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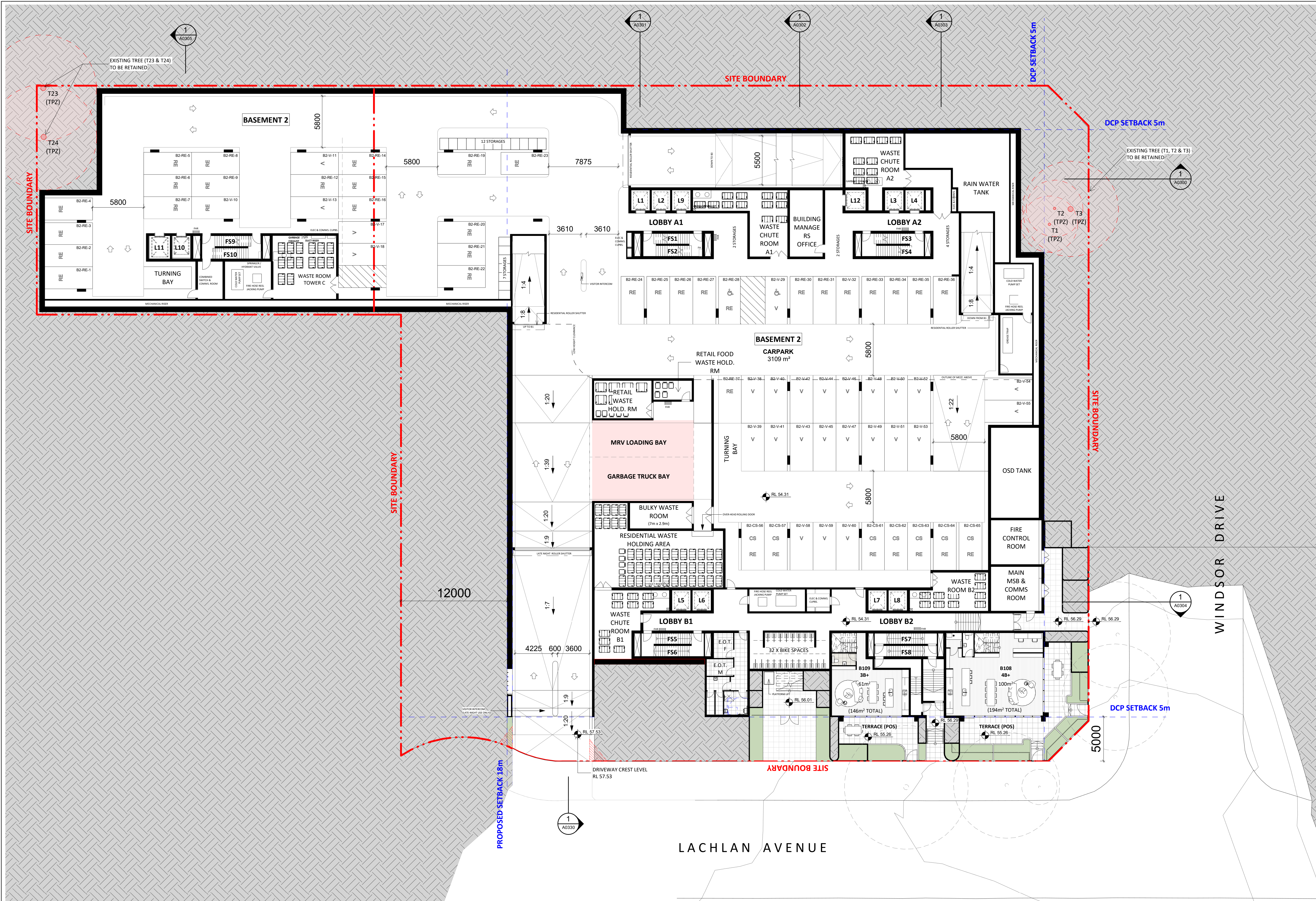
ONE GC MQ PARK
PTY LTD C/O ONE
GLOBAL CAPITAL PTY
LTD

Level 29
1 Market Street
Sydney NSW 2000

Koichi
Takada
Architects

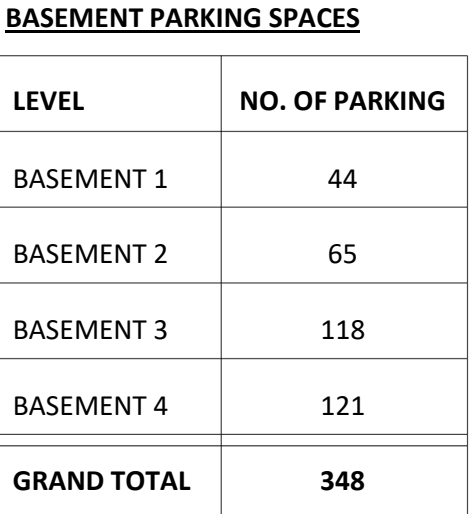
PROJECT
21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK
STATUS
DEVELOPMENT APPLICATION
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DWG TITLE	
BASEMENT 3 - FLOOR PLAN	
DWG NO.	REVISION
A0096	H
SCALE	DATE
1:200@A1, 1:400@A3	17/08/23



BASEMENT PARKING SPACES	
LEVEL	NO. OF PARKING
BASEMENT 1	44
BASEMENT 2	65
BASEMENT 3	118
BASEMENT 4	121
GRAND TOTAL	348

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	GA STAMP	PROJECT	DWG TITLE	STATUS	DWG NO.	REVISION	DATE
A	PRE-DA SUBMISSION			01/07/22			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.		ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK	BASEMENT 2 - FLOOR PLAN	DEVELOPMENT APPLICATION	A0097	I	17/08/23
B	FINAL DA COORDINATION ISSUE	DK	RPW	26/11/22			THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.		Level 29 1 Market Street Sydney NSW 2000								
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F	ADDITIONAL COUNCIL RFI REQUEST	DK	RPW	06/06/23													
G	ADDITIONAL COUNCIL RFI	DK	RPW	20/06/23													
H	ADDITIONAL COUNCIL RFI	DK	RPW	09/06/23													
I	COUNCIL RFI - PARKING NUMBERS AMENDED	RPW	RPW	17/08/23													



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CLIENT

ONE GC MQ PARK
PTY LTD C/O ONE
GLOBAL CAPITAL PTY
LTD

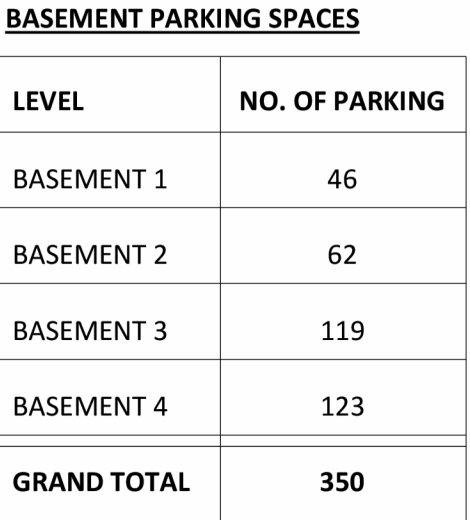
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Sydney NSW 2000



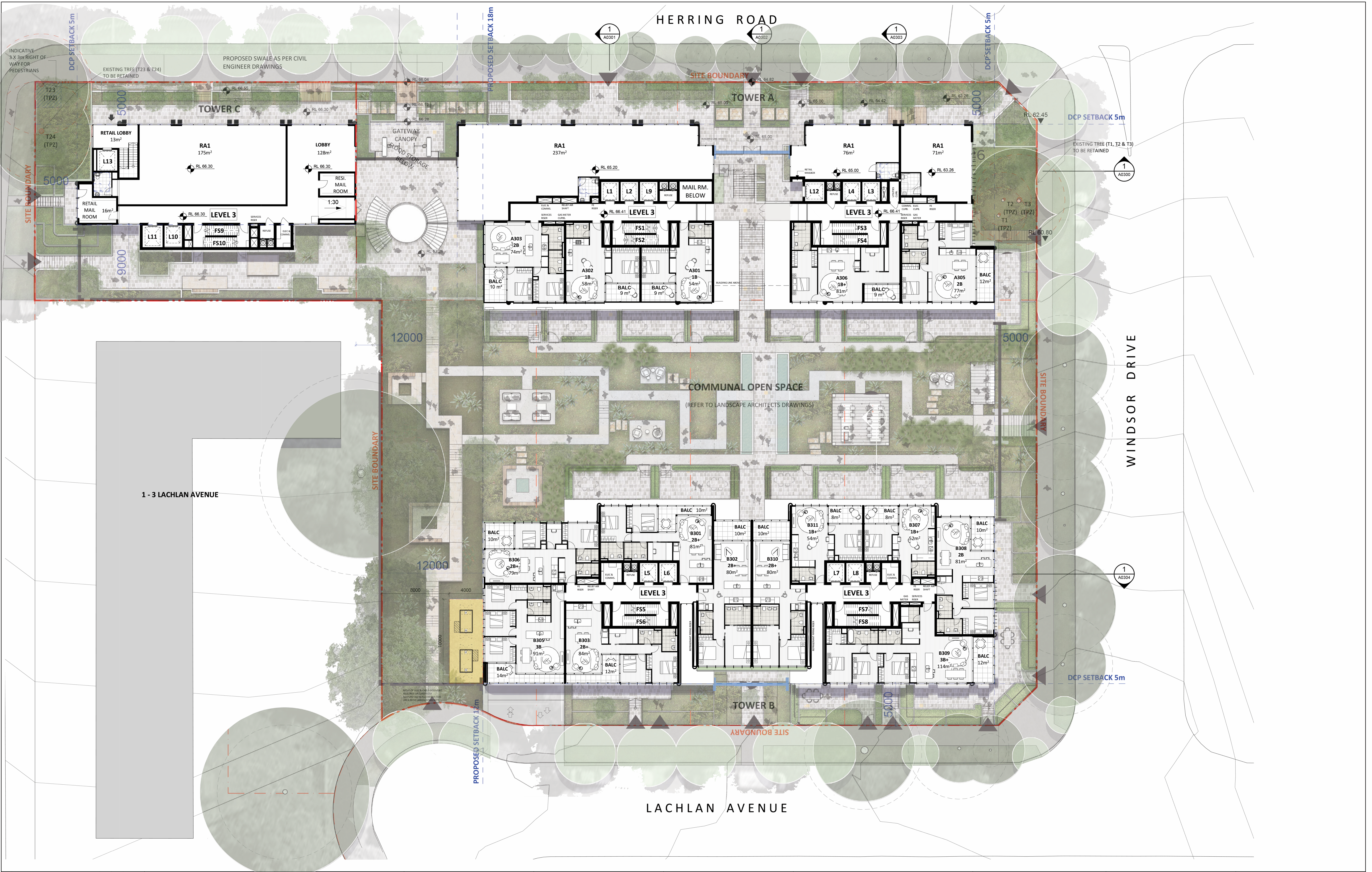
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DWG TITLE	
BASEMENT 1 - FLOOR PLAN	
DWG NO.	REVISION
A0098	H
SCALE	DATE
1:200@A1, 1:400@A3	17/08/23

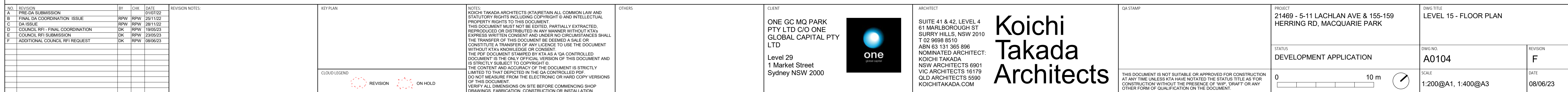
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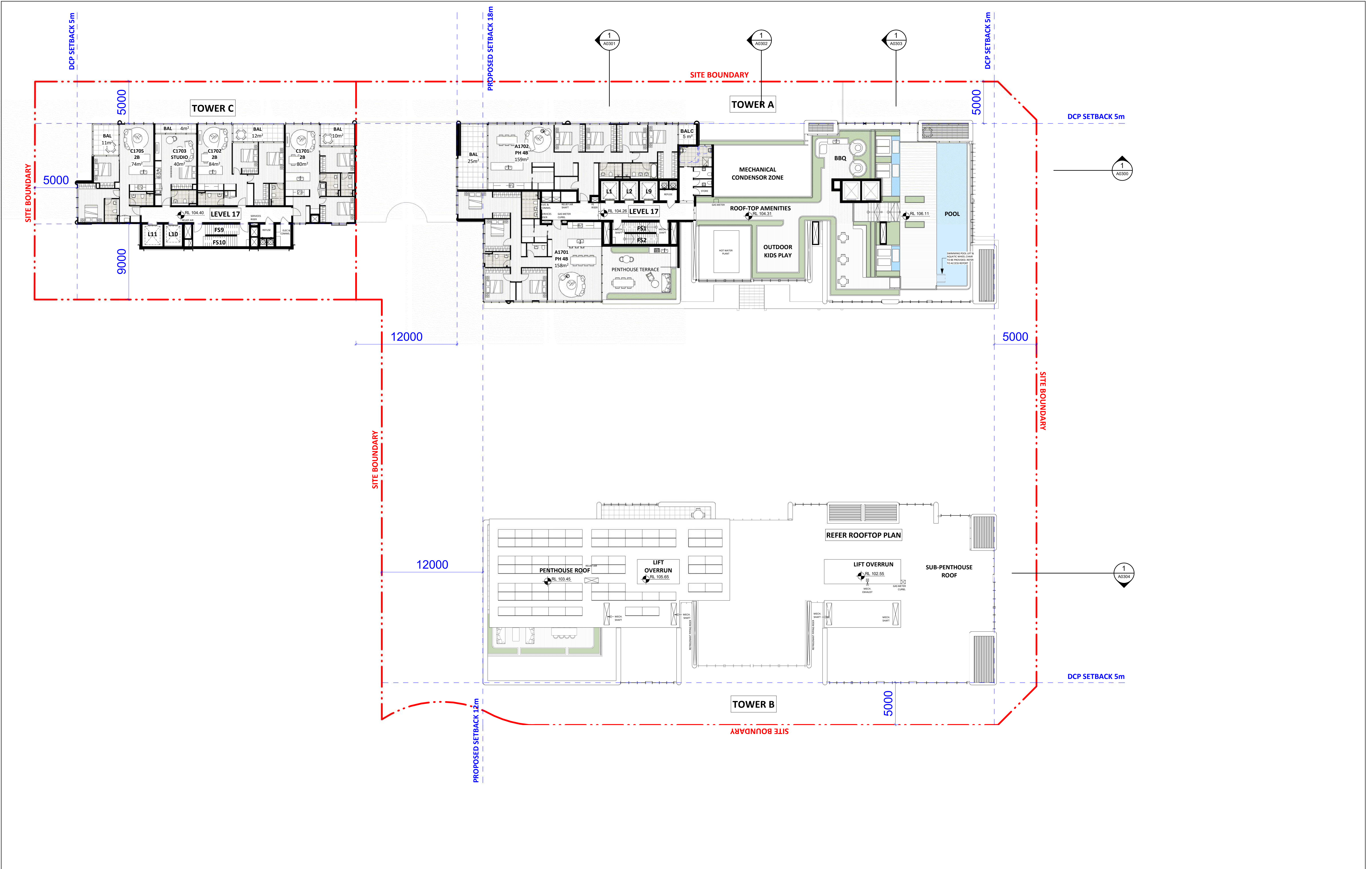


REVISION				REVISION NOTES:		KEY PLAN		NOTES:		OTHERS:		CLIENT		ARCHITECT		GA STAMP		PROJECT		DWG TITLE		
A	PRE-DA SUBMISSION			BY	CHK	DATE			NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAINS ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'DA' CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE DA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.				ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 696 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.		21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK		LEVEL 3 - FLOOR PLAN	
B	FINAL DA COORDINATION ISSUE			DK	RPW	25/11/22							Level 29 1 Market Street Sydney NSW 2000									
C	DA ISSUE			DK	RPW	26/11/22																
D	COUNCIL RFI - FINAL COORDINATION			DK	RPW	19/05/23																
E	COUNCIL RFI SUBMISSION			DK	RPW	23/05/23																
F	ADDITIONAL COUNCIL RFI REQUEST			DK	RPW	06/06/23																
G	ADDITIONAL COUNCIL RFI			DK	RPW	20/06/23																
H	ADDITIONAL COUNCIL RFI			DK	RPW	06/06/23																
							CLOUD LEGEND															
									REVISION				ON HOLD									



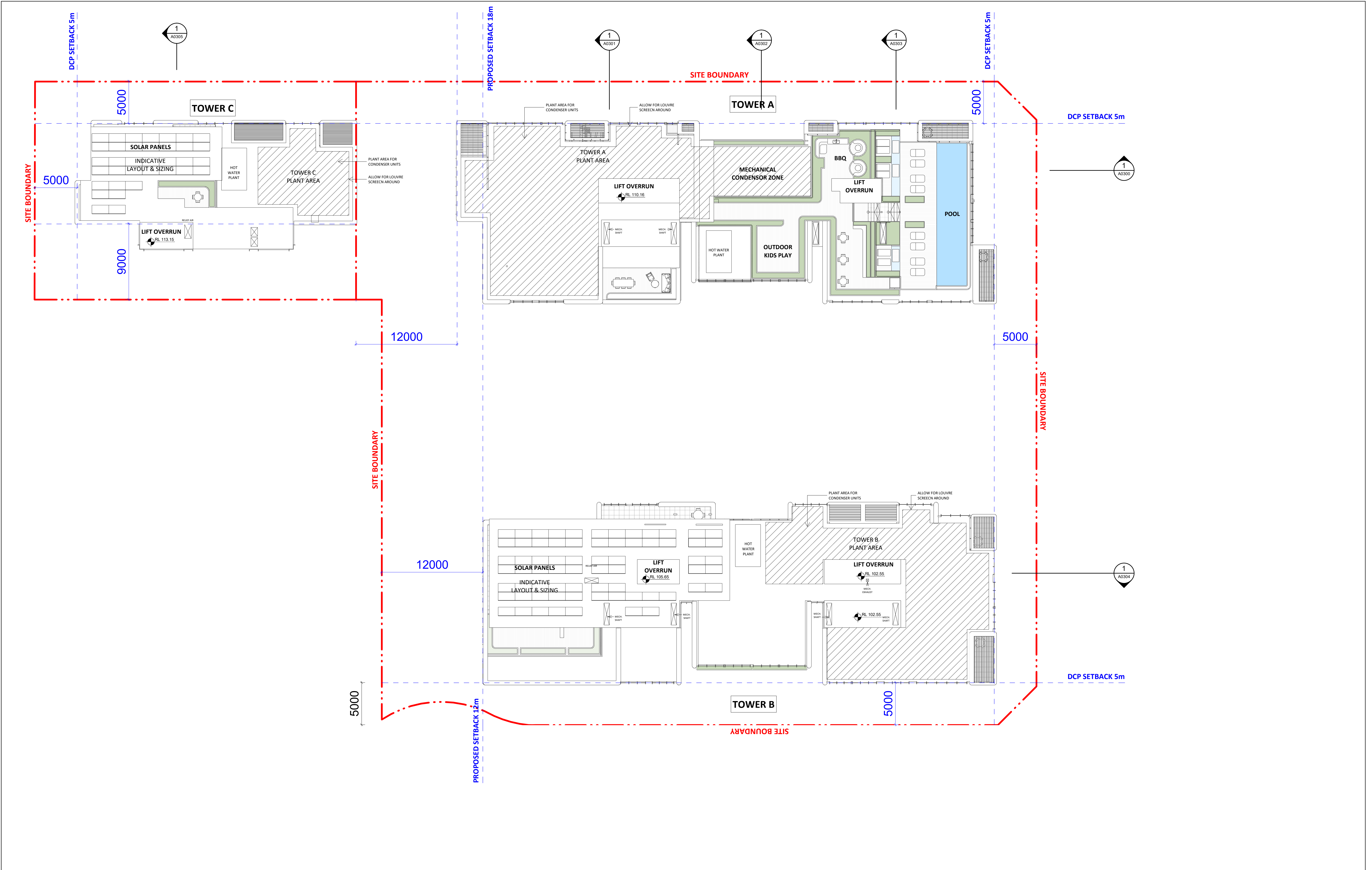






NO.					REVISION		BY		CHK		DATE		REVISION NOTES:		KEY PLAN		NOTES:		OTHERS:		CLIENT		ARCHITECT		GAS STAMP		PROJECT		DWG TITLE	
A					PRE-DA SUBMISSION						01/07/22										ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD						21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK		LEVEL 17 - FLOOR PLAN	
B					FINAL DA COORDINATION ISSUE		RPW		RPW		26/11/22										Level 29 1 Market Street Sydney NSW 2000						STATUS: DEVELOPMENT APPLICATION		DWG NO: A0113	
C					DA ISSUE		RPW		RPW		28/11/22																			
CT					FOR RFI RESPONSE		JF		RPW		19/05/23																			
D					COUNCIL RFI - FINAL COORDINATION		DK		RPW		19/05/23																			
E					COUNCIL RFI SUBMISSION		DK		RPW		23/05/23																			
F					ADDITIONAL COUNCIL RFI REQUEST		DK		RPW		08/06/23																			



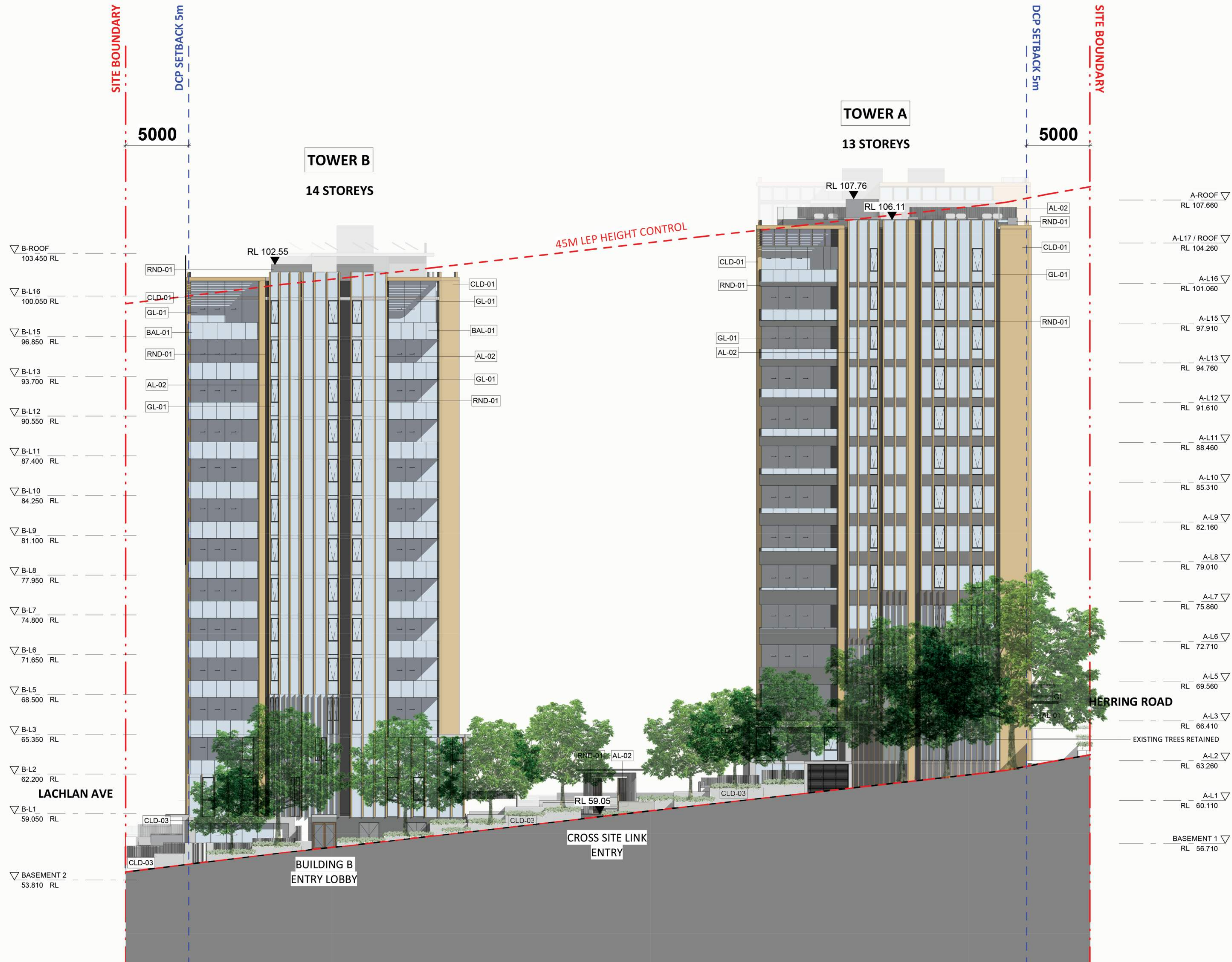
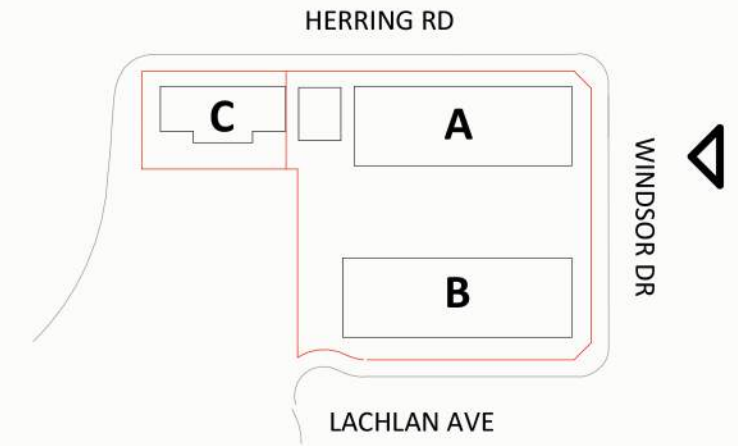


NO. REVISION					BY CHK DATE		REVISION NOTES:		KEY PLAN		NOTES:		OTHERS		CLIENT		ARCHITECT		GA STAMP		PROJECT		DWG TITLE		REVISION	
A PRE-DA SUBMISSION					RPW		01/07/22				NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.				ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 898 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK		ROOFTOP PLAN		A0115		H	
B FINAL DA COORDINATION ISSUE					RPW		25/11/22																			
C DA ISSUE					RPW		28/11/22																			
CT FOR RFI RESPONSE					RPW		19/05/23																			
D COUNCIL RFI - FINAL COORDINATION					DK		19/05/23																			
E COUNCIL RFI SUBMISSION					DK		23/05/23																			
F ADDITIONAL COUNCIL RFI REQUEST					DK		08/06/23																			
G ADDITIONAL COUNCIL RFI					DK		26/06/23																			
H COUNCIL RFI SUBMISSION					DK		29/08/23																			
CLOUD LEGEND																										
REVISION										ON HOLD																

The site plan shows a property bounded by Herring Rd to the north and Lachlan Ave to the south. The property is divided into three main areas: a small rectangular building labeled 'C' on the left, a larger rectangular building labeled 'A' in the top right, and another large rectangular building labeled 'B' in the bottom right. A narrow path or driveway runs between building 'C' and building 'A'. A red line outlines the perimeter of the property, and a red 'X' is marked on the boundary between building 'C' and building 'A'. The street 'WINDSOR DR' is labeled vertically on the right side of the plan.



MATERIAL LEGEND	
CODE	DESCRIPTION
AL-01	DARK COLOUR ALUMINIUM FRAMING
BAL-02	LIGHT COLOUR BATTENS
BAL-01	GLASS BALUSTRADE
CLD-01	LIGHT COLOUR CLADDING
CLD-03	LIGHT COLOUR CLADDING
GL-01	GENERAL WINDOW GLAZING
RND-01	DARK SLAB EDGE / SPANDREL (TO MATCH AL-01)





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E	FINAL DA COORDINATION ISSUE	BW	RPW	25/11/22
C	DA ISSUE	DK	RPW	23/11/22
D	COUNCIL RFI - FINAL COORDINATION	DK	RPW	19/05/23
E	COUNCIL RFI SUBMISSION	DK	RPW	23/05/23
F	ADDITIONAL COUNCIL RFI REQUEST	DK	RPW	18/06/23
G	ADDITIONAL COUNCIL RFI	DK	RPW	28/06/23

REVISION NOTES:

[illegible]

KEY PLAN

CLOUD LEGEND

 REVISION  ON HOLD

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OTHERS

CLIENT

ONE GC MQ PARK
PTY LTD C/O ONE
GLOBAL CAPITAL PTY
LTD

Level 29
1 Market Street
Sydney NSW 2000



ARCHITECT

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SUNNY HILLS, NSW 2010
T 02 9698 9510
ABN 63 131 365 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 16179
QLD ARCHITECTS 3650
KOICHI TAKADA.COM

Koichi
Takada
Architects

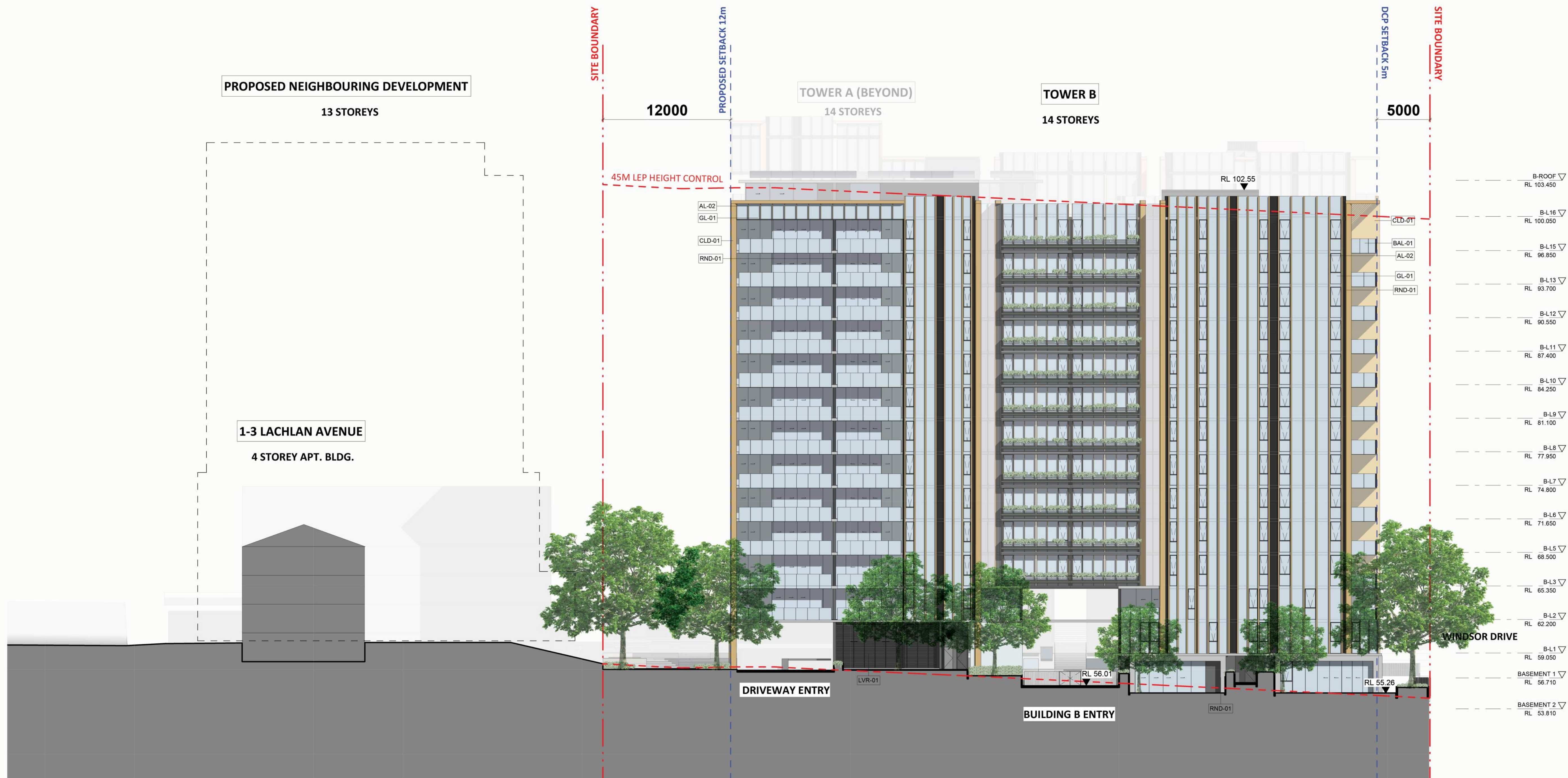
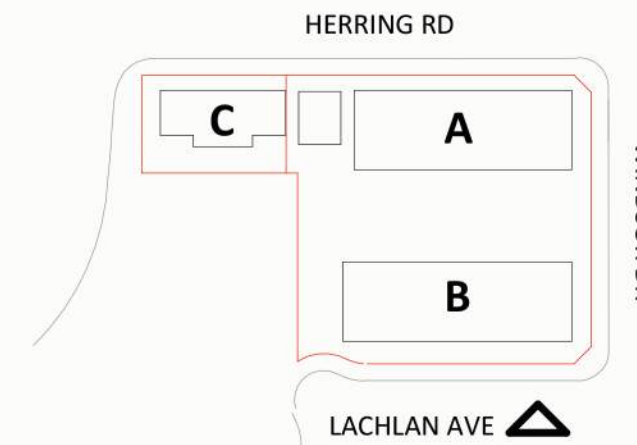
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PROJECT
21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK
STATUS
DEVELOPMENT APPLICATION
0 10 m
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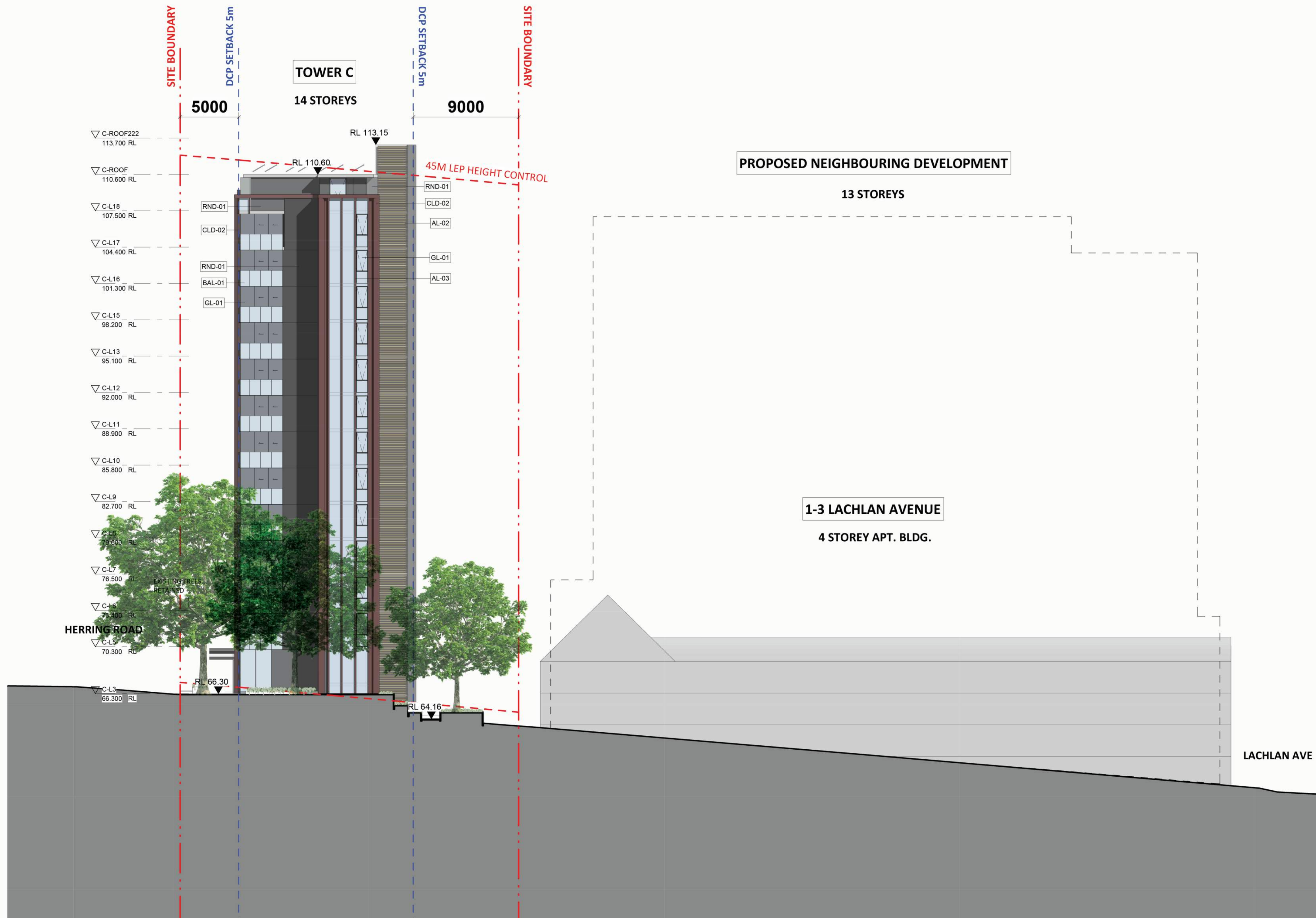
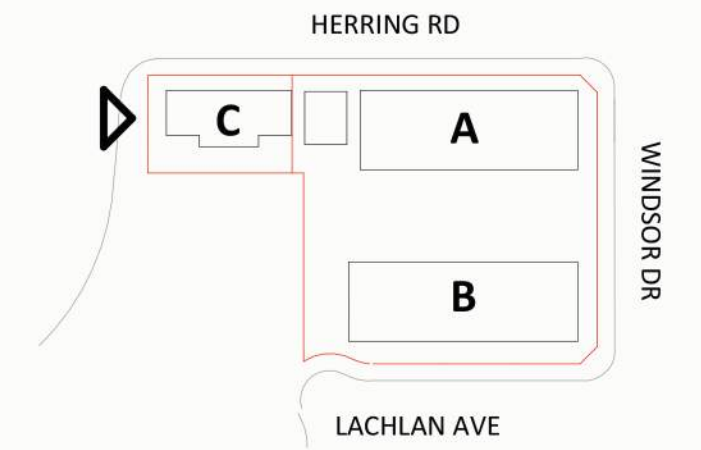
DWG TITLE	
ELEVATION NORTH EAST	
DWG NO.	REVISION
A0201	G
SCALE	DATE
1:200@A1, 1:400@A3	28/06/23

MATERIAL LEGEND	
CODE	DESCRIPTION
AL-02	LIGHT COLOUR BATTENS
BAL-01	GLASS BALUSTRADE
CLD-01	LIGHT COLOUR CLADDING
GL-01	GENERAL WINDOW GLAZING
LVR-01	DARK COLOUR ALUMINIUM LOUVRE
RND-01	DARK SLAB EDGE / SPANDREL (TO MATCH AL-01)



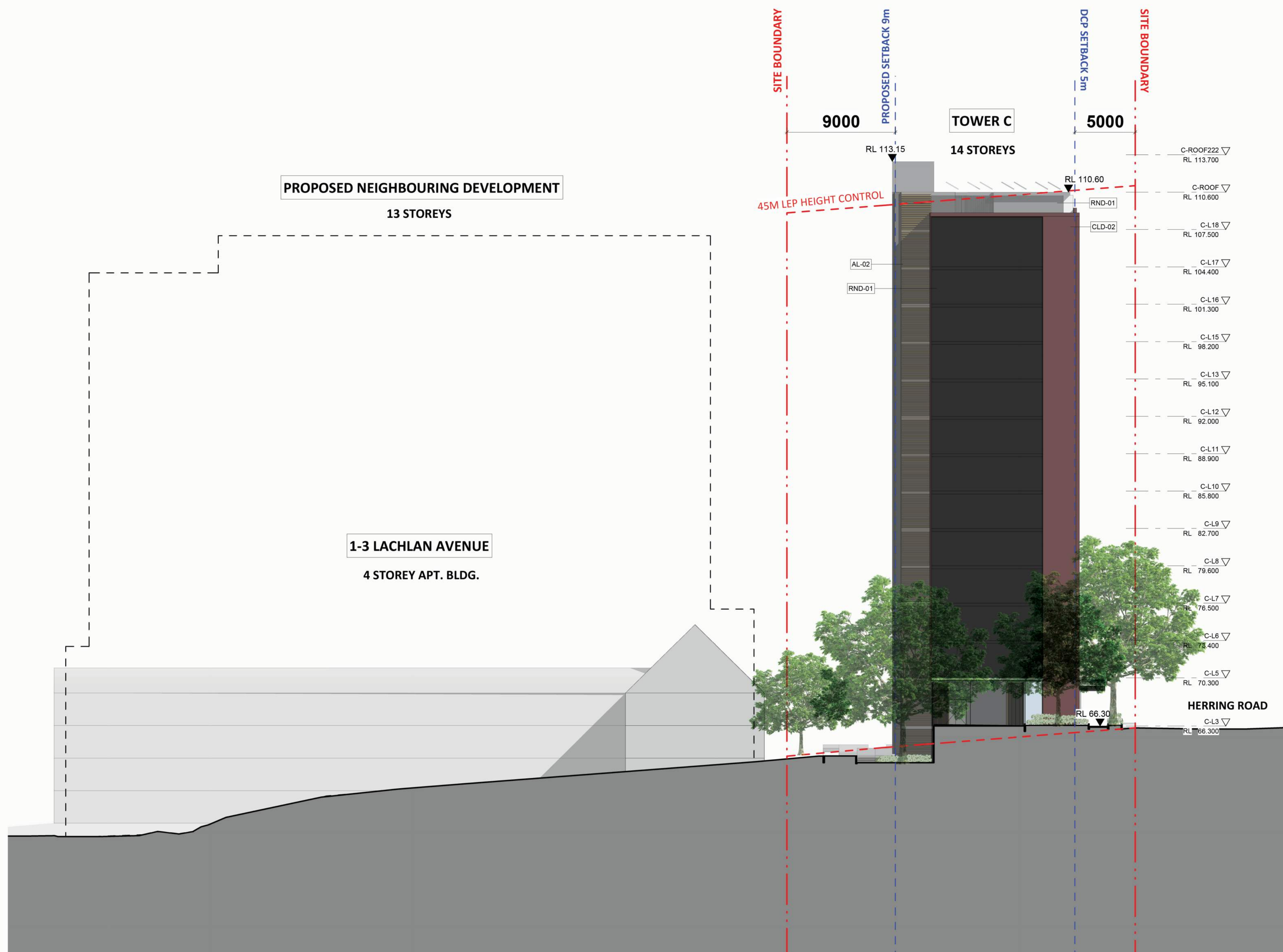
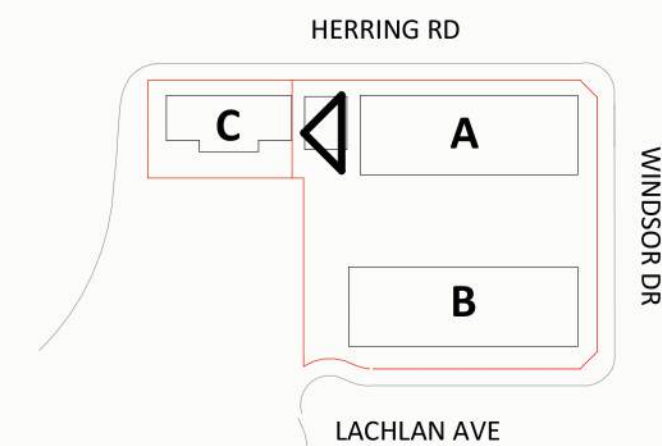
NO. REVISION					BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA/STAMP	PROJECT	DWG TITLE	
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B	FINAL DA COORDINATION ISSUE				BW	RPW	26/11/22										
C	DA ISSUE				BW	RPW	26/11/22										
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DK	COUNCIL RFI SUBMISSION				DK	RPW	23/06/23										
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G	ADDITIONAL COUNCIL RFI				DK	RPW	28/06/23										
									CLOUD LEGEND								
									REVISION	ON HOLD							
											0	10 m					
											1:200@A1, 1:400@A3		28/06/23				

MATERIAL LEGEND	
CODE	DESCRIPTION
AL-02	LIGHT COLOUR BATTENS
AL-03	DARK COLOUR BATTENS
BAL-01	GLASS BALUSTRADE
CLD-02	DARK COLOUR CLADDING
GL-01	GENERAL WINDOW GLAZING
RND-01	DARK SLAB EDGE / SPANDREL (TO MATCH AL-01)



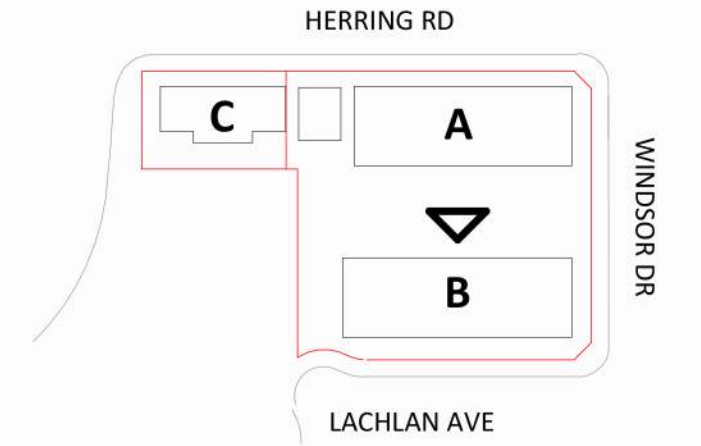
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B	FINAL DA COORDINATION ISSUE				BW	RPW	26/11/22											
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									CLOUD LEGEND									
									REVISION	ON HOLD								
											THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION OR WITHOUT THE PRESENCE OF WIP, DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.		010 m		SCALE 1:200@A1, 1:400@A3		DATE 28/06/23	

MATERIAL LEGEND	
CODE	DESCRIPTION
AL-02	LIGHT COLOUR BATTENS
CLD-02	DARK COLOUR CLADDING
RND-01	DARK SLAB EDGE / SPANDREL (TO MATCH AL-01)



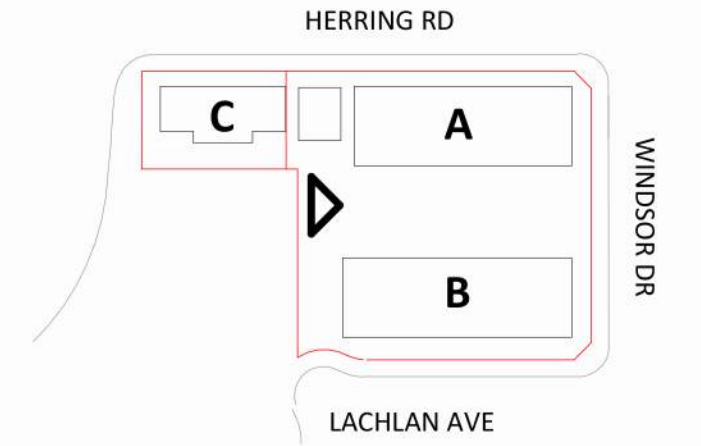
NO. REVISION		BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE
A	PRIE-DA SUBMISSION	RW	OK	01/07/22			KOICHI TAKADA ARCHITECTS (KT) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KT'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KT'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED' DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT & THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DERIVED IN THE QA CONTROLLED PDF DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9868 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 QLD ARCHITECTS 16179 QLD ARCHITECTS 5550 KOICHI.TAKADA.COM	21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK	ELEVATION NORTH EAST INTERIOR	
B	DA ISSUE	RW	OK	26/11/22					Level 29 1 Market Street Sydney NSW 2000				
C	COUNCIL RF1 SUBMISSION	RW	OK	23/05/23									
D	ADDITIONAL COUNCIL RF1 REQUEST	OK	OK	08/06/23									
E	ADDITIONAL COUNCIL RF1	OK	OK	28/06/23									
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						REVISION	ON HOLD						
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MATERIAL LEGEND	
CODE	DESCRIPTION
AL-01	DARK COLOUR ALUMINIUM FRAMING
AL-02	LIGHT COLOUR BATTENS
BAL-01	GLASS BALUSTRADE
CLD-01	LIGHT COLOUR CLADDING
CLD-03	LIGHT COLOUR CLADDING
GL-01	GENERAL WINDOW GLAZING
RND-01	DARK SLAB EDGE / SPANDREL (TO MATCH AL-01)

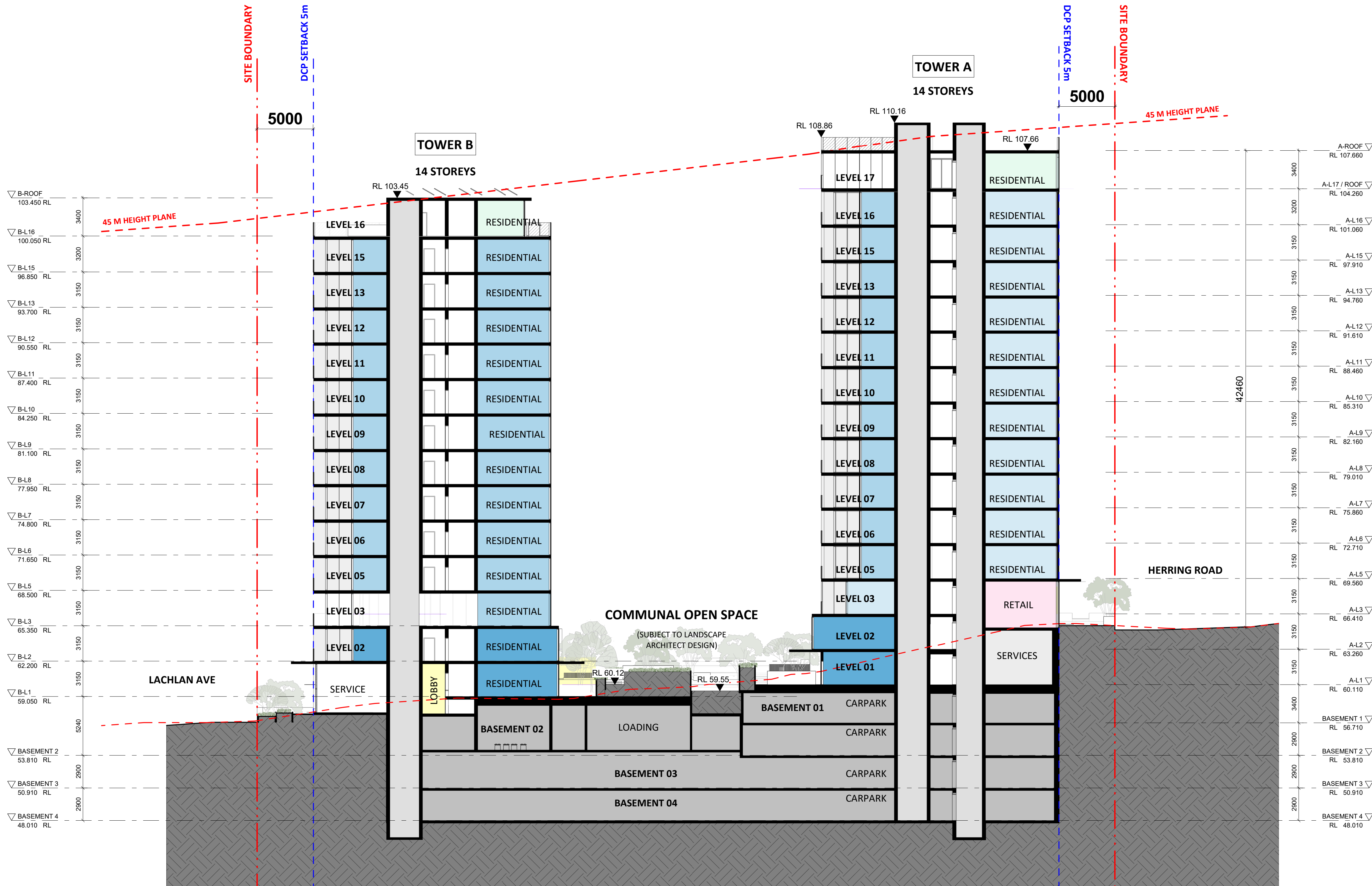
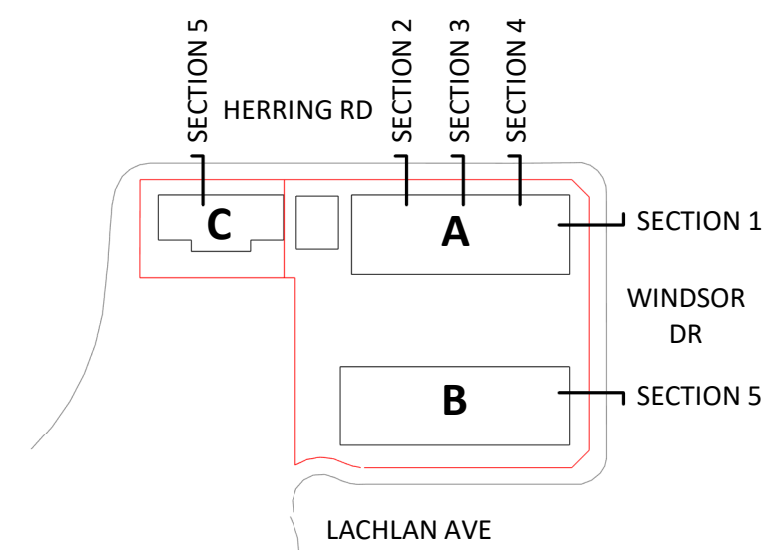
[illegible]



MATERIAL LEGEND	
CODE	DESCRIPTION
AL-01	DARK COLOUR ALUMINIUM FRAMING
AL-02	LIGHT COLOUR BATTENS
BAL-01	GLASS BALUSTRADE
CLD-01	LIGHT COLOUR CLADDING
GL-01	GENERAL WINDOW GLAZING
RND-01	DARK SLAB EDGE / SPANDREL (TO MATCH AL-01)

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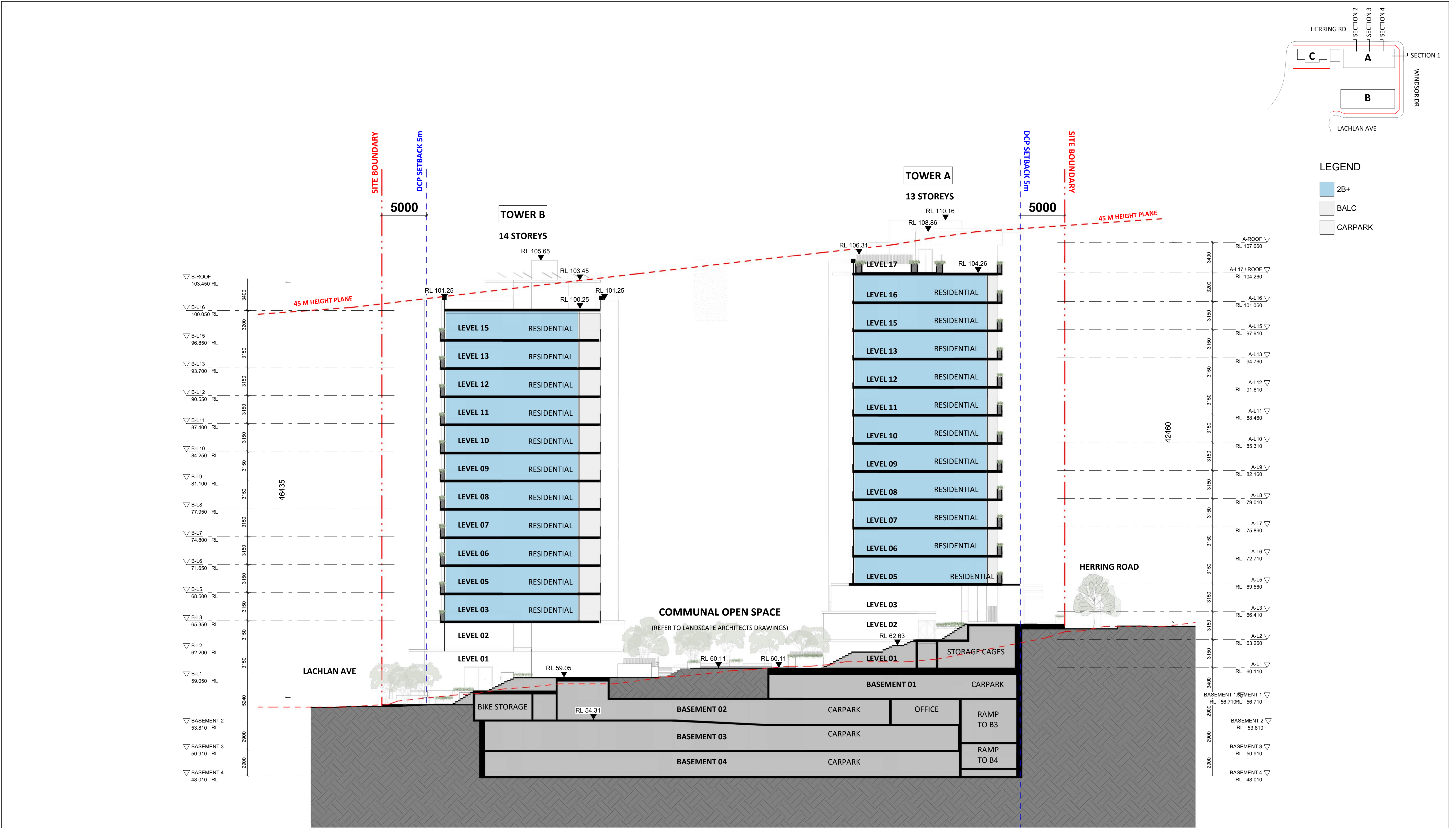




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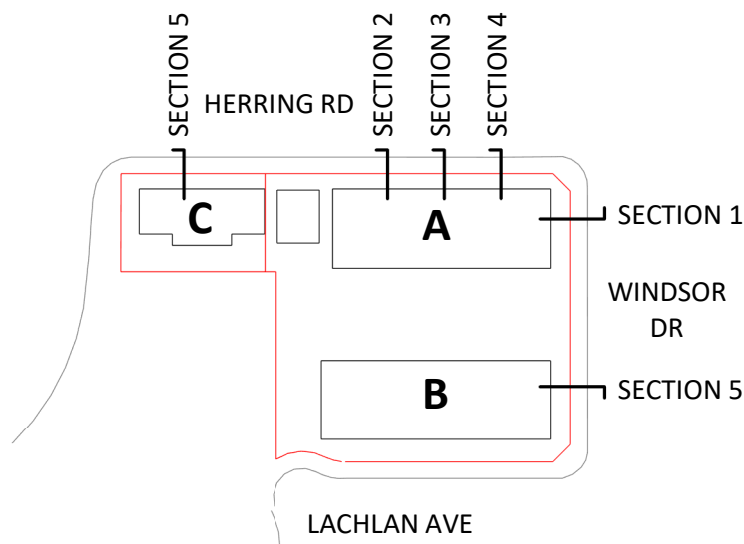
- 1B
- 2B+
- 3B+
- BALC
- CARPARK
- PH 3B+
- PH 4B
- LOBBY

NO. REVISION					REVISION NOTES:					KEY PLAN					NOTES:					OTHERS:					CLIENT:					ARCHITECT:					PROJECT:					DWG TITLE:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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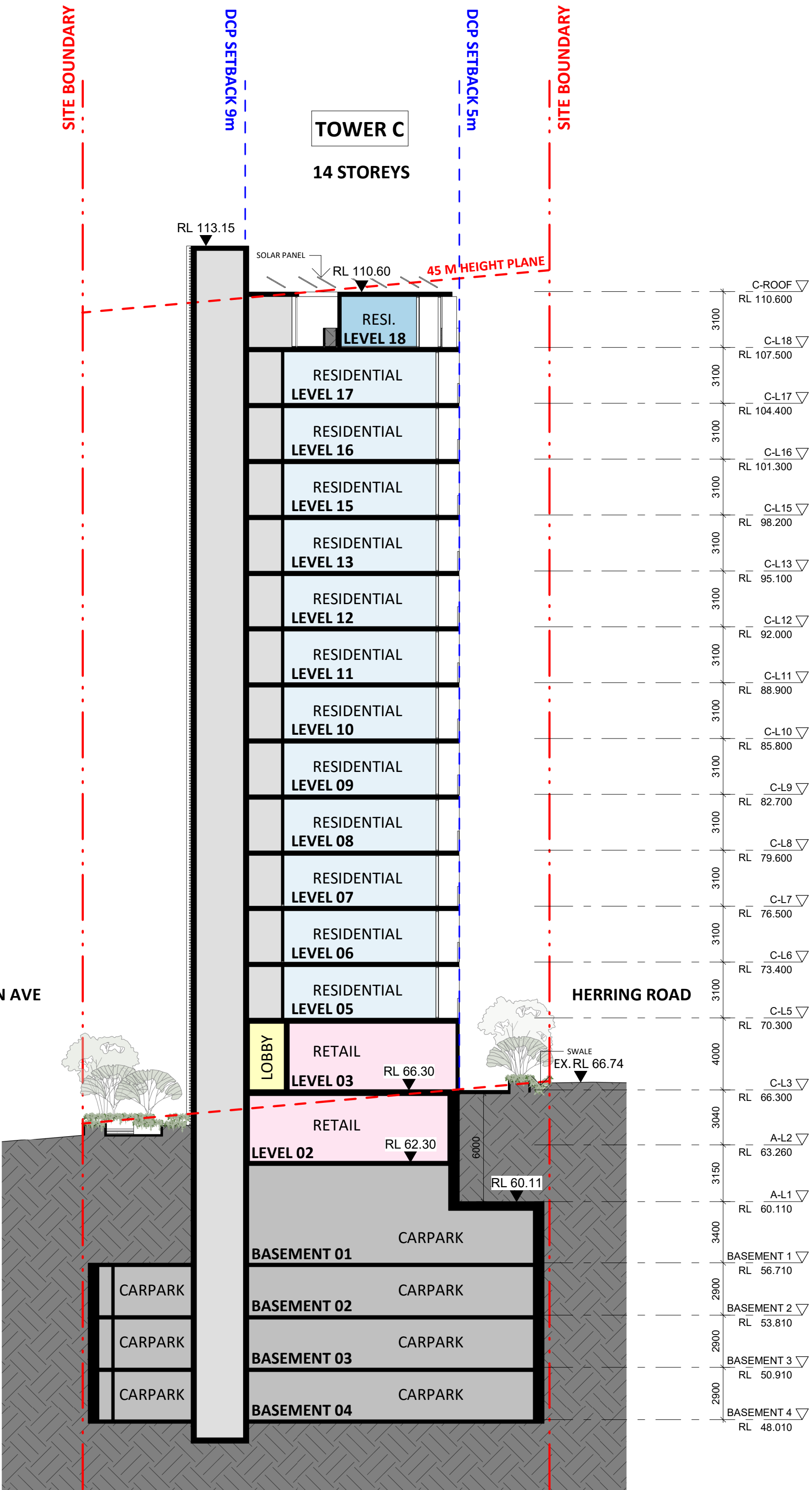
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A PRE-DA SUBMISSION							10/07/22			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT & INTELLECTUAL PROPERTY RIGHTS. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DERIVED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		ONE GO MO PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD Level 29 1 Market Street Sydney NSW 2000		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOAICHTAKADA.COM		21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK	SECTION 05	F
B FINAL DA COORDINATION ISSUE					BW	RPW	26/11/22											
C DA ISSUE					BW	RPW	26/11/22											
D COUNCIL RFI - FINAL COORDINATION					DK	RPW	19/06/23											
E COUNCIL RFI SUBMISSION					DK	RPW	12/06/23											
F ADDITIONAL COUNCIL RFI REQUEST					DK	RPW	08/06/23											
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										REVISION		ON HOLD						
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LEGEND

- STUDIO
- 2 BED+
- CARPARK
- LOBBY
- RETAIL



NO.	REVISION	BY	CHK	DATE
A	ADDITIONAL COUNCIL RFI	DK	RPW	09/08/23

REVISION NOTES:

KEY PLAN

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OTHERS

CLIENT
ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD Level 29 1 Market Street Sydney NSW 2000

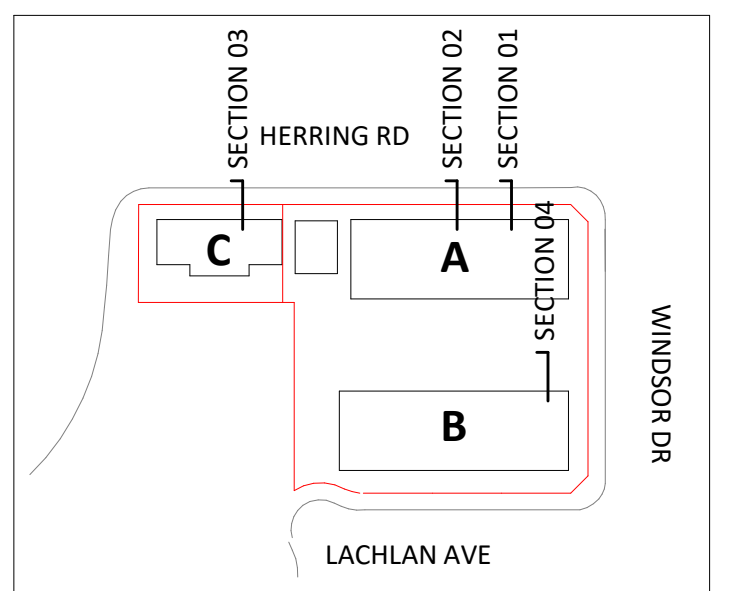
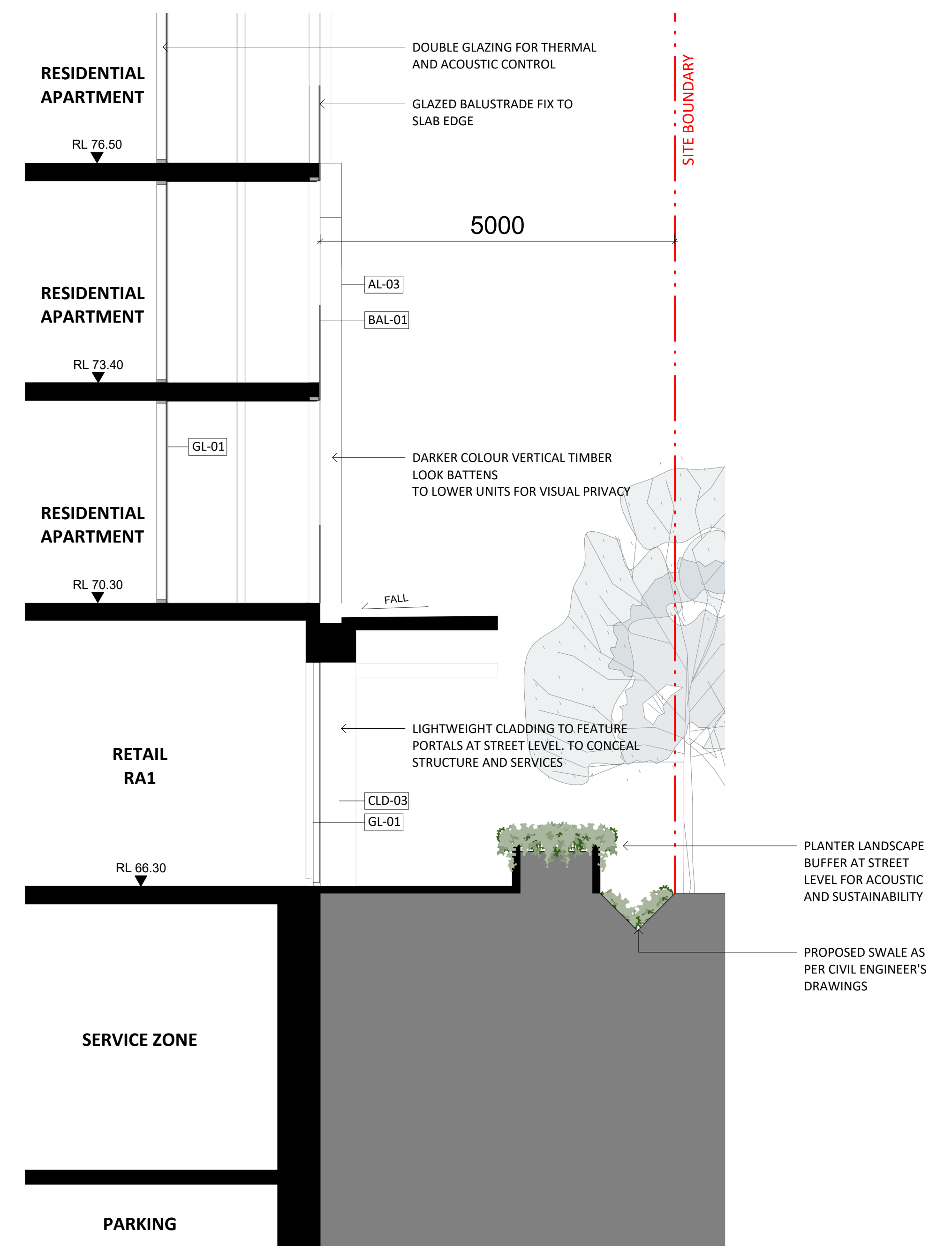
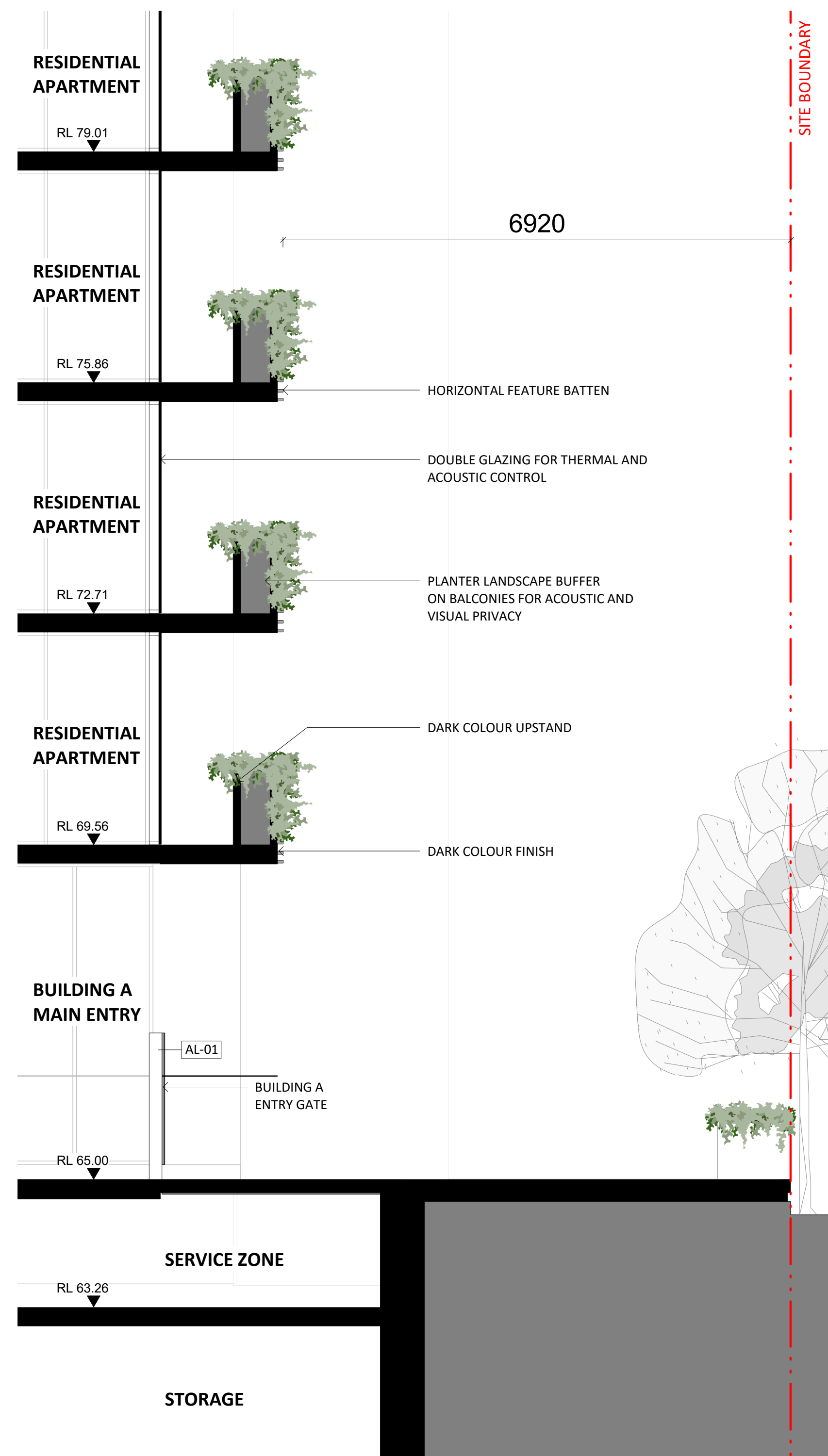
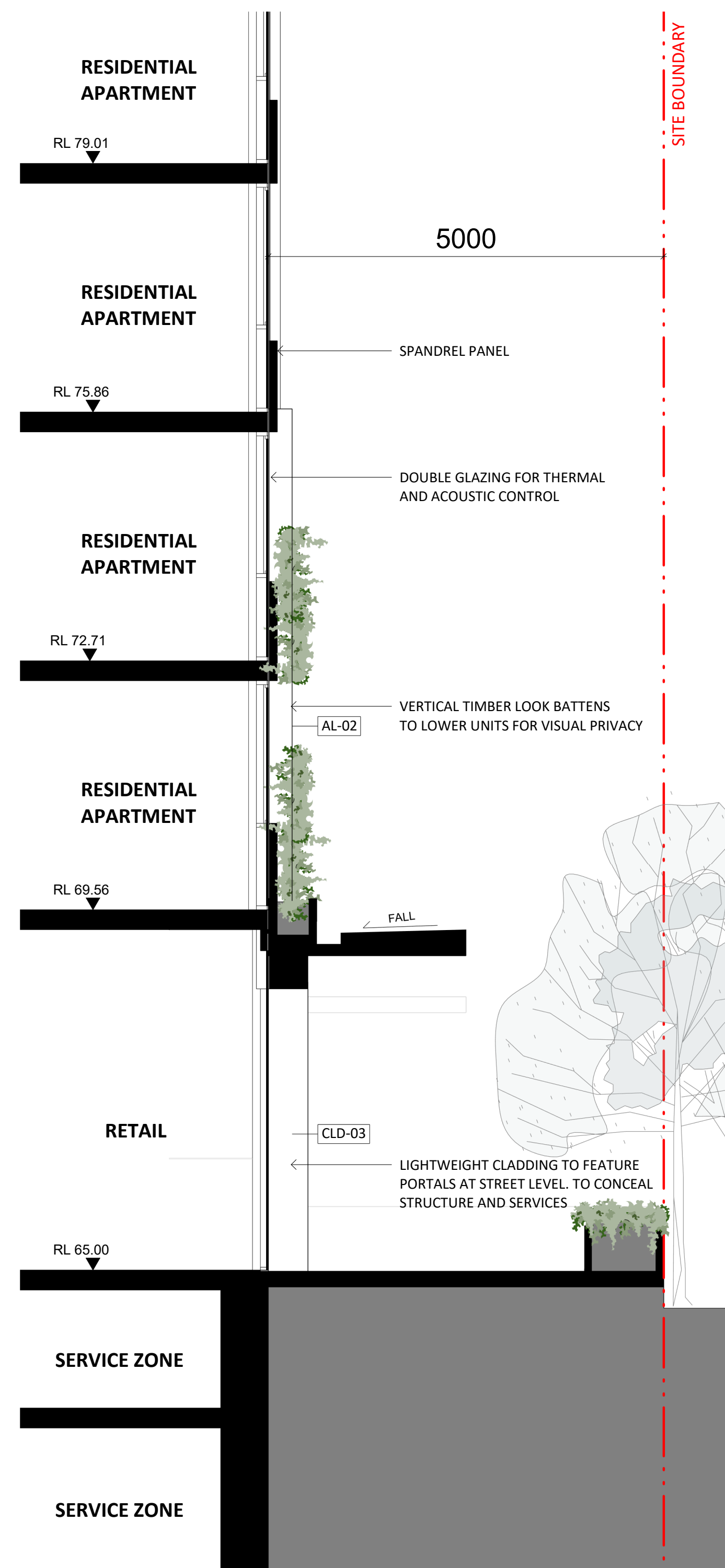
ARCHITECT
SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM

Koichi Takada Architects

GA STAMP
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PROJECT
21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK
STATUS
DEVELOPMENT APPLICATION
0 10 m

DWG TITLE
SECTION 06
DWG NO.
A0305
REVISION
A
SCALE
1:200@A1, 1:400@A3
DATE
09/08/23



KEY PLAN

NOTE
FACADE & BALCONY DETAILS ARE INDICATIVE ONLY

NO. REVISION					BY	CHK	DATE	REVISION NOTES	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	PROJECT	Q&A STAMP	DWG TITLE	DWG NO.	REVISION	DATE	
A PRE-DA SUBMISSION					BW	CHW	01/07/22			NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & ANY INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A Q&A CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT © THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DESCRIBED IN THE Q&A CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWING COORDINATION, CONNECTIONS OR ON DRAWING		ONE GC MO PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 161575 QLD ARCHITECTS 5590 KOICHI@TAKADA.COM	21469 - 5-11 LACHLAN AVE & 155-159 HERRING RD, MACQUARIE PARK		TYPICAL FACADE SECTIONS & BALCONY DETAIL 01	A0320	G	12/09/23
C DA ISSUE					BW	RPW	28/11/22					Level 29 1 Market Street Sydney NSW 2000								
D COUNCIL RFI - FINAL COORDINATION					DK	RPW	18/05/23													
E COUNCIL RF SUBMISSION					RPW		22/05/23													
F COUNCIL RFI SUBMISSION					DK	SL	24/06/23													
G COUNCIL RFI SUBMISSION					DK	RPW	12/08/23													
CLOUD LEGEND																				
REVISION					ON HOLD															
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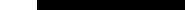


6 TYP. BALCONY DETAIL 02 (BLDG A & B)
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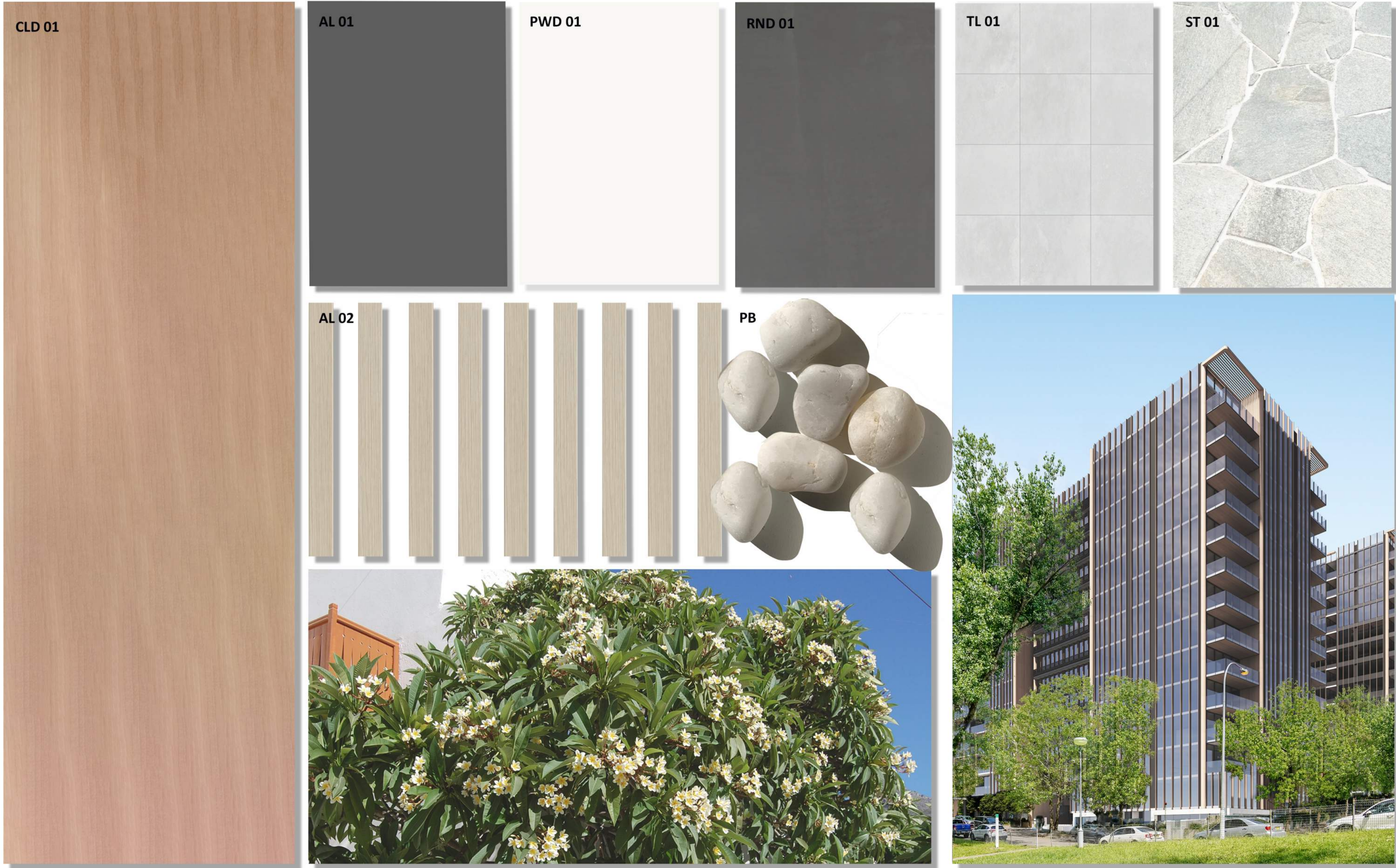
7 TYP. BALCONY DETAIL 03 (BLDG C)
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KEY PLAN



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A	COUNCIL RFI SUBMISSION	OK	CHL	24/09/23					ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 531 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI-TAKADA.COM	STATUS DEVELOPMENT APPLICATION	DWG NO. A0321	DATE 12/09/23
B	COUNCIL RFI SUBMISSION	OK	HPW	12/09/23		CLOUD LEGEND  REVISION  ON HOLD			Level 29 1 Market Street Sydney NSW 2000		THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENTATION OF WRITTEN DRAFT OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.	SCALE 1:200@A1, 1:400@A3		

[illegible]



[Macquarie Park]

LEGEND

- AL 01

AL 02

CLD 01

PB

PWD 01
- DARK COLOUR ALUMINIUM DRAMING

TIMBER LOOK BATTENS

TIMBER LOOK CLADDING

PEBBLES

LIGHT COLOUR POWDER COAT FENCE
(TO MATCH RND 01)
- RND 01

ST01

TL01
- DARK COLOUR SLAB EDGE
(TO MATCH AL 01)

LIGHT COLOUR STONELOOK PAVEMENT

CONCRETE PAVER

NO.	REVISION	BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	
A	FINAL QA COORDINATION ISSUE	BW	RPW	29/11/22			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM			
B	QA ISSUE	BW	RPW	28/11/22					ONE GC MQ PARK PTY LTD C/O ONE GLOBAL CAPITAL PTY LTD Level 29 1 Market Street Sydney NSW 2000		<div>THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS TITLE AS FOR CONSTRUCTION WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.</div>	
						CLOUD LEGEND						
						 REVISION	 ON HOLD					
										SCALE	DATE	
											28/11/22	

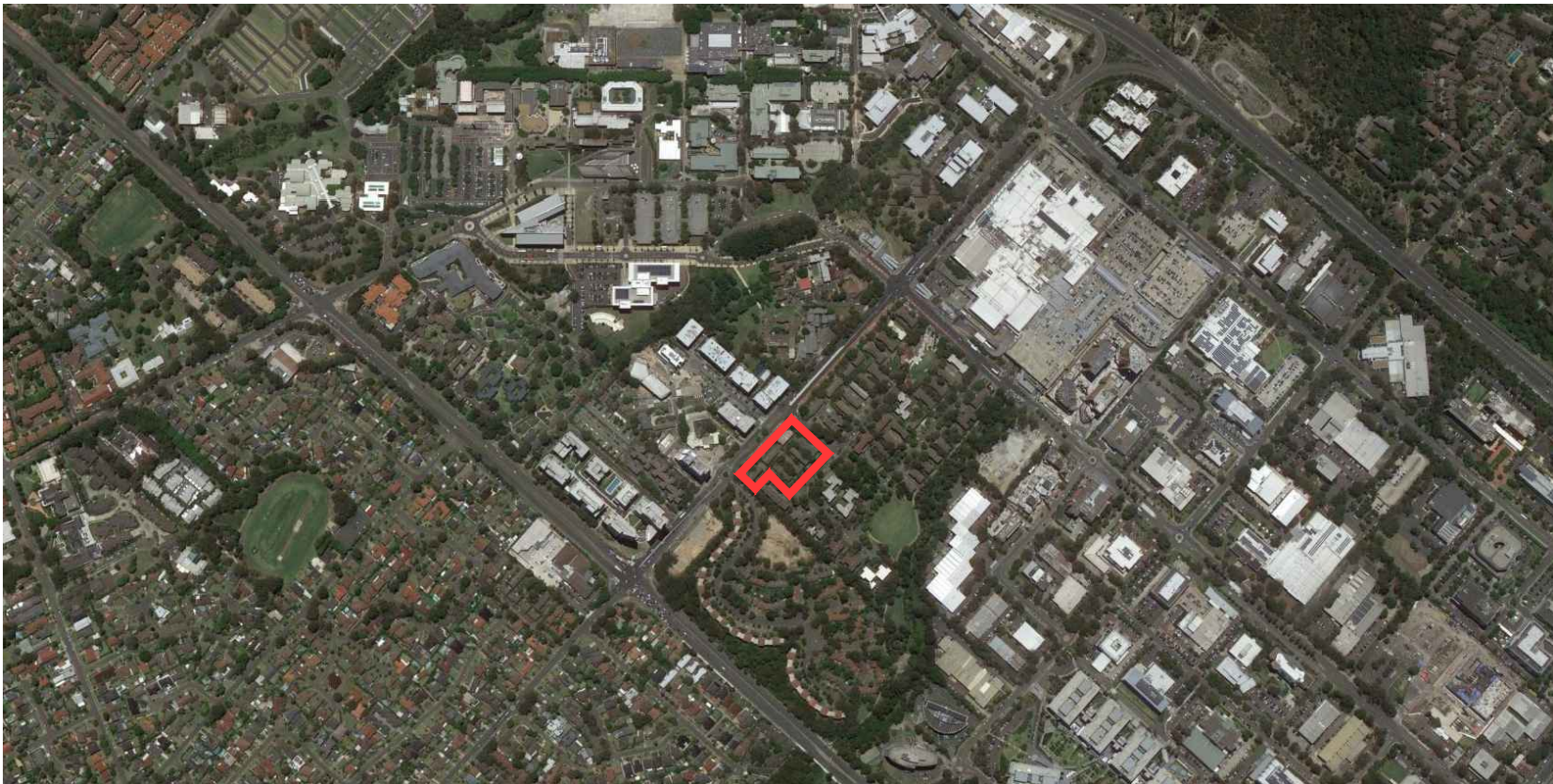
5-11 Lachlan Ave & 155-159 Herring Rd

Macquarie Park, NSW

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	LANDSCAPE MASTERPLAN
201	SETOUT AND GRADING PLAN
400	PLANTING SCHEDULE
401	SOFTWORKS PLAN GROUND FLOOR
402	SOFTWORKS PLAN TYPICAL FLOOR PLAN 5-13
403	SOFTWORKS PLAN ROOFTOP
601	LANDSCAPE DETAILS
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH [PROJECT NO.]L-SP-001 LANDSCAPE SPECIFICATION	

KEY PLAN NTS



LEGEND

	EXISTING TREES TO BE REMOVED
	EXISTING TREES TO BE RETAINED
	REDUCED LEVEL
	EXISTING LEVEL

GROUND FLOOR

Trees NTS		
	Angophora costata	
	Backhousia citriodora	
	Cordyline australis	
	Cyathea australis	
	Eucalyptus tereticornis	
	Ficus lyrata	
	Plumeria obtusa	
	Waterhousea floribunda	
	Tristaniopsis laurina	
Screening NTS		
	Bambusa textilis gracilis	
	Rhaps excelsa	
	Strelitzia nicolai	
	Elaeocarpus reticulatus	
Shrubs/Accents		
	Acacia cognata	
	Agave Desmettiana "El miradores gold"	
	Alcantarea imperialis	
	Asplenium nidus	
	Casuarina glauca greenwave	
	Iomatia silaifolia	
	Cycas revoluta	
	Doryanthes excelsa	
	Plectranthus argentatus	
	Spathiphyllum wallisii	
	Strelitzia juncea	
	Licuala elegans	
	Ligularia reinfromis	
	Monstera deliciosa	
	Philodendron "Raja Congo"	
	Philodendron Xandu	
	Westringia fruticosa	
	Xanthorrhoea glauca	

Grasses/Ground Covers

	MIX 1: Cz Vh Zt
	MIX 2: Ng Oj Ps
	MIX 3: Ajr Ca Dij Dir Dt Dr Pi
	MIX 4: Lc Pa Hv Vh
	Vh

TYPICAL FLOOR PLAN

Grasses/Ground Covers

	MIX 8: Dcb Mp SS
	MIX 9: DT TJ Zz

ROOFTOP

Trees NTS

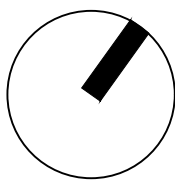
	Howea forsteriana
	Phoenix roebellinii

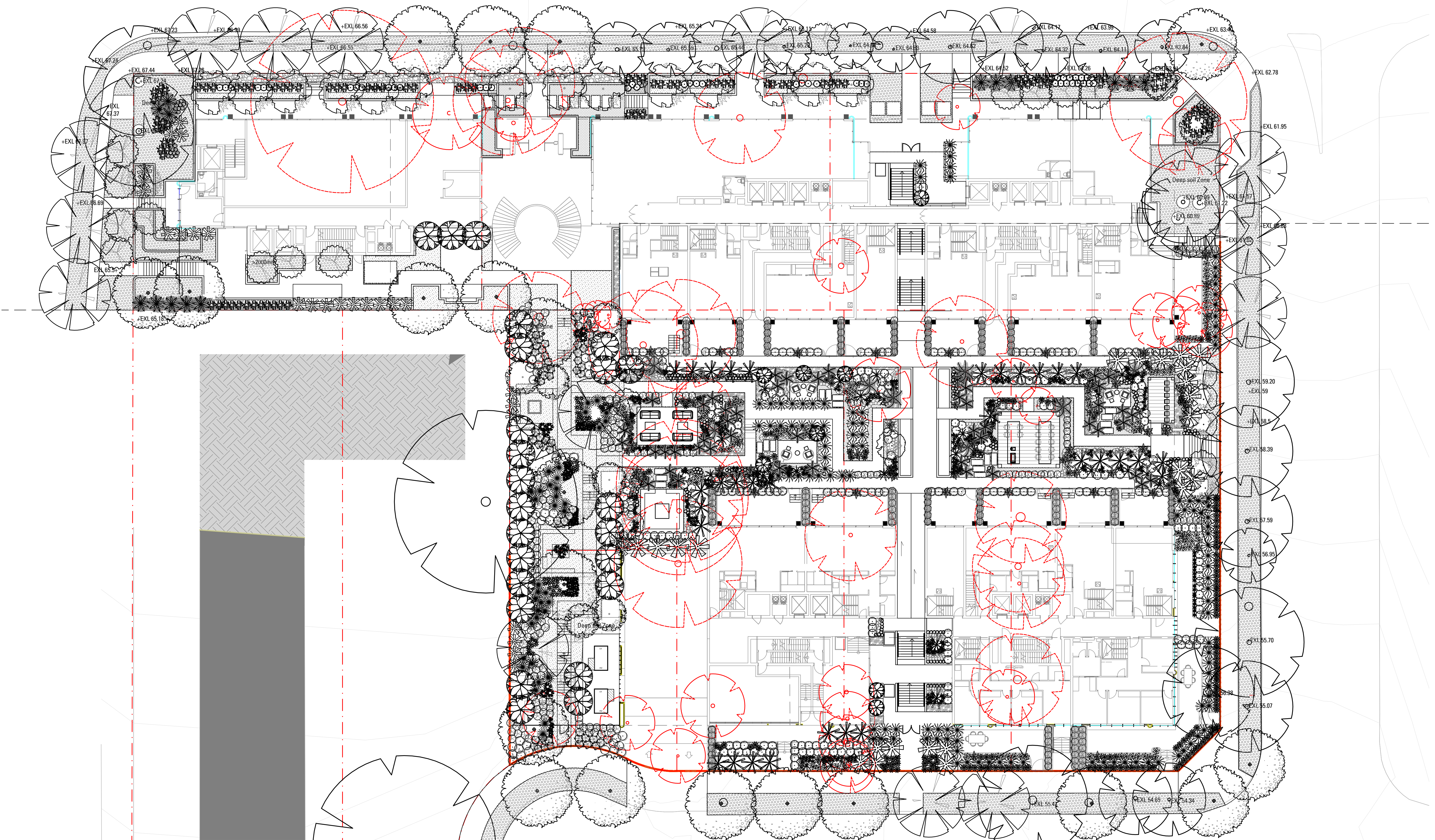
Shrubs/Accents

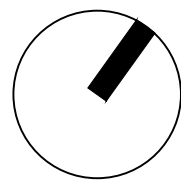
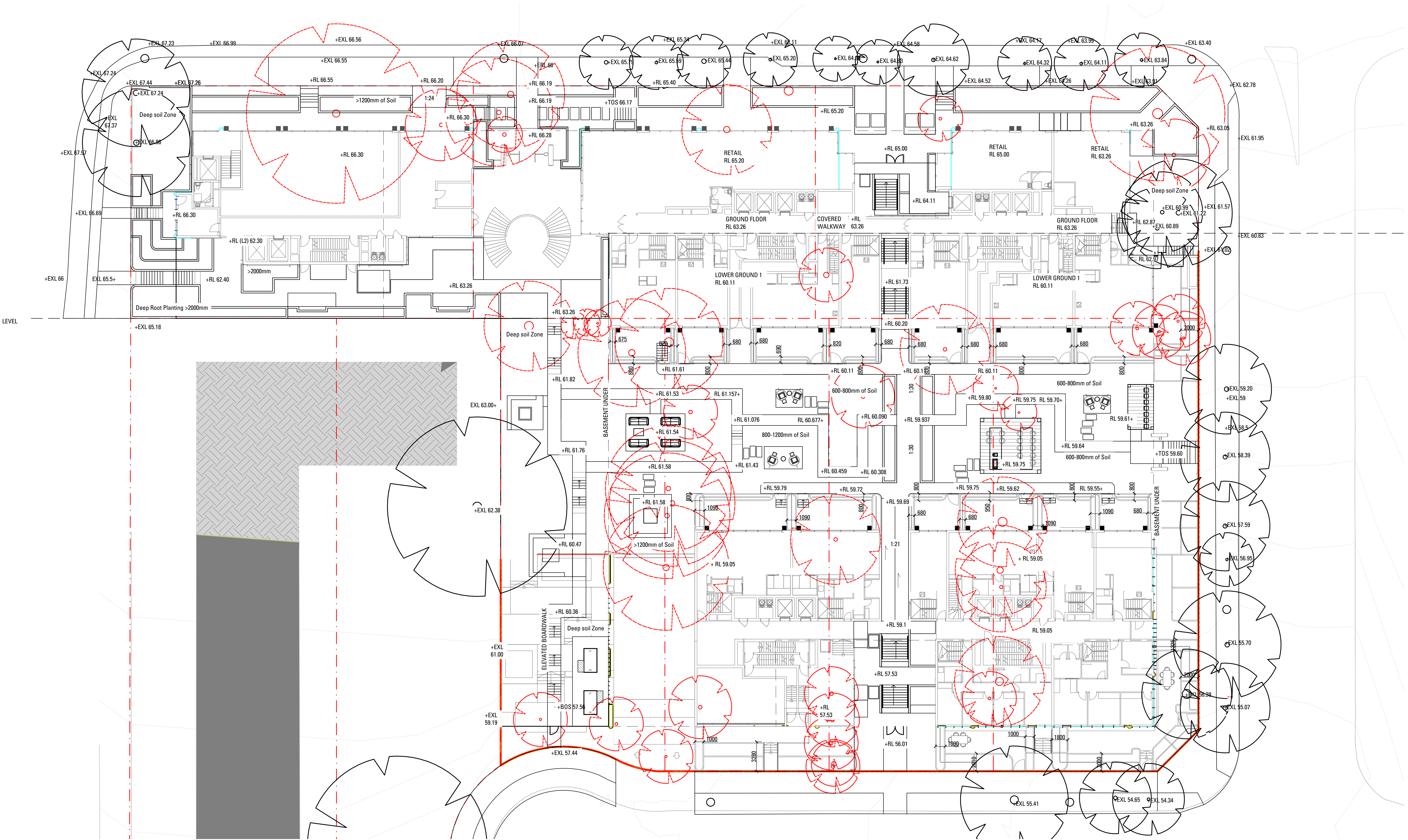
	Agave Desmettiana "El miradores gold"
	Philodendron Xandu
	Strelitzia juncea
	Westringia fruticosa

Grasses/Ground Covers

	MIX 5: Cg Dcb Mp Wlr
	MIX 6: Pl Ac Ds Ss Vh

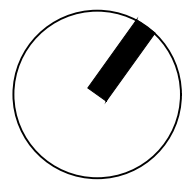


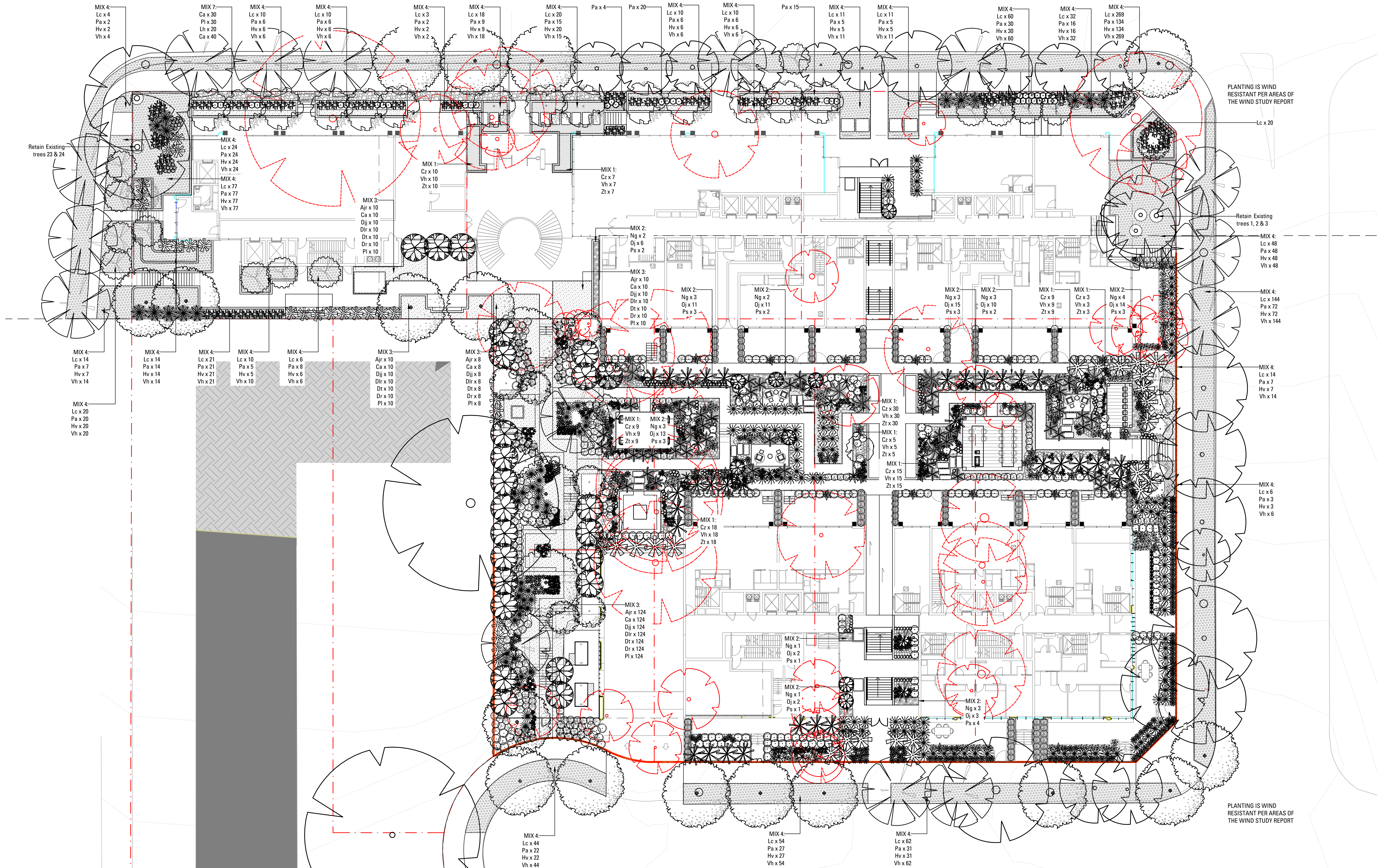


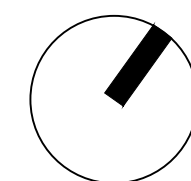
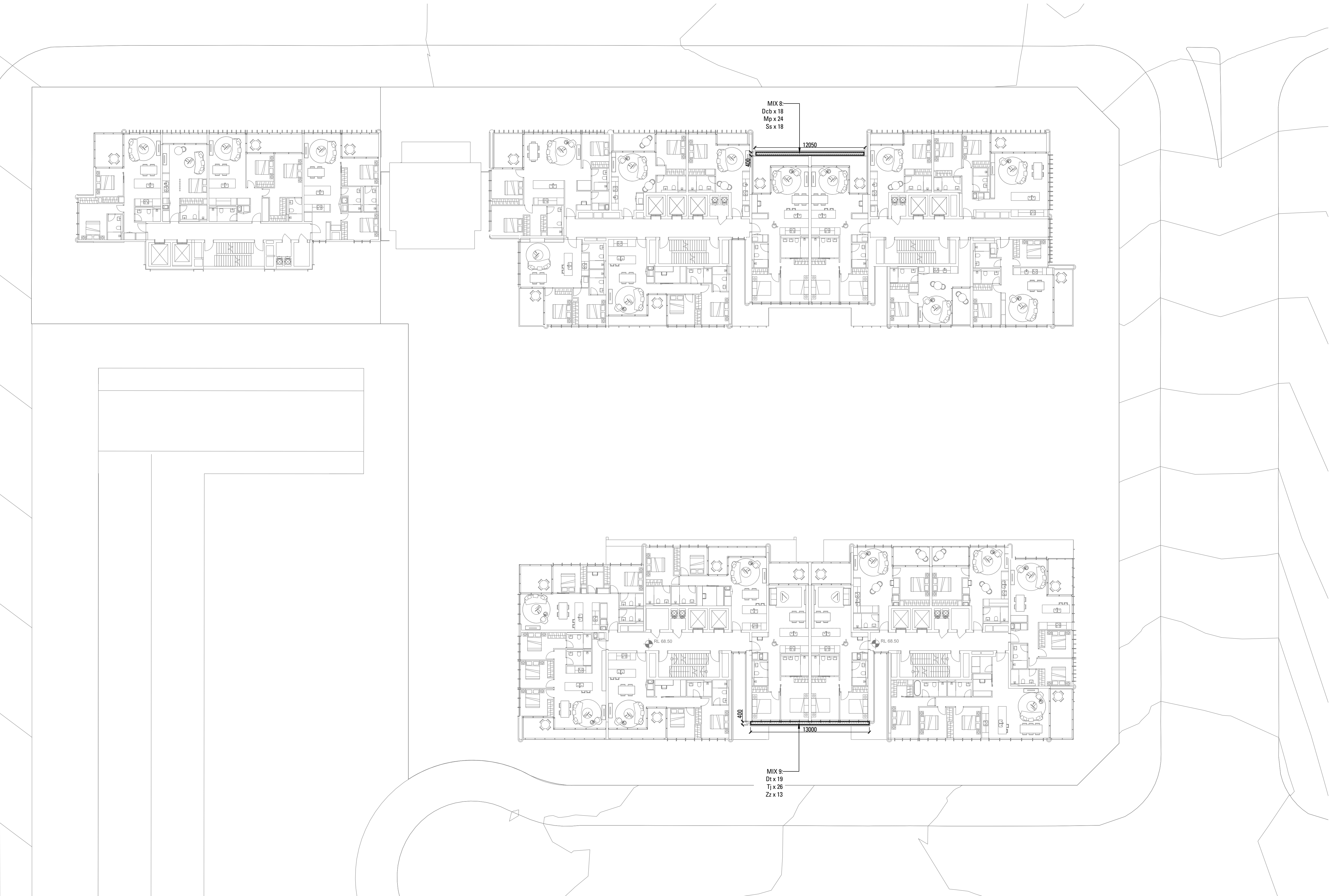


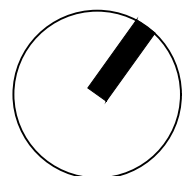
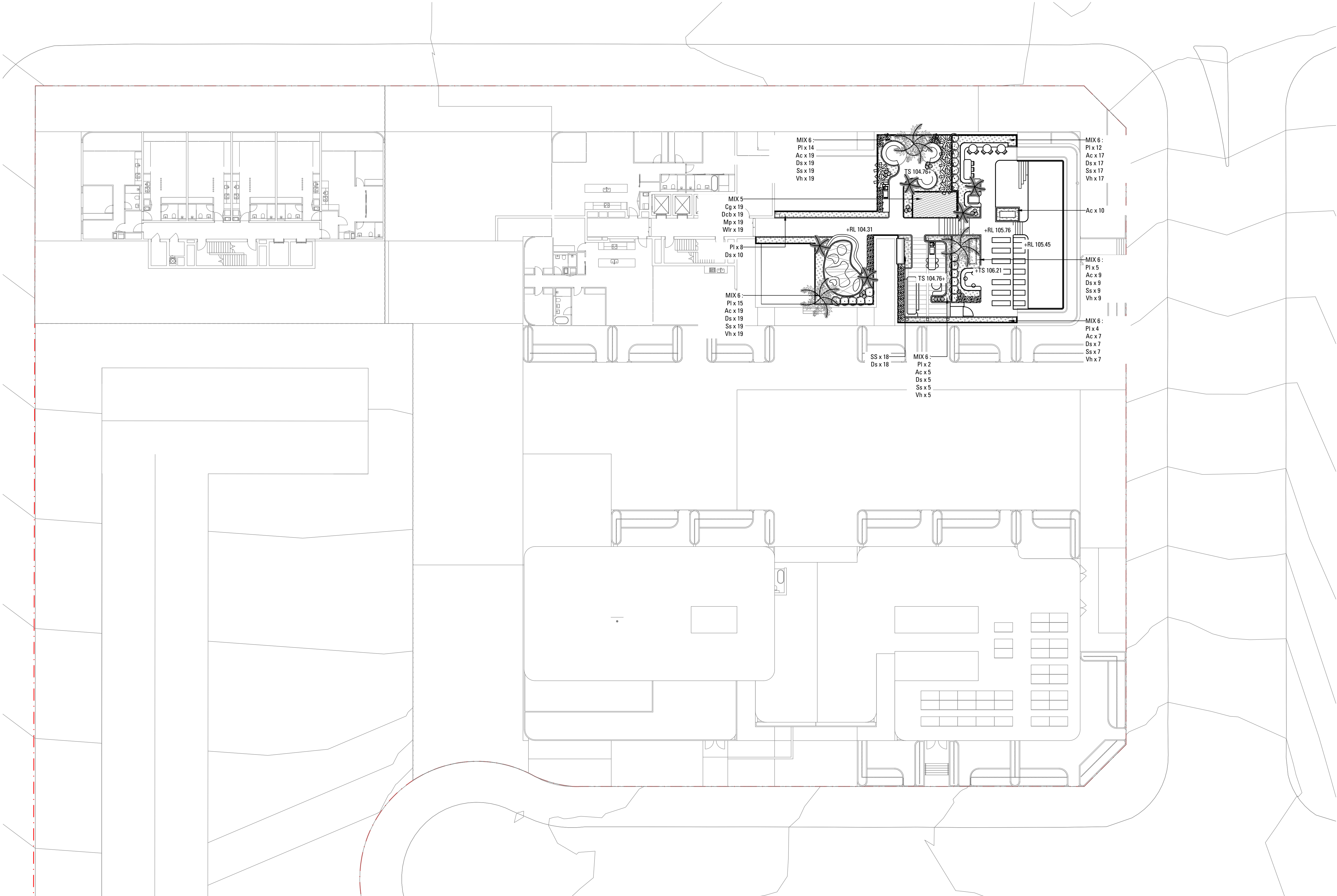
PANTING SCHEDULE_22-867 5-11Lachlan Ave & 155-159 Herring Rd					
CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
Garden Rooms, Cascades & Private Courtyards					
Ca	<i>Cyathea australis</i>	Rough Tree Fern	5 x 2	1m min.trunk	48
Caa	<i>Cordyline australis</i>	Cabbage Tree	15 x 3	20L	8
Fl	<i>Ficus lyrata</i>	Fiddleleaf Fig	5 x 3	75L	17
Po	<i>Plumeria obtusa</i>	Frangipani	8 x 4	400L	8
Screening					
Bt	<i>Bambusa textilis gracilis</i>	Slender Weavers Bamboo	6 x 2	45L	111
Re	<i>Rhapis excelsa</i>	Lady Palm	3 x 3	45L	35
Sn	<i>Strelitzia nicolai</i>	Giant White Bird ofParadise	6 x 3	45L	23
Shrubs & Accents					
Ai	<i>Alcantarea imperialis</i>	Giant Bromeliad	1 x 1	45L	178
An	<i>Asplenium nidus</i>	Birds Nest Fern	1.5 x1.5	45L	55
Cr	<i>Cycas revoluta</i>	Japanese Sago Palm /Cycad	3 x 2	20L	22
Sw	<i>Spathiphyllum wallisii</i>	peace Lilly	1.2 x 1.2	200mm	241
Le	<i>Licuala elegans</i>	Dwarf Palm	2 x 1	45L	226
Lr	<i>Ligularia reinfromis</i>	Tractor Seat	0.7 x 0.5	200mm	377
Md	<i>Monstera deliciosa</i>	Swiss Cheese	0.9 x 0.6	200mm	213
Pr	<i>Philodendron tatei ssp melanochlorum</i>	Philodendron 'Rojo Congo'	1.5 x 0.7	200mm	418
Px	<i>Philodendron 'Xanadu'</i>	Philodendron	1 x 1.5	200mm	170
Ground Covers					
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	4/m2
Ground Covers & Grasses (Mix 1)					
Cz	<i>Calathea zimbera</i>	Zebra Plant	0.6 x 0.5	150mm	4/m2
Zt	<i>Zoysia tenuifolia</i>	Temple Grass	0.1 x 0.4	150mm	4/m2
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	4/m2
Ground Covers & Grasses (Mix 2)					
Ng	<i>Neomarica gracilis</i>	Walking Iris	0.6 x 1	150mm	2/m2
Ps	<i>Philodendron scandens</i>	Heartleaf philodendron	2.5 x 1	150mm	2/m2
Oj	<i>Ophiopogon jaburan</i>	Giant Mondo Grass	0.6 x 0.5	150mm	4/m2
Forest Walk					
Trees					
Ac	<i>Angophora costata</i>	Smooth-Barked Apple	20 x 10	400L	6
Et	<i>Eucalyptus tereticornis</i>	Forest Red Gum	30 x 10	400L	2
Bc	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	10 x 5	400L	7
Screening Tree					
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10 x 4	100L	23
Shrubs & Accents					
Ls	<i>Lomatia silaifolia</i>	crinkle bush	1.5 x 1.5	300mm	56
Pa	<i>Plectranthus argentatus</i>	Silver Shield	1 x 1.5	200mm	110
Sj	<i>Strelitzia juncea</i>	Narrow Leaved Bird ofParadise	2 x 2	300mm	14
Wf	<i>Westringia fruticosa</i>	Blue Gem	1.5 x 1.3	200mm	45
Xg	<i>Xanthorrhoea glauca</i>	Grass Tree	2 x 1	1m min.	12
Ferns					
Bn	<i>Blechnum nudum</i>	Fishbone water fern	1 x 1	200mm	78
Ca	<i>Cheilanthes australenuifolia</i>	Rock Fern	0.5 x 0.5	200mm	162
Gm	<i>Gleichenia microphylla</i>	Scrambling Coral Fern	2 x 2	200mm	42
Ground Covers & Grasses (Mix 3)					
Ajr	<i>Ajuga reptans</i>	Bungle	0.5 x 1.0	150mm	(4/m2)
Ca	<i>Cissus antarctica</i>	Kangeroo Vine	0.5 x spreading	150mm	(4/m2)
Dlj	<i>Dianella caerulea 'Little Jess'</i>	Flax Lily	0.4 x 0.4	150mm	(4/m2)
Dir	<i>Dianella revoluta 'Little Rev'</i>	Dwarf Flax Lily	0.3 x 0.3	150mm	(4/m2)
Dt	<i>Dianella tasmanica 'Emerald Arch'</i>	Tasman Flax Lily	0.5 x 0.5	150mm	(4/m2)
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	(4/m2)
Pl	<i>Poa labillardieri</i>	Eskdale	1 x 1	150mm	(4/m2)

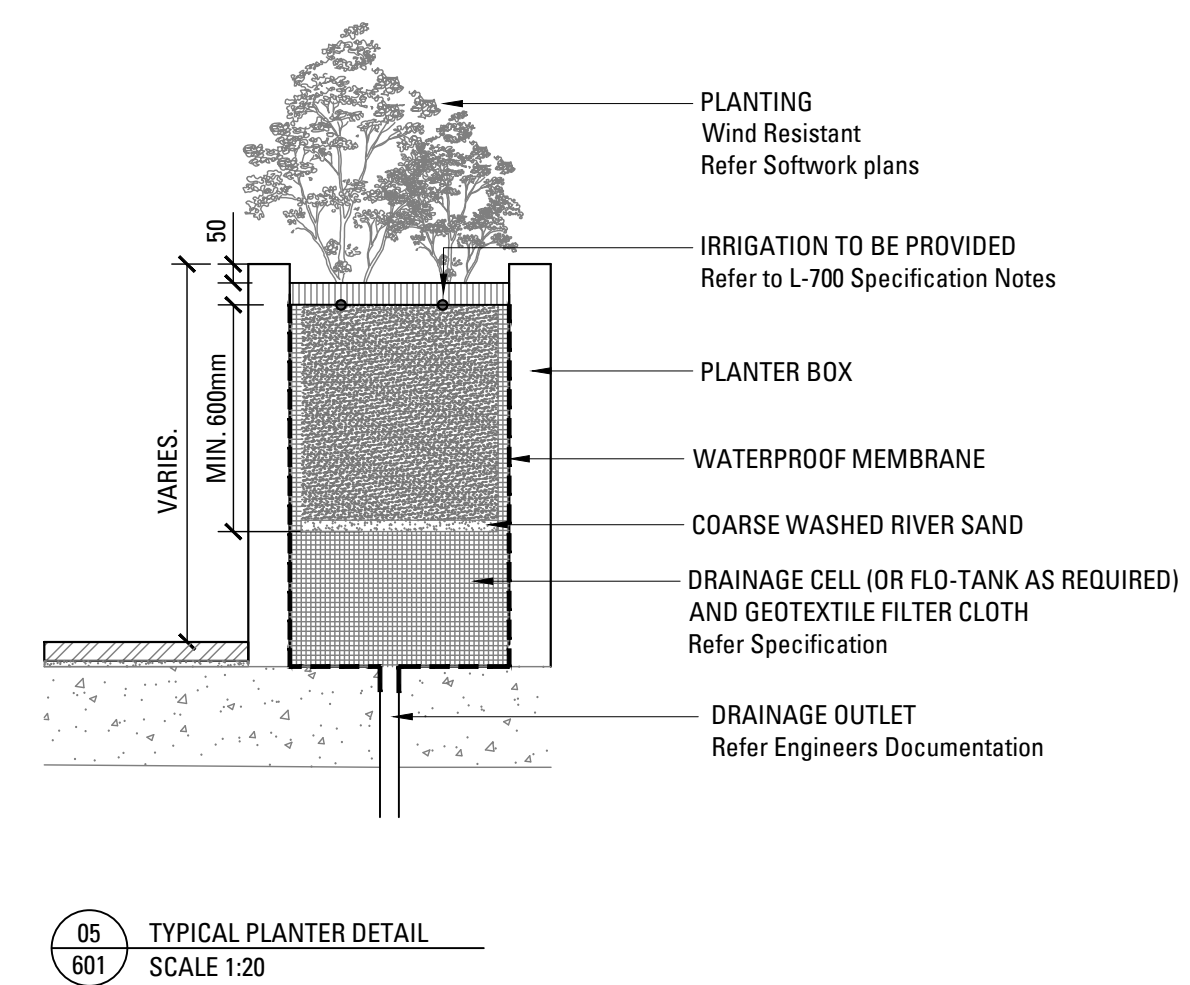
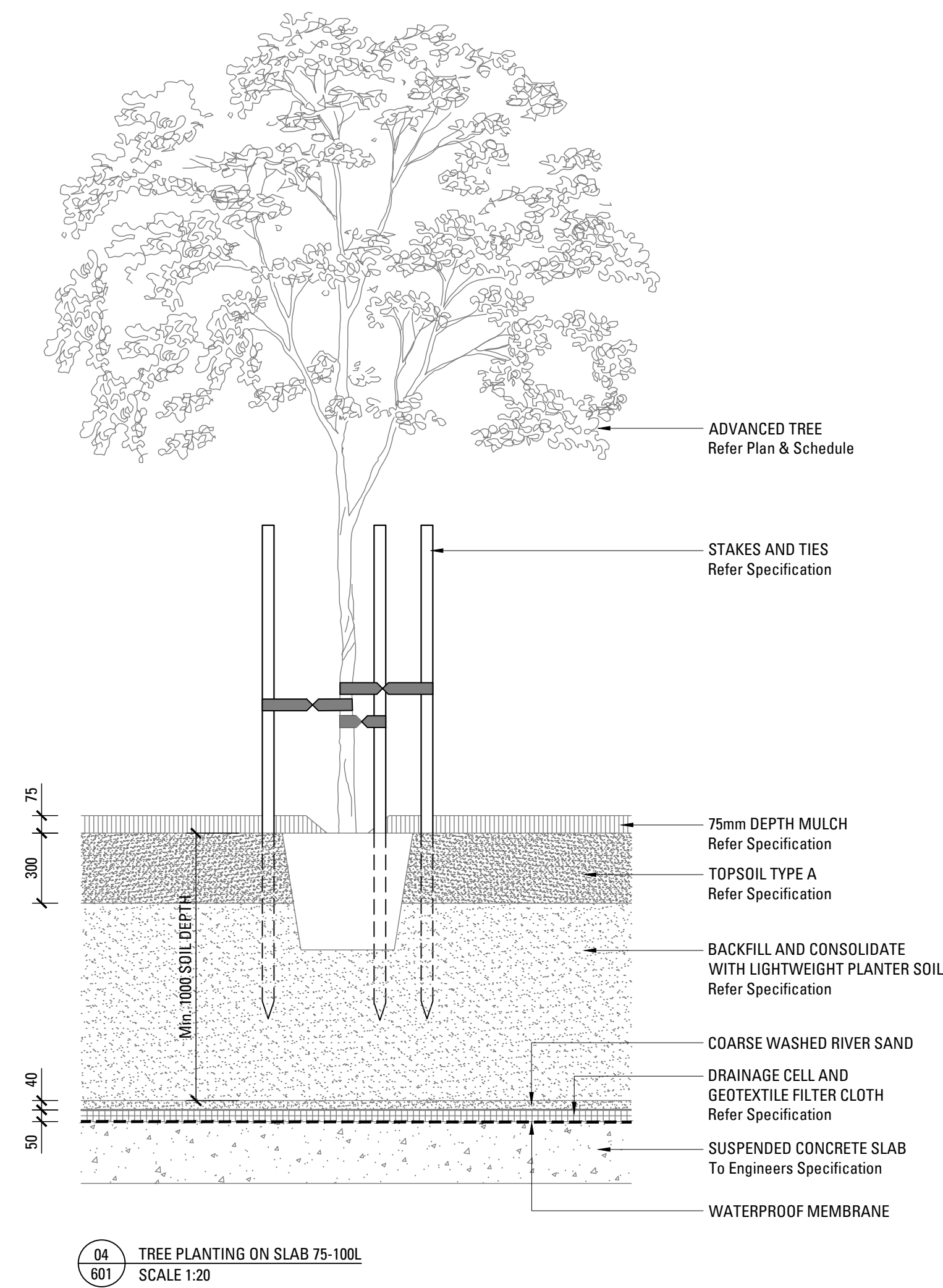
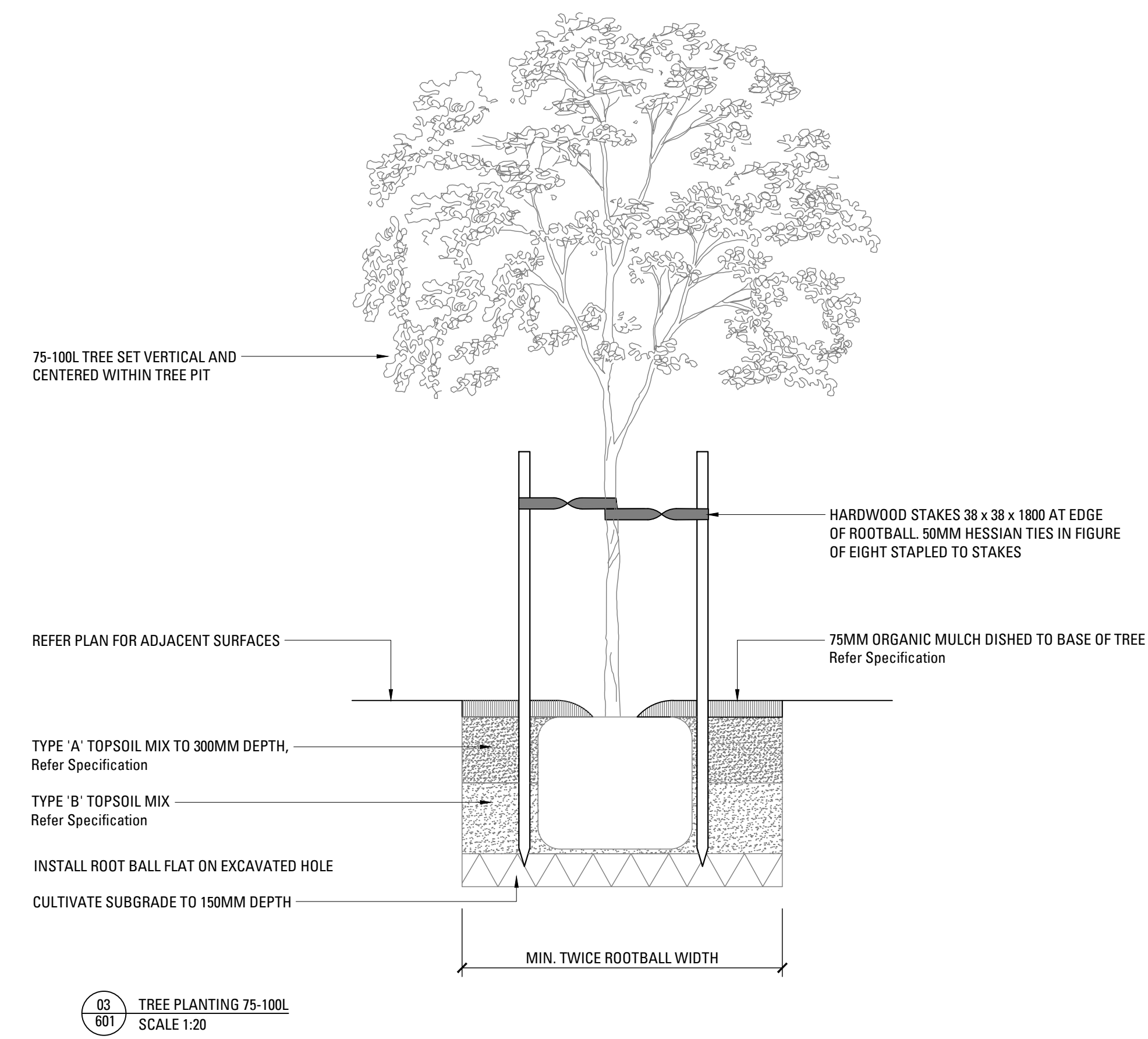
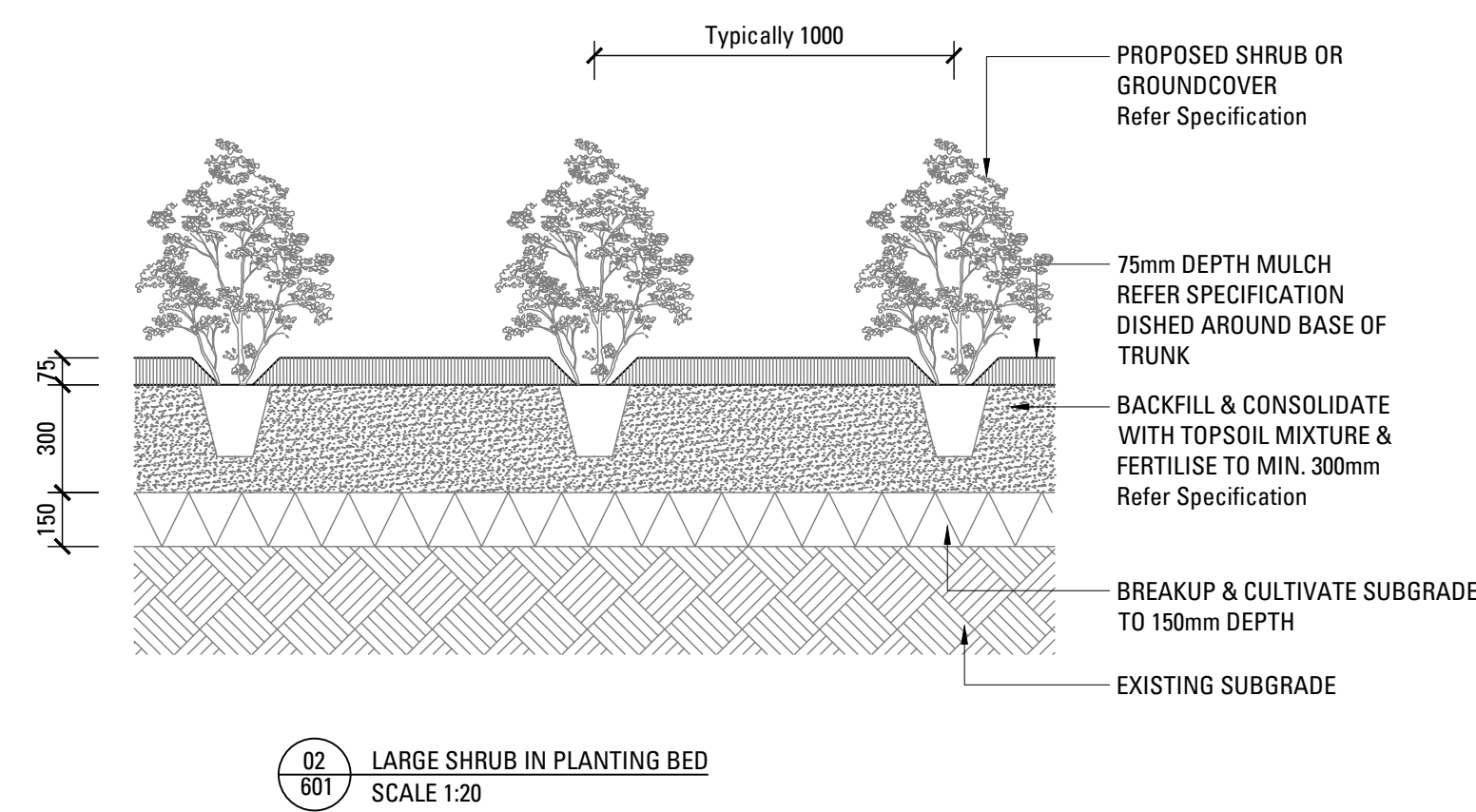
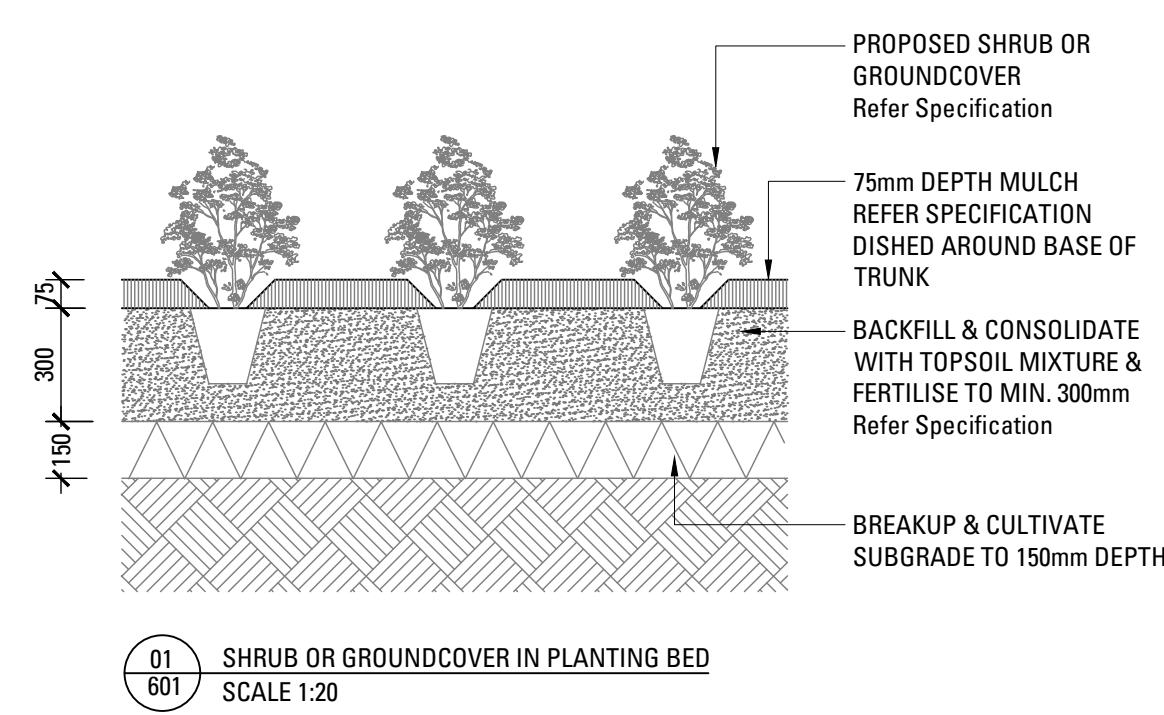
Street Scape					
Ac	<i>Angophora costata</i>	Smooth-Barked Apple	20 x 10	200L	15
Et	<i>Eucalyptus tereticornis</i>	Forest Red Gum	30 x 10	200L	13
Tl	<i>Tristaniopsis laurina</i>	Water Gum	10 x 5	100L	13
Bc	<i>Backhousia citriodora</i>	Lemon Scented Myrtle	10 x 5	400L	2
Screening tree					
Wf	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	15 x 6	400L	16
Er	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10 x 4	100L	3
Shrubs & Accents					
Acc	<i>Acacia cognata</i>	LimeLight	1 x 1.2	200mm	33
Ad	<i>Agave Desmettiana "El miradores gold"</i>	Agave	0.7 x 0.7	300mm	44
Cg	<i>Casuarina glauca greenwave</i>	Casuarina Greenwave	1.5 x1.5	200mm	100
De	<i>Doryanthes excelsa</i>	Gynea Lily	4 x 3	300mm	14
Sj	<i>Strelitzia juncea</i>	Narrow Leaved Bird ofParadise	2 x 2	300mm	20
Ground Covers & Grasses (Mix 4)					
Lc	<i>Lomandra Confertifolia</i>	Pallida Tilga	0.6 x 0.7	150mm	(4/m2)
Pa	<i>Pennisetum alopecuroides</i>	Swamp Foxtail	1 x 1	150mm	(2/m2)
Hv	<i>Hardenbergia violacea</i>	False Sarsaparilla	2 x 1.5	150mm	(2/m2)
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	(4/m2)
Rooftop					
Hf	<i>Howea forsteriana</i>	Kentia Palm	8 x 6	200L	3
Pr	<i>Phoenix roebellinii</i>	Pygmy Date Palm	2 x 3	100L	5
Shrubs & Accents					
Ad	<i>Agave Desmettiana "El miradores gold"</i>	Agave	0.7 x 0.7	300mm	21
Px	<i>Philodendron 'Xanadu'</i>	Philodendron	1 x 1.5	300mm	29
Sj	<i>Strelitzia juncea</i>	Narrow Leaved Bird ofParadise	2 x 2	300mm	7
Wf	<i>Westringia fruticosa</i>	Blue Gem	1.5 x 1.3	300mm	19
Ground Covers & Grasses (Mix 6)					
Pl	<i>Poa labillardieri</i>	Eskdale	1 x 1	150mm	(2/m2)
Ac	<i>Aptenia cordifolia</i>	Baby Sun Rose	0.3 x spreading	150mm	(6/m2)
Dr	<i>Dichondra repens</i>	Kidney Weed	0.2 x spreading	150mm	(6/m2)
Ss	<i>Senecio serpens</i>	Blue Chalk Sticks	0.3 x spreading	150mm	(6/m2)
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	(6/m2)
Green Roof Matrix (Mix 5)					
Cg	<i>Casurina glauca</i>	Pig Face	0.2 x spreading	150mm	(6/m2)
Dcb	<i>Dianella 'Cassa Blue'</i>	Flax Lily	0.3 x 0.3	150mm	(6/m2)
Mp	<i>Myoporum parvifolium</i>	Creeping Bobialla	0.2 x spreading	150mm	(6/m2)
Wlr	<i>Westringia 'Low Horizon'</i>	Coastal Rosemary	0.2 x spreading	150mm	(6/m2)
Swale Mix					
Ground Covers & Grasses (Mix 7)					
Ca	<i>Carex appressa</i>	Tall sedge	0.5 x 0.5	140mm	(4/m2)
Pl	<i>Poa labillardieri 'Eskdale'</i>	Tussock Grass	0.5 x 0.5	140mm	(4/m2)
Lh	<i>Lomandra hystrix</i>	Mat Rush	1.5 x 1.5	140mm	(4/m2)
Ca	<i>Cyperus laevigatus</i>	Foxtail Flat Sedge	1x 1	140mm	(4/m2)
Balcony Planters					
Sun (Mix 8)					
Dcb	<i>Dianella 'Cassa Blue'</i>	Flax Lily	0.3 x 0.3	150mm	(2/Lm)
Mp	<i>Myoporum parvifolium</i>	creeping boobialla	0.3 x spreading	140mm	(2/Lm)
Ss	<i>senecio serpens</i>	Chalk Sticks	0.9 x 0.30	140mm	(2/Lm)
Shade (Mix 9)					
Dt	<i>Dracaena trifasciata</i>	Snake Plant	0.7 x 0.3	140mm	(2/Lm)
Tj	<i>Trachelospermum jasminoides</i>	star jasmine	1 x spreading	140mm	(2/Lm)
Zz	<i>zamioculcas zamiifolia</i>	zanzibar gem	0.6 x 1.2	140mm	(1/Lm)











LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND SIZED ACCORDING TO SIZE OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

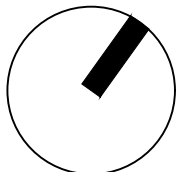
WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.



5-11 Lachlan Ave & 155-159 Herring RD

DEVELOPMENT APPLICATION



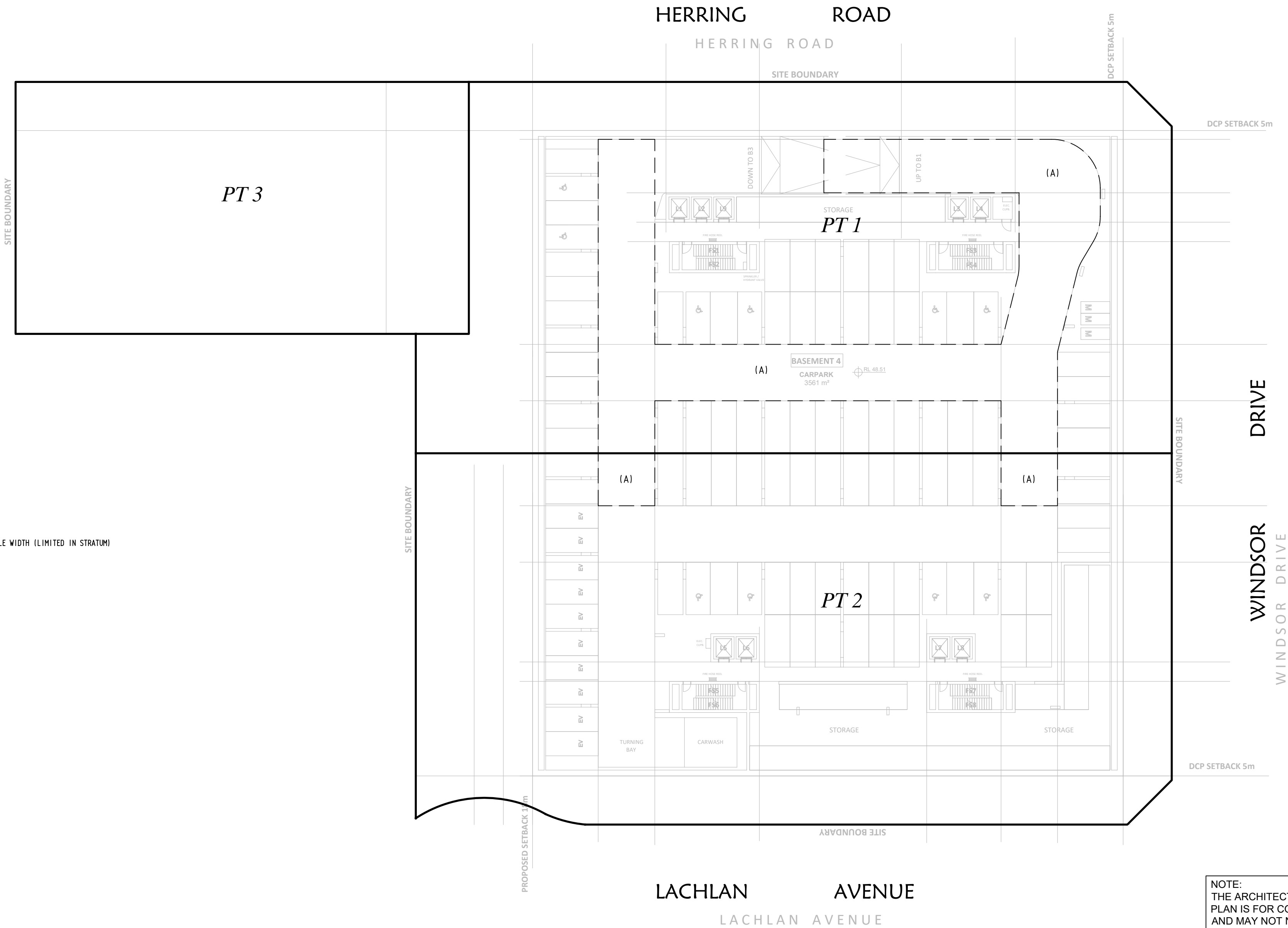
PREPARED BY Arcadia Landscape Architecture
CLIENT One Global Capital
ARCHITECT Koichi Takada Architects

DATE 12.09.2023
SCALE 1:100 @ A1
ISSUE E

Copyright remains the property of Arcadia Landscape Architecture Pty Ltd. Use only figured dimensions. Any other required dimensions are to be referred to and supplied by the landscape architect. All discrepancies to be referred to the project manager and Arcadia Landscape Architecture Pty Ltd prior to construction. Ensure compliance with the Building Code of Australia and all relevant Australian Standards and Authorities

- SCHEDULE OF STRATUM LOTS
- LOT 1 - TOWER A RESIDENTIAL STRATUM LOT
 - LOT 2 - TOWER B RESIDENTIAL STRATUM LOT
 - LOT 3 - TOWER C RESIDENTIAL STRATUM LOT
 - LOT 4 - TOWER A RETAIL STRATUM LOT
 - LOT 5 - TOWER C RETAIL STRATUM LOT

BASEMENT 4



(A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

THIS PLAN IS BASED ON PLANS BY:
KOICHI TAKADA ARCHITECTS
DWG No.: A0095 - A0102
DATE: 01/07/2022

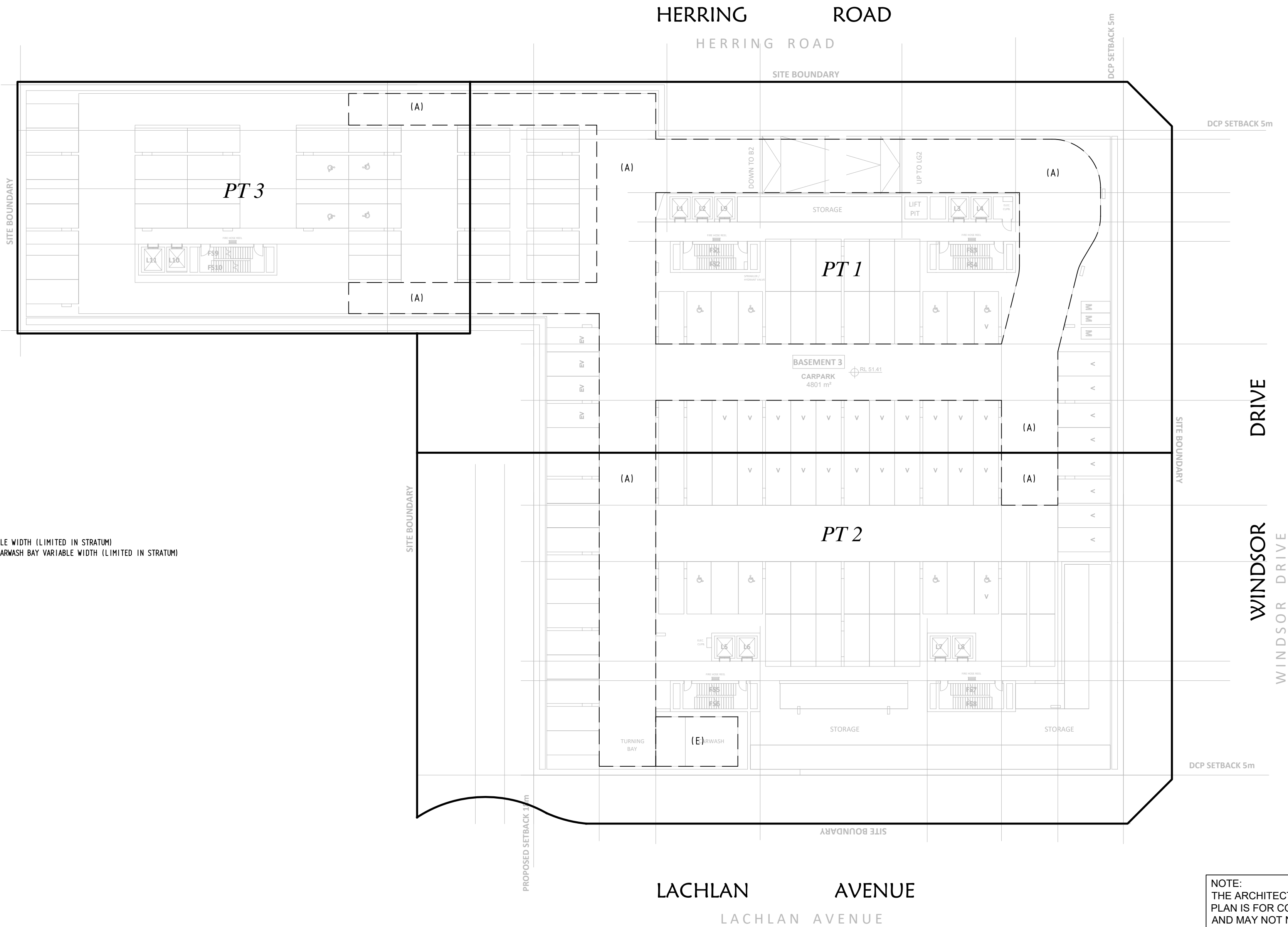
NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE
PLAN IS FOR CONCEPTUAL DESIGN PURPOSE ONLY
AND MAY NOT NECESSARY BE THE MOST CURRENT
AND UP TO DATE ARCHITECTURAL DATA

- SCHEDULE OF WHOLE OF LOT EASEMENTS
- EASEMENT FOR SUPPORT & SHELTER
 - EASEMENT FOR SERVICES
 - EASEMENT FOR FIRE STAIRS AND PASSAGES
 - EASEMENT TO ACCESS SHARED FACILITIES

<div>SURVEYOR</div> <div>Name: ADAM RICHARDSON</div> <div>Date:</div> <div>Reference:</div>	<div>PLAN OF</div> <div>SUBDIVISION OF LOTS 1-8 IN D.P.240110</div>	<div>LGA: RYDE</div> <div>Locality: MACQUARIE PARK</div> <div>Reduction Ratio: 1: 300</div> <div>Lengths are in metres</div>	<div>Registered</div>	<div>D.P. DRAFT</div> <div>ISSUE [01] - 30 NOV 2022</div>
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- SCHEDULE OF STRATUM LOTS
- LOT 1 - TOWER A RESIDENTIAL STRATUM LOT
 - LOT 2 - TOWER B RESIDENTIAL STRATUM LOT
 - LOT 3 - TOWER C RESIDENTIAL STRATUM LOT
 - LOT 4 - TOWER A RETAIL STRATUM LOT
 - LOT 5 - TOWER C RETAIL STRATUM LOT

BASEMENT 3



- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(E) - EASEMENT TO ACCESS & USE CARWASH BAY VARIABLE WIDTH (LIMITED IN STRATUM)

THIS PLAN IS BASED ON PLANS BY:
KOICHI TAKADA ARCHITECTS
DWG No.: A0095 - A0102
DATE: 01/07/2022

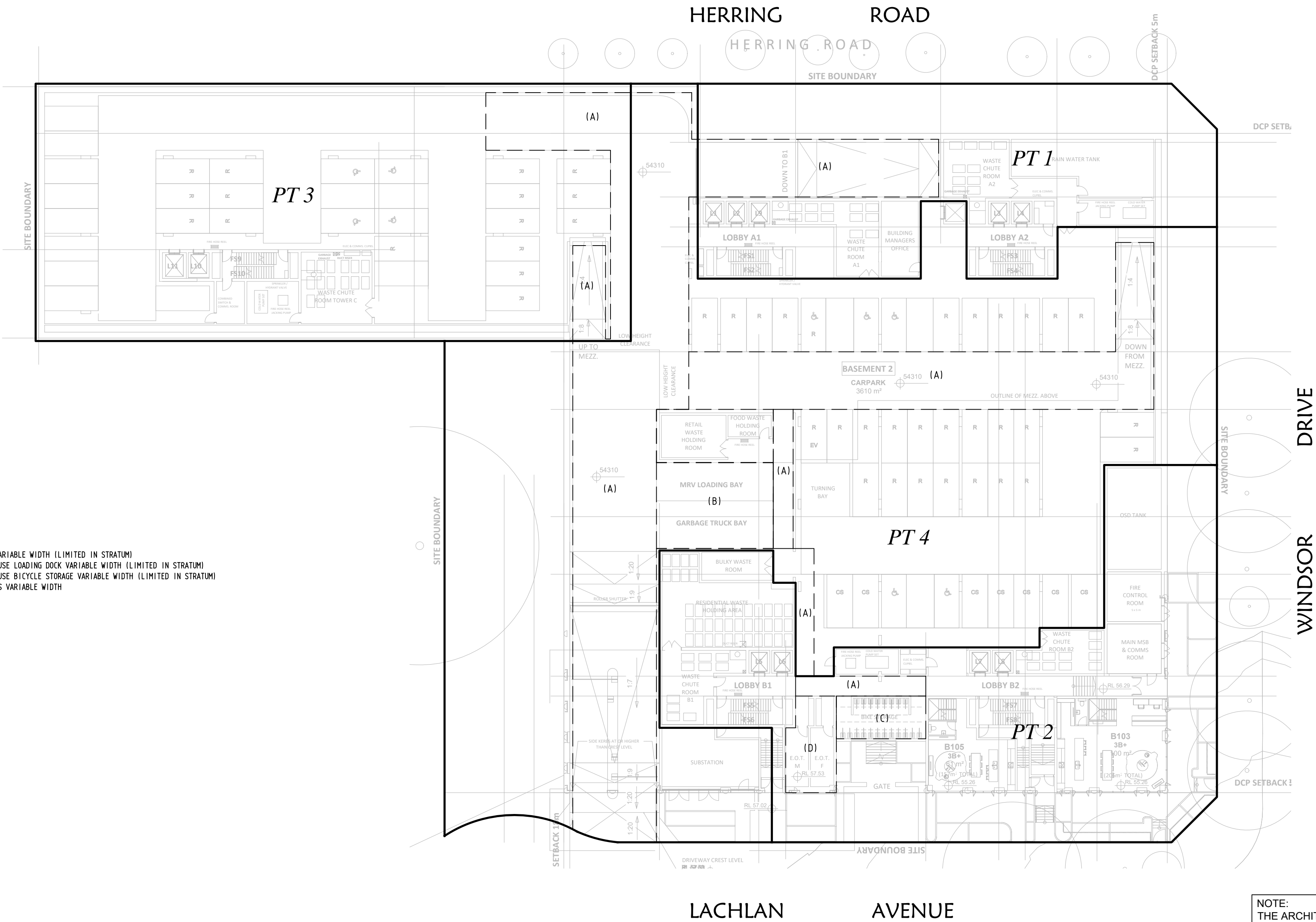
NOTE:
THE ARCHITECTURAL BACKGROUND SHOWN OF THE
PLAN IS FOR CONCEPTUAL DESIGN PURPOSE ONLY
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SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR FIRE STAIRS AND PASSAGES
EASEMENT TO ACCESS SHARED FACILITIES

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 - LOT 5 - TOWER C RETAIL STRATUM LOT

BASEMENT 2



- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(B) - EASEMENT TO ACCESS & USE LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM)
(C) - EASEMENT TO ACCESS & USE BICYCLE STORAGE VARIABLE WIDTH (LIMITED IN STRATUM)
(D) - EASEMENT FOR AMENITIES VARIABLE WIDTH

THIS PLAN IS BASED ON PLANS BY:
KOICHI TAKADA ARCHITECTS
DWG No.: A0095 - A0102
DATE: 01/07/2022

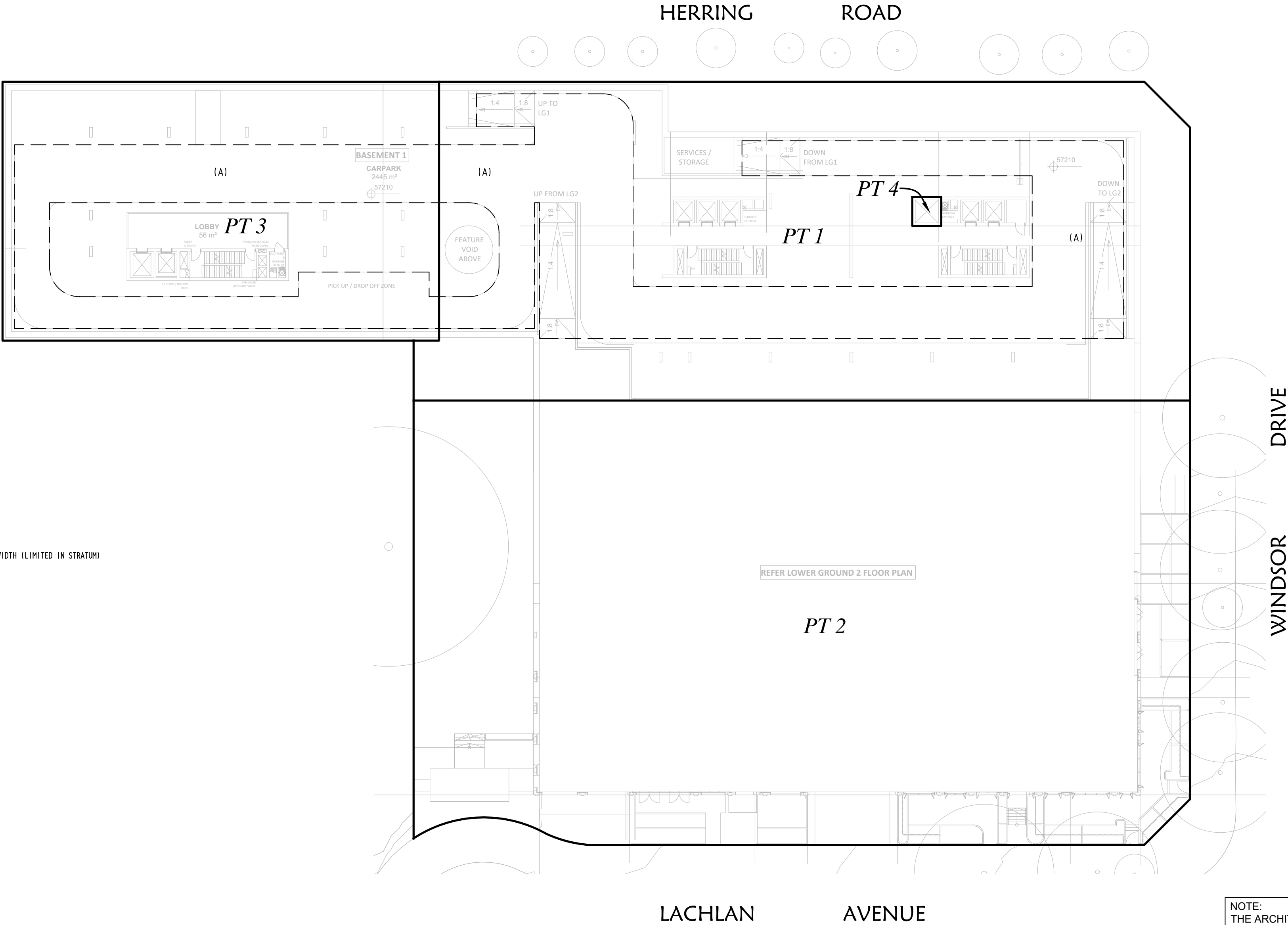
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SCHEDULE OF WHOLE OF LOT EASEMENTS
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 - LOT 5 - TOWER C RETAIL STRATUM LOT

BASEMENT 1



(A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)

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DWG No.: A0095 - A0102
DATE: 01/07/2022

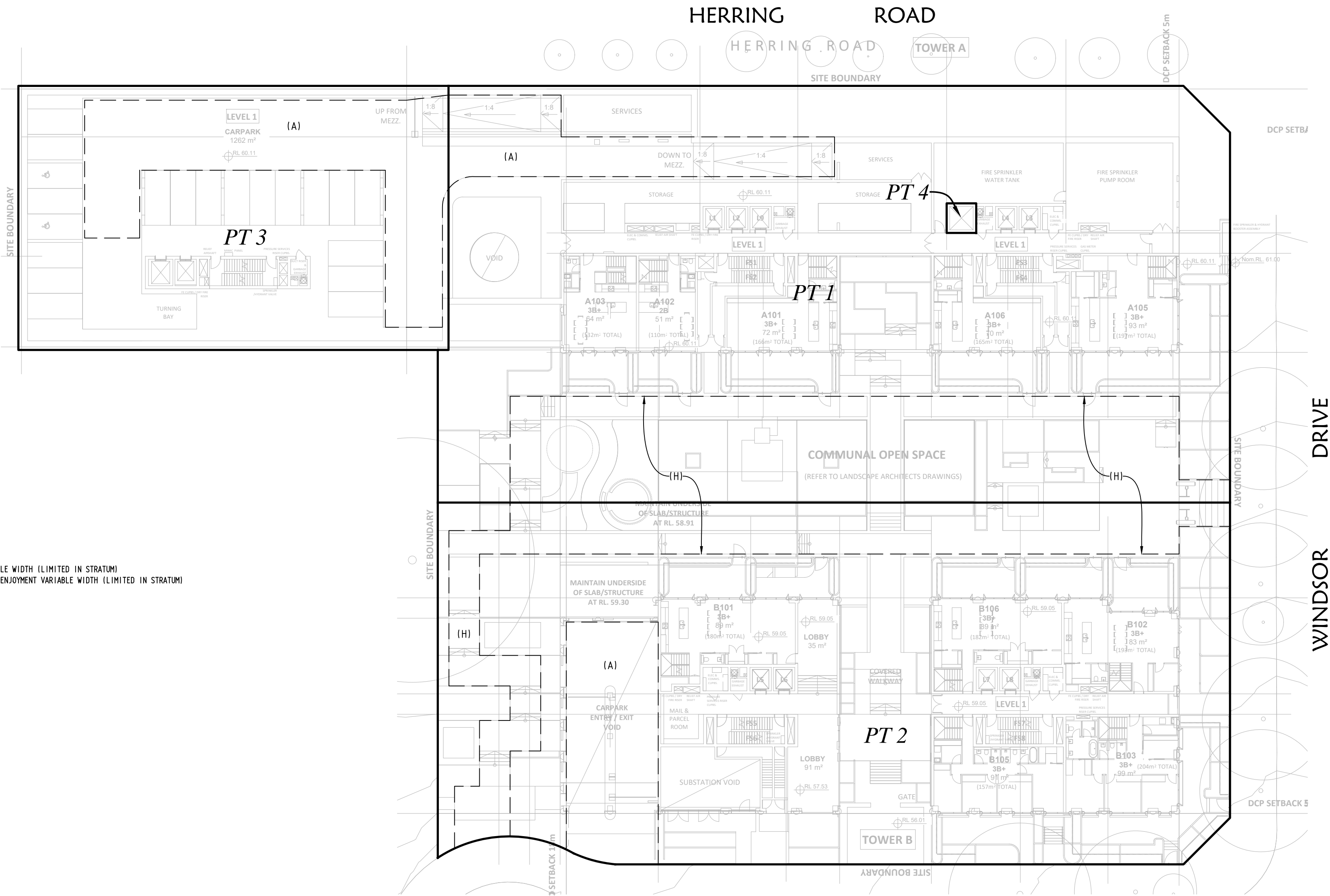
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LEVEL 1



- (A) - EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM)
(H) - EASEMENT FOR RECREATION & ENJOYMENT VARIABLE WIDTH (LIMITED IN STRATUM)

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DWG No.: A0095 - A0102
DATE: 01/07/2022

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EASEMENT FOR SUPPORT & SHELTER
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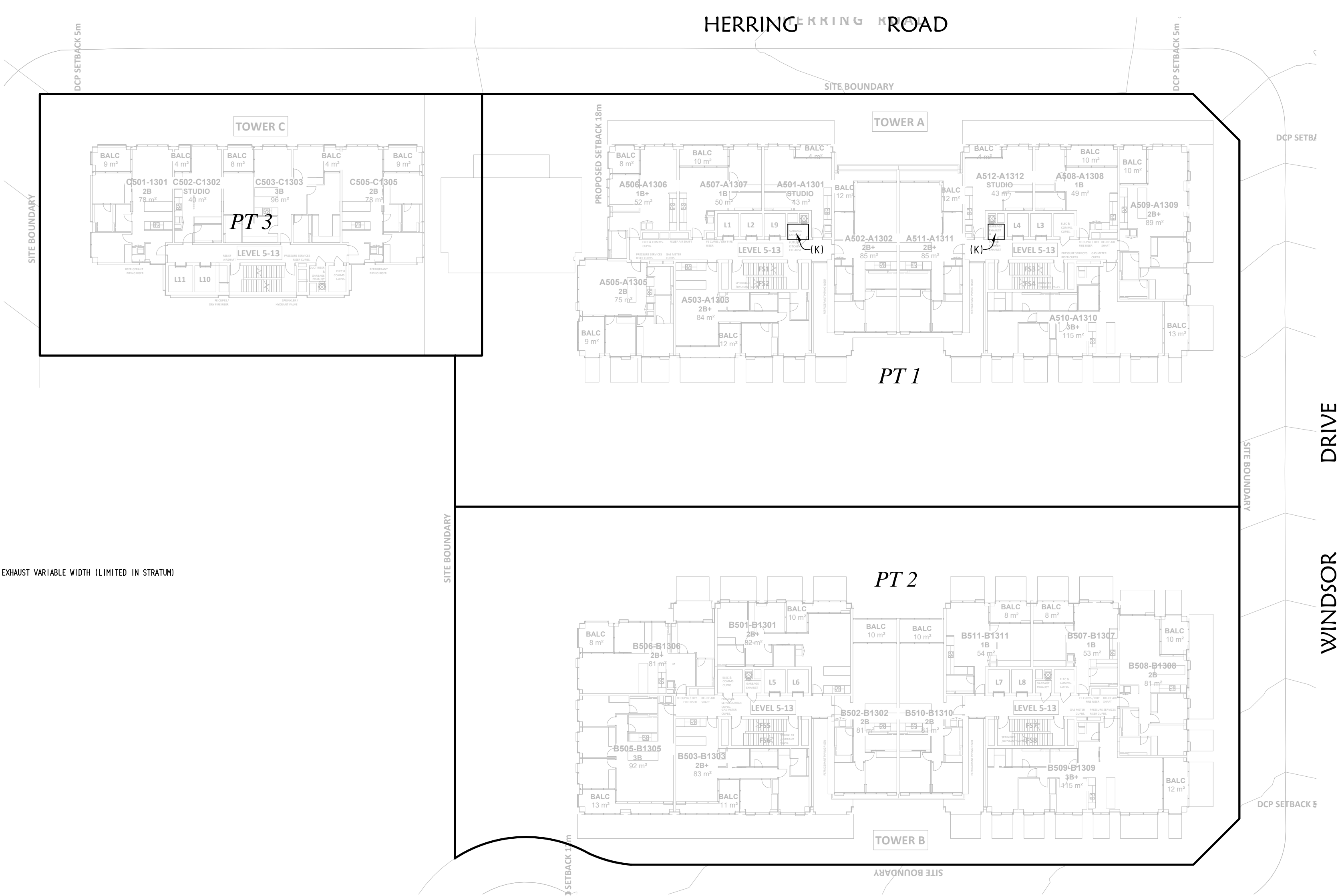
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CAD REF: Z:\M5-22\Survey\Plans\Plan_88B\STRATUM DRAFT\045-22\3 R01 [00] DSUB R0 -

SCHEDULE OF STRATUM LOTS
LOT 1 - TOWER A RESIDENTIAL STRATUM LOT
LOT 2 - TOWER B RESIDENTIAL STRATUM LOT
LOT 3 - TOWER C RESIDENTIAL STRATUM LOT
LOT 4 - TOWER A RETAIL STRATUM LOT
LOT 5 - TOWER C RETAIL STRATUM LOT

LEVEL 5 TO 13

NOTE: THERE IS NO LEVEL 4 IN THIS DEVELOPMENT



(K) - EASEMENT FOR KITCHEN EXHAUST VARIABLE WIDTH (LIMITED IN STRATUM)

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DWG No.: A0095 - A0102
DATE: 01/07/2022

NOTE:
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SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR FIRE STAIRS AND PASSAGES
EASEMENT TO ACCESS SHARED FACILITIES

SURVEYOR
Name: ADAM RICHARDSON
Date:
Reference:

PLAN OF
SUBDIVISION OF LOTS 1-8 IN D.P.240110

LGA: RYDE
Locality: MACQUARIE PARK
Reduction Ratio: 1: 300
Lengths are in metres

Registered

D.P. DRAFT
ISSUE [01] - 30 NOV 2022

VERIFIER:

JOB MANAGER: M. BROWN

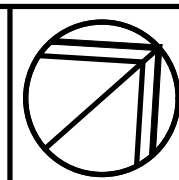
DESIGNED: A. KAMPEROS

DRAWN: E. EAGER

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
02	ISSUED FOR REVIEW	EE		NS	29.11.22	
03	ISSUED FOR COORDINATION	JO		NS	23.05.23	
04	RE-ISSUED FOR COORDINATION	JO		NS	30.05.23	
05	RE-ISSUED FOR COORDINATION	EE		NS	05.06.23	
06	RE-ISSUED FOR COORDINATION	JO		NS	09.08.23	
07	RE-ISSUED FOR COORDINATION	EE		NS	21.08.23	



ARCHITECT
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SCALE 1:250@A1

0 2 4 6 8 10 12m



Level 11 345 George Street, Sydney NSW 2000
Ph (02) 9241 4188 Fax (02) 9241 4324
Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT
**5-11 LACHLAN AVENUE
MACQUARIE PARK, NSW 2113**

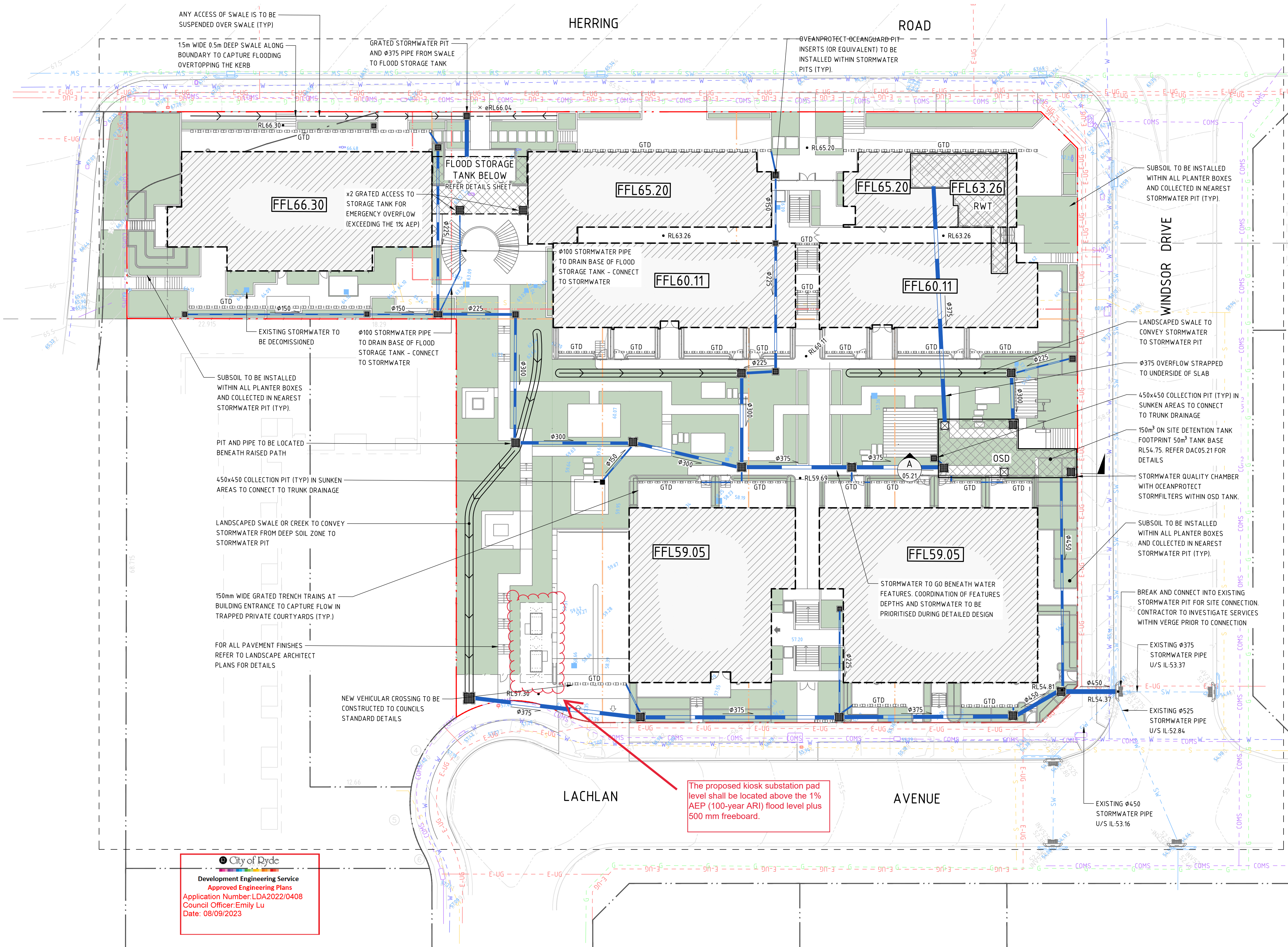
DRAWING TITLE
**CIVIL ENGINEERING PACKAGE

SITWORKS AND
STORMWATER MANAGEMENT
PLAN - GROUND FLOOR**

JOB NUMBER
213888

DRAWING NUMBER	REVISION
DAC04.01	07

DRAWING SHEET SIZE = A1



LEGEND

	SITE BOUNDARY LINE
	EXISTING BOUNDARY LINE
	REDUNDANT BOUNDARY LINE
	EASEMENT LINE
	BUILDING OUTLINE
	EXISTING ELECTRICITY
	EXISTING UNDERGROUND ELECTRICITY
	EXISTING GAS
	EXISTING TELECOMMUNICATIONS
	EXISTING TELSTRA
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING SEWER
	PROPOSED SPOT HEIGHT
	EXISTING SPOT HEIGHT
	PROPOSED FINISHED FLOOR LEVEL
	EXISTING CONTOURS
	EXISTING DRAINAGE STRUCTURE
	NEW DRAINAGE STRUCTURE
	STORMWATER PIPE
	GRATED TRENCH DRAIN
	DRAINAGE SWALE
	ON-SITE DETENTION TANK/ RAINWATER HARVESTING TANK
	LANDSCAPED AREA - REFER TO LANDSCAPE ARCHITECT FOR DETAIL
	WATER BODY - REFER TO LANDSCAPE ARCHITECT FOR DETAIL

GENERAL NOTES:

REFER HYDRAULICS DRAWINGS FOR ALL DOWNPIPES/STORMWATER TO RAINWATER TANK, BALCONY AND BASEMENT DRAINAGE

ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.

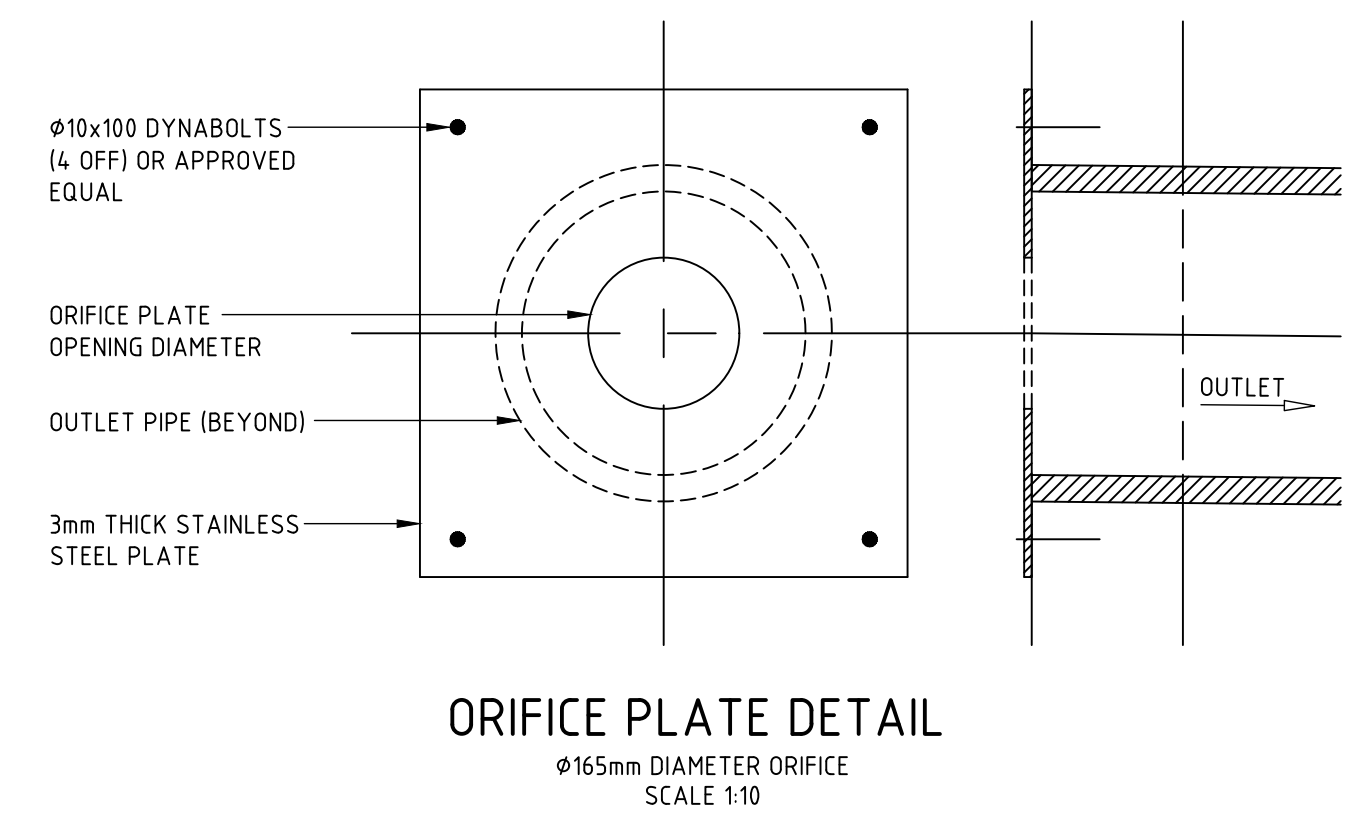
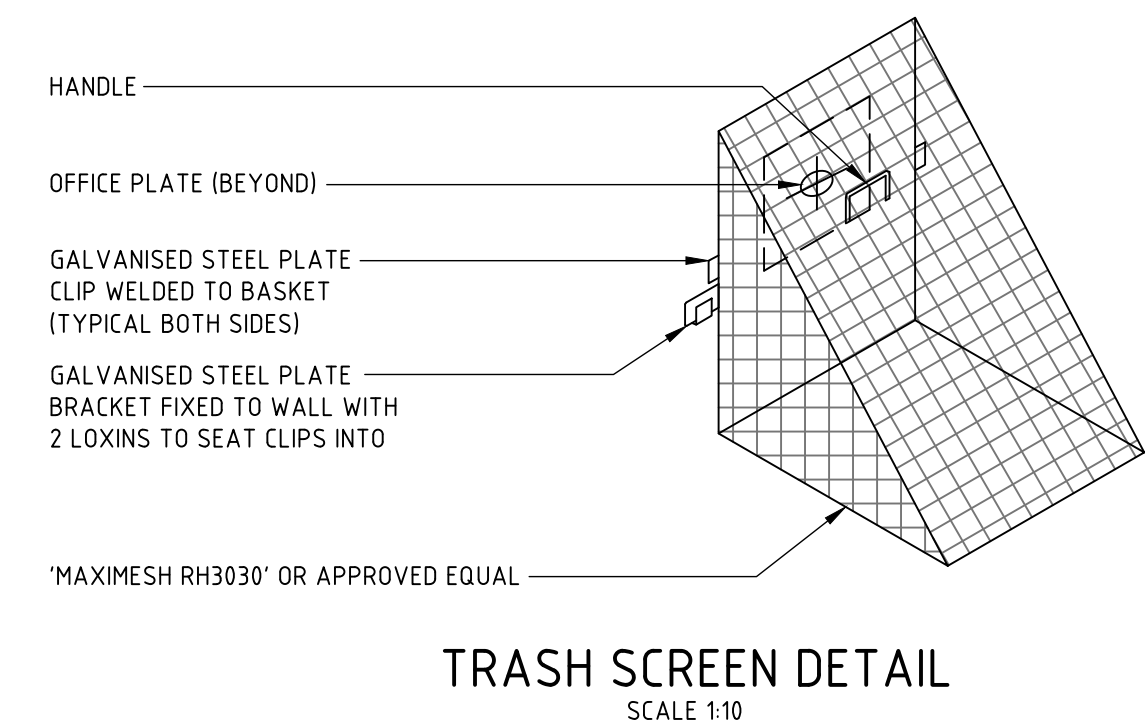
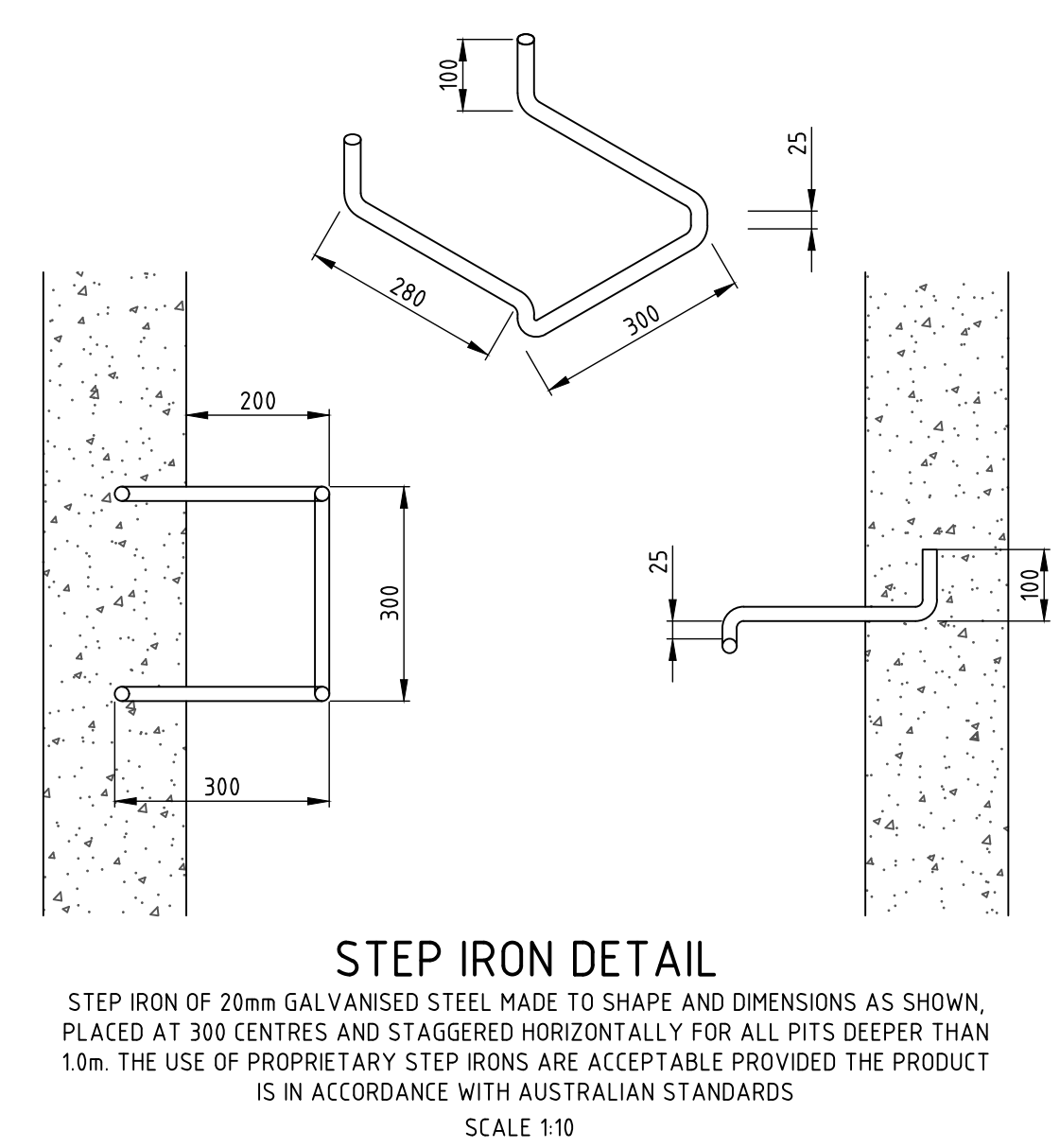
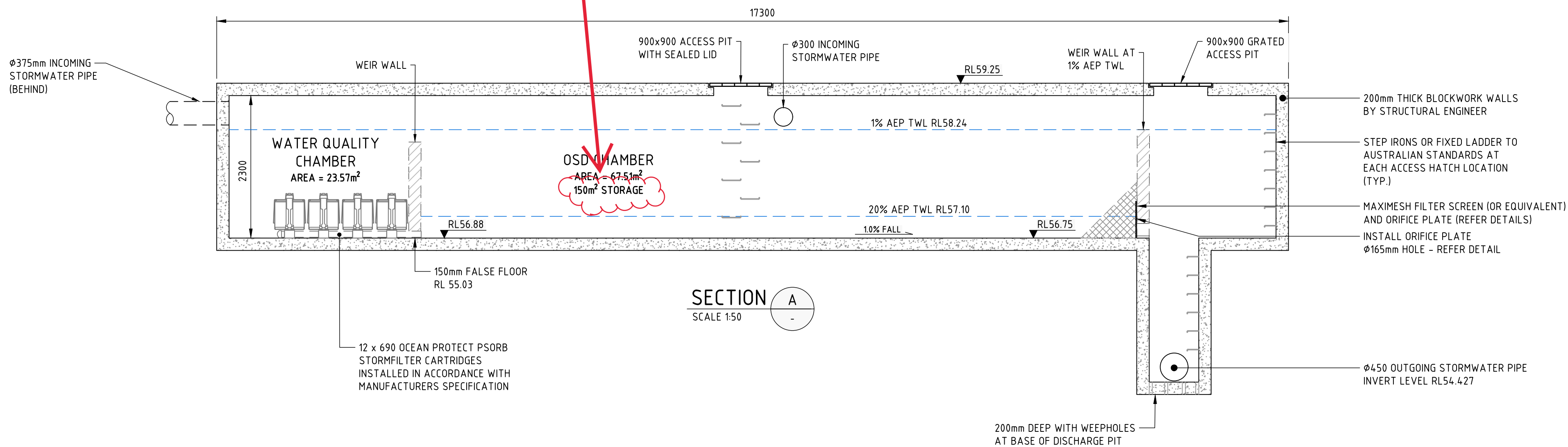
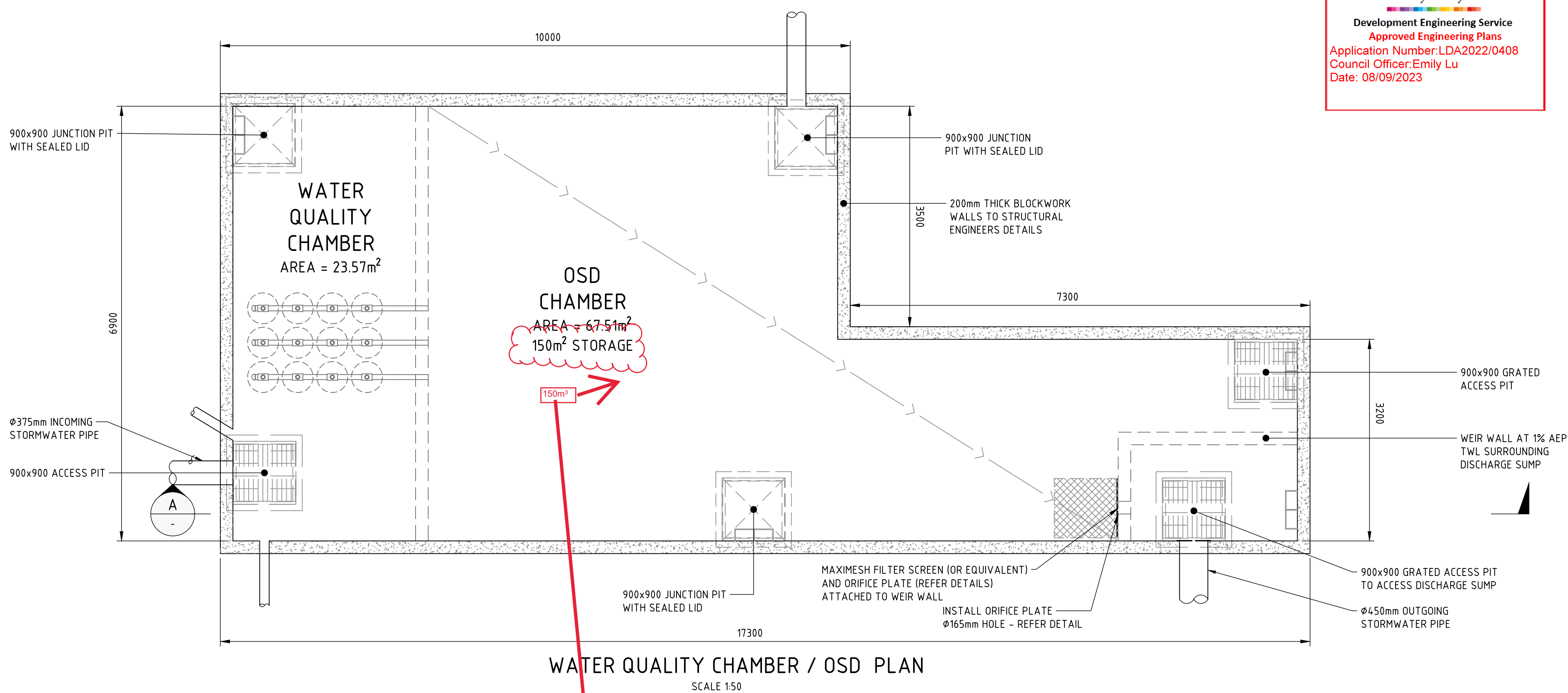
NOT FOR CONSTRUCTION

VERIFIER:

JOB MANAGER: M. BROWN

DESIGNED: A. KAMPEROS

DRAWN: E. EAGER



NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR REVIEW	EE		AK	03.05.23
03	ISSUED FOR COORDINATION	EE		NS	21.08.23

CLIENT

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SCALE 1:10 @ A1
SCALE 1:50 @ A1
0.0 0.1 0.2 0.3 0.4 0.5m
0.0 0.5 1.0 1.5 2.0 2.5m

NORTHROP
Sydney
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Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT
5-11 LACHLAN AVENUE MACQUARIE PARK, NSW 2113

DRAWING TITLE
CIVIL ENGINEERING PACKAGE
STORMWATER MANAGEMENT DEVICES - SHEET 01

JOB NUMBER
213888
DRAWING NUMBER
DAC05.21
REVISION
03
DRAWING SHEET SIZE = A1