

FOR APPROVAL

Key

Site Boundary

Creek line (approximate) with Top of Bank (approximate)

Existing buildings (to be demolished by others under separate application)

Existing Trees

Roads on site to be removed

Trees Intended for retention within remnant bushland and riparian corridor.

Trees Intended for removal within remnant bushland and riparian corridor.

E P P I N G R O A D

P E A C H T R E E R O A D

Ivanhoe Place

Wilcannia Way

Nyngan Way

Narromine Way

Ivanhoe Place

Revision	Date	Description	Initial	Checked
1	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA

Revision	Date	Description	Initial	Checked
2	27.11.17	Submission for LABC Assessment	WM	MA
3	14.12.17	Proposed adjusting site information omitted	WM	MA
4	24.08.18	Respond to Submissions	YL	MA

Ivanhoe Estate Masterplan
Macquarie Park, NSW
Masterplan
Existing Site & Demolitions Plan

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings under the fabrication of any components.
All drawings to be made in accordance with all applicable standards and specifications.
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale

1:500@B1, 1:1,000@B3

Drawn

WM

Checked

MA

Project No.

S12067

Status

For Information

Plot Date

23/8/2018 1:00 PM

Plot File

S:\12067-2009\12067_fessers_ivanhoe\01_Cad\Plot\DA\DA01...
...1.MP.0014.dwg

Drawing No.

DA01.MP.001[4]

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART

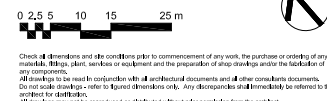


FOR APPROVAL

Key:	
	Site Boundary
	Zone RE1 Public Recreation (Interpreted from LEP Map PDF)
	Zone E2 Environmental Conservation (Interpreted from LEP Map PDF)
	Creek line (approximate) with Top of Bank (approximate)
	Riparian Corridor (Based upon ADWJ drawing Q218049601-013-A)
	Existing Vegetation Community - Turpentine - Grey Ironbark Open Forest
	(Endangered / Critically Endangered) (approximate outline)
	Existing Vegetation Community - Turpentine - Smooth-barked Apple Moist Shrubby Forest (approximate outline)
	Existing Buildings
	Vehicular & Cycle Access Point
	Pedestrian Access Point

Revision	Date	Description	Initial	Checked
4.	24.08.18	Respond to Submissions	YL	MA
3.	14.12.17	Proposed adjusting site information omitted, wind rose updated	WM	MA
2.	27.11.17	Submission for LABC Assessment	WM	MA
1.	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA

Ivanhoe Estate Masterplan
Macquarie Park, NSW
Masterplan
Site Analysis Plan



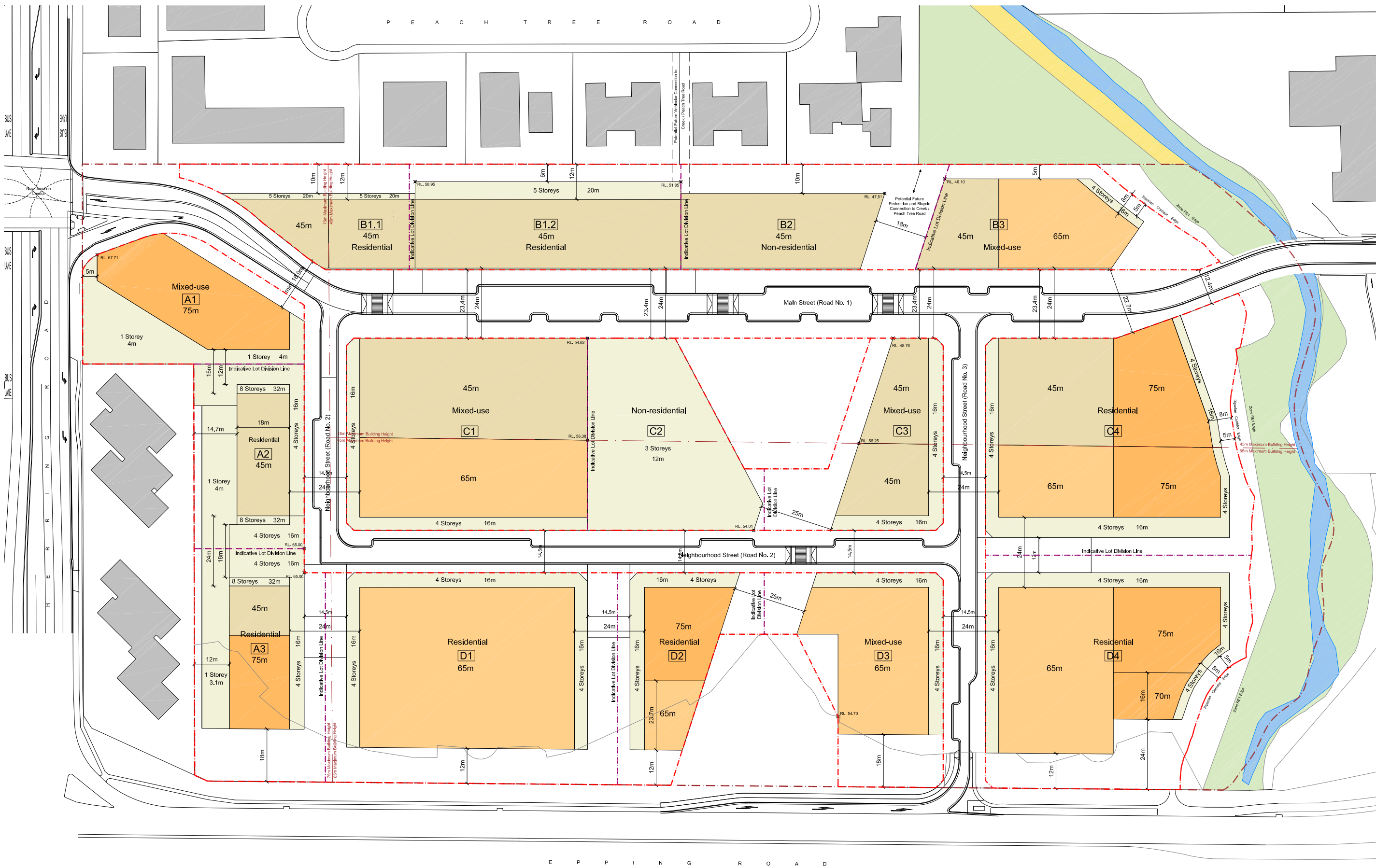
Scale	1:1,000@B1, 1:2,000@B3		
Drawn	WM	Checked	MA
Project No.	S12067		
Status	For Information		
Plot Date	23/8/2018 1:00 PM		
Plot File	S:\12000-12067\12067_frasers_ivanhoe\70_Cad\Plots\DA01.MP.003[4].dwg		
Drawing No.	DA01.MP.003[4]		[Revision]

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@bates-smart.com.au
http://www.bates-smart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@bates-smart.com.au
http://www.bates-smart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



FOR APPROVAL

Key	
Site Boundary	
Lot Boundary	
Indicative Lot Division Line	
LEP Maximum Building Height (Interpreted from LEP Map PDF)	
Creek line (approximate) with Top of Bank (approximate)	
Riparian Corridor edge (Based upon ADWW drawing Q2180-PSK-011-013-A)	
Zone RE1 Public Recreation (Interpreted from LEP Map PDF)	
Zone E2 Environmental Conservation (Interpreted from LEP Map PDF)	
Buildable Area below 75m Maximum Building Height	
Buildable Area below 65m Maximum Building Height	
Buildable Area below 45m Maximum Building Height	
4 Storey buildable area above proposed ground level	
Existing Buildings	

Revision	Date	Description	Initial	Checked
7	24.08.18	Respond to Submissions	YL	MA
6	17.08.18	Respond to Submissions - DRAFT	YL	MA
5	23.07.18	Response to Submissions - DRAFT	YL	MA
4	10.06.18	DRAFT - amended to suit DOP comments	WM	MA
3	14.12.17	Proposed adjusting site information omitted	WM	MA
2	27.11.17	Submission for LABC Assessment	WM	MA
1	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA

Ivanhoe Estate Masterplan
Macquarie Park, NSW
Masterplan
Envelope Control Plan

0 2.5 5 10 15 25 m

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings under the fabrication of any components.
All drawings are to be in accordance with all relevant standards and specifications and all other conditions of sale.
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

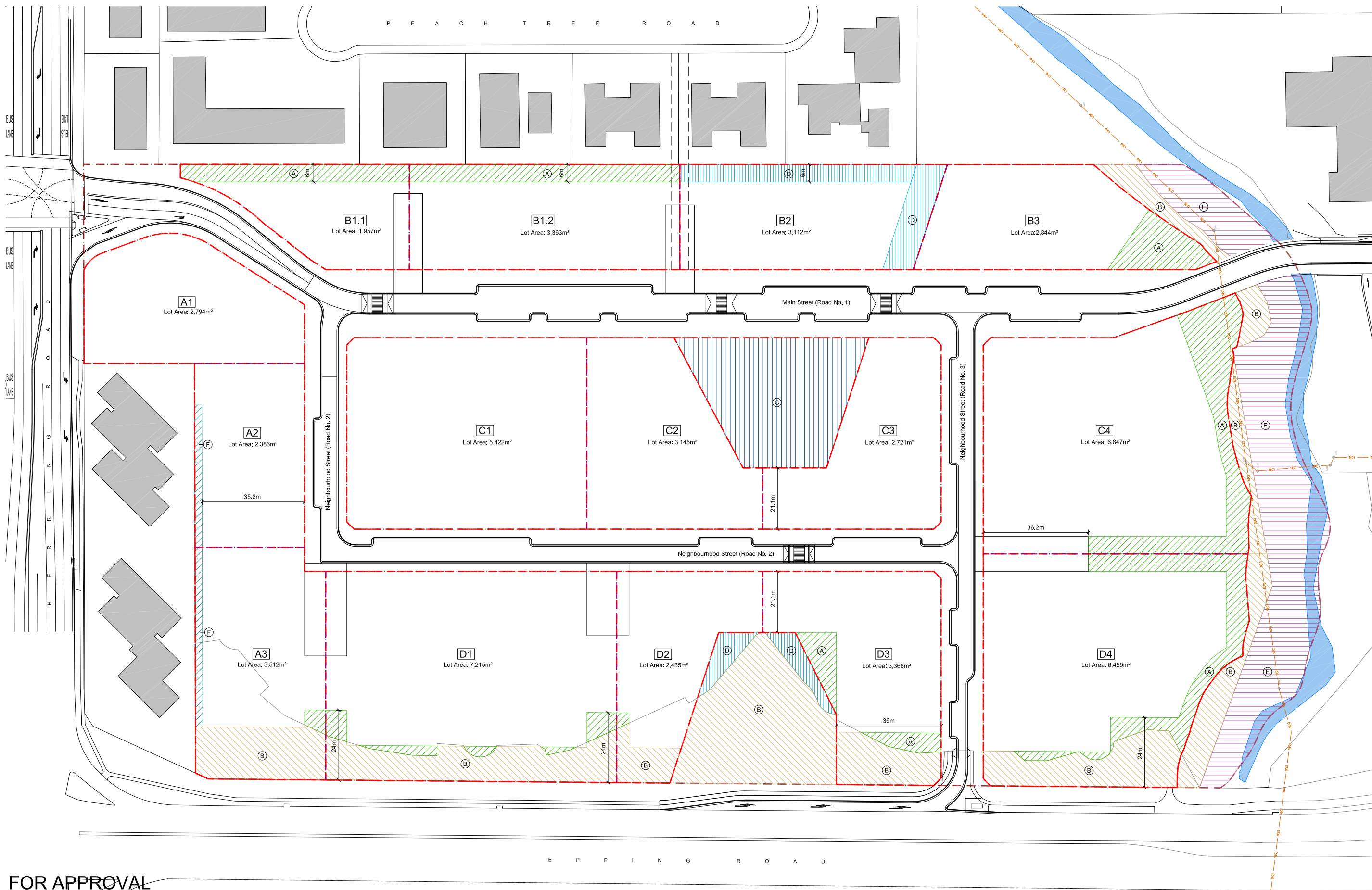
Scale	1:500@B1, 1:1,000@B3		
Drawn	WM	Checked	MA
Project No.	S12067		
Status	For Approval		
Plot Date	23/8/2018 1:00 PM		
Plot File	S:\12067-2018\12067_fessers_ivanhoe\7_Cat\Plots\DA01.DWG - 1.MP-100(7).dwg		
Drawing No.	[Revision]		
DA01.MP.100[7]			

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART



FOR APPROVAL

Site Area	82,789m²
Potential Deep Soil	4,163m ²
% of Site Area	5.0%
Potential for additional Deep Soil within Ecological Corridor	6,951m ²
% of A + B of Site Area	13.4%
Potential for Deep Soil within Village Green	2,139m ²
Other Potential for other Deep Soil	1,291m ²

% of A + B + C + D of Site Area	17.6%
Potential Deep Soil within RE1 Zone	3,800m ²
% of A + B + C + D + E of Site Area	22.2%
Potential Deep Soil under minimum dimensions (excluded from calculations)	278m ²

Existing Sewer - ADWJ drawing 300001-SSK-001_A

Revision	Date	Description	Initial	Checked
1	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA
2	27.11.17	Submission for LABC Assessment	WM	MA
3	14.12.17	Proposed adjoining site information omitted	WM	MA
4	08.03.18	A1 & B1.1 Lot boundaries amended	WM	MA
5	24.08.18	Respond to Submissions	YL	MA

Revision	Date	Description	Initial	Checked
1	20.11.17	Stage 1 DA Submission: DRAFT	WM	MA
2	27.11.17	Submission for LABC Assessment	WM	MA
3	14.12.17	Proposed adjoining site information omitted	WM	MA
4	08.03.18	A1 & B1.1 Lot boundaries amended	WM	MA
5	24.08.18	Respond to Submissions	YL	MA

Ivanhoe Estate Masterplan Macquarie Park, NSW Masterplan Deep Soil Areas

0 2.5 5 10 15 25 m

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
All drawings to be read in conjunction with all professional documents and all other complementary documents.
Do not scale drawings - refer to figure dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1:500@B1, 1:1,000@B3
Drawn	WM
Checked	MA
Project No.	S12067
Status	For Information
Plot Date	13/9/2018 8:02 AM
Plot File	S:\12000-12067\12067_Ivanhoe70_Cad\Plot\DA01-1.MP.200(5).dwg
Drawing No.	[Revision]
	DA01.MP.200[5]

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email melb@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Architects Pty Ltd ABN 68 094 740 986

BATESSMART