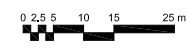


Key

- Site Boundary
- Zone R1 Public Recreation (interpolated from LEP Map PDF)
- Zone E2 Environmental Conservation (interpolated from LEP Map PDF)
- Creek line (approximate) with Top of Bank (approximate)
- Riparian Corridor (Based upon ADNR drawing G2180-PB06-G15013A)
- 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

[illegible]

Ivanhoe Estate Masterplan
Macquarie Park, NSW
Masterplan
Site Analysis 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 and/or the fabrication of any components.
All drawings to be read in conjunction with all architectural documents and all other consultants documents.
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Scale	1:1,000@B1, 1:2,000@B3	
Drawn	WM	Checked MA
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Status	For Information	
Plot Date	14/12/2017 4:27 PM	
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Drawing No.	[Revision]	

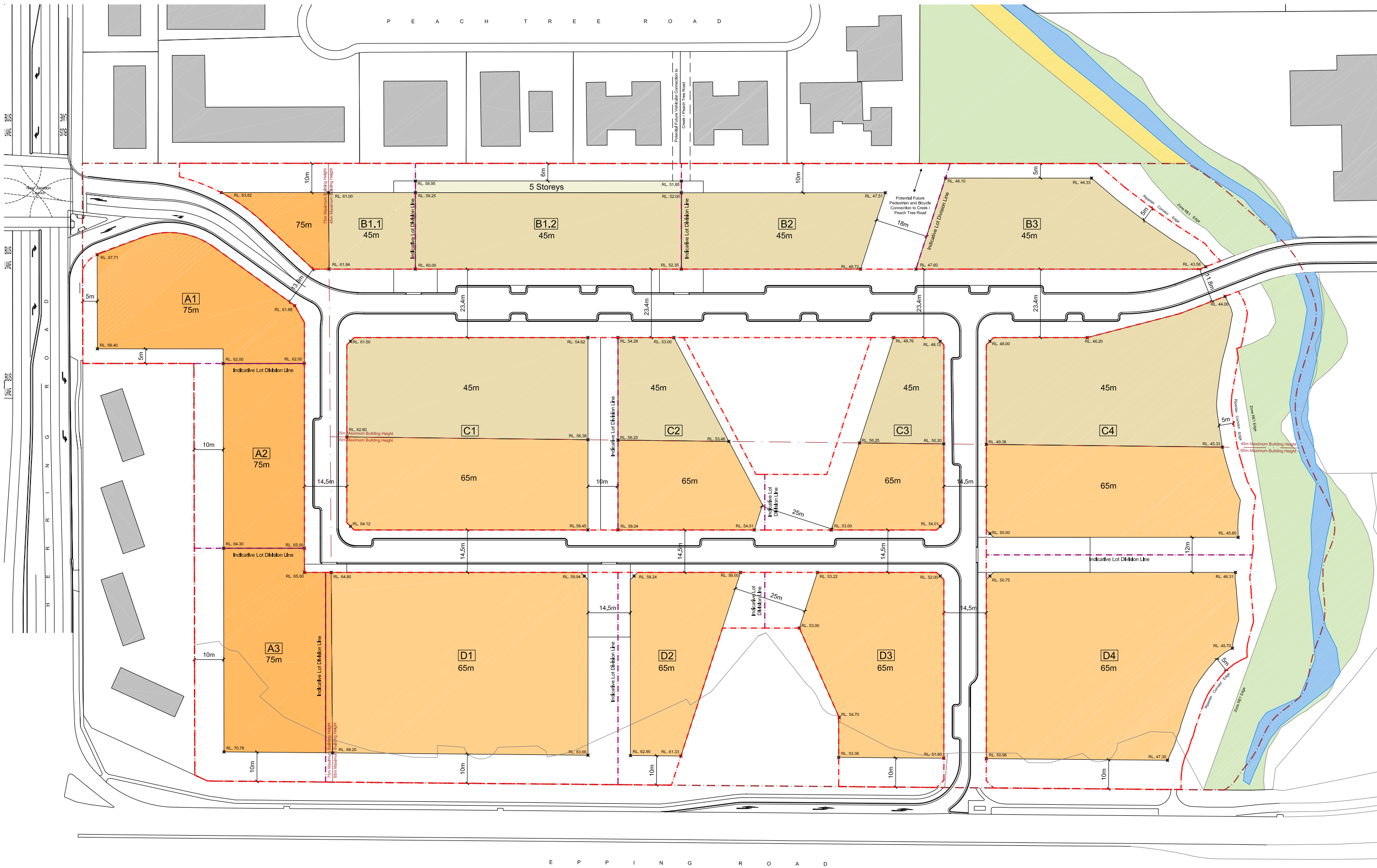
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Key	
Site Boundary	
Lot Boundary	
Indicative Lot Division Line	
LEP Maximum Building Height Plane (Interpreted from LEP Map PDF)	
Creek line (approximate) with Top of Bank (approximate)	
Riparian Corridor edge (Based upon ADWW drawing Q2180-PSK-011-013-A)	
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
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

Revision	Date	Description	Initial	Checked
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

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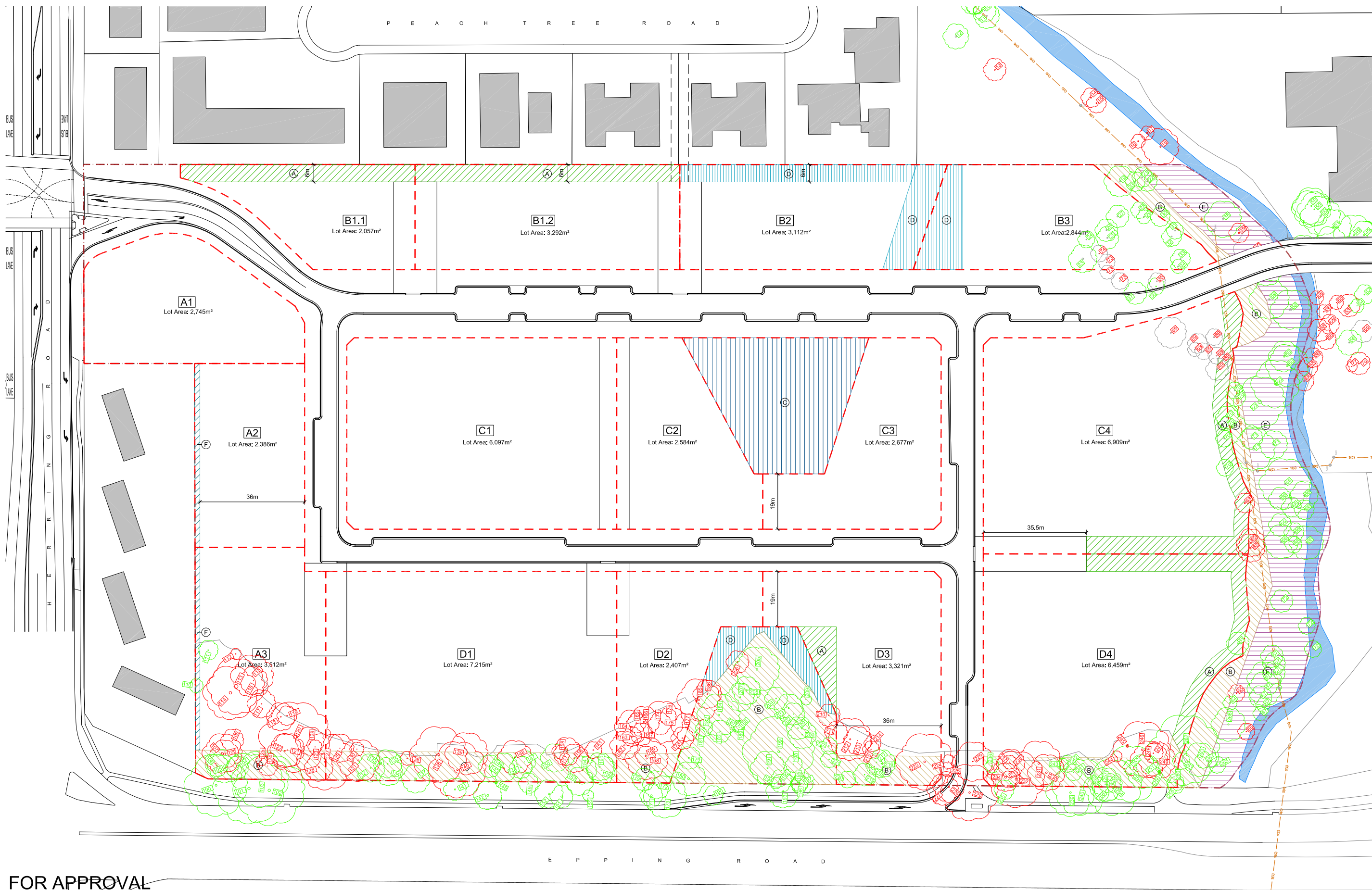
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Checked	MA
Project No.	S12067
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Drawing No.	DA01.MP.100[3]

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Site Area	82,789m ²
Potential Deep Soil	2,667m ²
% of Site Area	3.2%
Potential for additional Deep Soil within Ecological Corridor	6,037m ²
% of A + B of Site Area	10.5%
Potential for Deep Soil within Village Green	2,069m ²
Other Potential for other Deep Soil	1,687m ²

% of A + B + C + D of Site Area	15.1%
Potential Deep Soil within RE1 Zone	3,793m ²
% of A + B + C + D + E of Site Area	19.6%
Potential Deep Soil under minimum dimensions (excluded from calculations)	223m ²
Trees intended for retention	
Trees Intended for removal	
Existing Sewer - ADWJ drawing 300001-SSK-001_A	

Notes, as per Apartment Design Guide - June 2015

- a. A minimum 7% of a site area must be provided as deep soil area.
- b. Deep Soil zone minimum dimensions to be:
- None for sites less than 650m²
 - 3m for sites from 650 to 1,500m²
 - 6m for sites greater than 1,500m²
- c. On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
- 10% of the site as deep soil on sites with an area of 650 - 1,500m²
 - 15% of the site as deep soil on sites greater than 1,500m²

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3	14.12.17	Proposed adopting 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
Deep Soil Areas

0 2.5 5 10 15 25 m

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Drawn	WM
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Status	For Information
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Drawing No.	DA01.MP.200(3)

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