161 Herring Road, 13 - 15 Lachlan Avenue
Macquarie Park

ARCHITECTURE DESIGN REPORT

JULY 2024

ACKNOWLEDGEMENT OF COUNTRY

WALLUMEDEGAL CLAN

We remember and extend our respect to the Wallumedegal clan of Dharug (Country) where this development is located.

Additionally, we remember and thank the Dharug Traditional Custodians who joined us and offered invaluable guidance during the architecture and design process of this development. Country has been a significant influence in shaping this work, and we pay our respects to badu (water) for its teachings and guidance.

Additionally, and remember all Aboriginal and Torres Strait Islander People who maintain a enduring connection to country, this elational connection forms the foundational guiding principles of this project.

We are dedicated to remembering and integrating the enduring and interwoven bonds with Country, community, flora, fauna, land, waterways, and the sky, that we all share and benefit from.

During this project Deicorp will be collaborating with WSP Indigenous Specialist Services Team.

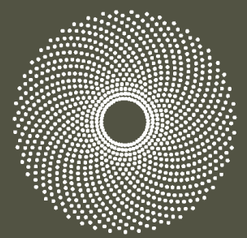
DEICORP
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DKO

SUTHERLAND
& ASSOCIATES
PLANNING

wsp

LAND
AND
FORM



CONNECTION WITH COUNTRY



SITE



MASSING



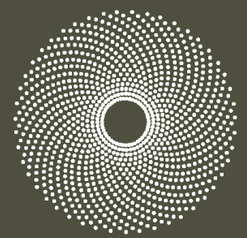
GROUND PLANE & LANDSCAPE



ARCHITECTURE



APPENDIX



CONNECTION WITH COUNTRY

CONNECTING TO COUNTRY

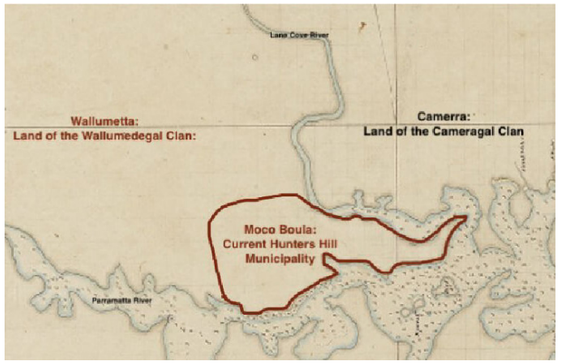
THE SITE IN RELATION TO COUNTRY

The site sits on Dharug nation, the traditional lands of the Wallumattagal clan whose cultures and customs have continually nurtured the land, since the Dreamtime. The site is located along the ridge lines and waterways, which were often used as access routes through the landscape. Ridge lines also offered vantage points to look out to important sites and landmarks in the broader landscape used for things such as wayfinding, social gathering, obtaining resources, and scared or ceremonial practices.

The combined elevation of the site and proposed building height will establish it as a new landmark, significant vantage point and immerse itself amongst the contemporary Sydney cultural landscape. We see an opportunity to explore this narrative as one basis for designing and Connecting to Country, through framed views to surrounding traditional sites and place names.



Wallumattagal, derived from the word for Black Snapper, Wallumai, and Matta, which means “place of water”



1788 - Boundaries of the Wallumedagal Clan

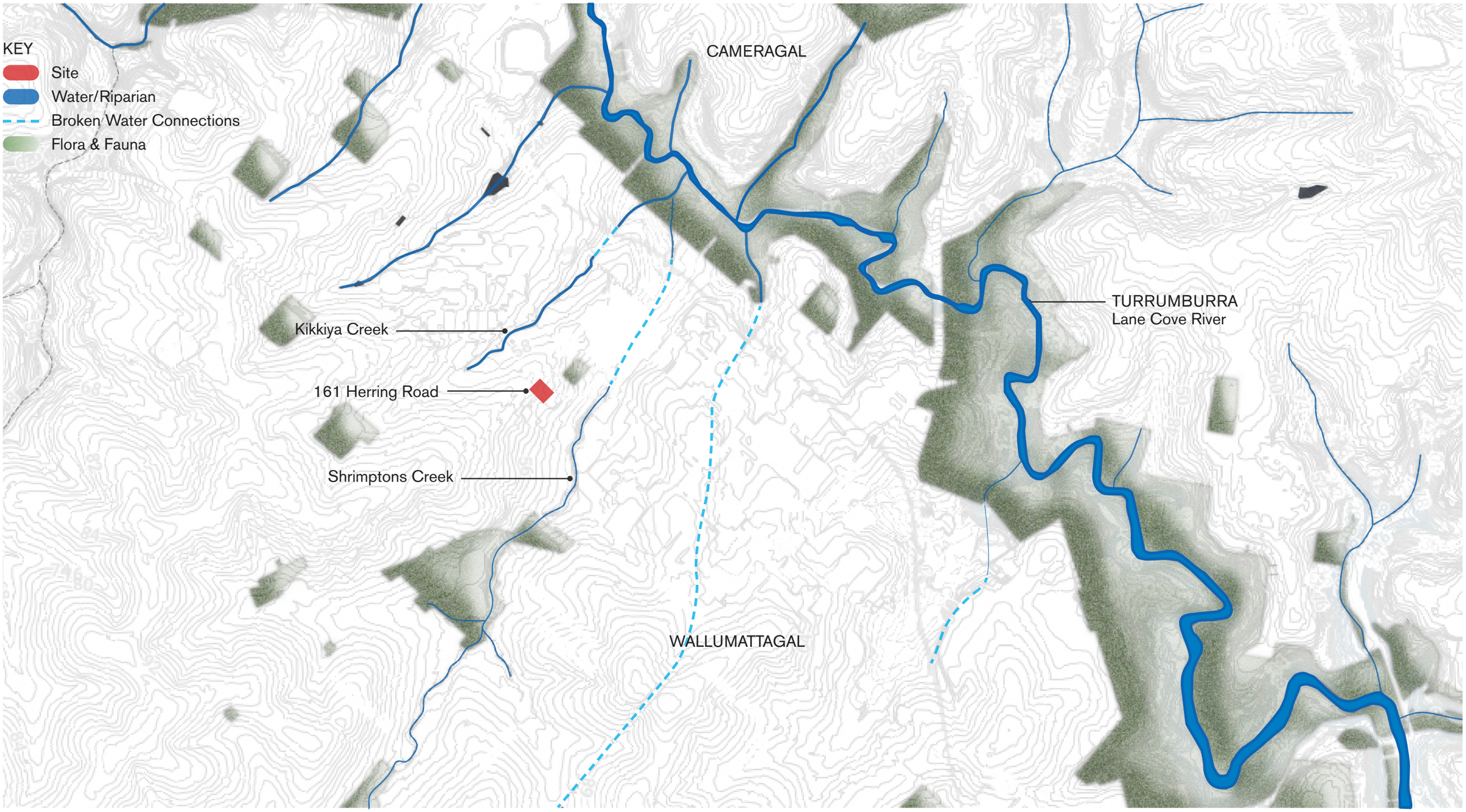


Artwork - Darug Custodian Aboriginal Corporation (Dharug Muru Art)





HYDROLOGY


KEY
Site
Water/Riparian
Broken Water Connections
Flora & Fauna
CAMERAGAL
TURRUMBURRA
Lane Cove River
Kikkiya Creek
161 Herring Road
Shrimptons Creek
WALLUMATTAGAL

LANDSCAPE DESCRIPTION

Geology

- Hawkesbury Sandstone: Medium to coarse-grained quartz sandstone.
- Other components: Minor shale and laminite lenses
- Sandstone characteristics: Either Massive or cross-bedded sheet facies.
- Joint sets: Vertical or subvertical
- Appearance: A combination of bedding planes and widely spaced joints gives sandstone outcrops a distinctive blocky appearance

Vegetation

Crests and ridges: Low open-woodland with species like red bloodwood, narrow-leafed stringybark, scribbly gum, brown stringybark, and old man banksia

Topography

- Terrain: Rolling to very steep hills
- Crests and ridges: Convex shape
- Rock outcrop: Horizontal benches
- Surface cover: Boulders and cobbles cover up to 50%
- Valleys: Narrow

Soil Landscapes

- Red and brown to yellow texture-contrast soils on slopes

Quartz Sandstone





Ashfield Shale

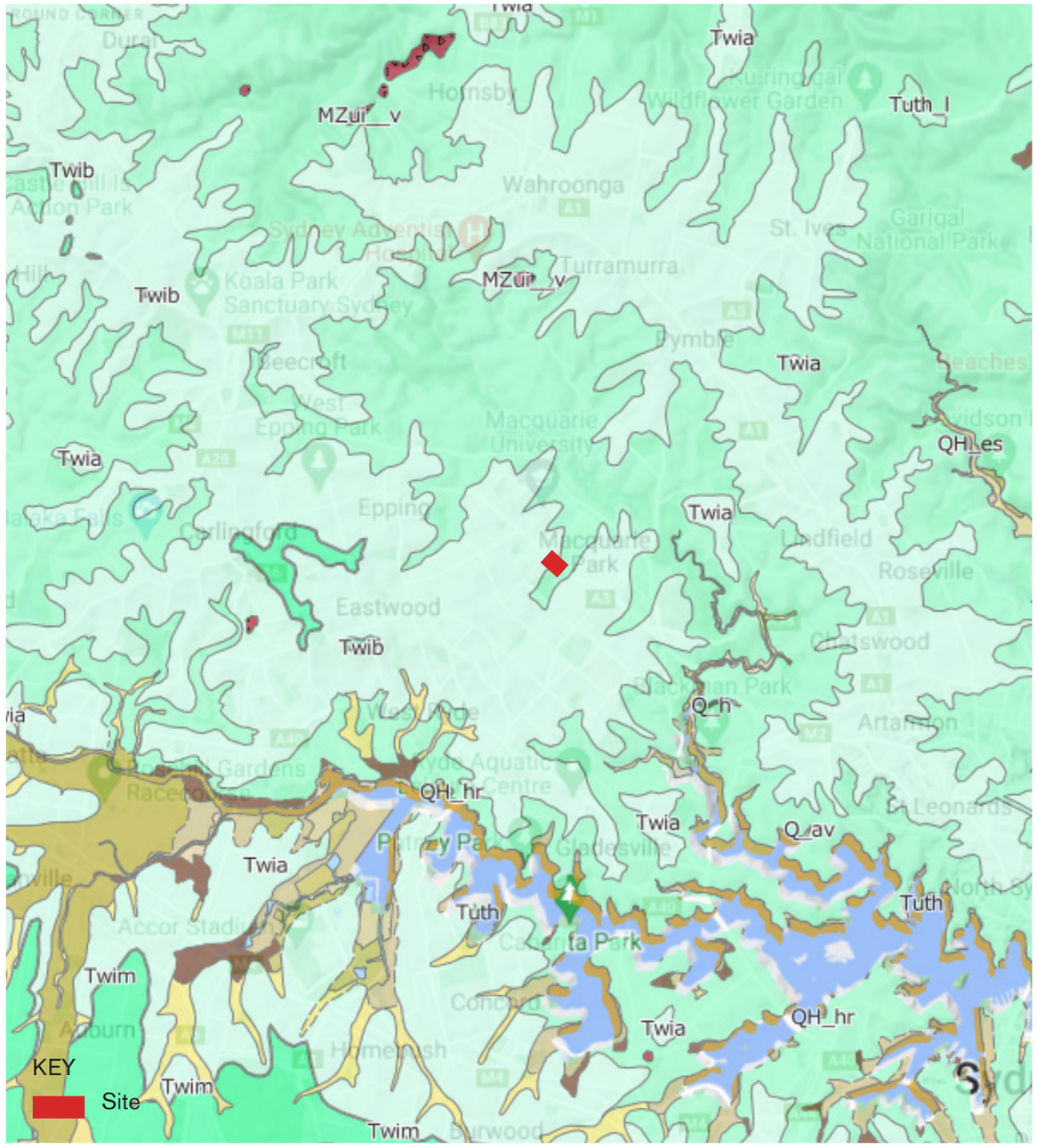




Red Silt Stone Rock









SITE

PLANNING PATHWAY

Under Schedule 1, Section 26A of the SEPP (Planning Systems) 2021 'in-fill affordable housing' is identified as State significant development where the residential development component has a capital investment value (CIV) of more than $75 million in the Eastern Harbour City 'region' of the Six Cities Region.

- Ryde local government area is within the Eastern Harbour City region
- The project is for residential purposes and will have a value in excess of $75 million.

In-fill affordable is governed by SEPP (Housing) 2021, Chapter 2, Part 2, Division 1 which sets the following requirements:

- The development must be permissible
- The site must be accessible , ie. within 800m walking distance of a metro or light rail station
- The site must be a minimum 450 square metres in area
- A minimum 10% of floor space must be allocated for affordable housing for a minimum 15 years and managed by a registered housing provider
- Up to a 30% increase in height is available where 15% of floor space is made available for affordable housing
- Up to a 30% increase in FSR is available where 15% of floor space is made available for affordable housing

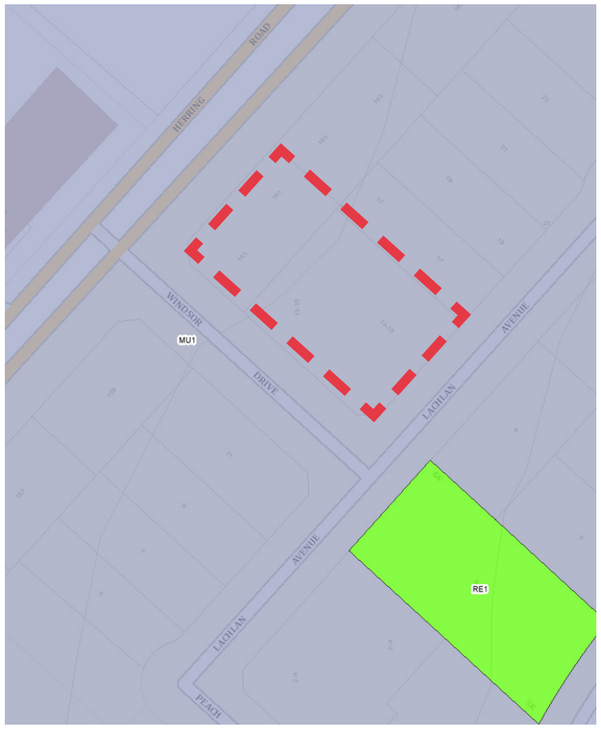
Under Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems) 2021 'in-fill affordable housing' is identified as State significant development where the residential development component has a capital investment value (CIV) of more than $75 million in the Eastern Harbour City 'region' of the Six Cities Region.

The entire project is residential and will have a value in excess of $75 million.

In-fill affordable is governed by State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 which provides the following key controls:

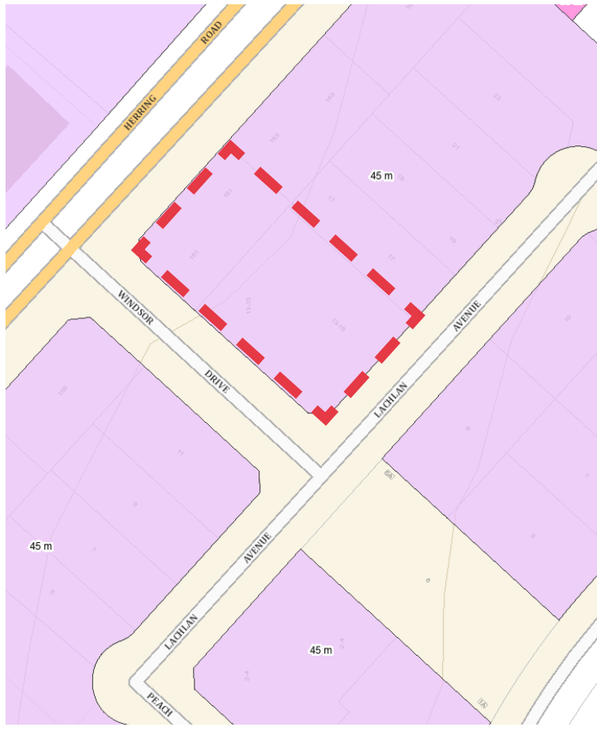
- <800m from a train station
- Min 450sqm site area
- Min 10% affordable housing
- 30% increase in height where 15% affordable housing is provided
- 30% increase in FSR where 15% affordable housing is provided

LEP CONTROLS



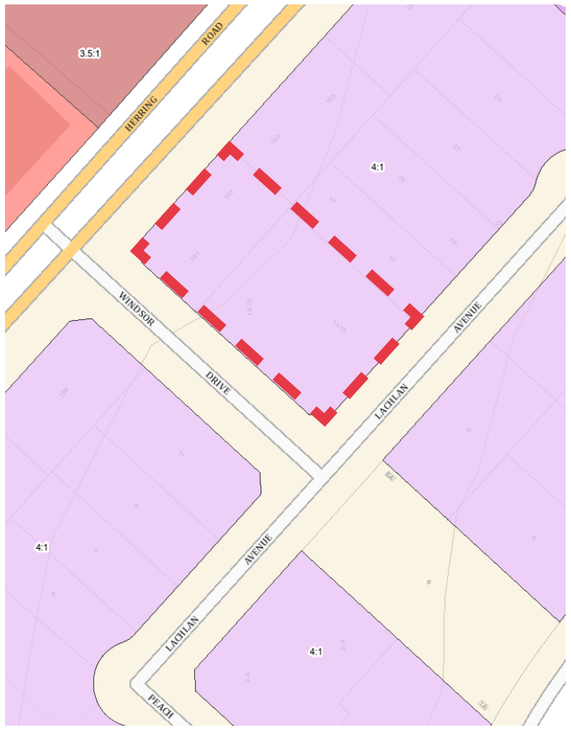
Landzoning

MU1 Mixed Use



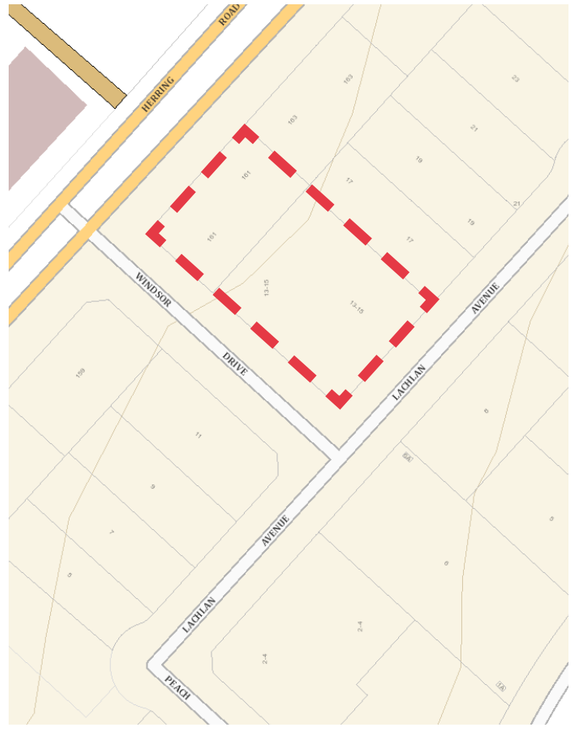
Height

LEP: Max. 45m
Housing SEPP (30% Uplift): 58.5m



FSR

LEP: 4:1 FSR
Housing SEPP (30% Uplift): 5.2:1



Heritage

N/A
Subject Site is not a Heritage Item or within a Heritage Conservation Zone

LOCAL CONTEXT

Macquarie Park has evolved into a nationally significant centre of research and business, with a large percentage of its land use dedicated to commercial and educational purposes, including the continually expanding Macquarie University. Its growth has been aided by its location in Sydney's Inner North, with direct rail access via the North West Rail line, which will see future expansion. Due to these factors, the demographic of this area has shifted to include a large share of younger adults—professionals and students—from a wide range of cultures and backgrounds.

In turn, this demographic continues to be a major influence on the evolution of the area, particularly in the demand for housing typologies and in ensuring the area is characterized by a high-quality, well-designed environment.

The subject site is within easy walking distance to both Macquarie University and Macquarie Shopping Centre and desirably has two frontages facing quieter areas away from the main arterials of Herring Road. The site links into a network of public green spaces branching from Shrimptons Creek.



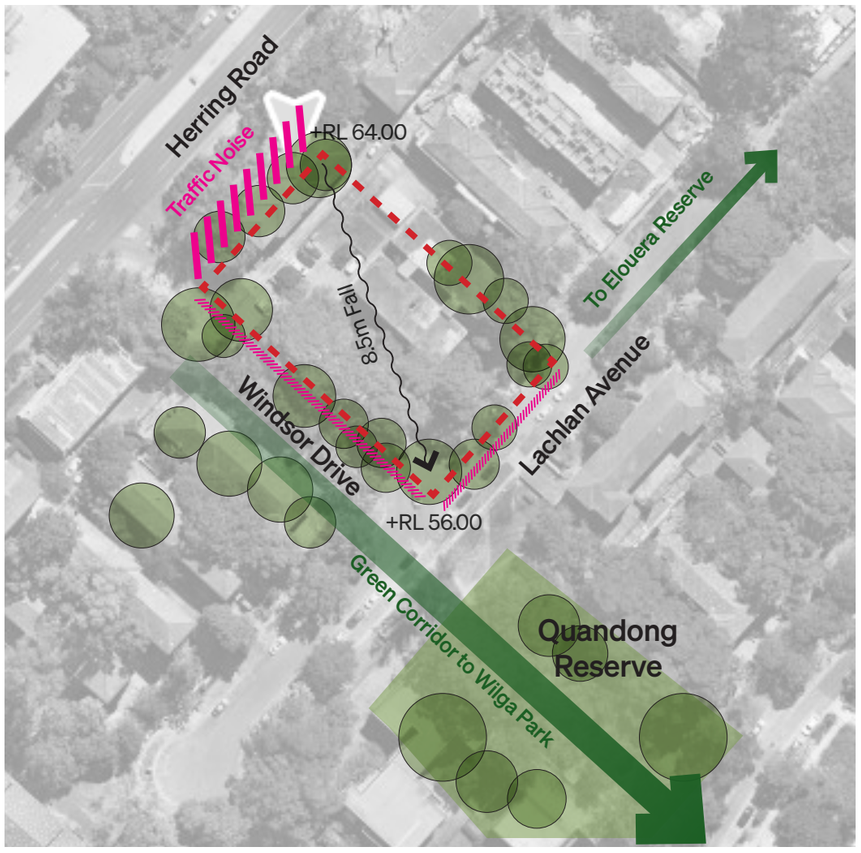
1. Subject Site
2. Macquarie University
3. Macquarie Shopping Centre
4. Kent Rd Public School
5. Ryde Community Sports Centre
6. Macquarie Park Precinct Boundary

- Metro Stations
- Railway Line
- Bus Stop
- Bicycle Path
- Macquarie Park Corridor
- Public Parks
- Accelerated Rezoning

OPPORTUNITIES AND CONSTRAINTS

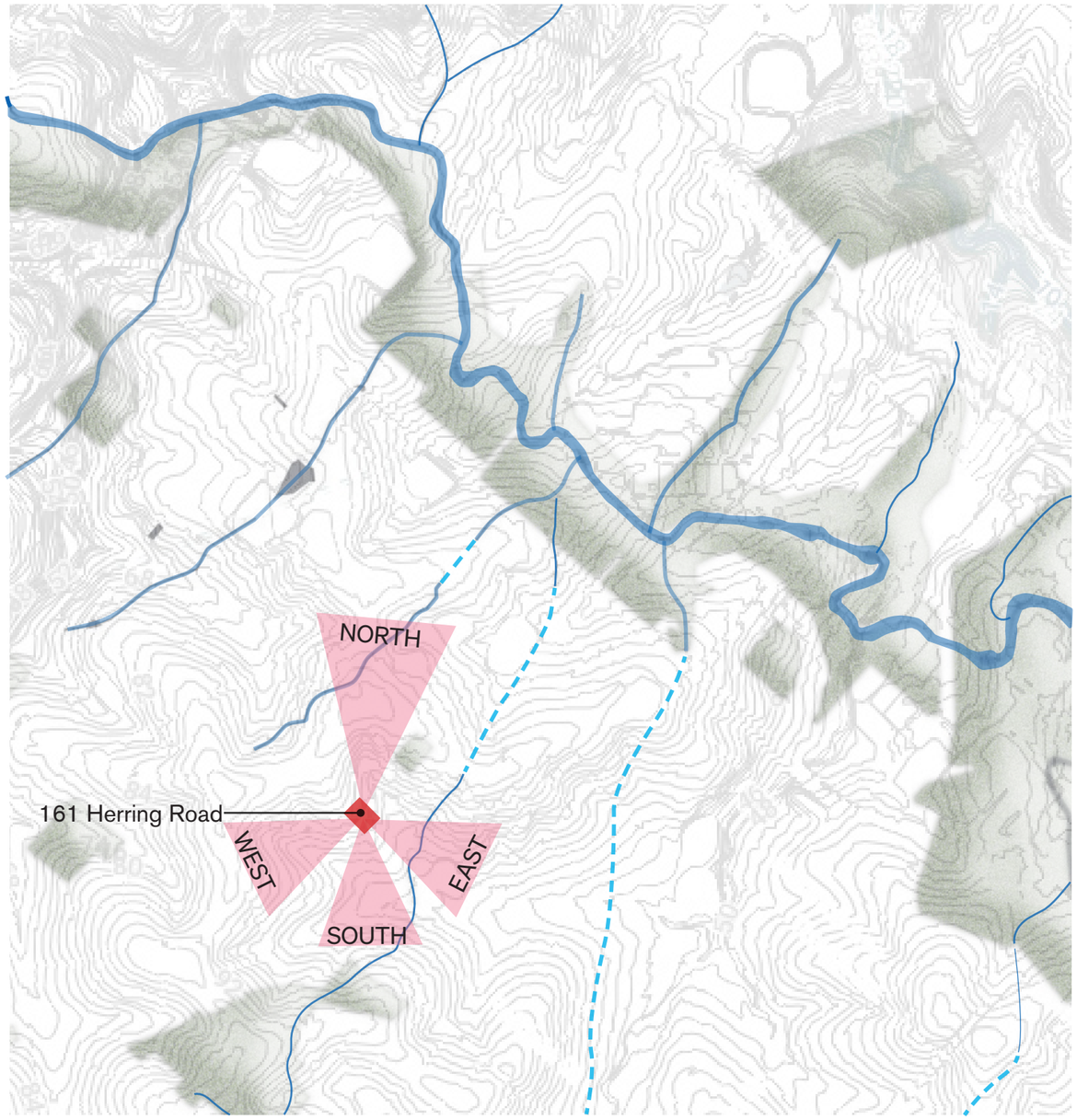
Sitting amongst existing 4-5 storey brick walk-up buildings and adjacent to public open spaces, the site has a range of interfaces that need to be addressed. Neighbouring sites are zoned Mixed Use, with some already under construction, so consideration of these interfaces is crucial in order to future-proof the amenity of dwellings.

A major opportunity of the site is the adjacent green spaces, which provide desirable amenity. The site sits adjacent to the green corridor linking Quandong Reserve to Wilga Park and is in close proximity to Elouera Reserve to the north, both of which contain passive and active recreation spaces and facilities. Macquarie Park is in the midst of transforming into a more significant hub, offering a range of housing options that align with its long-term planning goals.





VIEW ANALYSIS



NORTH



SOUTH



EAST



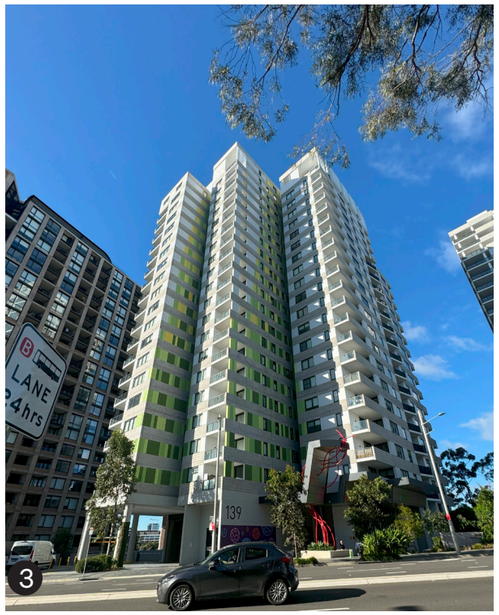
WEST



SURROUNDING BUILT PRODUCT



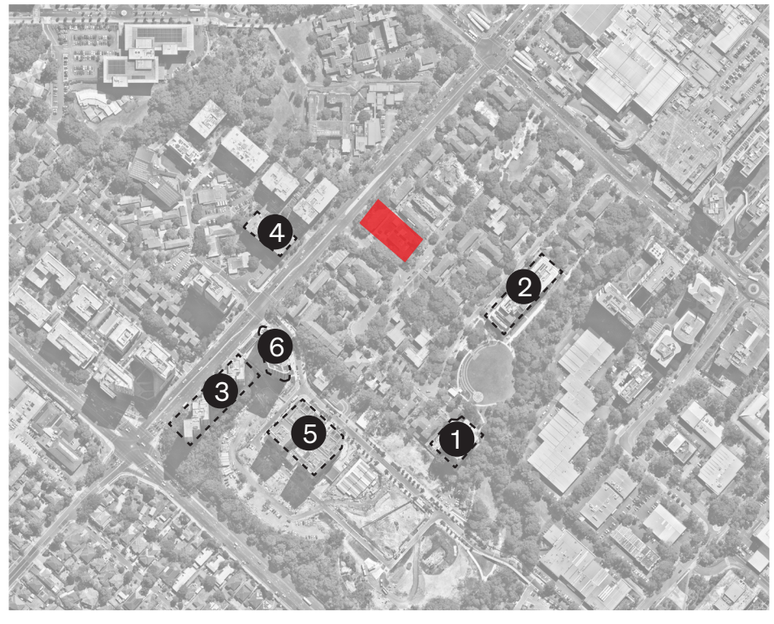












PROXIMITY TO NATURE



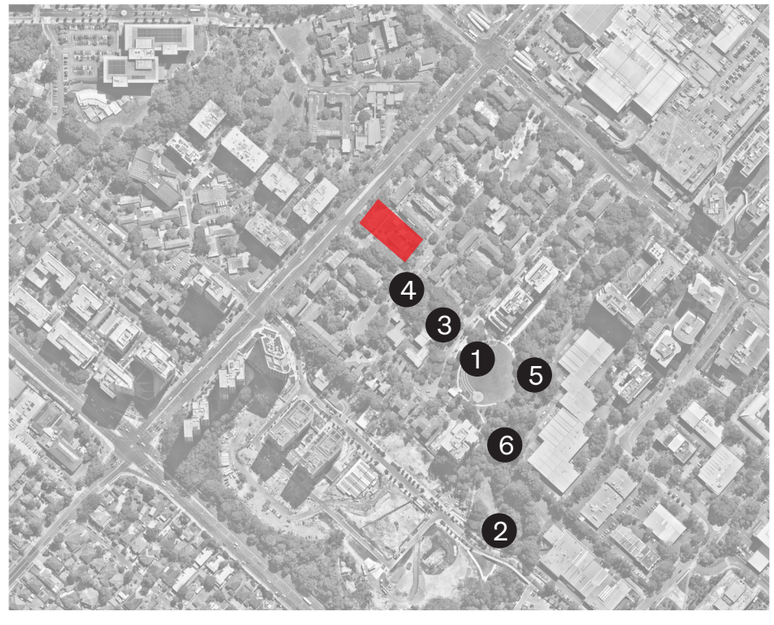












CONTEXT ANALYSIS









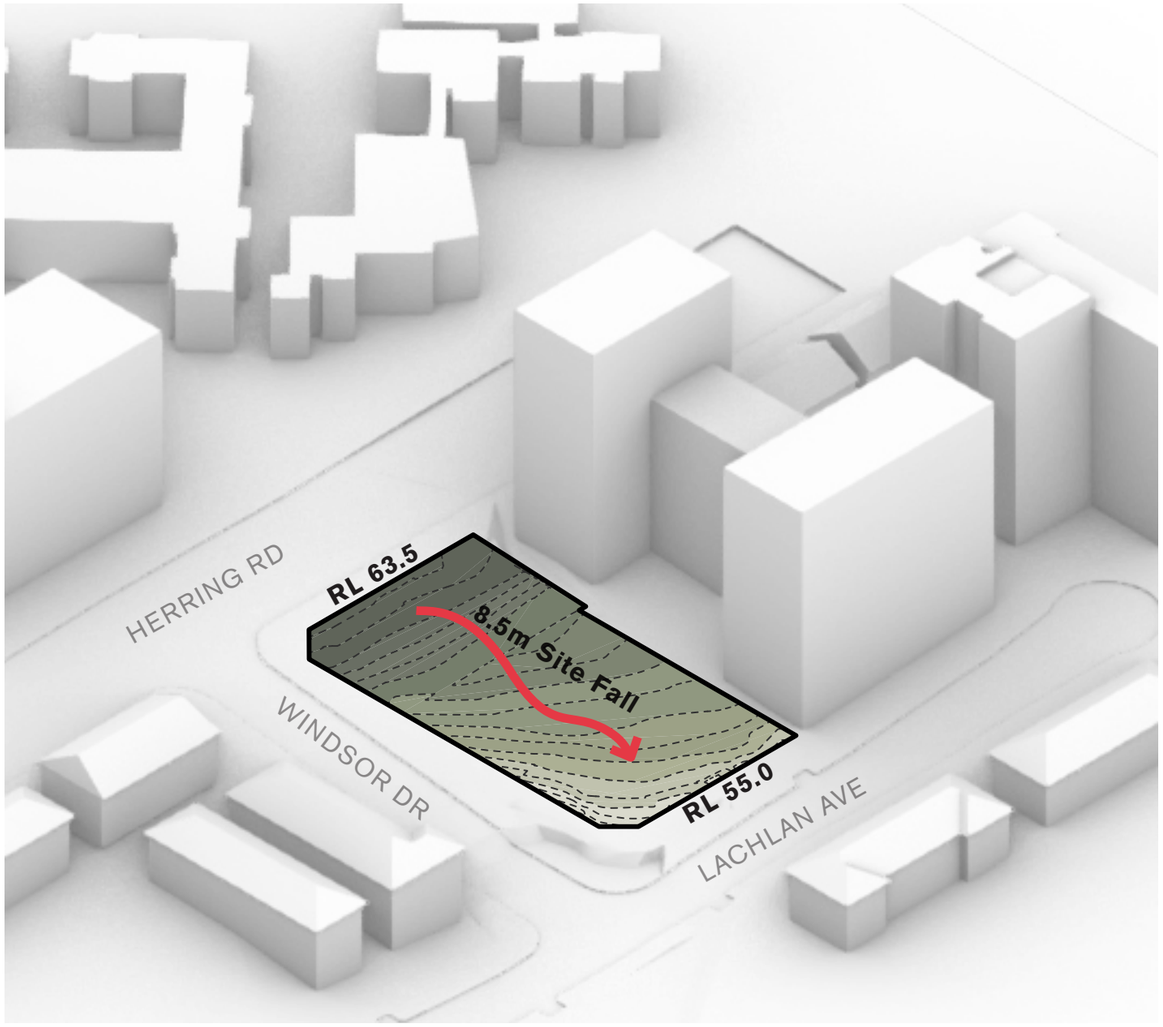




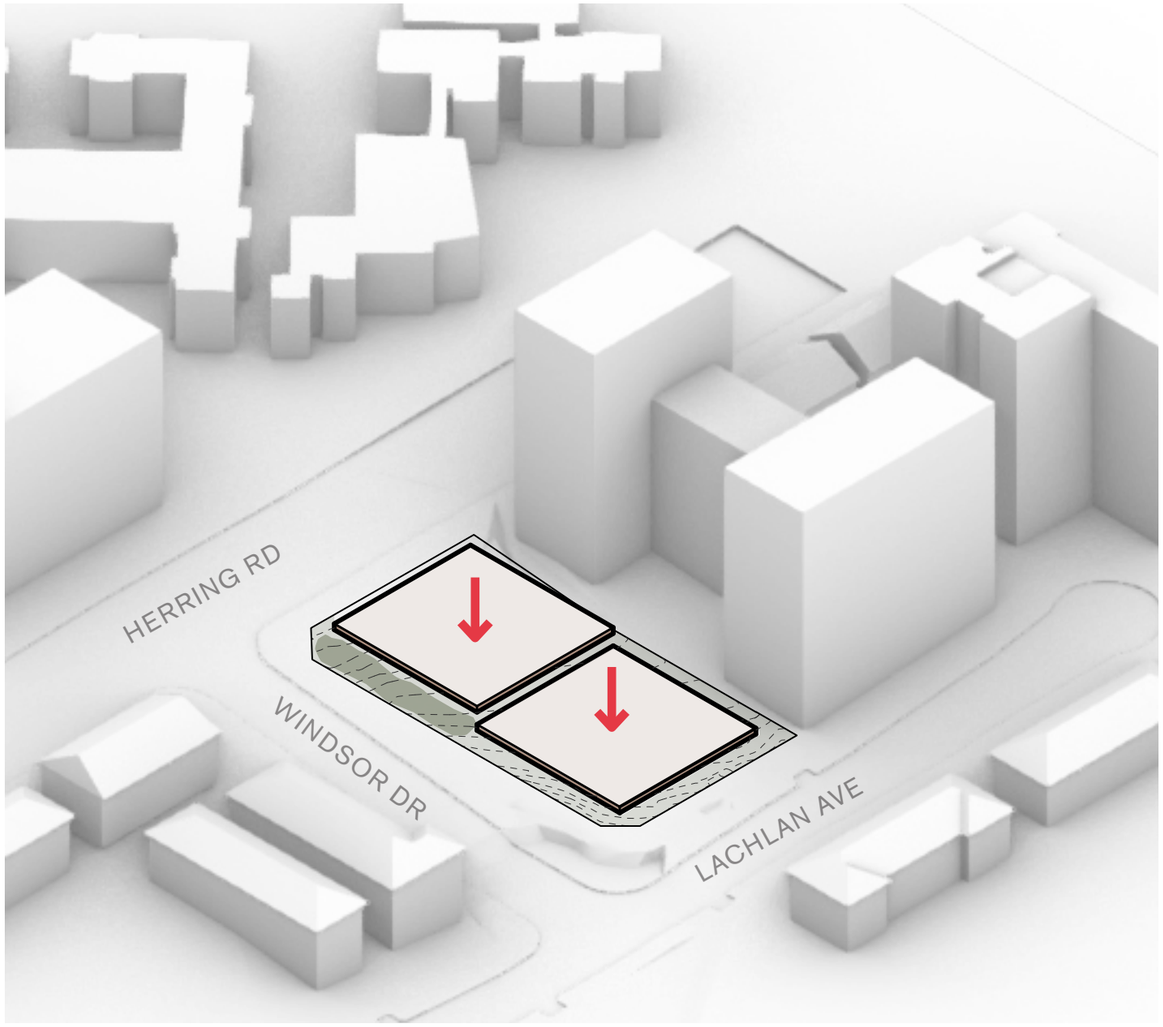


MASSING

MASSING

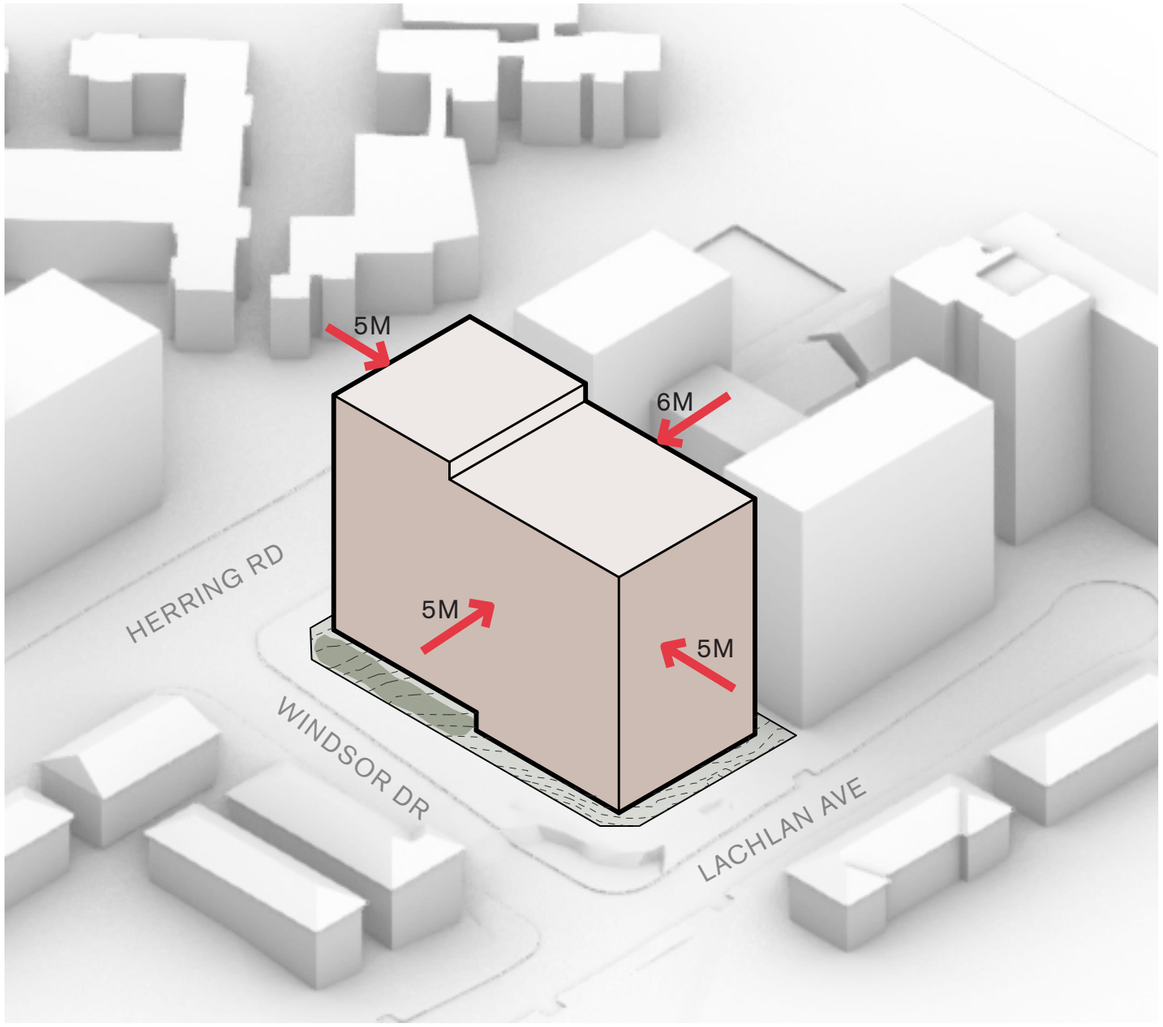


NATURAL GROUND PLANE

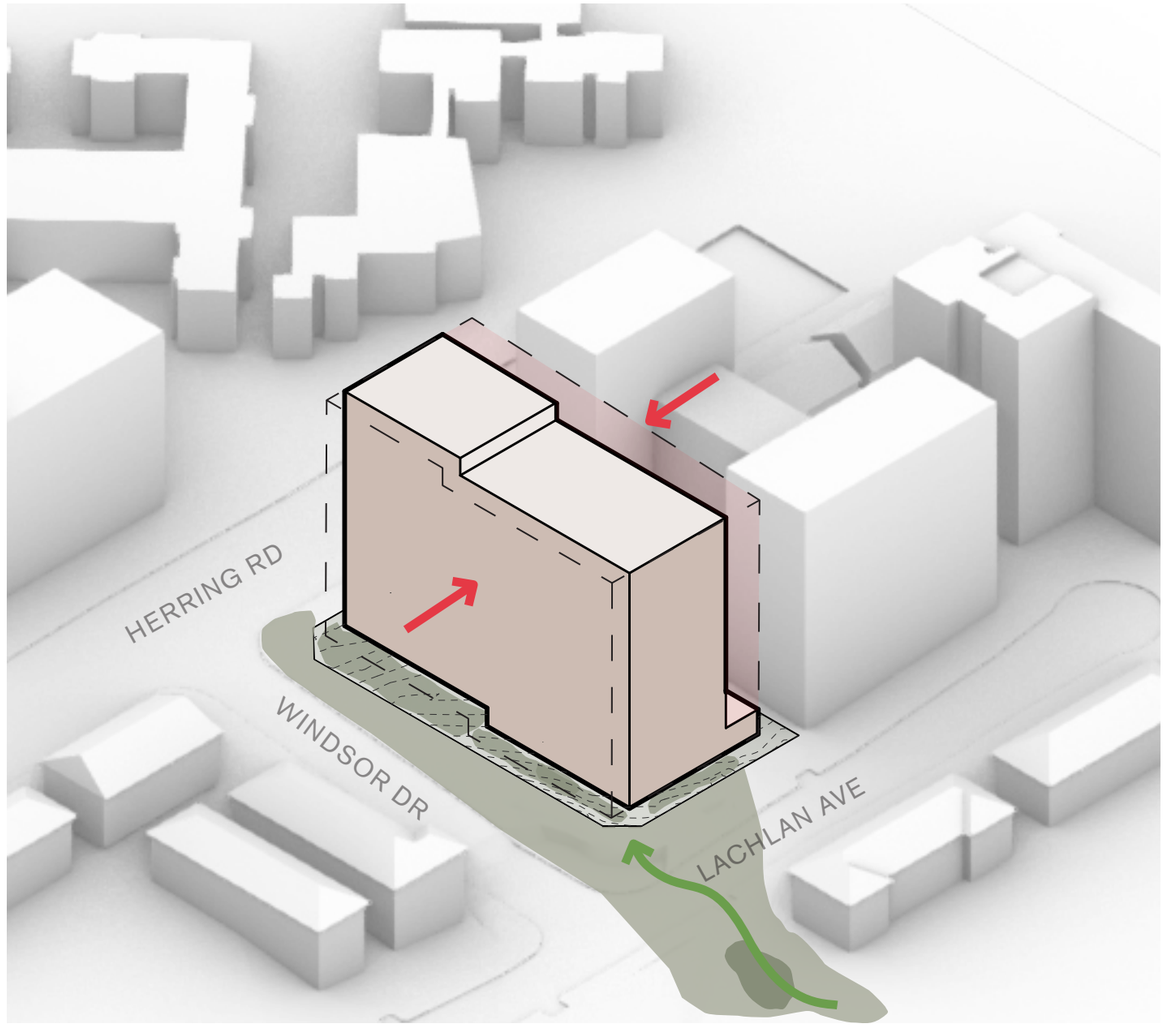


ALIGN WITH TYPOGRAPHY

MASSING

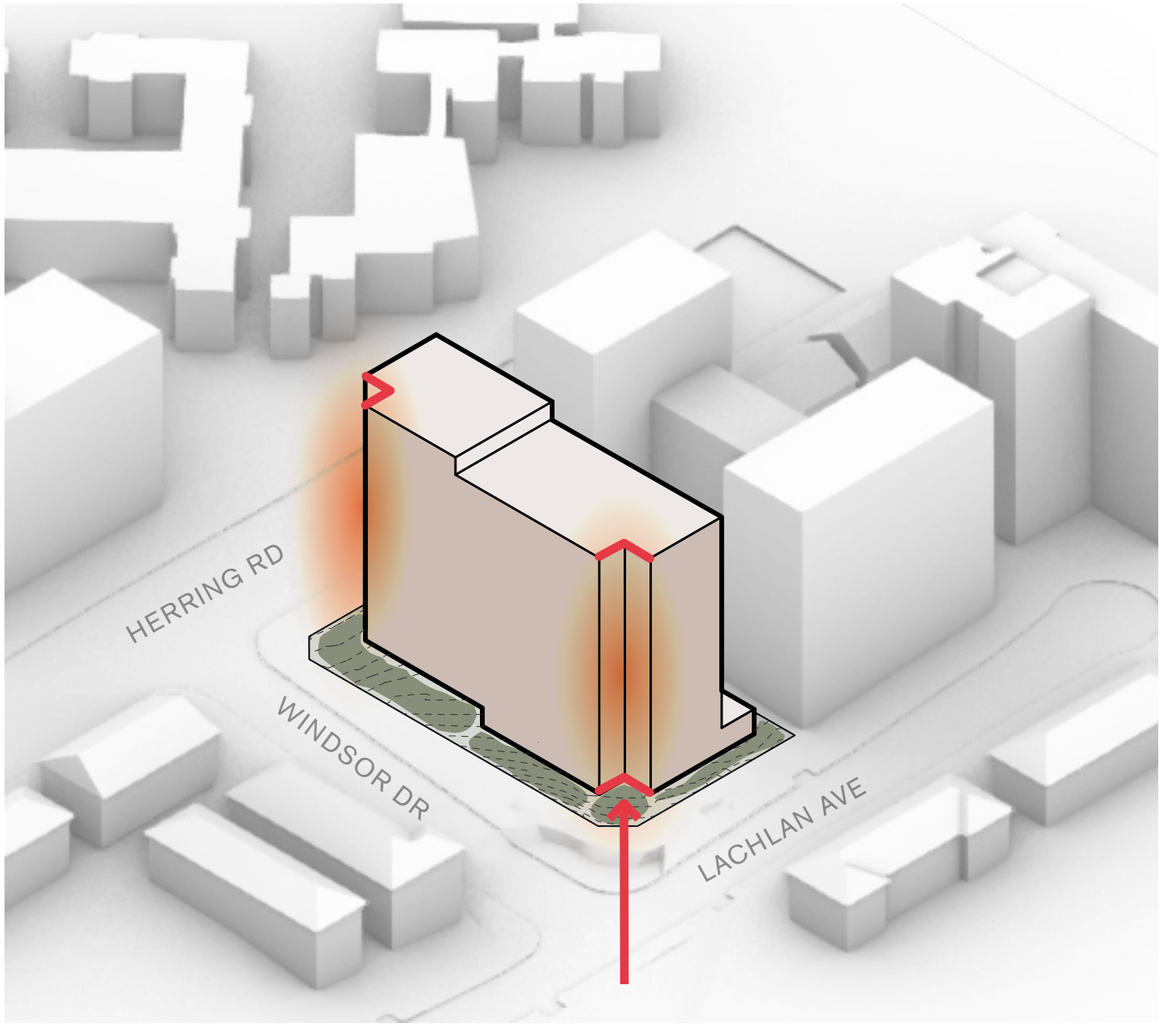


DCP SETBACK

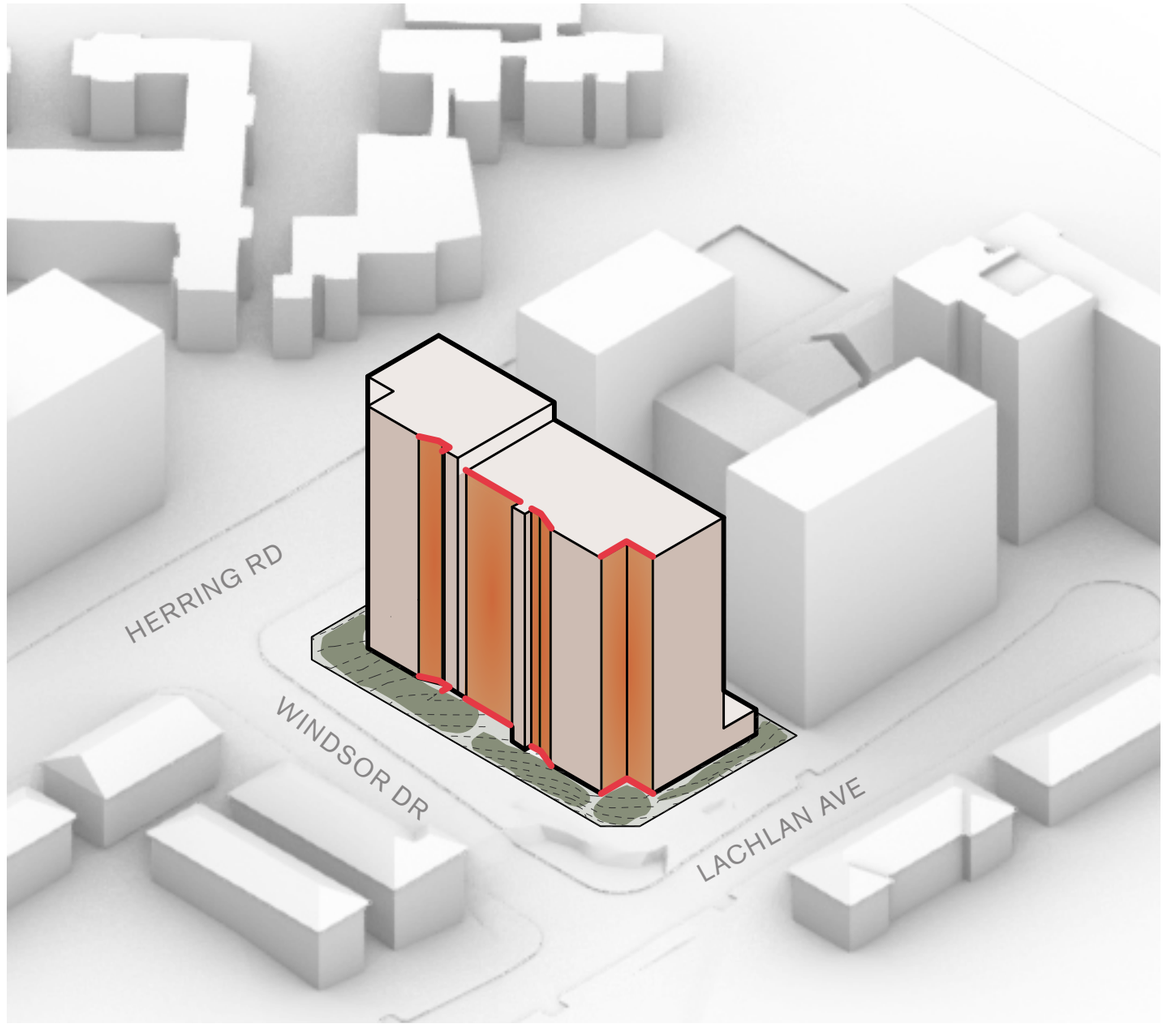


RESPECT TO THE BIOREGIONAL
GROUND PLANE

MASSING



THE CORNERS



VERTICAL ARTICULATION



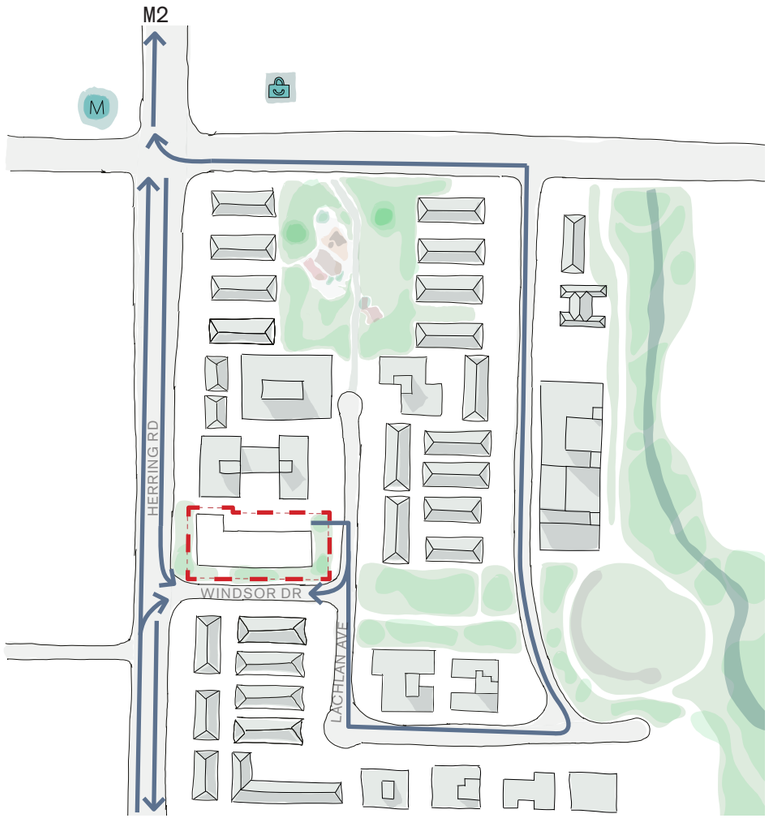
GROUND PLANE & LANDSCAPE

GROUND PLANE DIAGRAMS



PEDESTRIAN MOVEMENT

Consideration of padestrian access/movement, to encouriage the path of travel to maintain through the neighbouring parklands.



VEHICLE MOVEMENT

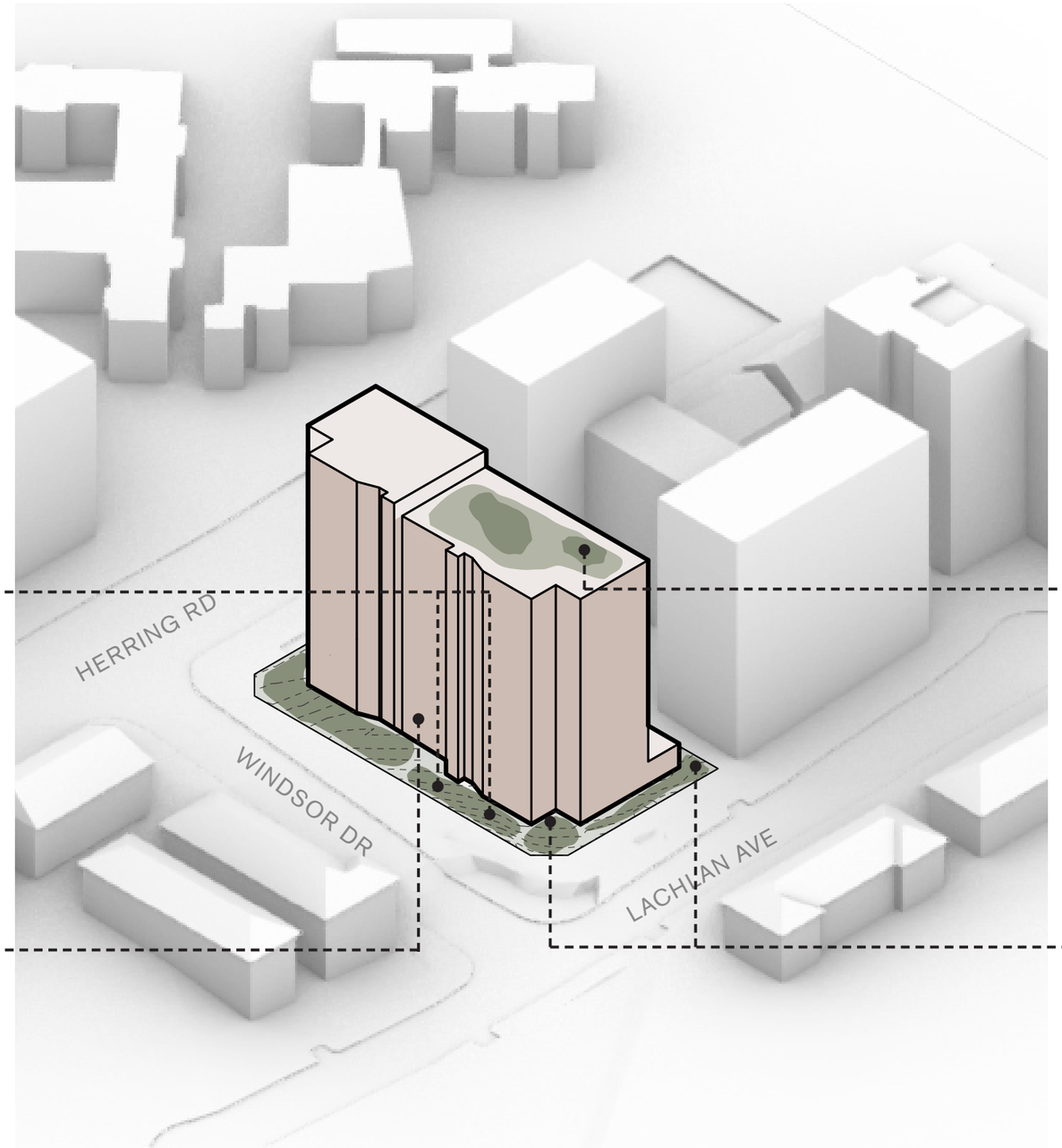
Consideration of vehicular access and drop off from the main street frontage.



BIOREGIONAL GROUND PLANE

Appropriate edge treatments to the public domain blending the urban street interface into the park fringe

EXTERNAL AND INTERNAL AMENITY





Reflection Space



Gathering Space

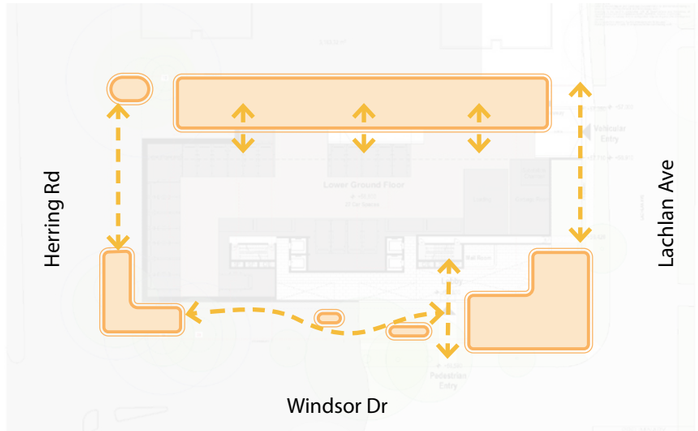


Gathering Space

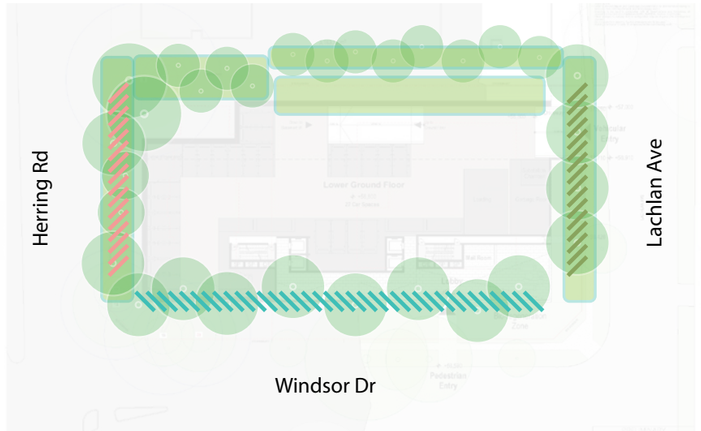


Natural Connection

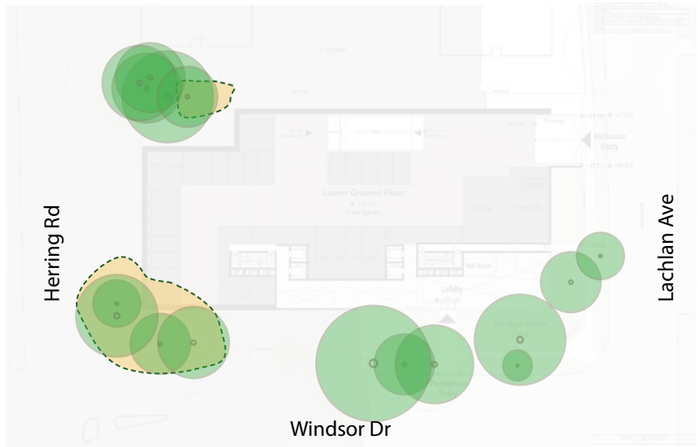
KEY MOVES



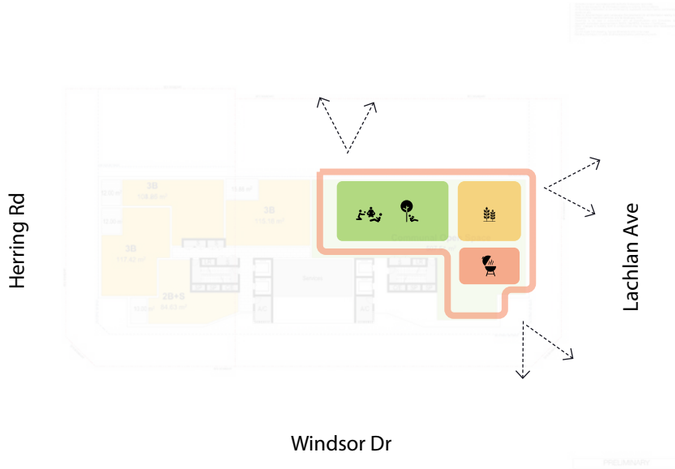
A REGENERATIVE LANDSCAPE



RESPONDING TO THE CONTEXT



PROTECTING & ENHANCING LOCAL BIODIVERSITY

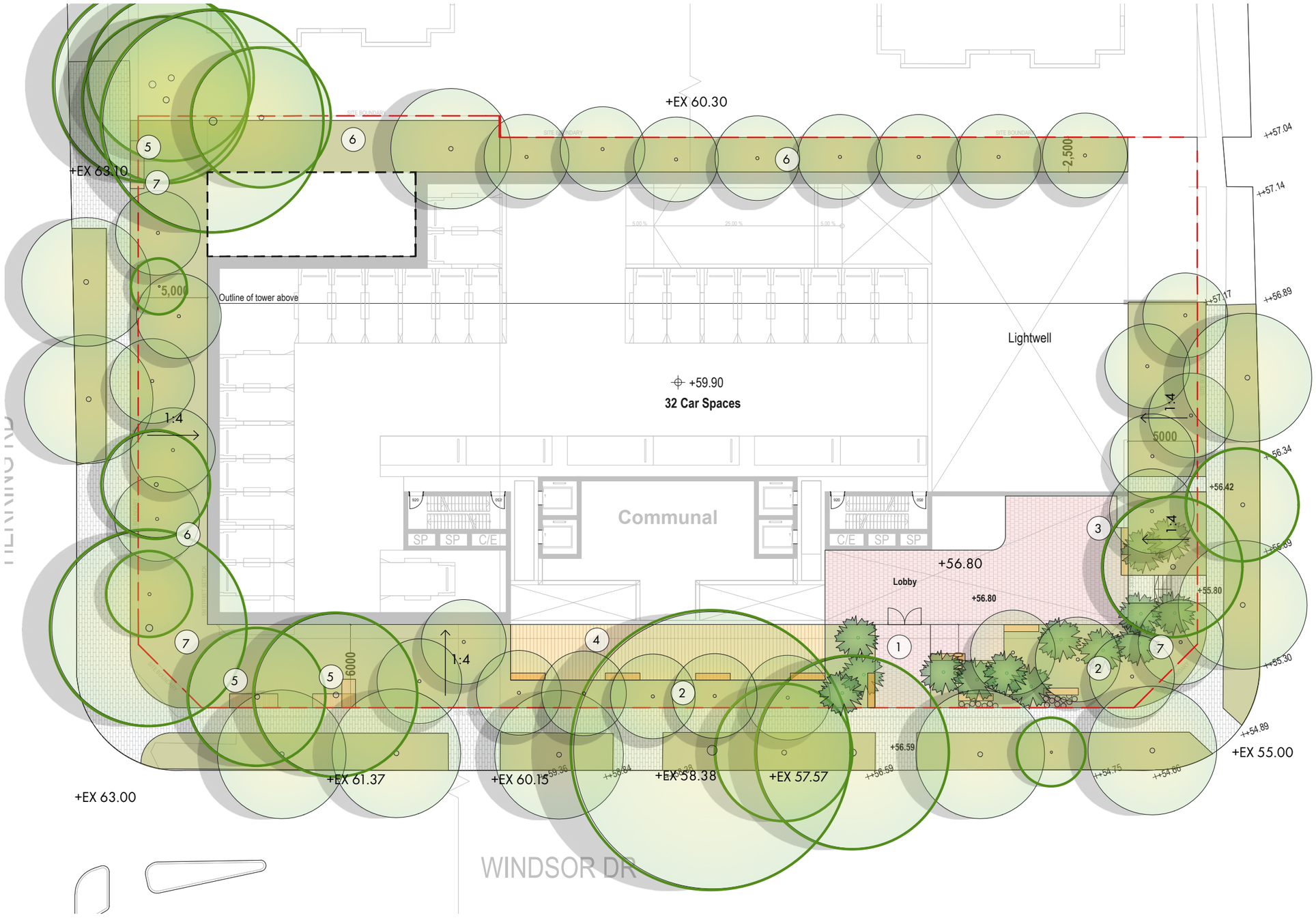


PROMOTING HEALTH & WELL-BEING
ROOFTOP

Landscape Vision

"TO CREATE AN IMMERSIVE LANDSCAPE EXPERIENCE THAT ENCOURAGES COMMUNITY INTERACTION AND CONNECTION WITH NATURE AND PLACE"

LOWER + GROUND FLOOR CONCEPT SKETCH



1. AN ARRIVAL GARDEN LOBBY AND LANDSCAPE COURTYARD EXPERIENCE
2. FEATURE LANDSCAPE EMBANKMENT
3. FLEXIBLE SEATING NOOKS
4. FLOATING DECK COMMUNAL TERRACE / SOCIAL SPACE
5. SUSPENDED DECK OVER DEEP SOIL ZONES, RETAINING KEY EXISTING TREES TO CREATE GATHERING SPACES UNDER EX TREES
6. DENSE NATIVE LANDSCAPE BUFFER IN DEEP SOIL ZONE WITH ENDEMIC PLANTING AND RE-USE OF SITE MATERIALS FOR SEATING & WALLS
7. CONNECTING WITH COUNTRY INTERPRETATION OPPORTUNITIES - RE-USE OF SITE MATERIALS

Existing trees to be retained

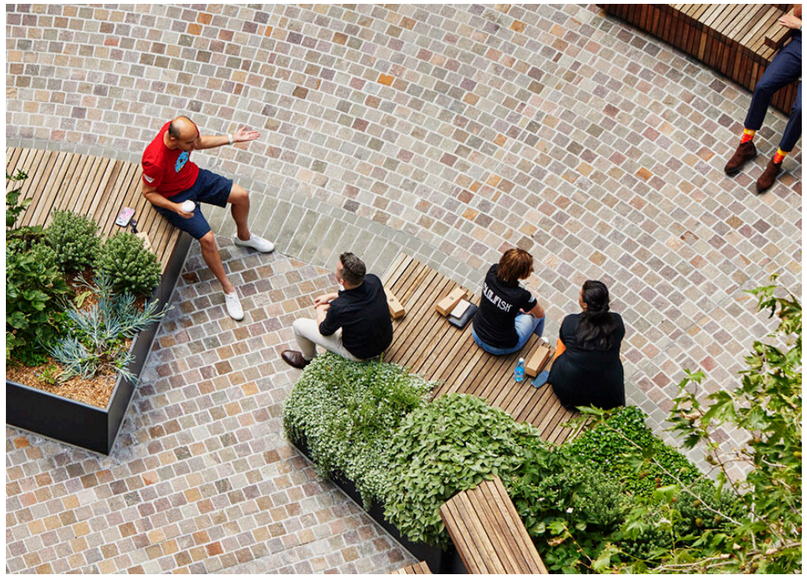
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0 2 4 6 8 10

DEICORP Design. Develop. Deliver. | DKO | wsp | LAND AND FORM | SUTHERLAND ASSOCIATES PLANNING

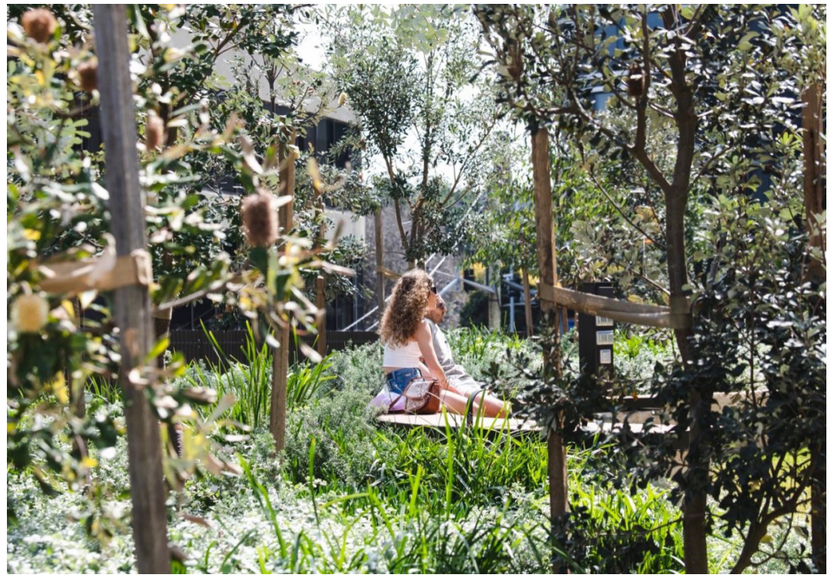
LOWER + GROUND FLOOR CHARACTER

GARDEN LOBBY





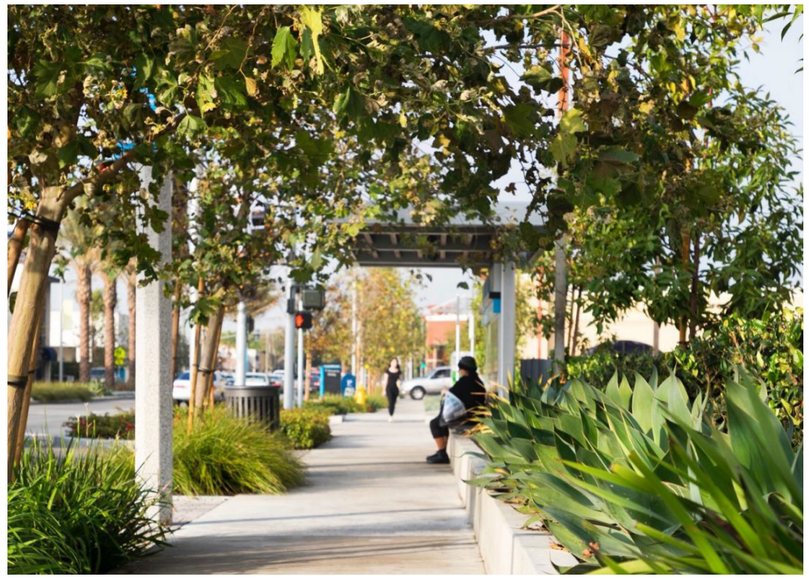
NATIVE BUFFER PLANTING & PLANTED EMBANKMENTS



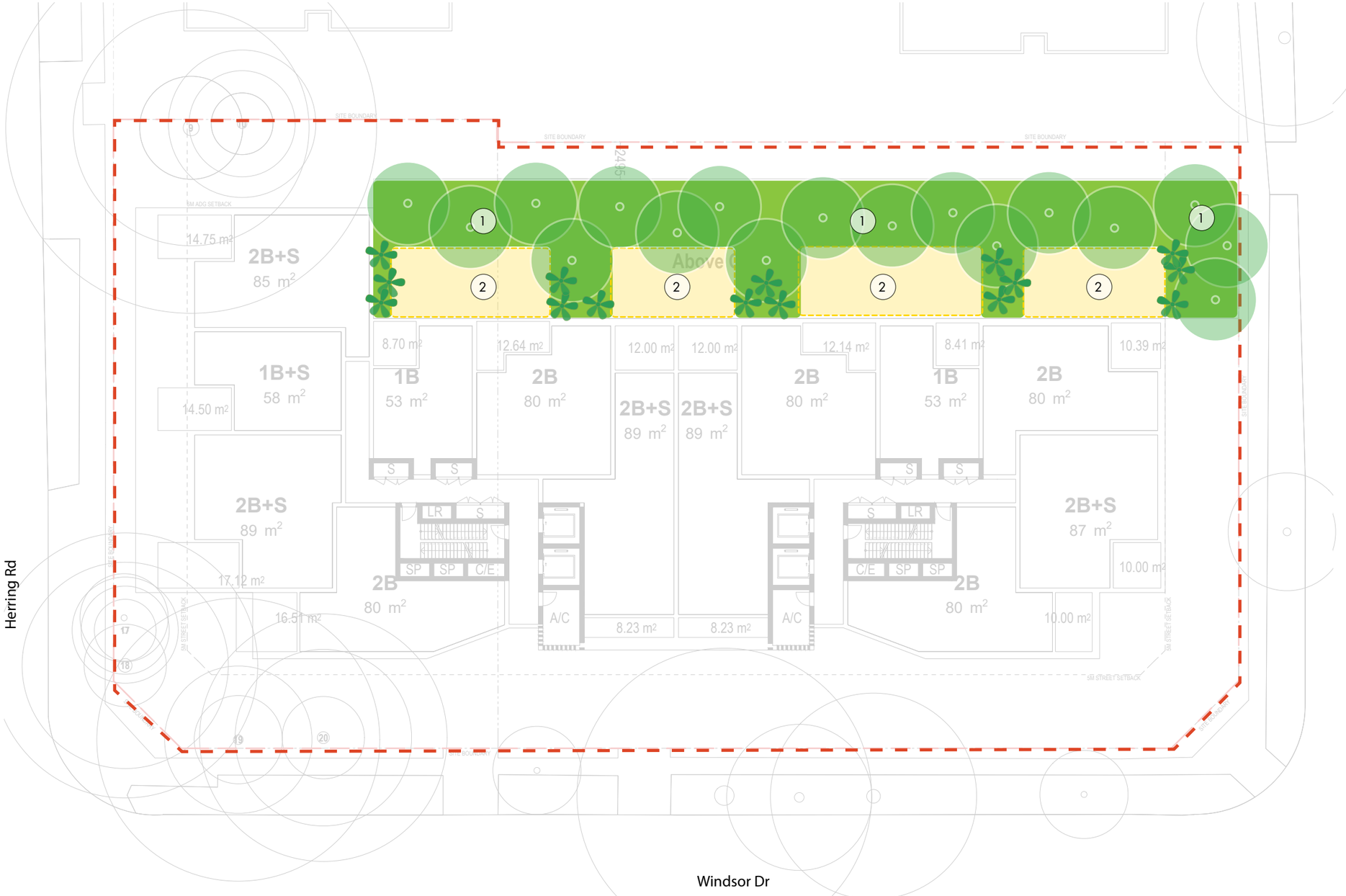


STREETSCAPES





UPPER GROUND CONCEPT SKETCH



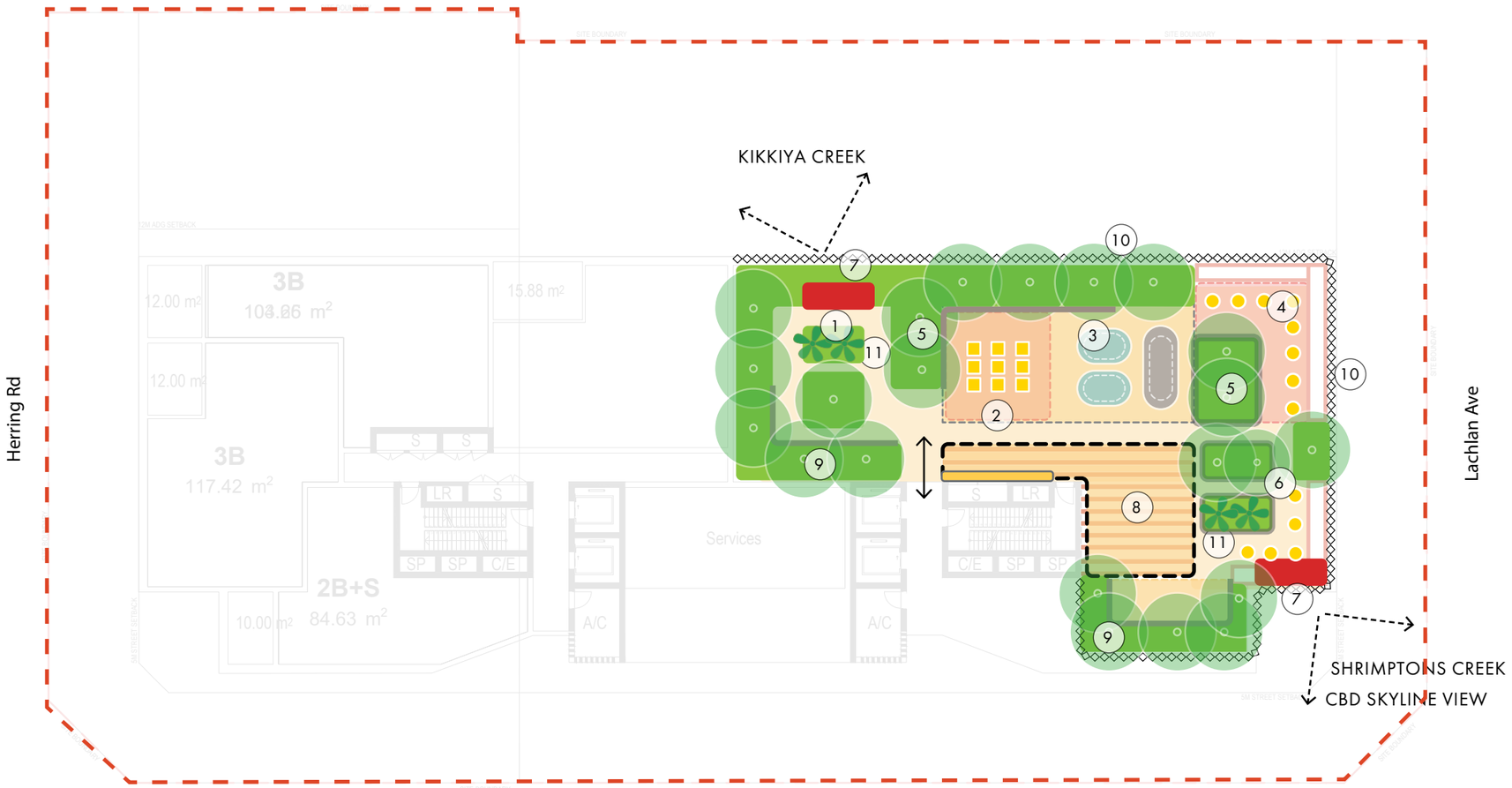
1 DENSE LANDSCAPE BUFFER ABOVE CARPARK WITH SMALL NATIVE TREES FOR PRIVACY - ELAEOCARPUS RETICULATUS AND BANKSIA INTEGRIFOLIA

2 PRIVATE COURTYARD

Scale 1:300@ A3

0 2 4 6 8 10

LEVEL 15 ROOFTOP COS PLAN CONCEPT

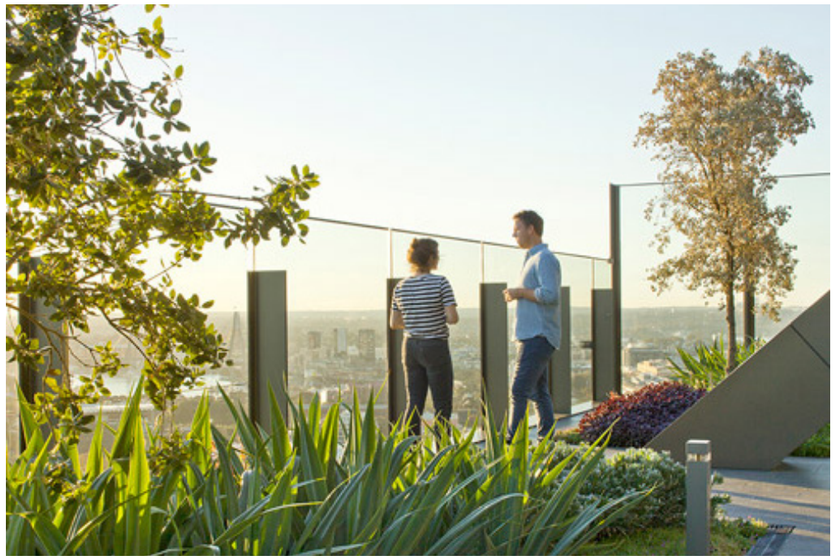


1. IMMERSIVE GARDEN SETTING WITH SEATING NOOKS THAT OFFER VIEWS OF KIKKIYA CREEK
2. OUTDOOR CINEMA WITH FLEXIBLE SEATING
3. NORTH FACING OUTDOOR WORK OUT SPACES
4. VIEWING DECK WITH ROOFTOP BAR TABLE
5. CENTRAL PLANTERS WITH NATIVE TREES
6. SENSORY GARDEN WITH SHRIMPTONS CREEK LOOKOUT SPACES
7. CONNECTING WITH COUNTRY SIGNAGE/ INFORMATION BOARDS
8. BBQ SHELTER/OUTDOOR KITCHEN WITH PICNIC TABLES
9. DENSE LANDSCAPE BUFFER IS PROVIDED FOR PRIVACY
10. BALUSTRADE AT BUILDING EDGE
11. BUSH TUCKER PLANTING

Scale 1:300@ A3

0 2 4 6 8 10

LEVEL 15 ROOFTOP COS CHARACTER













DESIGNING WITH COUNTRY - MATERIALS & PLANTING


Eucalyptus fibrosa


Eucalyptus saligna


Grevillea sericea


Acacia binervia


Juncus continuus


Pimelea linifolia


Melicope micrococca


Lissanthe strigosa

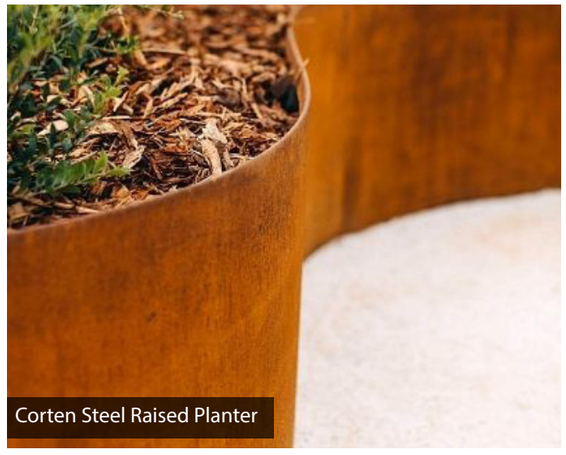

Natural Stone Paving


Decomposed granite


Melaleuca nodosa


Banksia varieties


Recycled Timber


Corten Steel Raised Planter


Sandstone Seating Blocks


Sandstone Boulders

PROJECT AIMS /TARGET OUTCOMES

INCREASED TREE CANOPY

The retention of key existing trees and the provision of new communal spaces will enable the site to increase it's current tree canopy coverage to further mitigate Urban Heat Island effect and create comfortable spaces around homes and within the public domain.

58
NEW TREES PROPOSED

IMPROVED STREET INTERFACE

The site provides a number of communal spaces, which enrich both leisure and recreational opportunity across the site.

1200M²
STREETSCAPE UPGRADES, & COMMUNAL SPACE EMBELLISHMENTS

PROMOTING BIOPHILIC DESIGN

The proposal will promote biophilic design by creating extensive street tree canopy & rooftop gardens to contribute to local flora and fauna systems

80%
NATIVE PLANTING THROUGHOUT THE SITE

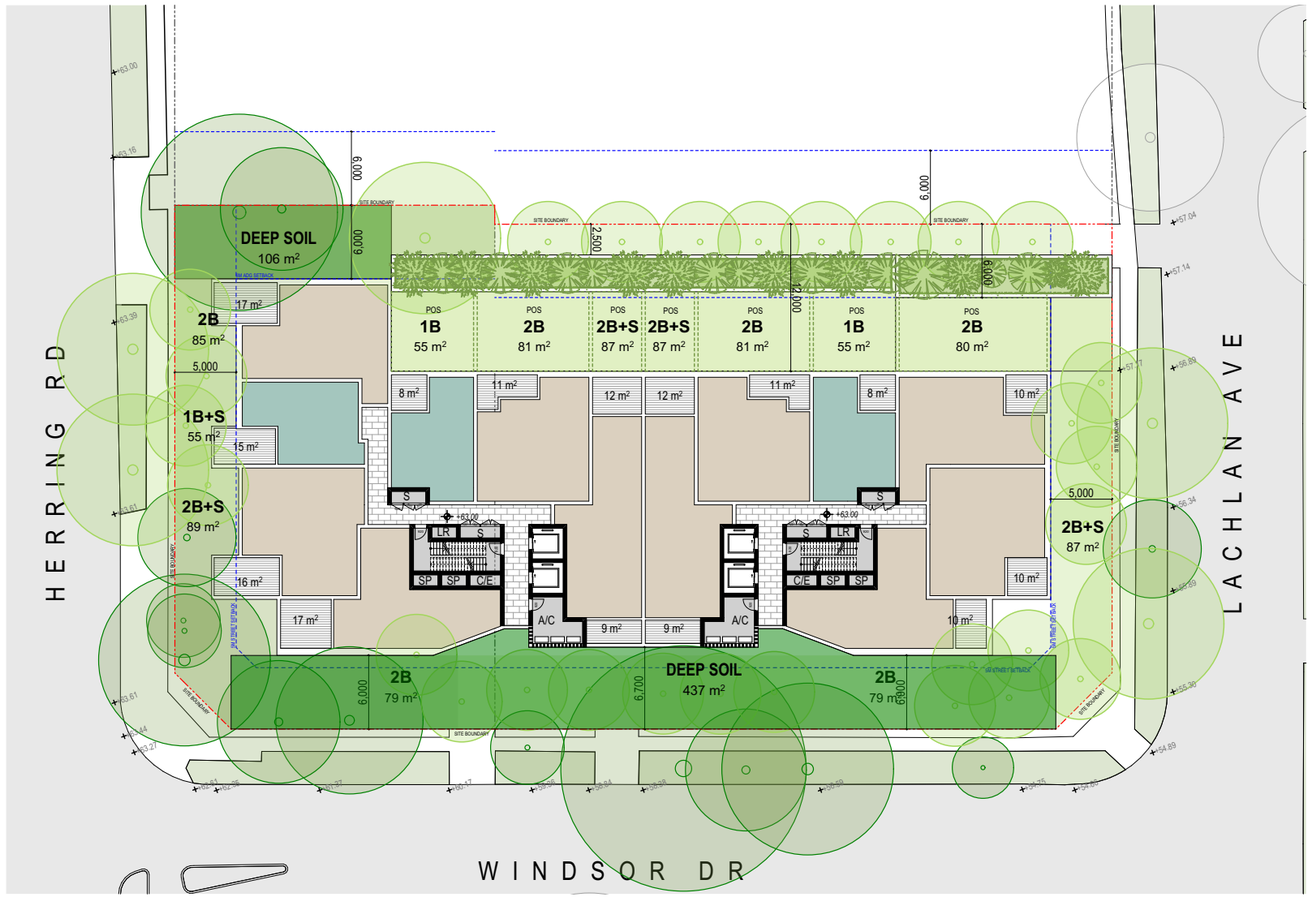
A CATALYST FOR HEALTHY LIVING

The project will provide opportunities for active living with outdoor fitness and well-being spaces for future residents of all abilities and ages.

*Note figures indicative only and are subject to design development.

550M²
ROOFTOP GARDENS

Deep Soil

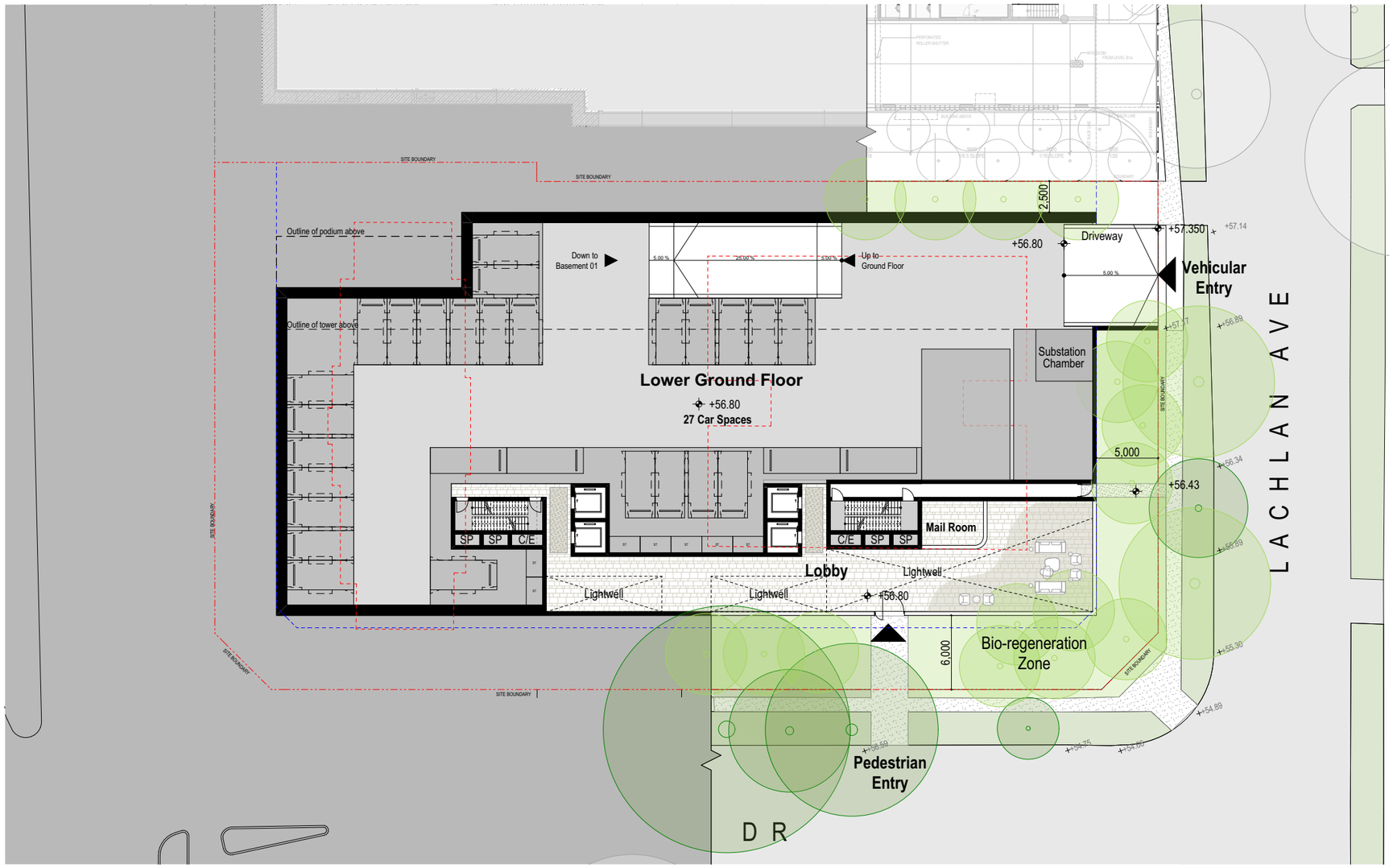


1 Deep Soil Calc 1:400

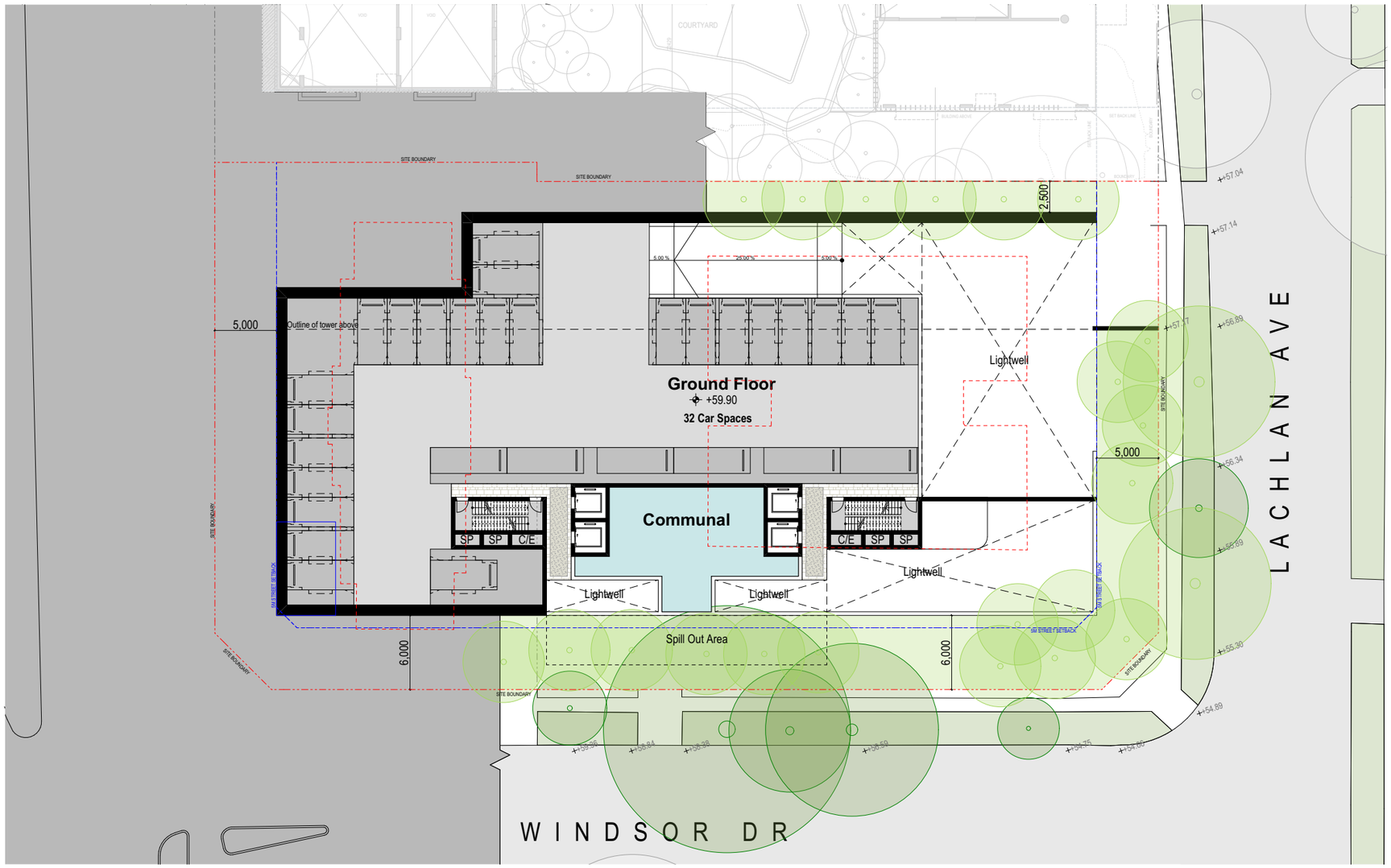
DEEP SOIL CALCULATIONS

Site Area: 3,161m2
ADG Required Deep Soil: 221m2 (7%)
Proposed Deep Soil: 543m2 (17%)

Lower Ground Floor



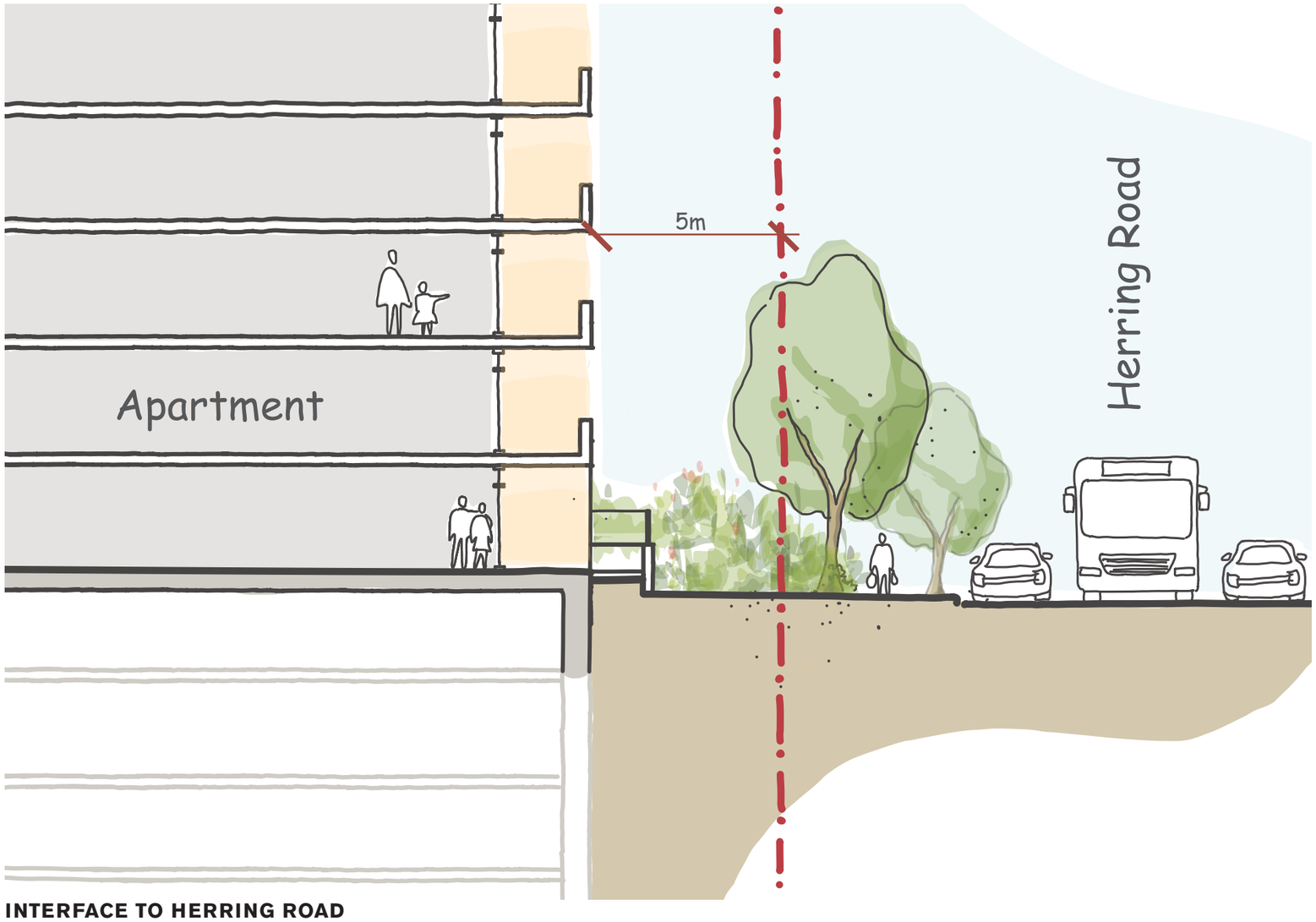
Ground Floor



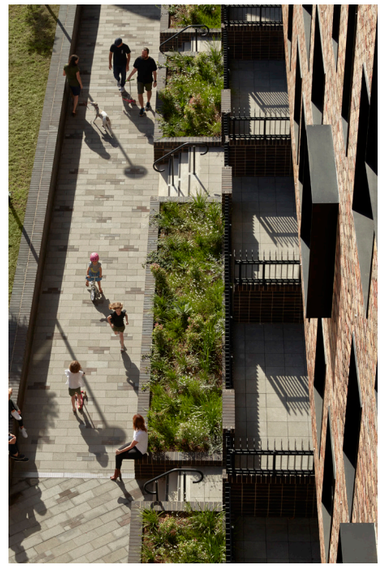
Upper Ground Floor

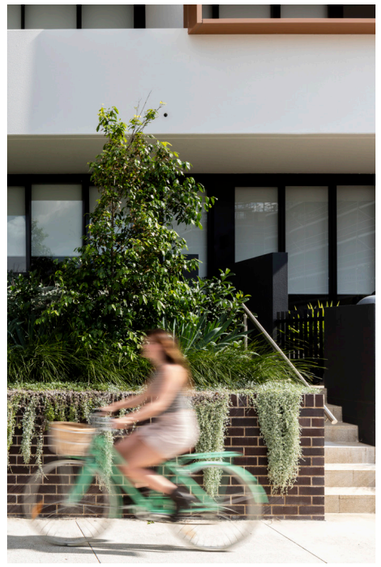


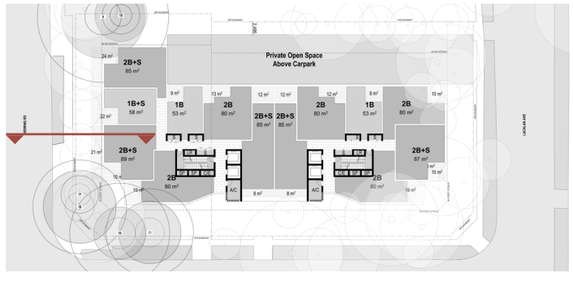
SECTION



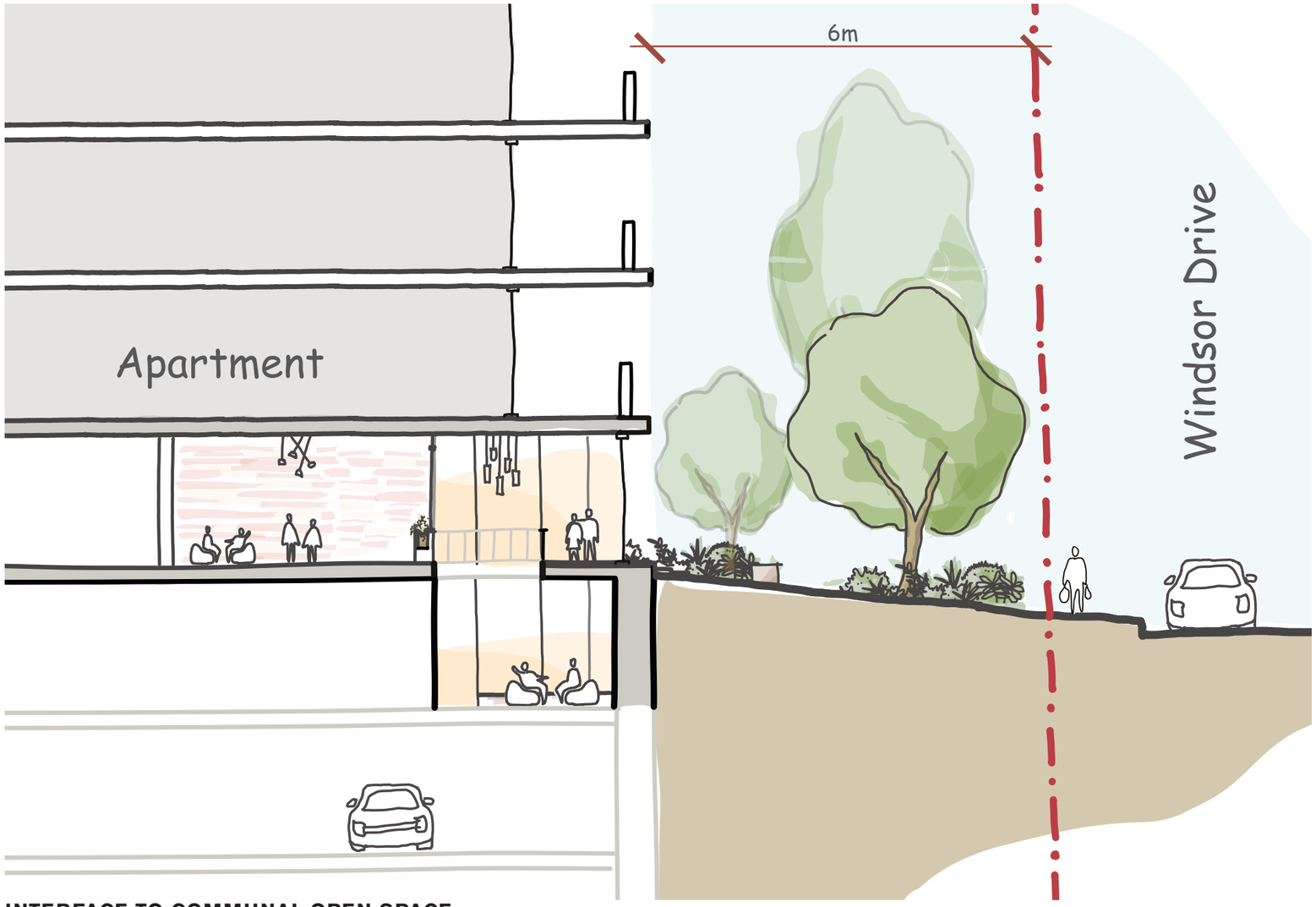
INTERFACE TO HERRING ROAD



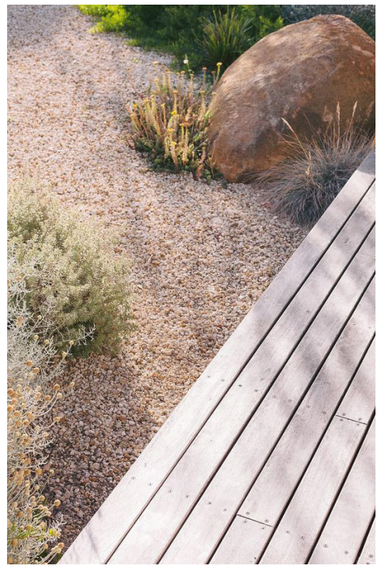




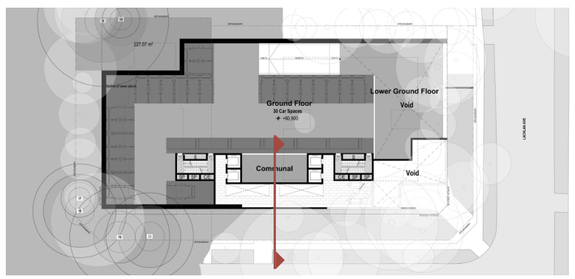
SECTION







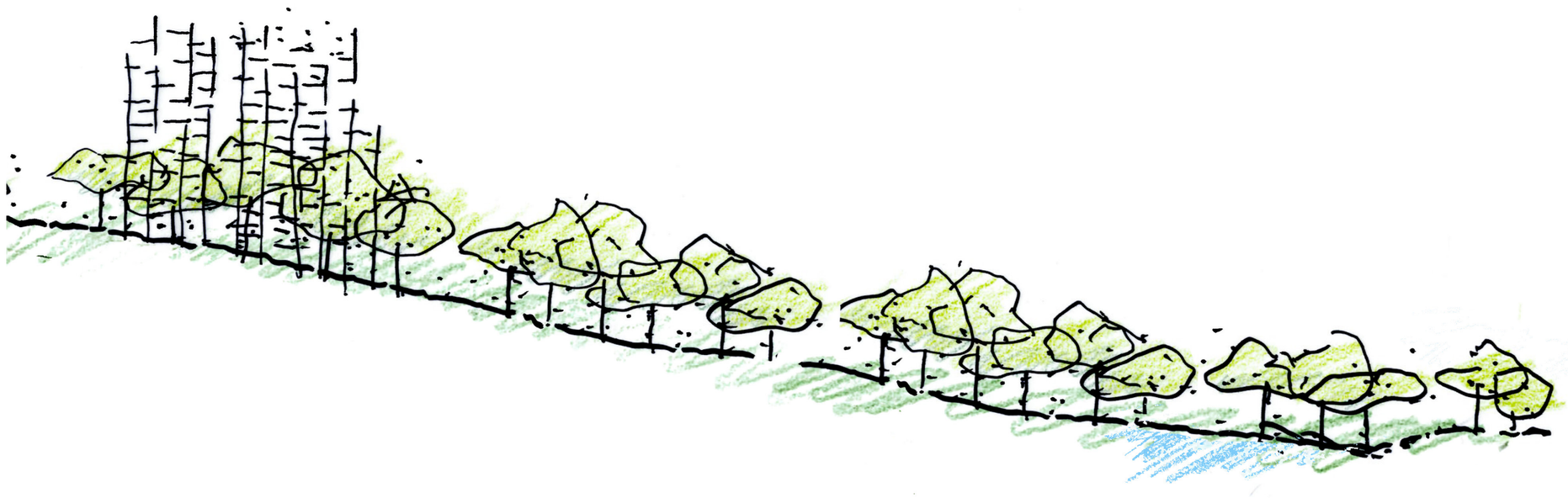
INTERFACE TO COMMUNAL OPEN SPACE



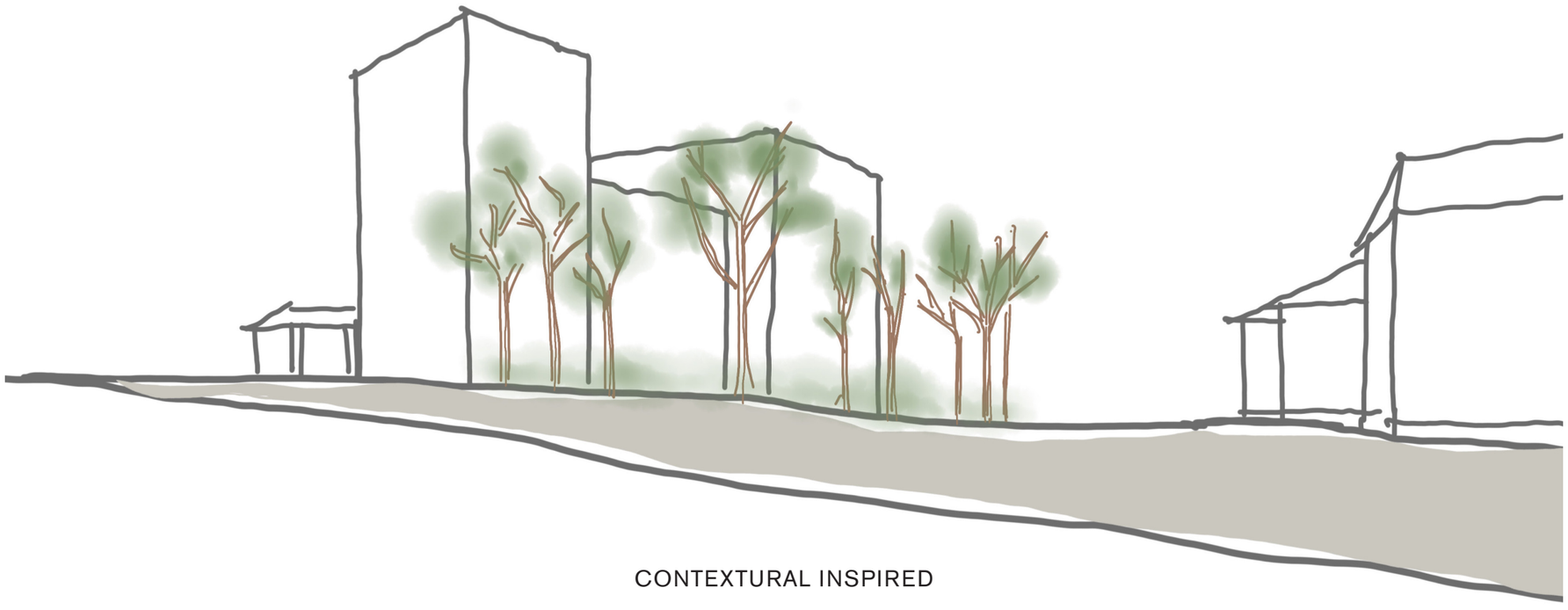
ARCHITECTURE

DESIGN VISION

- Continuation of the Verdant, Lush Undergrowth & Green Setting
- Palette & Textures to Relect Country and Place
- Local Climate Responsive Architecture



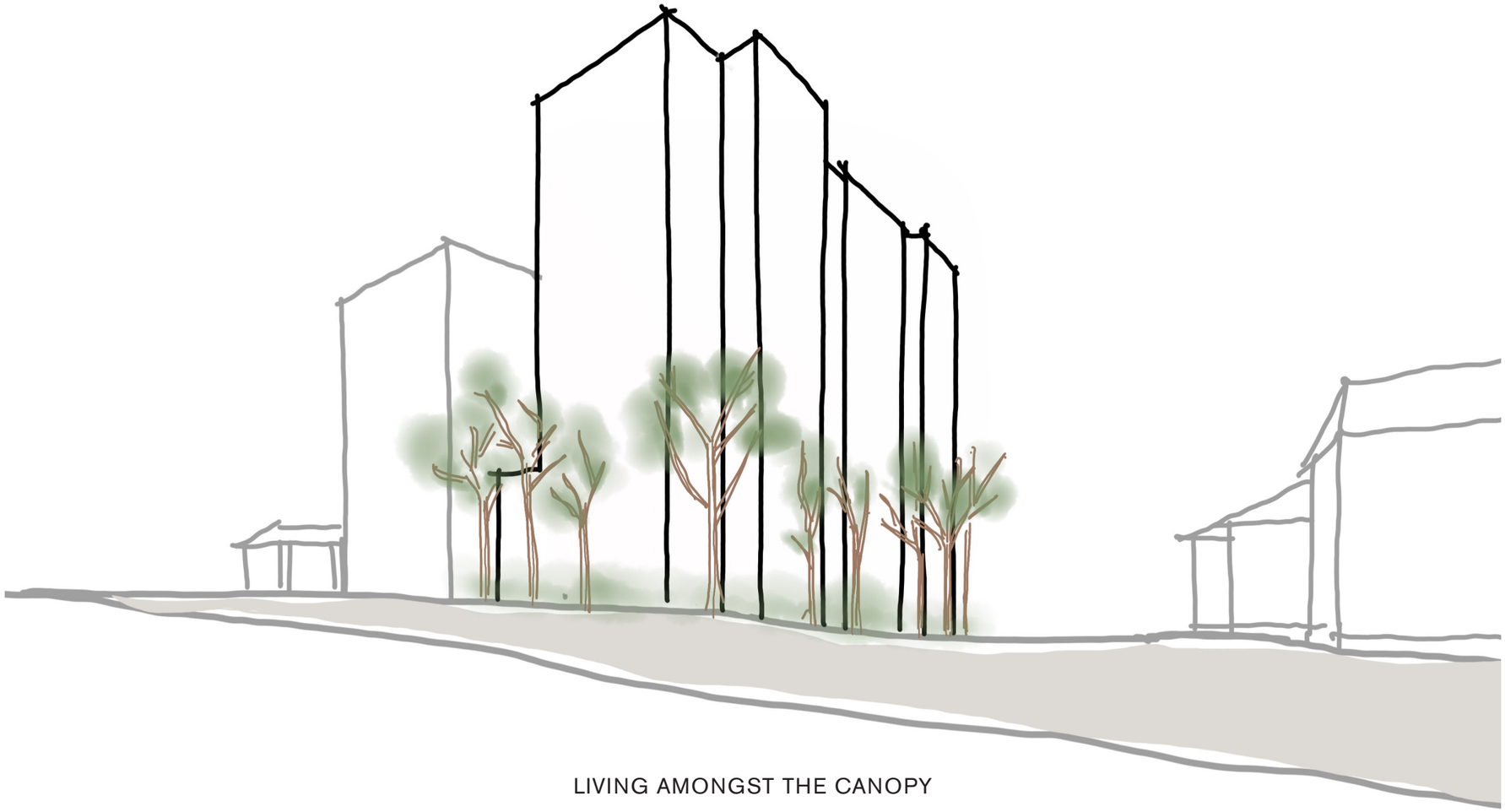
ARCHITECTURE STRATEGIES



CONTEXTURAL INSPIRED

Acknowledging the streets flora rhythm of thin, tall existing trees

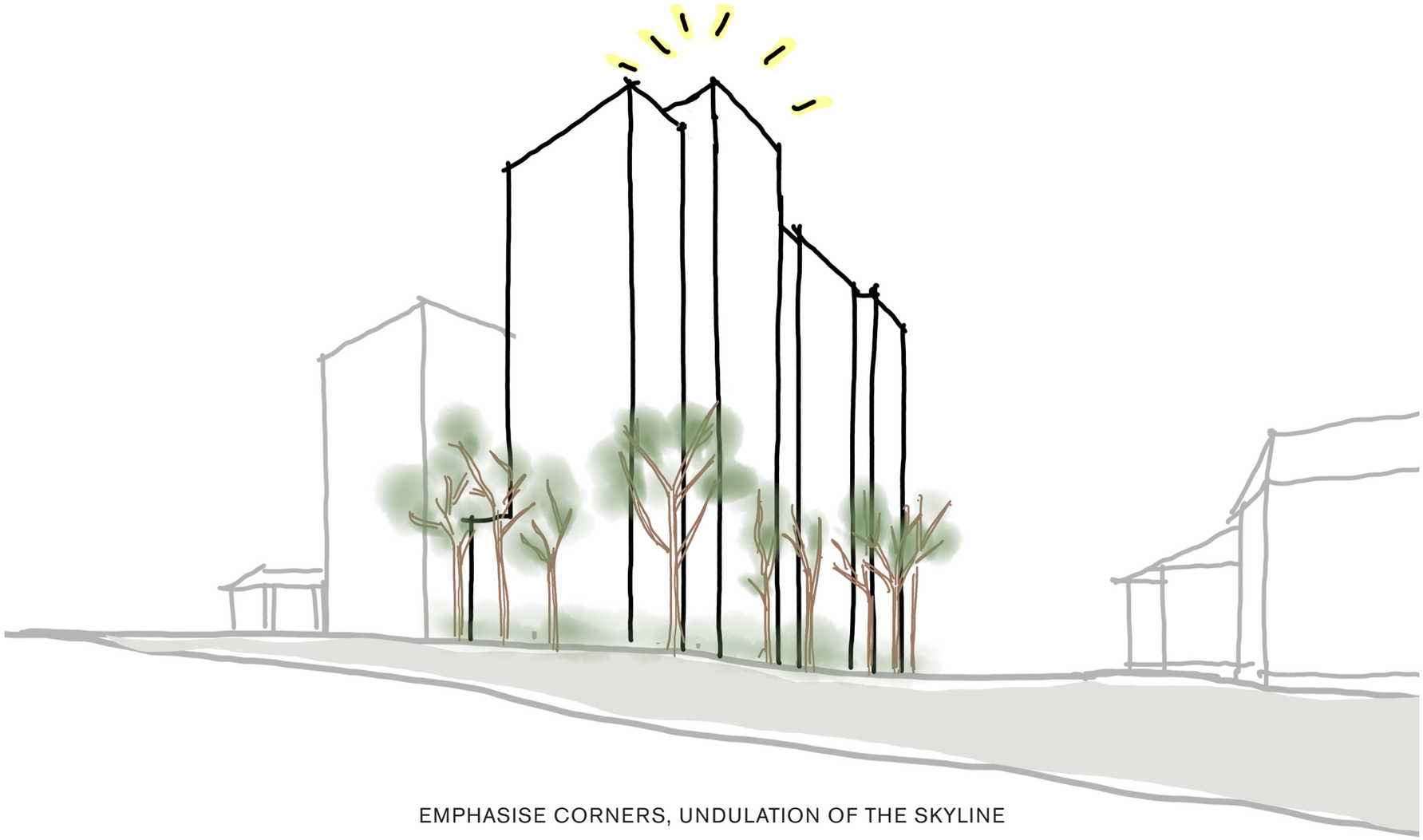
ARCHITECTURE STRATEGIES



LIVING AMONGST THE CANOPY

Massing rises from the ground and grow above the tree canopy

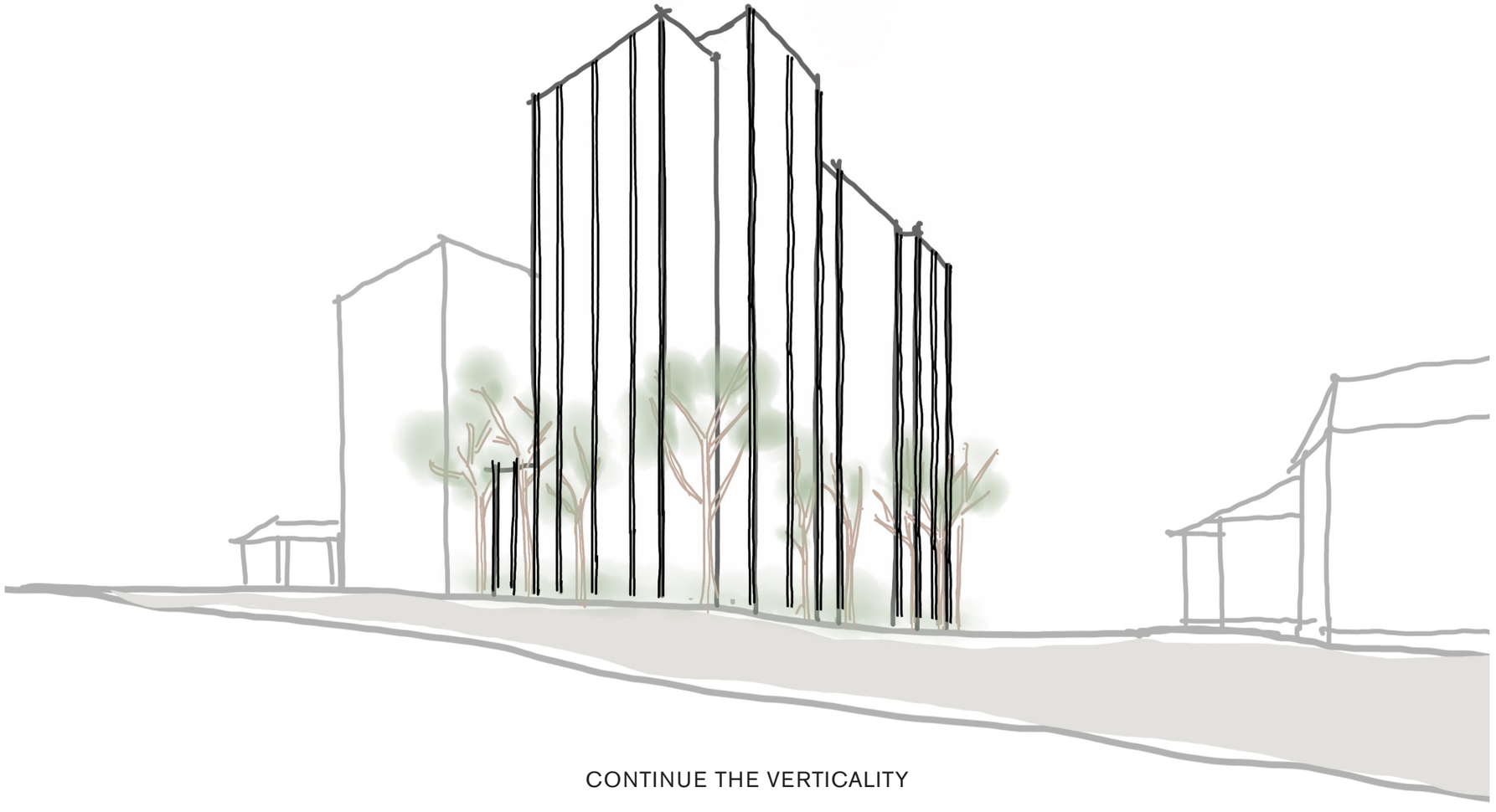
ARCHITECTURE STRATEGIES



EMPHASISE CORNERS, UNDULATION OF THE SKYLINE

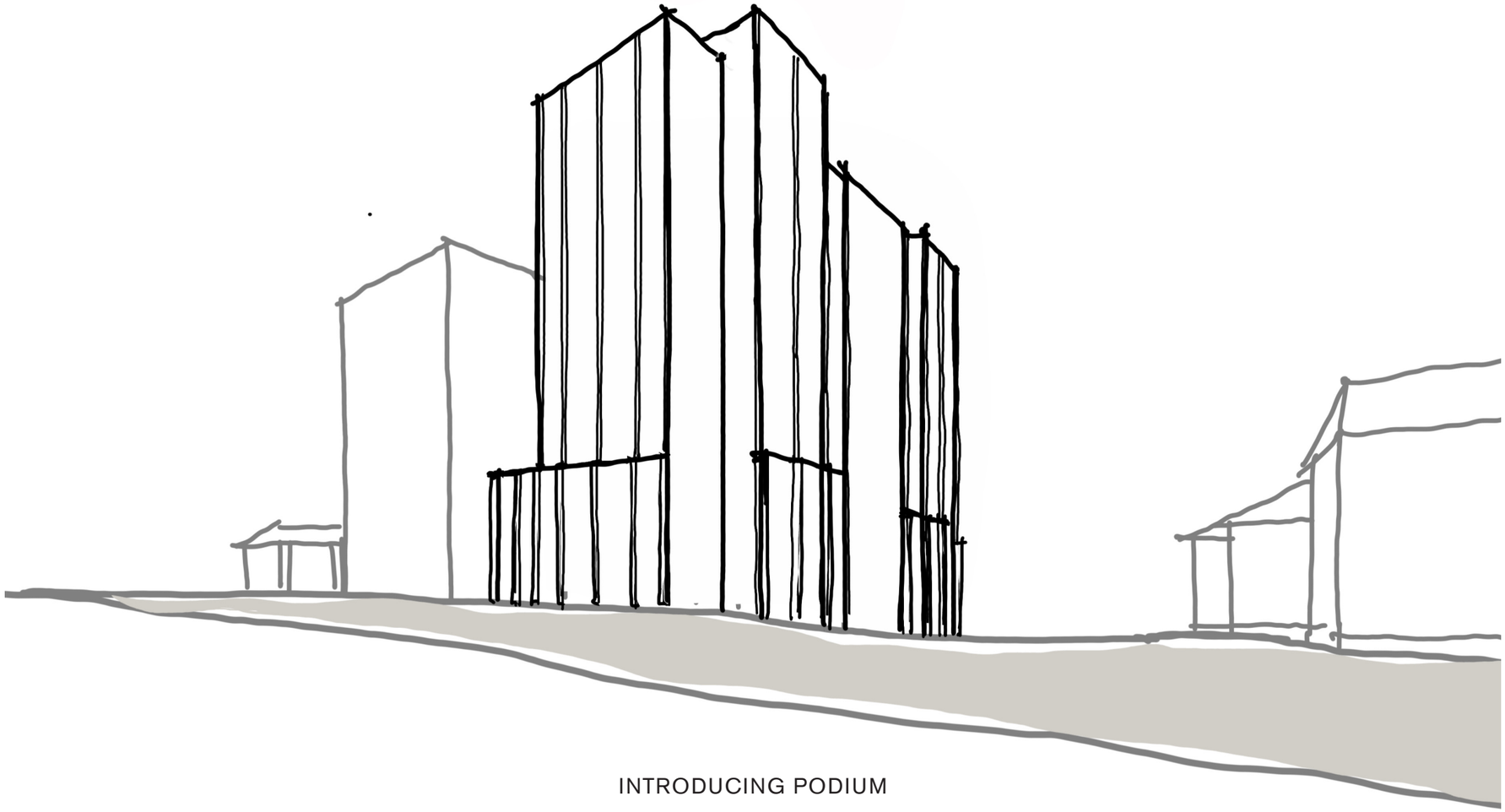
Pull up the massing to address the urban key corner

ARCHITECTURE STRATEGIES



CONTINUE THE VERTICALITY

ARCHITECTURE STRATEGIES



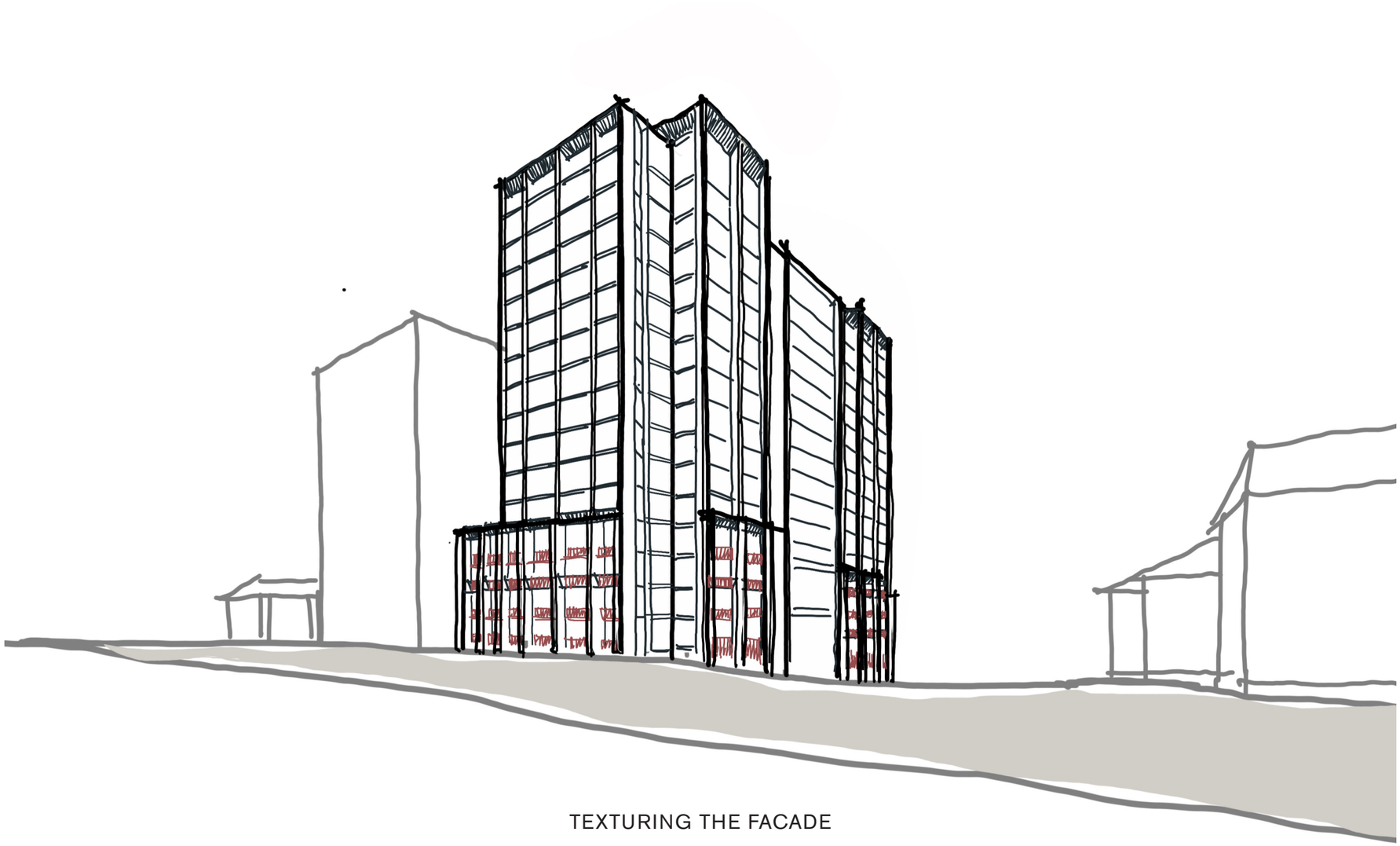
INTRODUCING PODIUM

ARCHITECTURE STRATEGIES



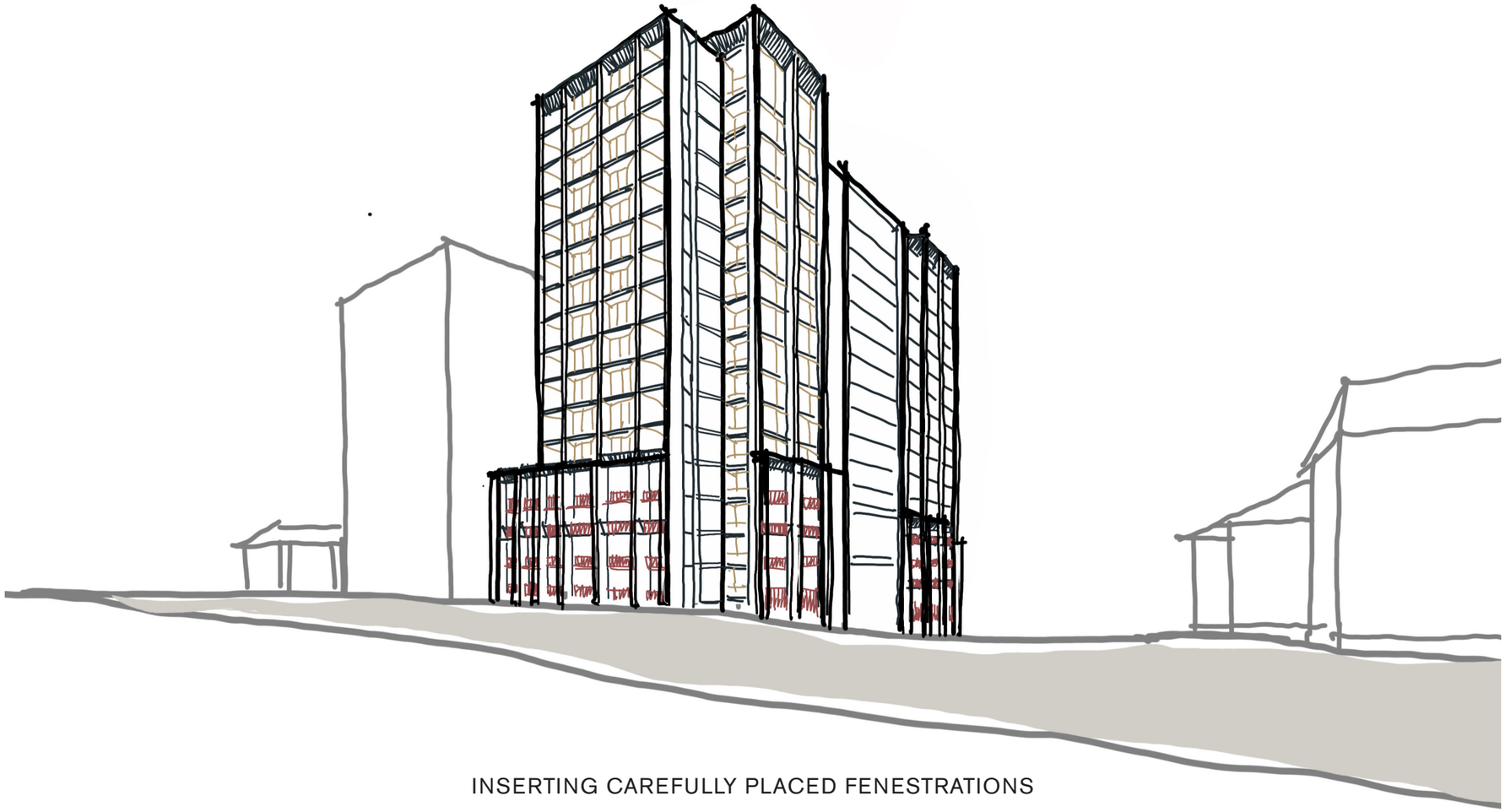
LAYERING THE FACADE WITH HORIZONTAL ELEMENTS

ARCHITECTURE STRATEGIES



TEXTURING THE FACADE

ARCHITECTURE STRATEGIES

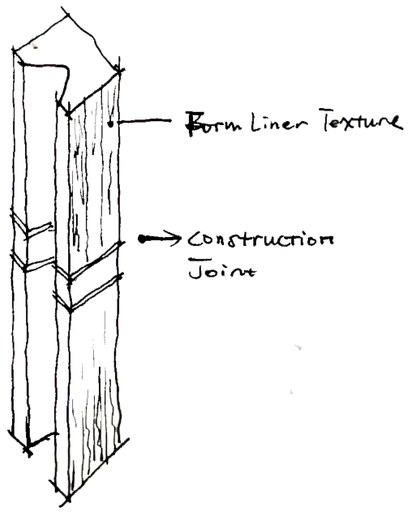


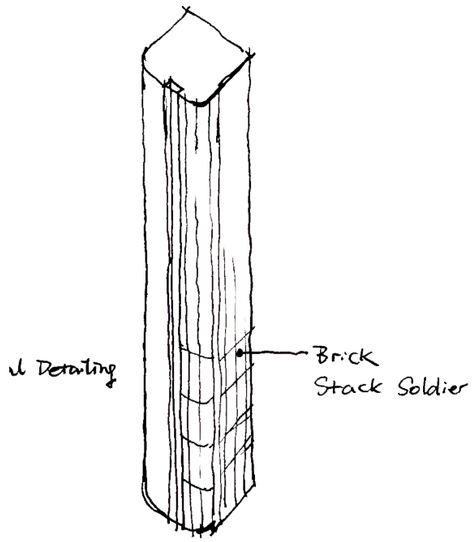
INSERTING CAREFULLY PLACED FENESTRATIONS

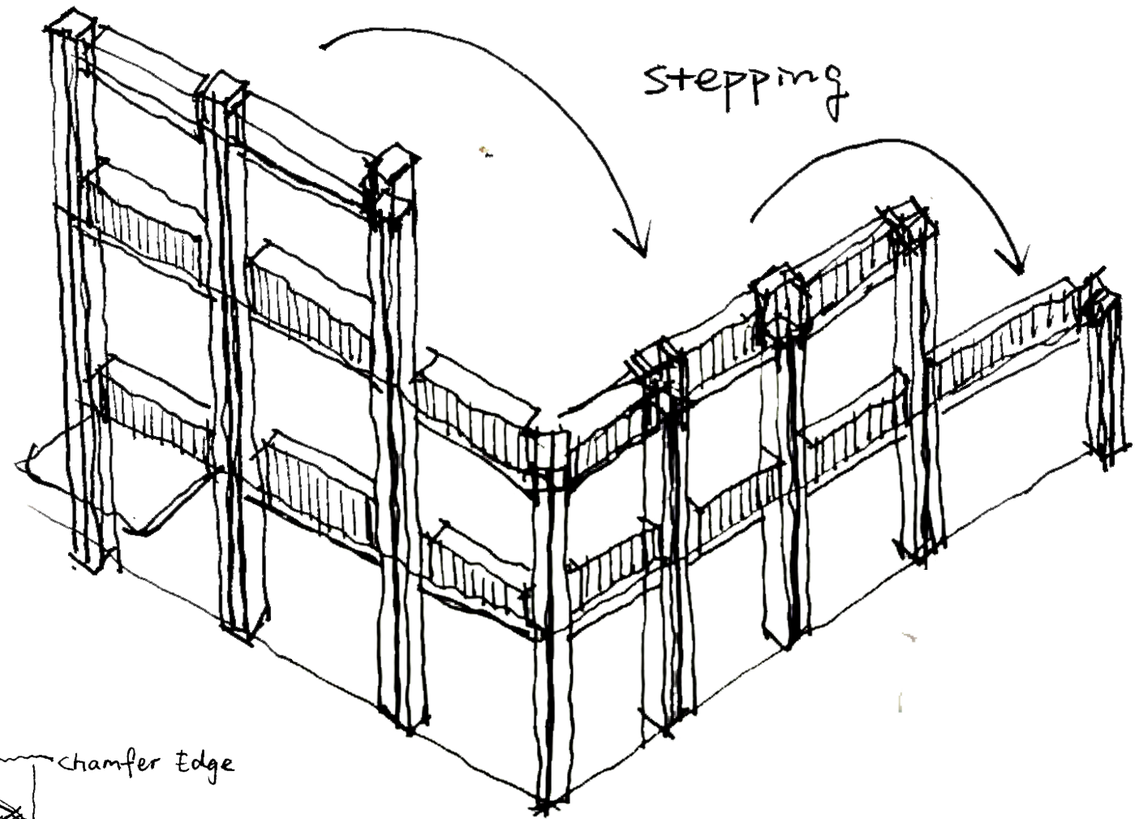
ARCHITECTURE STRATEGIES

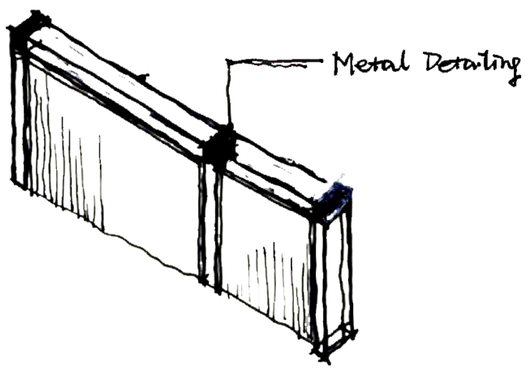


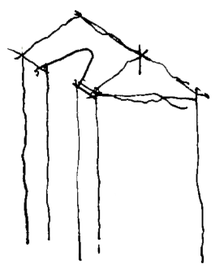
ARCHITECTURE SKETCHES

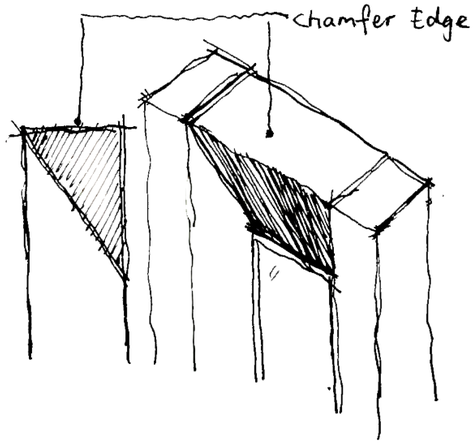












ARCHITECTURE

HERRING ROAD PERSPECTIVE

DEICORP
Design. Develop. Deliver.

LAND AND FORM

SUTHERLAND ASSOCIATES PLANNING

161 HERRING RD, 13-15
LACHLAN AVE
MACQUARIE PARK, NSW

HERRING ROAD PERSPECTIVE







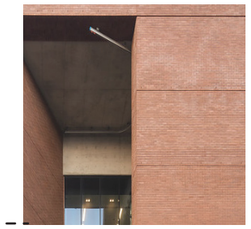
COLUMNS
PRE-CAST CONCRETE WITH TEXTURE





TOWER INFILL
PRE-CAST CONCRETE - SANDSTONE COLOUR





PODIUM INFILL
BRICK - RED TONE

LOBBY PERSPECTIVE

DEICORP Design. Develop. Deliver. | DKO | WSP | LAND AND FORM | SUTHERLAND & ASSOCIATES PLANNING

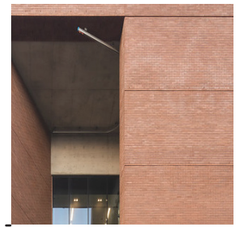
161 HERRING RD, 13-15 MACQUARIE PARK, NSW

25/07/24
PAGE 54

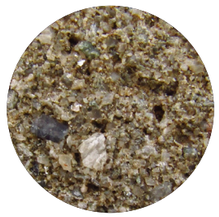
LOBBY PERSPECTIVE







PODIUM INFILL
BRICK - RED TONE





PODIUM INFILL
BRICK - SANDSTONE TONE

REGIONAL WINDS AND SURROUNDINGS



Corner wind acceleration effects likely to occur for balconies situated on Levels 10 and above. These can impact overall wind comfort conditions. Consider impermeable balustrades with a height of 1.35 – 1.4 m.

Primary lobby entrance located at the corner of Lachlan Avenue and Windsor Drive is likely to be shielded from most winds. It is noted that localised screening and landscaping has also been employed to provide a more comfortable wind environment.

Downwash due to neighbouring building and channelling between the towers during winters – can lead to higher winds that are suitable for strolling use when prevailing winds are from the NW.

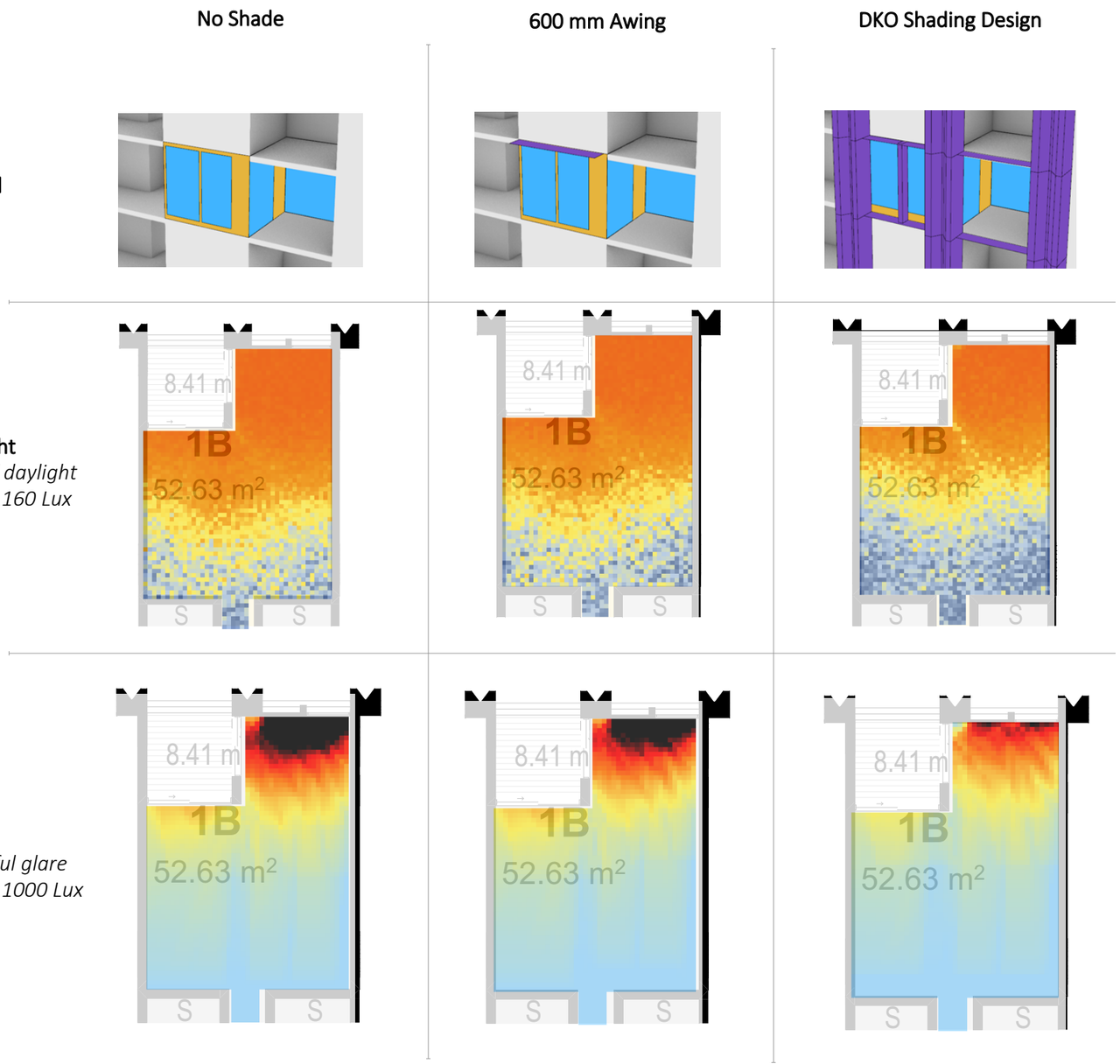
Angled NW wind approach can cause corner acceleration effects around the southwest corner of the subject development. Corner cut is likely to reduce wind impacts considerably. The decline in terrain is likely to further reduce winds along Windsor Drive.

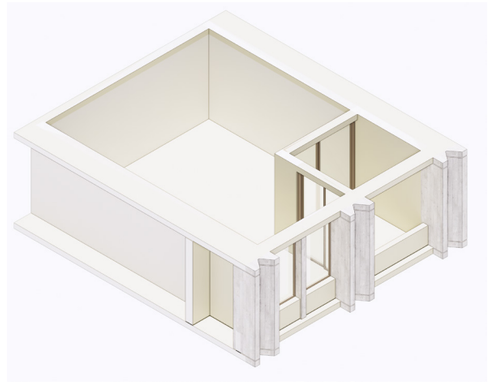
ESD INITIATIVES



1. Effective passive design strategies to reduce energy consumption and maintain thermal comfort.
2. Optimised shading design to maximise usable daylight while minimising harmful glare.
3. Target 90% diversion of construction and demolition waste.
4. High efficiency water fixtures to reduce potable water demand.
5. Renewable energy generation using solar PV to offet grid demand.
6. Provisions for EV ready infrastructure.
7. Extensive site landscaping, including native species.
8. WSUD principles integrated with rainwater capture and reuse for landscape irrigation.
9. Exceeding natural ventilation requirements.
10. Reduced fossil fuel usage onsite, electric heating and hot water, gas only for private cooking.
11. Meeting BASIX requirements for Energy, Water, and Thermal Comfort.
12. Achieving a 7 Star average, 6 Star minimum NatHERS rating.

PASSIVE FACADE CONCEPT - NE FACADE

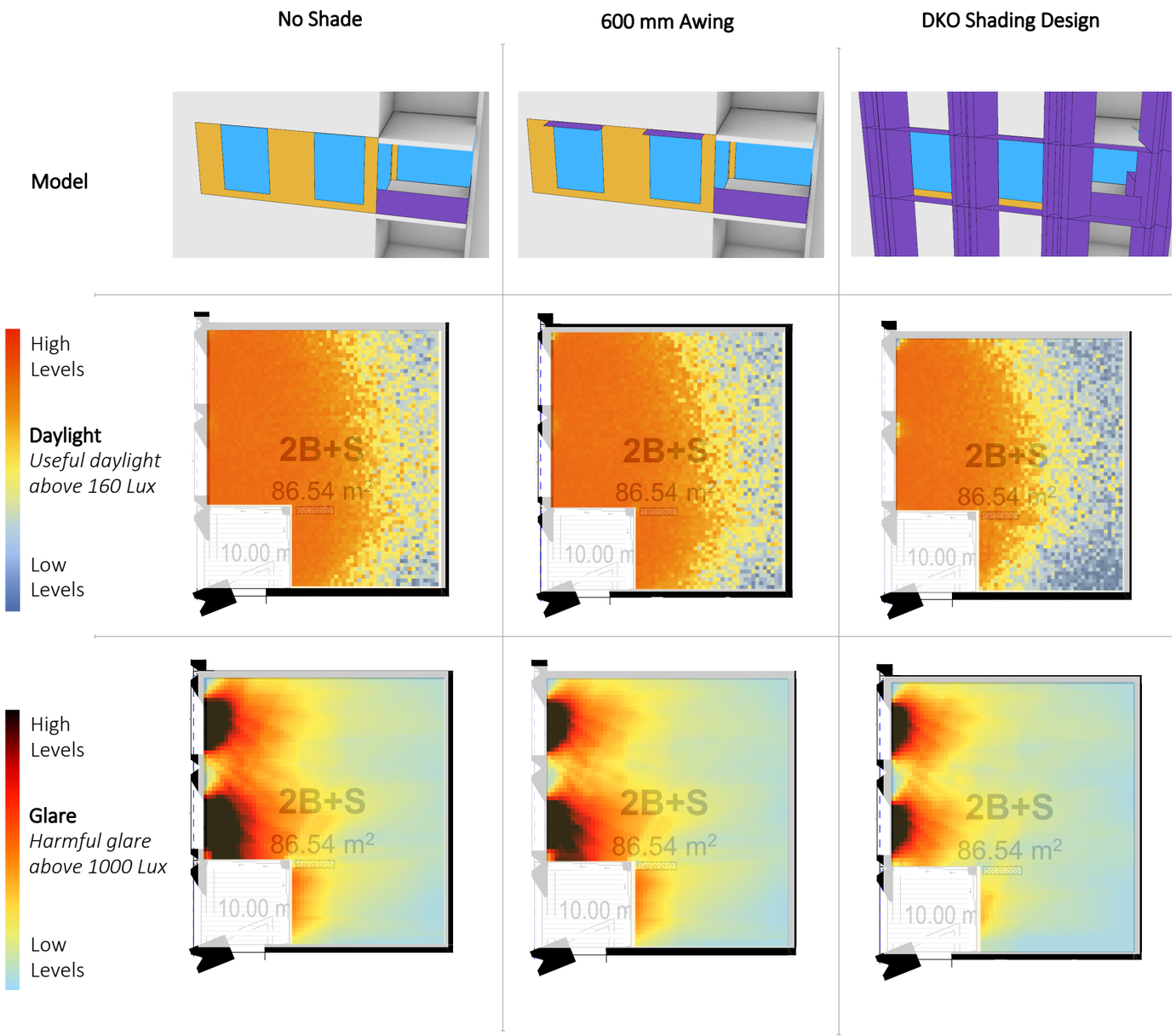


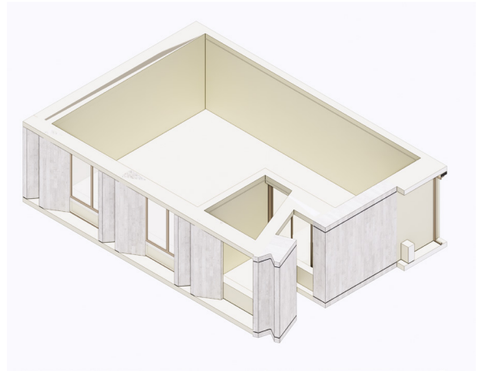


Outcome
The effective use of vertical shading in the DKO design balances the trade off between high levels of natural light and glare within the space.

The design only moderately reduces the propagation of natural light throughout the space while greatly reducing harmful glare experienced along the northern façade from low angle sun in the morning and evening.

PASSIVE FACADE CONCEPT - NW FACADE





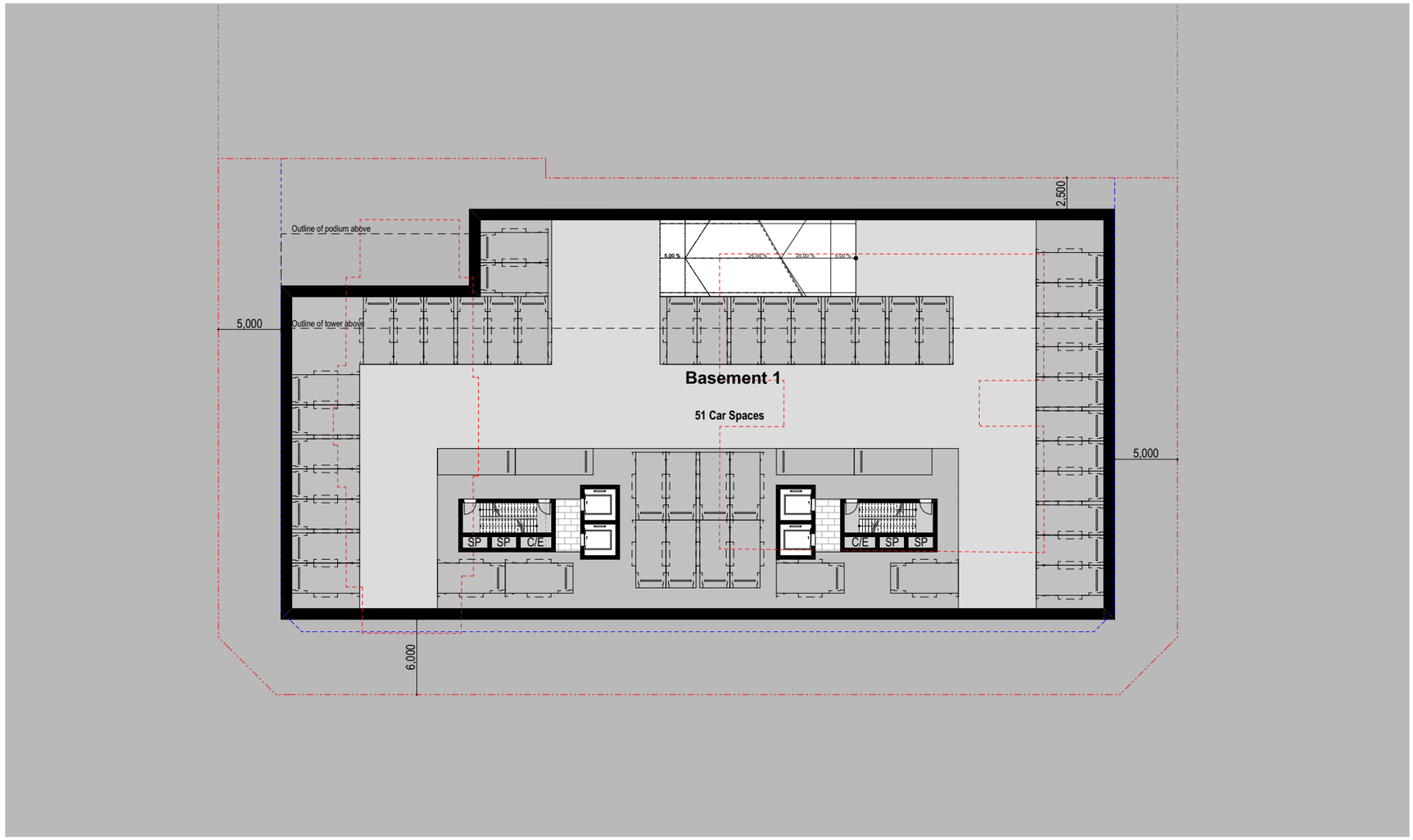
Outcome
Similar to the previous slide, the addition of vertical shading in the DKO design reduces the occurrence of harmful glare with only a slight reduction in daylight levels.

Further shading optimisation could be undertaken to minimise the unresolved glare occurring due to the low angle western sun.

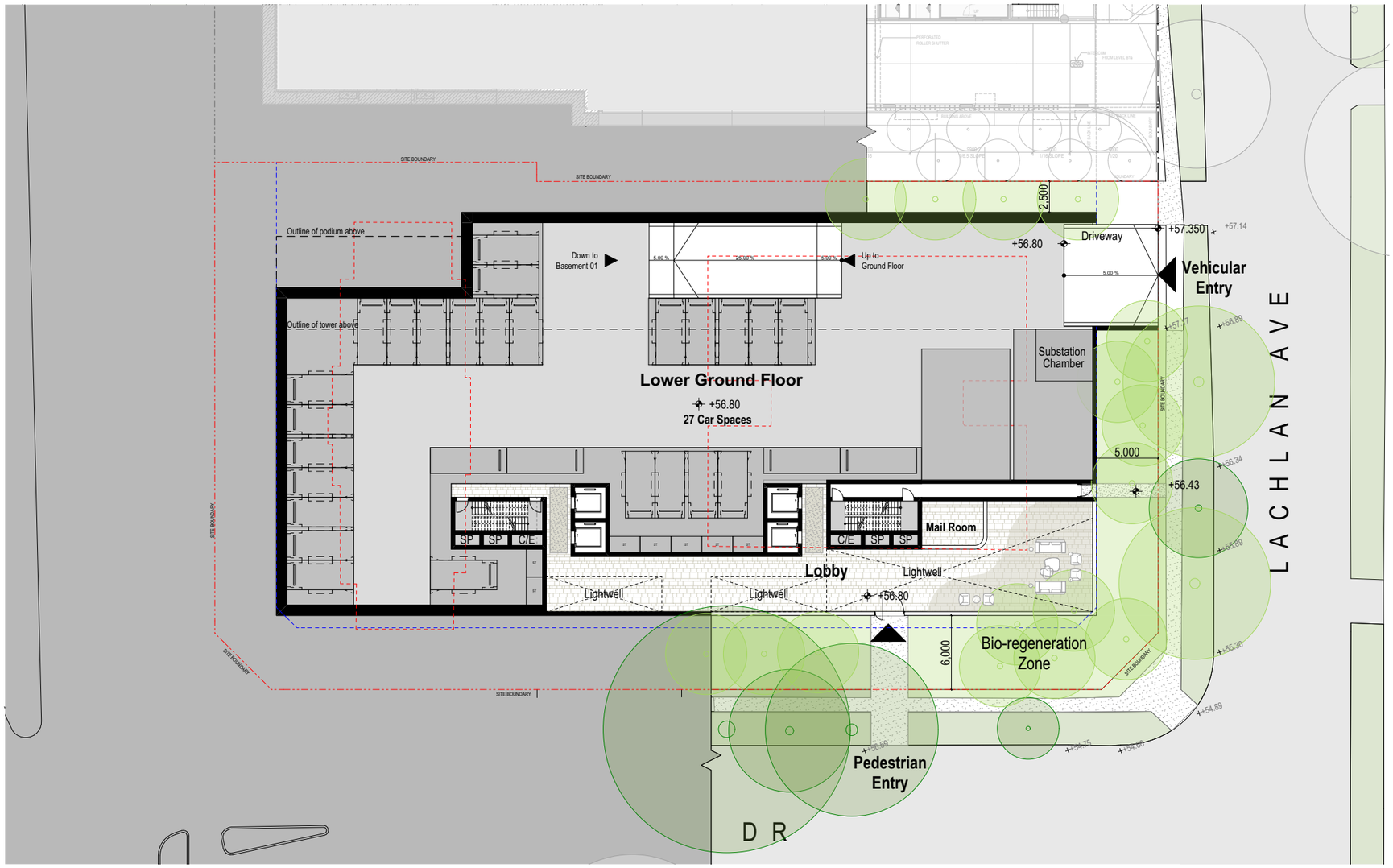


APPENDIX

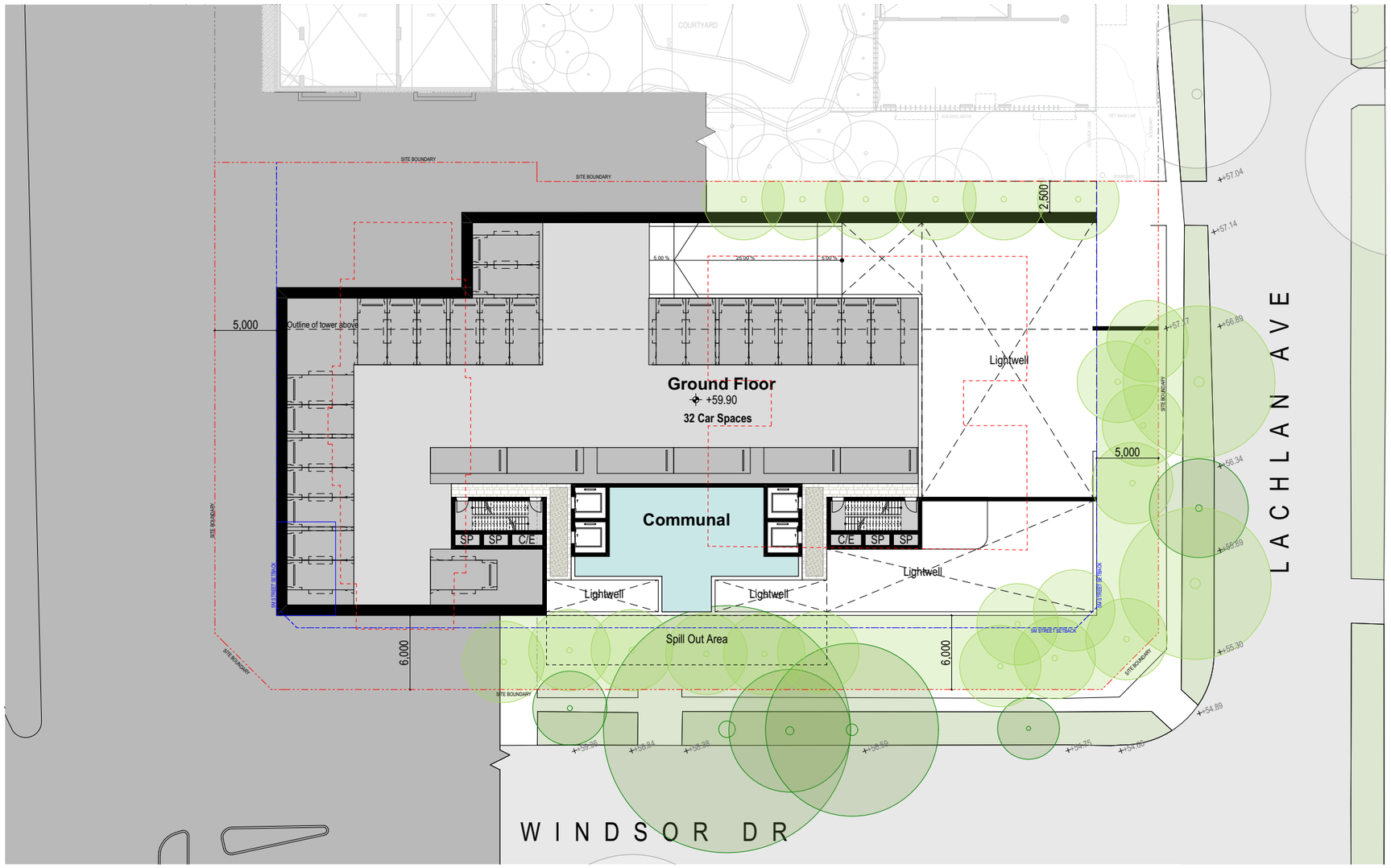
Basement 01-03



Lower Ground Floor



Ground Floor



Upper Ground Floor



Typical Podium Plan



Typical Lower Tower Plan



Typical Upper Tower Plan

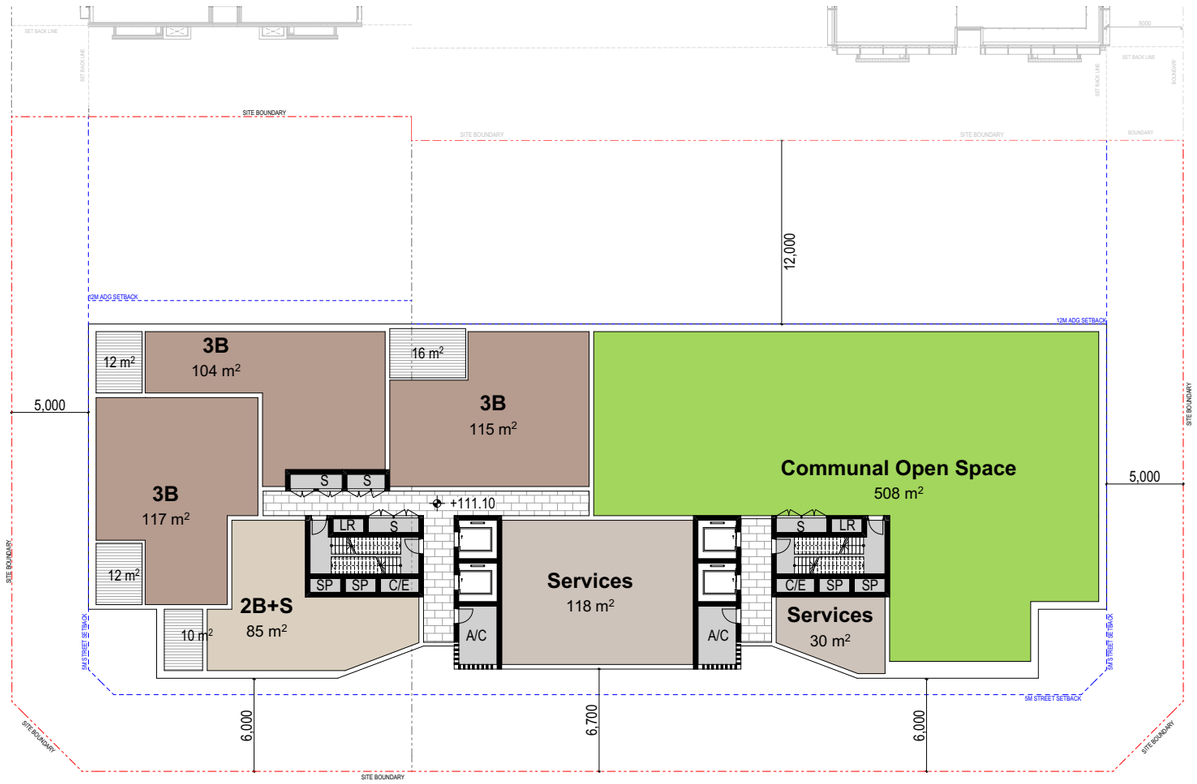
Herring Rd



Lachlan Ave

Windsor Dr

Level 16 Rooftop COS

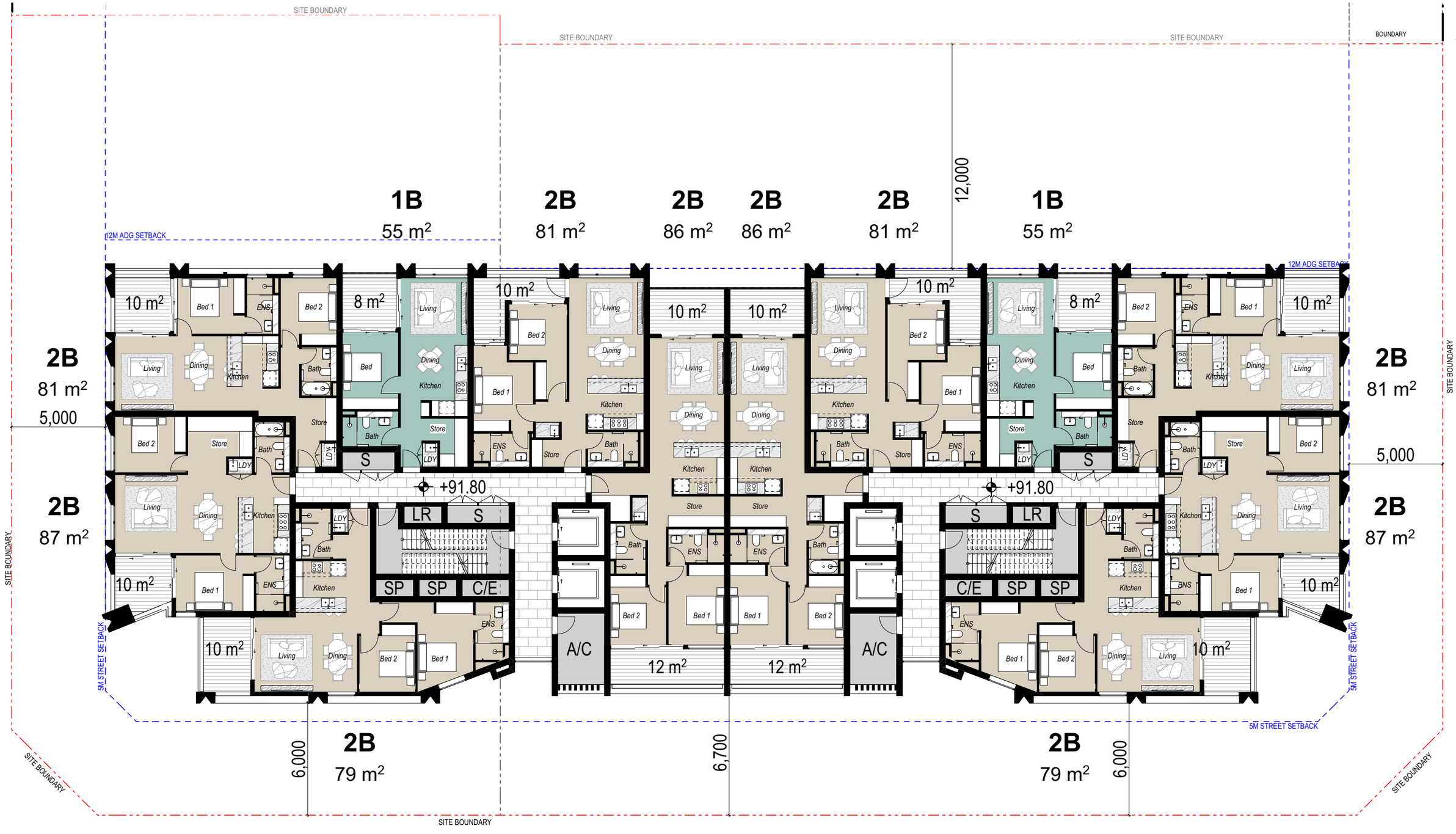


Herring Rd

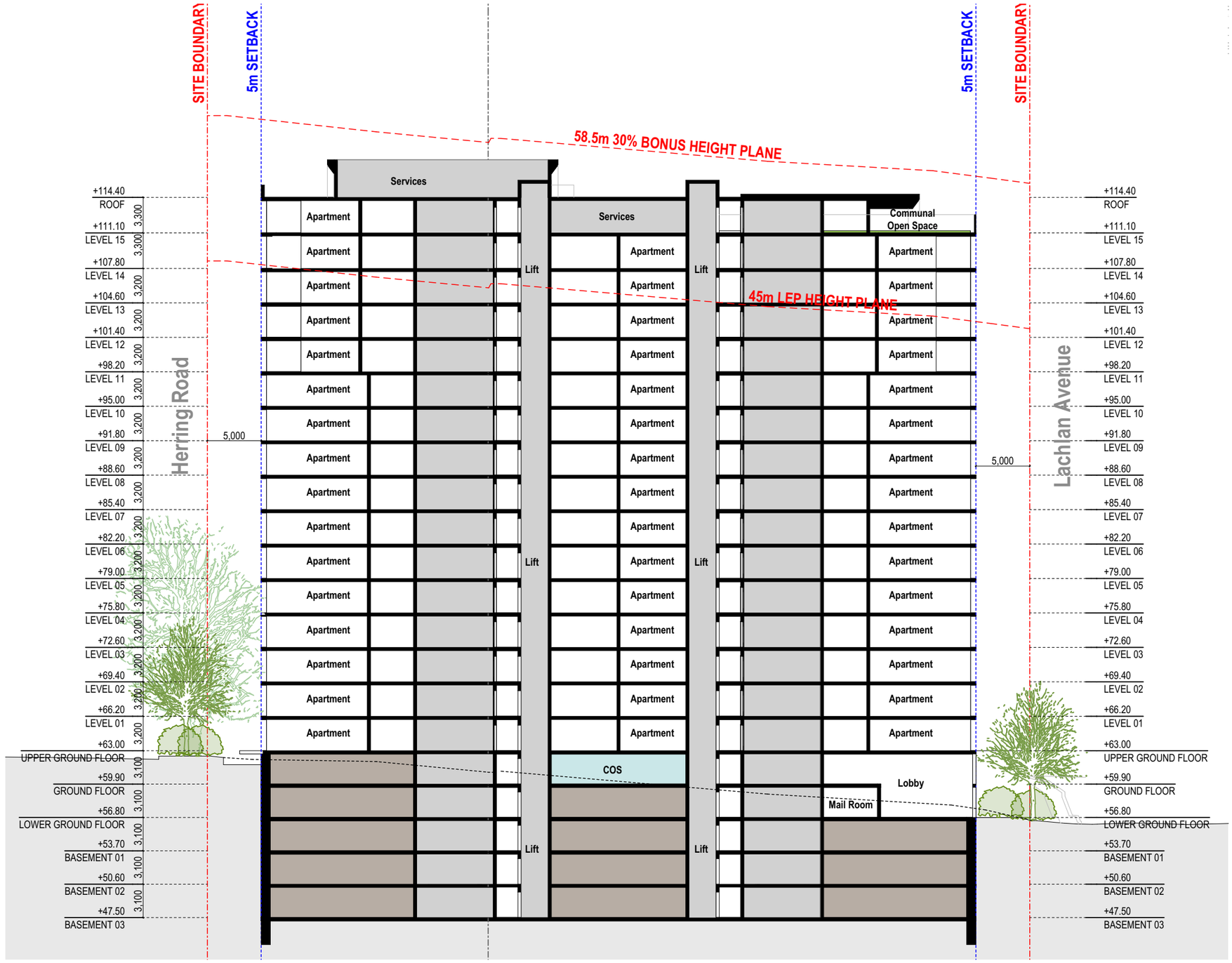
Lachlan Ave

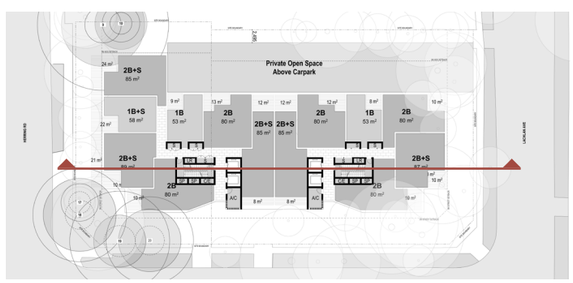
Windsor Dr

Detailed Typical Floor Plate

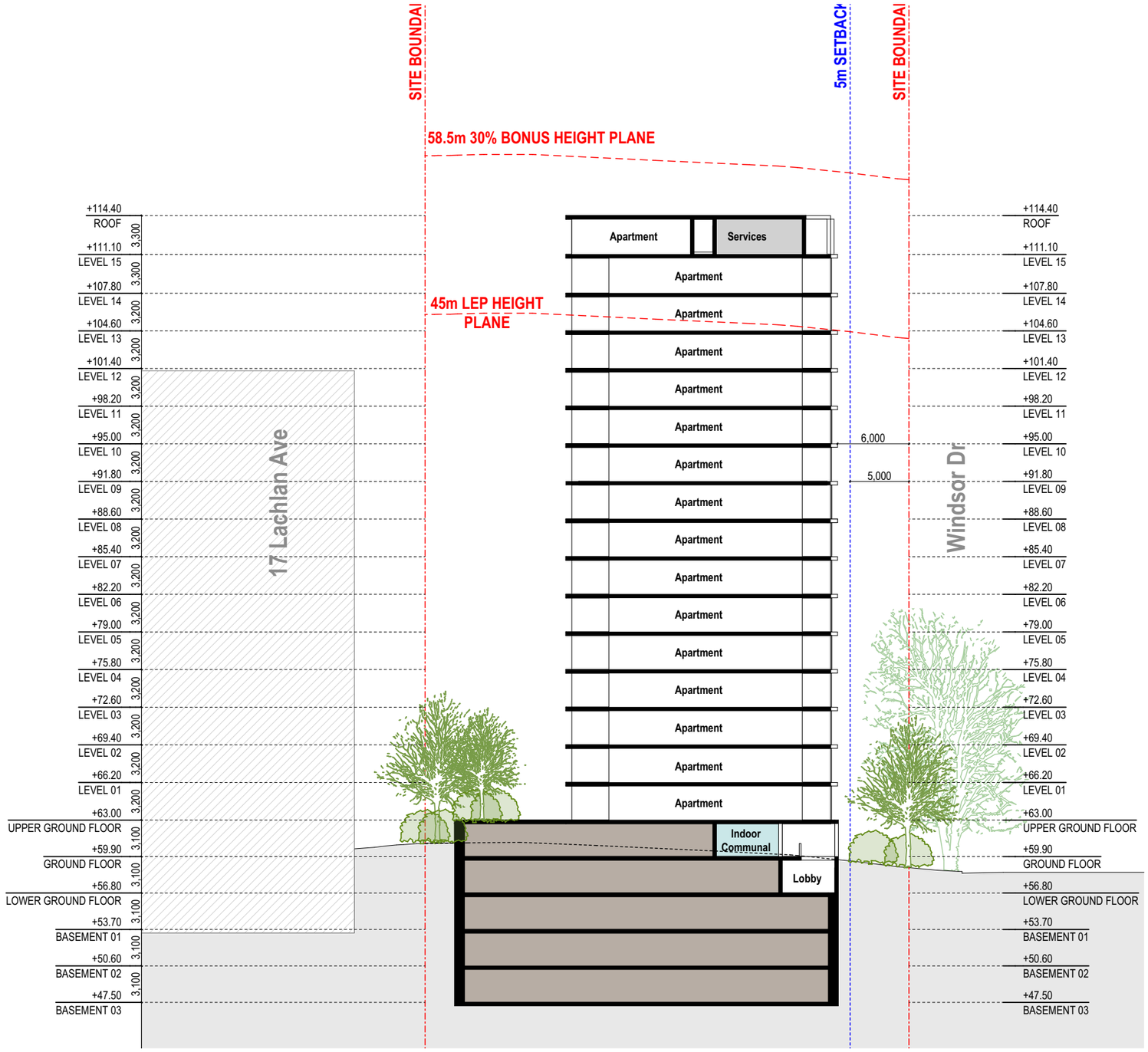


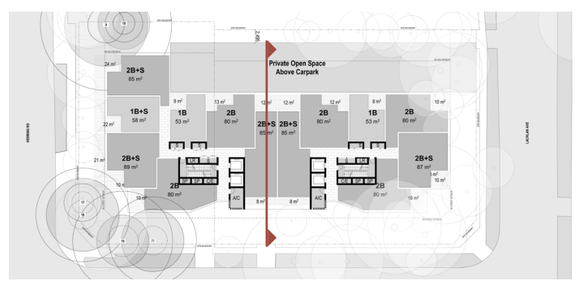
Section 01


SITE BOUNDARY
5m SETBACK
58.5m 30% BONUS HEIGHT PLANE
45m LEP HEIGHT PLANE
Services
Apartment
Lift
COS
Lobby
Mail Room
Communal Open Space
5,000
Herring Road
Lachlan Avenue
+114.40 ROOF
+111.10 LEVEL 15
+107.80 LEVEL 14
+104.60 LEVEL 13
+101.40 LEVEL 12
+98.20 LEVEL 11
+95.00 LEVEL 10
+91.80 LEVEL 09
+88.60 LEVEL 08
+85.40 LEVEL 07
+82.20 LEVEL 06
+79.00 LEVEL 05
+75.80 LEVEL 04
+72.60 LEVEL 03
+69.40 LEVEL 02
+66.20 LEVEL 01
+63.00 UPPER GROUND FLOOR
+59.90 GROUND FLOOR
+56.80 LOWER GROUND FLOOR
+53.70 BASEMENT 01
+50.60 BASEMENT 02
+47.50 BASEMENT 03
3,300
3,200
3,100


Private Open Space
Above Carpark

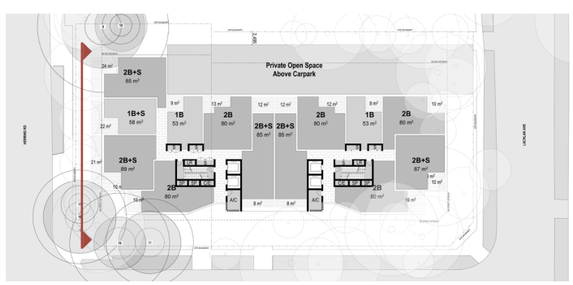
Section 02


SITE BOUNDARY
5m SETBACK
SITE BOUNDARY
58.5m 30% BONUS HEIGHT PLANE
45m LEP HEIGHT PLANE
+114.40 ROOF 3,300
+111.10 LEVEL 15 3,300
+107.80 LEVEL 14 3,200
+104.60 LEVEL 13 3,200
+101.40 LEVEL 12 3,200
+98.20 LEVEL 11 3,200
+95.00 LEVEL 10 3,200
+91.80 LEVEL 09 3,200
+88.60 LEVEL 08 3,200
+85.40 LEVEL 07 3,200
+82.20 LEVEL 06 3,200
+79.00 LEVEL 05 3,200
+75.80 LEVEL 04 3,200
+72.60 LEVEL 03 3,200
+69.40 LEVEL 02 3,200
+66.20 LEVEL 01 3,200
+63.00 UPPER GROUND FLOOR 3,100
+59.90 GROUND FLOOR 3,100
+56.80 LOWER GROUND FLOOR 3,100
+53.70 BASEMENT 01 3,100
+50.60 BASEMENT 02 3,100
+47.50 BASEMENT 03
17 Lachlan Ave
Apartment
Services
Indoor Communal
Lobby
6,000
5,000
Windsor Dr
+114.40 ROOF
+111.10 LEVEL 15
+107.80 LEVEL 14
+104.60 LEVEL 13
+101.40 LEVEL 12
+98.20 LEVEL 11
+95.00 LEVEL 10
+91.80 LEVEL 09
+88.60 LEVEL 08
+85.40 LEVEL 07
+82.20 LEVEL 06
+79.00 LEVEL 05
+75.80 LEVEL 04
+72.60 LEVEL 03
+69.40 LEVEL 02
+66.20 LEVEL 01
+63.00 UPPER GROUND FLOOR
+59.90 GROUND FLOOR
+56.80 LOWER GROUND FLOOR
+53.70 BASEMENT 01
+50.60 BASEMENT 02
+47.50 BASEMENT 03

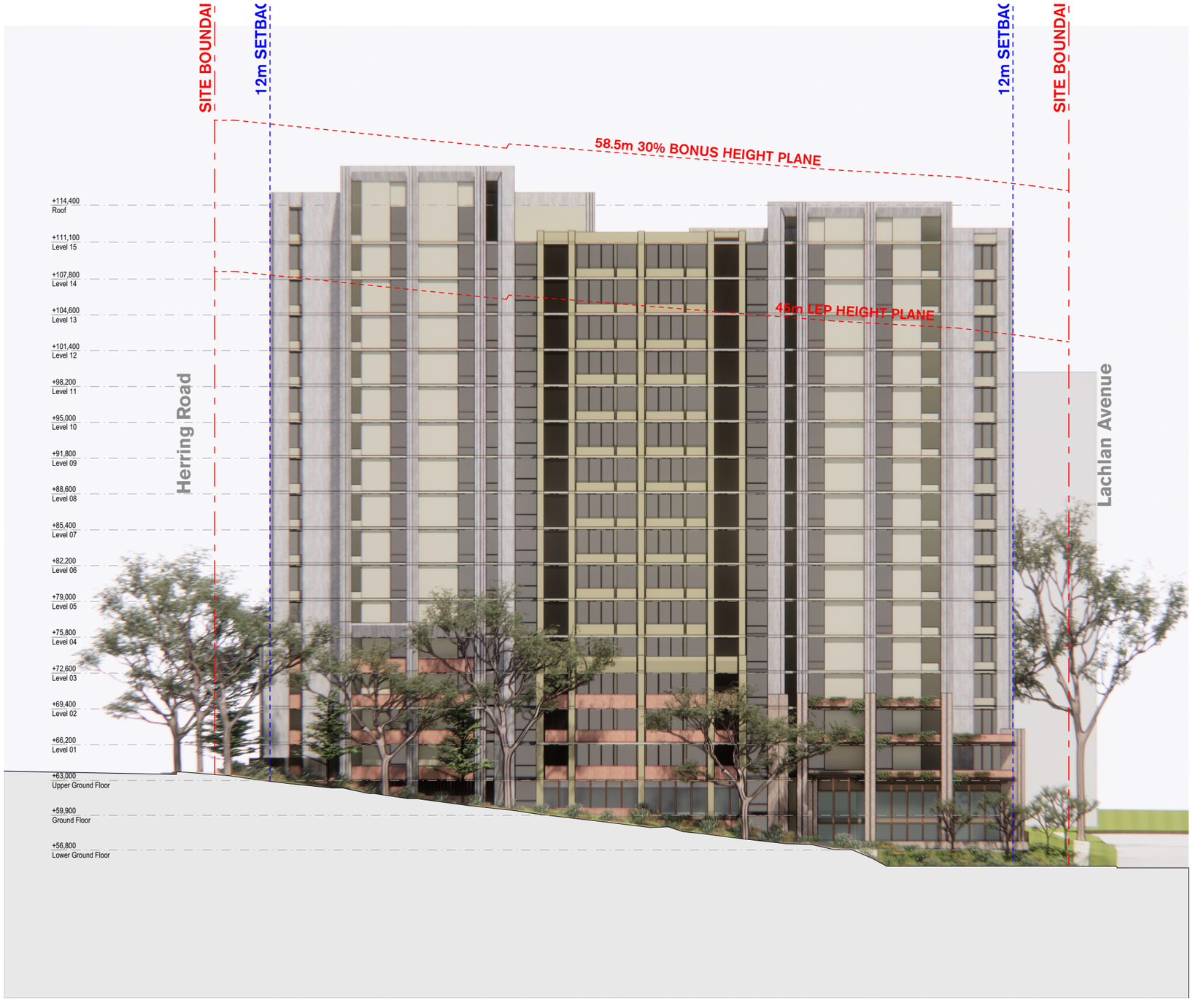

Private Open Space
Above Carpark

Elevation (Herring Road)

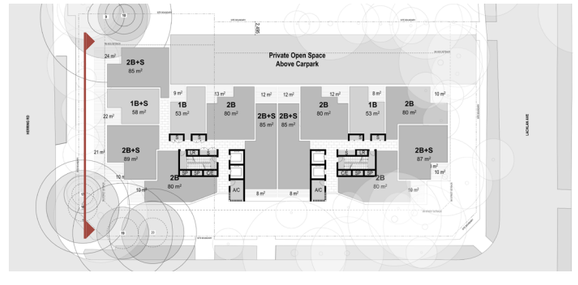




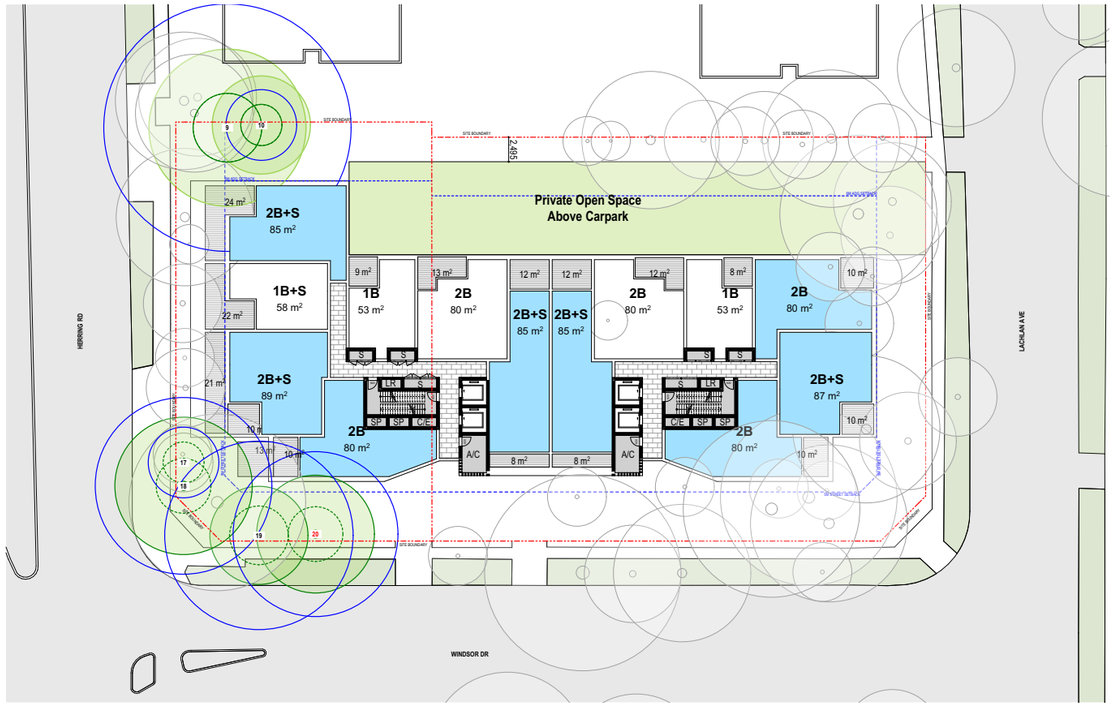
Elevation (Windsor Drive)



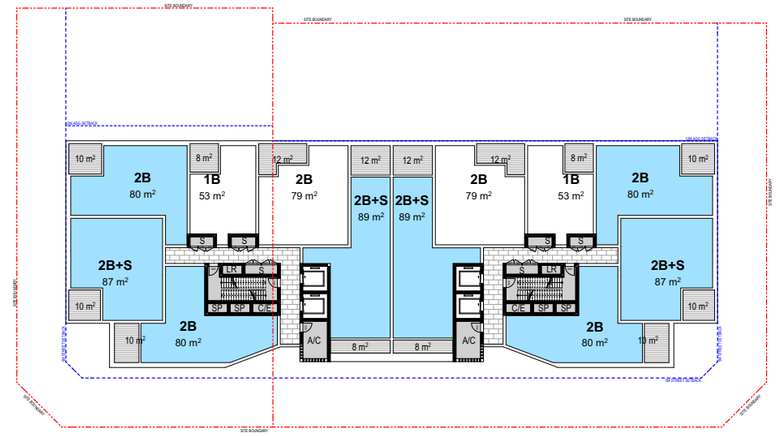
relating to
- Drawings
specialist
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- Developm
Do not sc
- Building C
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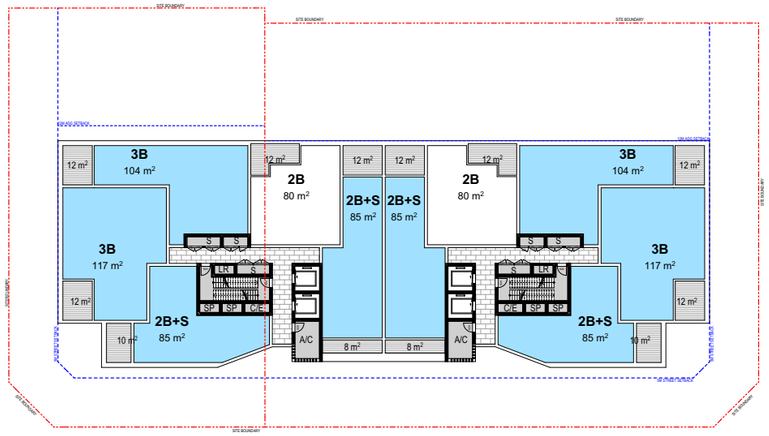
Crossvent



Upper Ground - L3



Level 4 - 8 & (L9 - 10)



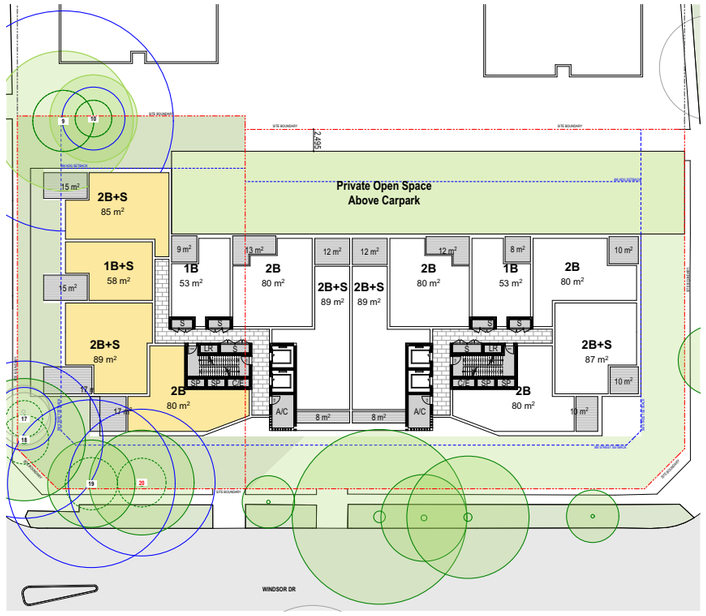
Level 11 - 14

Total Unit from Upper Ground Floor to Level 8 : 112

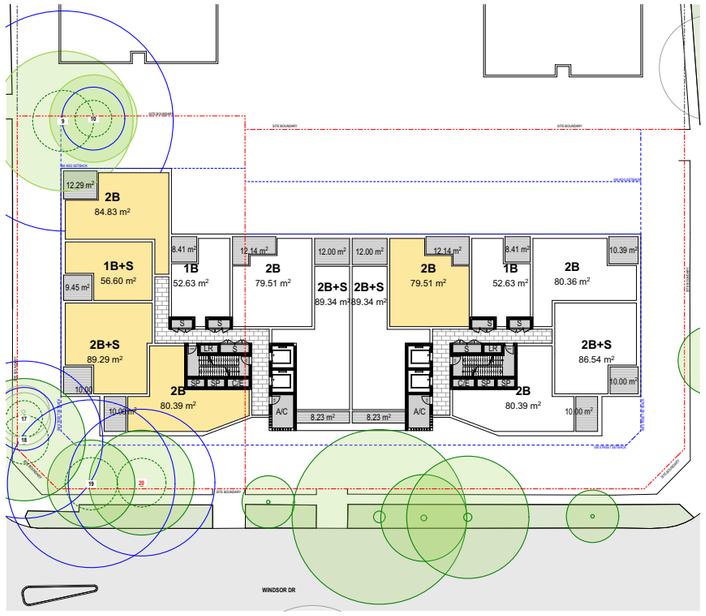
Total Crossvent Unit : 72

64%

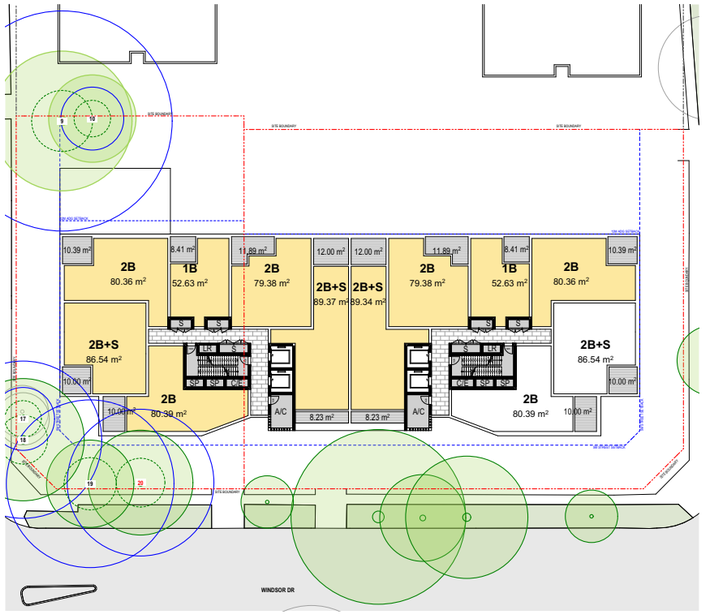
Solar



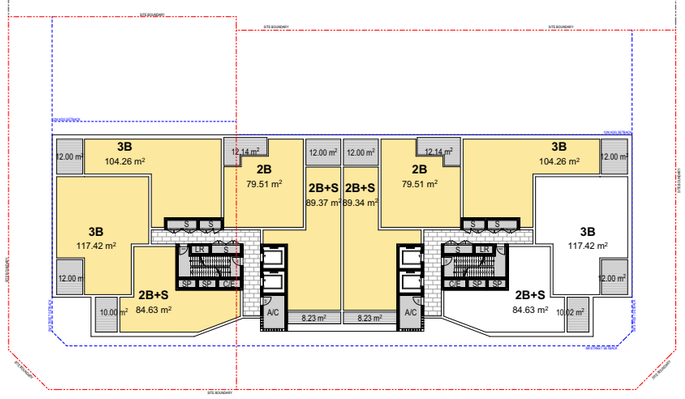
Upper Ground - L1



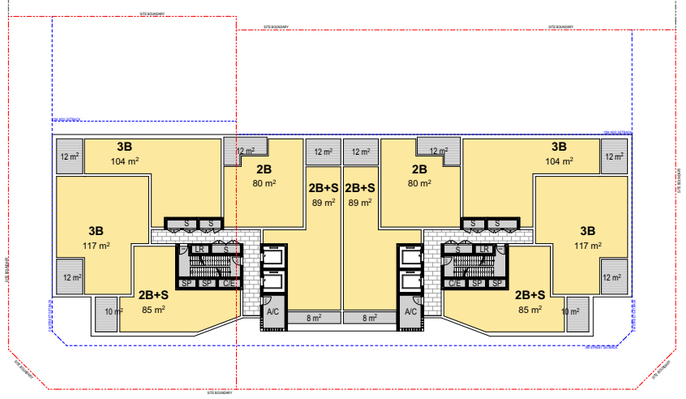
L2-L3



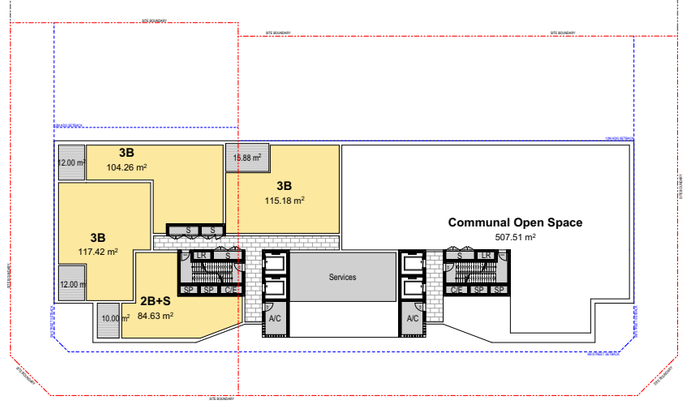
L4-L10



L11 -L13



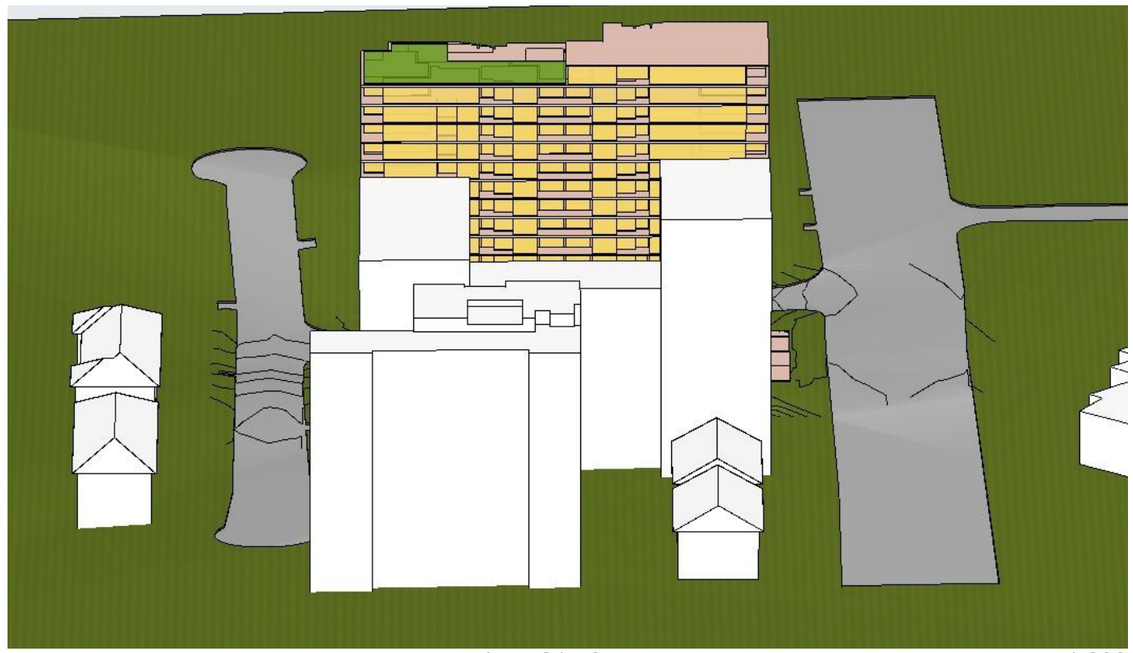
L14



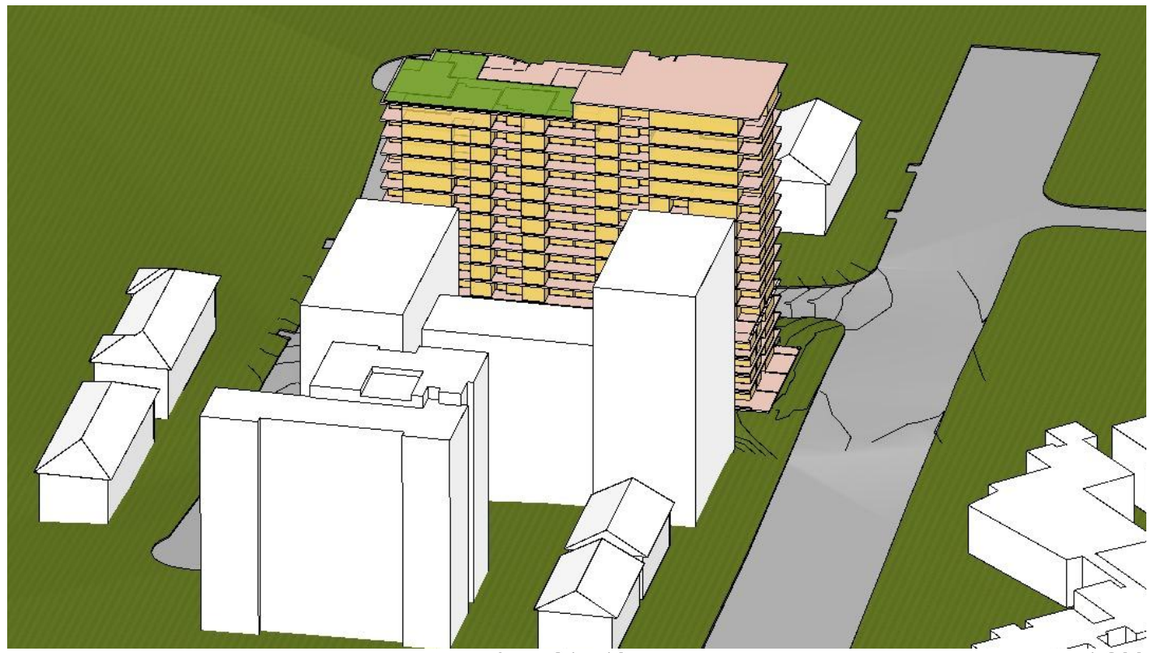
L15

Total Unit : 180
Total Solar Unit : 126

70%



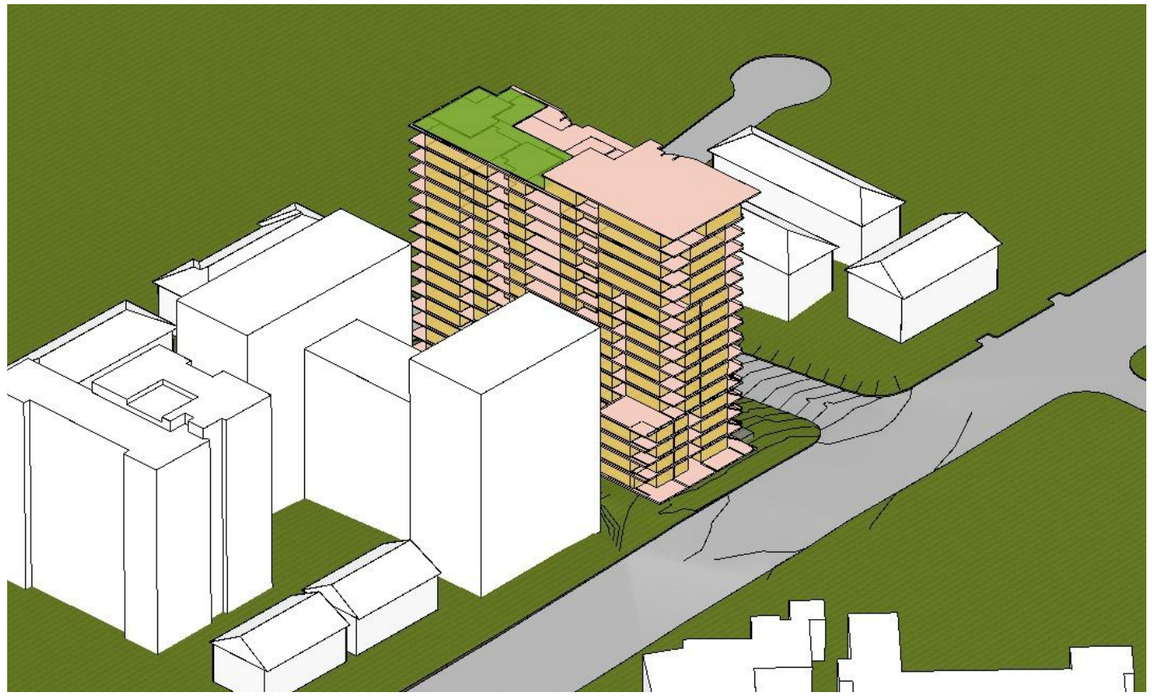
June 21 - 9am 1:200



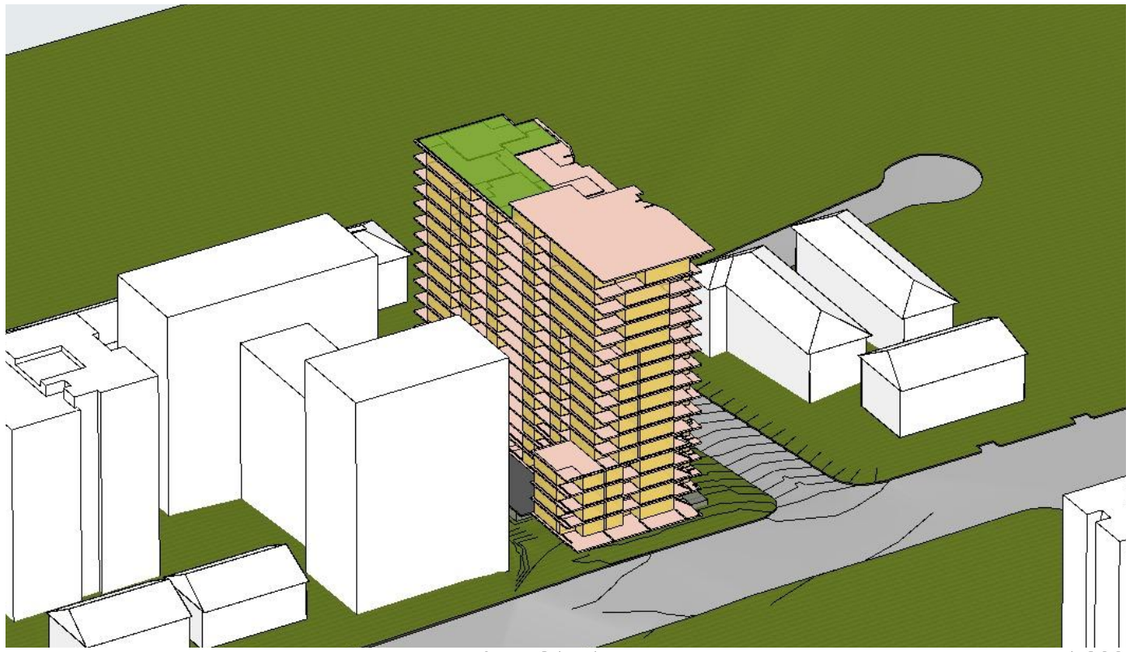
June 21 - 10am 1:200



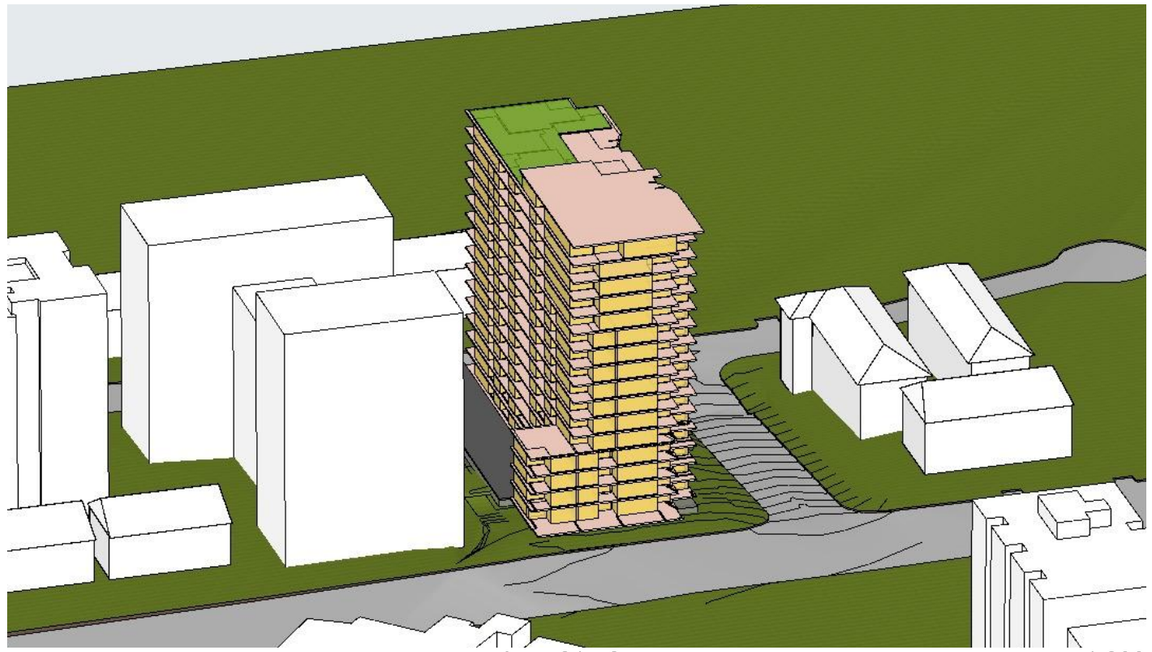
June 21 - 11am 1:200



June 21 - 12pm 1:200



June 21 - 1pm 1:200



June 21 - 2pm 1:200



June 21 - 3pm 1:200

Yield Schedule

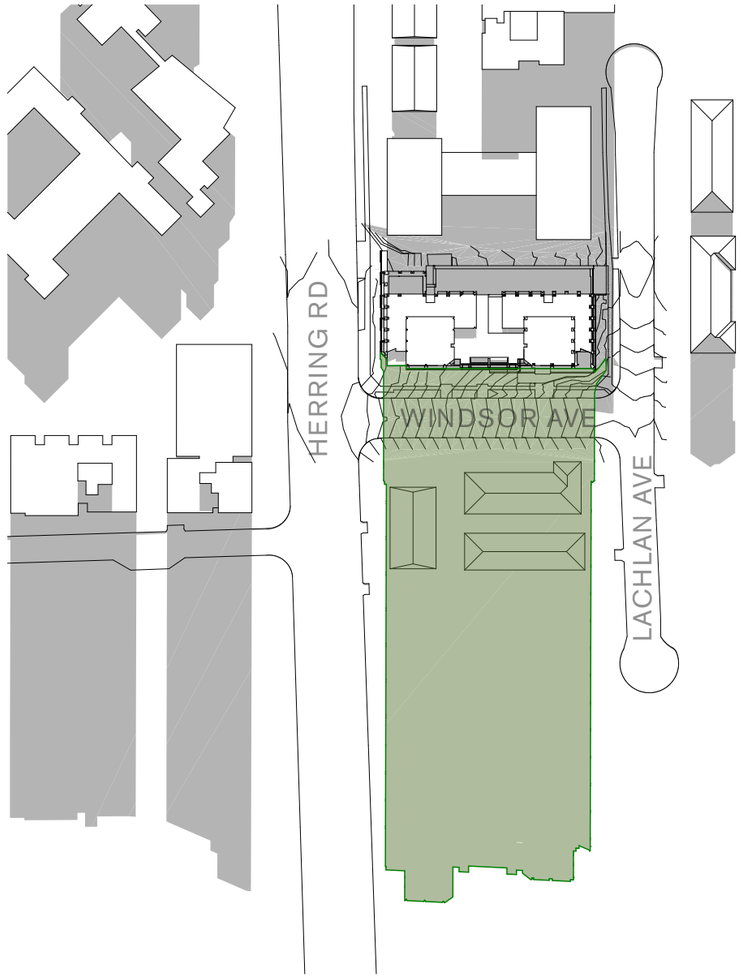
161 Herring Rd, Macquarie Park

Development Summary

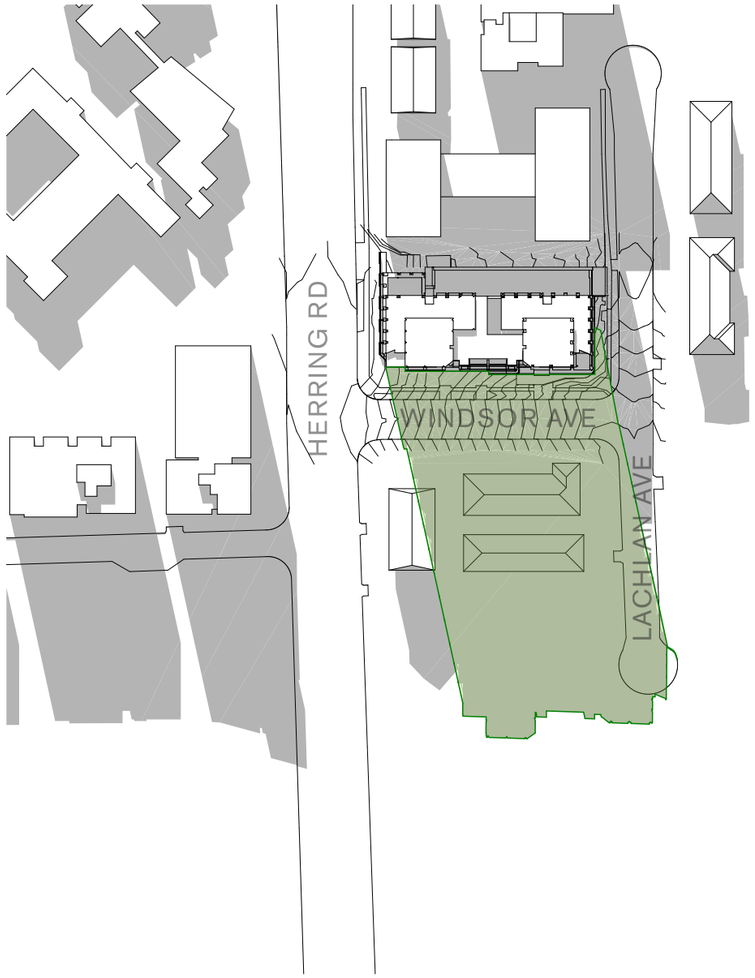
Site Area:	**3161**
Maximum GFA	**16,437**
Proposed GFA:	**16,437**
Allowable FSR:	**5.2**
Proposed FSR:	**5.20**

	Building A							TOTAL	GFA	Cross Vent	Solar
	1B	1B+S	2B	2B+	3B	Sub	GFA				
							m²		m²		
Basement 3											
Basement 2											
Lower Ground Floor	0	0	0	0	0	**0**	**347**	**0**			
Ground	0	0	0	0	0	**0**	**110**	**0**	110		
Upper Ground Floor	2	1	6	4	0	**13**	**1088**	**13**	1,088	8	4
Level 1	2	1	6	4	0	**13**	**1088**	**13**	1,088	8	4
Level 2	2	1	6	4	0	**13**	**1088**	**13**	1,088	8	5
Level 3	2	1	6	4	0	**13**	**1088**	**13**	1,088	8	5
Level 4	0	2	6	4	0	**12**	**1013**	**12**	1,013	8	10
Level 5	0	2	6	4	0	**12**	**1013**	**12**	1,013	8	10
Level 6	0	2	6	4	0	**12**	**1013**	**12**	1,013	8	10
Level 7	0	2	6	4	0	**12**	**1013**	**12**	1,013	8	10
Level 8	0	2	6	4	0	**12**	**1013**	**12**	1,013	8	10
Level 9	0	2	6	4	0	**12**	**1013**	**12**	1,013		10
Level 10	0	2	6	4	0	**12**	**1013**	**12**	1,013		10
Level 11	0	0	2	4	4	**10**	**1013**	**10**	1,013		8
Level 12	0	0	2	4	4	**10**	**1018**	**10**	1,018		8
Level 13	0	0	2	4	4	**10**	**1018**	**10**	1,018		8
Level 14	0	0	2	4	4	**10**	**1018**	**10**	1,018		10
Level 15	0	0	0	1	3	**4**	**470**	**4**	470		4
										72	**126**
Subtotal	8	18	74	61	19	**180**	**16437**	**180**		**64%**	**70%**
Achieved Mix	4%	10%	41%	34%	11%	100%	m²				

Shadow June 21st

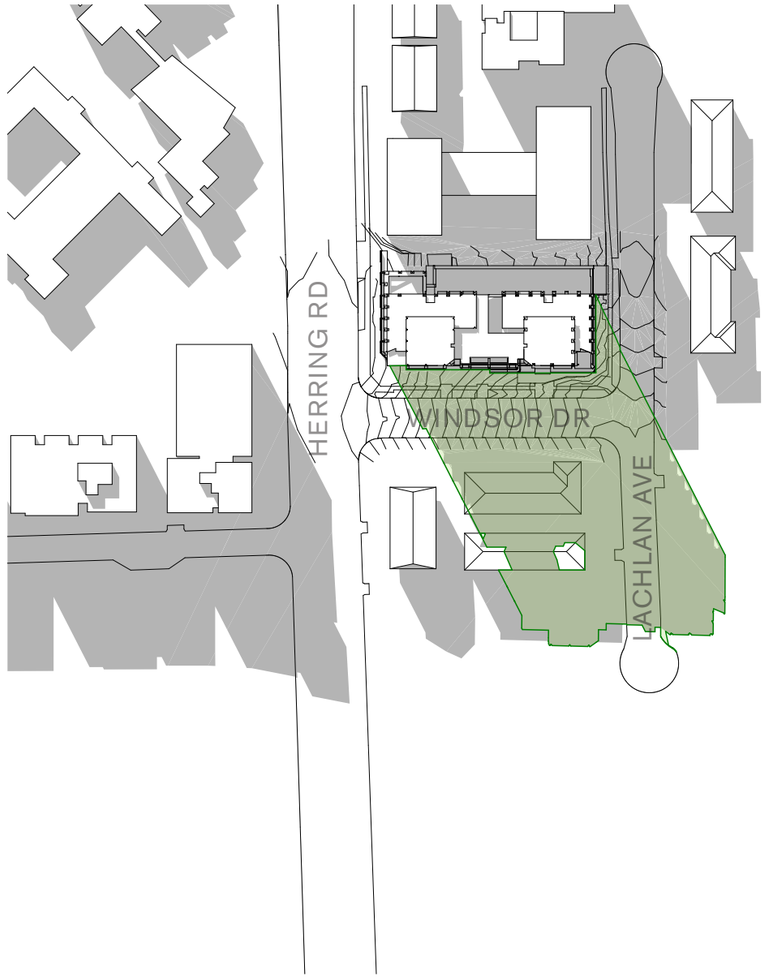


June 21st 9am Shadow 1:2000

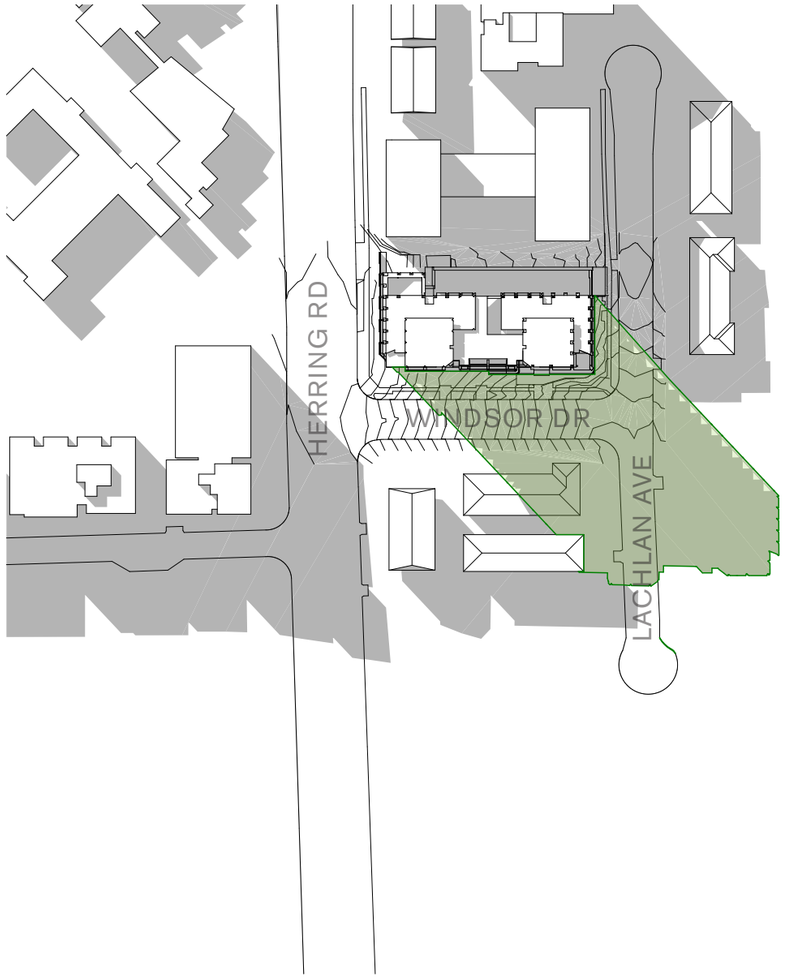


June 21st 10am Shadow 1:2000

Shadow June 21st

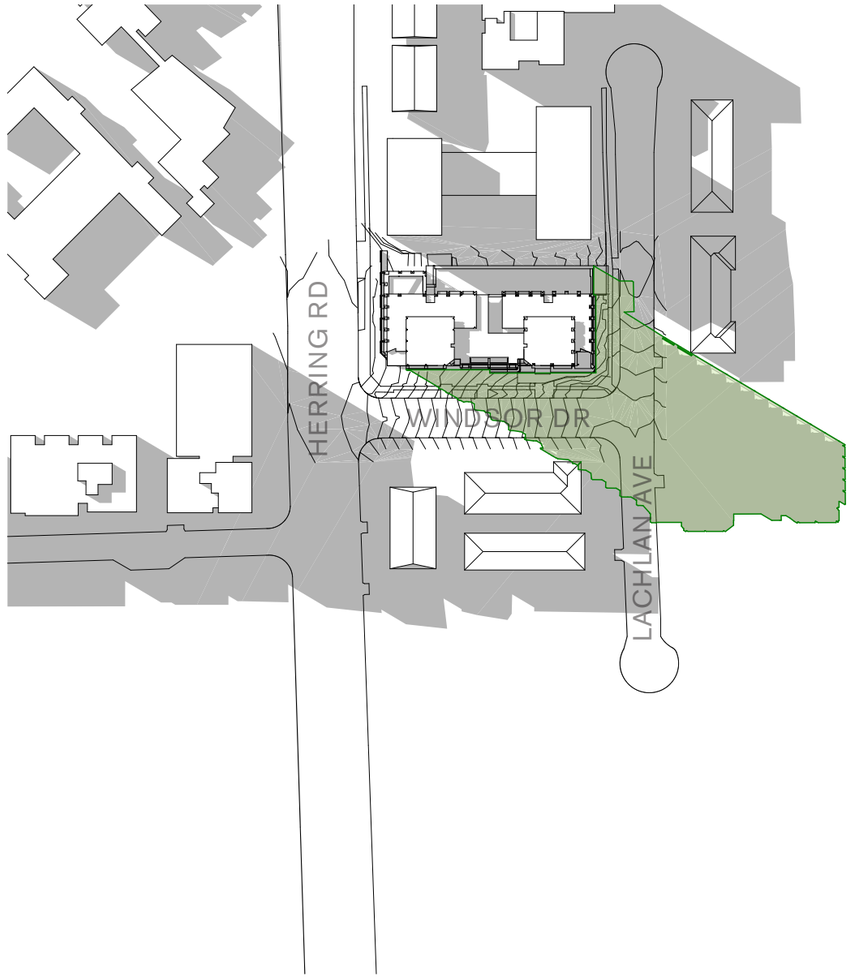


June 21st 11am Shadow 1:2000

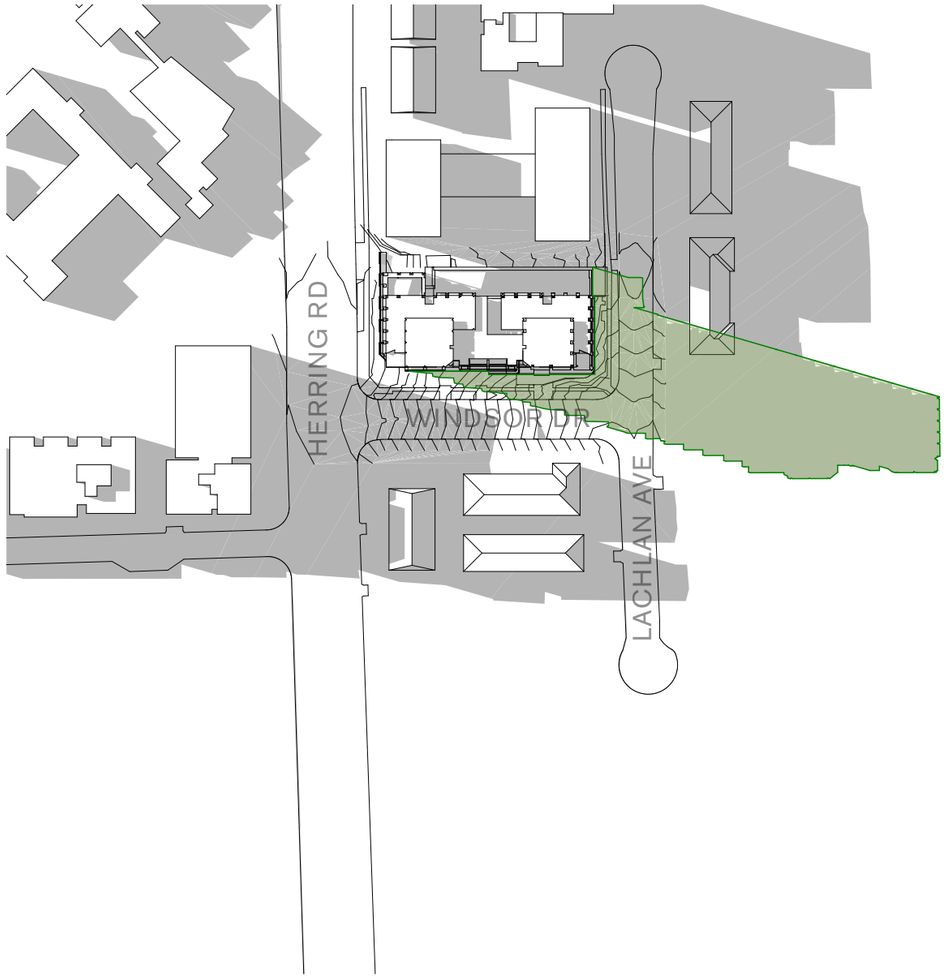


June 21st 12pm Shadow 1:2000

Shadow June 21st

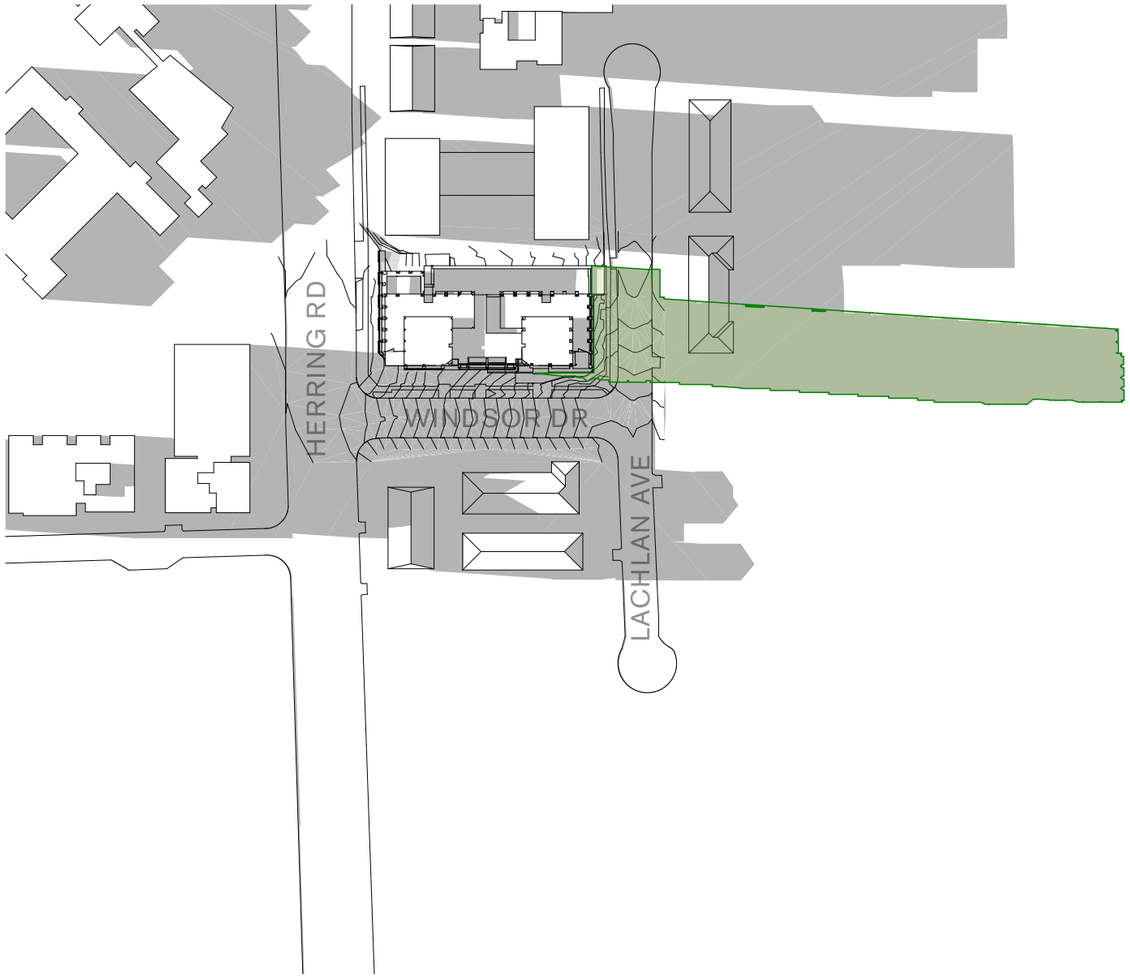


June 21st 1pm Shadow 1:2000



June 21st 2pm Shadow 1:2000

Shadow June 21st



June 21 3pm Shadow 1:2000

THANK YOU