

WE SEE ARCHITECTURE AS
A QUIET BUT POWERFUL
MIX OF COLLABORATION
AND CRAFT.

LET’S GET INTO IT.



REVISED SCHEME

:AUGUST 2023

REVISION	DATE	DESCRIPTION
01	05/2023	For discussion
02	07/2023	For discussion
03	08/2023	For discussion

LOCATION

27 Victoria Avenue,
CASTLE HILL

DATE

August 2023

CLIENT

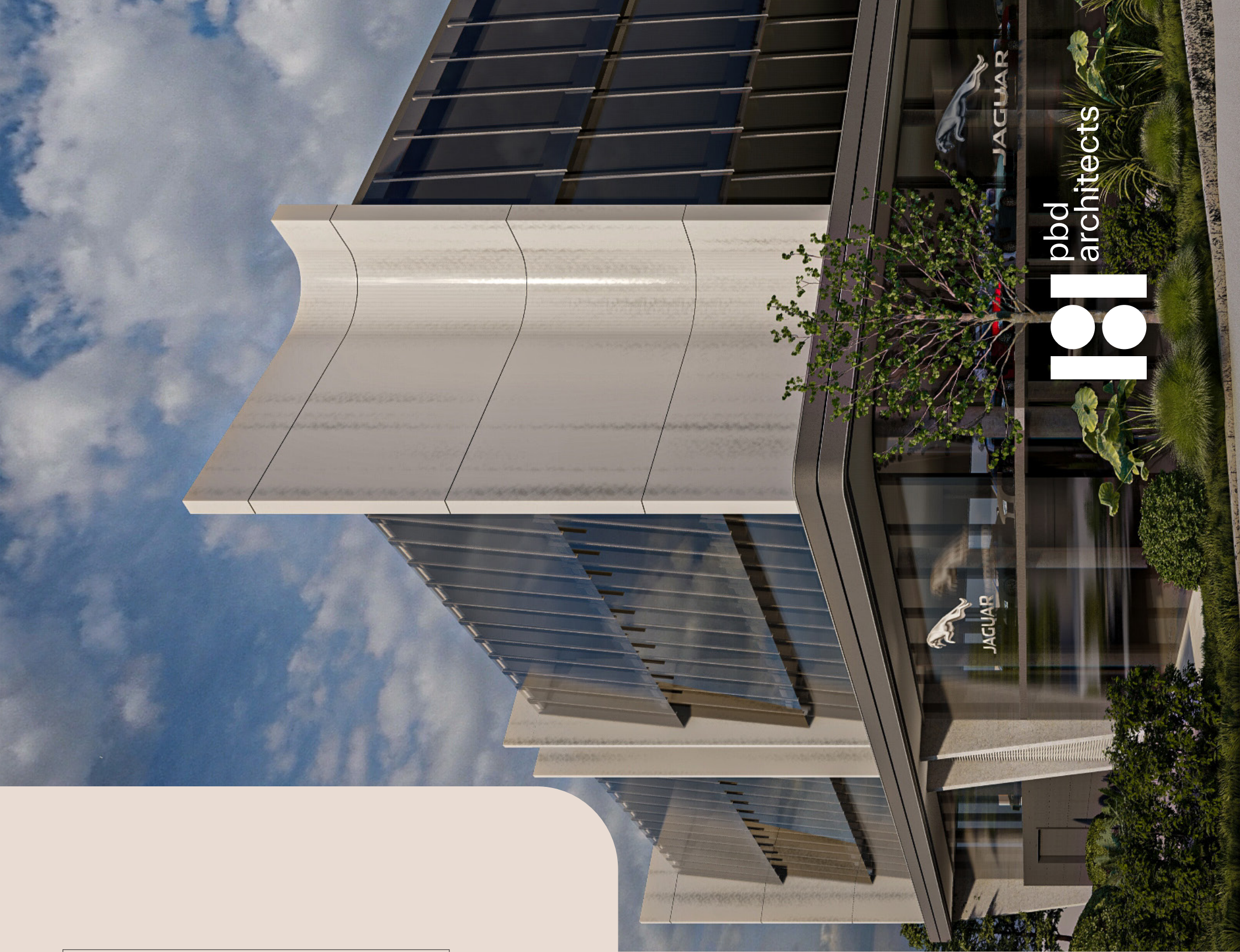
Martis Investments Pty
Ltd

NOMINATED ARCHITECT

Paul Buljevic
No. 7768

pbd

architects



01. AMENDED ARCHITECTURAL CONCEPTS



VICTORIA AVENUE STREETSCAPE VIEW

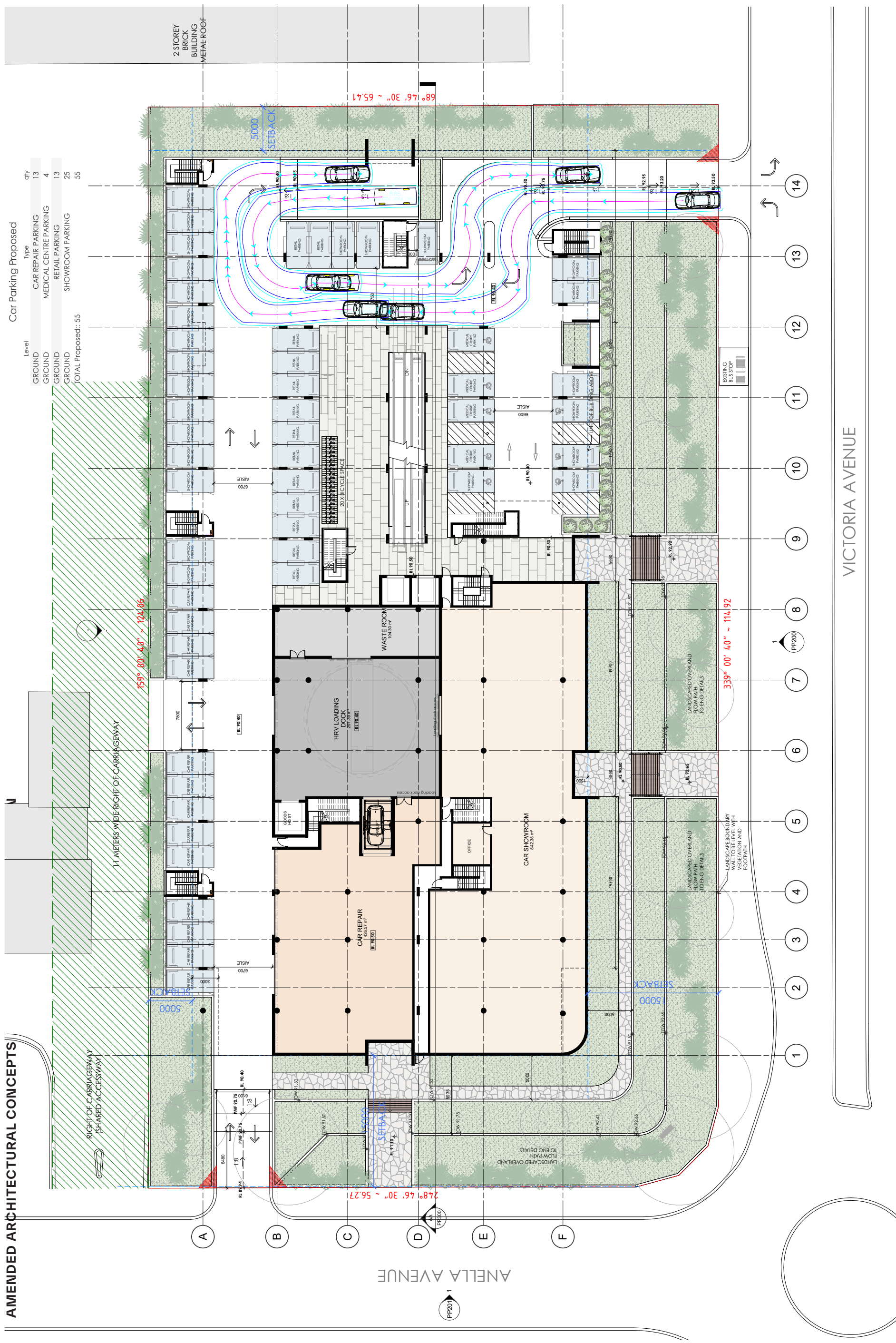


CORNER EXPRESSION VIEW

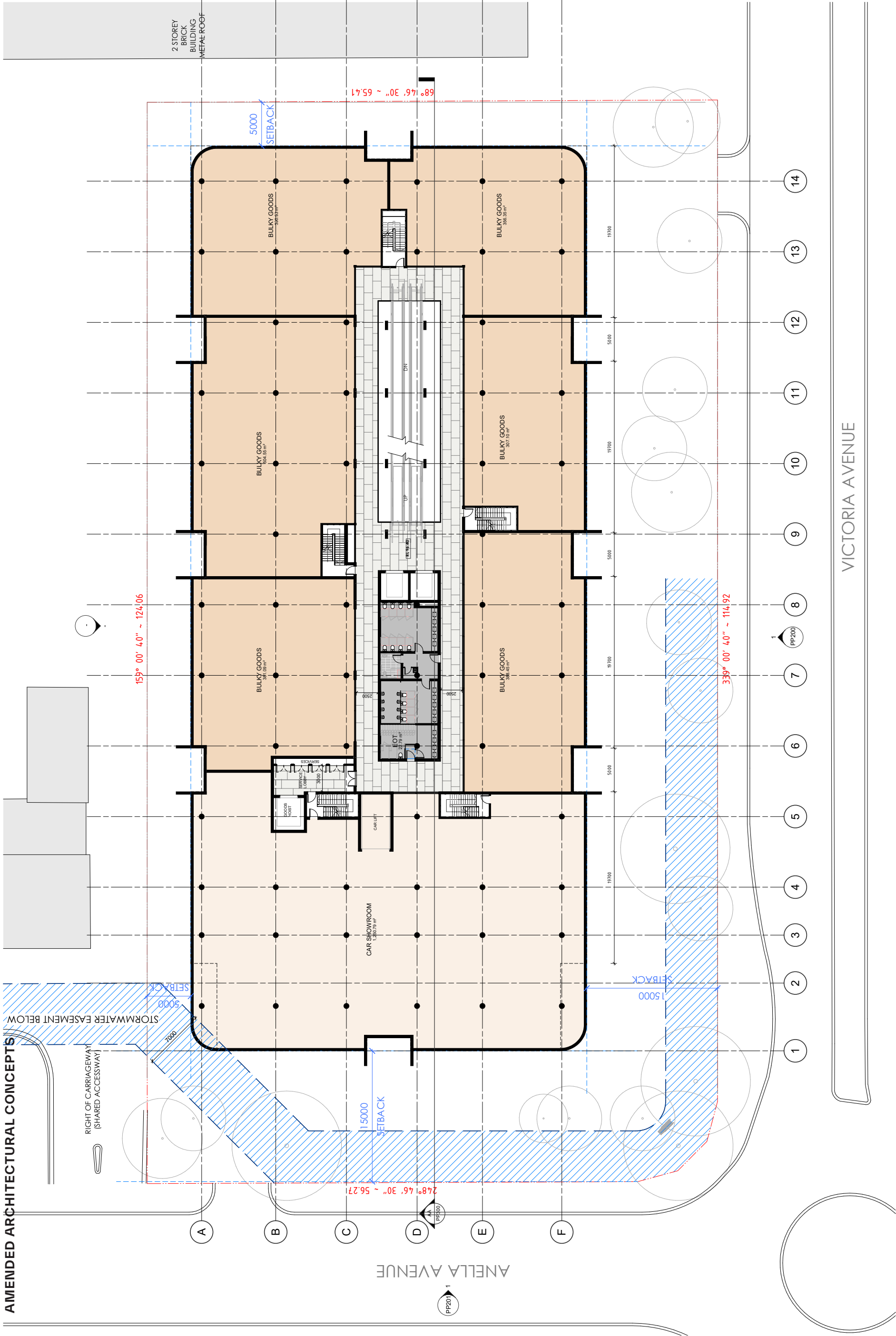


ANELLA AVENUE STREETSCAPE VIEW

AMENDED ARCHITECTURAL CONCEPTS

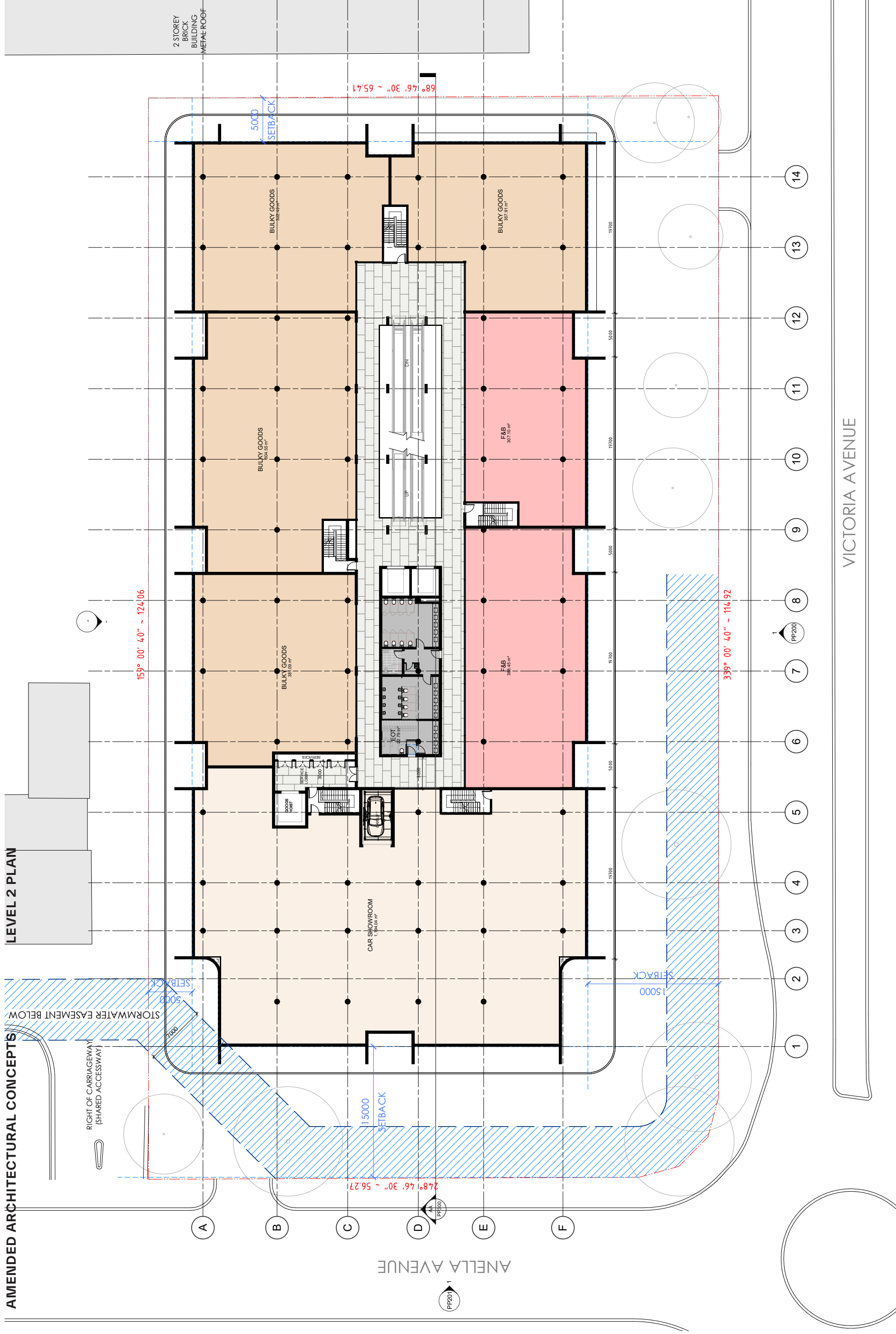


AMENDED ARCHITECTURAL CONCEPTS



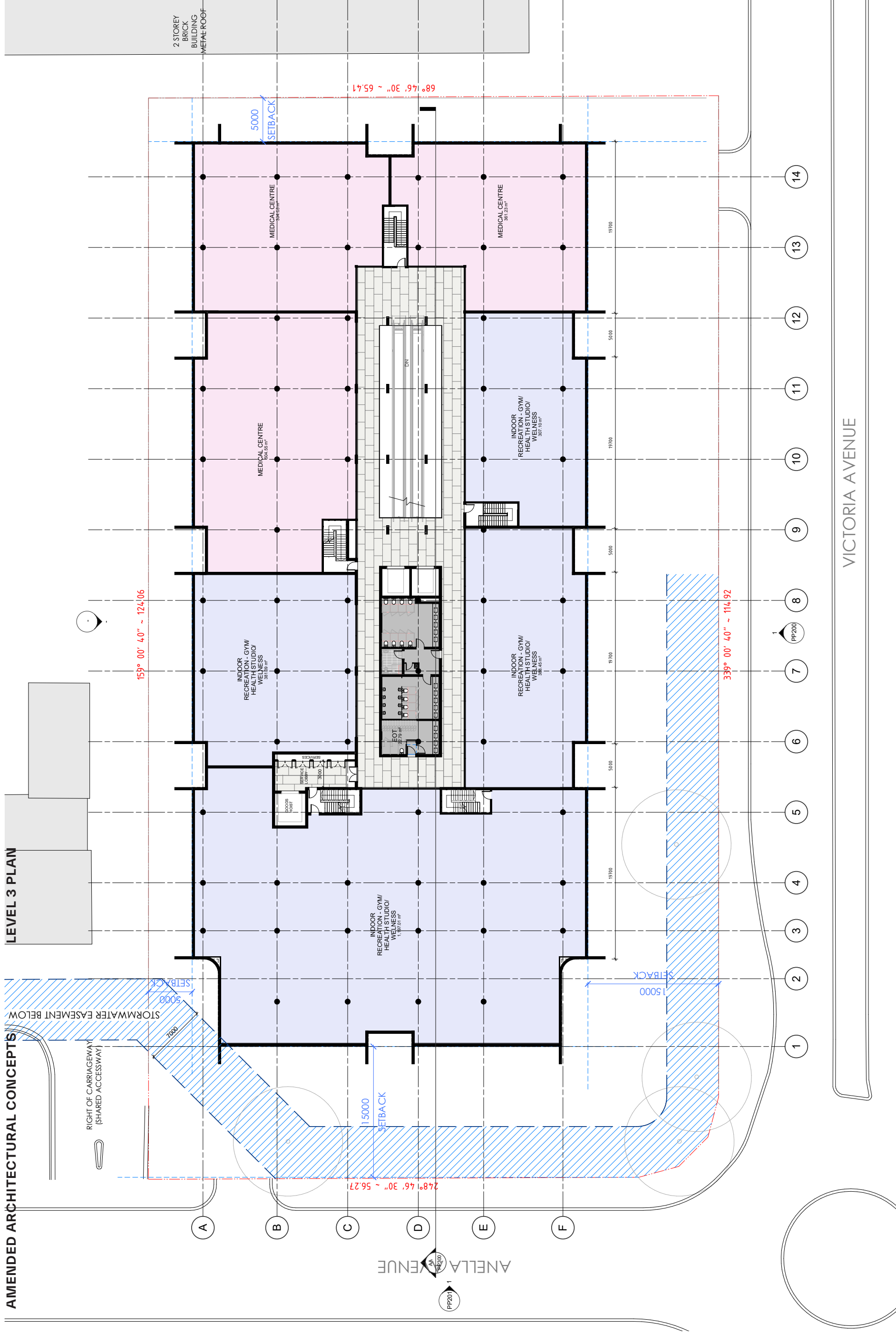
AMENDED ARCHITECTURAL CONCEPTS

LEVEL 2 PLAN



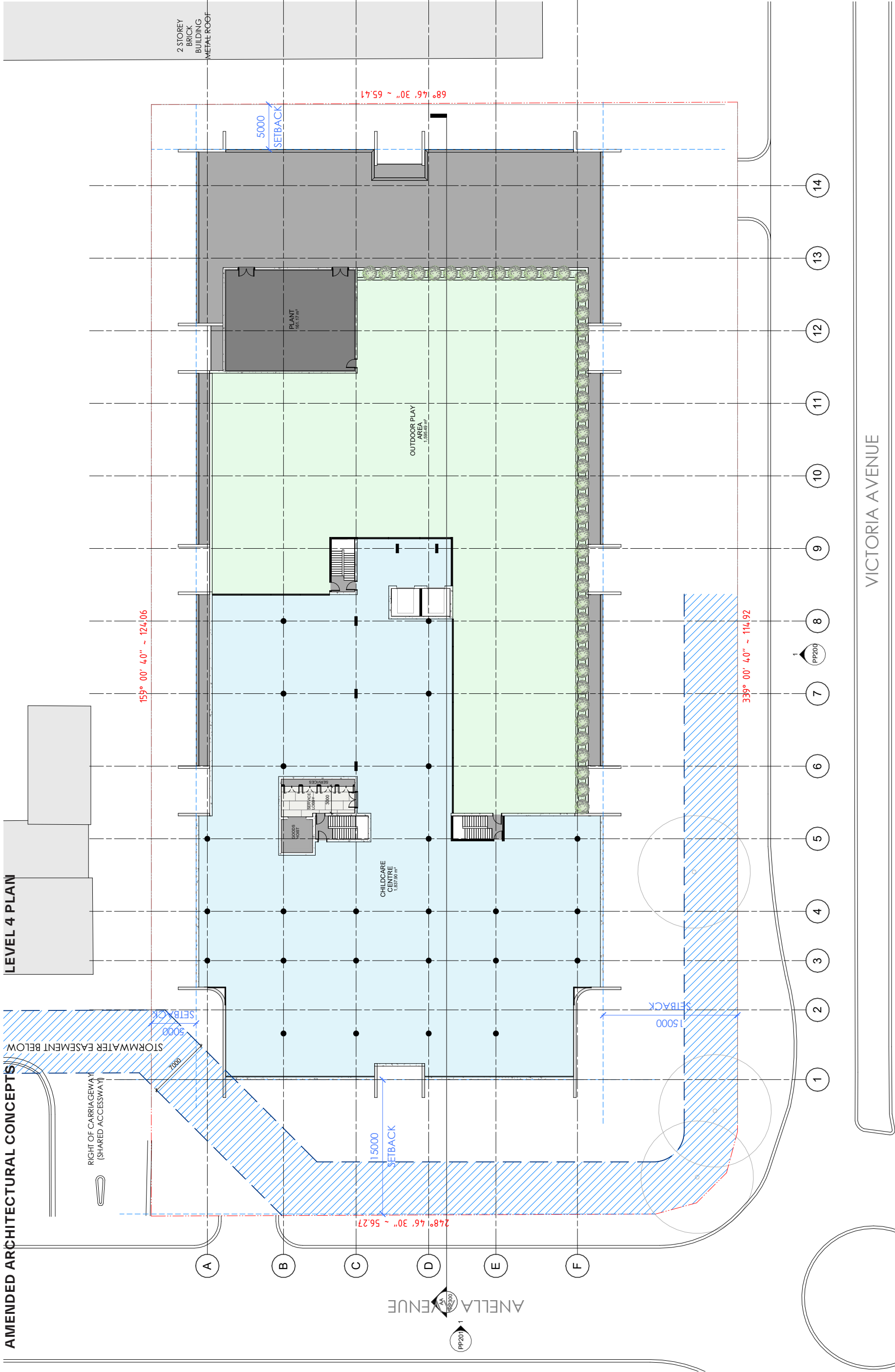
AMENDED ARCHITECTURAL CONCEPTS

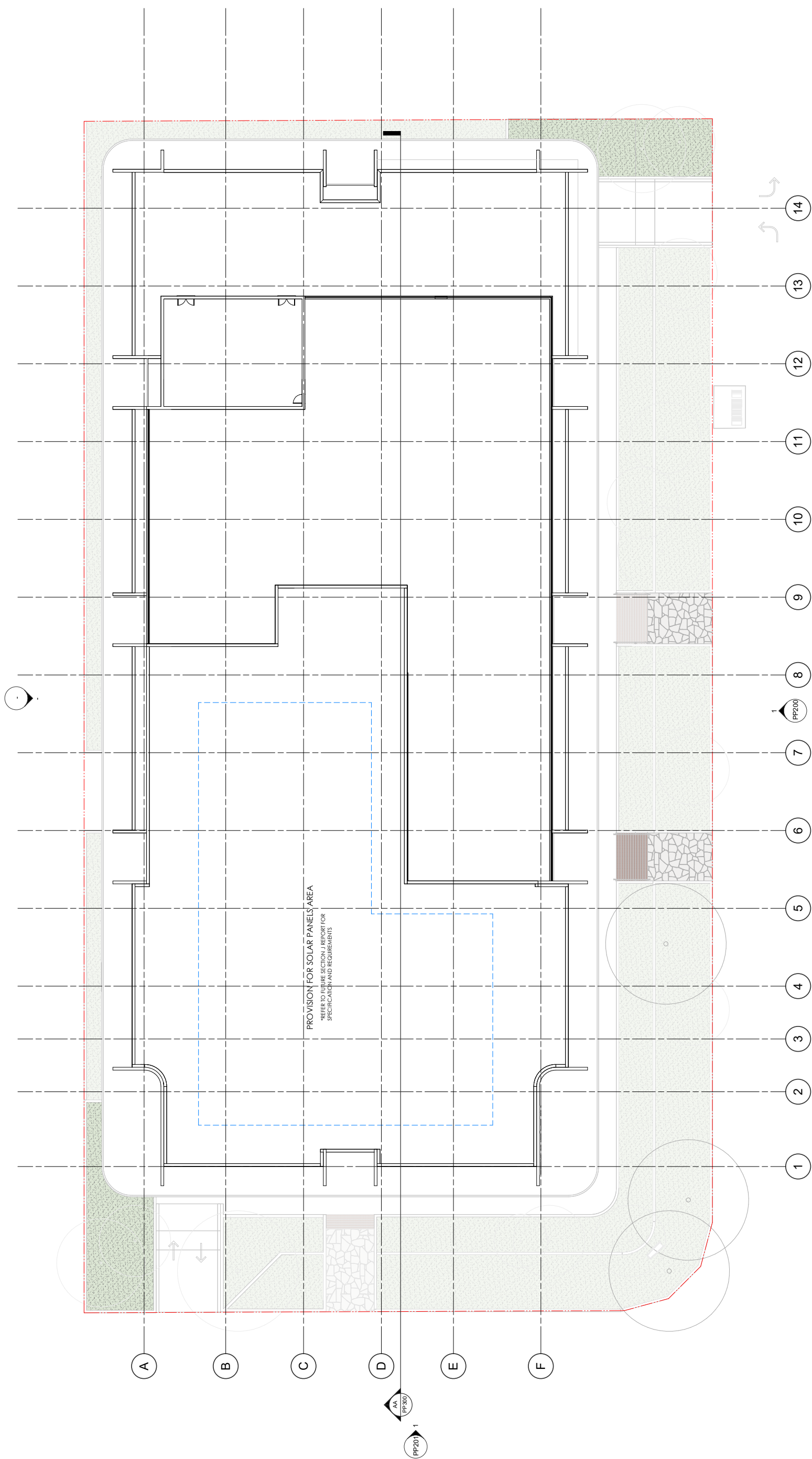
LEVEL 3 PLAN



AMENDED ARCHITECTURAL CONCEPTS

LEVEL 4 PLAN

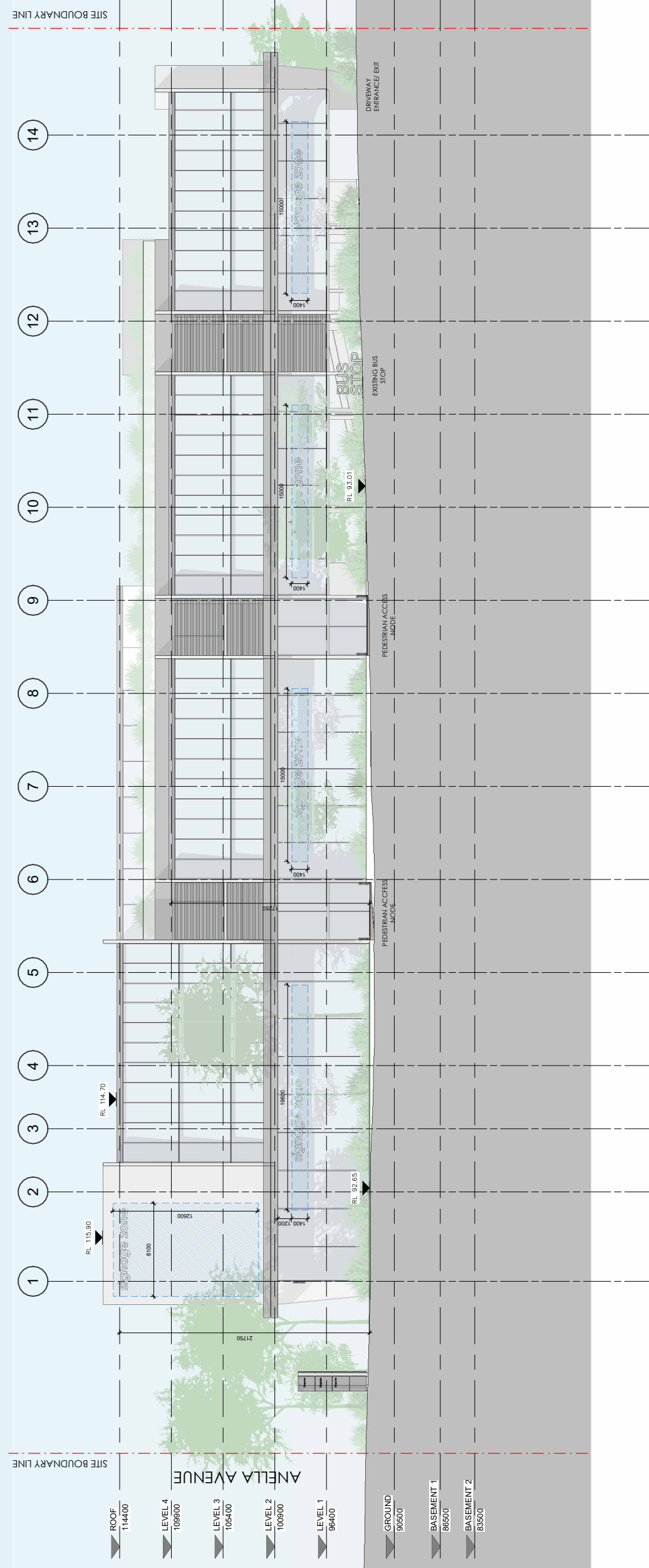




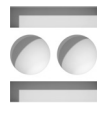


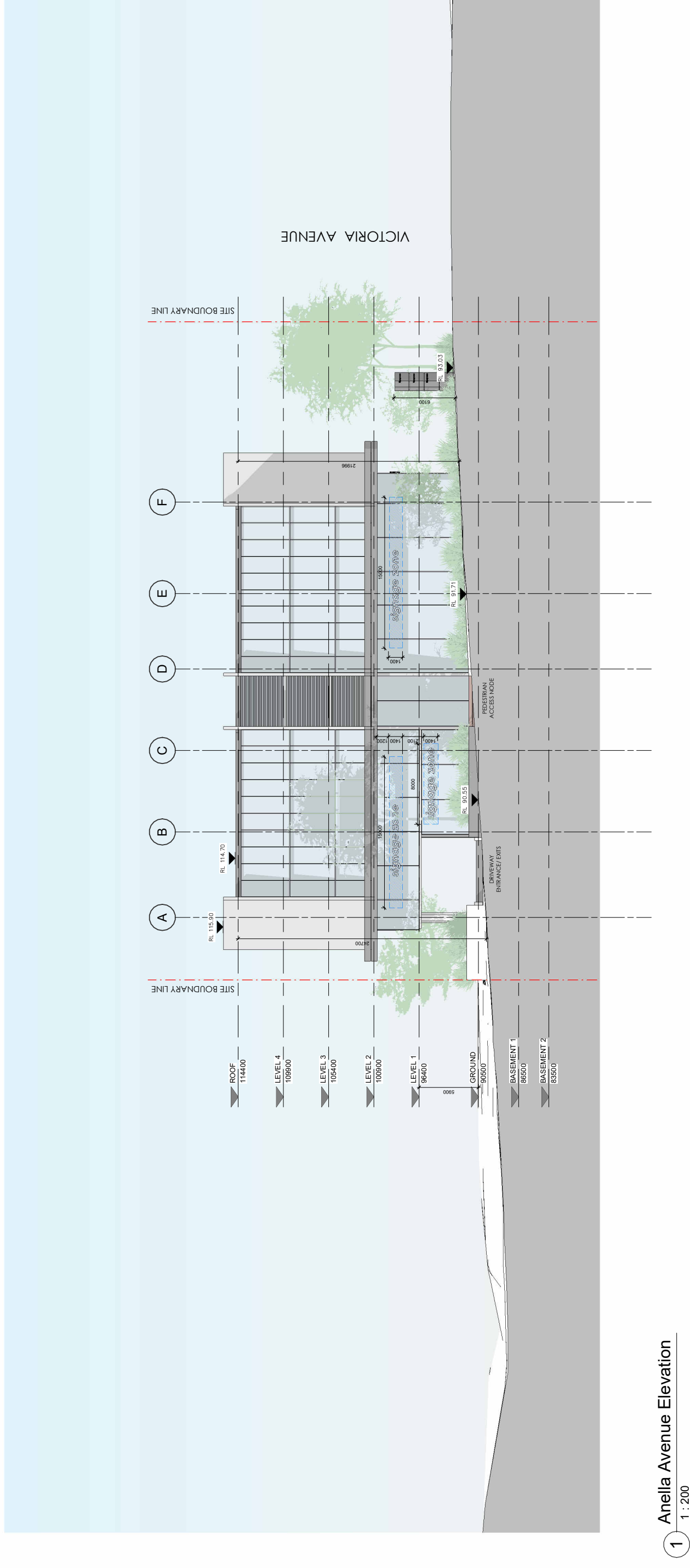
Car Parking Proposed		
Level	Type	Qty
BASEMENT 1	CHILDCARE PARKING	23
BASEMENT 1	MEDICAL CENTRE PARKING	9
BASEMENT 1	RETAIL PARKING	108
TOTAL Proposed: 140		140

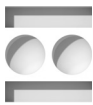
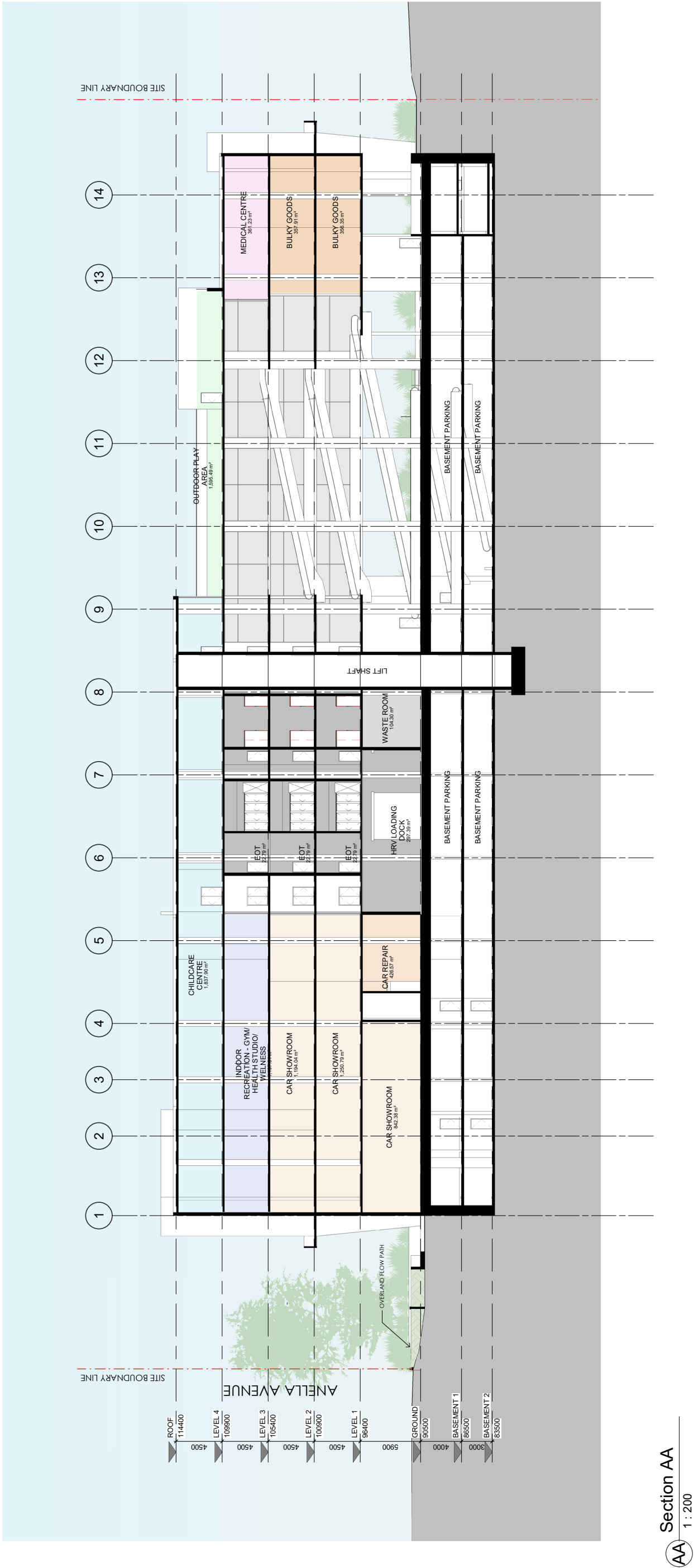




Victoria Avenue Elevation







02. APPENDIX



Summary of Area Breakdown							
	Bulky Goods Premises	Car Showroom	Car repair	café	Medical Centres, Health consulting rooms	Gymnasiums Fitness Centre	Childcare Centre (including Kindergartens, Crèches)
ALT. Option	3,961.68 m²	3,287.21 m²	430.96 m²	692.75 m²	1,259.83 m²	2,270.85 m²	1,837.87 m²

Childcare		
# of children proposed	Staff	Outdoor Space required
120	19	840.00 m²
approx	approx	

0 - 2yrs 20 children (staff 1:4) 5 spaces
2 - 3yrs 40 children (staff 1:5) 8 spaces
3 - 6yrs 60 children (staff 1:10) 6 spaces

Medical Center	
# of consulting rooms	Staff
58	29
70% FOH	50% staff

Car Parking Provision		
Use	DCP Parking rate	
Bulky Good Premises	1.00 /40m² GFA	99
Car Showroom	0.75 /100m² GFA	25
Car repair station	3.00 /100m² GFA	13
café	1.00 /25m² GFA	22
80% FOH		
Medical Centres, Health consulting rooms		
rooms	3 / consulting rm +	58
staff	1/ support employee	29
Gymnasiums Fitness Centre	1.00 /25m² GFA	90
Childcare Centre (including Kindergartens, Crèches)		
staff	1 / employee +	19
child	1/6 child for parent parking	20
Total:		336

Bicycle Parking				
Unit Type	total carspace required	DCP Parking rate	No. Space Required	Spaces Provided
Bulky Good Premises	99	2 + 5% of total number of carspace required	7	16
Car Showroom	25	2 + 5% of total number of carspace required	4	4
Motorcycle Parking				
Total car parking space provided		DCP Parking rate	No. Space Required	Spaces Provided
336		1 motorcycle parking per 50 car spaces	7	12
Special Provisions				
Accessible parking		DCP Parking rate	No. Space Required	Spaces Provided
		2%	7	19
EV charging points		provision for 100% car space can install EV point		
Green travel plan		refer to traffic report for further details		
Loading bay			1	1
Bicycle Parking				20



GFA Calculations:

Site Area: 8,094,00m²

Proposed GFA:

Level	Area
GROUND	1,743.18 m²
LEVEL 1	4,156.45 m²
LEVEL 2	4,126.42 m²
LEVEL 3	4,151.50 m²
LEVEL 4	1,842.07 m²
	16,019.62 m²

Proposed FSR: 1.98 :1

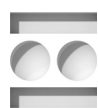
PARKING PROVIDED:

Car Parking Schedule

Level	Type	qty
GROUND	CAR REPAIR PARKING	13
CAR REPAIR PARKING		13
BASEMENT 1	CHILD CARE PARKING	23
CHILD CARE PARKING		23
BASEMENT 2	CHILD CARE STAFF PARKING	19
CHILD CARE STAFF PARKING		19
BASEMENT 2	INDOOR RECREATION PARKING	90
INDOOR RECREATION PARKING		90
GROUND	MEDICAL CENTRE PARKING	4
BASEMENT 1	MEDICAL CENTRE PARKING	9
BASEMENT 2	MEDICAL CENTRE PARKING	16
MEDICAL CENTRE PARKING		29
BASEMENT 2	MEDICAL CENTRE STAFF PARKING	19
MEDICAL CENTRE STAFF PARKING		19
GROUND	RETAIL PARKING	13
BASEMENT 1	RETAIL PARKING	108
RETAIL PARKING		121
GROUND	SHOWROOM PARKING	25
SHOWROOM PARKING		25
TOTAL Proposed:		339

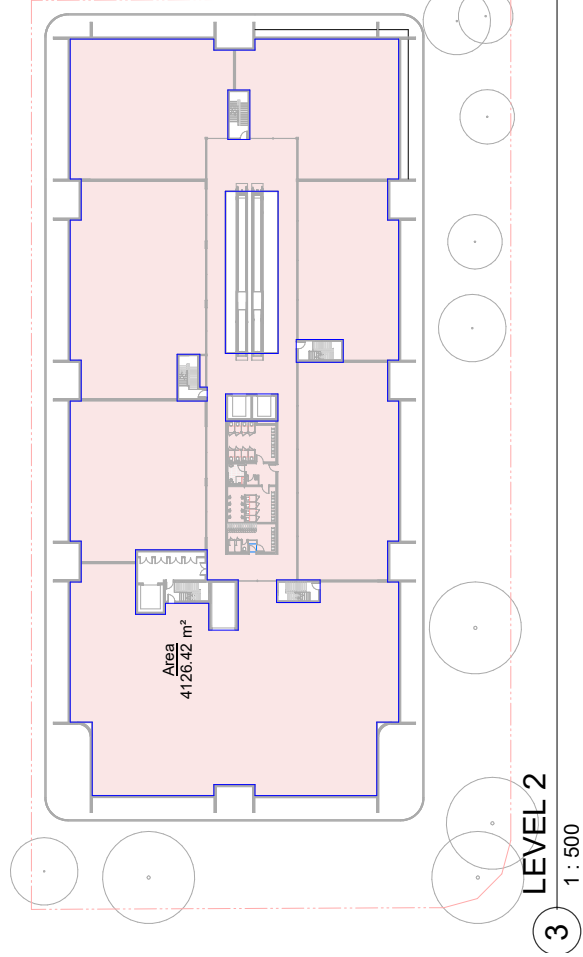
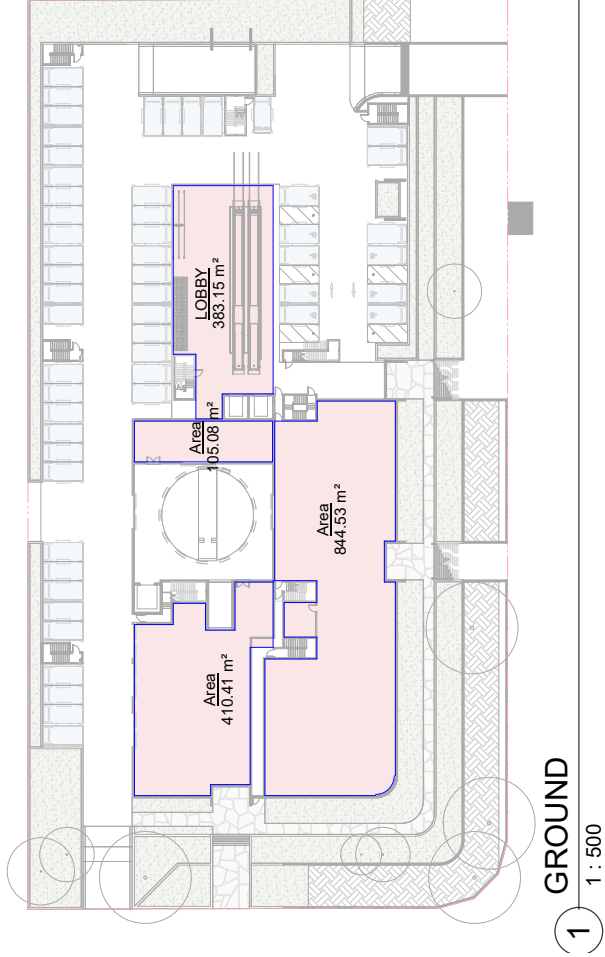
Other Parking Schedule

Level	PARKING TYPE	qty
BASEMENT 2	MOTORCYCLE PARKING	6
BASEMENT 1	MOTORCYCLE PARKING	6
		12
GROUND	BICYCLE PARKING	20
		20
BASEMENT 2	ACCESSIBLE PARKING	2
BASEMENT 1	ACCESSIBLE PARKING	2
GROUND	ACCESSIBLE PARKING	8
		12



Retail NSA Breakdown Schedule

Level	Name	Area
LEVEL 1	BULKY GOODS	381.09 m²
LEVEL 1	BULKY GOODS	504.55 m²
LEVEL 1	BULKY GOODS	390.93 m²
LEVEL 1	BULKY GOODS	356.35 m²
LEVEL 2	BULKY GOODS	381.09 m²
LEVEL 2	BULKY GOODS	504.55 m²
LEVEL 2	BULKY GOODS	392.46 m²
LEVEL 2	BULKY GOODS	357.91 m²
LEVEL 1	BULKY GOODS	304.30 m²
LEVEL 1	BULKY GOODS	388.45 m²
LEVEL 2	café/ restaurant	304.30 m²
LEVEL 2	café/ restaurant	388.45 m²
LEVEL 3	Medical Center	504.55 m²
LEVEL 3	Medical Center	394.05 m²
LEVEL 3	Medical Center	361.23 m²
LEVEL 3	gym/ wellness	304.30 m²
LEVEL 3	gym/ wellness	388.45 m²
LEVEL 3	gym/ wellness	1,197.01 m²
LEVEL 3	gym/ wellness	381.09 m²
LEVEL 4	Childcare indoor	1,837.87 m²
LEVEL 4	Outdoor Space	1,595.49 m²
GROUND	car repair	430.96 m²
GROUND	CAR SHOWROOM	842.38 m²
LEVEL 1	CAR SHOWROOM	1,250.79 m²
LEVEL 2	CAR SHOWROOM	1,194.04 m²
GFLA		15,336.64 m²

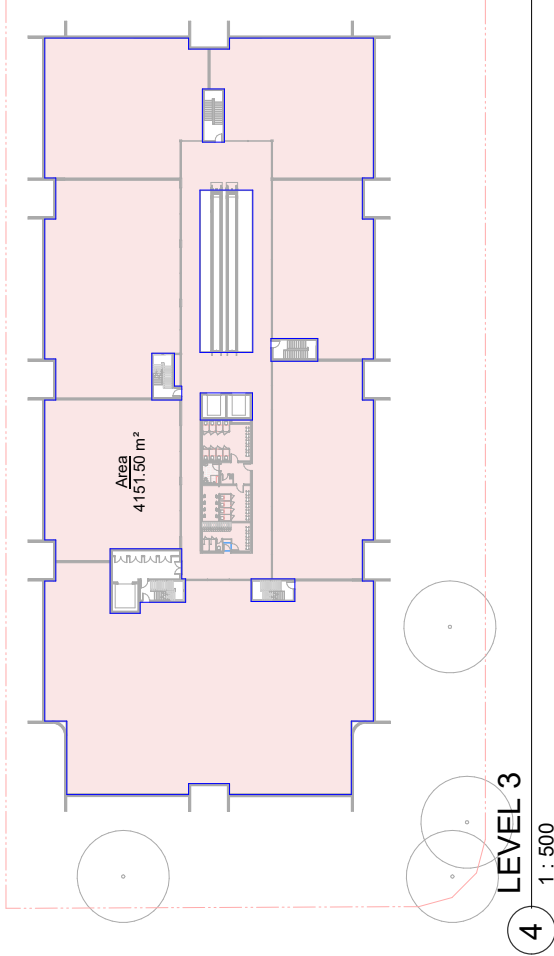
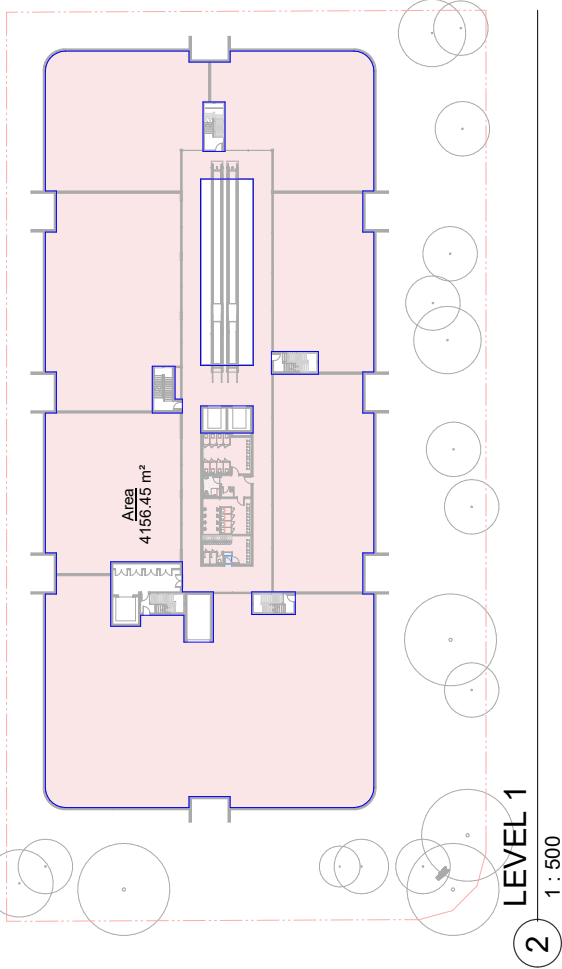


DISCLAIMER
These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes. This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council. Hence may be subject to change once advice is received.
This design has been prepared without structural or services engineering input hence is subject to change once advice is received.
The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
The design and accompanying documentation contained herein is and remains the intellectual property of P8D Architects.

According to The Hills Shire Council LEP-2019

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

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



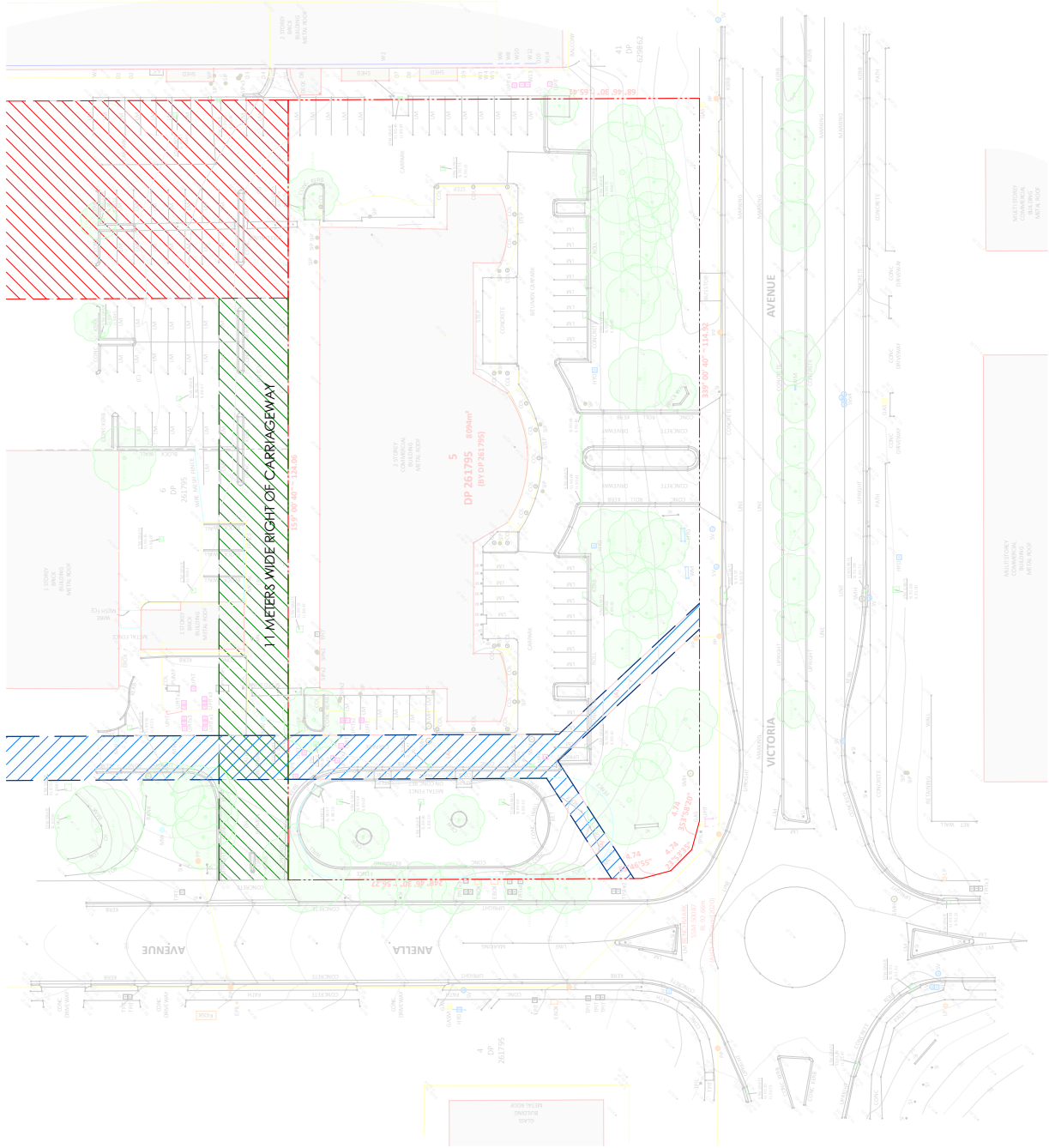
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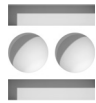
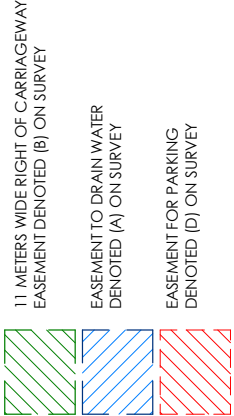
1 EXISTING EASEMENTS
1 : 500

INTERESTS RELATING TO THE ADJOINING SITE:

The Certificate of Title for Lot 6 DP261795 ordered on 06.04.2020 and adjacent Lot 6 DP261795 ordered on 6.04.2020 identified the following interests (refer to the original 888 Instrument or Dealing creating the interest for specific terms - we recommend this be undertaken prior to design or construction):

- Reservations and conditions in the Crown Grant(s) (not investigated).
- Easements to drain water affecting the part(s) shown so burdened in the title diagram (DP261795) (denoted (A) on this plan).
- Right of carriageway 11 wide affecting the part(s) shown so burdened in DP266640 (DP266640) (denoted (B) on this plan).
- Easement for parking 31.5 wide affecting the part shown so burdened in DP266640 (DP266640) (denoted (D) on this plan).
- Restriction(s) on this use of land (DP266640) (not investigated).
- Easement for parking 24 wide affecting the part(s) shown so burdened in 1003842 (DP1003842) (denoted (C) on this plan).
- Restriction(s) on the use of land (DP1003842) (not investigated).
- Positive covenant (DP1003842) (not investigated).
- Lease to Galeano Corporation Pty Limited of Petrol Station, 3 Anella Ave, Castle Hill as shown hatch in plan with A8166501. Expires 28/2/2009. (A8166501) (not investigated).

LEGEND



THANK YOU!



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Nominated Architect
Paul Bullevic - No. 7768