
<div></div>	High Rise Residential
<div></div>	Train Line



Transport Links

The site is well connected for public transport, being inside 400m walking distance from the Macquarie University Station. Similarly major bus routes are located within 200m walk adjacent to Waterloo road.

The site is also well connected to local bike path networks and directly to open space.

Legend

Subject Site

Major Road

Local Access Road

Train Route

Metro Station

Bus Stop

Bike Path

400/ 800m Distance from Train Station

288

Epping to City

295

North Epping to Macquarie Centre

M41

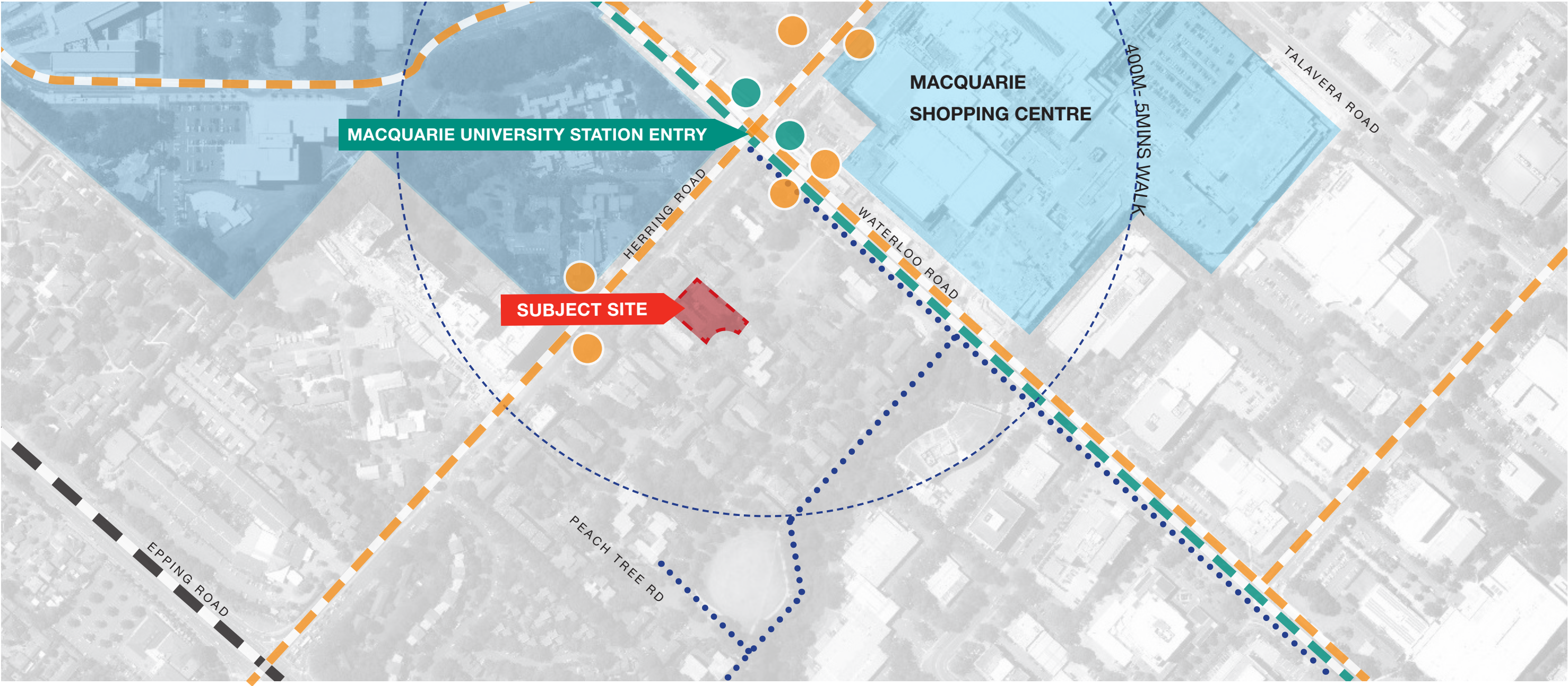
Hurstville to Macquarie Park

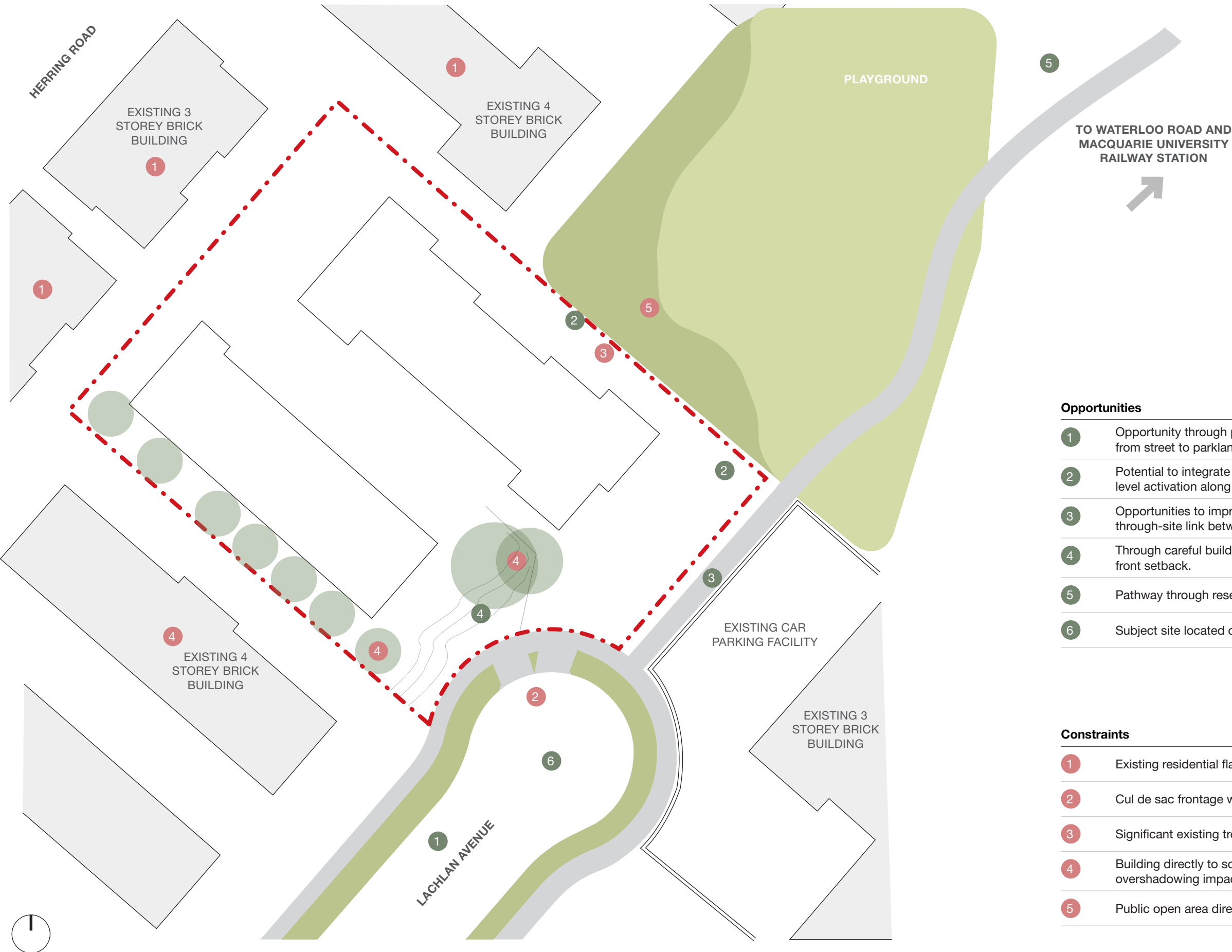
M54

Parramatta to Macquarie Centre

M

Chatswood to Tallawong Line





Opportunities

- 1 Opportunity through placement of built form to open up visual connection from street to parklands beyond.
- 2 Potential to integrate existing parklands into subject site through ground level activation along site boundary.
- 3 Opportunities to improve pedestrian amenity and visually expand through-site link between Lachlan Ave and Elouera Reserve.
- 4 Through careful building placement, retain significant existing trees in front setback.
- 5 Pathway through reserve leads directly to public transport and retail.
- 6 Subject site located on a cul-de-sac, restricting vehicular through-traffic.

Constraints

- 1 Existing residential flat buildings in close proximity to site.
- 2 Cul de sac frontage with only two opportunities for vehicular access.
- 3 Significant existing trees root and canopy zones to be considered.
- 4 Building directly to south of site to be considered in terms of overshadowing impacts.
- 5 Public open area directly adjacent to subject site lacks activation.

Key Design Evolutions in Response to Pre-DA Meetings

Significant aspects of the Scheme were supported by the Urban Design Review Panel at its meeting in late 2019. As part of developing the design, suggestions made by the panel have been integrated wherever possible.

The key amendments made in response are itemised below, with the relevant sub-heading from the panel design minutes referenced:

1.CONTEXT AND NEIGHBOURHOOD CHARACTER

Further detailed assessment of the existing trees has lead to the relocation of the proposed driveway away from the park side of the development. One existing tree will be removed, however the significant Gums in the centre of the site have had their surrounding landscape increased, and importantly lines of sight towards the park have been opened up.

The removal of the ramp from this interface resolves a previously complicated junction and allows for the replacement of the removed tree with a large and contiguous deep soil planted area.

2. CONTEXT AND NEIGHBOURHOOD CHARACTER

Detailed assessment of the neighbouring existing buildings have been made, and are incorporated in both the detailed shadow studies, and adjacent site schematics to demonstrate their ability to be developed in the future.

3.CONTEXT AND NEIGHBOURHOOD CHARACTER

In order to create the large landscaped buffer at the South-Eastern corner of the site, the basement carpark is partially located towards the rear setback. The constraint of large waste vehicles accessing the basement generate the Western wall position of the basement carpark. In order to provide for the large tree planting recommended by the panel, Structural deep soil zones have been added along this rear space in order to create a tree canopy.

4.BUILT FORM AND SCALE

Further articulation has been added to the Western, and Southern facades in order to improve the presentation of the form from these neighbours and create visual relief suggested by the Design Panel.

5. LANDSCAPE

As per previous notes, after detailed consideration and work with our arborist, the driveway access point has been relocated to significantly improve the front address and interface to the park. Trees along the park boundary are also able to be retained in this new configuration as the excavation line is outside their TPZ.

The location of more noisy/active uses has been defined in the plans in order to provide greater acoustic privacy for neighbours, with these games uses positioned facing the park and away from rear boundaries. Passive, outdoor lounge and study areas are instead located in this position.

6. AMENITY

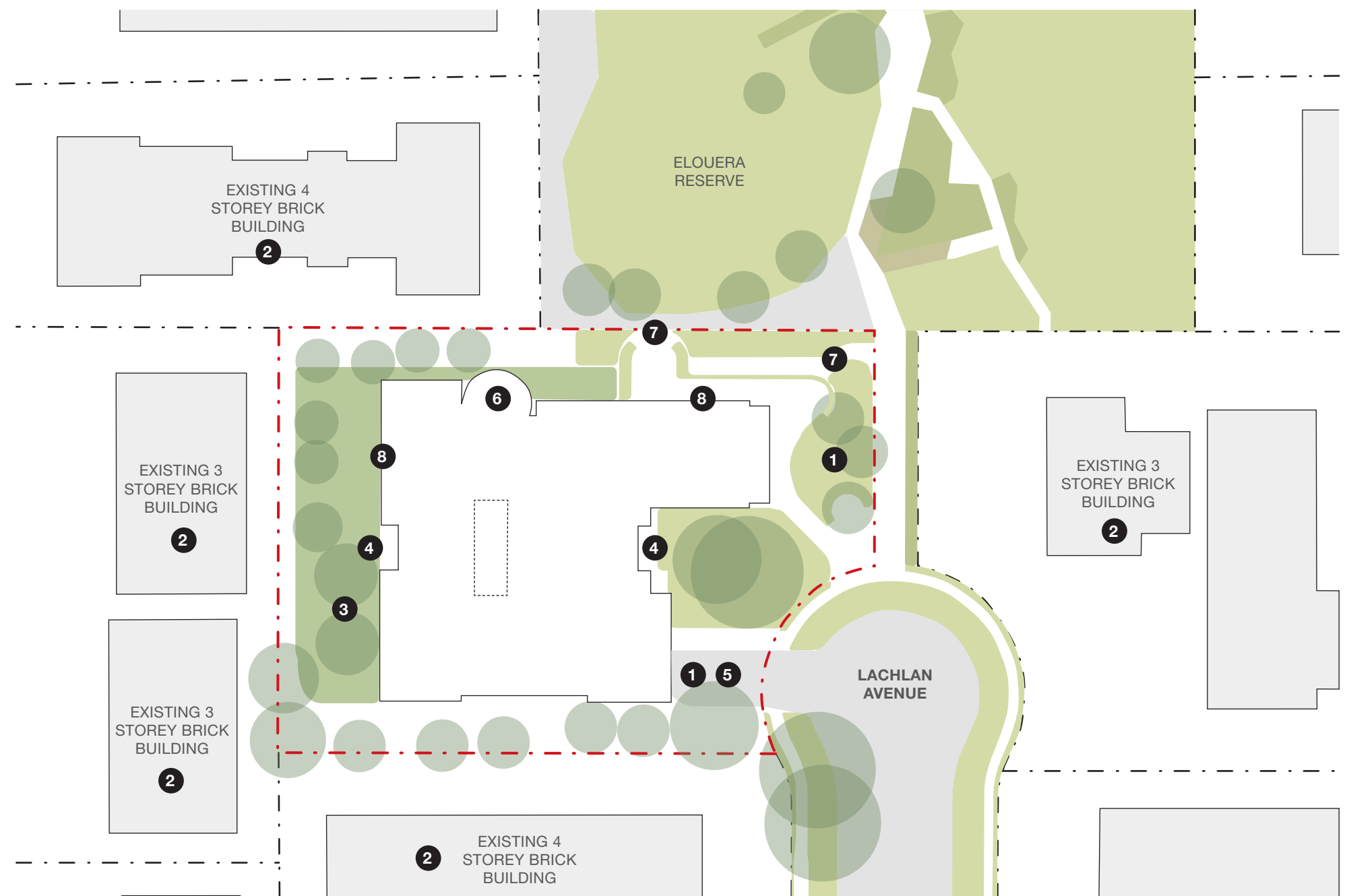
Significant design development has been undertaken on the communal areas both at ground, and each level of the building and details are included in this design report. The areas of communal space on each level has been increased with both external and internal areas. Multi-bedroom accomodation has been included, with living spaces to each of these clusters increased in area, with detail plans demonstrating internal furniture included in the application.

7. SAFETY

Definition of the security line around the perimeter of the building in order to create clearly delineated public and private areas has been undertaken and included in the plans.

8. AESTHETICS

Detailed design work with the client, contractors and engineers has developed a more detailed facade response that satisfies the sustainability objectives of the project - high passive solar responsiveness, and details of this are included in the documentation.



DEVELOPMENT SUMMARY

LEVEL	COMMUNAL AREAS	OFFICE / MANAGEMENT AREAS	SINGLE	DOUBLE	DDA (2 BEDS)	MANAGERS (3 BEDS)	No. 4 BEDS	No. 5 BEDS	No. 6 BEDS	No. 7 BEDS	TOTAL No. ROOMS	TOTAL No. BEDS / OCCUPANCY
BASEMENT 2	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
BASEMENT 1	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
BASEMENT MEZZ	284.1 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
GROUND	500.3 m²	37.5 m²	0	0	0	1	0	0	0	0	1	3
MEZZANINE	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
LEVEL 1	36.8 m²	0.0 m²	26	0	1	0	1	1	0	0	29	37
LEVEL 2	36.9 m²	0.0 m²	26	0	1	0	1	1	0	0	29	37
LEVEL 3	36.8 m²	0.0 m²	26	0	1	0	1	1	0	0	29	37
LEVEL 4	36.9 m²	0.0 m²	26	0	1	0	1	1	0	0	29	37
LEVEL 5	36.8 m²	0.0 m²	26	0	1	0	1	1	0	0	29	37
LEVEL 6	36.9 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 7	36.8 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 8	36.9 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 9	36.8 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 10	36.9 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 11	36.8 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 12	36.9 m²	0.0 m²	25	0	1	0	1	1	0	0	28	36
LEVEL 13	36.9 m²	0.0 m²	20	0	1	0	1	2	2	0	26	48
LEVEL 14	0.0 m²	0.0 m²	0	0	0	0	0	0	0	0	0	0
	1263.4 m²	37.5 m²	325	0	13	1	13	14	2	0	368	488

*INCLUDING 3 BEDS IN MANAGER APARTMENT

COMMUNAL AREAS INCLUDE:

BASEMENT MEZZANINE & GROUND LEVELS:

- FOYER / WAITING
- CINEMA
- GAMES LOUNGE
- GYM
- LAUNDRY
- AMENITIES
- QUIET STUDY & PODS
- CASUAL STUDY & MEDIA
- KITCHEN
- DINING
- MAIL ROOM
- LOUNGE 1
- LOUNGE 2

LEVELS 1 - 13:

- COMMUNAL LOUNGE (LEVELS 1, 3, 5, 7, 9, 11)
- COMMUNAL KITCHEN / DINING (LEVELS 2, 4, 6, 8, 10, 12)
- COMMUNAL LOUNGE / KITCHEN / DINING LEVEL 13

CARPARK COUNT

LEVEL	VISITOR	CAR SHARE	STAFF	RESIDENT STACKER	CARPARKS TOTAL	MOTORBIKE / SCOOTER	BICYCLE
BASEMENT 2	5	5	2	40	52	9	90
BASEMENT 1	12	0	0	0	12	12	0
GROUND	0	0	0	0	0	0	12
	17	5	2	40	64	21	102

EFFECTIVE TOTAL = 40
(CARSHARE RATIO OF 1:8)

5x 8 CAR STACKER

EFFECTIVE CAR PARK TOTAL = 99
(CARSHARE RATIO OF 1:8)

DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
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	C	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

Project / LACHLAN AVENUE

Drawing / DEVELOPMENT SUMMARY

Project No. / 219099

Date / 14.04.2022

Author / BR

Scale: @ A1

Drawing No. / TP00.01

Revision / D

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DEVELOPMENT APPLICATION

Revisions / A 09.04.2021 DA SUBMISSION KW

Project / LACHLAN AVENUE

Drawing / SITE SURVEY

Project No / 219099

Date / 09.04.2021

Author / KW

Scale: @ A1 / 1 : 200

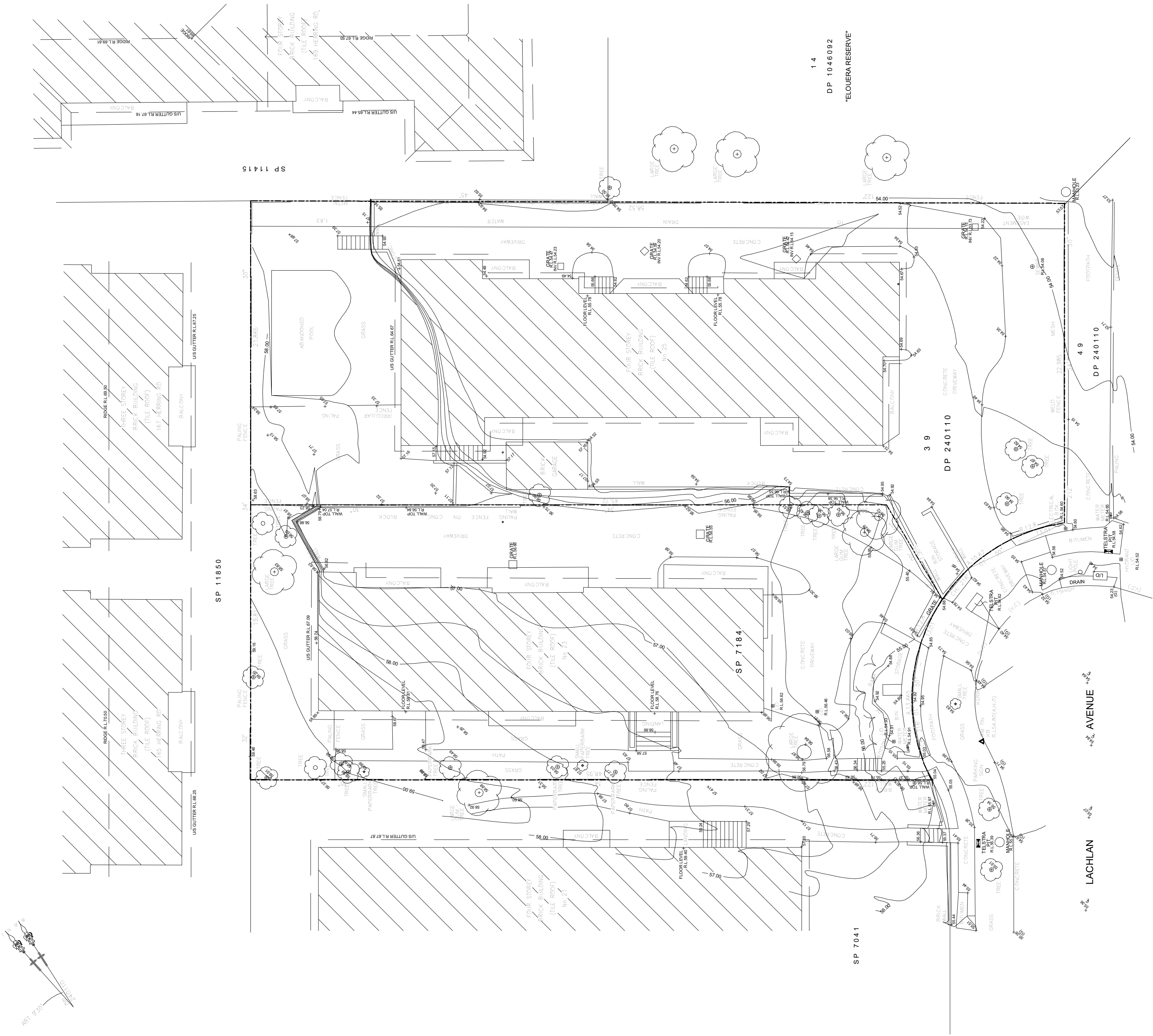
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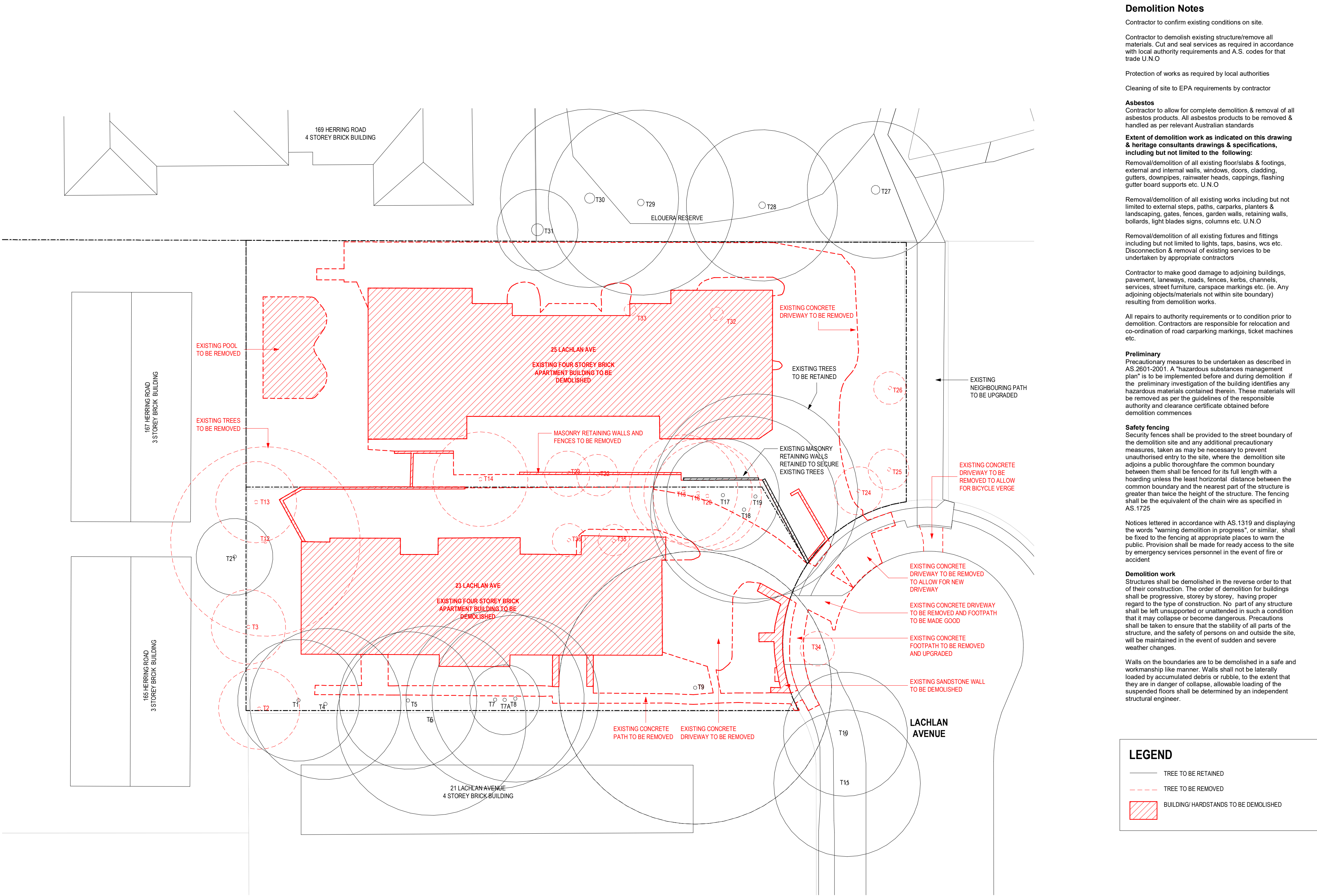
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Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW

Project / LACHLAN AVENUE

Drawing / DEMOLITION PLAN

Project No / 219099

Date / 24.08.2021

Author / KW

Scale: @ A1 / 1 : 200

Drawing No. / TP00.03

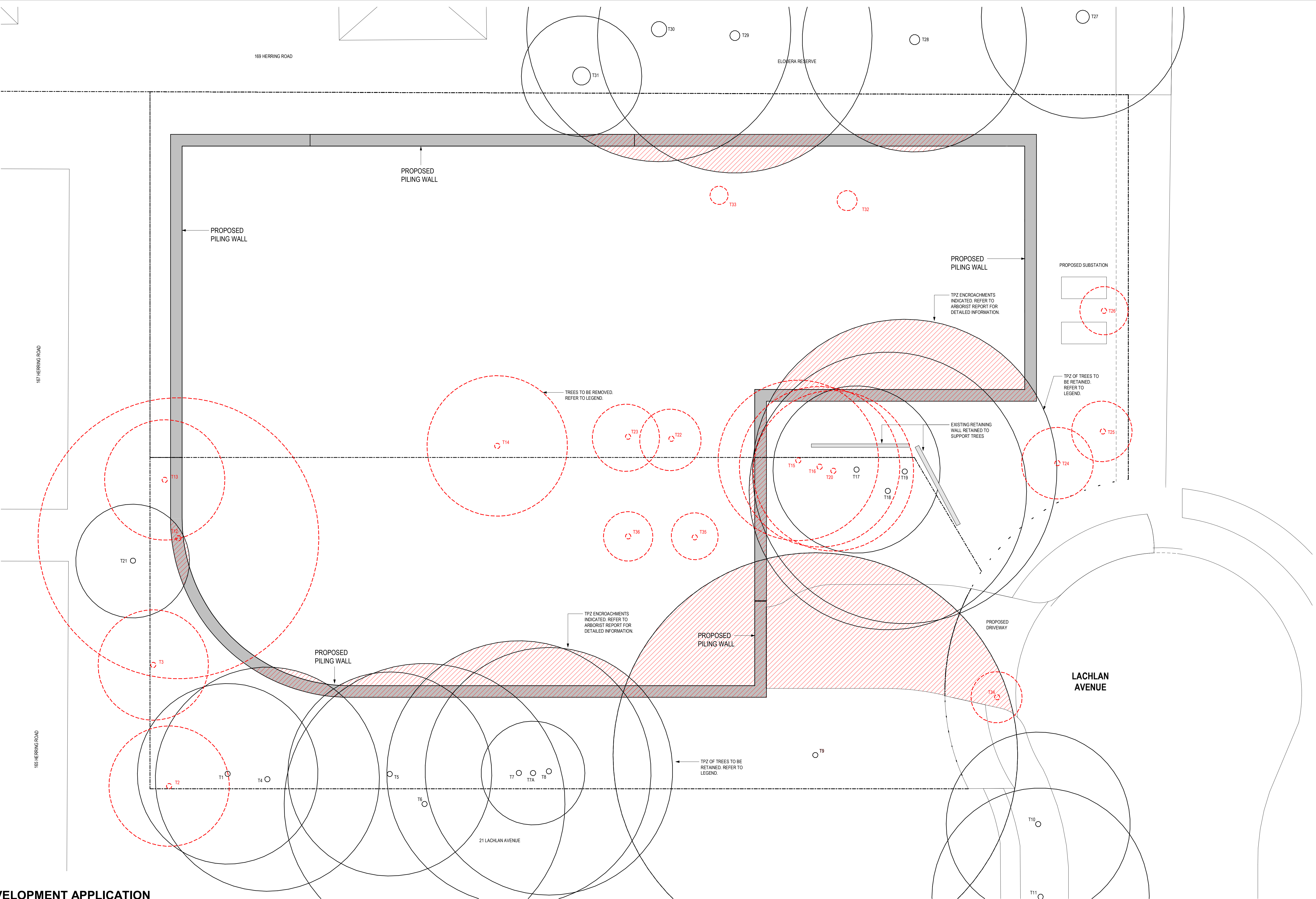
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LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	TREE PROTECTION ZONE ENCROACHMENT SUPPORTED BY ARBORIST. REFER TO ARBORIST REPORT FOR DETAILED INFORMATION.

Project / **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **TREE MANAGEMENT PLAN**

Project No / **219099** Date / **24.08.2021** Author / **KW**

Scale: @ A1/ **1 : 100**

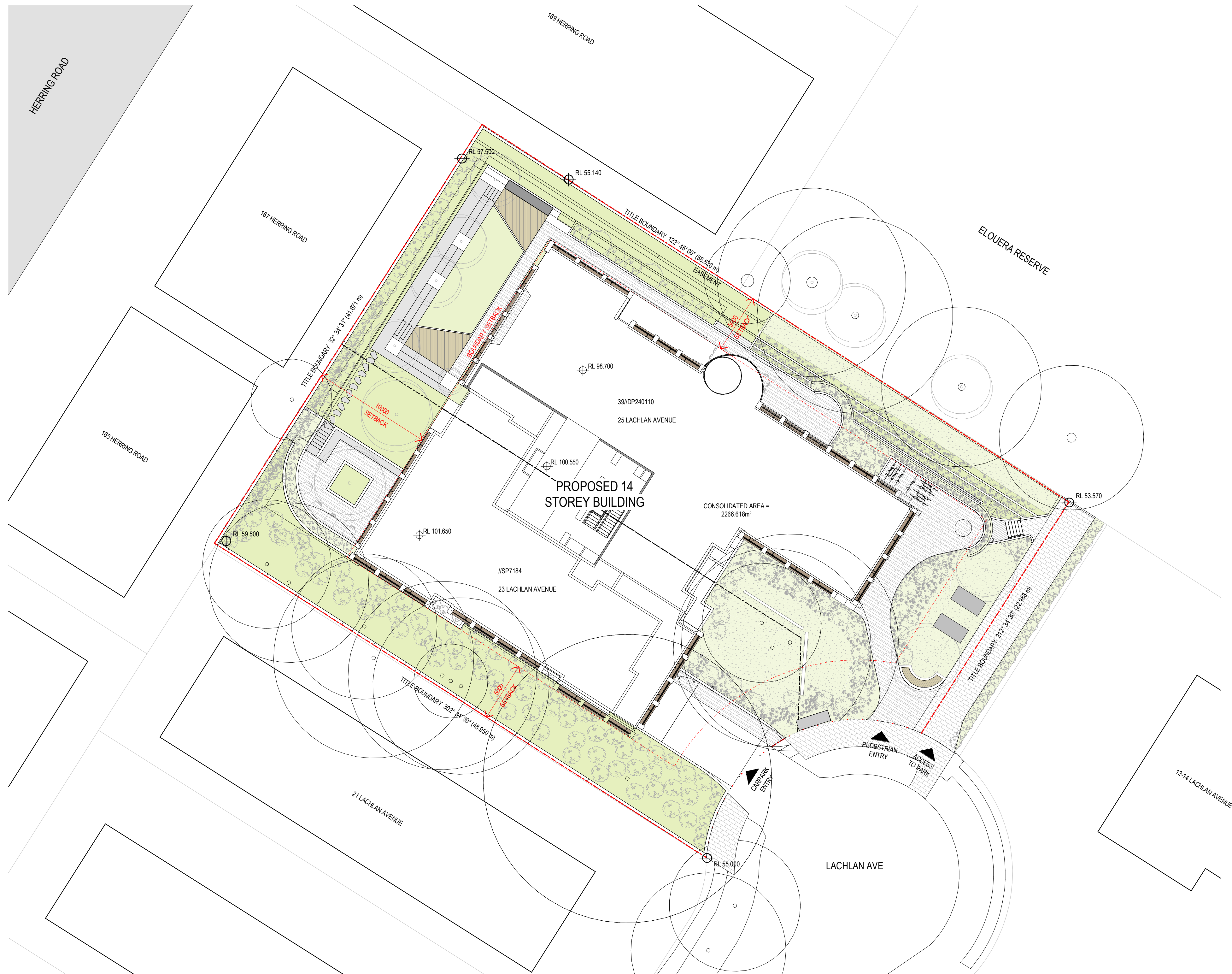
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PRELIMINARY

Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW

Project / **LACHLAN AVENUE**

Drawing / **PROPOSED SITE PLAN**

Project No. / **219099**

Date / **24.08.2021**

Author / **KW**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP00.06**

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SURROUNDING BUILDINGS	
21 Lachlan Ave <ul style="list-style-type: none">• Apartments all face towards the south west, away from subject site. Large existing trees along boundary to be retained	169 Herring Rd <ul style="list-style-type: none">• Interface primarily bedroom windows, one balcony/ living room addressing boundary
12 Lachlan Ave <ul style="list-style-type: none">• Closest interface is greater than 24m distance• Overshadowing impacts limited to 2 hours from 1pm to 3pm. These apartments receive over 3hours of sun in mid-winter due to their aspect	165-167 Herring Rd <ul style="list-style-type: none">• Half of apartments address rear yard.• Communal Open Space is recessed below level of adjacent yard to increase privacy• Active uses located facing park

LEGEND	
B	Bedroom
K	Kitchen
L	Living Room
T	Terrace
WC	Bathroom

DEVELOPMENT APPLICATION

Revisions / A 24.08.2021 DA SUBMISSION RFI RESPONSE KW

Project / LACHLAN AVENUE

Drawing / SITE PLAN - SURROUNDING SITES

Project No / 219099

Date / 24.08.2021

Author / KW

Scale: @ A1 / 1 : 200

Drawing No. / TP00.07

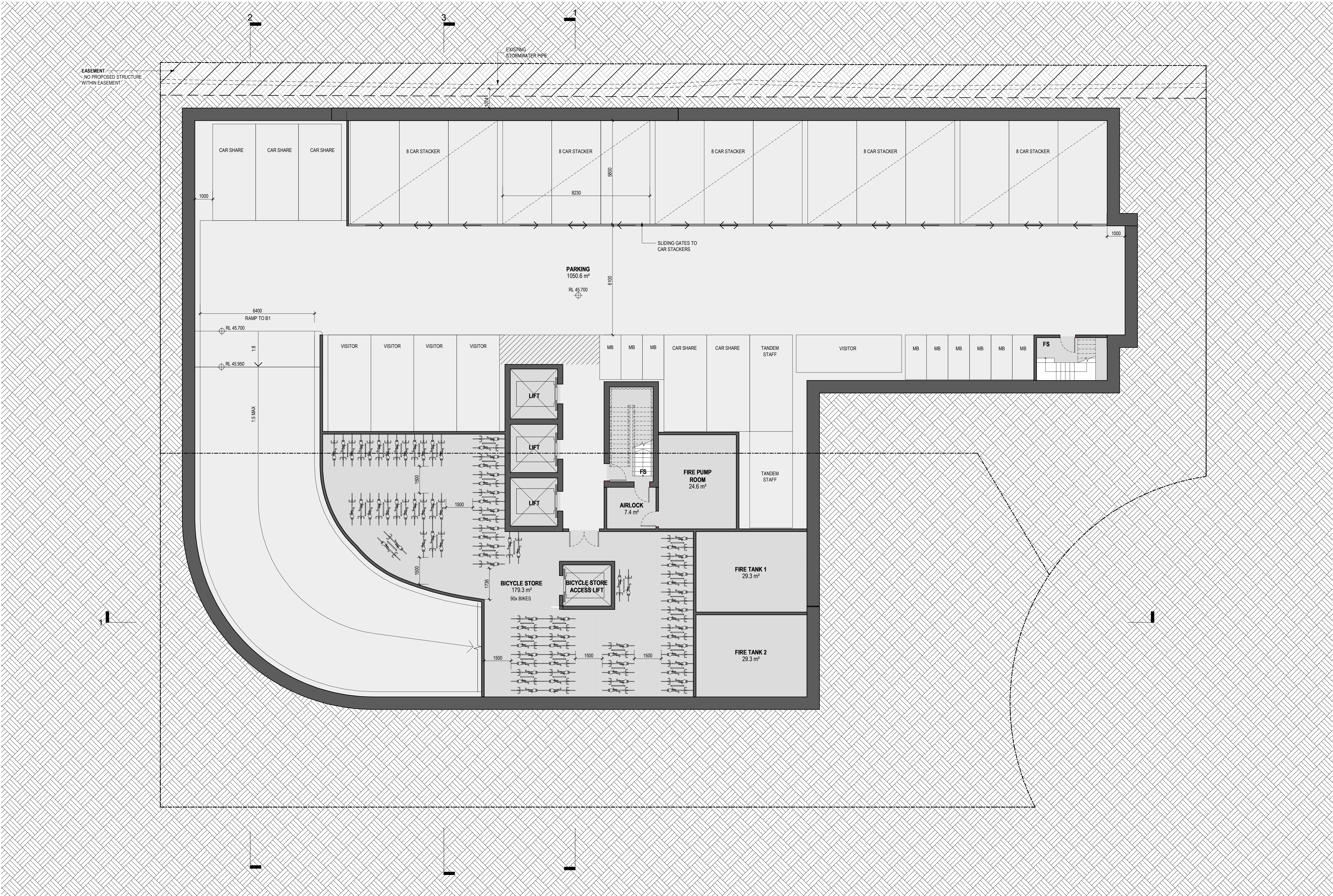
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BASEMENT 2	5	5	2	40	52	9	90
BASEMENT 1	12	0	0	0	12	12	0
GROUND	0	0	0	0	0	0	12
	17	5	2	40	64	21	102

EFFECTIVE TOTAL = 40
(CARSHARE RATIO OF 1:8)

5x 8 CAR STACKER

EFFECTIVE CAR PARK TOTAL = 99
(CARSHARE RATIO OF 1:8)

Project / LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / BASEMENT 2

Project No / 219099 Date / 14.04.2022 Author / BR

Scale: @ A1 / 1 : 100

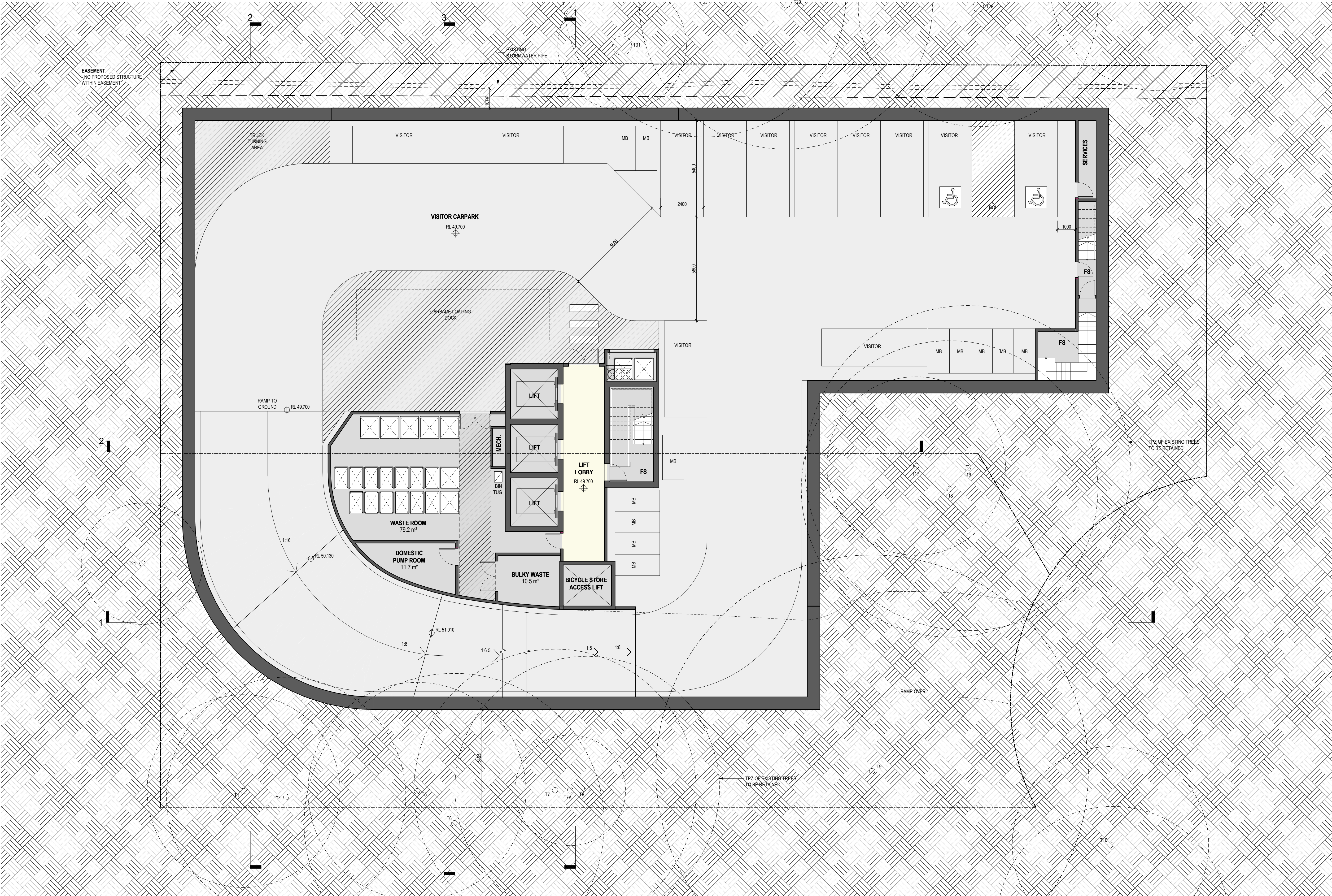
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(CARSHARE RATIO OF 1:8)

5x 8 CAR STACKER

EFFECTIVE CAR PARK TOTAL = 99
(CARSHARE RATIO OF 1:8)

Project **LACHLAN AVENUE**

Drawing **BASEMENT 1**

Project No **219099**

Date **14.04.2022**

Author **BR**

Scale: @ A1 **1 : 100**

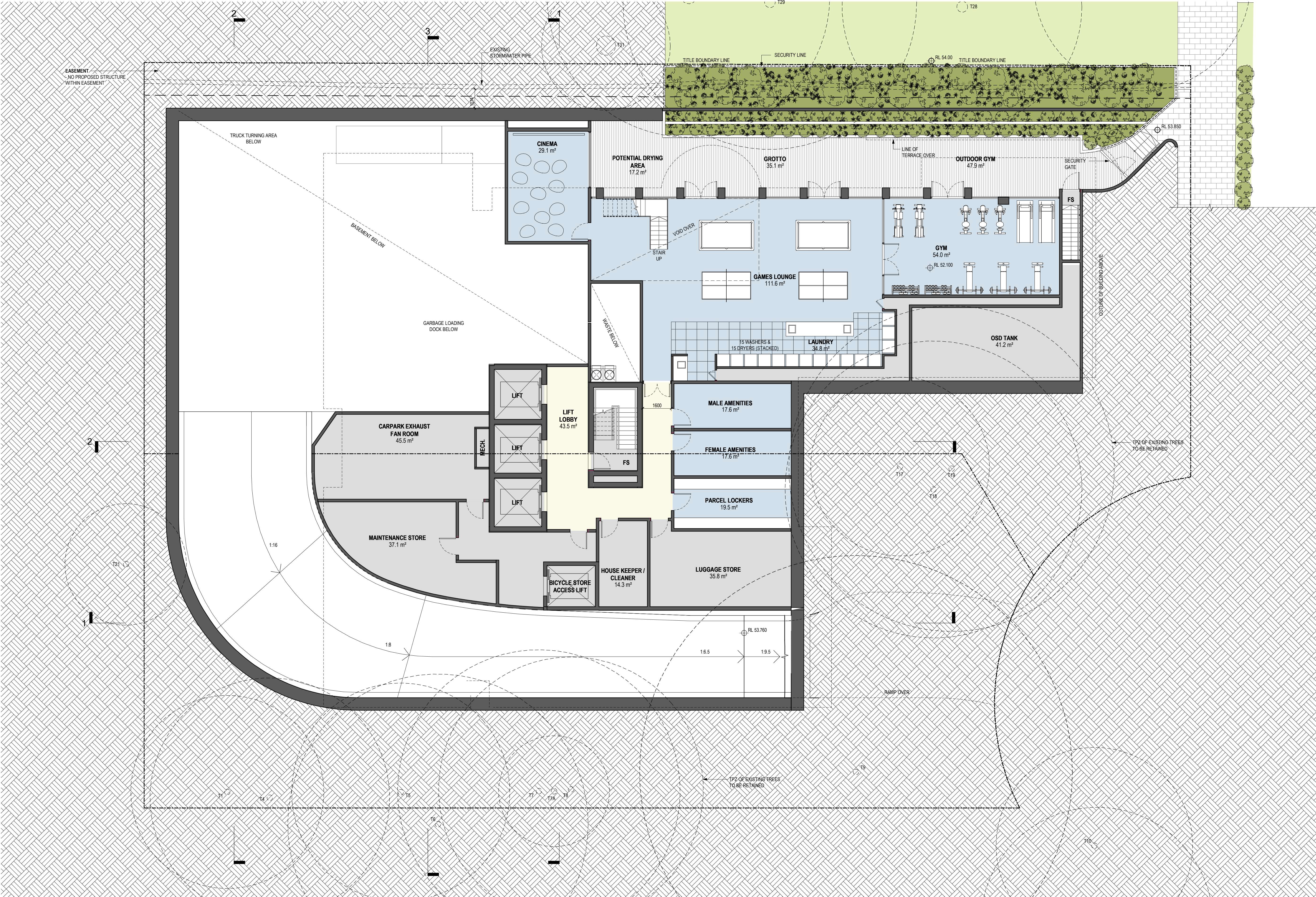
Drawing No. **TP01.01**

Revision **C**

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	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

14/04/2022 3:25:21 PM

**STUDENT ACCOMODATION
ROOM AREA STATEMENT**
ALL STUDENT ACCOMODATION ROOM AREAS
EXCLUDE ANY AREA USED FOR THE PURPOSES
OF PRIVATE KITCHEN OR BATHROOM FACILITIES
AS PER THE STATE ENVIRONMENTAL PLANNING
POLICY (AFFORDABLE RENTAL HOUSING) 2009

ABBREVIATIONS:	
CHW	COLD HOT WATER RISER
COMMS	COMMUNICATIONS RISER
ELEC	ELECTRICAL RISER
FS	FIRE STAIR
GC	GARBAGE CHUTES
HYD	HYDRAULICS RISER
SP	STAIR PRESSURISATION RISER
SPR	STAIR PRESSURISATION RELIEF RISER

Project **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing **BASEMENT 1
MEZZANINE**

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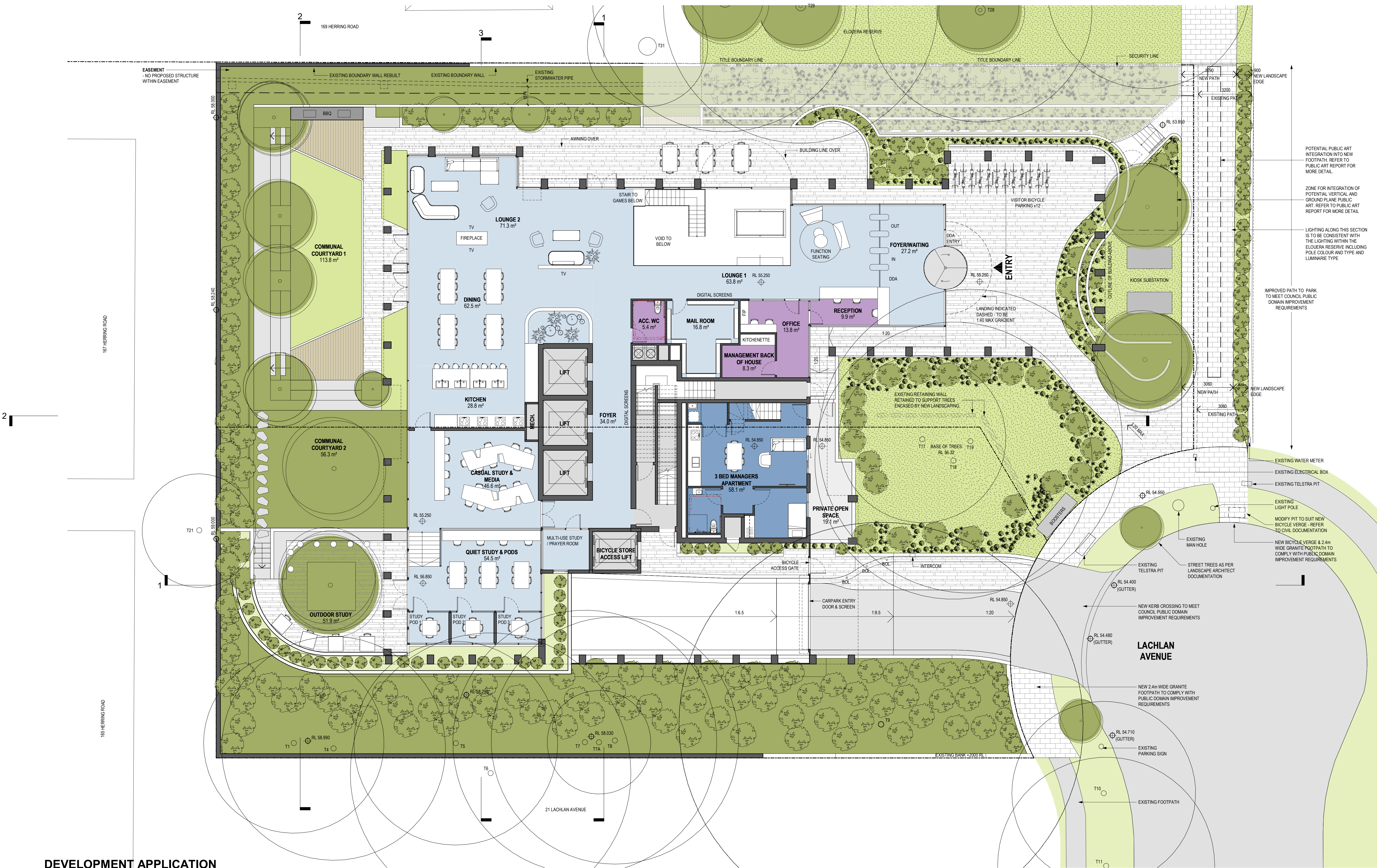
Project No **219099** Date **14.04.2022** Author **BR** Scale: @ A1 **1 : 100**

Drawing No **TP01.02**

Revision **D**

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STUDENT ACCOMMODATION ROOM AREA STATEMENT
ALL STUDENT ACCOMMODATION ROOM AREAS EXCLUDE ANY AREA USED FOR THE PURPOSES OF PRIVATE KITCHEN OR BATHROOM FACILITIES AS PER THE STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

ABBREVIATIONS:	
CHW	COLD HOT WATER RISER
COMMS	COMMUNICATIONS RISER
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GC	GARBAGE CHUTES
HD	HYDRAULICS RISER
SP	STAIR PRESSURISATION RISER
SPR	STAIR PRESSURISATION RELIEF RISER

Project **LACHLAN AVENUE** Drawing **GROUND**

23-25 LACHLAN AVENUE, MACQUARIE PARK

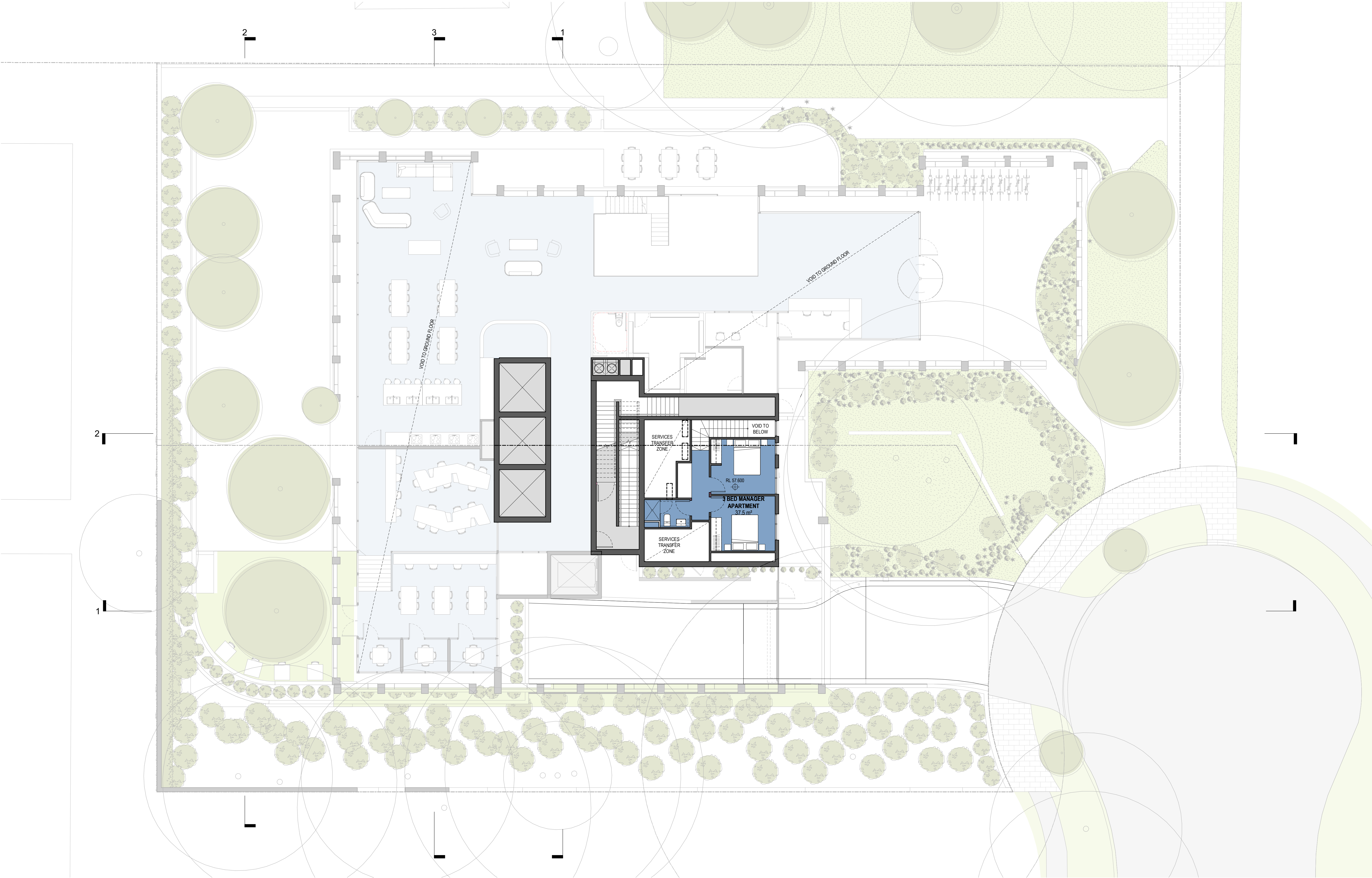
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Project No **219099** Date **14.04.2022** Author **BR** Scale: @ A1/ **1 : 100**

Drawing No. **TP01.03** Revision **D**

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DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	20.04.2021	DA SUBMISSION RFI RESPONSE	BR
	C	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

14/04/2022 3:25:53 PM

**STUDENT ACCOMODATION
ROOM AREA STATEMENT**
ALL STUDENT ACCOMODATION ROOM AREAS
EXCLUDE ANY AREA USED FOR THE PURPOSES
OF PRIVATE KITCHEN OR BATHROOM FACILITIES
AS PER THE STATE ENVIRONMENTAL PLANNING
POLICY (AFFORDABLE RENTAL HOUSING) 2009

ABBREVIATIONS:
CHW COLD HOT WATER RISER
COMMS COMMUNICATIONS RISER
ELEC ELECTRICAL RISER
FS FIRE STAIR
GC GARBAGE CHUTES
HYD HYDRAULICS RISER
SP STAIR PRESSURISATION RISER
SPR STAIR PRESSURISATION RELIEF RISER

Project **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing **GROUND MEZZANINE**

Project No **219099** Date **14.04.2022** Author **BR**

Scale: @ A1 **1 : 100**

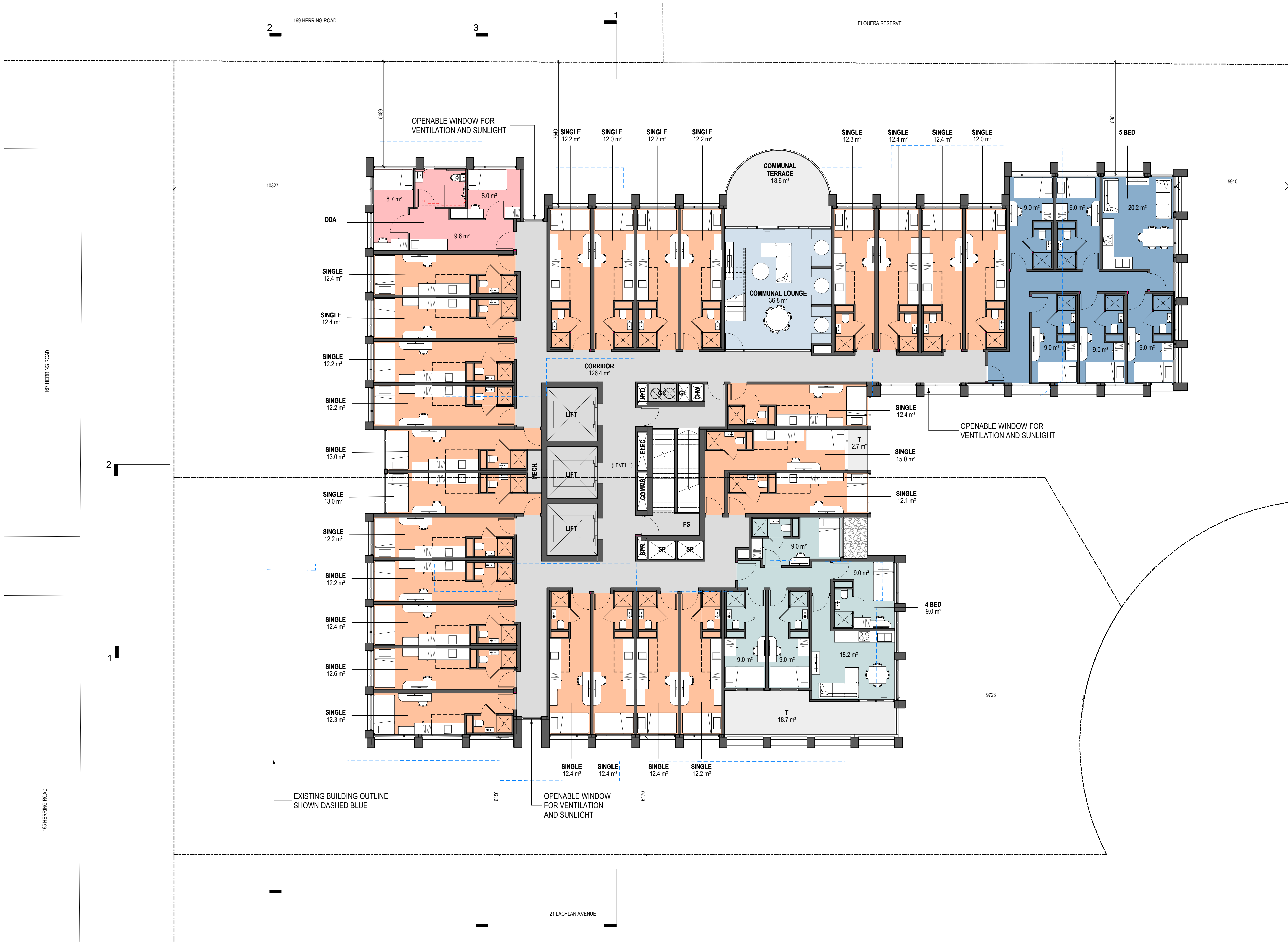
Drawing No **TP01.04**

Revision **D**

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DEVELOPMENT APPLICATION

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	C	14.04.2022	DA SUBMISSION RFI RESPONSE	BR
	D	04.05.2022	DA SUBMISSION RFI RESPONSE	JC

4/05/2022 10:01:42 AM

STUDENT ACCOMODATION
ROOM AREA STATEMENT

ALL STUDENT ACCOMMODATION ROOM AREAS
EXCLUDE ANY AREA USED FOR THE PURPOSES
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ABBREVIATIONS:

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COMMS	COMMUNICATIONS RISER
ELEC	ELECTRICAL RISER
FS	FIRE STAIR
GC	GARBAGE CHUTES
HWY	HYDRAULICS RISER
SP	STAIR PRESSURISATION RISER
SPR	STAIR PRESSURISATION RELIEF RISER

Project / LACHLAN AVENUE

23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / LEVELS 1 - 5

Project No / 219099

Date / 04.05.2022

Author / JC

Scale: @ A1 / 1 : 100

Drawing No. / TP01.05

Revision / D

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DEVELOPMENT APPLICATION

Revisions / A 14.04.2022 DA SUBMISSION RFI RESPONSE
B 04.05.2022 DA SUBMISSION RFI RESPONSE

BR
JC

STUDENT ACCOMODATION ROOM AREA STATEMENT

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ABBREVIATIONS:

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FS FIRE STAIR
GC GARBAGE CHUTES
HYD HYDRAULICS RISER
SP STAIR PRESSURISATION RISER
SPR STAIR PRESSURISATION RELIEF RISER

Project / LACHLAN AVENUE

Drawing / LEVELS 6 - 12

Project No / 219099

Date / 04.05.2022

Author / KW

Scale: @ A1 / 1 : 100

Drawing No. / TP01.09

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ELEVATION WEST



ELEVATION NORTH

DEVELOPMENT APPLICATION

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FINISHES LEGEND	
REFER TO EXTERIOR FINISHES DRAWING TP10.12	
(AFX)	APPLIED FINISH
(STX)	GLAZING
(MFX)	METAL FINISH

Project / **LACHLAN AVENUE**

Drawing / **ELEVATIONS 01**

Project No / **219099** Date / **14.04.2022** Author / **BR**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP02.01**

Revision / **C**

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ELEVATION EAST



ELEVATION SOUTH

A highlight & opaque window is to be installed to any bathrooms along the southern façade for light and ventilation where any such window is clear of riser services.

DEVELOPMENT APPLICATION

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	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

FINISHES LEGEND
REFER TO EXTERIOR FINISHES DRAWING TP10.12
(AFXX) APPLIED FINISH
(GTXX) GLAZING
(MFXX) METAL FINISH

Project / **LACHLAN AVENUE**

Drawing / **ELEVATIONS 02**

Project No. / **219099** Date / **14.04.2022** Author / **BR**

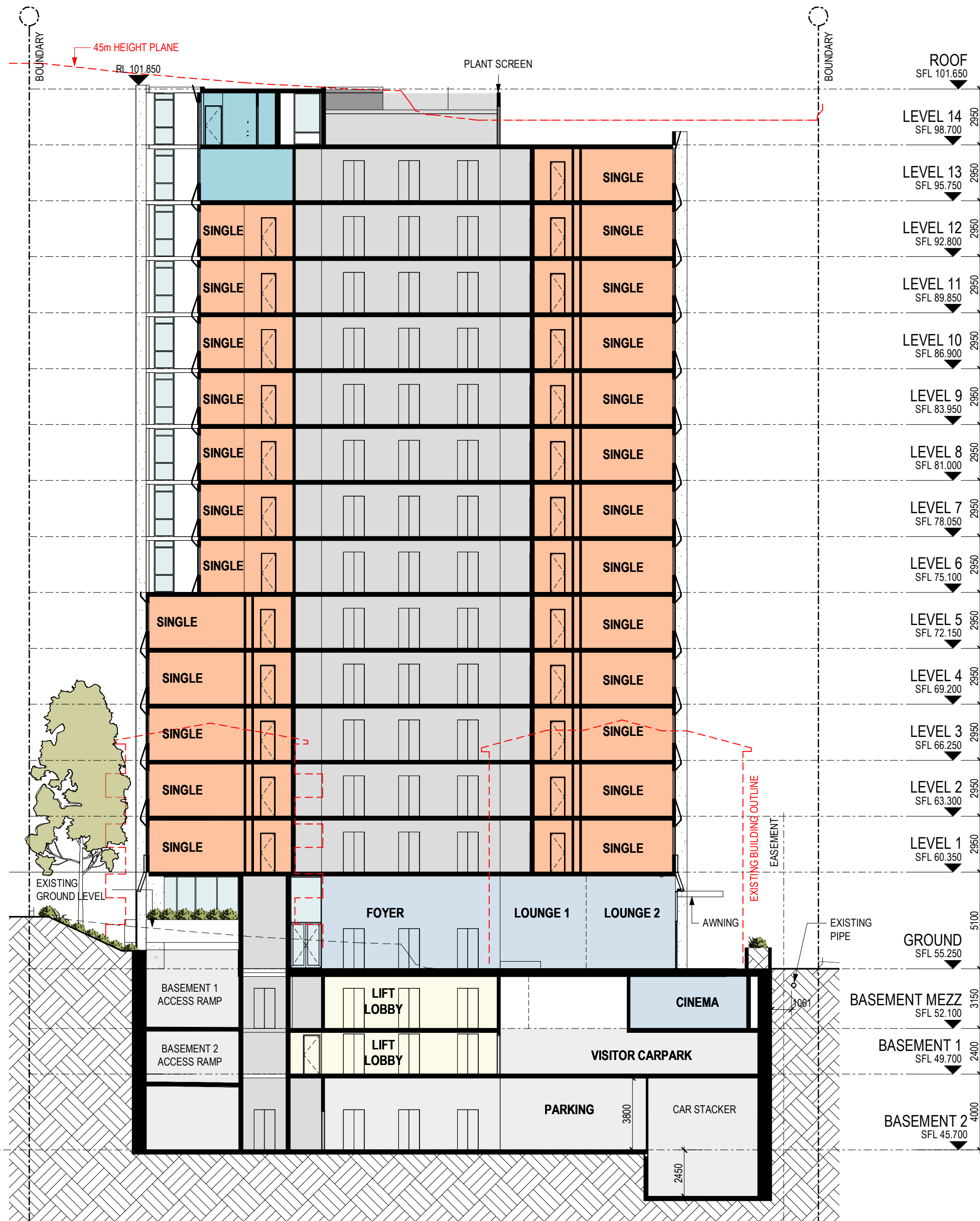
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Drawing No. / **TP02.02**

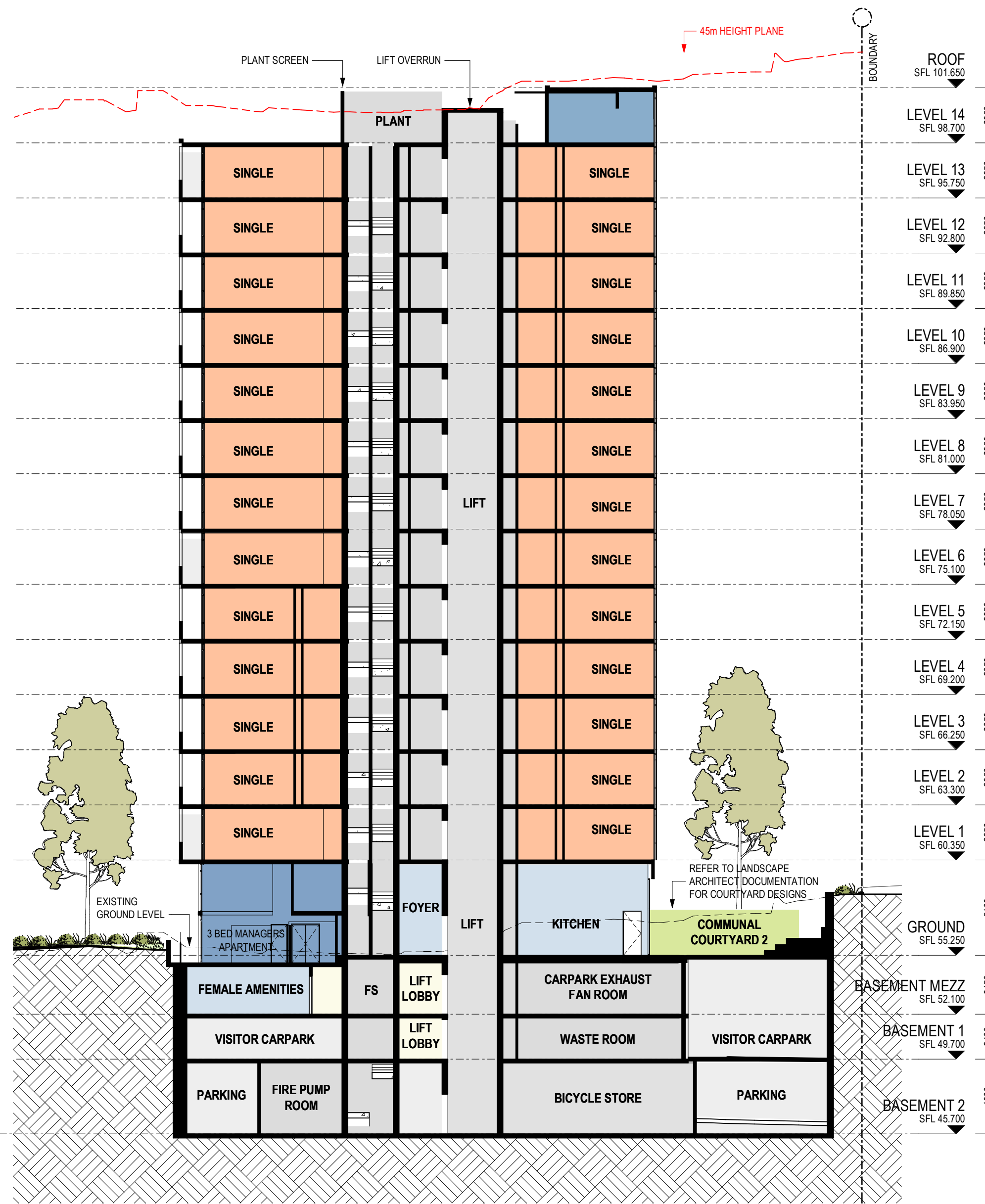
Revision / **D**

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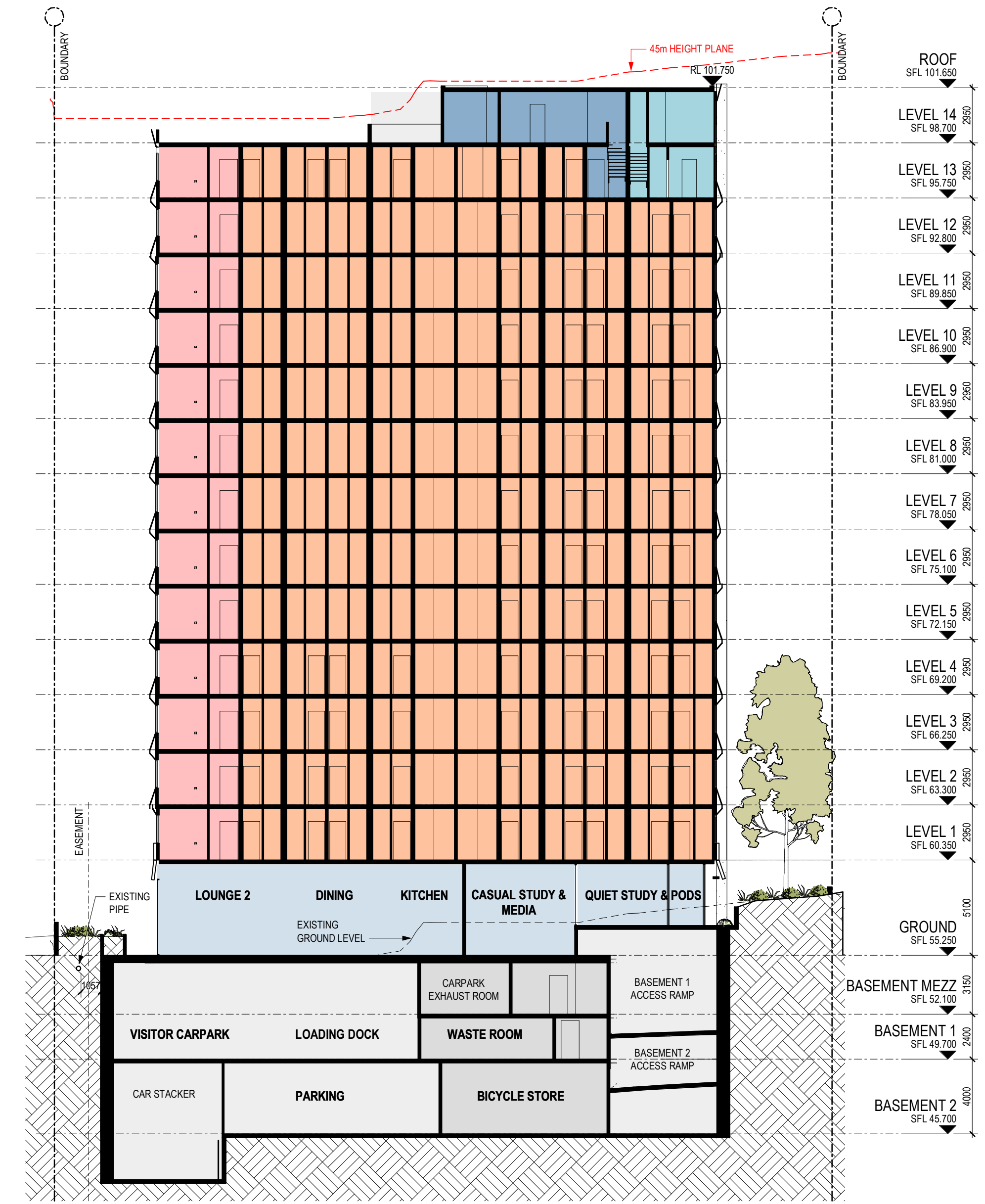
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Section 1



Section 2



Section 3

DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
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	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

Project / **LACHLAN AVENUE**

Drawing / **SECTIONS**

Project No / **219099**

Date / **14.04.2022**

Author / **BR**

Scale: @ A1 / **1 : 200**

Drawing No. / **TP03.01**

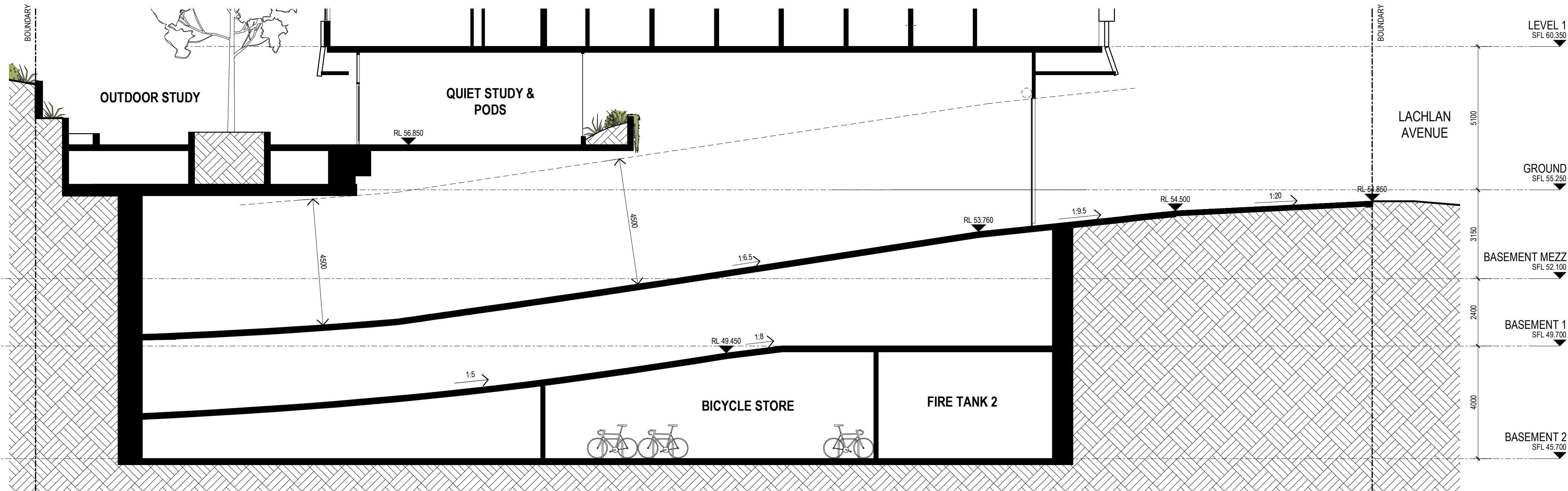
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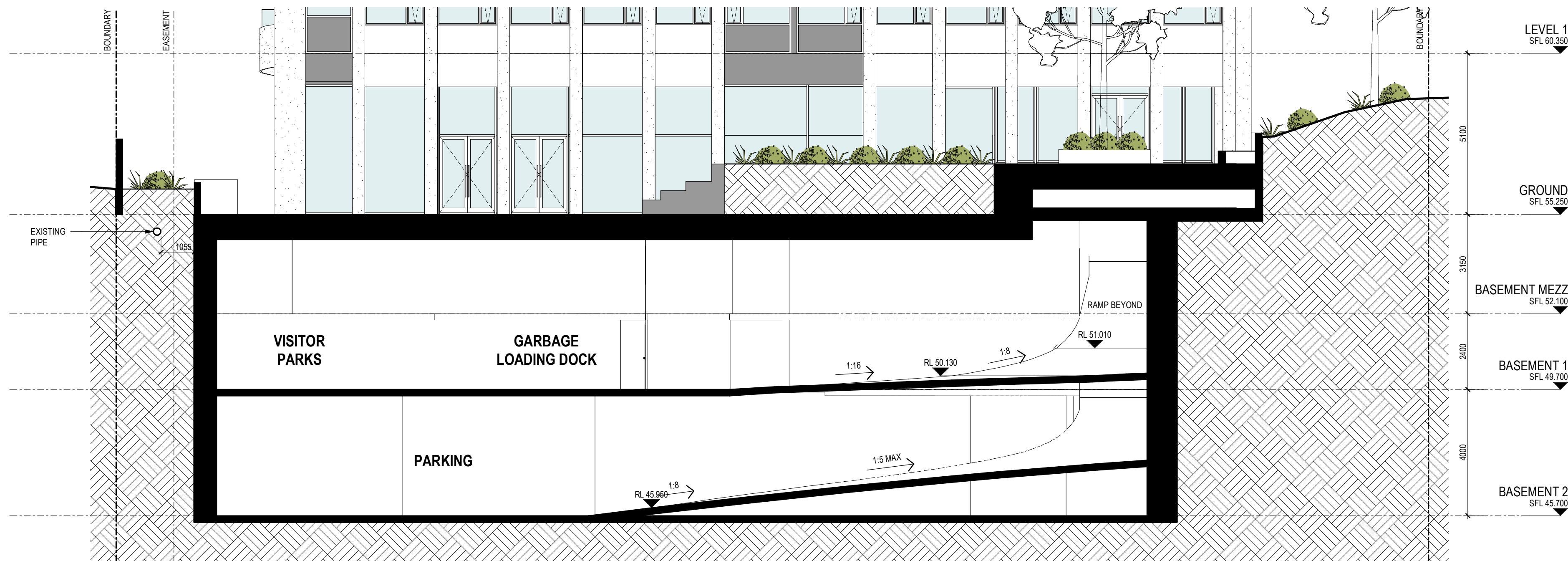
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23-25 LACHLAN AVENUE, MACQUARIE PARK

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RAMP SECTION 1 - UPPER



RAMP SECTION 2 - LOWER

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	C	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

Project **LACHLAN AVENUE**

Drawing **CAR PARK RAMP SECTIONS**

Project No **219099**

Date **14.04.2022**

Author **BR**

Scale: @ A1 **1 : 100**

Drawing No. **TP03.05**

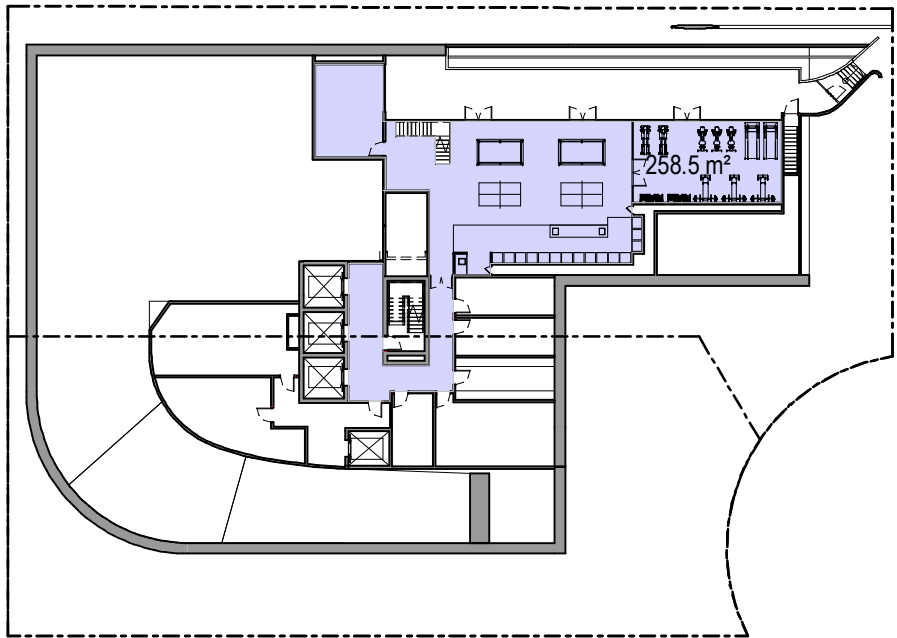
Revision **C**

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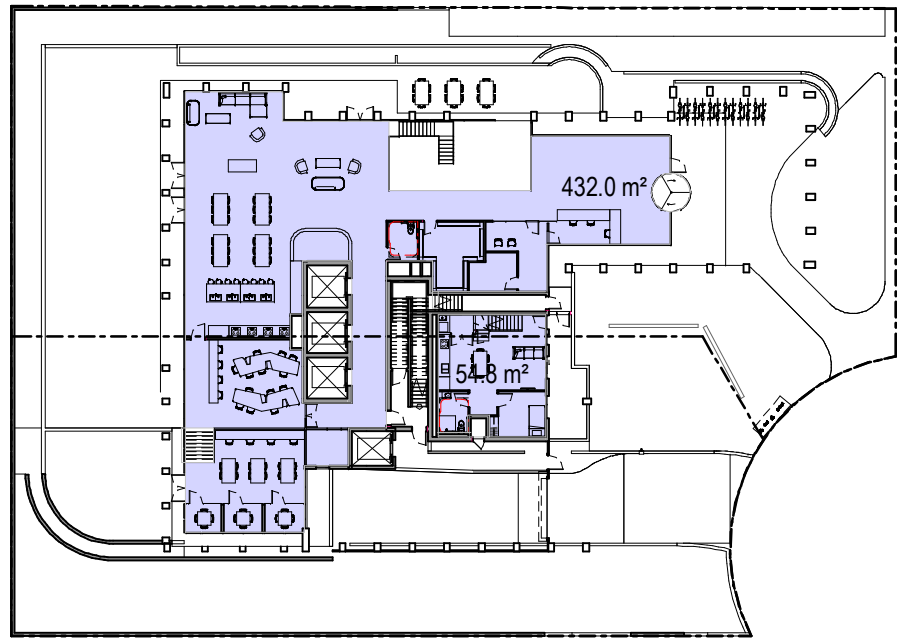
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23-25 LACHLAN AVENUE, MACQUARIE PARK

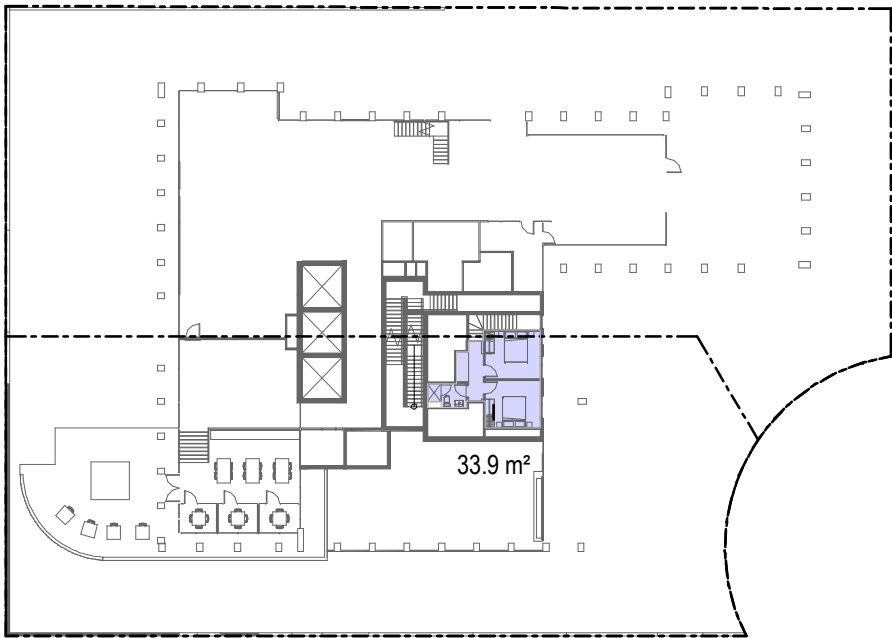
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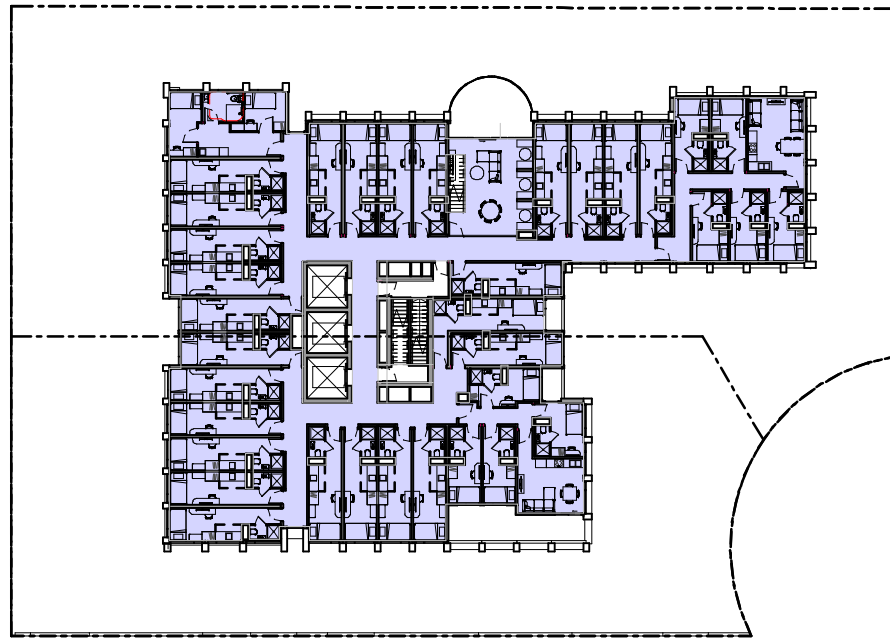
BASEMENT MEZZANINE



GROUND



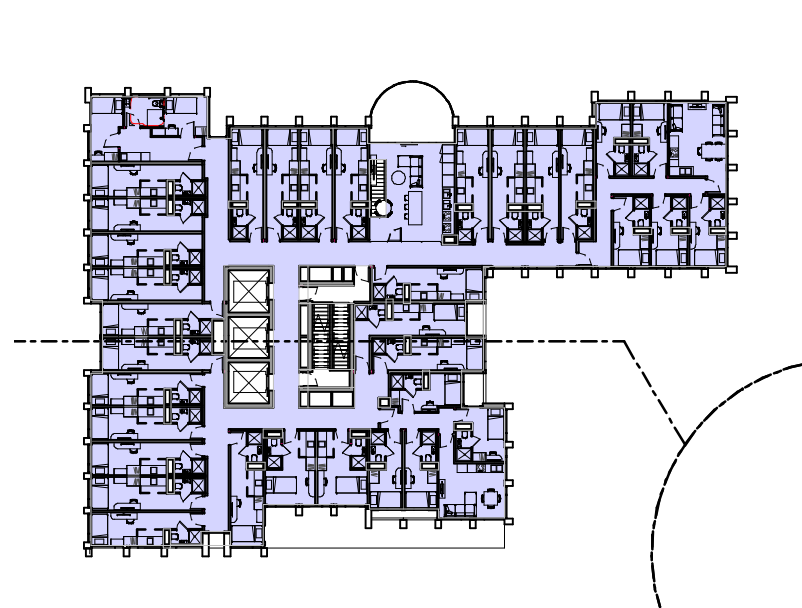
GROUND MEZZANINE



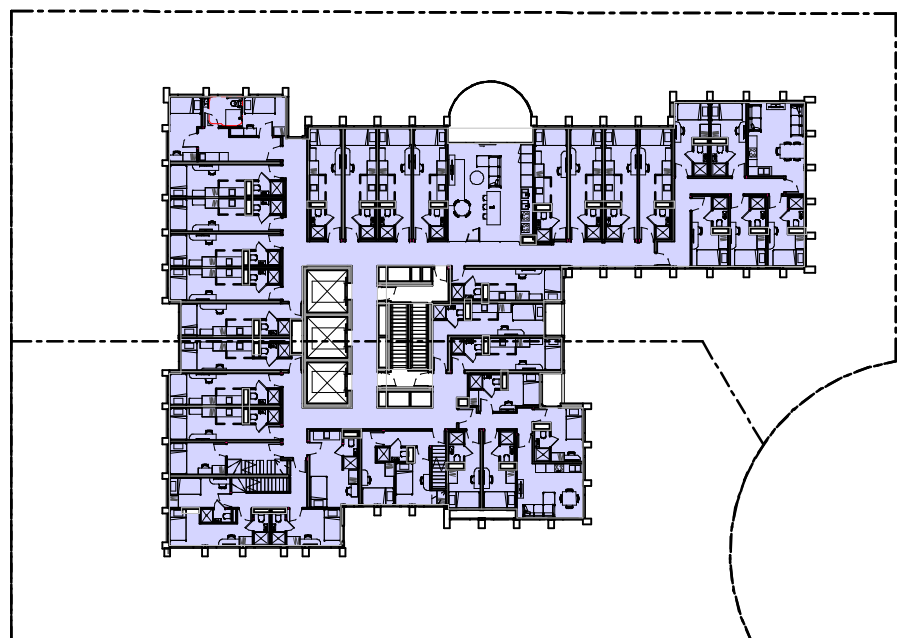
LEVEL 1 -5

SITE AREA	PERMISSIBLE FSR	PERMISSIBLE GFA
2266.6 m²	4	9066.5 m²
SITE AREA	ARHSEPP FSR	ALLOWABLE GFA
2266.6 m²	4.8	10879.8 m²

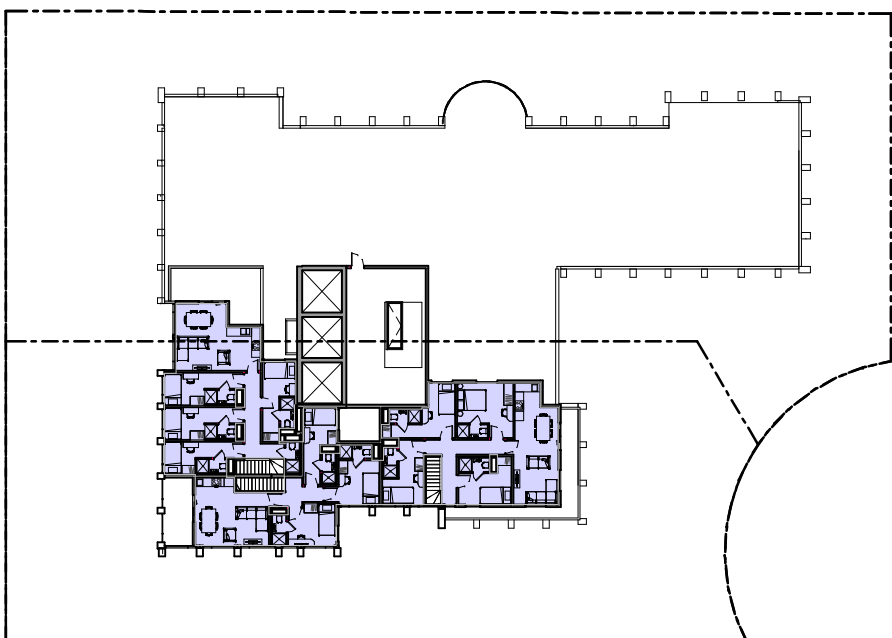
TP - GFA	
Level	Area
BASEMENT MEZZ	258.5 m²
GROUND	486.8 m²
MEZZANINE	33.9 m²
LEVEL 1	770.8 m²
LEVEL 2	770.8 m²
LEVEL 3	770.8 m²
LEVEL 4	770.8 m²
LEVEL 5	770.8 m²
LEVEL 6	752.7 m²
LEVEL 7	752.7 m²
LEVEL 8	752.7 m²
LEVEL 9	752.7 m²
LEVEL 10	752.7 m²
LEVEL 11	752.7 m²
LEVEL 12	752.7 m²
LEVEL 13	760.0 m²
LEVEL 14	216.8 m²
TOTAL: 18	10879.0 m²



LEVEL 6 - 12



LEVEL 13



LEVEL 14

GFA Definition - Ryde LEP

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

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	D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

Project / LACHLAN AVENUE

Drawing / GFA PLANS

Project No / 219099

Date / 14.04.2022

Author / BR

Scale: @ A1 / 1 : 500

Drawing No. / TP05.01

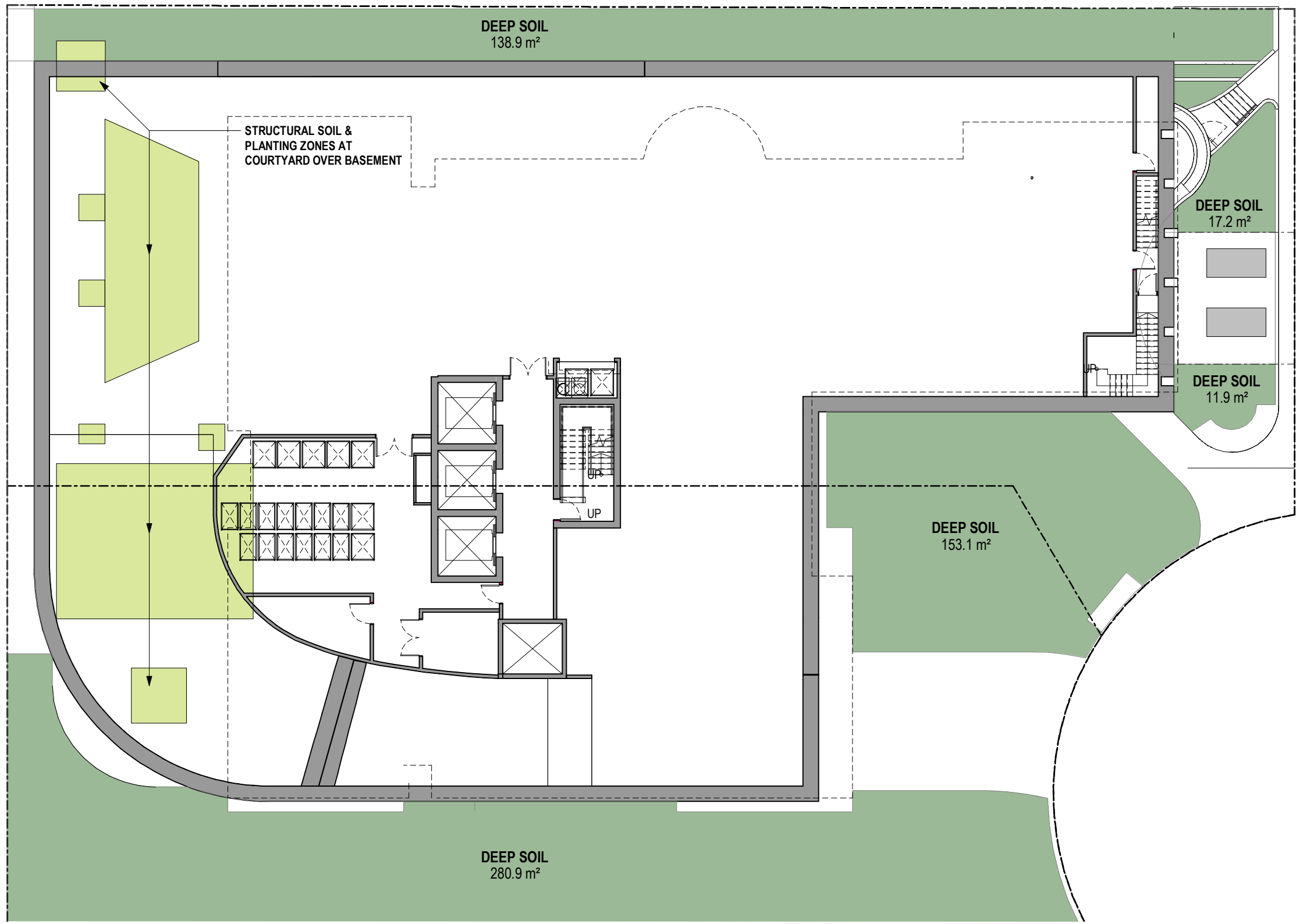
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23-25 LACHLAN AVENUE, MACQUARIE PARK

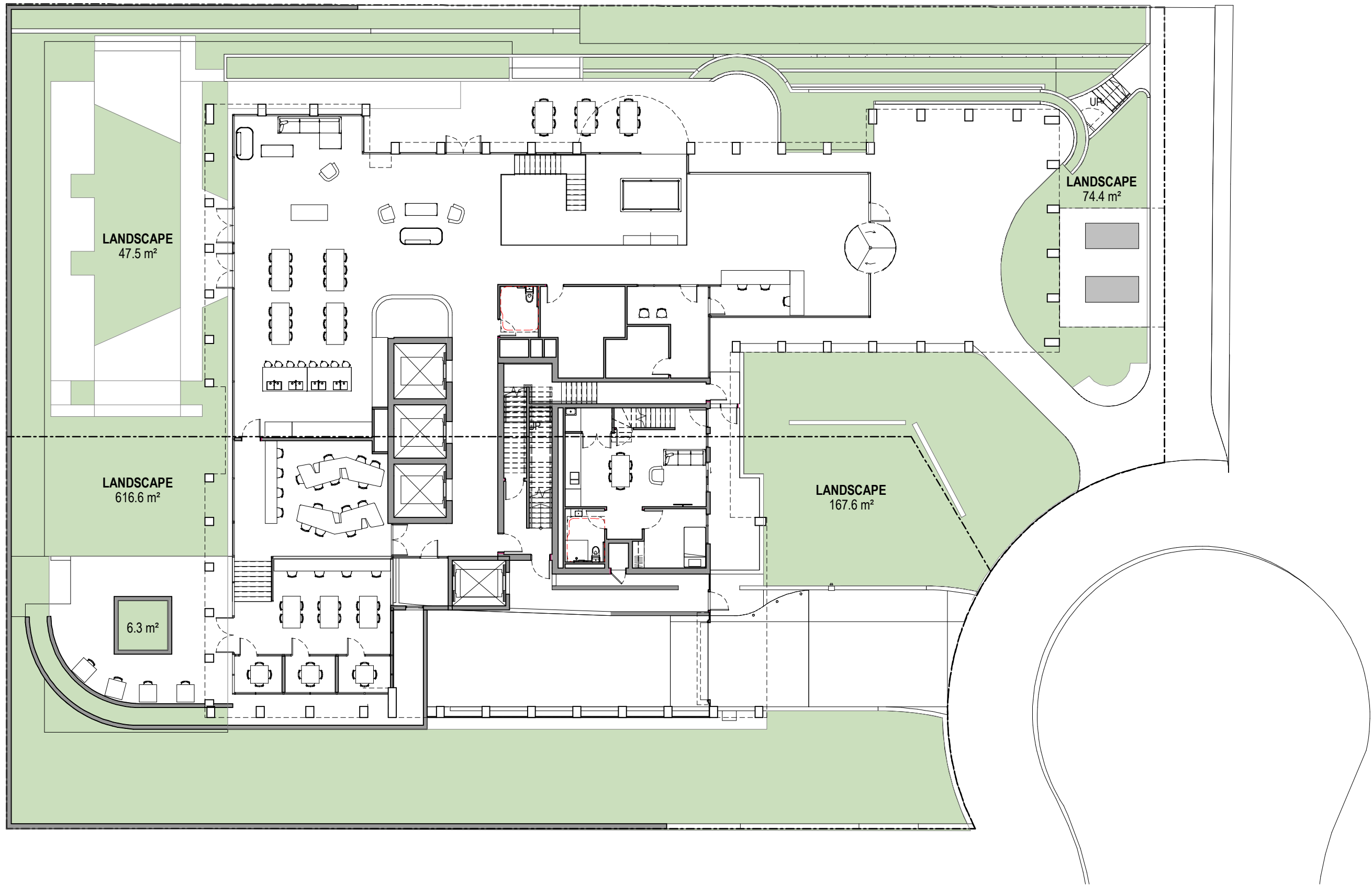
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DEEP SOIL AREA

DEEP SOIL	
DEEP SOIL AREA	DEEP SOIL %
602.1 m²	26.6%

NOTE: TOTAL SITE AREA = 2266.6sqm



LANDSCAPE AREA

LANDSCAPE AREA	
LANDSCAPE	LANDSCAPE %
913.7 m²	40.3%

NOTE: TOTAL SITE AREA = 2266.6sqm

DEVELOPMENT APPLICATION

Revisions			
A	09.04.2021	DA SUBMISSION	KW
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C	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
D	14.04.2022	DA SUBMISSION RFI RESPONSE	BR

Project / LACHLAN AVENUE

Drawing / LANDSCAPE & DEEP SOIL

Project No / 219099

Date / 14.04.2022

Author / BR

Scale: @ A1 / 1 : 200

Drawing No. / TP06.05

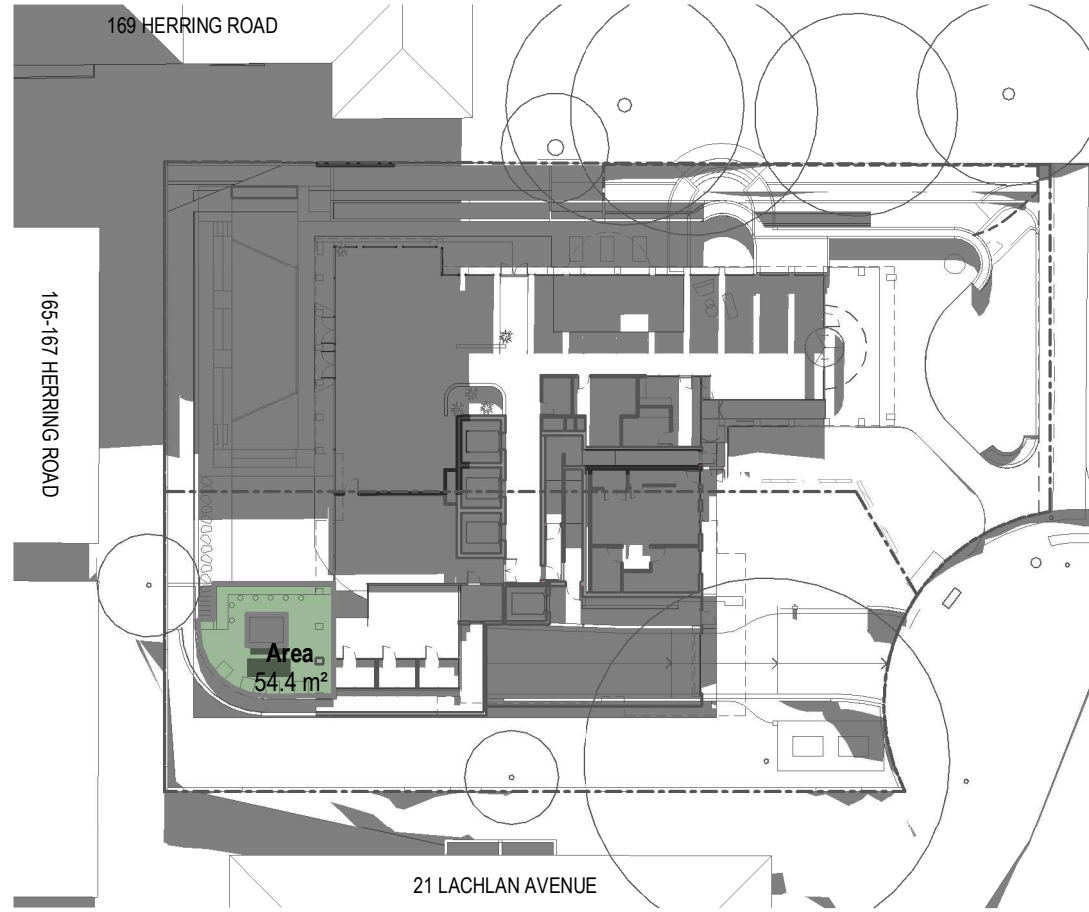
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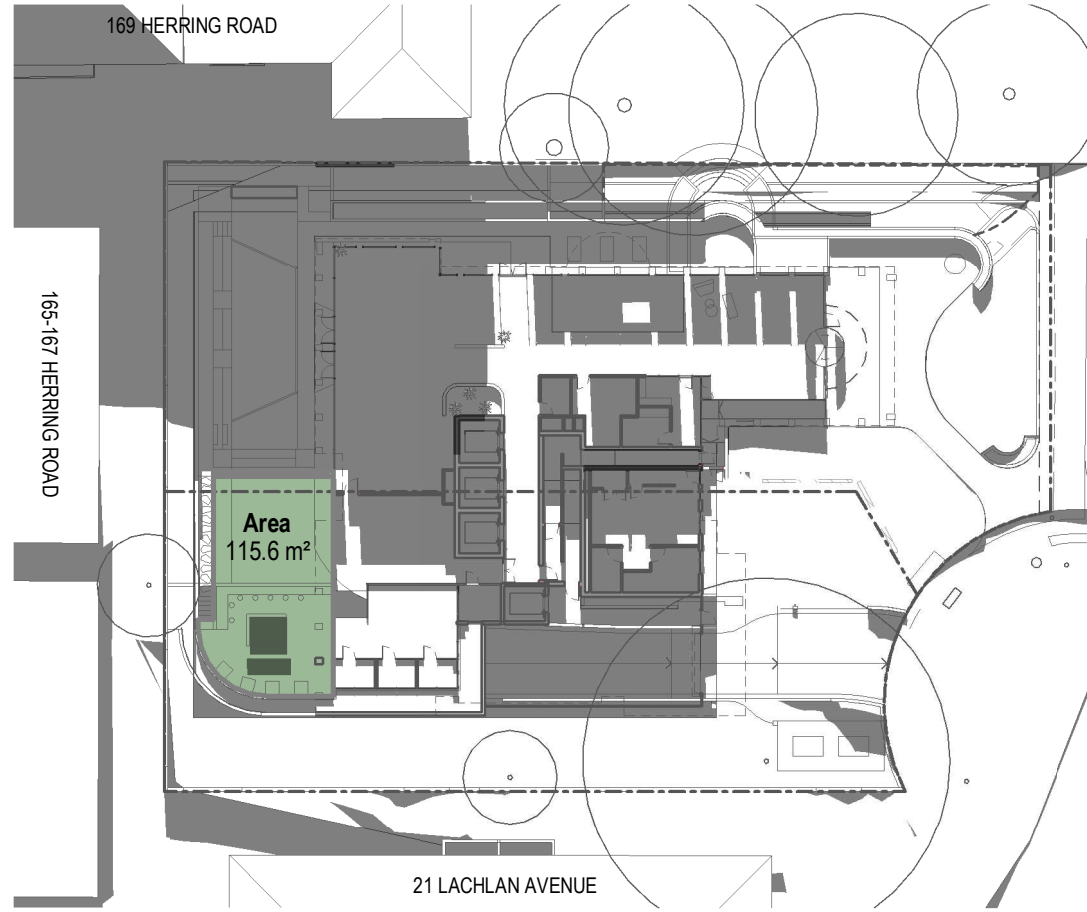
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23-25 LACHLAN AVENUE, MACQUARIE PARK

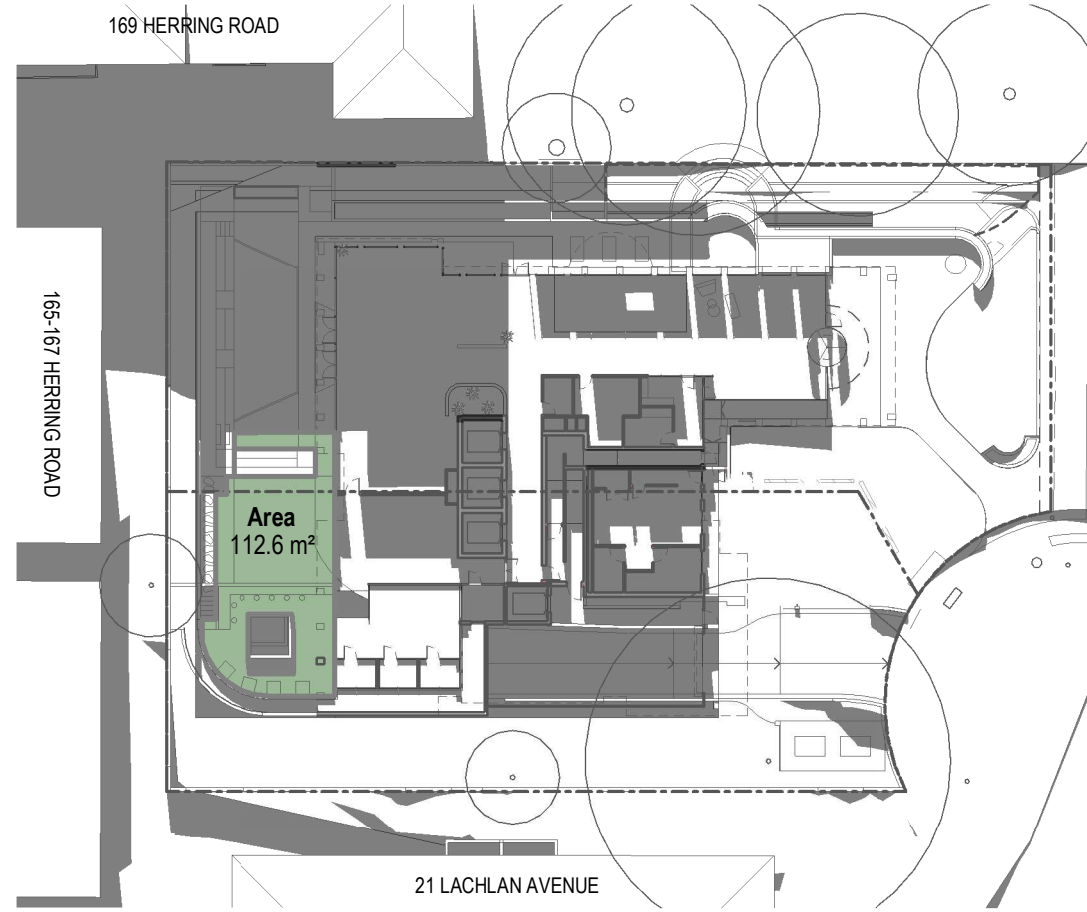
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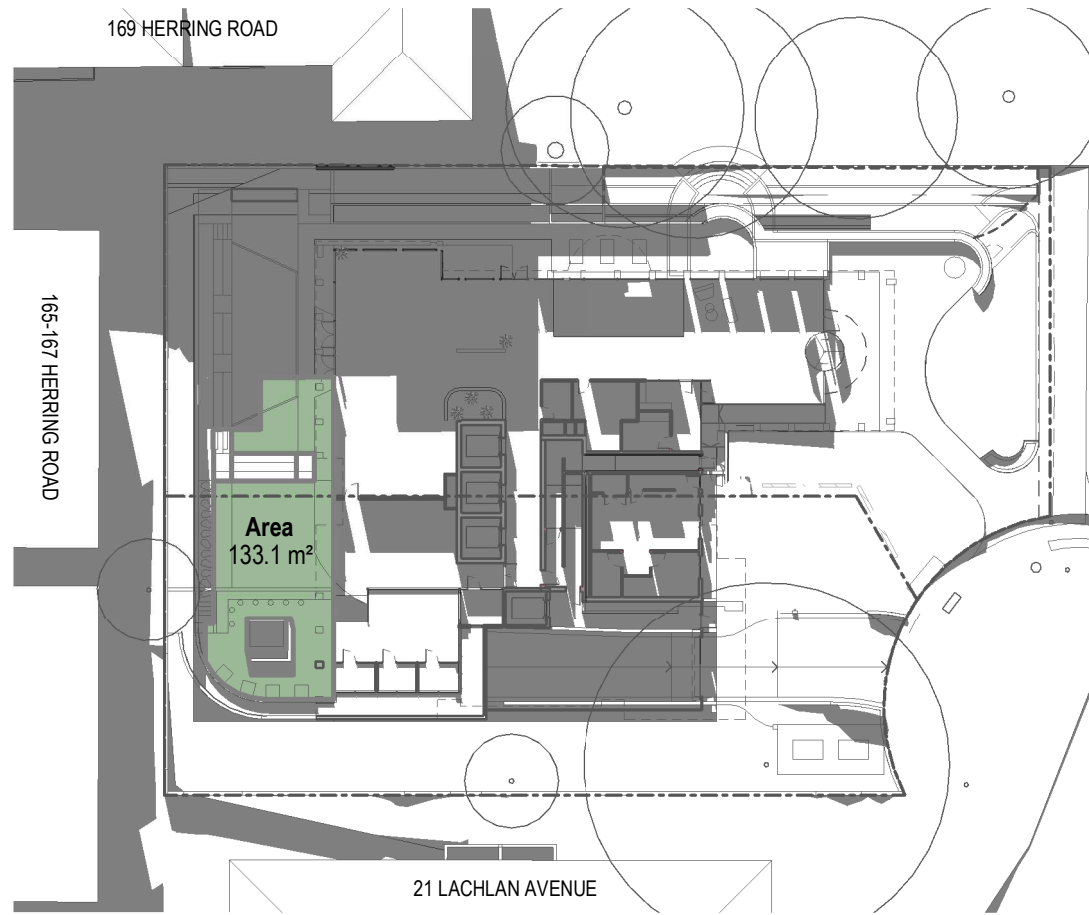
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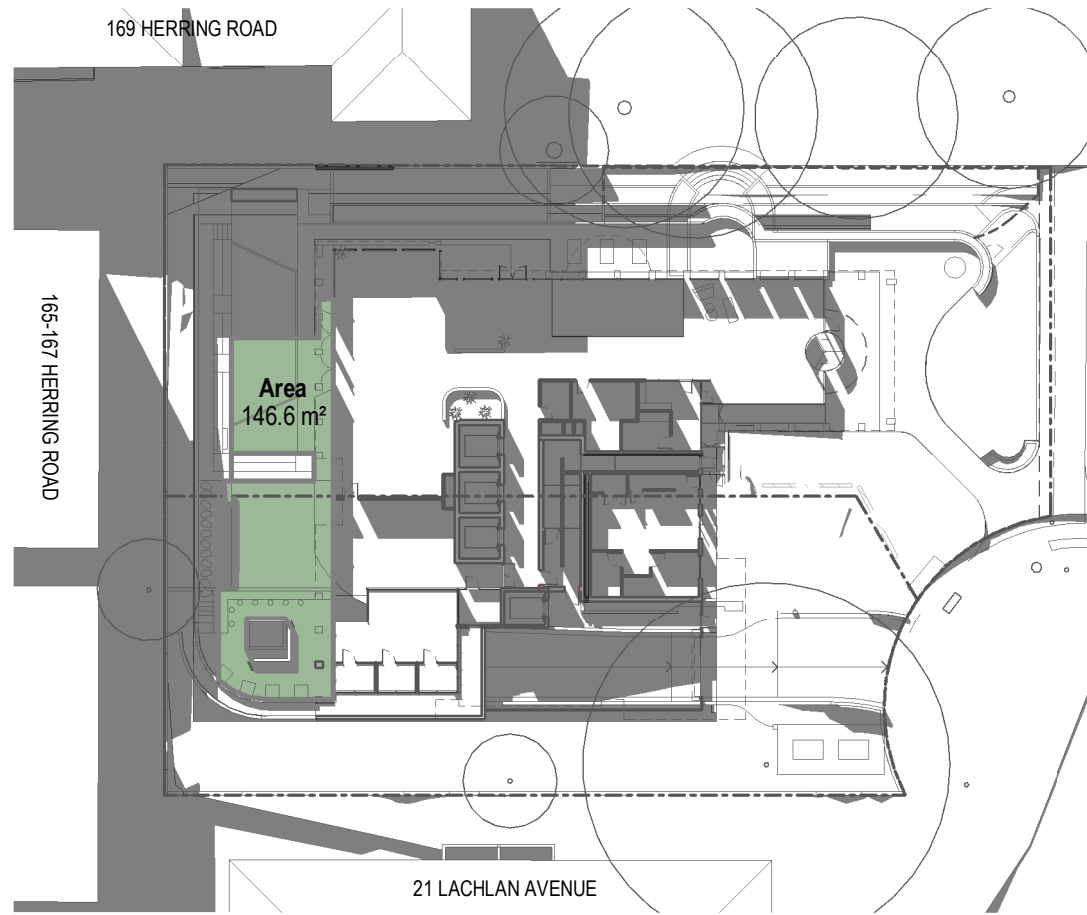
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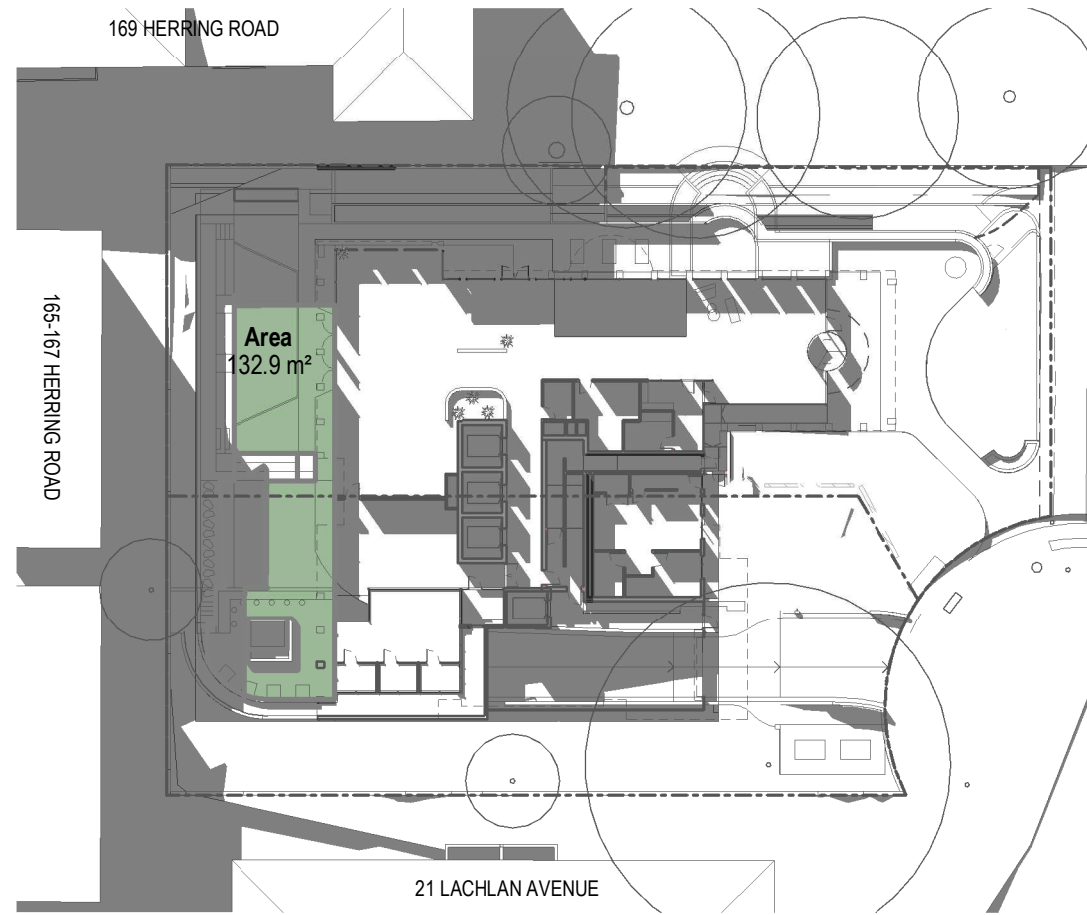
JUNE 21 - 9:30AM



JUNE 21 - 10AM



JUNE 21 - 11AM



JUNE 21 - 11:30AM

Hour	Area	%
0900	54.4 m²	0.25
0915	115.6 m²	0.54
0930	112.6 m²	0.52
1000	133.1 m²	0.62
1100	146.6 m²	0.68
1130	132.9 m²	0.62
1200	117.0 m²	0.54
1215	109.2 m²	0.51
1230	84.7 m²	0.39
1300	53.7 m²	0.25
1400	27.2 m²	0.13
1500	13.0 m²	0.06

NOTE: BASED OFF COMMUNAL SPACE
AREA OF 216m²

DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW

Project / **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **COMMUNAL SPACE
SOLAR ACCESS
SHEET 01**

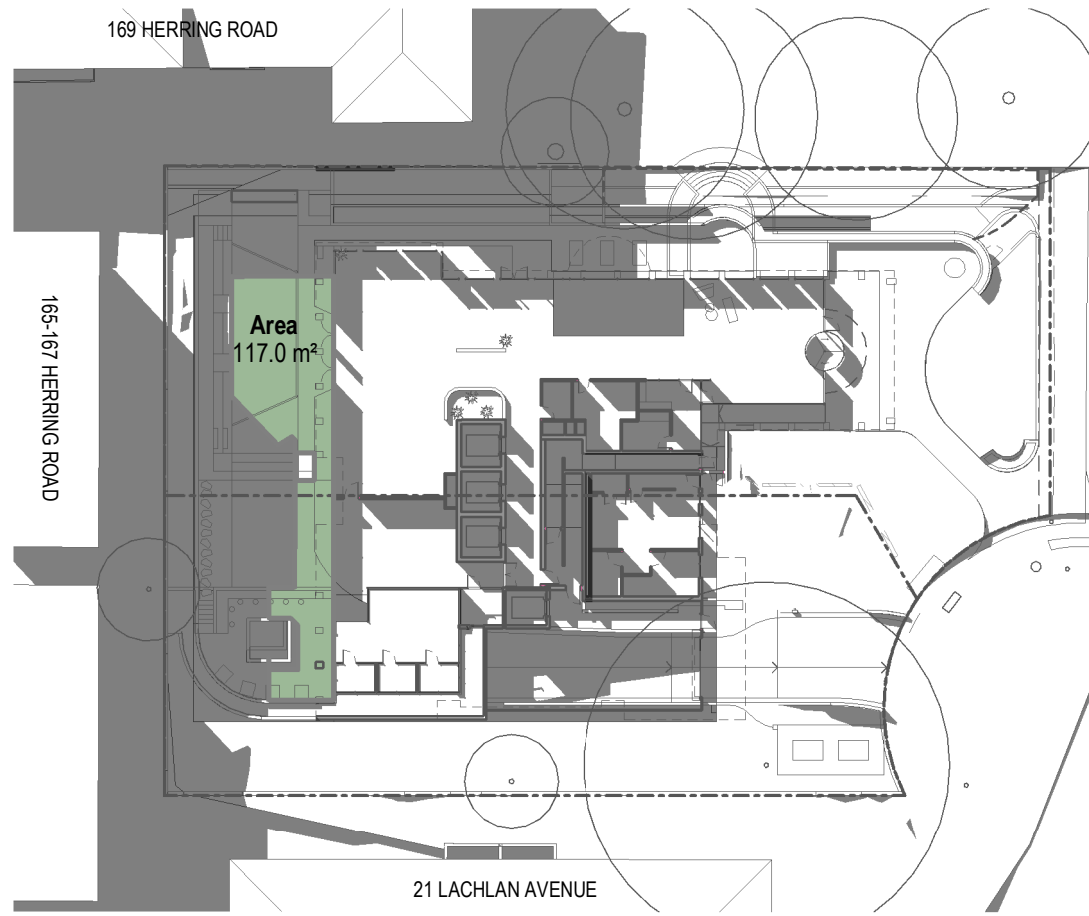
Project No / **219099** Date / **24.08.2021** Author / **KW** Scale: @ A1 / **1 : 500**

Drawing No. / **TP06.01** Revision / **B**

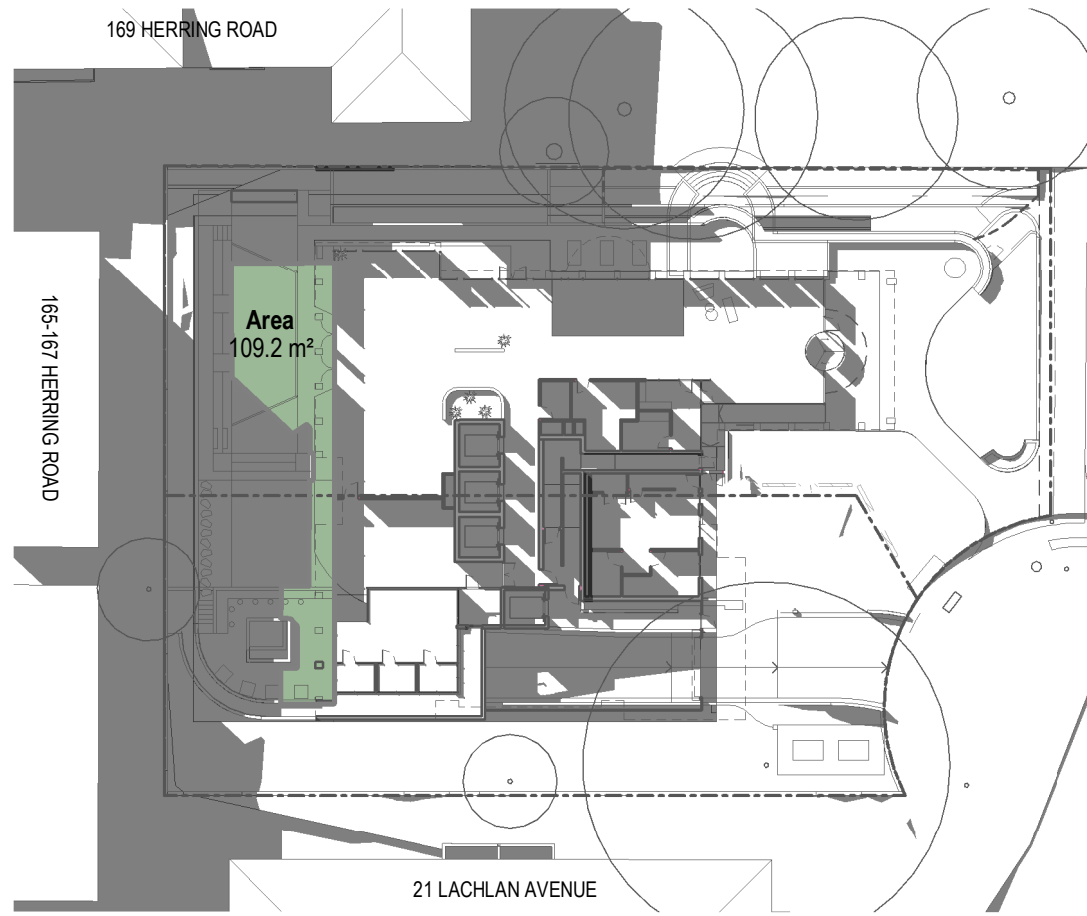


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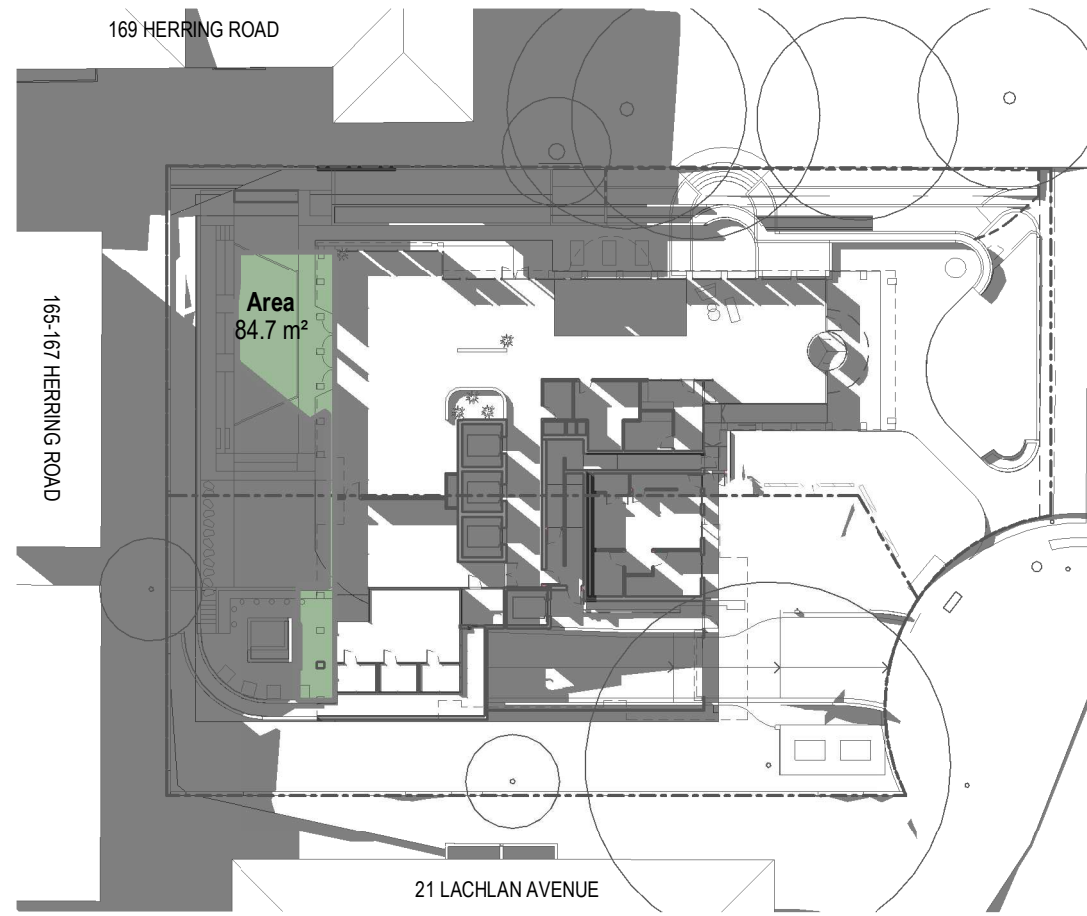
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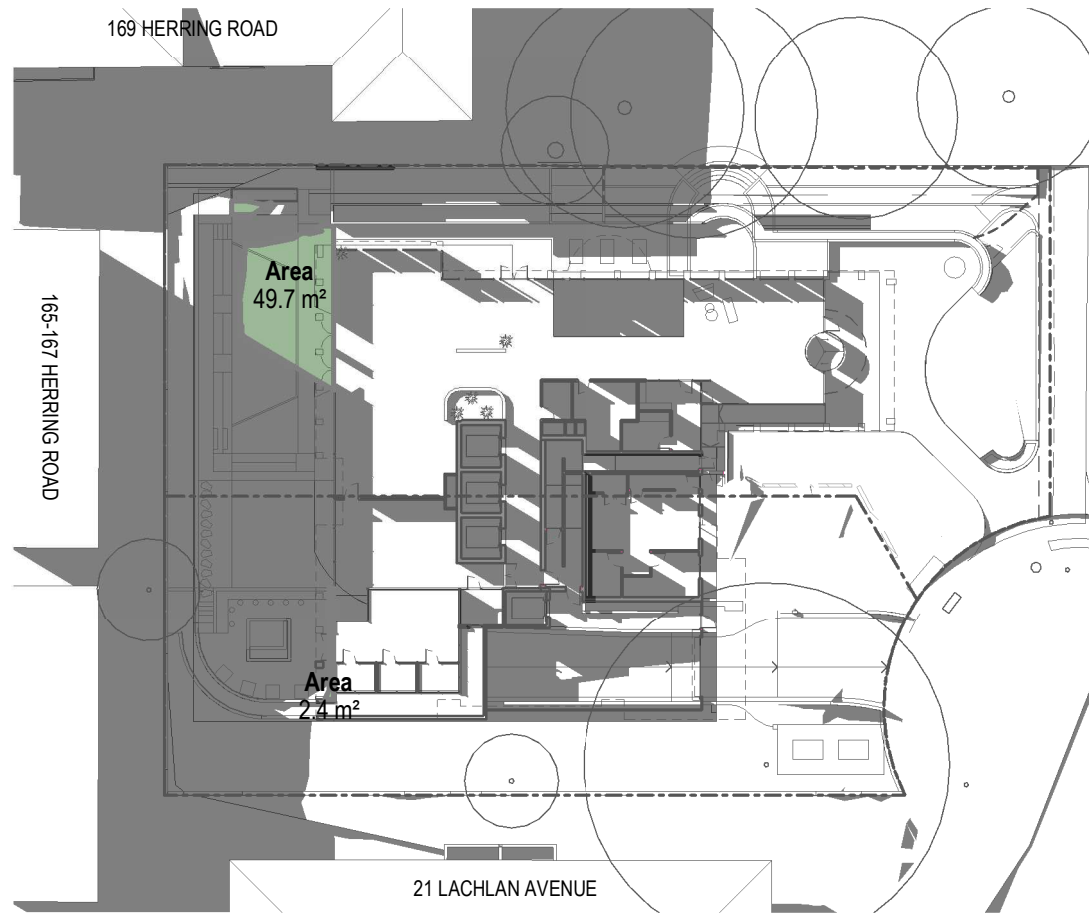
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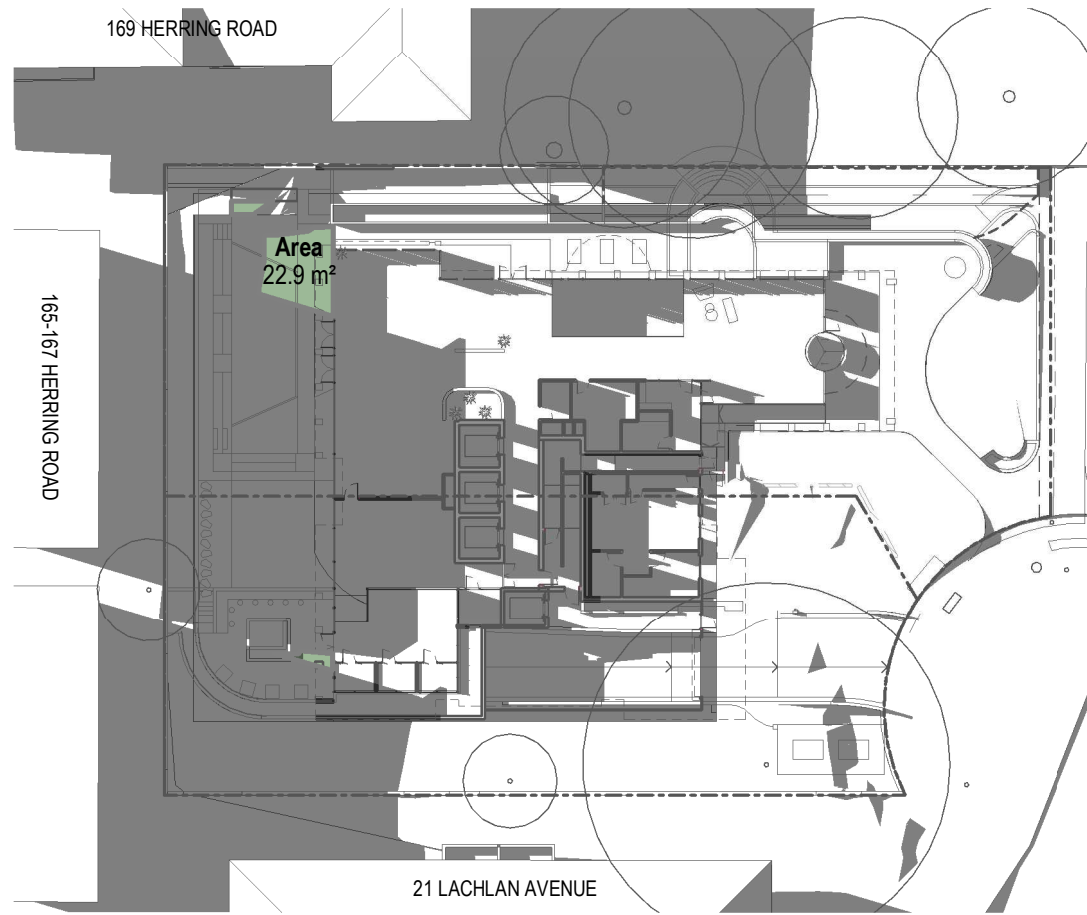
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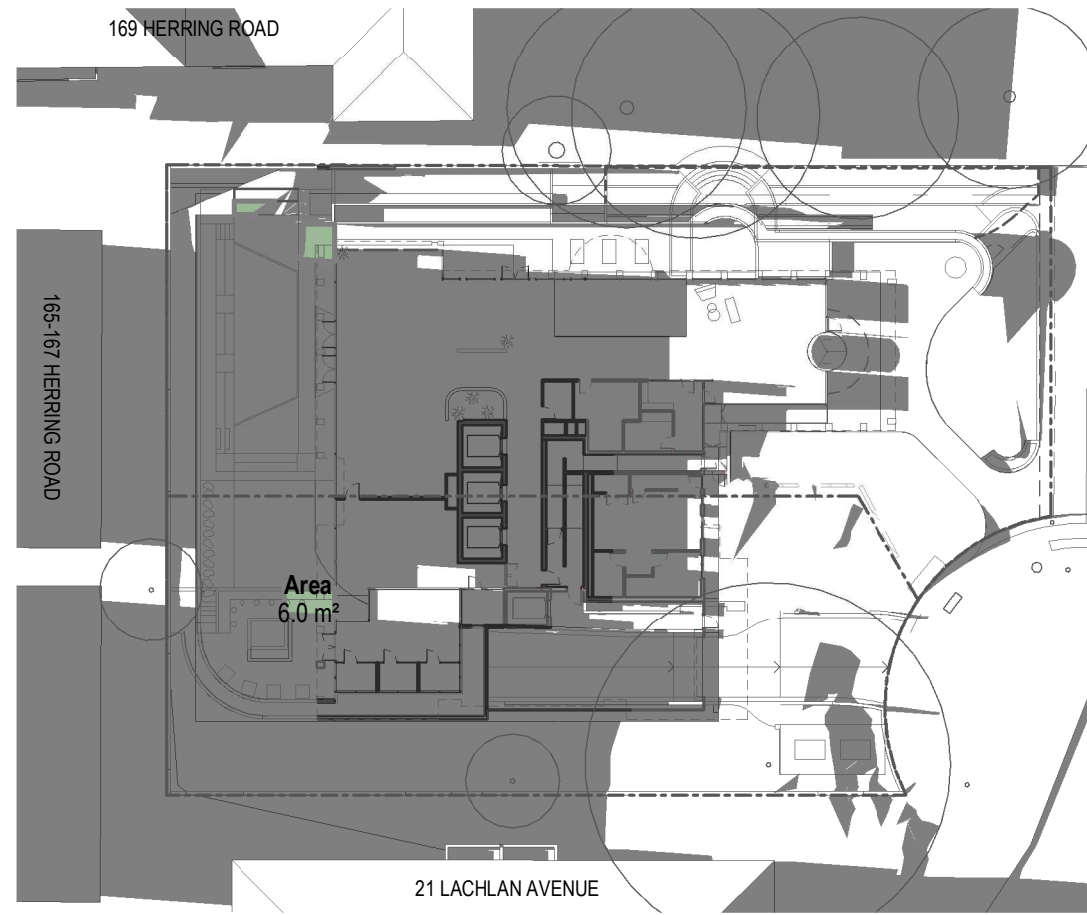
JUNE 21 - 12:30PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

Hour	Area	%
0900	54.4 m²	0.25
0915	115.6 m²	0.54
0930	112.6 m²	0.52
1000	133.1 m²	0.62
1100	146.6 m²	0.68
1130	132.9 m²	0.62
1200	117.0 m²	0.54
1215	109.2 m²	0.51
1230	84.7 m²	0.39
1300	53.7 m²	0.25
1400	27.2 m²	0.13
1500	13.0 m²	0.06

NOTE: BASED OFF COMMUNAL SPACE
AREA OF 216m²

DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
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Project / **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **COMMUNAL SPACE
SOLAR ACCESS
SHEET 02**

Project No / **219099** Date / **24.08.2021** Author / **KW** Scale: @ A1 / **1 : 500**

Drawing No. / **TP06.02** Revision / **B**



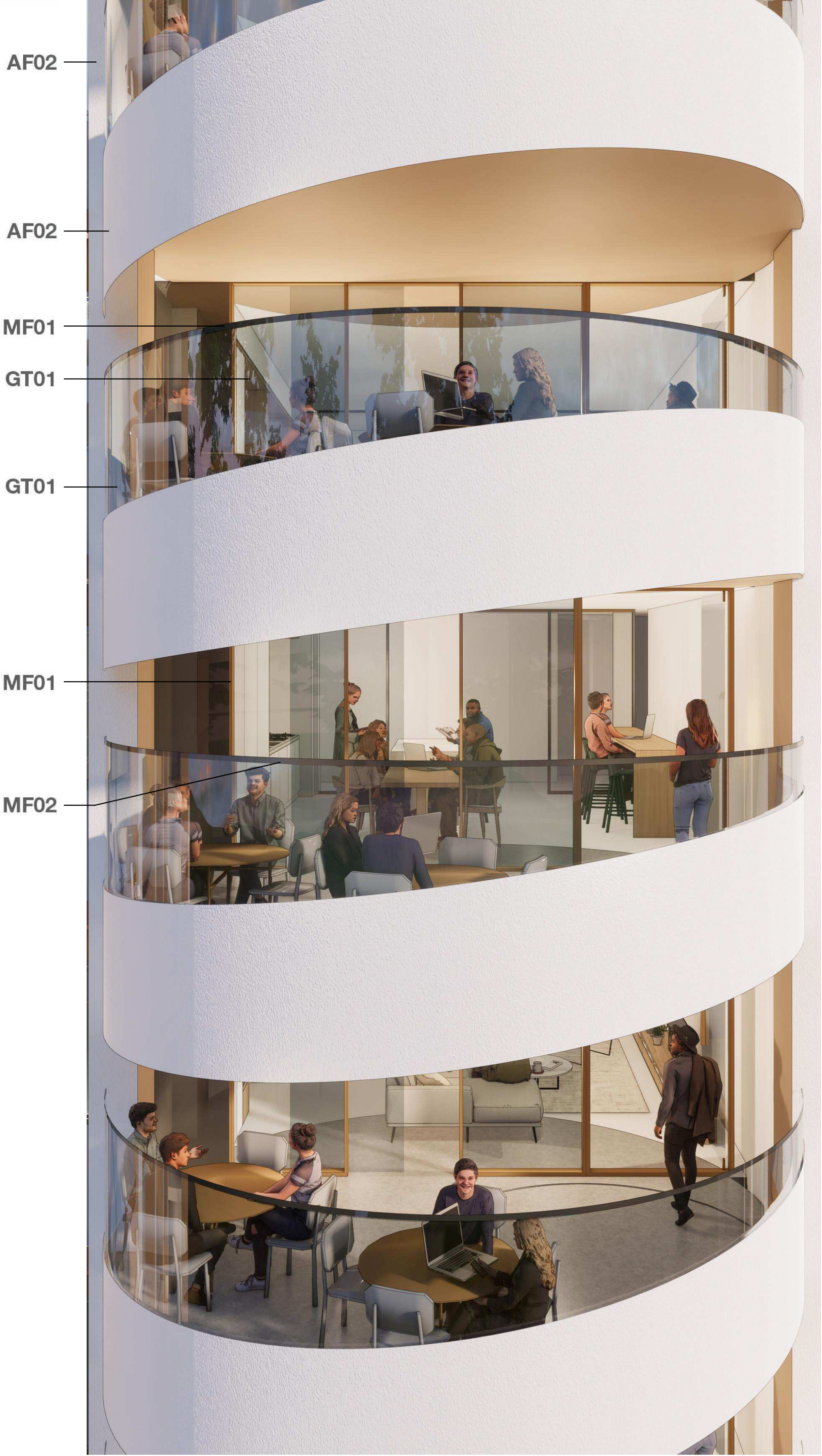
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Typical Facade Perspective View



Communal Terrace Perspective View



MF01
Finish
Metal Finish - Bronze
Location
Typical Spandrel Head Panel,
Window Frames in recessive
elements.



MF02
Finish
Metal Finish - Light
Location
Typical Slab Edge Panels and
Spandrel Panels



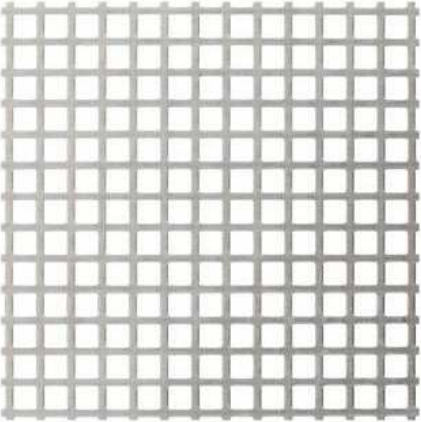
MF03
Finish
Metal Finish - Light Bronze
Location
Slab Edge/ Spandrel Panels



MF04
Finish
Metal Finish - Medium Bronze
Location
Lower Level Slab Edge Panels
and Spandrel Panels



MF05
Finish
Metal Finish - Light Grey
Location
Window Frames



MF07
Finish
Perforated Steel Mesh
Location
Carpark Entry Walls



GT01
Finish
Glazing - Clear
Location
Windows level 2-14



GT02
Finish
Glazing - Clear
Location
Windows - Basement
Mezzanine, Ground Levels



AF01
Finish
Paint - Light Grey
Location
External Walls



AF02
Finish
Paint - White
Location
Column End Face



AF03
Finish
Paint - Light Bronze
Location
Column Side Face

DEVELOPMENT APPLICATION

Revisions / A 09.04.2021 DA SUBMISSION KW

PERSPECTIVE VIEWS FOR INFORMATION ON MATERIALS / FINISHES ONLY. REFER TO FACADE SECTION DRAWING FOR DETAILED FACADE INFORMATION

Project / LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / EXTERIOR FINISHES

Project No. / 219099 Date / 09.04.2021 Author / KW Scale: @ A1 / 1 : 100

Drawing No. / TP11.01 Revision / A

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Community Facilities

To create a modern student college, the provision of communal area is crucial to the social and civic dynamic of the residents

The proposed “Wrap” student housing focuses significant effort on the quality of these spaces, along with the management processes to amplify their useage.

The aim of these spaces is to draw students out of their private rooms, and to congregate together and get the full advantage of the student experience. This is how a successful college for learning is created.

The sites location and use as student accomodation, provides a rare opportunity to highly activate the public domain on two side of the site. One the street edge to Lachlan Avenue, the second being interfacing to the Elouera Reserve Parklands.

The communal areas have been positioned both partially above, and partially below ground in order to take advantage of the North-Eastern aspect the park provides, but to also animate this frontage as much as possible.

Communal areas visually and spatially connect to the outdoors throughout the project, mirroring internal uses, with a parallel external use. From private study spaces in the rear landscape setback, to public meeting areas adjacent the laneway, the ground plane seeks to maximise the landscape character of Macquarie Park, and embrace it in the new higher density format.

All Communal spaces at both ground, and upper levels receive high levels of solar access and aspect, with oppportunities for shade in summer, and passive heating in winter.

Providing the heart of the Student College, the communal areas at 23-25 Lachlan Avenue perform not only an important function for the residents of the building, but also for the benefit that they offer the locality.

Ground Plane

Basement Mezzanine

Legend	
1	Entry/Forecourt
2	Foyer/Waiting
3	Reception/Office
4	Media/Digital Screens
5	Lounge
6	Kitchen/Dining
7	Casual Study & Media
8	Quiet Study & Pods
9	Outdoor Study
10	Communal Courtyard
11	Outdoor Seating/Dining Area
12	Laundry
13	Games Lounge
14	Gym
15	Grotto
16	Outdoor Gym

Ground Floor Communal Areas

Creating a visually prominent address to Lachlan Avenue, the pedestrian pathway, and the park itself, the ground floor communal areas create a more vibrant public domain adjacent the site and allow for residents to interact with each other in a high quality environment.

Internal spaces throughout create visual connection to the landscape beyond in order to make the development aligned to the vision for Macquarie Park.



Main Waiting area and entry lobby



Student Lounge



Dining Hall looking towards rear courtyard garden



North facing double height space adjacent entry with Gym beyond



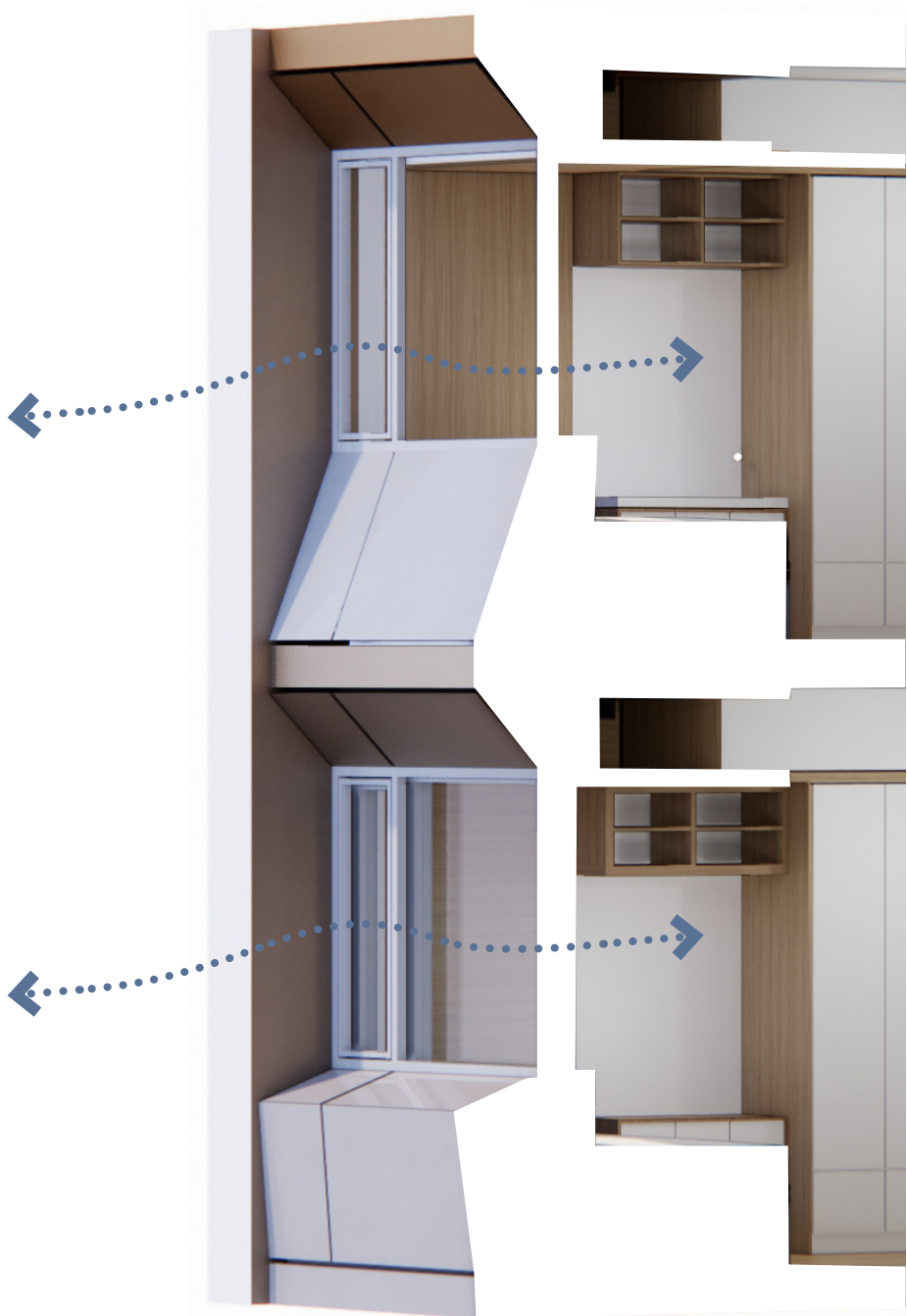
Laundry and Games room facing park



Rear courtyard looking south

Natural Ventilation

To increase the amenity and comfort of the students, all bedrooms have access to natural ventilation via an awning window. This allows for students to regulate the amount of ventilation as they desire.



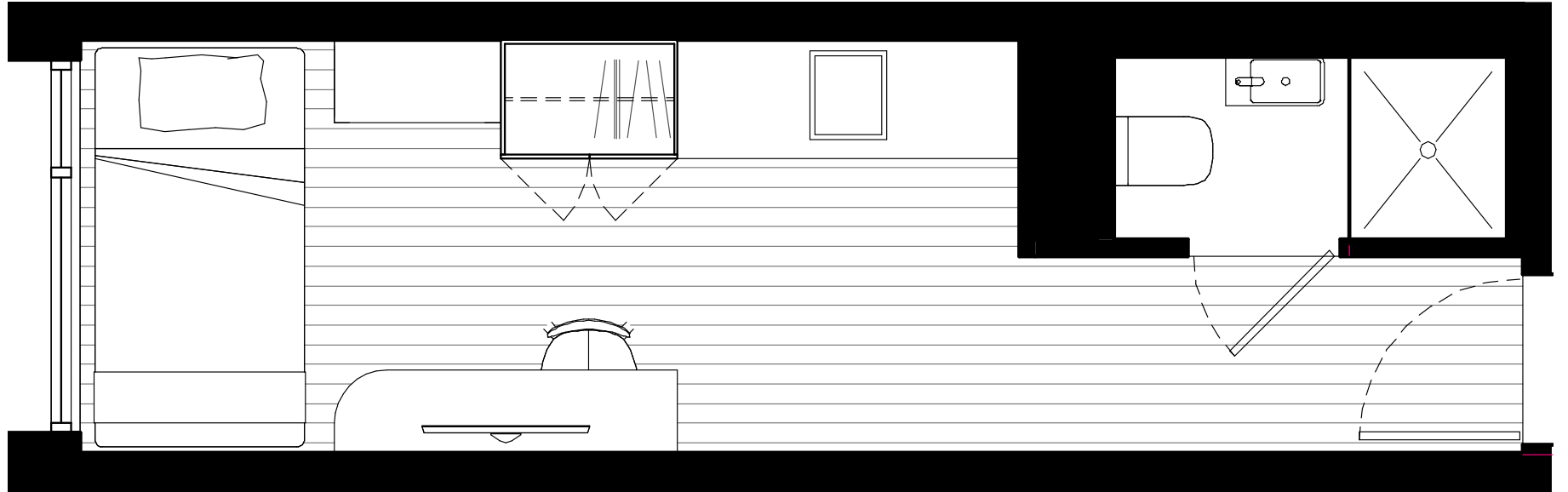
Typical Facade Axonometric



Typical Tower Level Plan Diagram

Single Studio

The Single Studio is the typical accommodation option. All dwellings are equipped with a private en-suite, a kitchenette and a study desk, with built in shelving and storage, allowing for privacy as necessary.



DEVELOPMENT APPLICATION

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Project LACHLAN AVENUE

Drawing SINGLE STUDIO TYPE 01

Project No 219099

Date 14.04.2022

Author KW

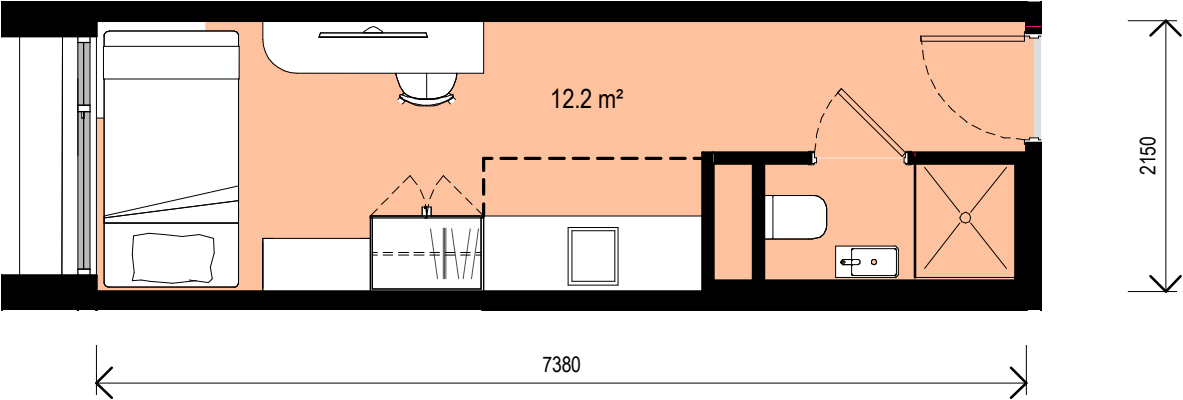
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Drawing No. TP13.01 B

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23-25 LACHLAN AVENUE, MACQUARIE PARK

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Project / LACHLAN AVENUE

Drawing / SINGLE STUDIO TYPE 02

Project No / 219099

Date / 14.04.2022

Author / KW

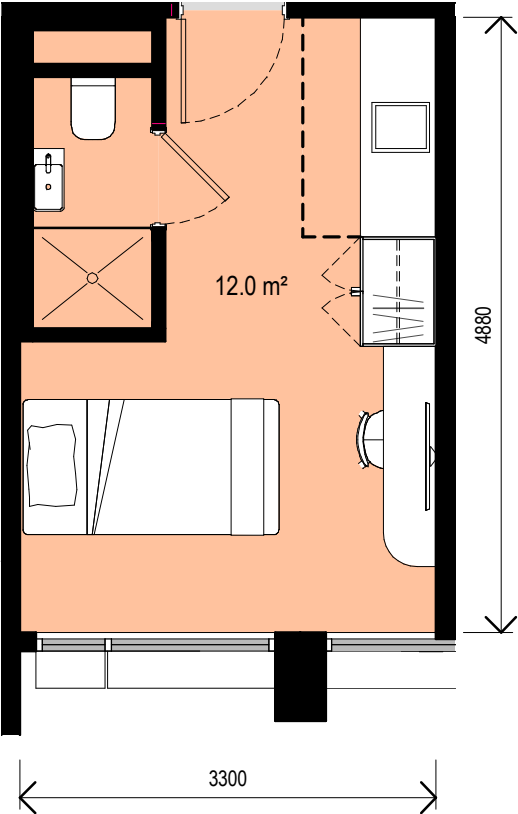
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Project / LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / 2 BED APARTMENT
DDA

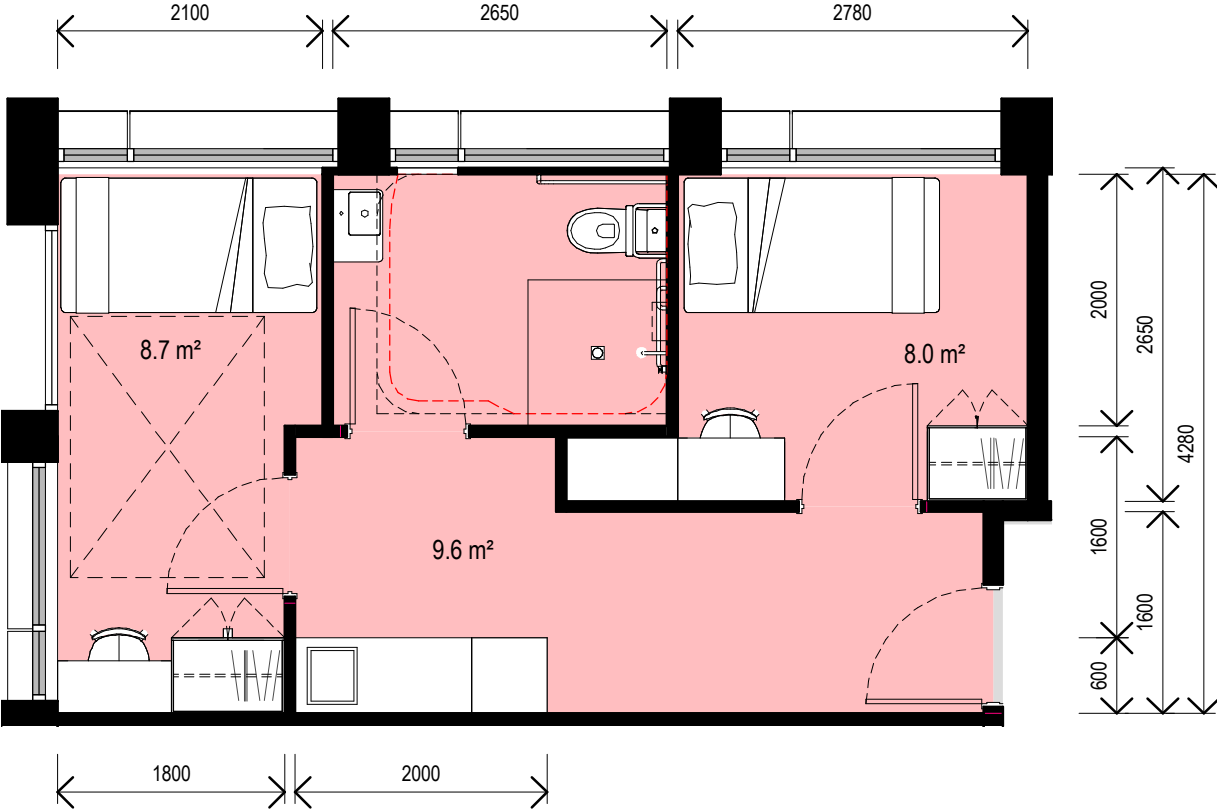
Project No / 219099
Date / 14.04.2022
Author / SJ
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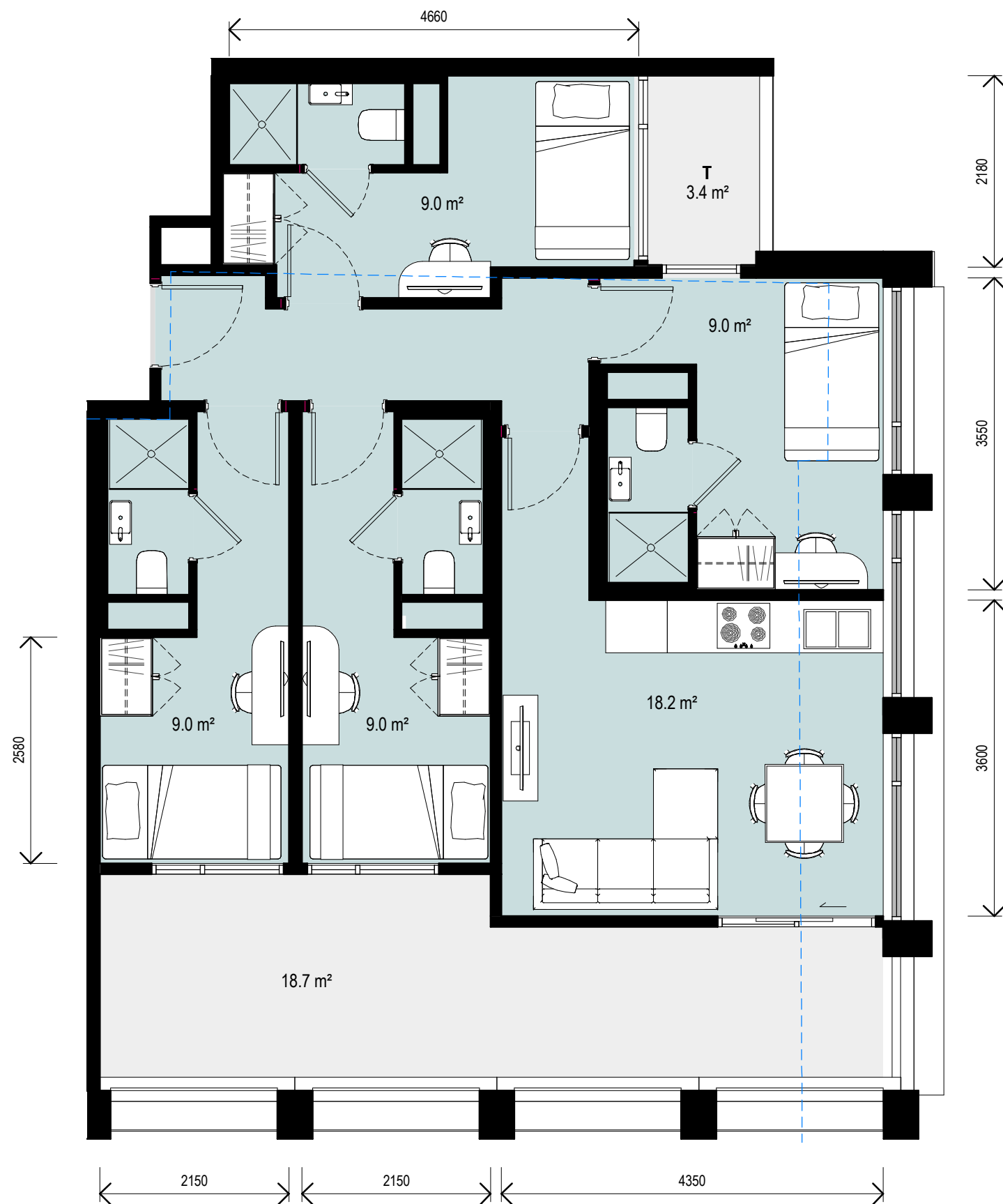
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Project
LACHLAN AVENUE

Drawing
4 BED APARTMENT
TYPE 01

Project No
219099

Date
14.04.2022

Author
SJ

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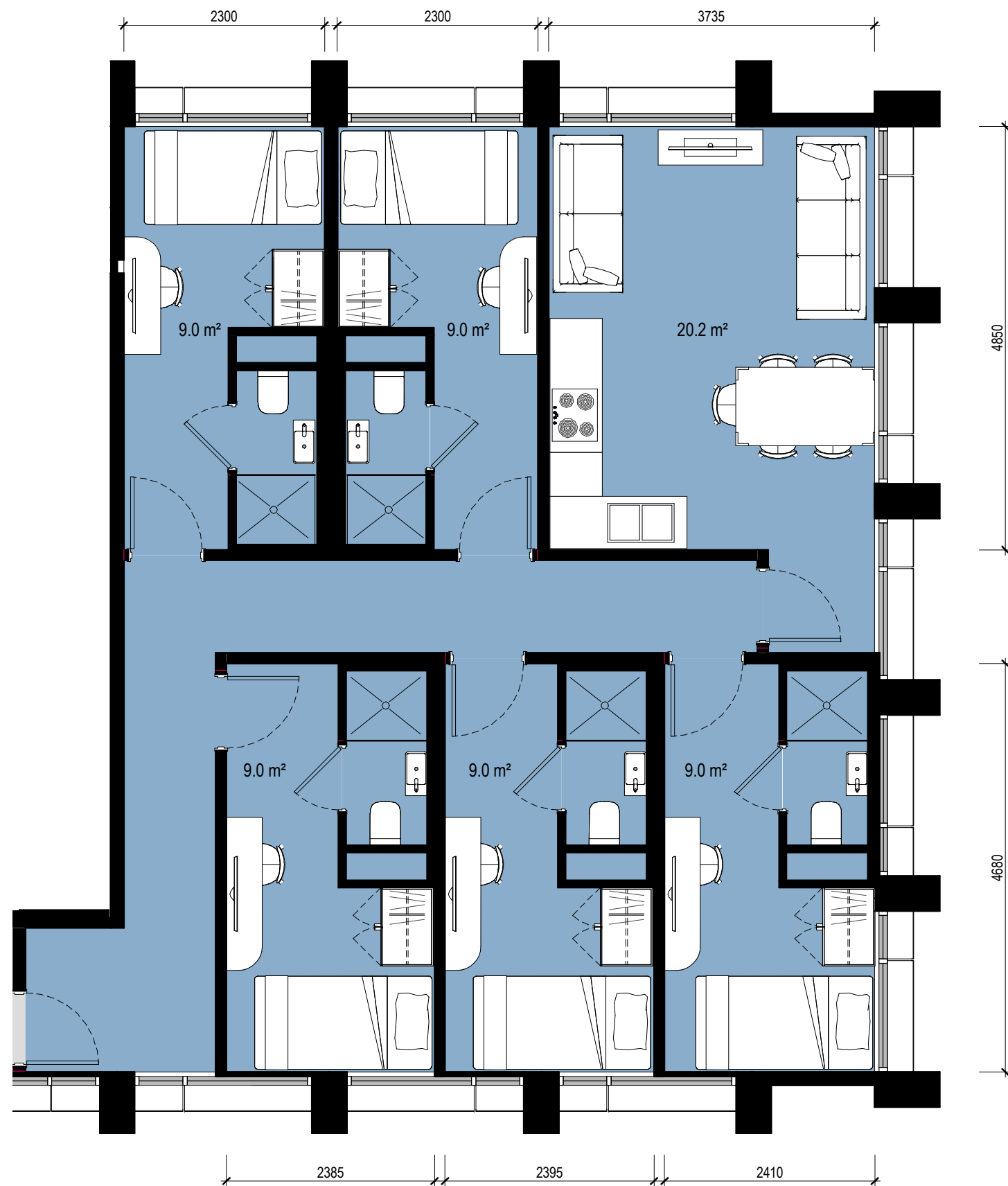
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23-25 LACHLAN AVENUE, MACQUARIE PARK

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Project /
LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

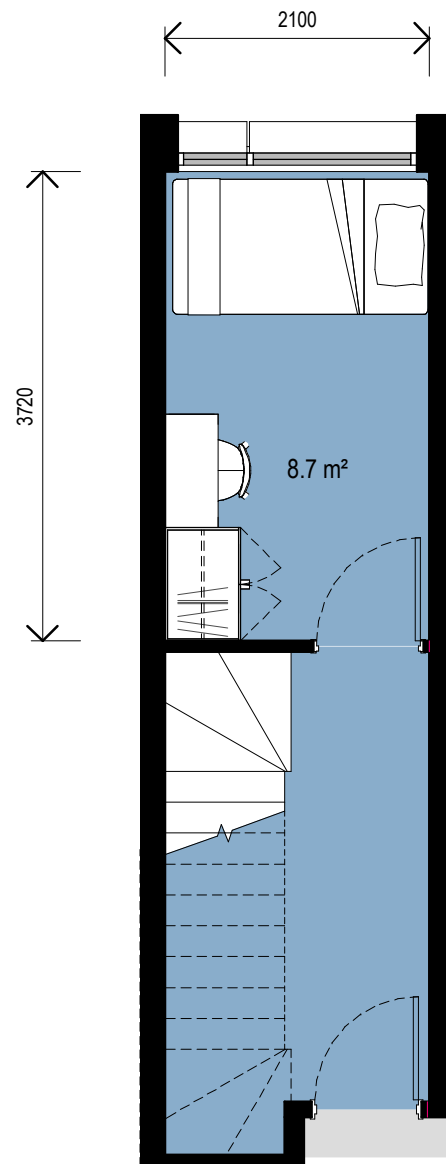
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TYPE 01**

Project No / **219099** Date / **14.04.2022** Author / **SJ** Scale: @ A3 / **1 : 60**

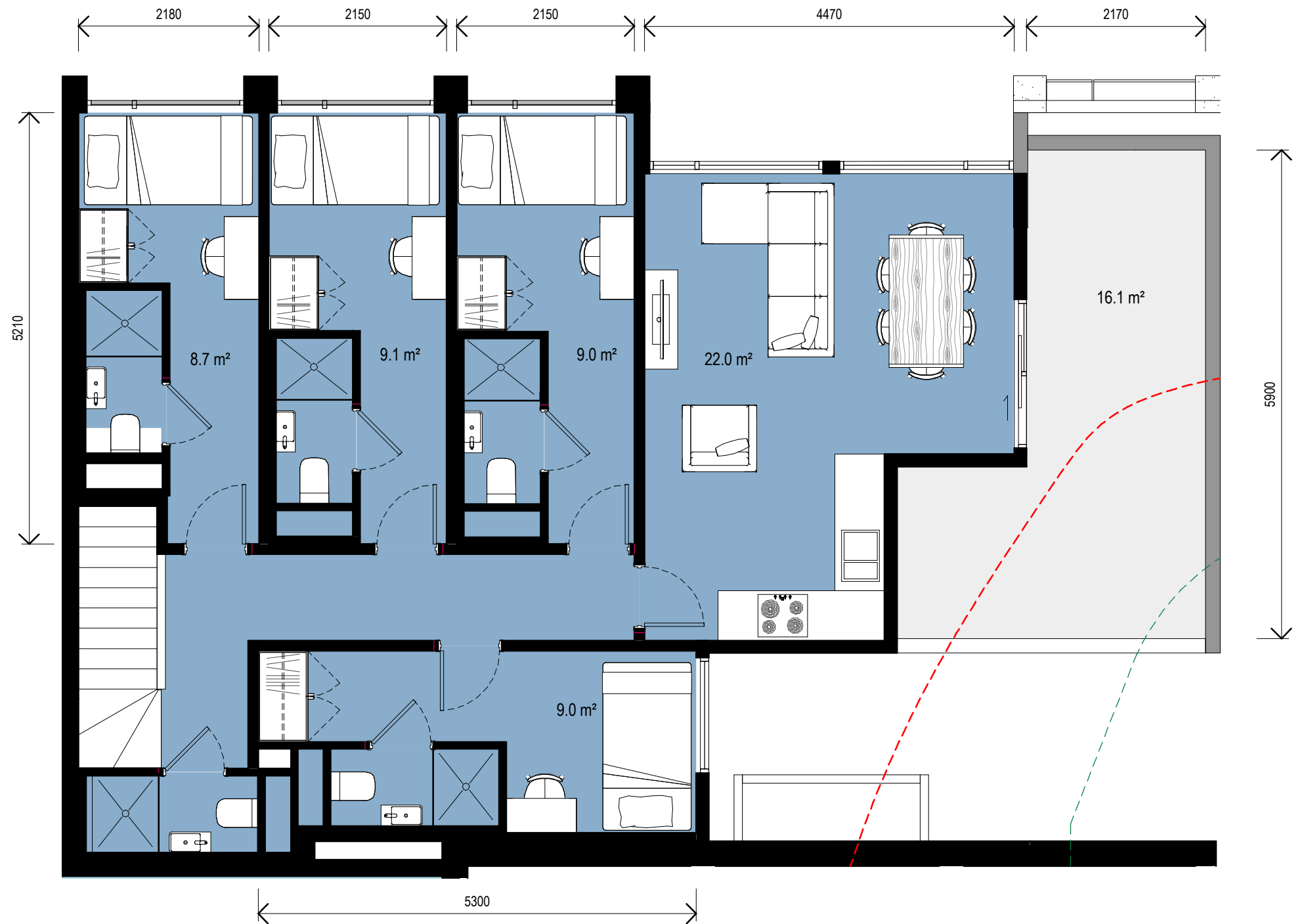
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LOWER



UPPER

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Project /
LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing /
**5 BED APARTMENT
TYPE 02**

Project No /
219099

Date /
14.04.2022

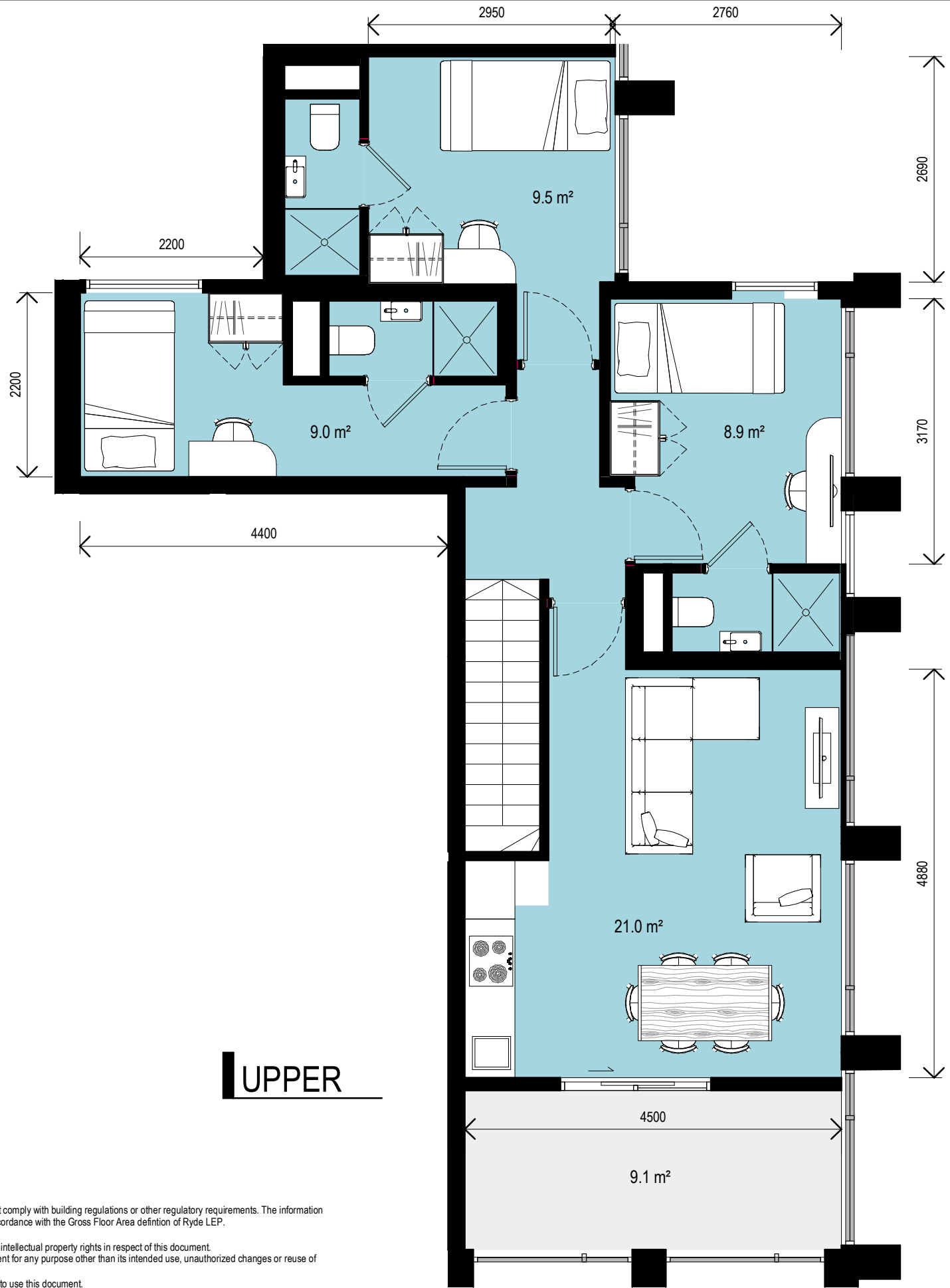
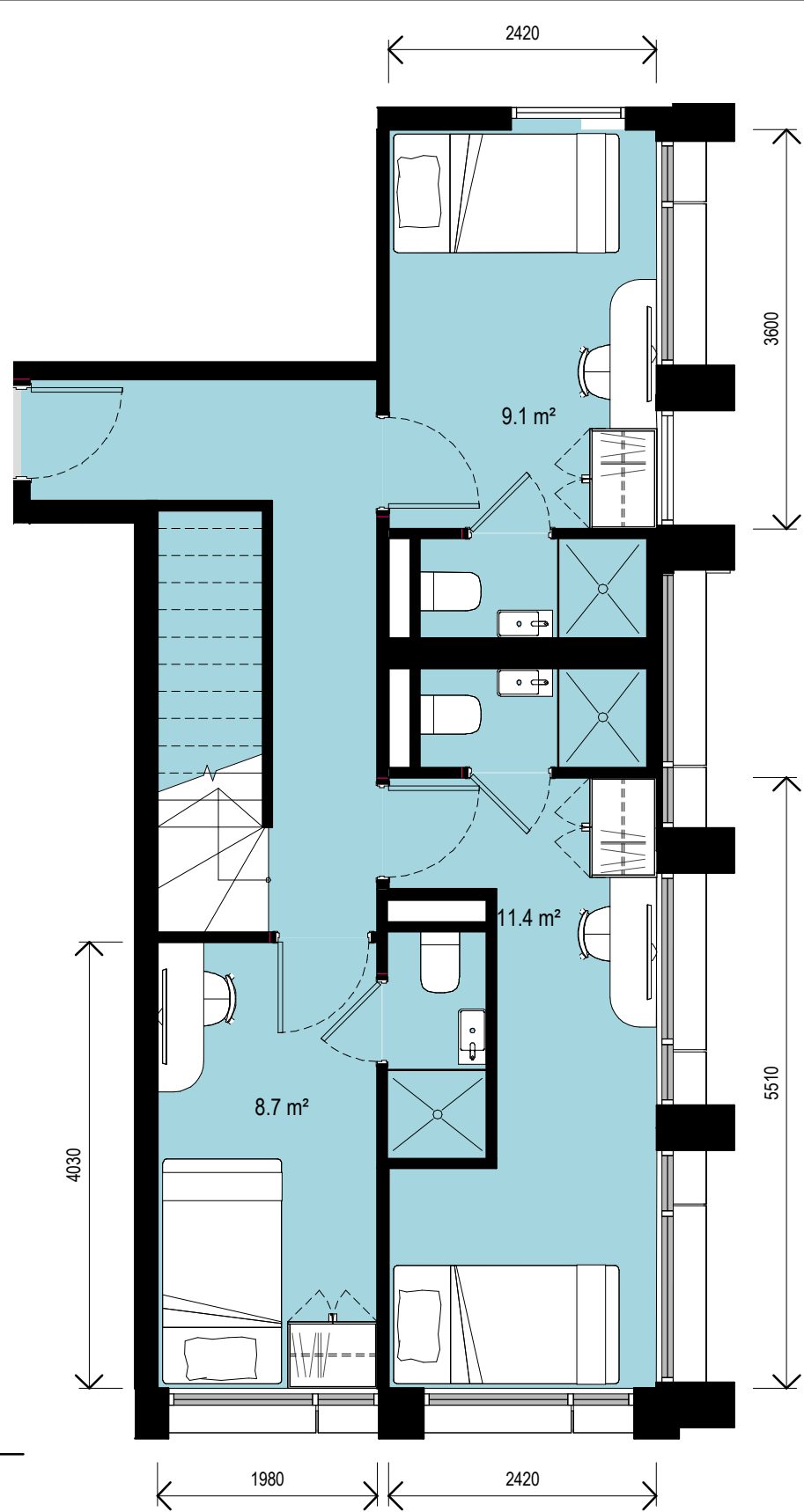
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SJ

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Project /
LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing /
**6 BED APARTMENT
TYPE 01**

Project No /
219099

Date /
14.04.2022

Author /
SJ

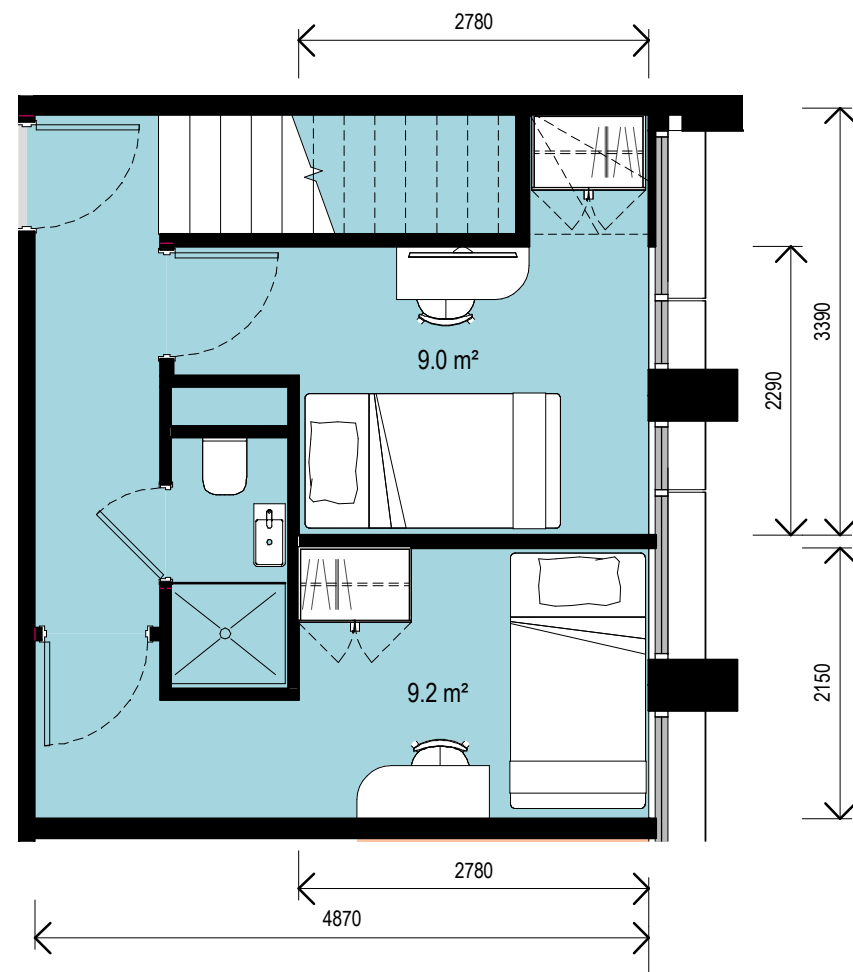
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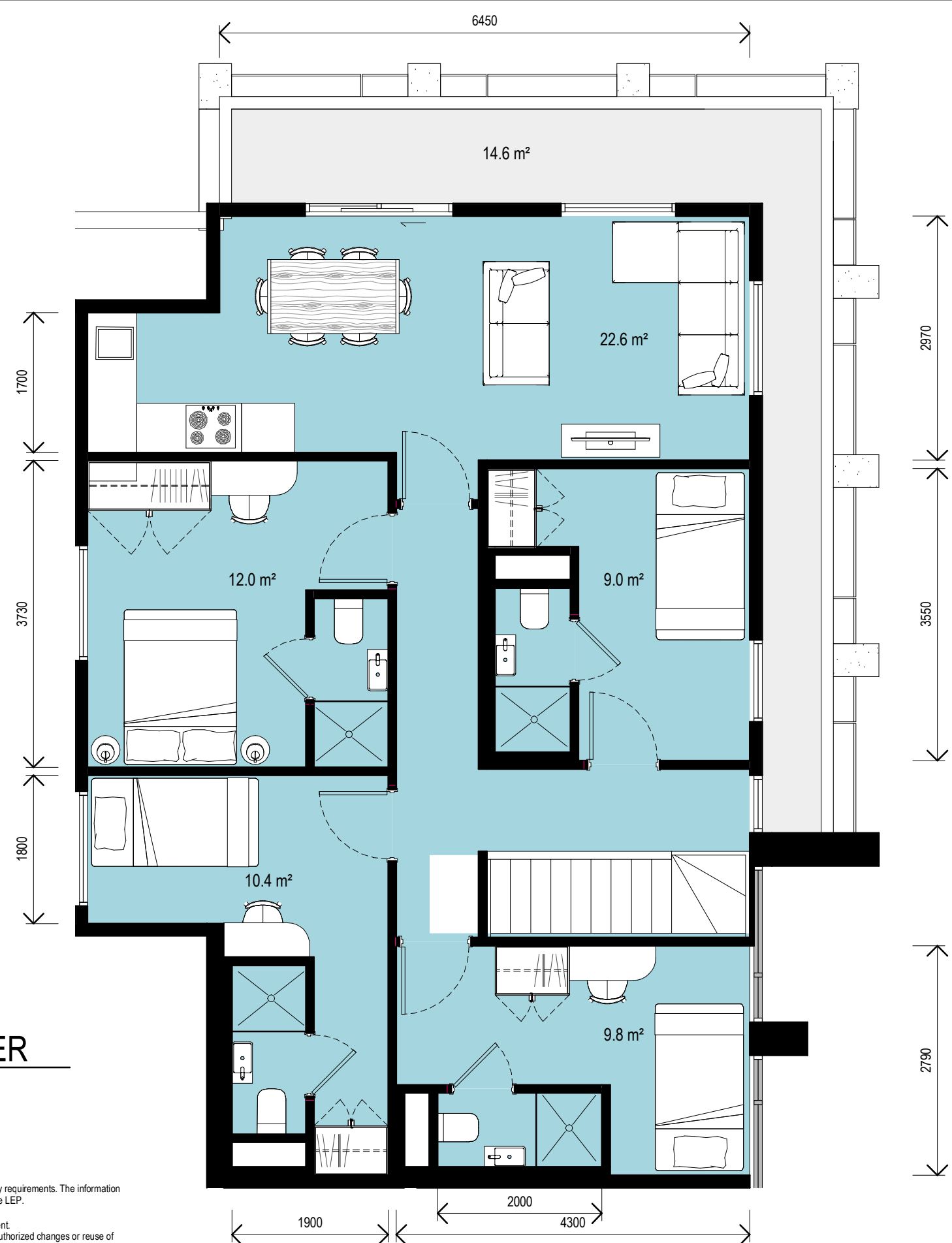
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Project /
LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing /
**6 BED APARTMENT
TYPE 02**

Project No /
219099

Date /
14.04.2022

Author /
SJ

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TP13.09 B

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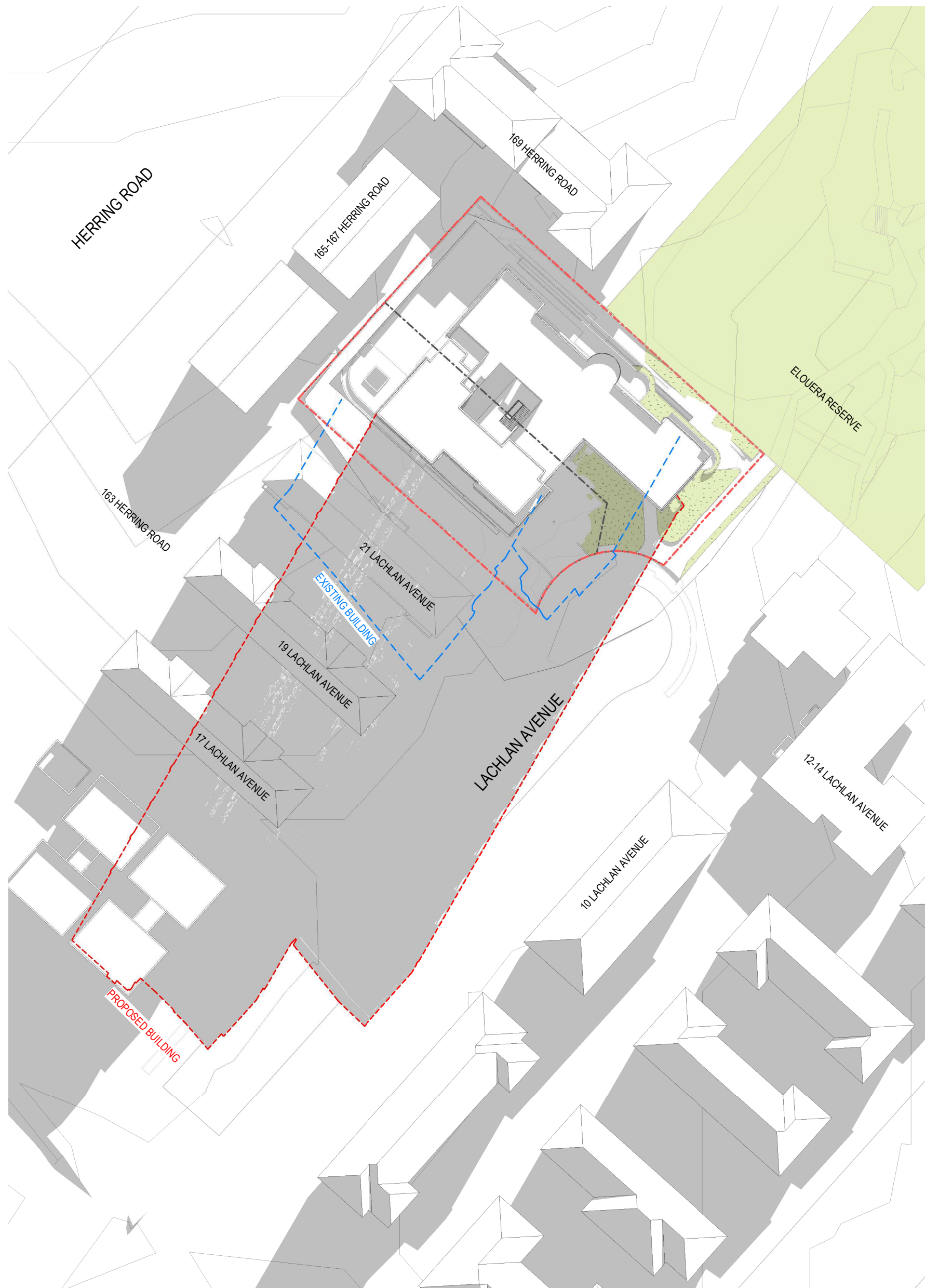
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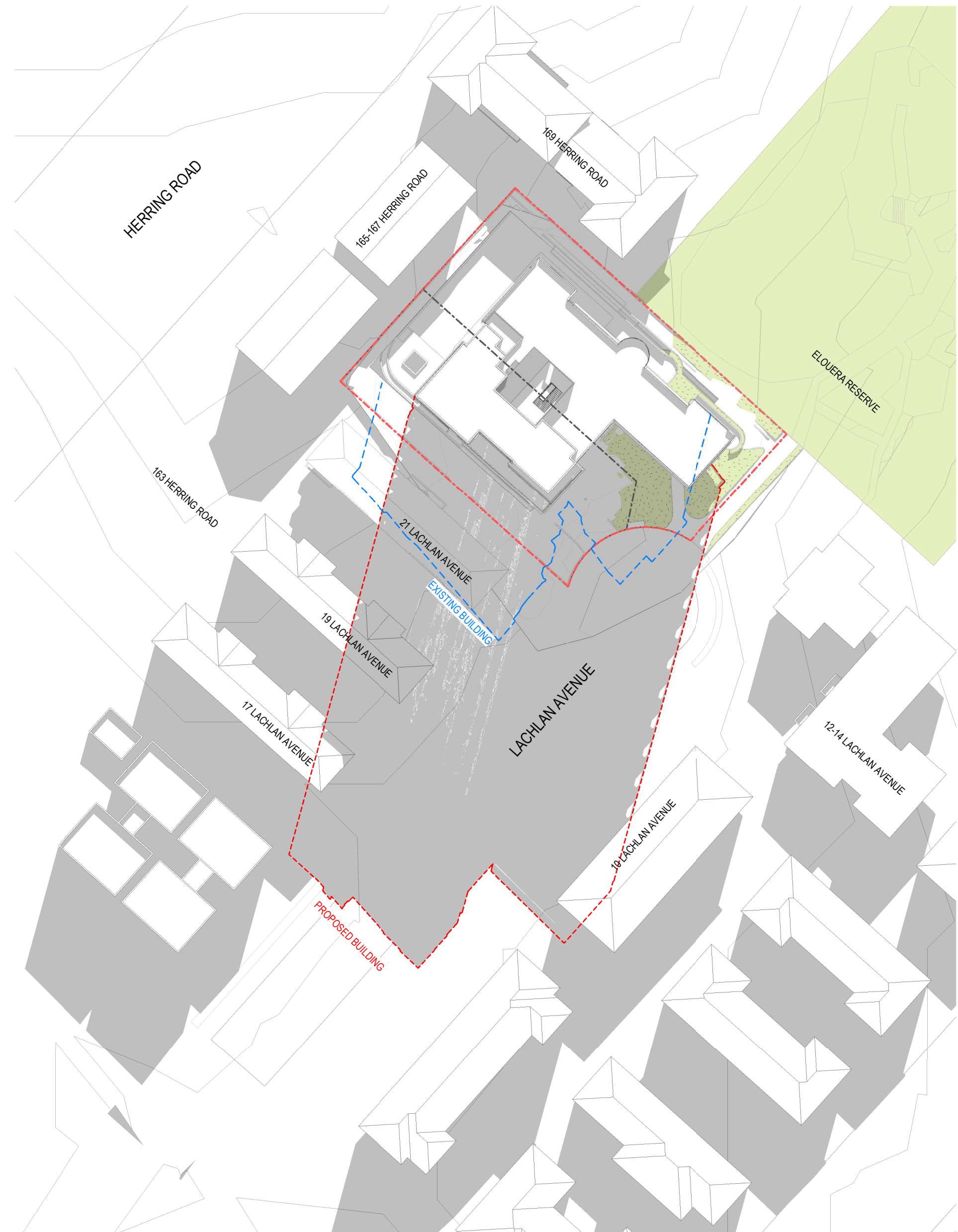
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JUNE 21 - 9AM



JUNE 21 - 10AM



JUNE 21 - 11AM

DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
	C	04.05.2022	DA SUBMISSION RFI RESPONSE	JC

LEGEND
--- SHADOW CAST ON GROUND PLANE BY PROPOSED BUILDING
--- SHADOW CAST ON GROUND PLANE BY EXISTING NEIGHBOURING BUILDINGS

Project / **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **SHADOW DIAGRAMS
PLAN VIEW**

Project No / **219099** Date / **04.05.2022** Author / **JC**

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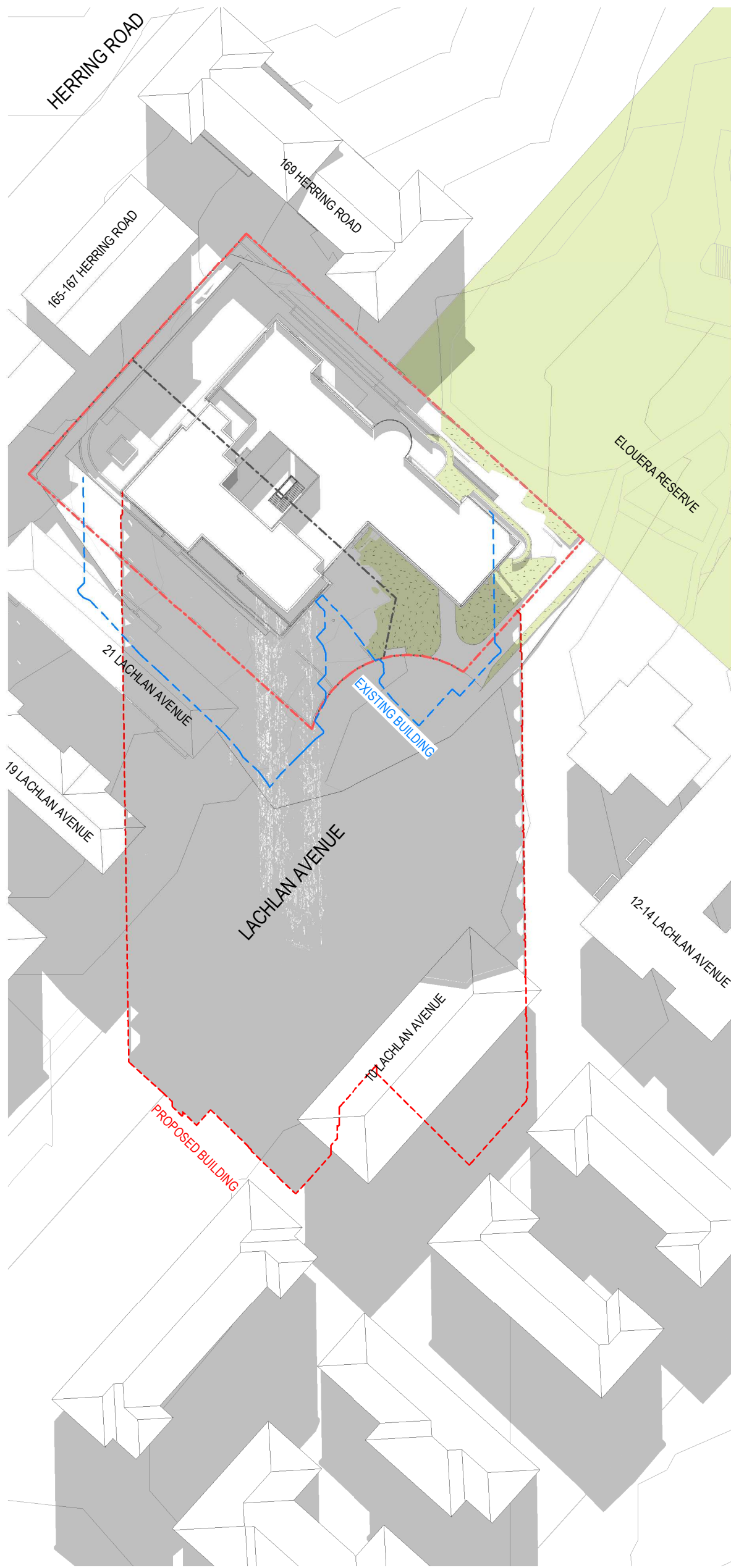
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Revision / **C**

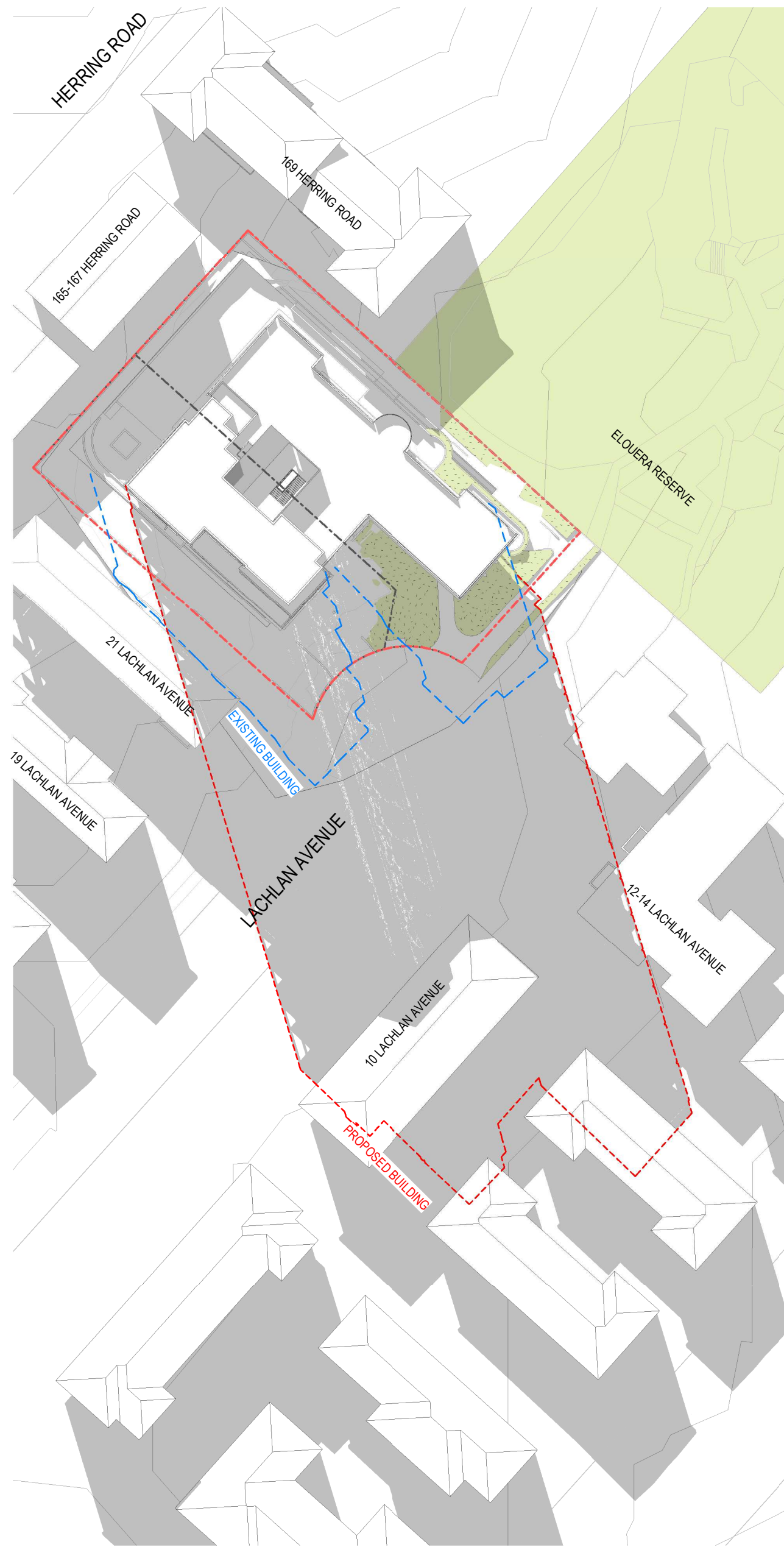
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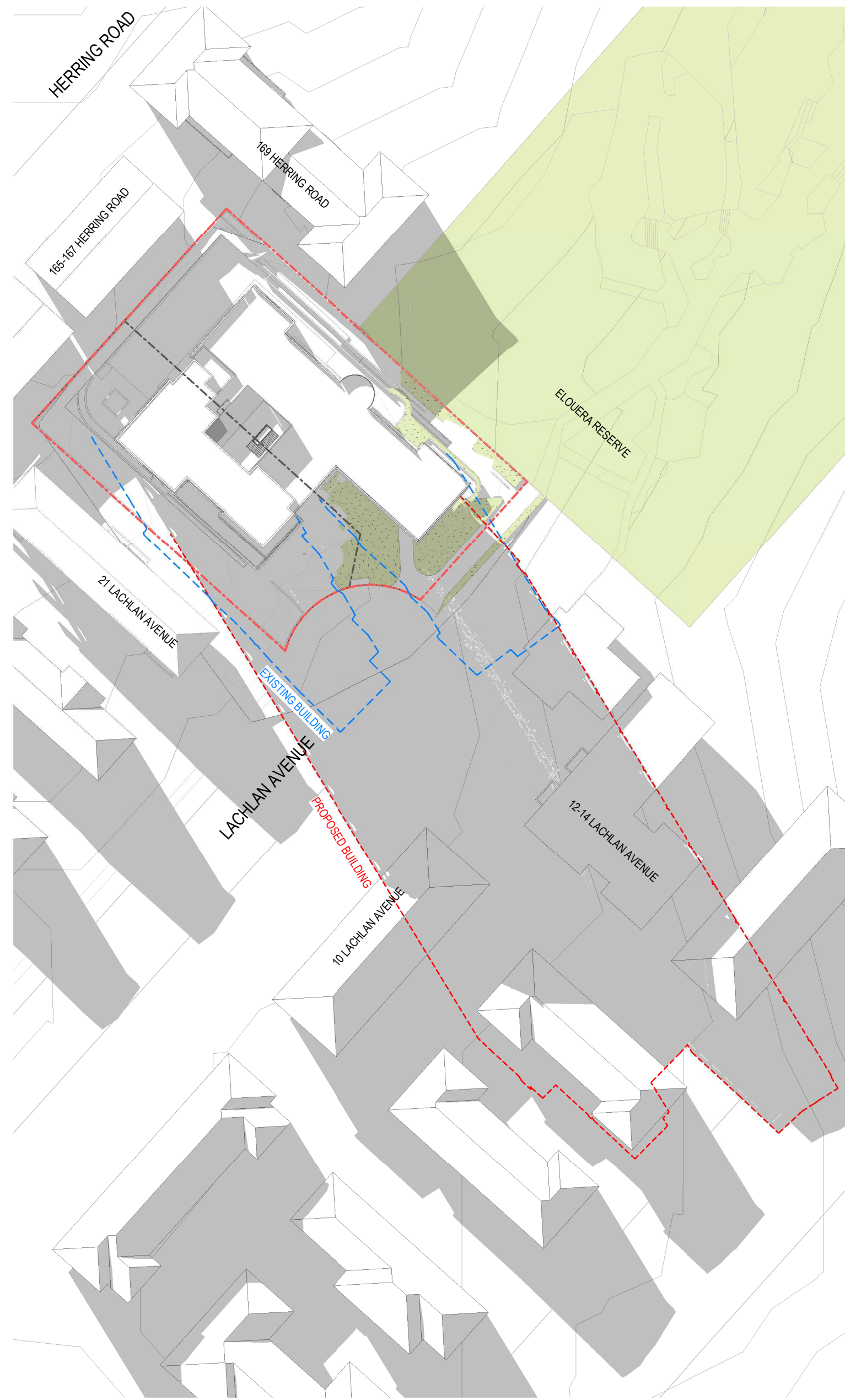
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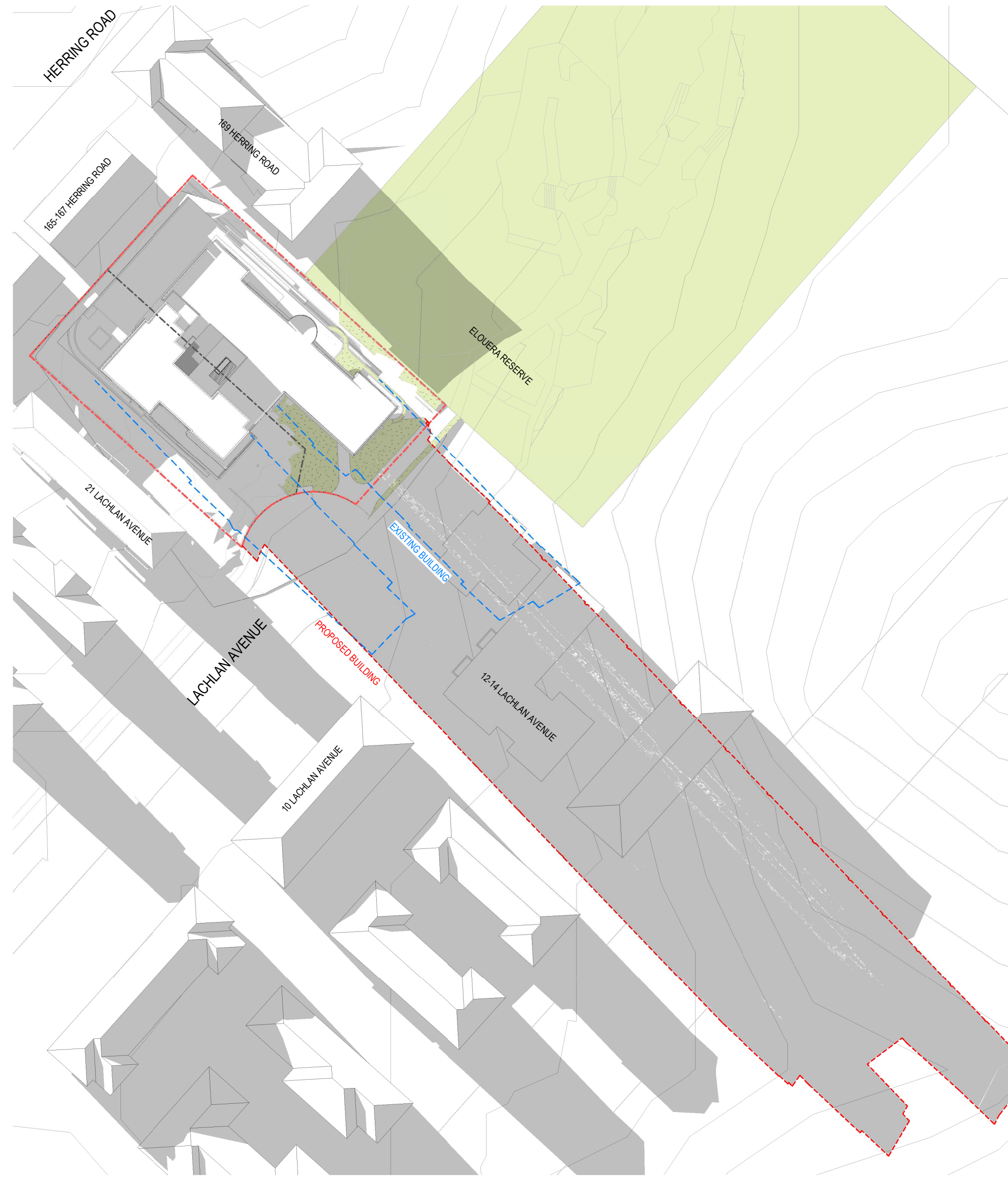
JUNE 21 -12PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

DEVELOPMENT APPLICATION

Revisions	A	09.04.2021	DA SUBMISSION	KW
	B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
	C	04.05.2022	DA SUBMISSION RFI RESPONSE	JC

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LEGEND	
---	SHADOW CAST ON GROUND PLANE BY PROPOSED BUILDING
---	SHADOW CAST ON GROUND PLANE BY EXISTING NEIGHBOURING BUILDINGS

Project / **LACHLAN AVENUE**

23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **SHADOW DIAGRAMS
PLAN VIEW**

Project No / **219099**

Date / **04.05.2022**

Author / **JC**

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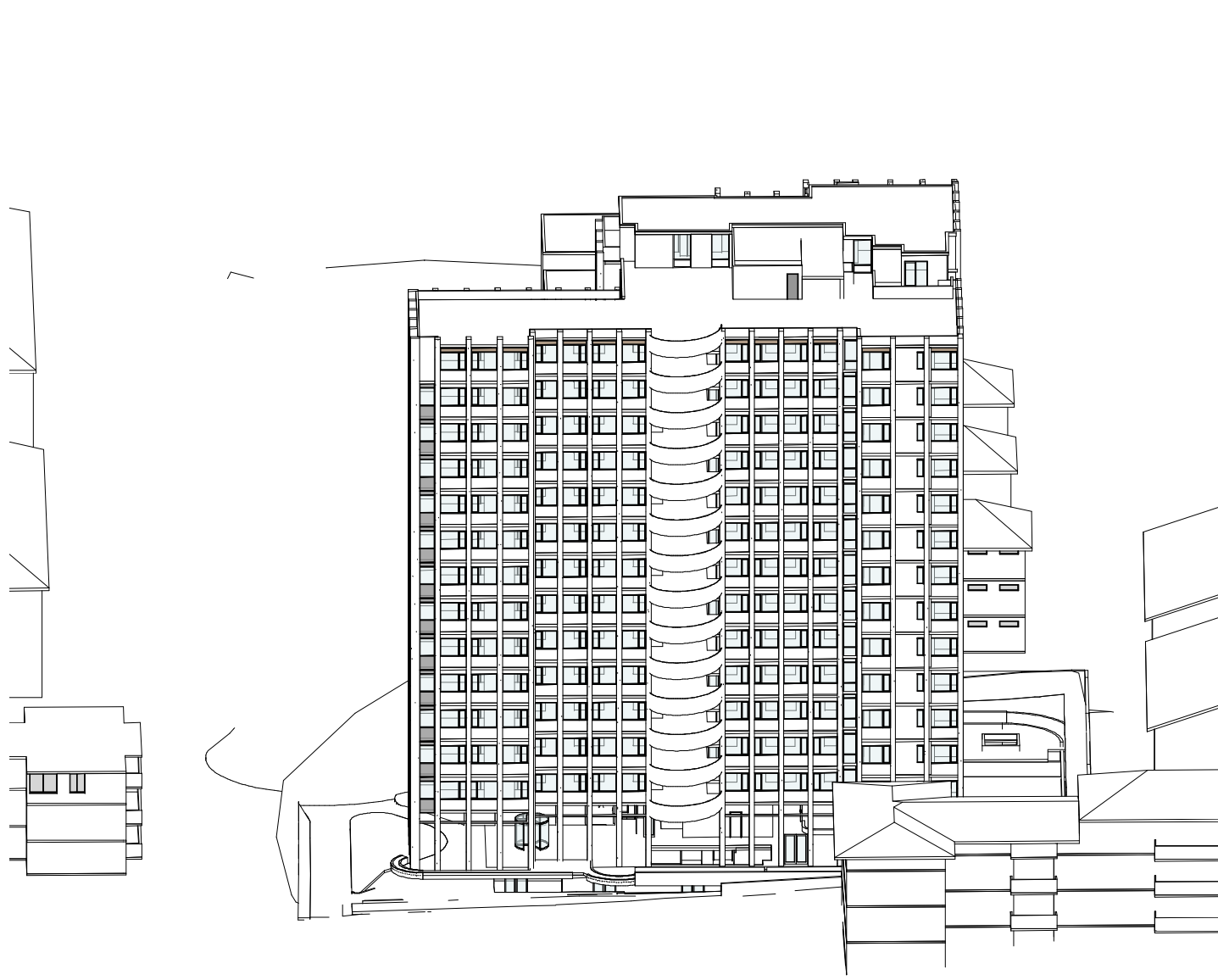
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Revision / **C**

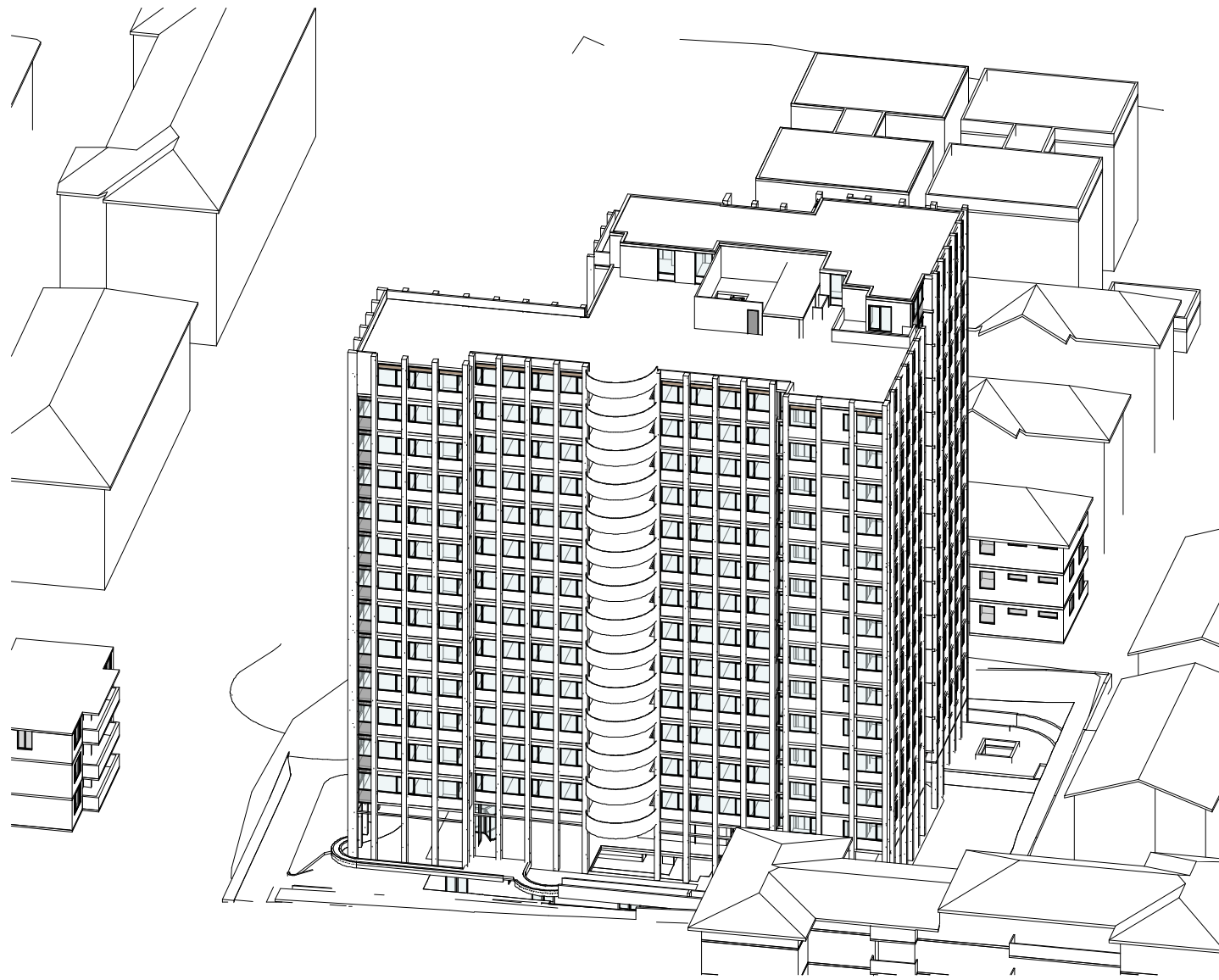
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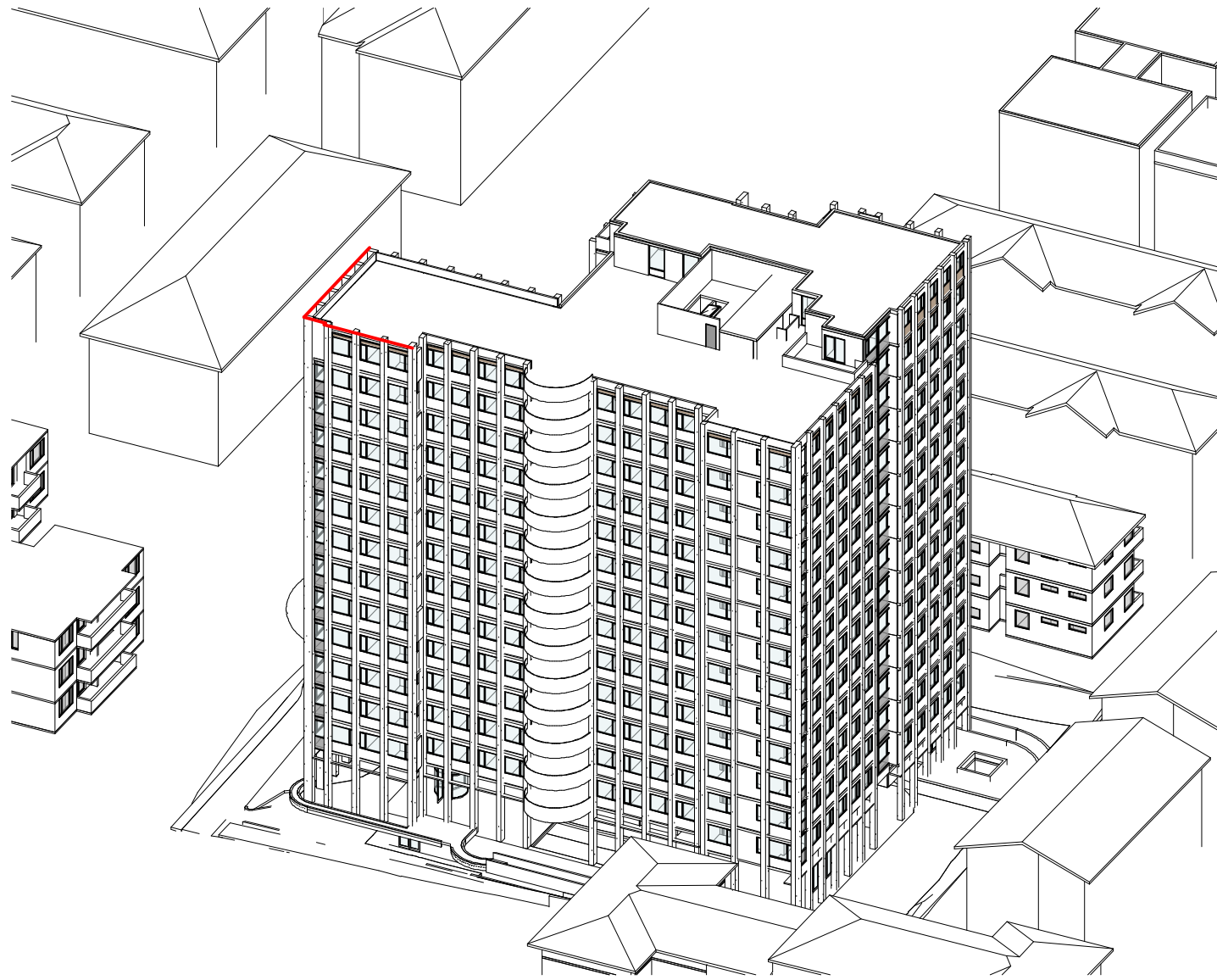
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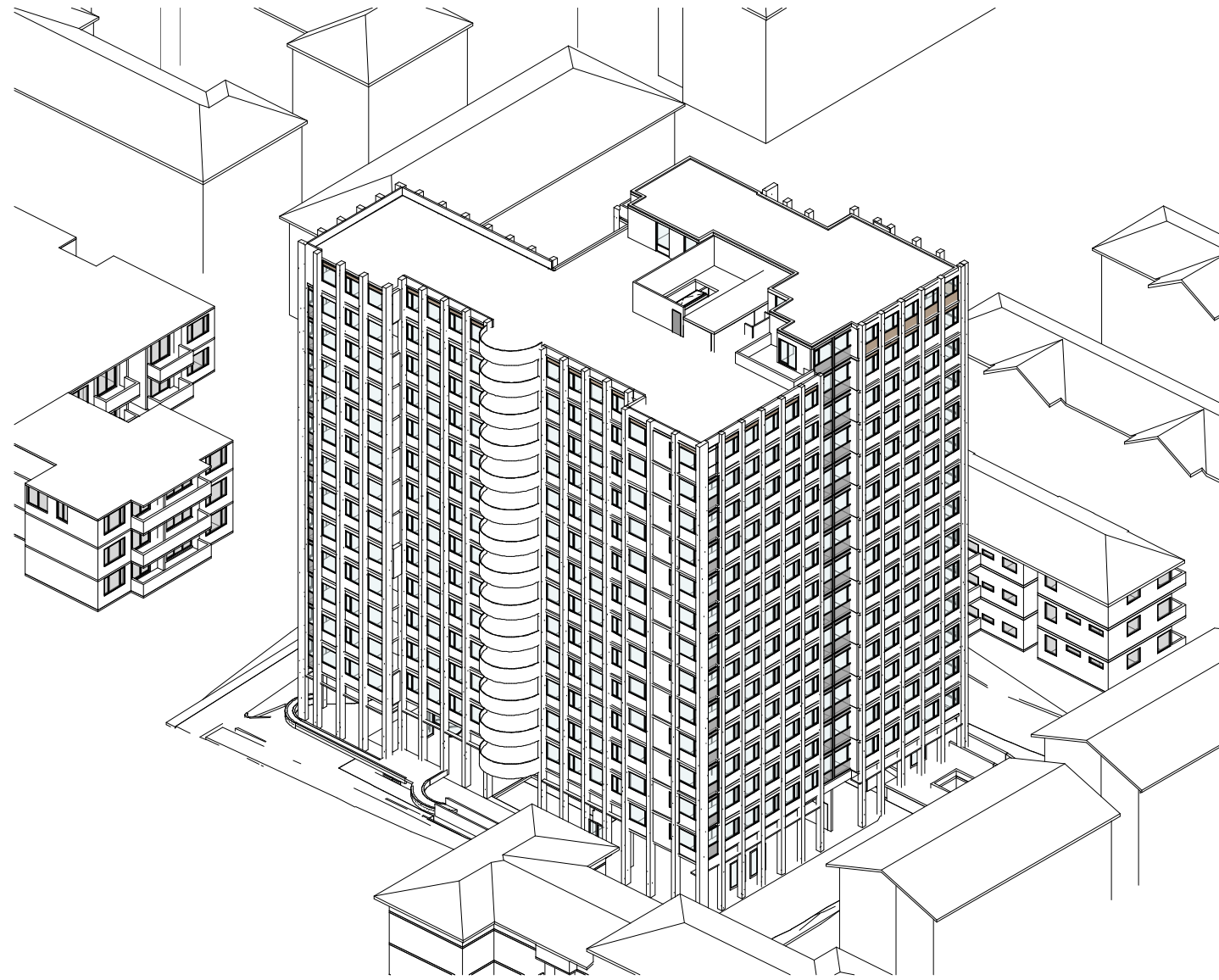
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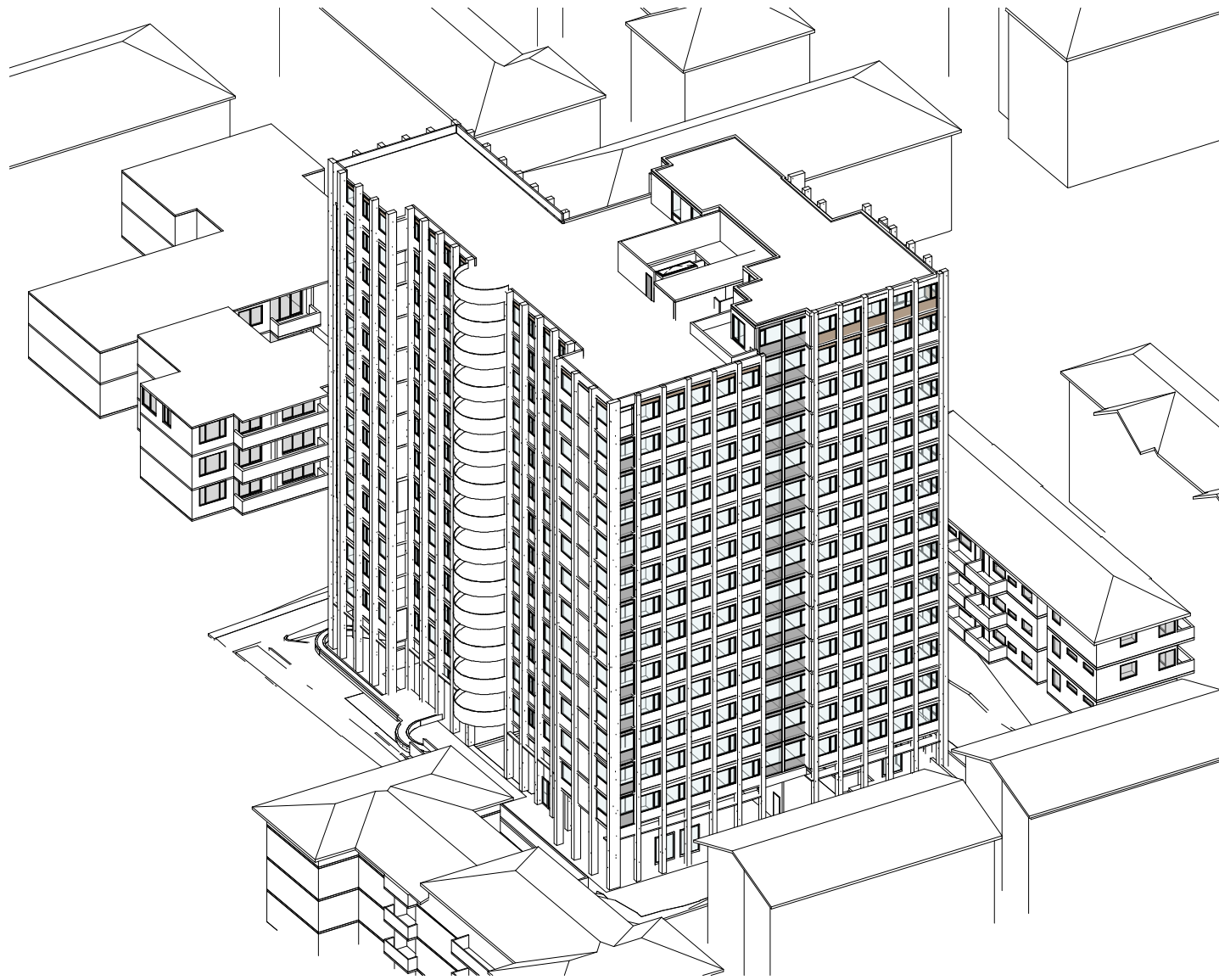
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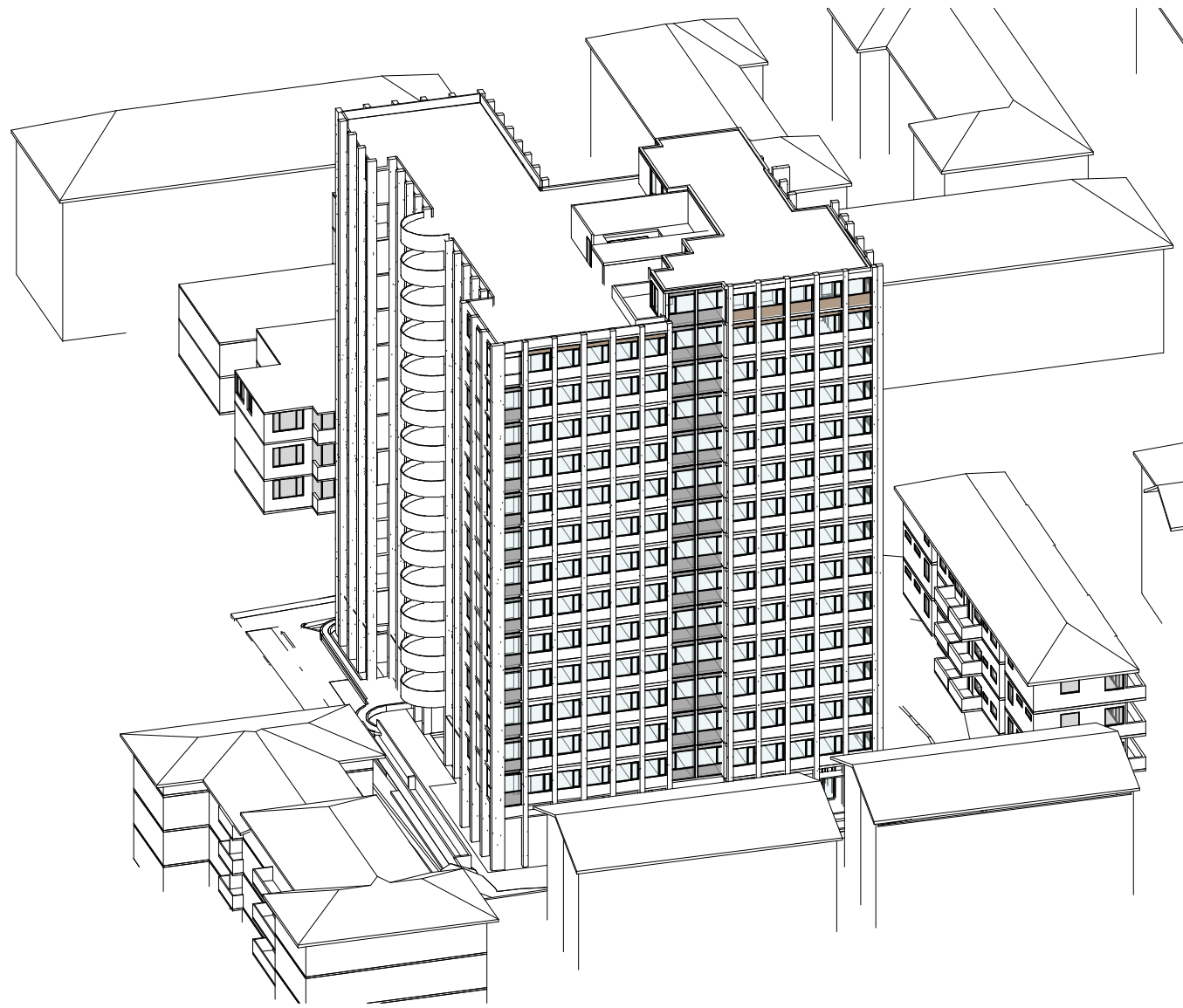
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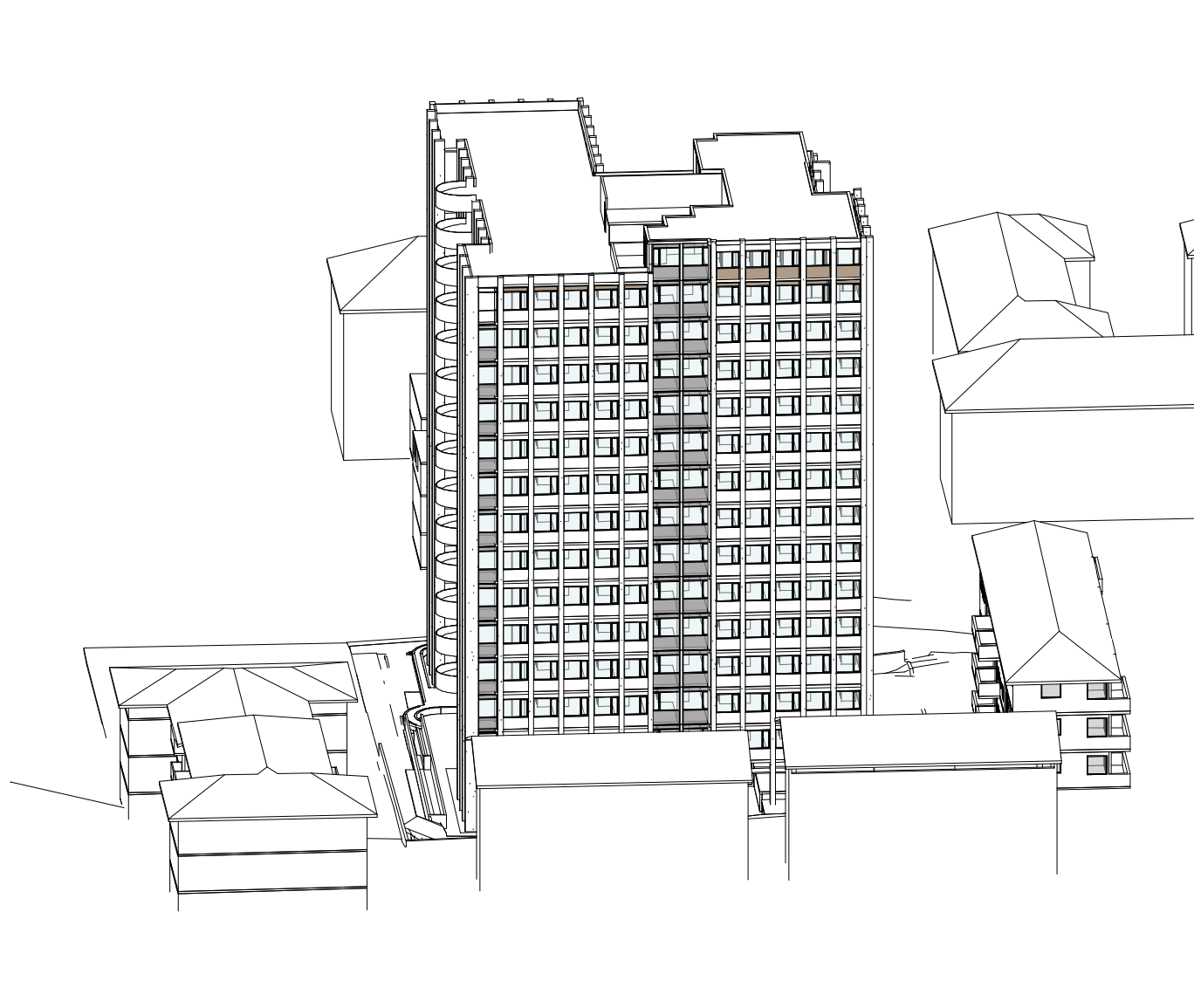
JUNE 21 - 12PM



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

DEVELOPMENT APPLICATION

Revisions			
A	09.04.2021	DA SUBMISSION	KW
B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
C	29.04.2022	DA SUBMISSION RFI RESPONSE	JC

Project / **LACHLAN AVENUE**
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **SHADOW DIAGRAMS
POINT OF VIEW - JUNE
21**

Project No / **219099** Date / **29.04.2022** Author / **JC**

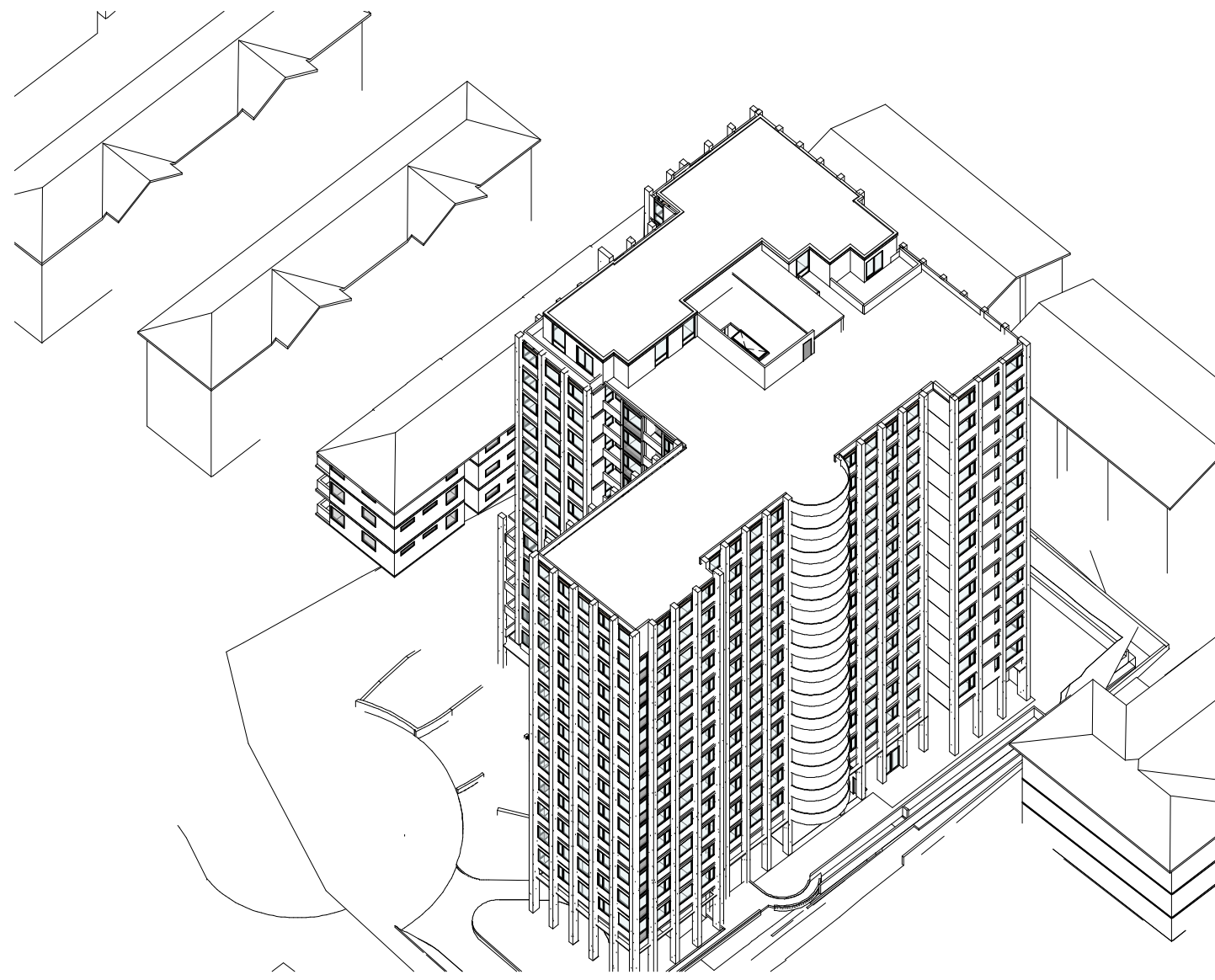
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Drawing No. / **TP04.03**

Revision / **C**

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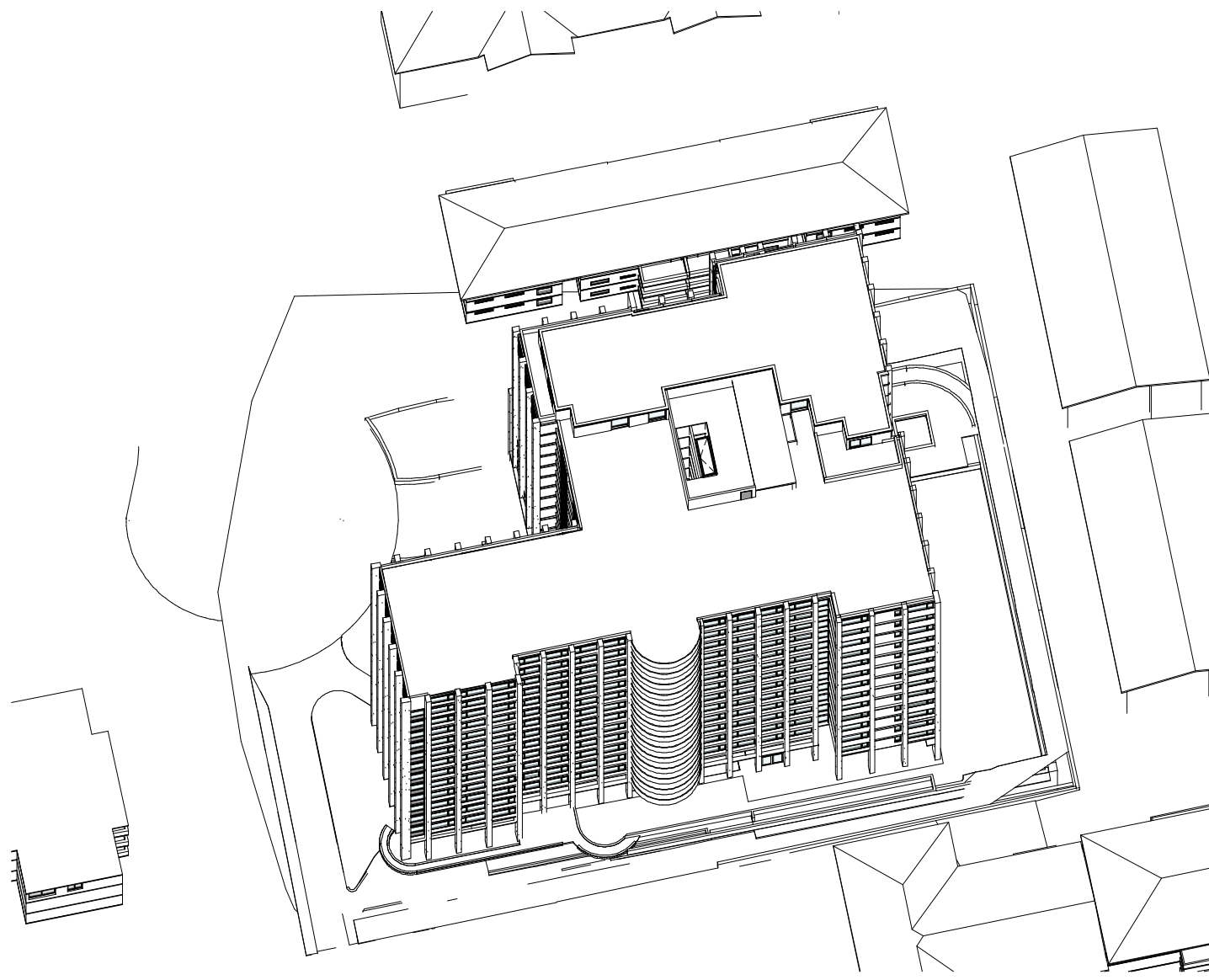
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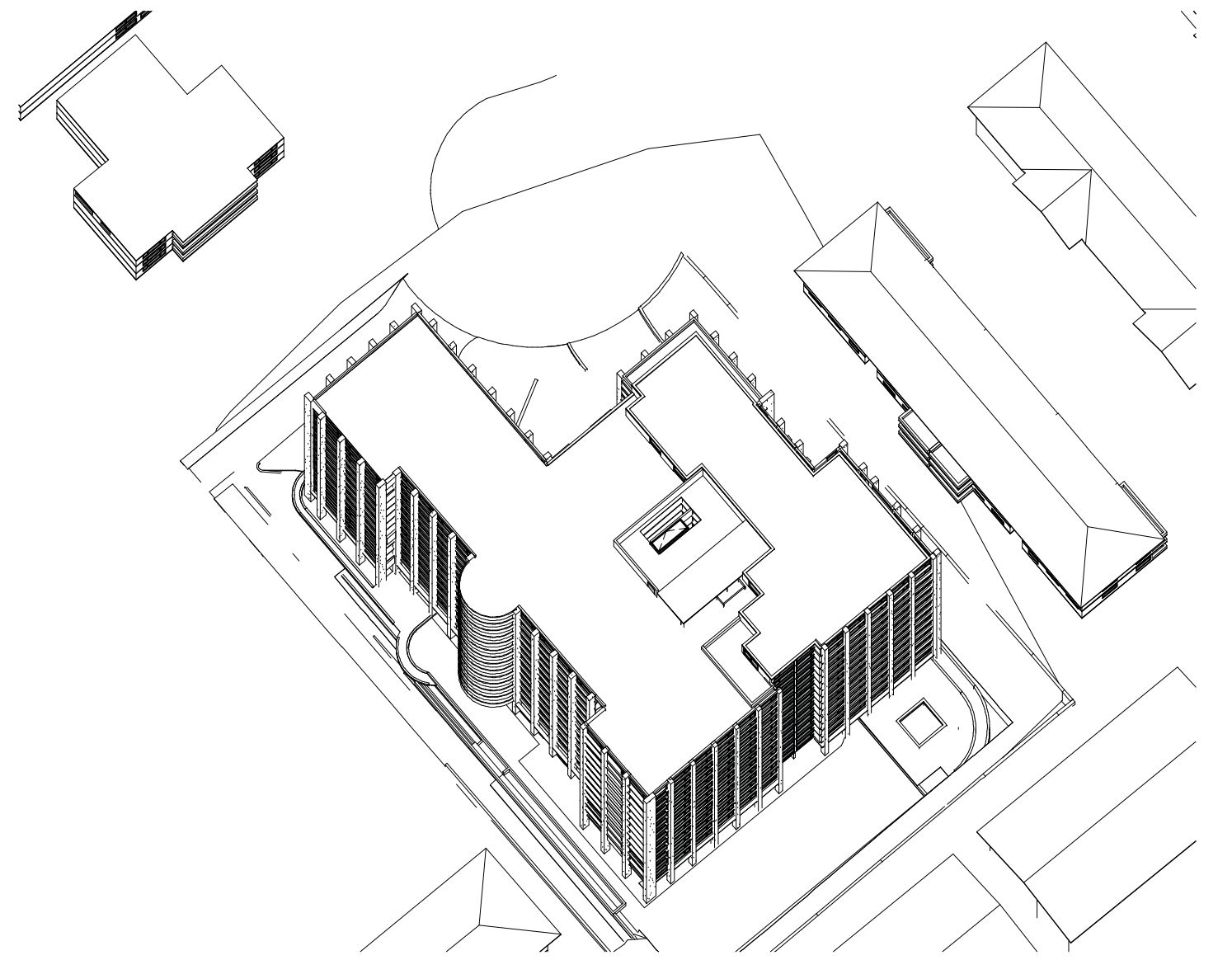
DECEMBER 22 - 9AM



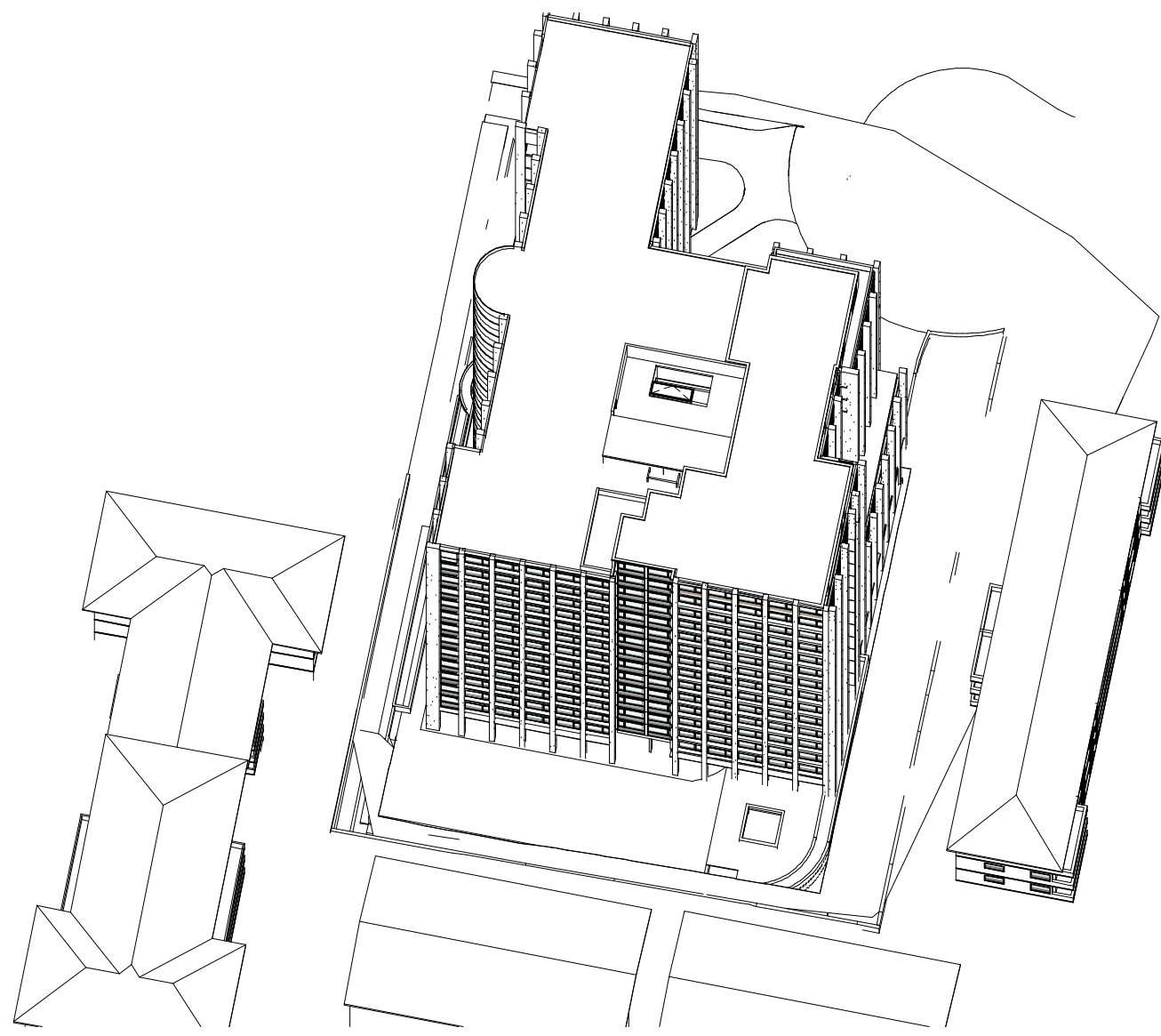
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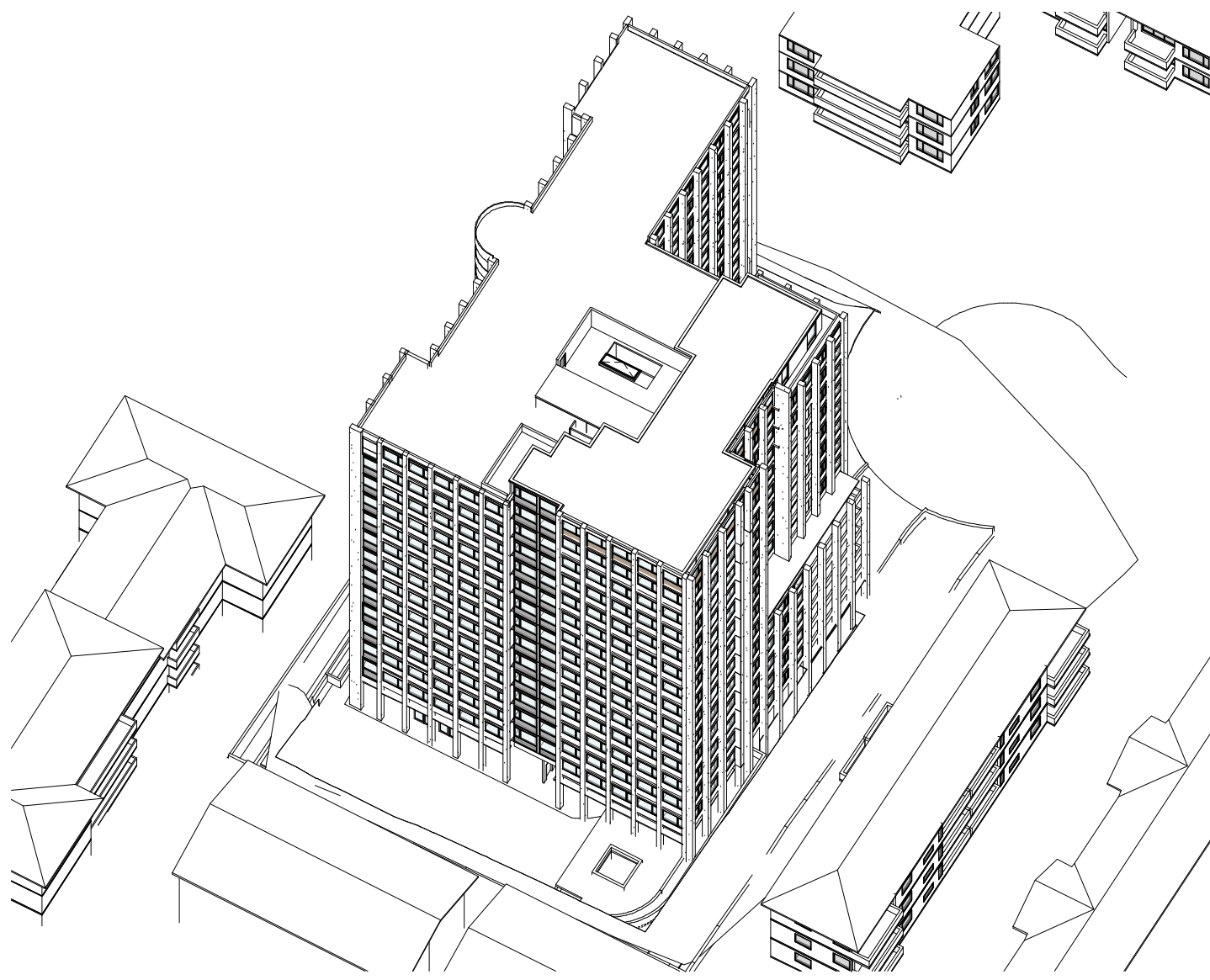
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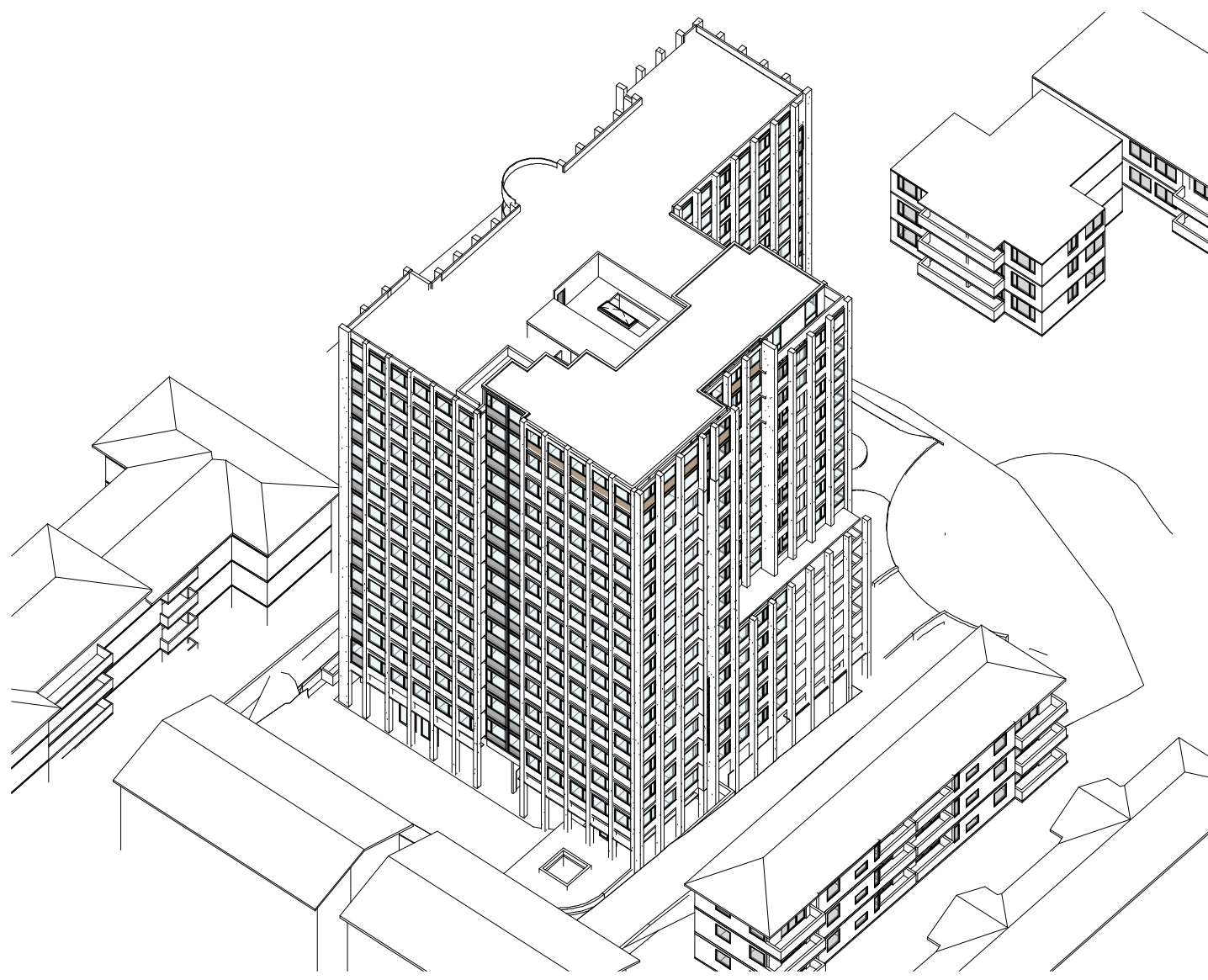
DECEMBER 22 - 12PM



DECEMBER 22 - 1PM



DECEMBER 22 - 2PM



DECEMBER 22 - 3PM

DEVELOPMENT APPLICATION

Revisions			
A	09.04.2021	DA SUBMISSION	KW
B	24.08.2021	DA SUBMISSION RFI RESPONSE	KW
C	29.04.2022	DA SUBMISSION RFI RESPONSE	JC

Project / **LACHLAN AVENUE**

23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **SHADOW DIAGRAMS
POINT OF VIEW -
DECEMBER 22**

Project No / **219099** Date / **29.04.2022** Author / **JC**

Scale: @ A1

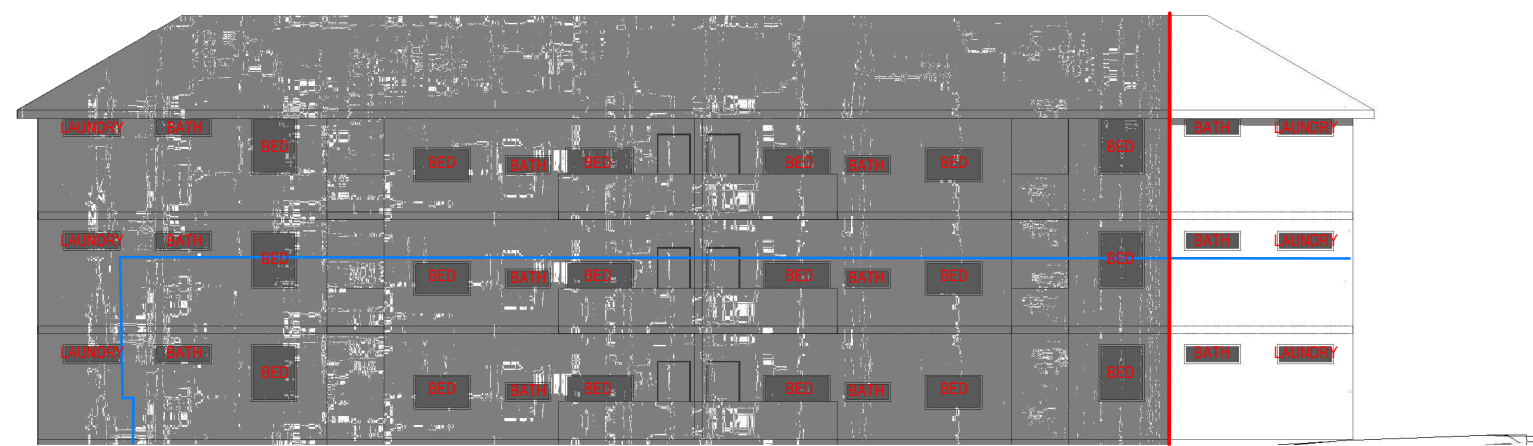
Drawing No. / **TP04.04**

Revision / **C**

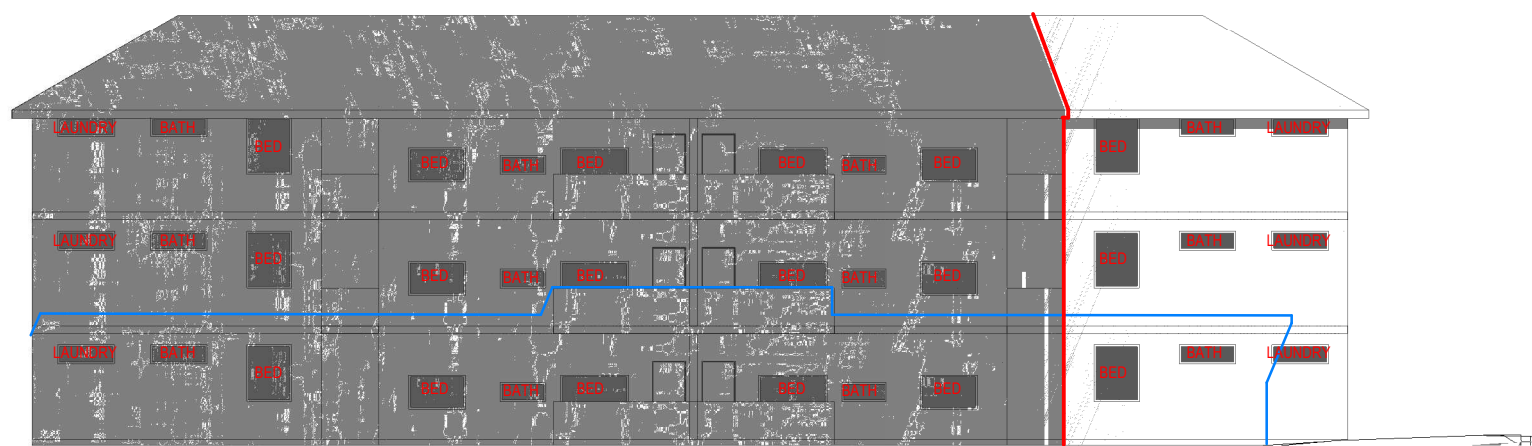
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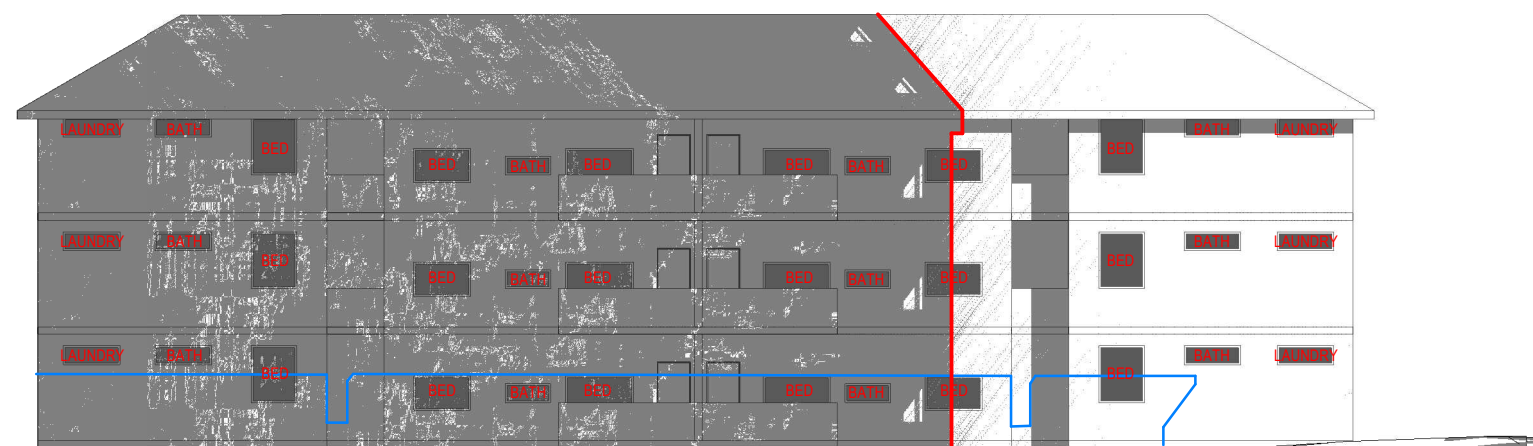
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JUNE 21 - 9AM



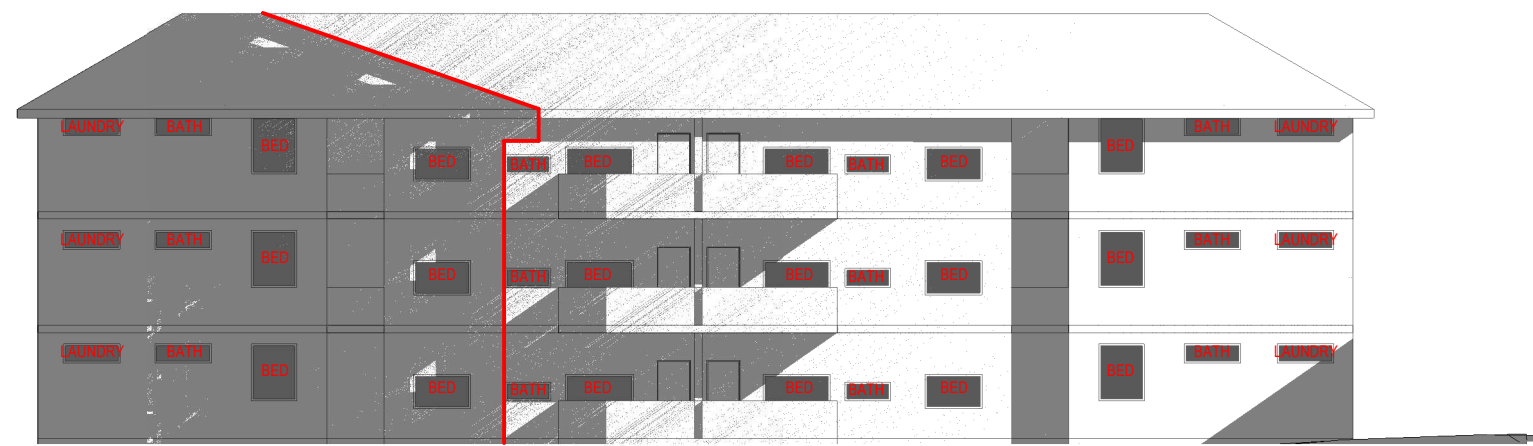
JUNE 21 - 10AM



JUNE 21 - 11AM



JUNE 21 - 12PM



JUNE 21 - 1PM



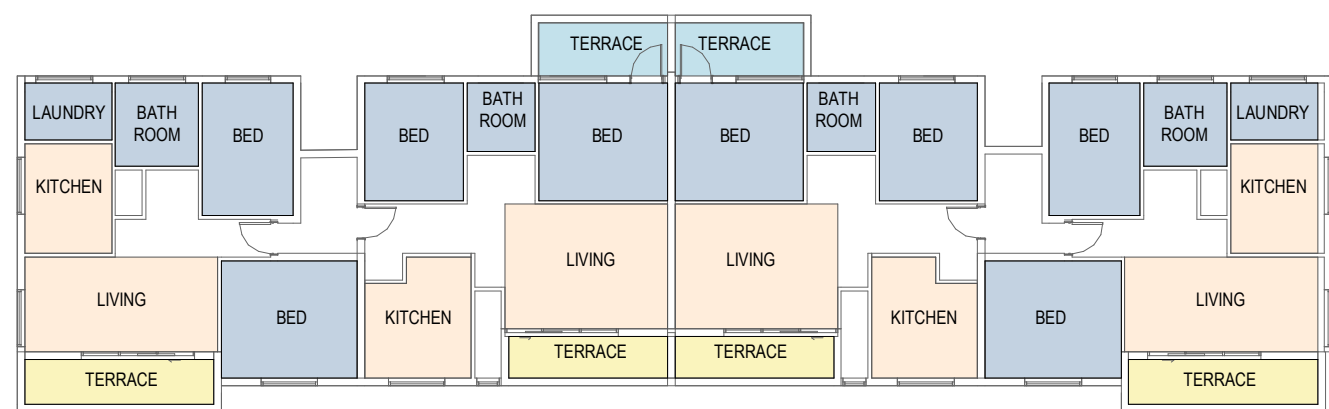
JUNE 21 - 2PM



JUNE 21 - 3PM



SUBJECT SITE



FLOOR PLAN

DEVELOPMENT APPLICATION

Revisions	A	20.04.2021	DA SUBMISSION RFI RESPONSE	BR
	B	29.04.2022	DA SUBMISSION RFI RESPONSE	JC

LEGEND

- EXISTING BUILDING
- PROPOSED DEVELOPMENT

Project / **LACHLAN AVENUE**

23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / **ELEVATIONAL
SHADOW DIAGRAMS -
21 LACHLAN AVE**

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Project No / **219099**

Date / **29.04.2022**

Author / **JC**

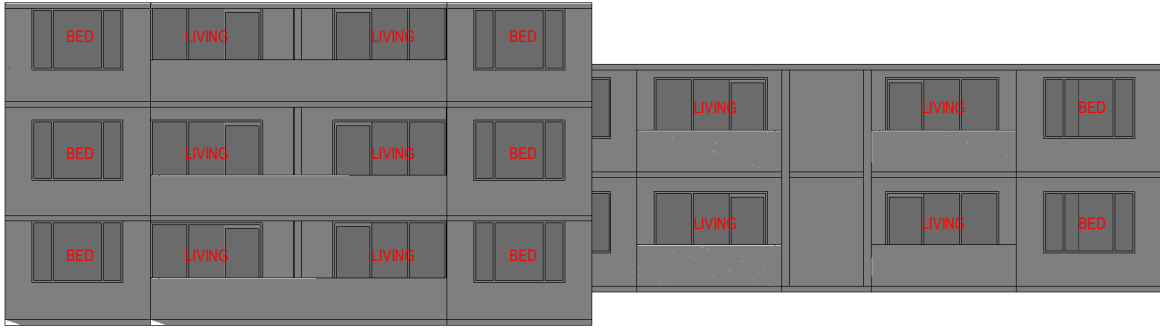
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Drawing No. / **TP04.05**

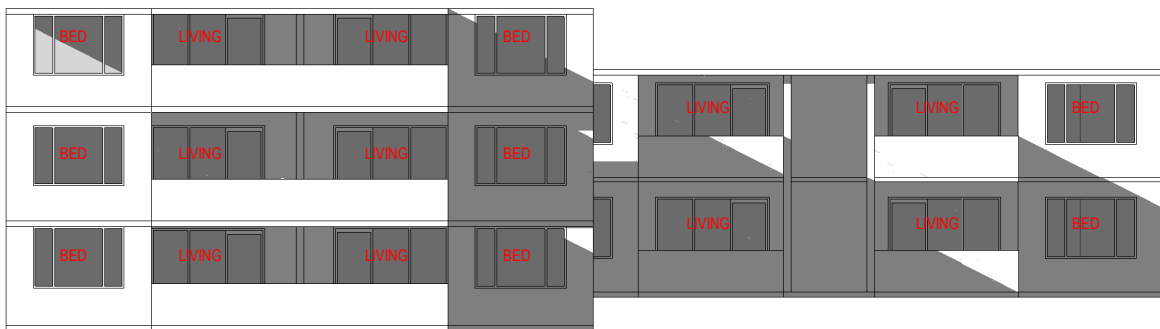
Revision / **B**

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JUNE 21 - 9AM



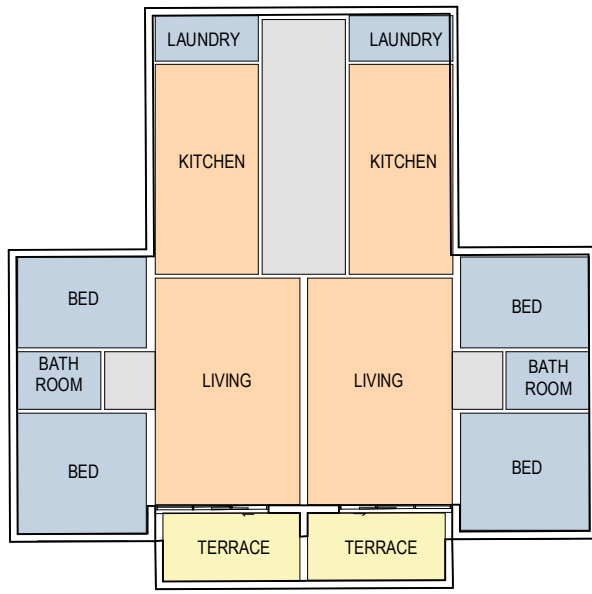
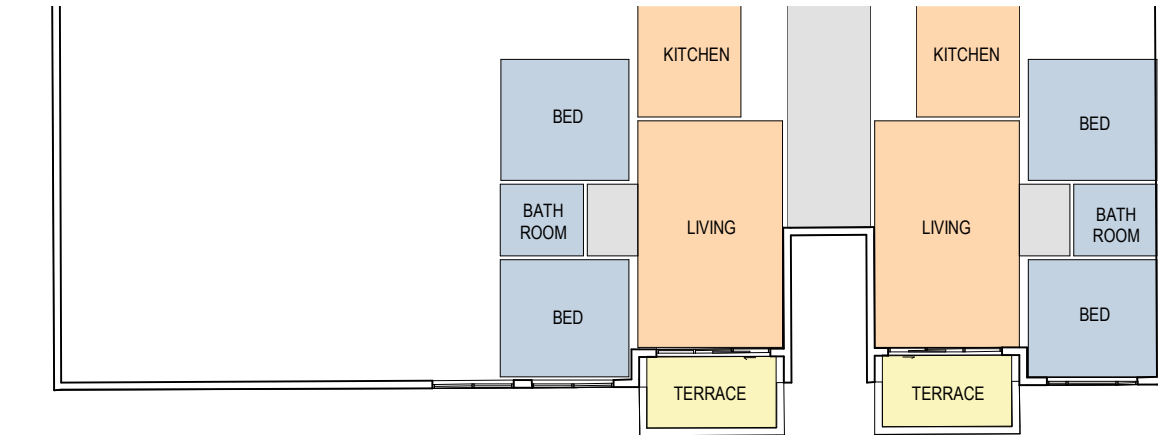
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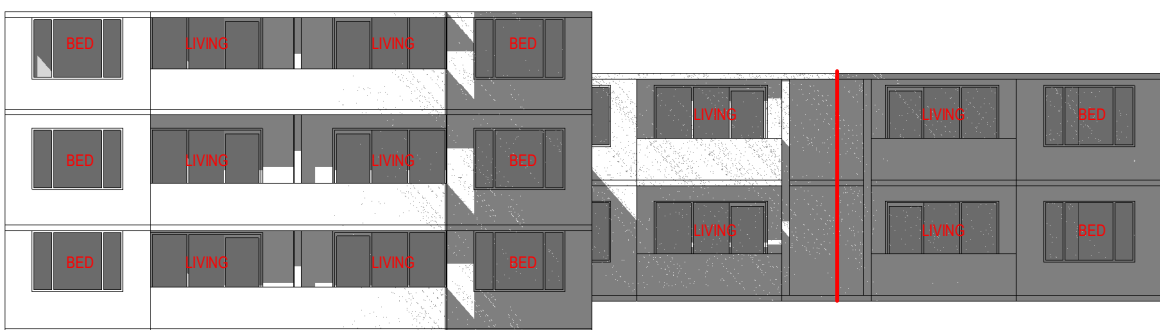
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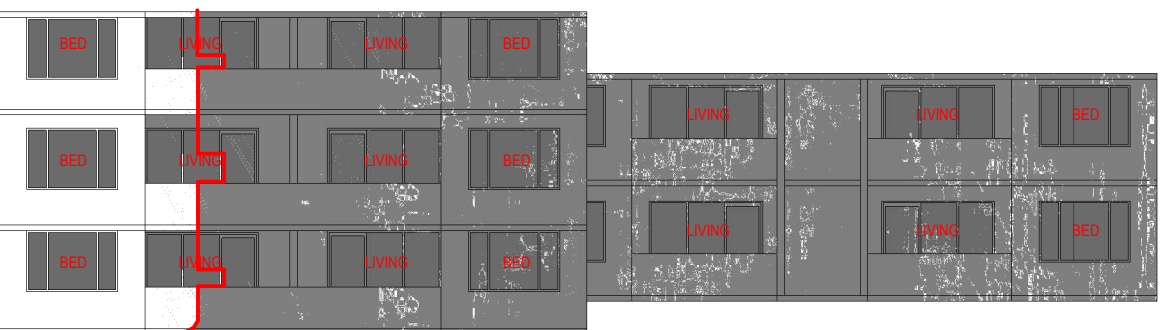
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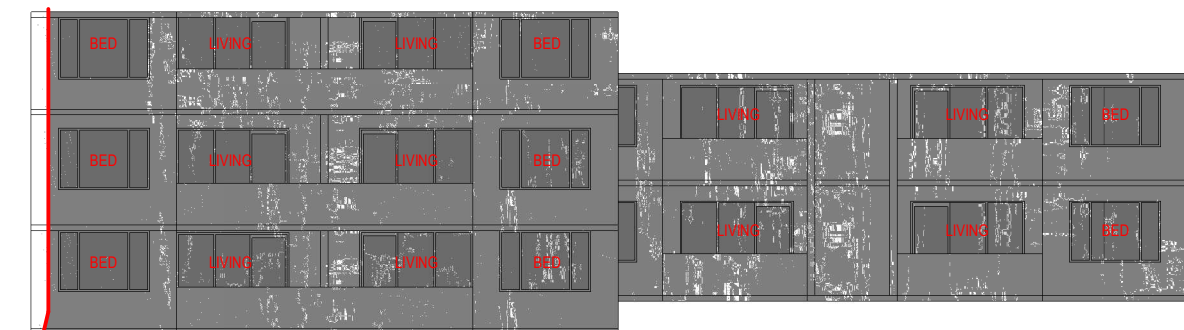
FLOOR PLAN



JUNE 21 - 1PM



JUNE 21 - 2PM



JUNE 21 - 3PM

DEVELOPMENT APPLICATION

Revisions	A	20.04.2021	DA SUBMISSION RFI RESPONSE	BR
	B	29.04.2022	DA SUBMISSION RFI RESPONSE	JC

2/05/2022 10:29:43 AM

LEGEND

- EXISTING BUILDING
- PROPOSED DEVELOPMENT

Project / LACHLAN AVENUE
23-25 LACHLAN AVENUE, MACQUARIE PARK

Drawing / ELEVATIONAL
SHADOW DIAGRAMS -
12-14 LACHLAN AVE

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Project No / 219099 Date / 29.04.2022 Author / JC Scale: @ A1 / 1 : 200

Drawing No. / TP04.06

Revision / B

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Design Statement

To create an environment where students have the opportunity to have areas for both rest and recreation through out the external spaces via 2 distinctive zones, 1 for quiet outdoor study and the other to encourage social interaction and group gatherings with seating arrangements, bbq space and open lawn.

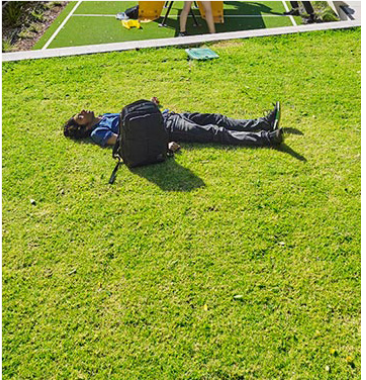
The planting is to be predominantly native with careful consideration to shade tolerant species within the rear courtyard to accommodate the enclosed nature of the space. Visual connections to the neighbouring park are maintained while strong links are provided to Lachlan Ave for vehicles, pedestrian and cyclists.

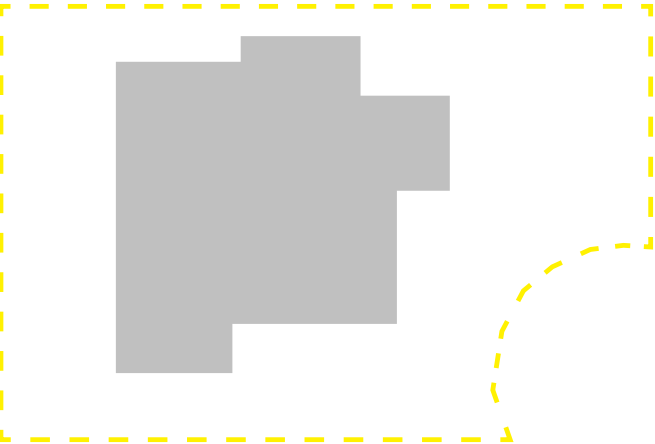


social
+

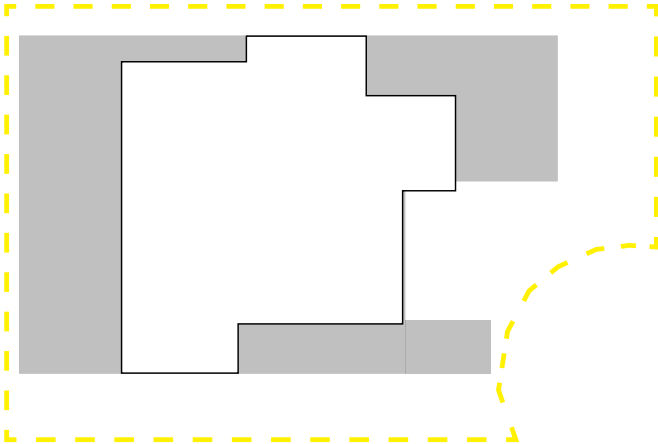


fun

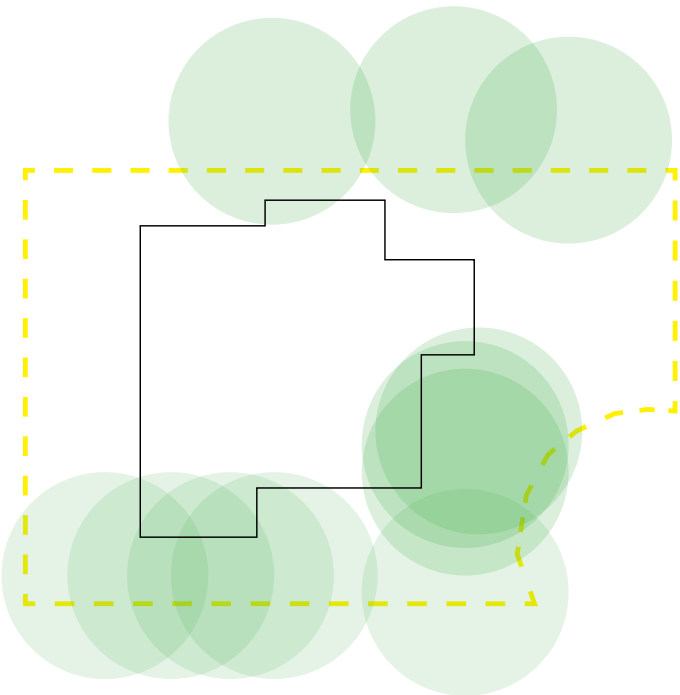




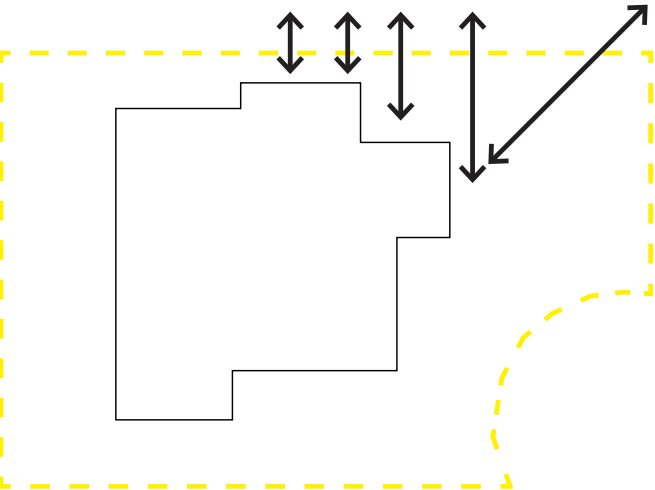
Constraint 01
Footprints



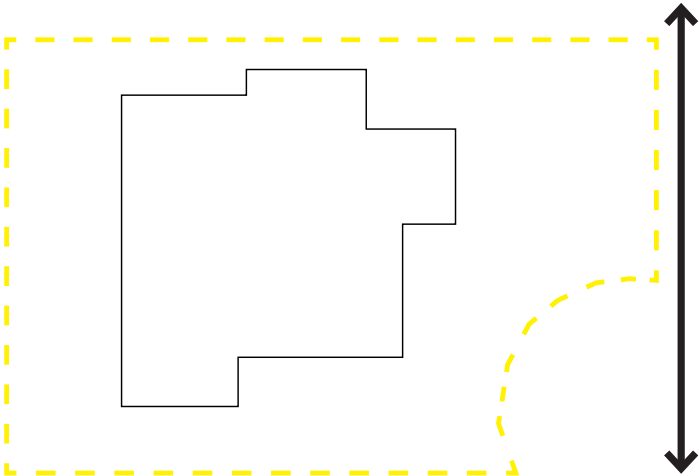
Constraint 02
Basement Carparking Extents



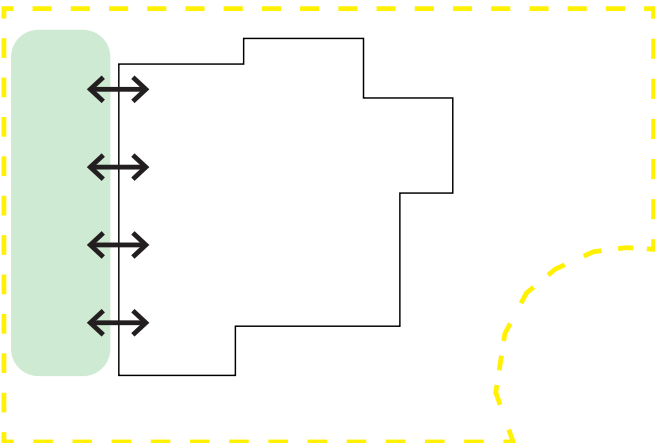
Constraint 03
Retaining existing trees



Opportunity 01
Visual connection to park



Opportunity 02
Connection to local links

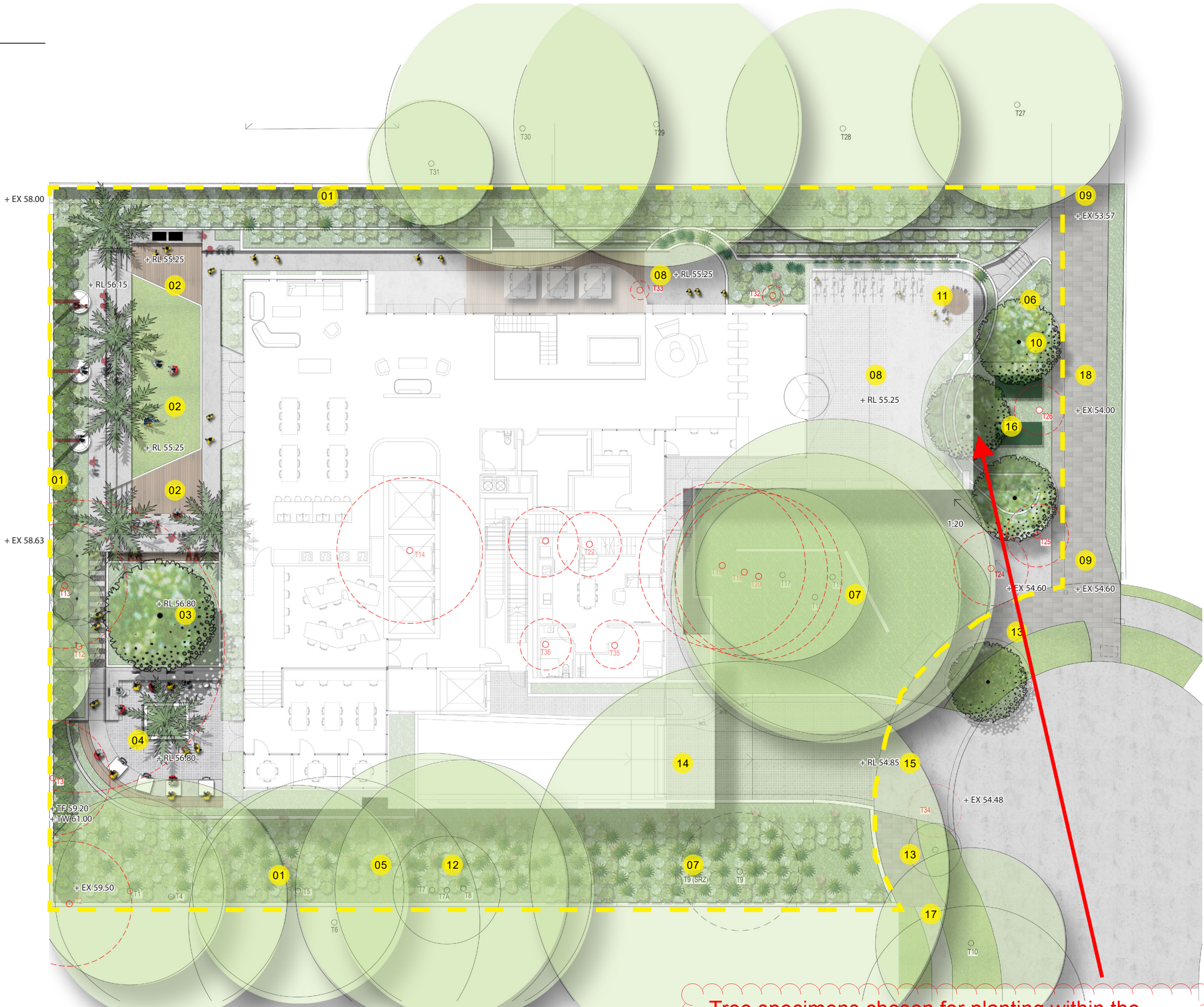


Opportunity 03
Indoor to Outdoor Amenity Flow

5 Landscape Master Plan

Legend

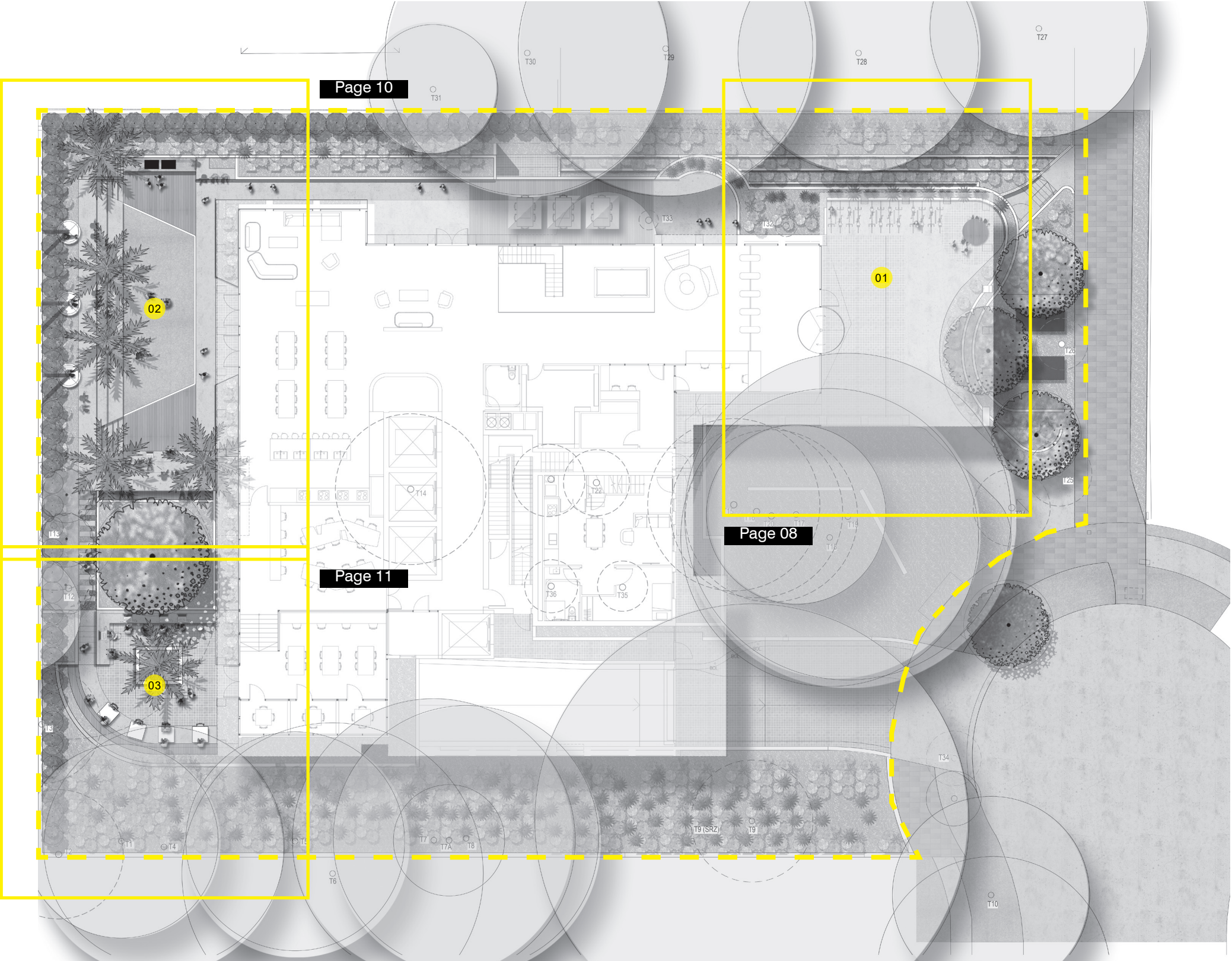
- 01 Buffer planting to neighbouring properties
- 02 Rear courtyard with the following amenities:
 - Open turf zone
 - BBQ
 - Seating steps
 - Circulation
 - Shade trees
 - Buffer planting to boundary edges
- 03 Buffer planting between differing outdoor uses
- 04 Outdoor study zone
- 05 5m setback to Southern Boundary with Existing trees retained
- 06 Subject to Art Plan and Council Consultation
- 07 Existing trees to be retained
- 08 Upper plaza with seating, bicycle stands
- 09 Widened public path link from Lachlan Ave to Elouera Park to be granite 'raven black' paver (Ryde DCP)
- 10 Landscape berm with native planting mix
- 11 Waiting / seating area
- 12 Existing trees to be retained with improved understorey planting
- 13 Footpath to be granite 'raven black' pavers (Ryde DCP)
- 14 Basement entry
- 15 Improved vehicle crossing
- 16 Relocated substation
- 17 Existing concrete footpath made good after construction
- 18 Lighting along this section is to be consistent with the lighting within Elouera Reserve including pole colour and type and luminaire type.



Tree specimens chosen for planting within the North-Eastern interface are to be excluded from the proposed basement extents below and relocated into the adjacent area of deep soil zone.

Legend




- 01 North Eastern Interface
- 02 Rear Courtyard 1 of 2
- 03 Rear courtyard 2 of 2

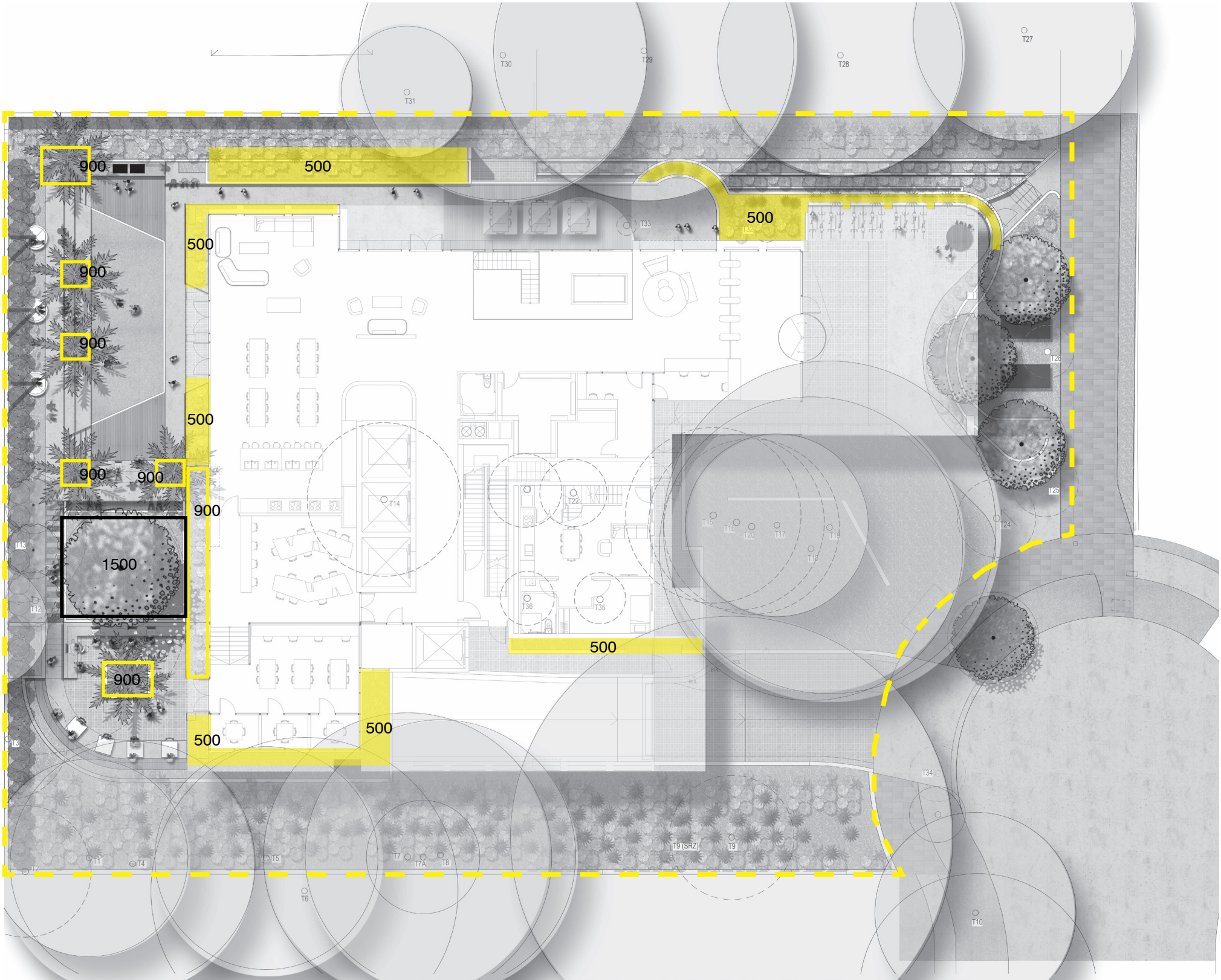


Structure Planting

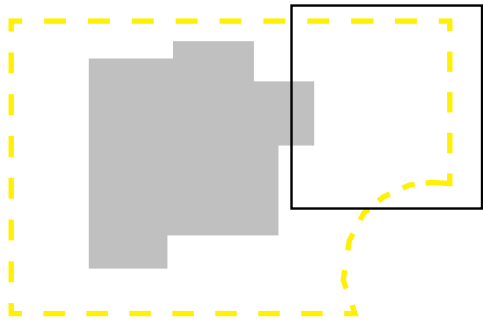
All planting on top of podium will comply with Ryde City Council DCP Standards with drainage and waterproofing to Engineers Details.

Legend Planting Depths:

-  Depth: 1.5m
Planting type: Medium sized tree
-  Depth: 900mm
Planting type: Tree ferns and groundcovers
-  Depth: 500mm
Planting type: Shrubs and ground covers



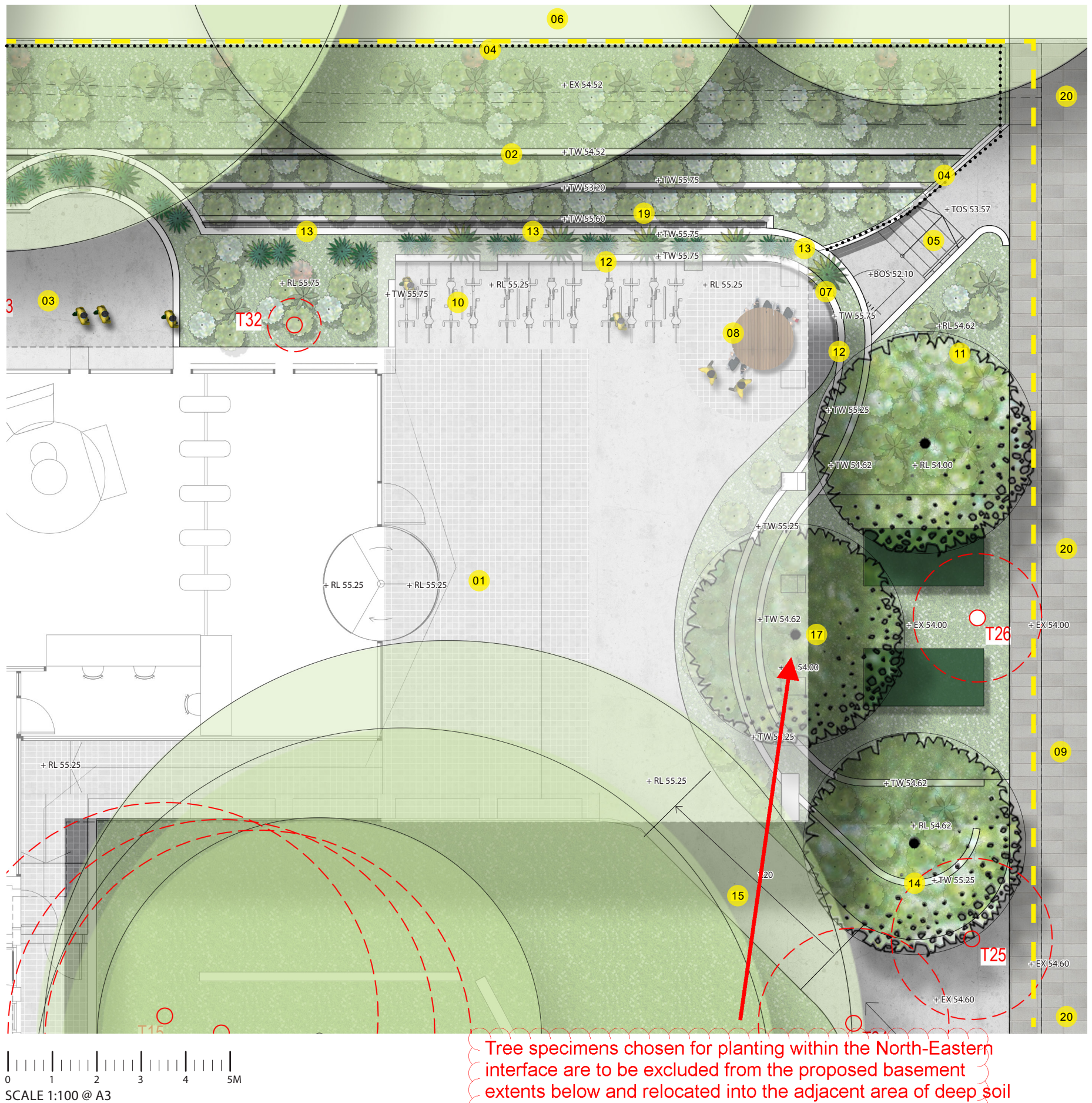
8 Detail Plan / North Eastern Interface



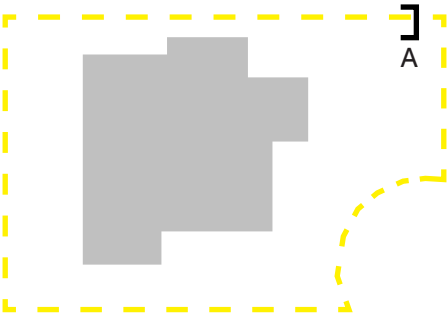
Location Reference Plan

Legend

- 01 Open circulation around foyer
- 02 Terraced landscape walls and planting
- 03 Outdoor social platform with park views
- 04 Security line - 1.8m Palisade fence
- 05 Step access to path to lower level gym
- 06 Neighbouring park
- 07 Curved feature wall / refer Architects
- 08 Circular seating element
- 09 Widened public link (Granite paving as per DCP)
- 10 Bike parking
- 11 Mounded landscape
- 12 Low wall (150mm) with glass balustrade 1100mm)
- 13 Low planter with cascading plants over edge
- 14 Proud curved entry wall with signage / lighting opportunity and low panting at base to soften path to wall interface
- 15 1:20 slope from Lachlan Ave to foyer level
- 16 Entry feature statement wall with signage
- 17 Entry trees in deep soil
- 18 Substation
- 19 Lower level / gym
- 20 Lighting along this section is to be consistent with the lighting within Elouera Reserve including pole colour and type and luminaire type.



Tree specimens chosen for planting within the North-Eastern interface are to be excluded from the proposed basement extents below and relocated into the adjacent area of deep soil zone.



Location Reference Plan

Legend

- 01 Upper plaza
- 02 Low planting to retain park views
- 03 Glass windows to gym
- 04 Outdoor gym space
- 05 1.8m Powder coated metal palisade fence
- 06 Terraced landscape
- 07 Seating height retaining wall
- 08 Existing Elouera Park
- 09 1000 Ht glass balustrade
- 10 1400mm Ht glass balustrade
- 11 1.8m wide Easement

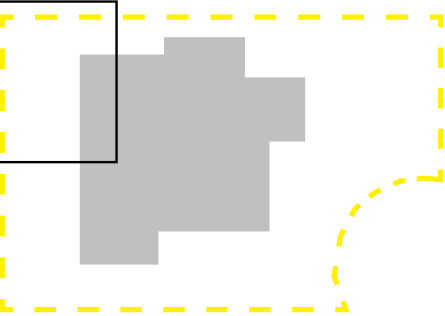
Note: No wooded root plants will be planted in the easement over the Council pipe.



Section A - Northern Eastern Interface



10 Detail Plan / Rear Courtyard 1 of 2

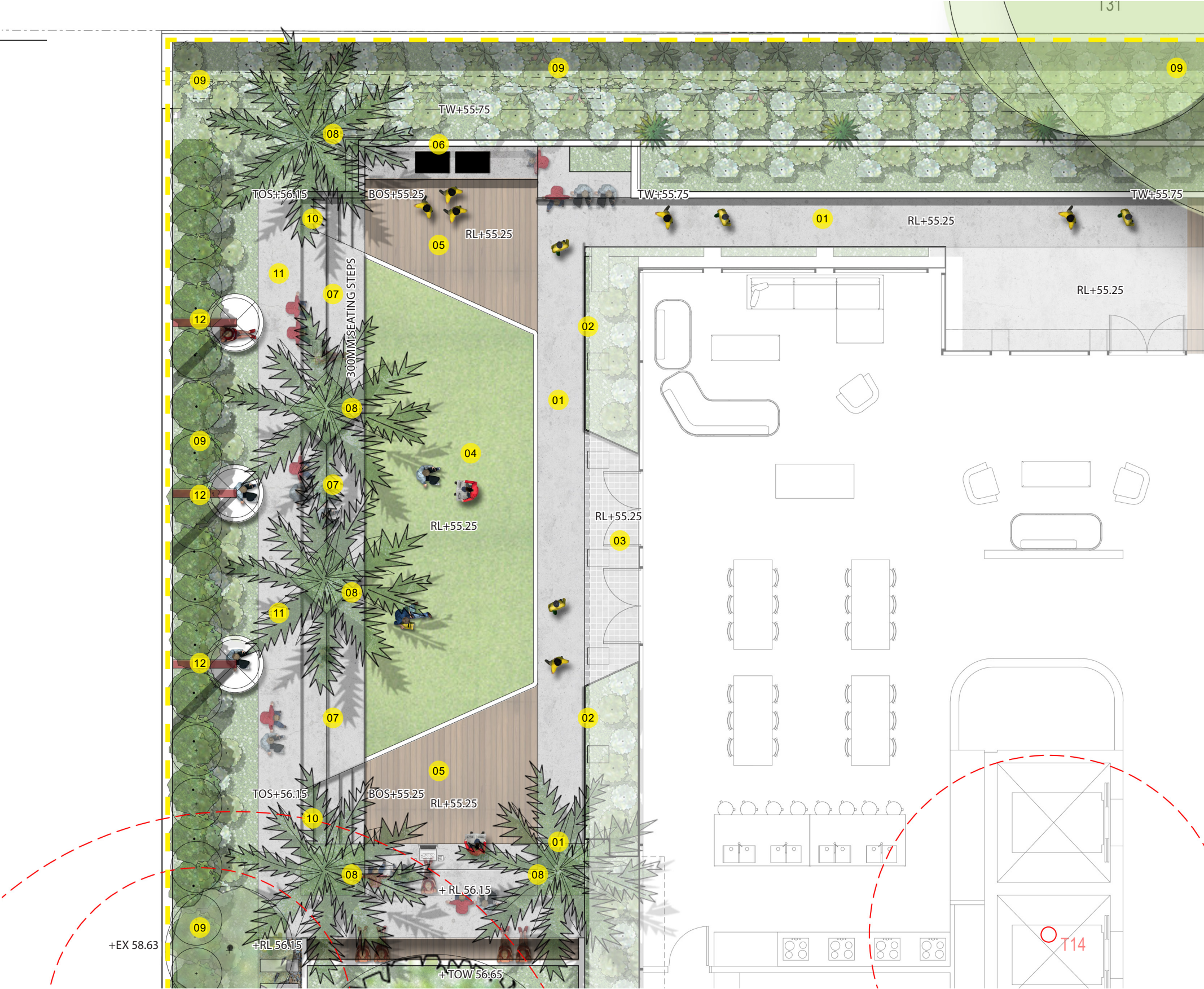


Location Reference Plan

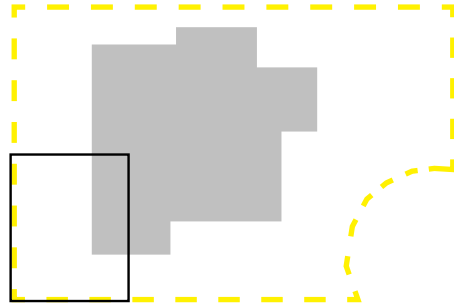
Legend

- 01 1.1m circulation paths
- 02 Raised edge for planting
- 03 Access point
- 04 Open lawn (Synthetic)
- 05 Decking
- 06 BBQ zone
- 07 Seating steps for socialising
- 08 Shade tolerant tree ferns
- 09 Boundary buffer planting
- 10 Step access to upper walkway
- 11 Upper walkway
- 12 Feature hanging seats

Note: No wooded root plants will be planted in the easement over the Council pipe.



11 Detail Plan / Rear Courtyard 2 of 2



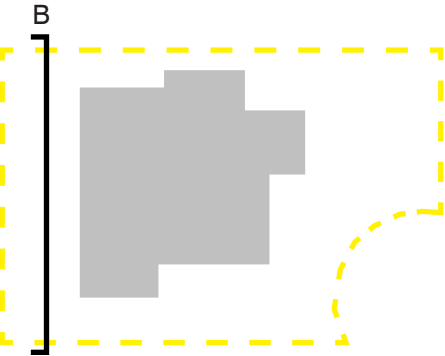
Location Reference Plan

Legend

- 01 5m offset / deep soil zone
 - 02 Elevated walkway through landscaping
 - 03 Outdoor study zone
 - 04 Connection to indoor study zone
 - 05 Bar height table with chairs for studying
 - 06 Buffer planting with medium tree between diverse outdoor zones
- Soil Volume 54m³
- 07 Curved seating element with mobile table and chairs
 - 08 Central raised planter with shade tree
 - 09 Existing trees retained along southern
 - 10 Step access to upper study zone



12 Landscape Section B



Location Reference Plan

Legend

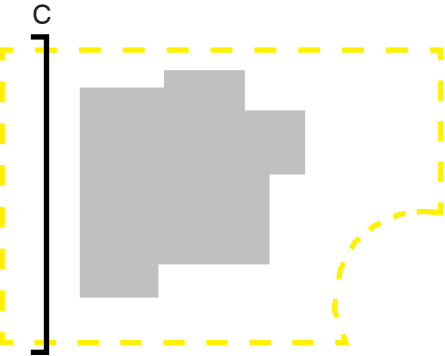
- 01 5m offset with existing trees
- 02 Upper level - quiet zone
- 03 Buffer planting between outdoor zones
- 04 Large planter with native planting / shade trees
- 05 Tree ferns
- 06 Elevated walkway behind
- 07 Social zone
- 08 Seating steps
- 09 Feature hanging seats for relaxing / socialising
- 10 Open lawn
- 11 BBQ Zone



Section B - Rear Courtyard



13 Landscape Section C



Location Reference Plan

Legend

- 01 Seating steps
- 02 Feature hanging chairs
- 03 Tree ferns
- 04 BBQ zone
- 05 Seating around BBQ zone
- 06 Buffer planting in deep soil
- 07 Open lawn (synthetic)
- 08 Building columns
- 09 1.1m walkway
- 10 Building access point
- 11 Basement extent

Note: No wooded root plants will be planted in the easement over the Council pipe.



Section C - Western Interface



14 Material and Finishes Palette

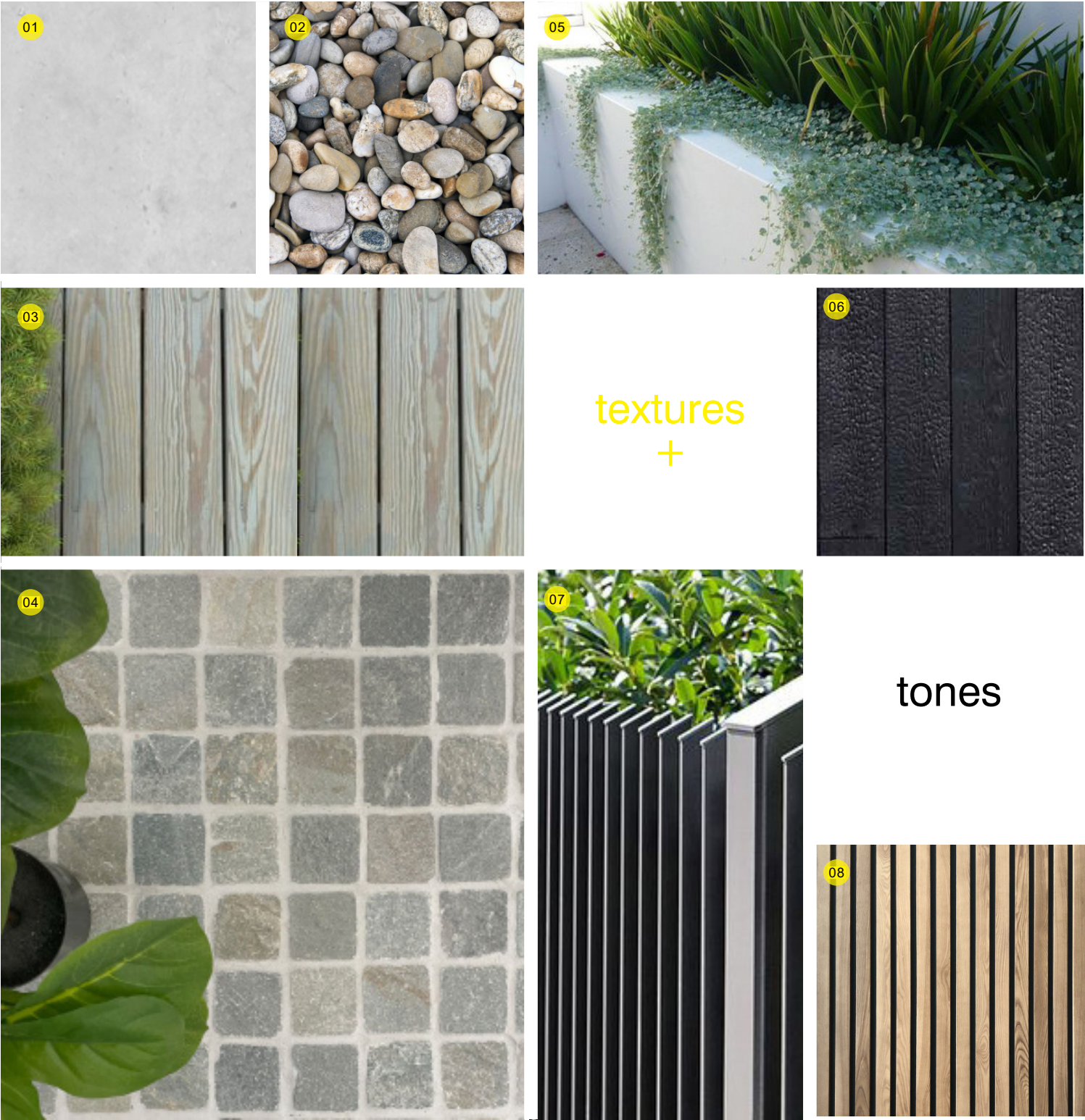
Material Strategy

The pathways and pavement palette will have 2-3 different finishes to help residents navigate their way around the communal spaces. Continuity in their tones and subtle changes in their finishes will also help achieve a hierarchy of spaces from primary pathways to break out spaces for seating and socialising.

Walls and fencing will be diverse in their purpose from 1.8m timber boundary fences, low planter walls to illuminated signage walls with feature cladding. The materiality will unite with the architecture palette to achieve an overall familiar look for the residents.

Legend

- 01 Natural concrete for circulation paths
- 02 Decorative pebbles
- 03 Timber decking for amenity nodes
- 04 Natural stone feature paving for seating zones
- 05 Light rendered walls
- 06 1.8m Ht timber larchlap boundary fence painted charcoal
- 07 1.8m Ht security fencing and gates
- 08 Timber batten cladding



textures
+

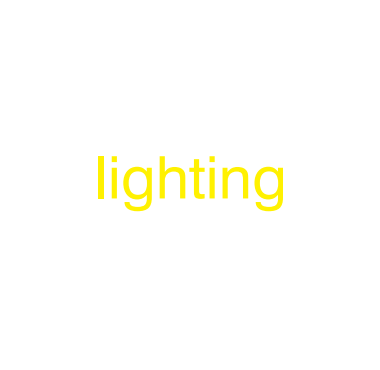
tones

Furniture + Lighting Strategy

Both the furniture and lighting products have been selected as a family kit of parts all with the same visual attributes to achieve a strong and unifying design style. Natural timber finishes accompanied by black steel frames and lighting products achieve a contemporary finish that tie in with both Architectural and Landscape Materials Palettes.

Legend

- 01 Bike Racks
- 02 Bollards
- 03 Rubbish Bins
- 04 Bench Seat with Armrests
- 05 Curved Bench Seat on Wall
- 06 Seating with Back and Armrest
- 07 Picnic setting seats
- 08 Wall Lights
- 09 Garden Uplight



furniture
+

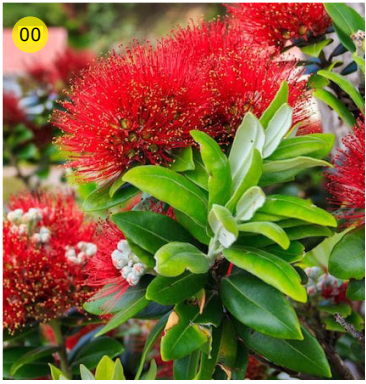
lighting

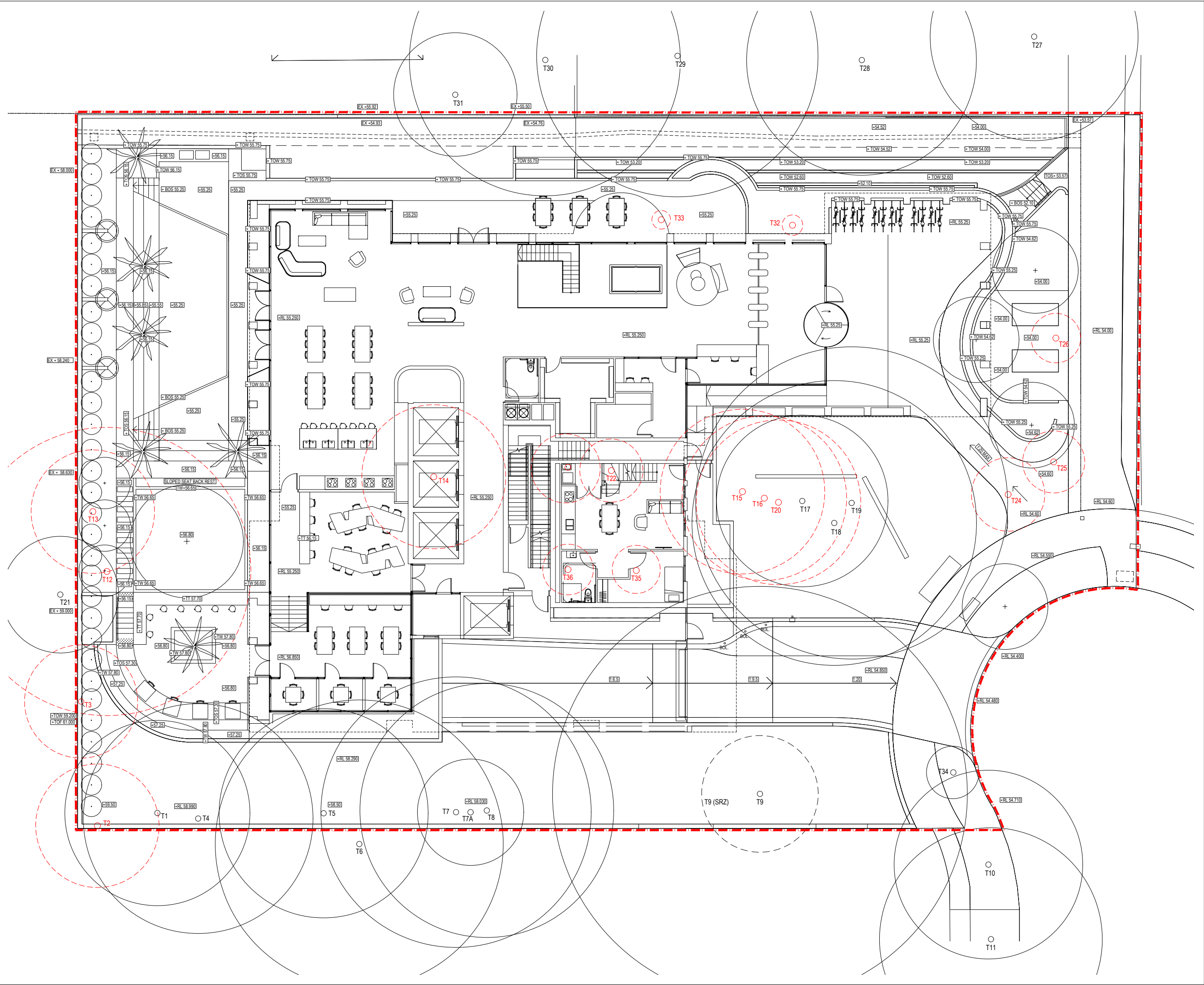
Planting Character

Low maintenance planting clearly defined garden beds and areas are proposed. Planting will be functional but also create an effective aesthetical outcome. Feature plantings will reinforce the local character and bring rich texture and diversity to garden beds adjacent paths and common spaces.

Legend

- 01 Native trees
- 02 Shrubs and Accents
- 03 Grasses and Rushes
- 04 Ferns and Cycads
- 05 Groundcovers
- 06 Shade tolerant species





- LEGEND**
- EXISTING LEVELS
REFER LANDSCAPE PLANS
 - PROPOSED LANDSCAPE LEVELS
REFER LANDSCAPE PLANS
 - PROPOSED TOP OF WALL LEVELS
REFER LANDSCAPE PLANS
 - PROPOSED TOP OF STEP LEVELS
REFER LANDSCAPE PLANS
 - PROPOSED BOTTOM OF STEP LEVELS
REFER LANDSCAPE PLANS
 - LEVELS AS PROVIDED FROM ARCHITECTS
REFER LANDSCAPE PLANS
 - GRADING (ARCHITECTS)
REFER LANDSCAPE PLANS
 - GRADING (ARCHITECTS)
REFER LANDSCAPE PLANS

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	TC	CT	06.03.2021
B	DEVELOPMENT APPLICATION	CT	CT	22.04.2021
C	DEVELOPMENT APPLICATION	DO	CT	23.08.2021
D	DEVELOPMENT APPLICATION	DO	CT	04.04.2021

PROJECT
23-25 LACHLAN AVENUE
MAQUARIE PARK, NSW, 2113, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT
BARCAM MAC PARK PTY LTD

SHEET
LEVELS PLAN

JOB # SHEET # ISSUE
19_170 201 D

SCALE 1:100 @ A1

LANDFX
LANDSCAPE ARCHITECTURE
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ODE	BOTANIC NAME	COMMON NAME	MATURE SIZE	PROPOSED	QUANTITY
TREES & PALMS					
Ca	<i>Cupaniopsis anacardioides</i>	Tuckeroo	12 x 3	200L	1
TI	<i>Tristanopsis 'Luscious'</i>	Luscious Water Gum	10 x 5	200L	5
SHRUBS AND ACCENTS					
Btg	<i>Bambusa textilis gracilis</i>	Slender Weavers Bamboo	6 x 2	300mm	31
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 1.5	200mm	93
Mct	<i>Metrosideros collina tahiti</i>	NZ Christmas Bush	1.5 x 1	200mm	78
Px	<i>Philodendron xanadu</i>	Xanadu	1 x 1	200mm	186
Wf	<i>Westringia fruticosa</i>	Coastal Rosemary	1.5 x 2.0	200mm	93
GRASSES AND RUSHES					
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	820
Lm	<i>Liriope muscari</i>	Lilyturf	0.3 x 0.4	150mm	247
PI	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	0.7 x 0.6	150mm	432
FERNS AND CYCADS					
Bsl	<i>Blechnum Silver Lady Fern</i>	Silver Lady Fern	1.5 x 1.5	200mm	42
Cc	<i>Cyathea cooperi</i>	Tree Fern	5 x 2	300mm	21
Da	<i>Dicksonia antarctica</i>	Scaly Tree Fern	4 x 2	300mm	1
GROUNDCOVERS AND CLIMBERS					
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.15 x spreading	150mm	63
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	268
Cg	<i>Casuarina glauca</i>	Cousin It	0.2 x spreading	150mm	20

All Proposed Tree Species selected from Ryde DCP Open Spaces Tree List

Note: No wooded root plants will be planted in the easement over the Council pipe.

TREES



Cupaniopsis anacardioides



Tristanopsis laurina 'luscious'

SHRUBS + ACCENTS



Bambusa textilis gracilis



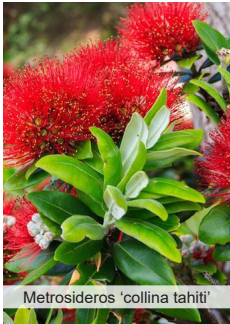
Doryanthes palmeri



Westringia fruticosa



Philodendron xanadu

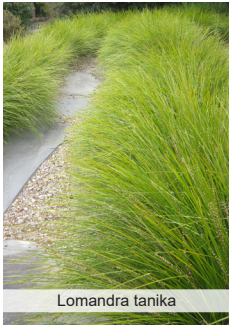


Metrosideros 'collina tahiti'

GRASSES + RUSHES



Liriope muscari



Lomandra tanika

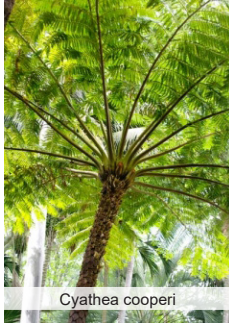


Poa labillardieri 'Eskdale'

FERNS + CYCADS



Blechnum gibbum 'Silver Lady'



Cyathea cooperi



Dicksonia antarctica

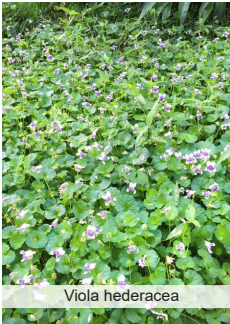
GROUNDCOVERS



Casuarina glauca 'Cousin It'



Myoporum parvifolium



Viola hederacea

LEGEND

ISSUE	REVISION DESCRIPTION	DRAWN	CHECK	DATE
A	DEVELOPMENT APPLICATION	TC	CT	06.03.2021
B	DEVELOPMENT APPLICATION	CT	CT	22.04.2021
C	DEVELOPMENT APPLICATION	DO	CT	23.08.2021
D	DEVELOPMENT APPLICATION	DO	CT	04.04.2021

PROJECT
23-25 LACHLAN AVENUE
MAQUARIE PARK, NSW, 2113, AUSTRALIA

STAGE
DEVELOPMENT APPLICATION

CLIENT
BARCAM MAC PARK PTY LTD

SHEET
**SOFTWORKS -
PLANTING SCHEDULE**

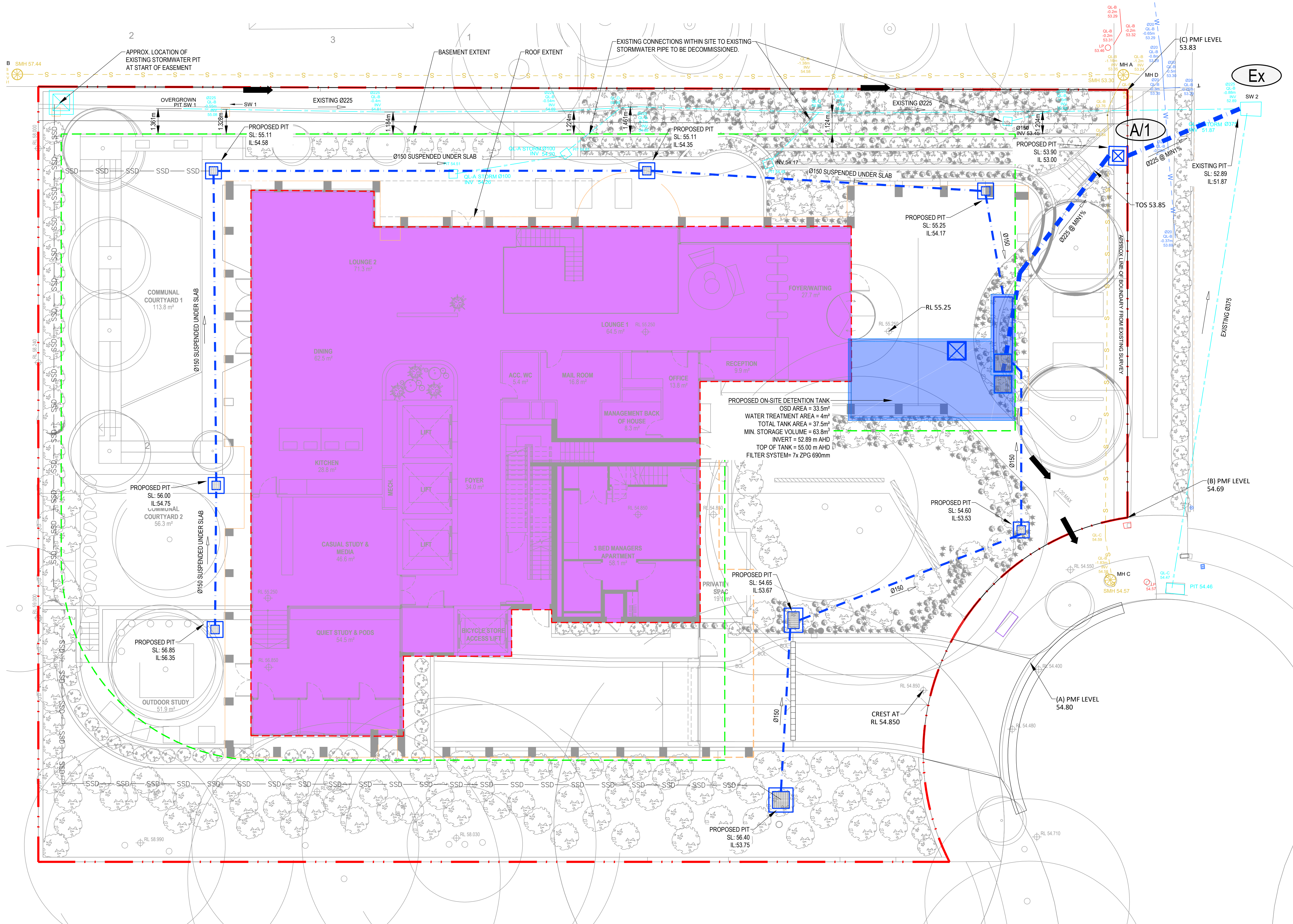
JOB # SHEET # ISSUE NORTH
19_170 400 D

SCALE NTS

LANDFX
LANDSCAPE ARCHITECTURE
Studio 7 | 37-38 East Esplanade Manly | Sydney | NSW 2095 | Australia
Phone +61 42476 9049 | Email info@landfx.com.au | Web www.landfx.com.au

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DATE PLOTTED: 4/13/2022 11:00AM BY: LAL HARSHL



LEGEND

- PROPOSED SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED BASEMENT EXTENT
- PROPOSED GROUND FLOOR EXTENT
- PROPOSED ROOF EXTENT
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- PROPOSED JUNCTION PIT
- EXISTING JUNCTION PIT
- PROPOSED GRATED PIT
- EXISTING GRATED PIT
- PROPOSED KERB INLET PIT
- EXISTING KERB INLET PIT
- ON SITE DETENTION TANK
- PROPOSED GRATED DRAIN
- PROPOSED SUBSURFACE DRAIN
- SERVICE TO BE REMOVED
- PIT LABEL
- K&G
- KO
- KERB AND GUTTER
- KERB ONLY

ALL BUILDING HYDRAULICS TO BE DIRECTED TO STORMFILTER CHAMBER

1:100 1 0 1 2 3 4 5 A1
1:200

REV	DESCRIPTION	DRAWN	APP'D	DATE
E	REVISED FOR DA	HAL	RET	13.04.22
D	ISSUED FOR DA	JBC	RET	20.08.21
C	ISSUED FOR DA	RET	RET	18.08.21
B	ISSUED FOR DA	JDU	RET	09.04.21
A	ISSUED FOR DA	JDU	RET	01.04.21

DRAWN:	
DESIGNED:	
VERIFIED:	
APPROVED FOR TENDER:	
APPROVED FOR CONSTRUCTION:	

ROTHE LOWMAN

ARCHITECT/CLIENT

23-25 LACHLAN AVENUE,
MACQUARIE PARK

PROJECT

STORMWATER DRAINAGE
MANAGEMENT PLAN

TITLE



1:100 45428
SCALE @ A1 PROJECT No

APPROVAL
NOT FOR CONSTRUCTION

CI-520-001 E
DRAWING No REV

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DATE PLOTTED: 4/2/2022 4:48:45 PM BY: LAL HARSHL

US GUTTER R.L. 67.25

GUTTER R.L. 68.25

1:### 0 # # # # A1
1:### A3

REV	DESCRIPTION	DRAWN	APP'D	DATE
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B	ISSUED FOR DA	JDU	RET	09.04.21
A	ISSUED FOR DA	JDU	RET	01.04.21

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APPROVED FOR CONSTRUCTION:	

ROTHE LOWMAN

ARCHITECT/CLIENT

23-25 LACHLAN AVENUE,
MACQUARIE PARK

PROJECT

STORMWATER DRAINAGE
BASEMENT 1 PLAN

TITLE



APPROVAL
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1:###	45428	CI-520-002	E
SCALE @ A1	PROJECT No	DRAWING No	REV

LEGEND

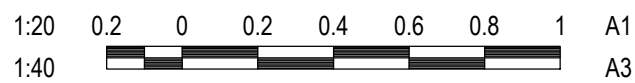
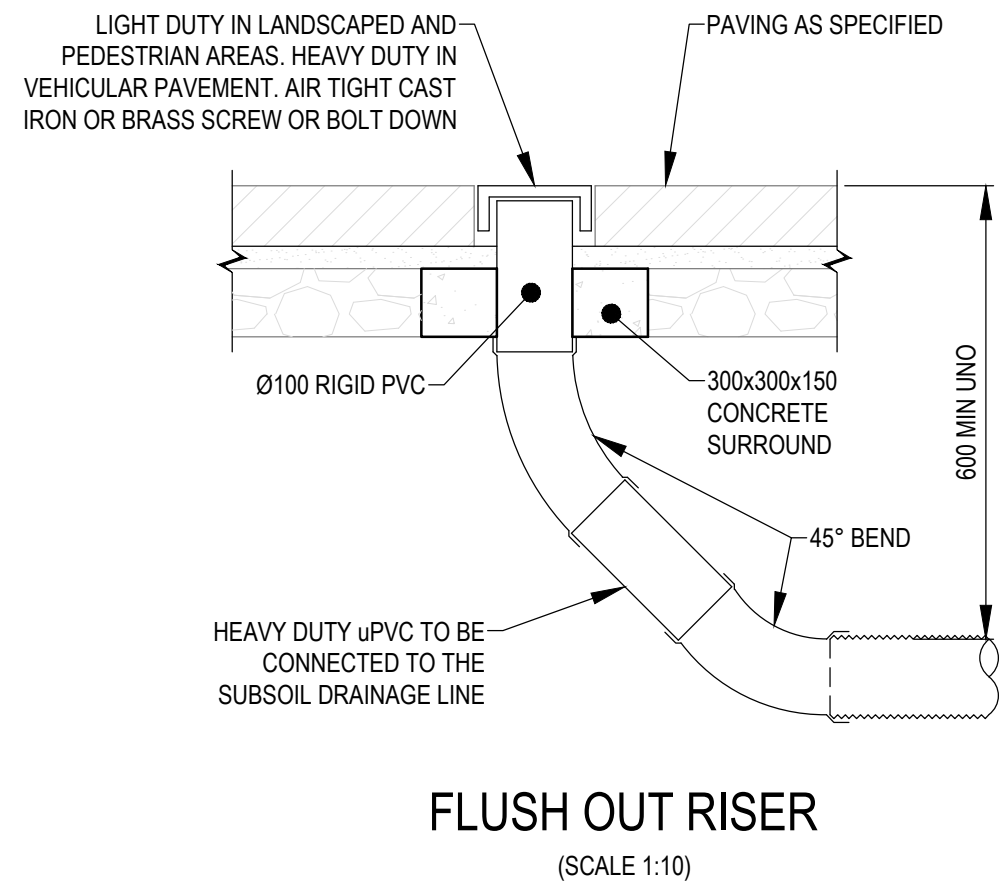
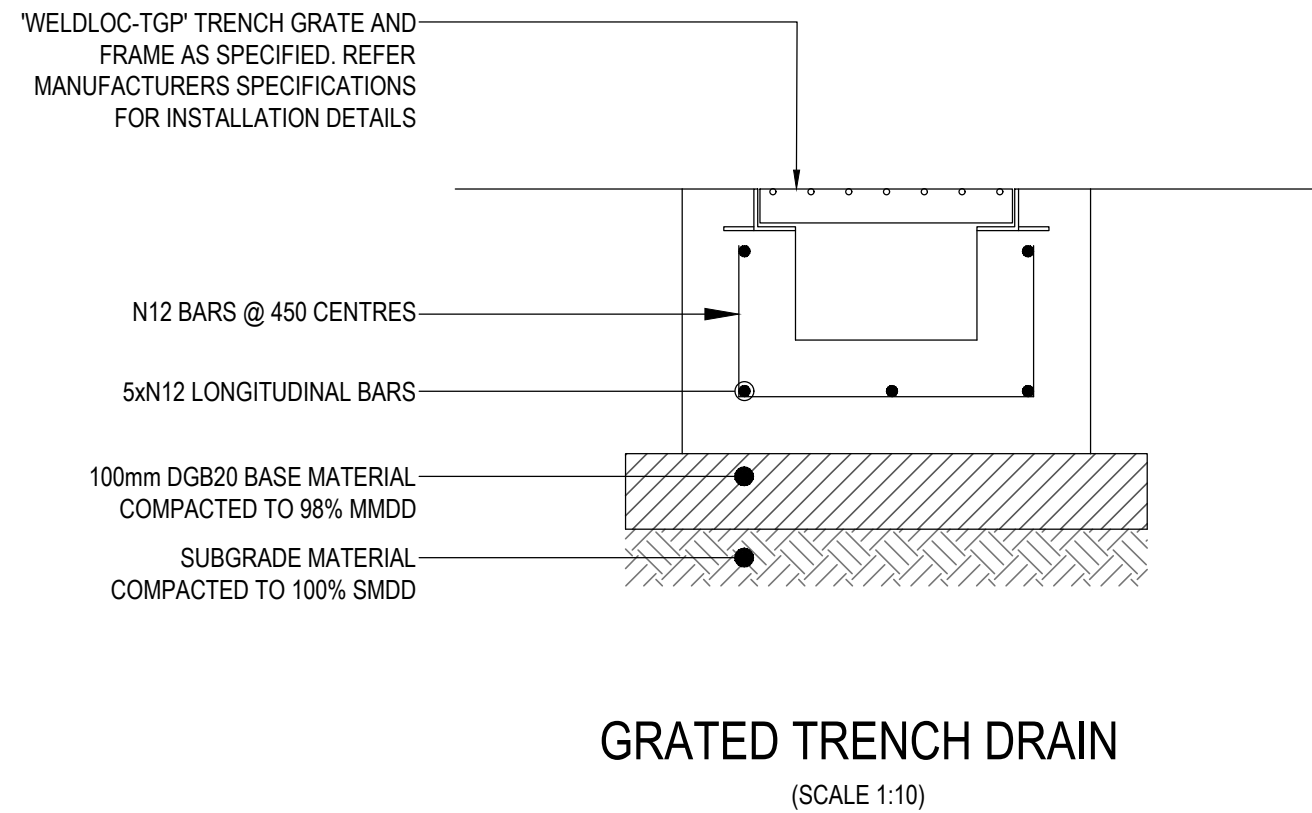
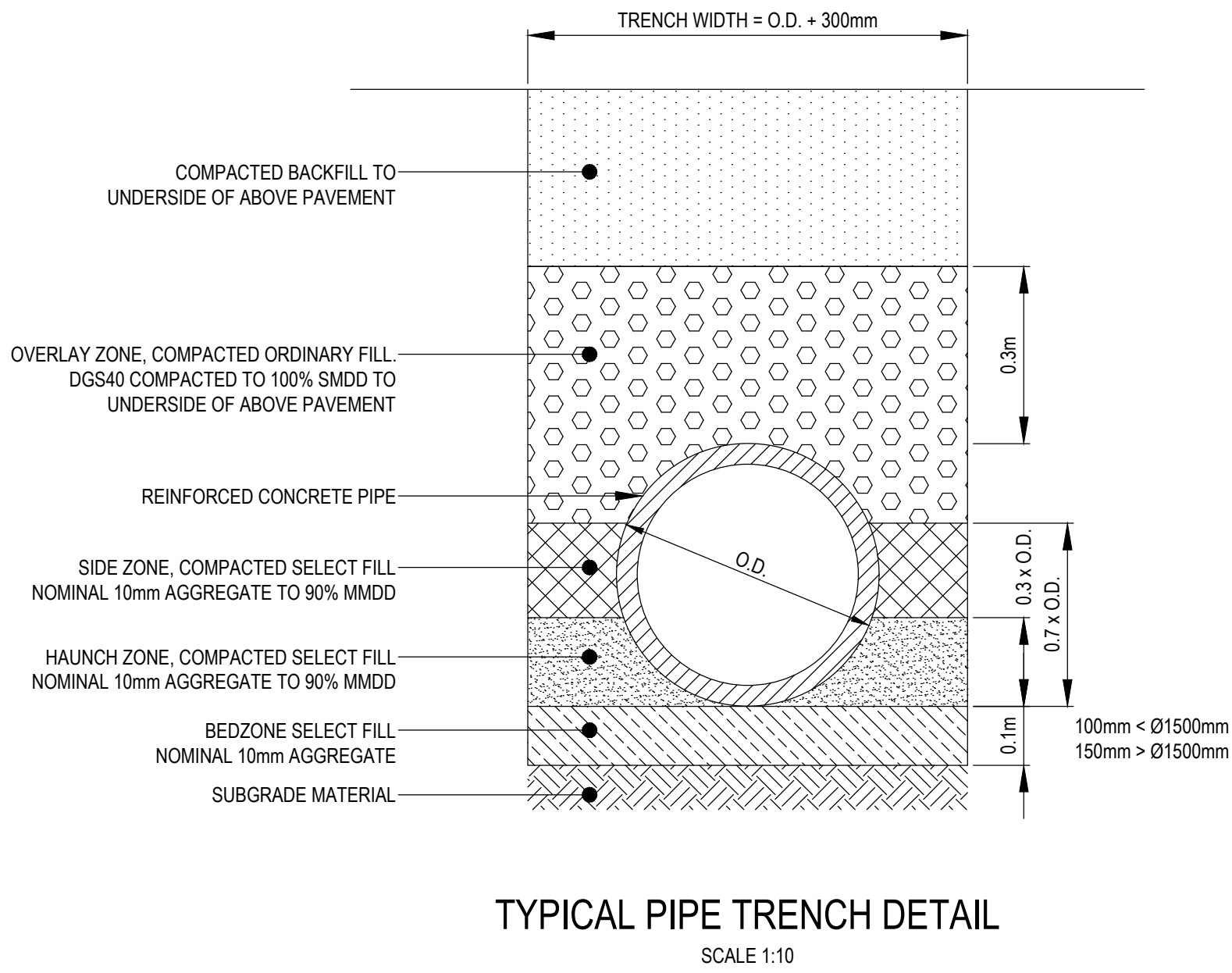
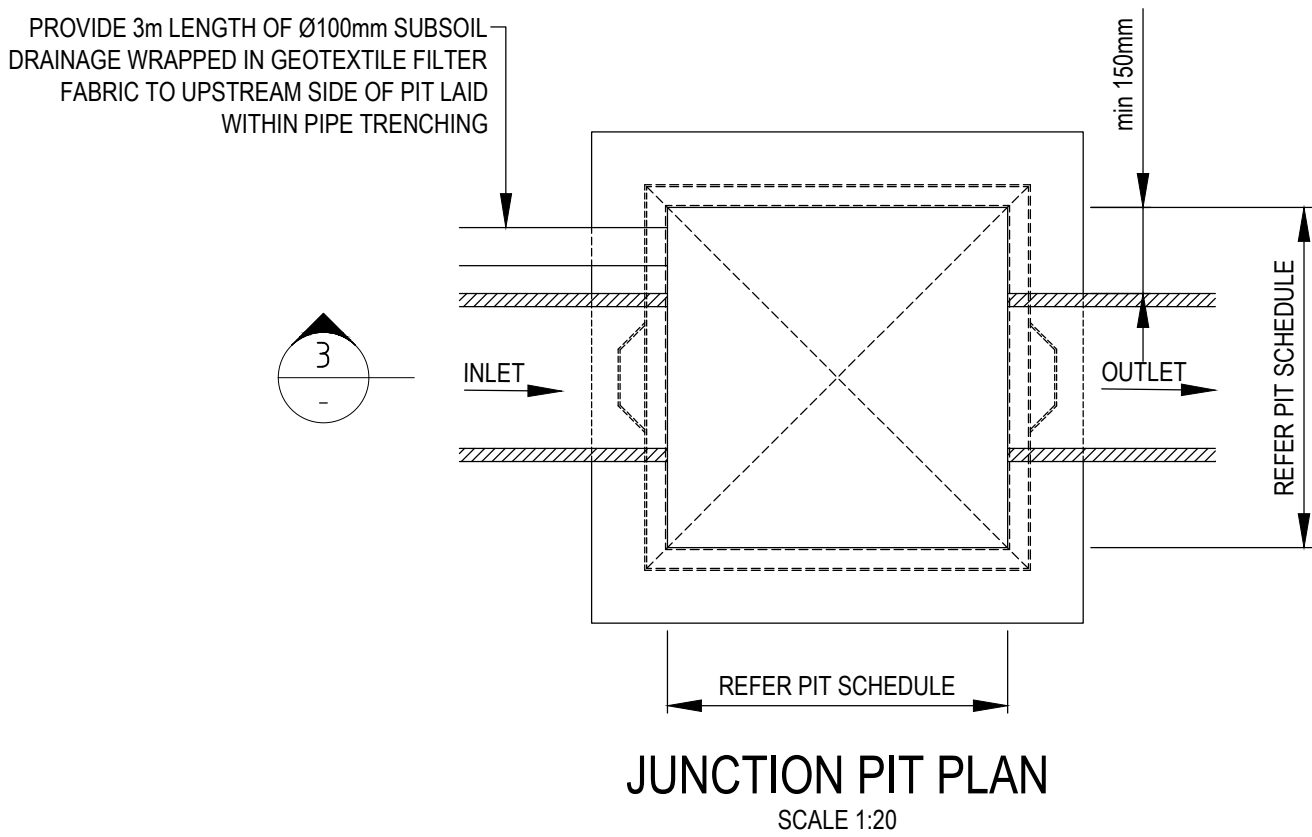
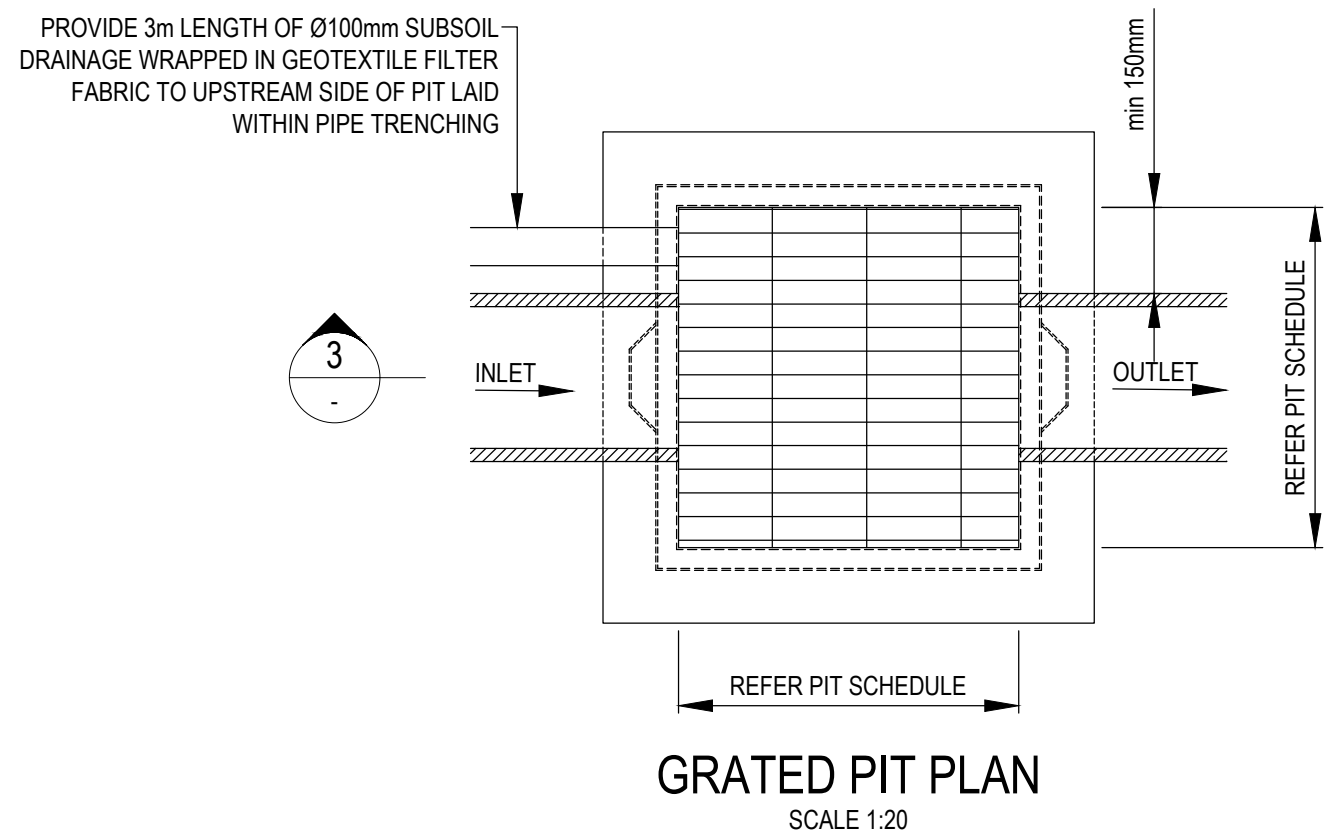
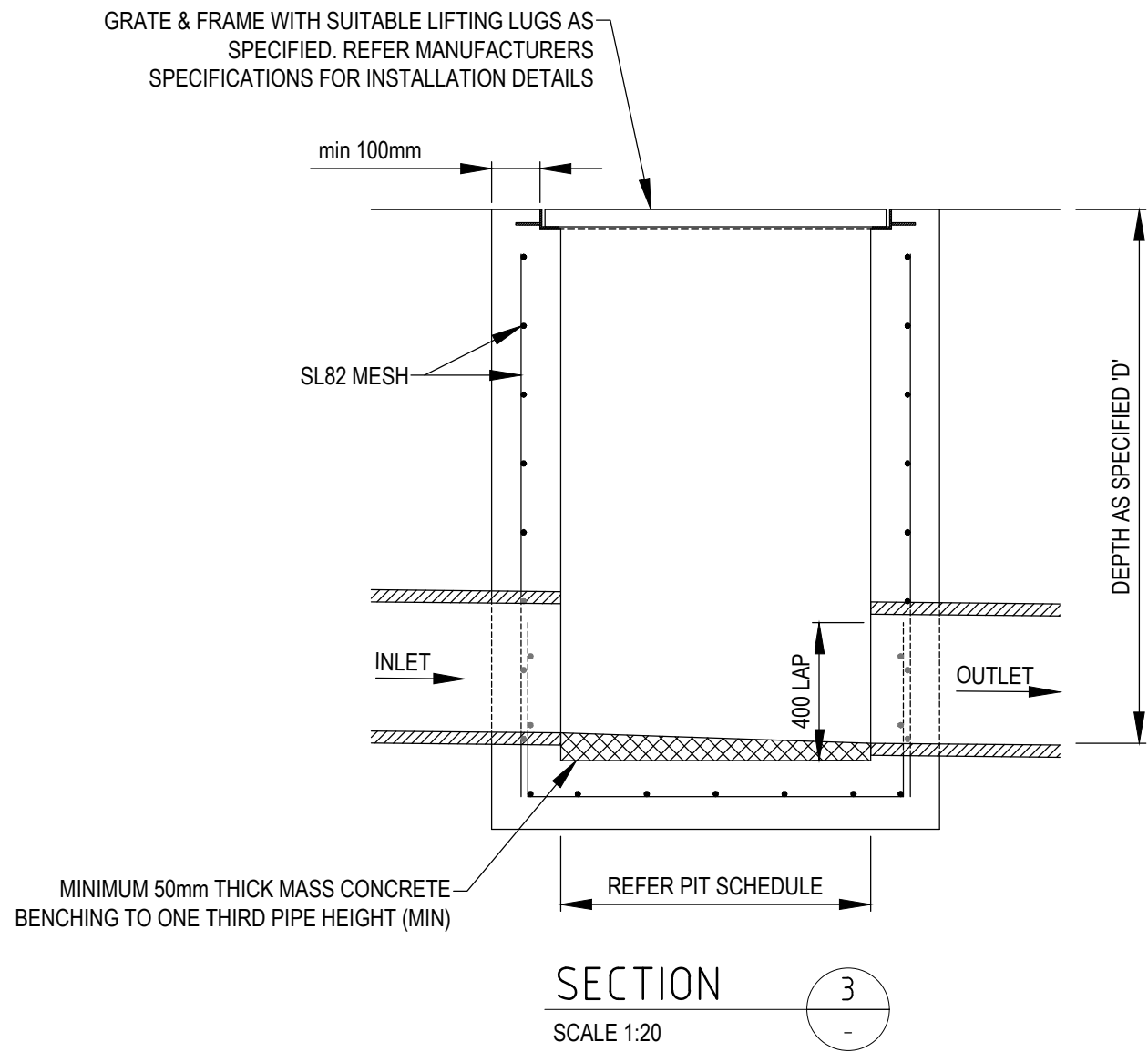
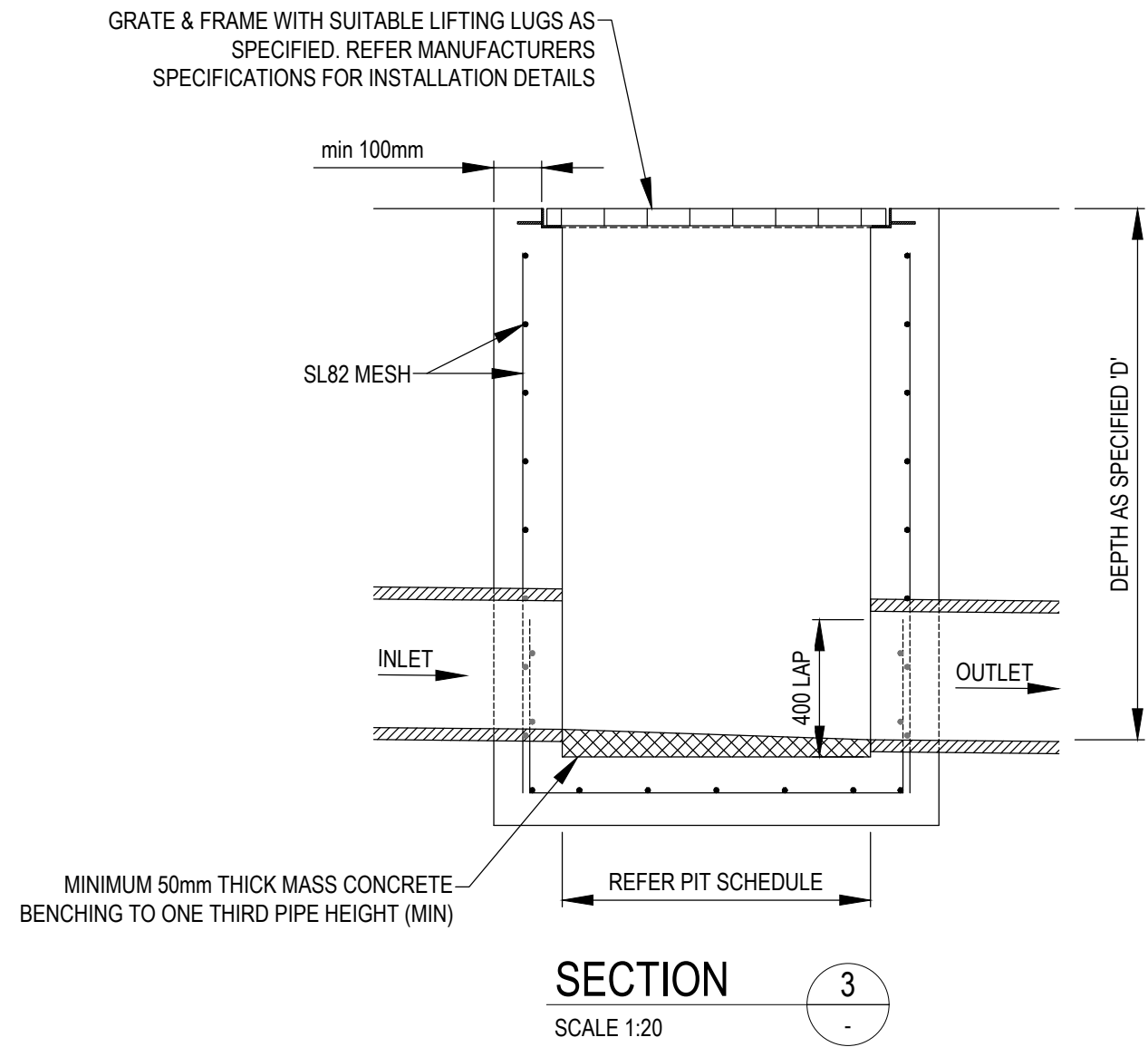
- PROPOSED SITE BOUNDARY
- PROPOSED BUILDING
- PROPOSED BASEMENT EXTENT
- PROPOSED GROUND FLOOR EXTENT
- PROPOSED ROOF EXTENT
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
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ALL BUILDING HYDRAULICS TO BE
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DATE PLOTTED: 23/04/2021 6:27:13 PM BY: MORENO, MOQUEAS



CAD FILE: 45426-CI-526-001.DWG

REV	DESCRIPTION	DRAWN	APP'D	DATE
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B	ISSUED FOR DA	JDU	RET	09.04.21
A	ISSUED FOR DA	JDU	RET	01.04.21

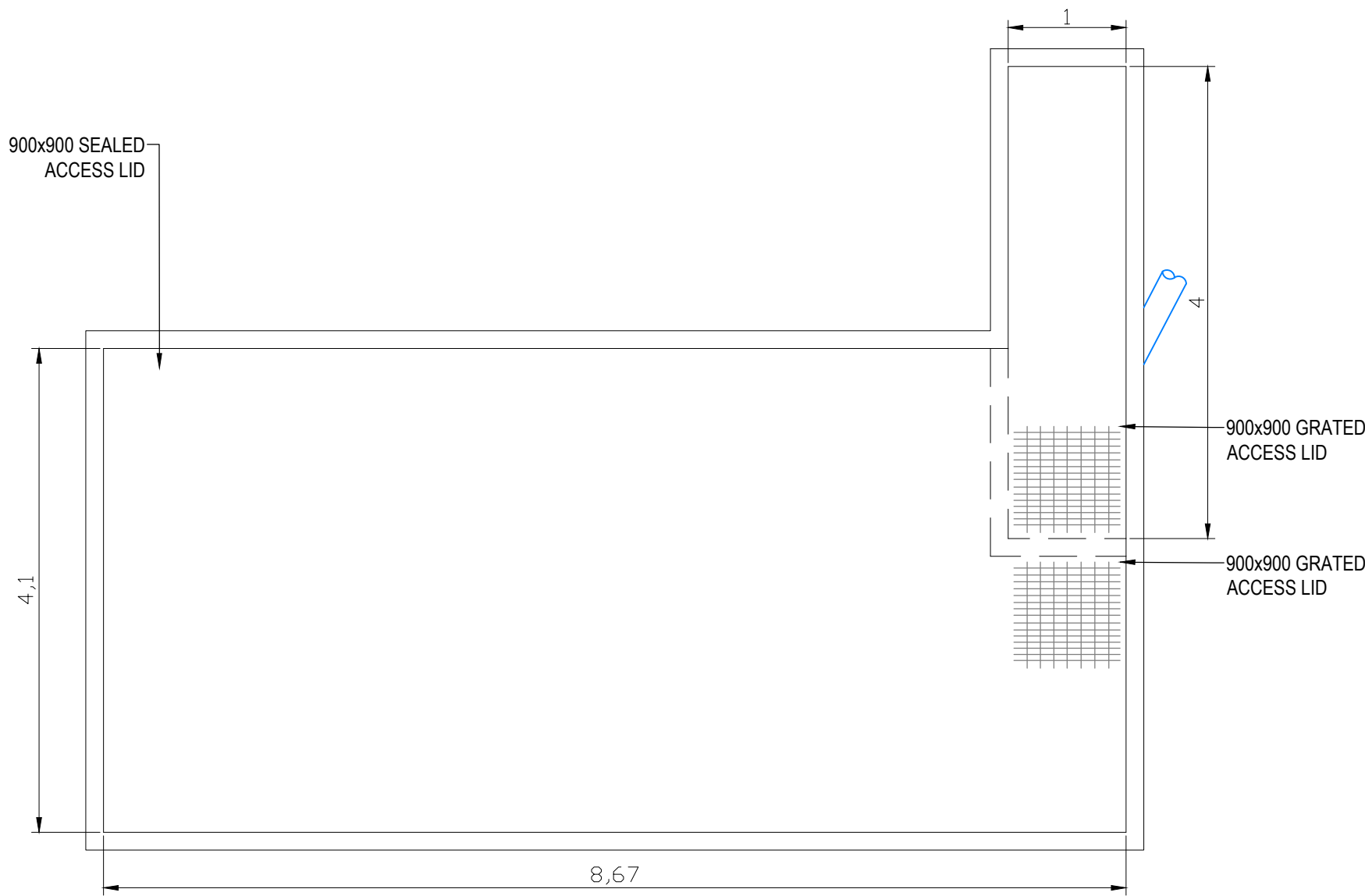
DRAWN:		ROTHE LOWMAN
DESIGNED:		
VERIFIED:		
APPROVED FOR TENDER:		
APPROVED FOR CONSTRUCTION:		ARCHITECT/CLIENT

23-25 LACHLAN AVENUE, MACQUARIE PARK	STORMWATER DETAILS SHEET 1 OF 2
PROJECT	TITLE

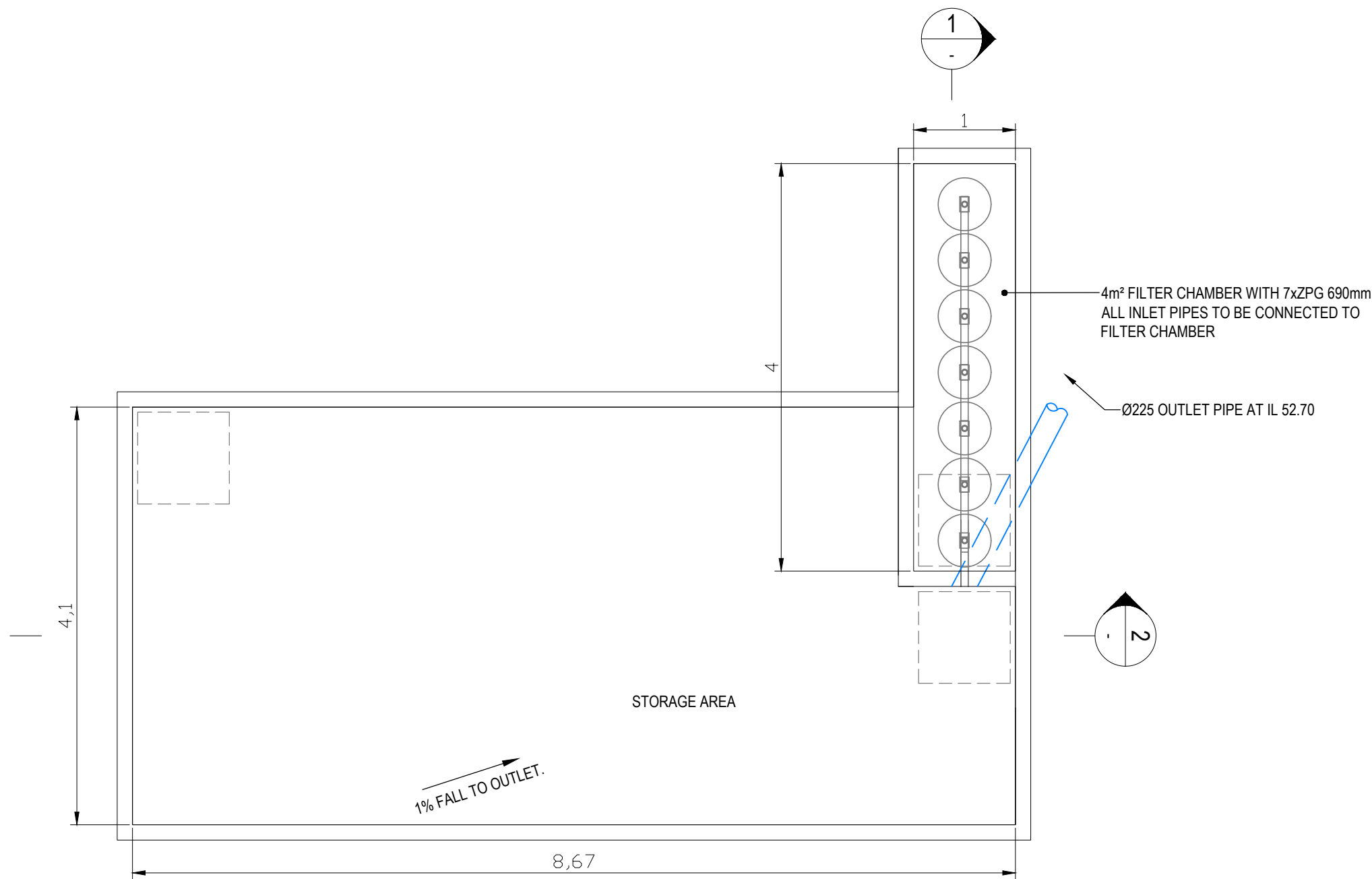
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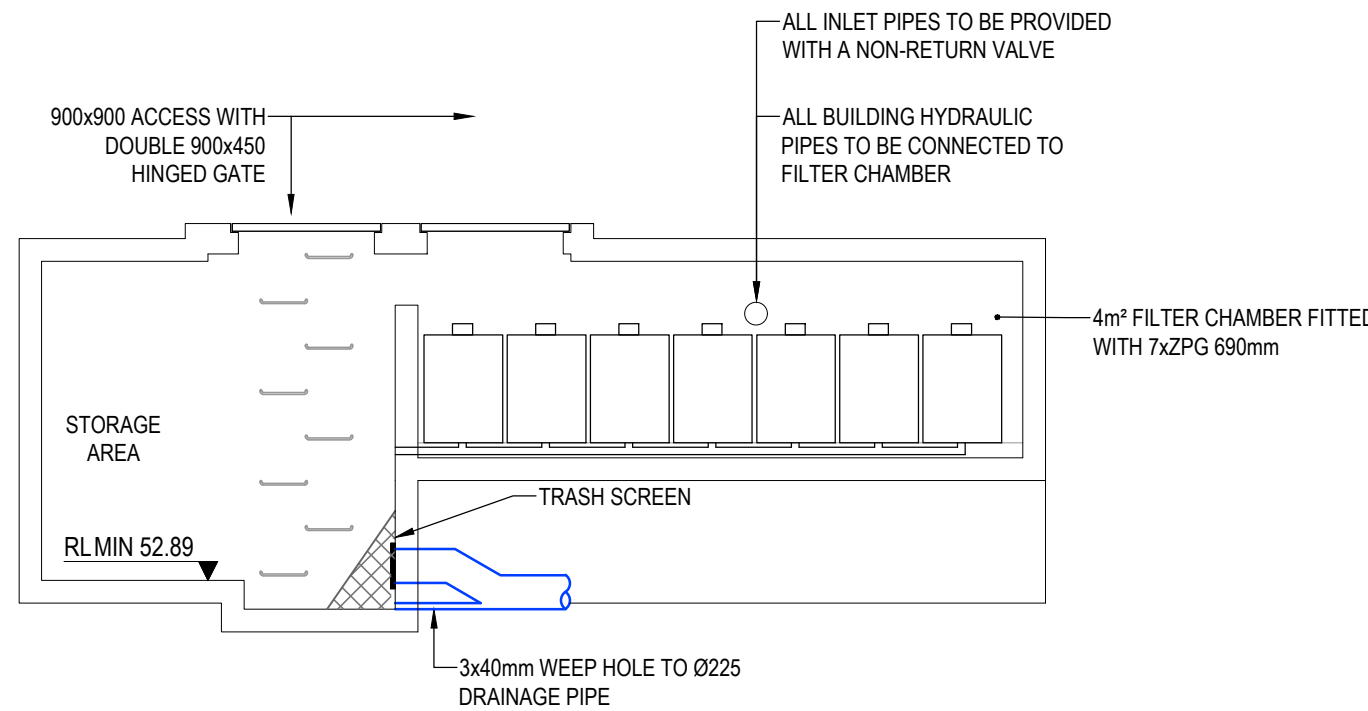
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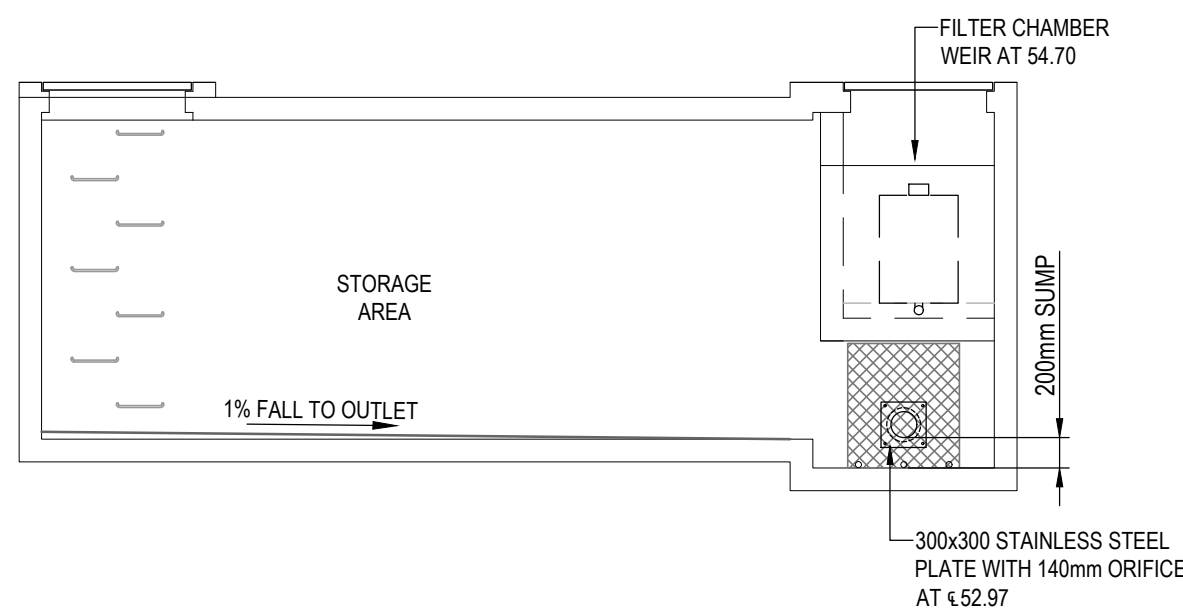
ON-SITE DETENTION TANK ROOF PLAN
SCALE 1:50



ON-SITE DETENTION TANK BASE PLAN
SCALE 1:50



ON-SITE DETENTION TANK - SECTION
SCALE 1:50



ON-SITE DETENTION TANK - SECTION
SCALE 1:50

1:50 0.5 0 0.5 1 1.5 2 2.5 A1
1:100 A3



REV	DESCRIPTION	DRAWN	APP'D	DATE
C	REVISED FOR DA	JDU	RET	23.04.21
B	ISSUED FOR DA	JDU	RET	09.04.21
A	ISSUED FOR DA	JDU	RET	01.04.21

DRAWN:		ROTHE LOWMAN
DESIGNED:		
VERIFIED:		
APPROVED FOR TENDER:		
APPROVED FOR CONSTRUCTION:		

23-25 LACHLAN AVENUE, MACQUARIE PARK	STORMWATER DETAILS SHEET 2 OF 2
PROJECT	TITLE

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