# Westmead Commercial Campus

DA Architectural Design Report

WSU Campus Westmead | Pre Application Meeting | Architectus

# 3.0 Design Proposal

WSU Campus Westmead | Pre Application Meeting | Architectus

# WESTMEAD COMMERCIAL CAMPUS

LOT 2 DP 1077852, 158-164 HAWKESBURY ROAD, WESTMEAD, NSW, 2145

ARCHITECTURAL DRAWINGS



SHEET NUMBER	SHEET NAME		REVISION
DA0000 6042-DET	Cover Sheet / Drawing Register Existing Site Survey Plan by Us		A
DA0004	Proposed Site Location Plan	, , , , , , , , , , , , , , , , , , , ,	Α
DA0010	Shadow Study Analysis	June 21 @ 0900	Α
DA0011	Shadow Study Analysis	June 21 @ 1000	Α
DA0012	Shadow Study Analysis	June 21 @ 1100	Α
DA0013	Shadow Study Analysis	June 21 @ 1200	Α
DA0014	Shadow Study Analysis	June 21 @ 1300	Α
DA0015	Shadow Study Analysis	June 21 @ 1400	Α
DA0016	Shadow Study Analysis	June 21 @ 1500	Α
DA0210	NLA Diagrams	-	Α
DA0211	GFA Diagrams		Α
DA0212	FECA & UCA Diagrams		Α
DA0998	L-LG - Lower Ground		Α
DA0999	L-M - Mezzanine Level		Α
DA1000	L-00 - Ground Floor Plan		A
DA1001	L-01 - First Floor Plan		A
DA1002	L-02 - Second Floor Plan and T	hird Floor Plan	A
DA1004	L-04 - Fourth Floor Plan		A
DA1005	L-05 - Fifth Floor Plan and Sixth Floor Plan		A
DA1007	L-07 - Seventh Floor Plan		A
DA1008	L-08 - Eighth Floor Plan and Ni	nth Floor Plan	A
DA1009	L-10 - Tenth Floor		A
DA1011	L-Roof - West & East Building F	Roofs	A
DA2000	North Elevation		A
DA2001	East Elevation		A
DA2002	South Elevation		A
DA2003	West Elevation		A
DA2004	North & East Context Elevation	S	A
DA2200	Signage Proposed Zones		A
DA2500	Section A-A		A
DA2501	Section B-B		A
DA2502	Section C-C		A
DA2503	Section D-D		Α
DA2504	Section E-E		Α
DA2510	Sections - Sheet 1		Α
DA2E11	Coations Choot 2		٨

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Cover Sheet / Drawing Register

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te amendment date
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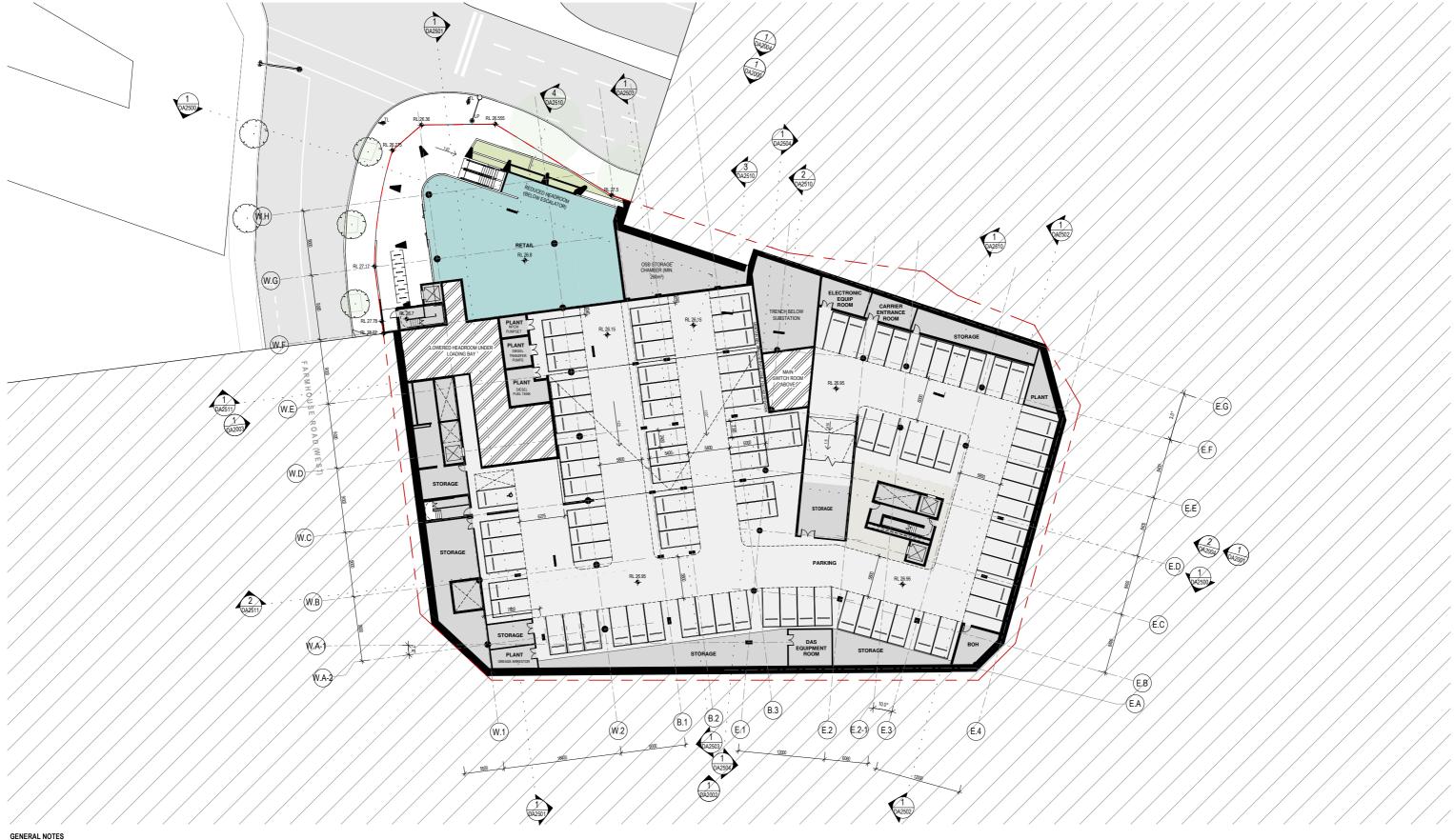
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Proposed Site Location Plan

drawing no. issue DA0004 A

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		Visito
	Level	Туг
7	L-00	Double Rail (
	L-00	Double Rail (
	L-00	Double Rail (
/	L-LG Lower Ground	Double Rail (

Visitor Bicycle Parking Schedule					
Level	Level Type Location Number				
L-00	Double Rail (2no. Bikes)	EAST - COURTYARD	6		
L-00	Double Rail (2no. Bikes)	EAST - HAWKESBURY ROAD	12		
L-00	Double Rail (2no. Bikes)	WEST - COURTYARD	16		
L-LG Lower Ground	Double Rail (2no. Bikes)	WEST - LOWER GROUND	12		
			46		

Car F	Parking Schedule	
Level	Туре	Number
L-LG Lower Ground	2300x5000 - Small Car	5
L-LG Lower Ground	2400x5400 - Standard	84
L-M - Mezzanine Level	2400x5400 - Standard	32
L-M - Mezzanine Level	2600x5400 - Visitor	16
Grand total: 137	•	

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ADS project no

L-LG - Lower Ground 1:250@A1

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Do not scale drawings. Verify all dimensions on site

DA0998



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Α	DA SUBMISSION	23.11.18	
			1

### Motorcycle Parking Schedule Type 2500x1200 Level Number L-M - Mezzanine Level Grand total: 6

Car Parking Schedule		
Level	Туре	Number
L-LG Lower Ground	2300x5000 - Small Car	5
L-LG Lower Ground	2400x5400 - Standard	84
L-M - Mezzanine Level	2400x5400 - Standard	32
L-M - Mezzanine Level	2600x5400 - Visitor	16
Grand total: 137		

	EOT Bicycle Parking Schedule				
1	Level Type Location Number				
1	L-M - Mezzanine Level	Horizontal (2no. Bikes)	EOT - EAST	10.00	
	L-M - Mezzanine Level	Vertical (1no. Bike)	EOT - EAST	46.00	
_	L-M - Mezzanine Level	Horizontal (2no. Bikes)	EOT - WEST	18.00	
ı	L-M - Mezzanine Level	Vertical (1no. Bike)	EOT - WEST	60.00	
4				134.00	

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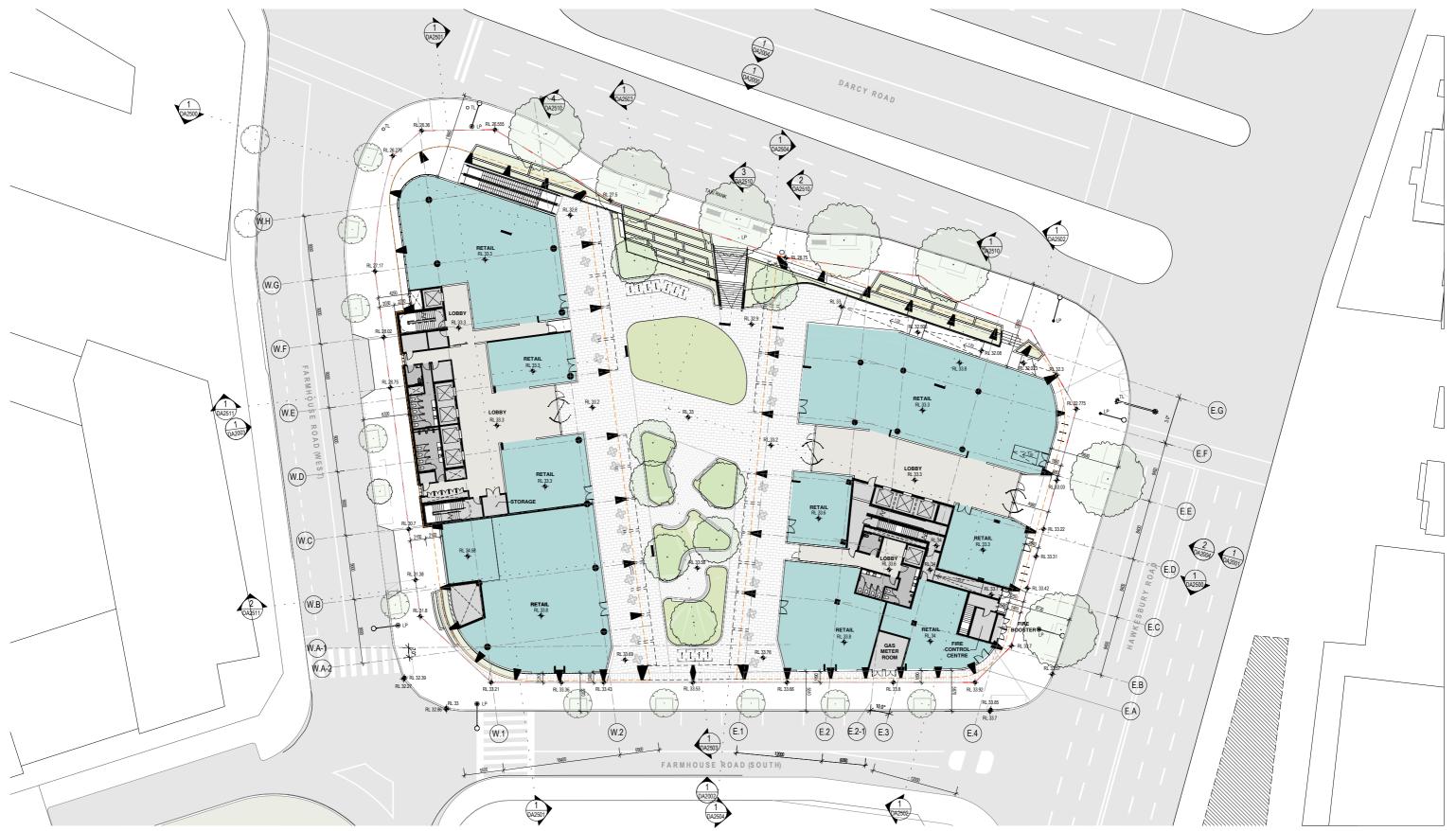
L-M - Mezzanine Level @architectus.com.au ABN 90 131 245 684 drawing no.

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Visitor Bicycle Parking Schedule			
Level	Level Type Location Number		
L-00	Double Rail (2no. Bikes)	EAST - COURTYARD	6
L-00	Double Rail (2no. Bikes)	EAST - HAWKESBURY ROAD	12
L-00	Double Rail (2no. Bikes)	WEST - COURTYARD	16
L-LG Lower Ground	Double Rail (2no. Bikes)	WEST - LOWER GROUND	12
			46

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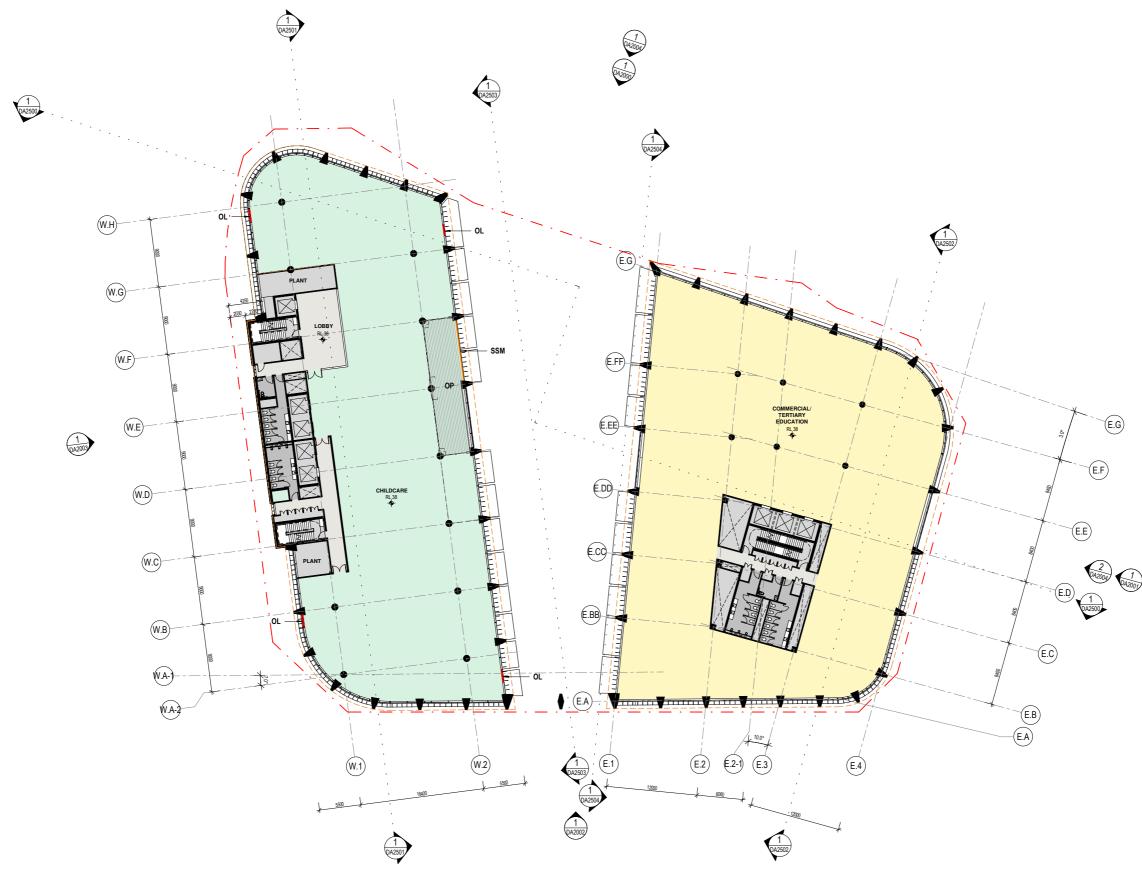
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L-00 - Ground Floor Plan

drawing no. **DA1000** 

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### CHILDCARE USE NOTES

- REFER TO REFERENCE DESIGN BY GARDINER ARCHITECTS FOR FURTHER DETAIL REGARDING CHILDCARE LAYOUT.

(OL) OPERABLE LOUVRES TO PROVIDE NATURAL VENILATION

|||||||||||||||| (OP) OUTDOOR PLAYSPACE TERRACE

(SSM) FULL HEIGHT STAINLESS STEEL MESH TO OUTDOOR PLAY SPACE IN ACCORDANCE WITH GARDINER ARCHITECTS TEST FIT PROPOSAL

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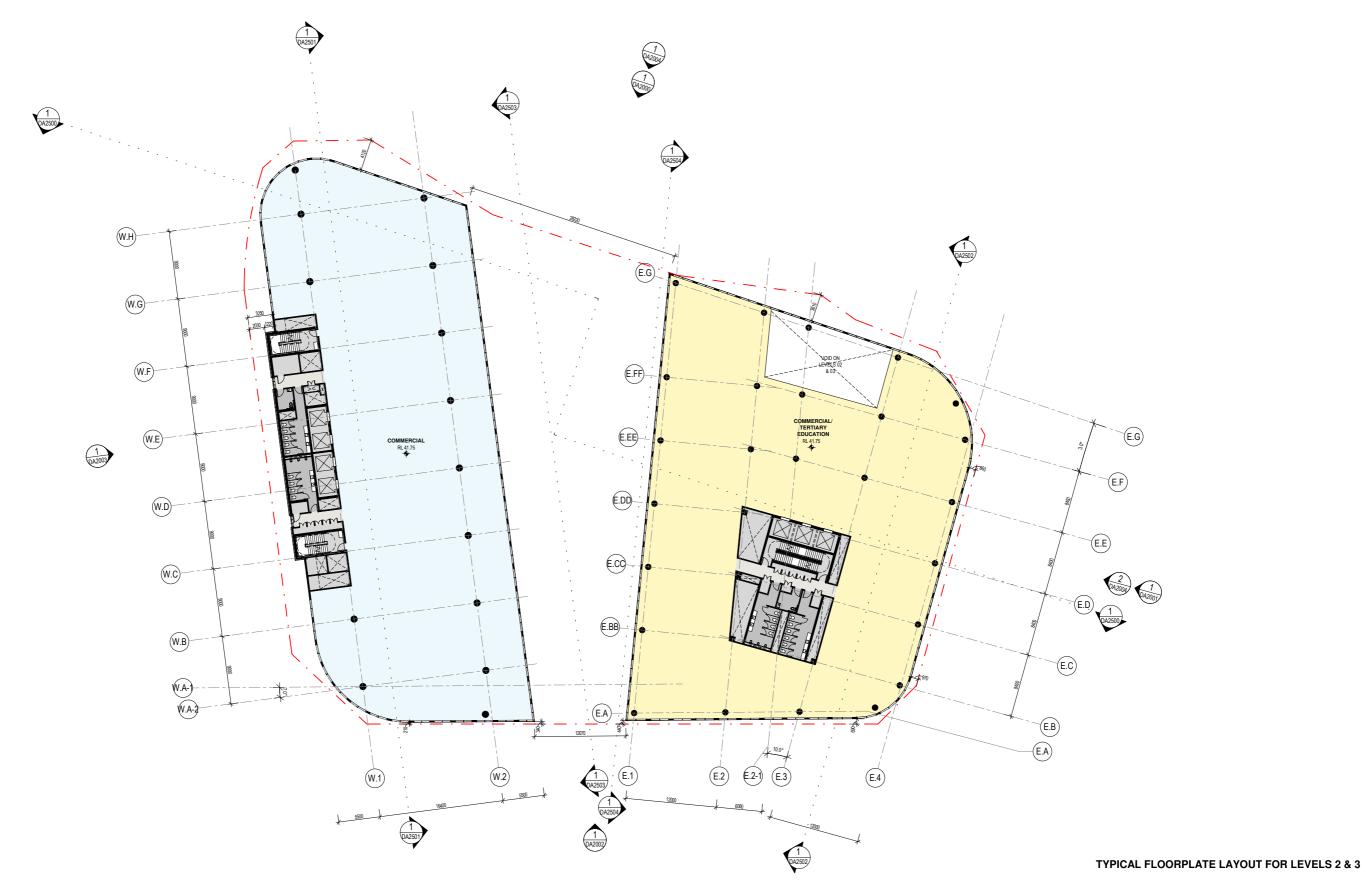
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L-01 - First Floor Plan

drawing no. DA1001

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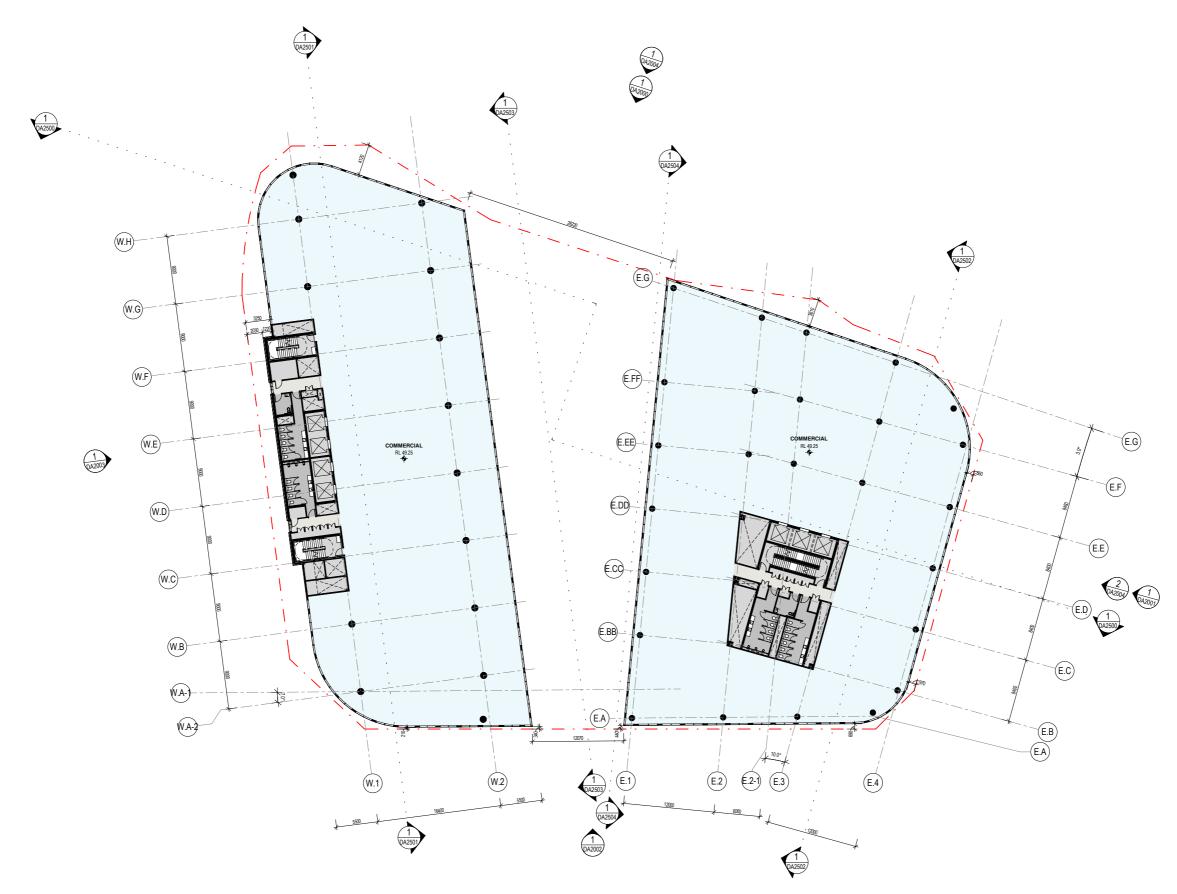
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L-02 - Second Floor Plan and Third Floor Plan

drawing no.	issue
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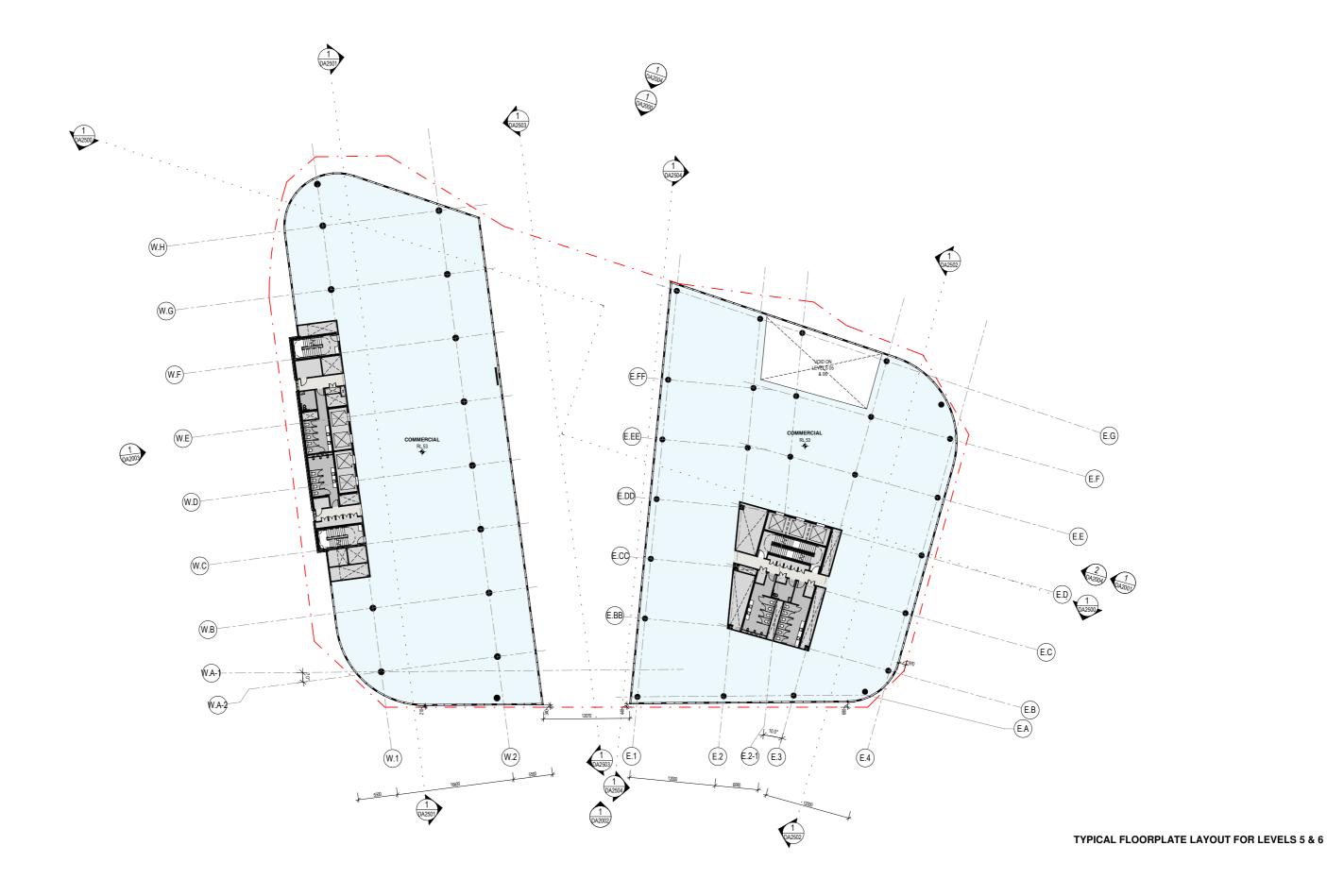
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L-04 - Fourth Floor Plan

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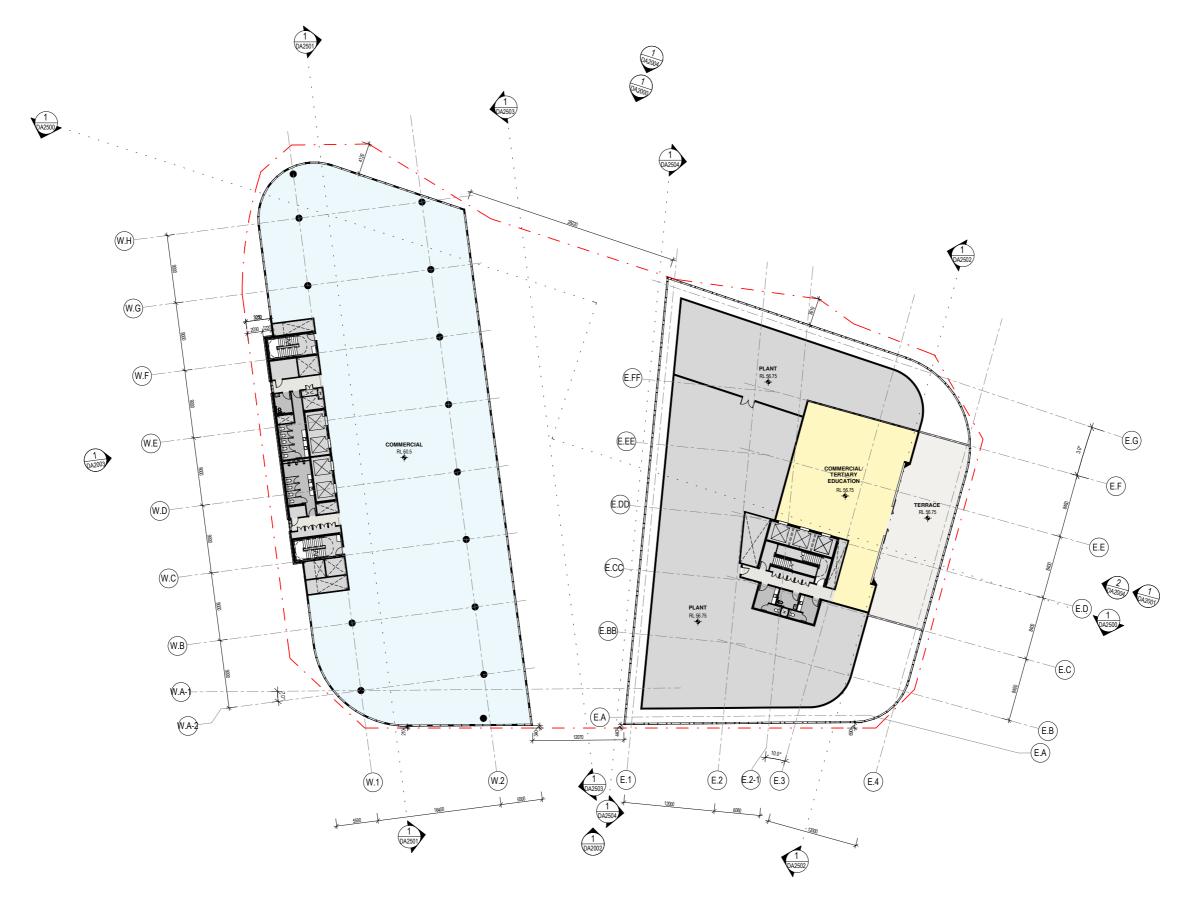
| Architectus Melbourne | Level 25, 385 Bourke Street | Melbourne | Level 25, 385 Bourke Street | Melbourne | Melbourne | ViC 3000 | Adelaide | T (61 3) 9429 5733 | Auckland | F (61 3) 9429 5480 | Christchurch | melbourne@architectus.com.au | Brisbane | LS | Scale | 1 : 250@A1 | drawn | ADS | Project no | 180216.00

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L-05 - Fifth Floor Plan and Sixth Floor Plan

drawing no. issue DA1005 A

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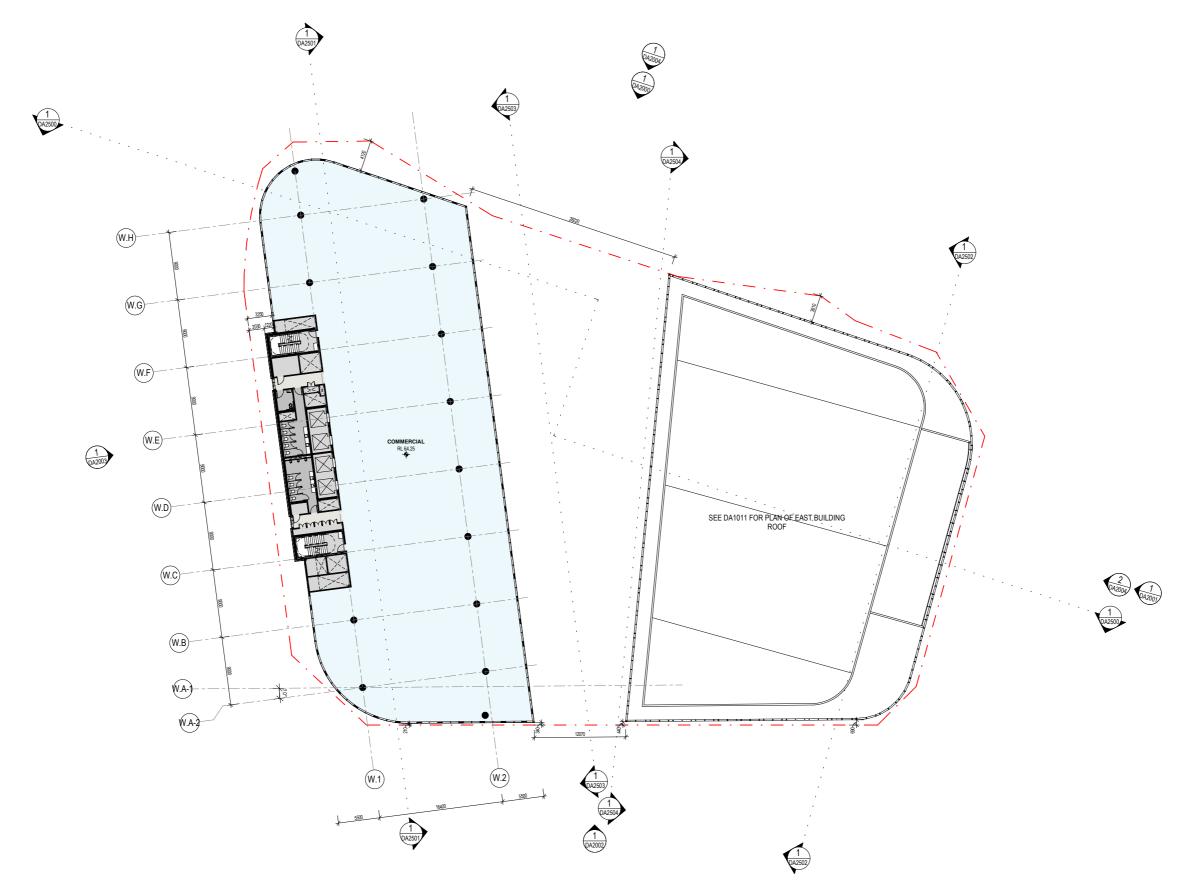
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L-07 - Seventh Floor Plan

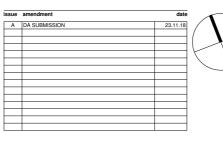
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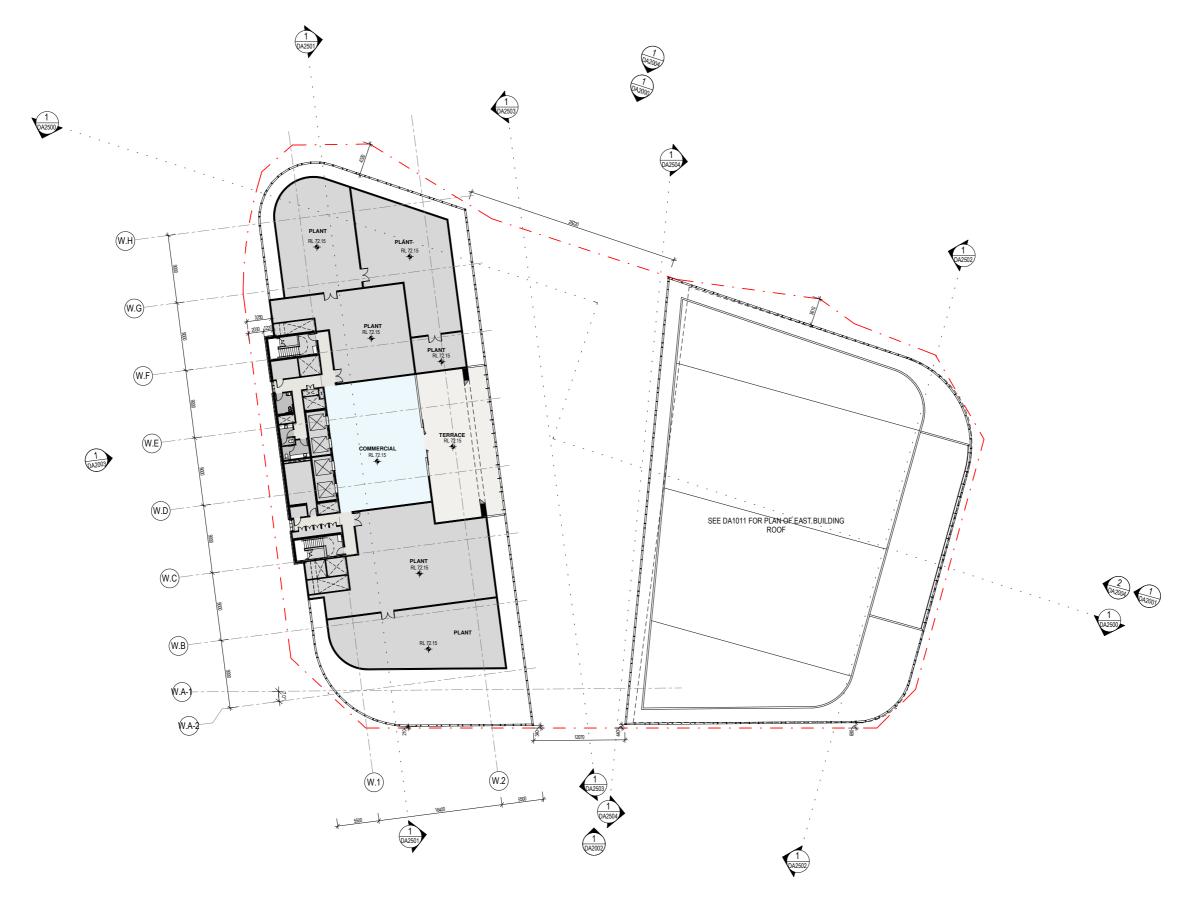
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L-08 - Eighth Floor Plan and Ninth Floor Plan

drawing no. DA1008

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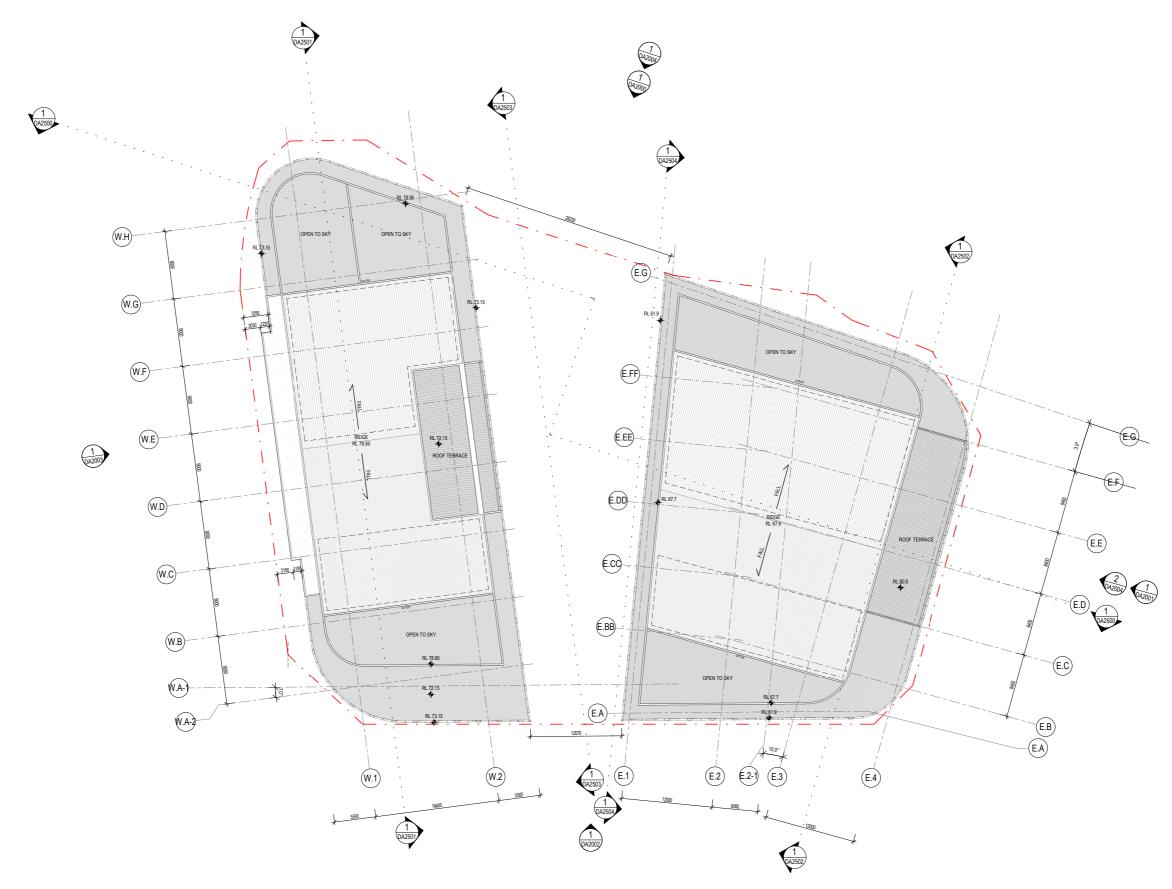
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,	Westmead Commercial Campus
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L-10 - Tenth Floor

drawing no. DA1009

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### PV NOTES

□□□□□ POTENTIAL LOCATION OF PV'S

POTENTIAL LOCATION OF PV'S - IF REQUIRED - AS INDICATED AND IN ACCORDANCE WITH THE SMP REPORT. APPROXIMATE AREAS ARE:

~640M<sup>2</sup> (400M<sup>2</sup> NORTH + 240M<sup>2</sup> SOUTH) ~880M<sup>2</sup> (590M<sup>2</sup> NORTH + 290M<sup>2</sup> SOUTH) WEST BUILDING: EAST BUILDING:

### **TOWN PLANNING SUBMISSION**

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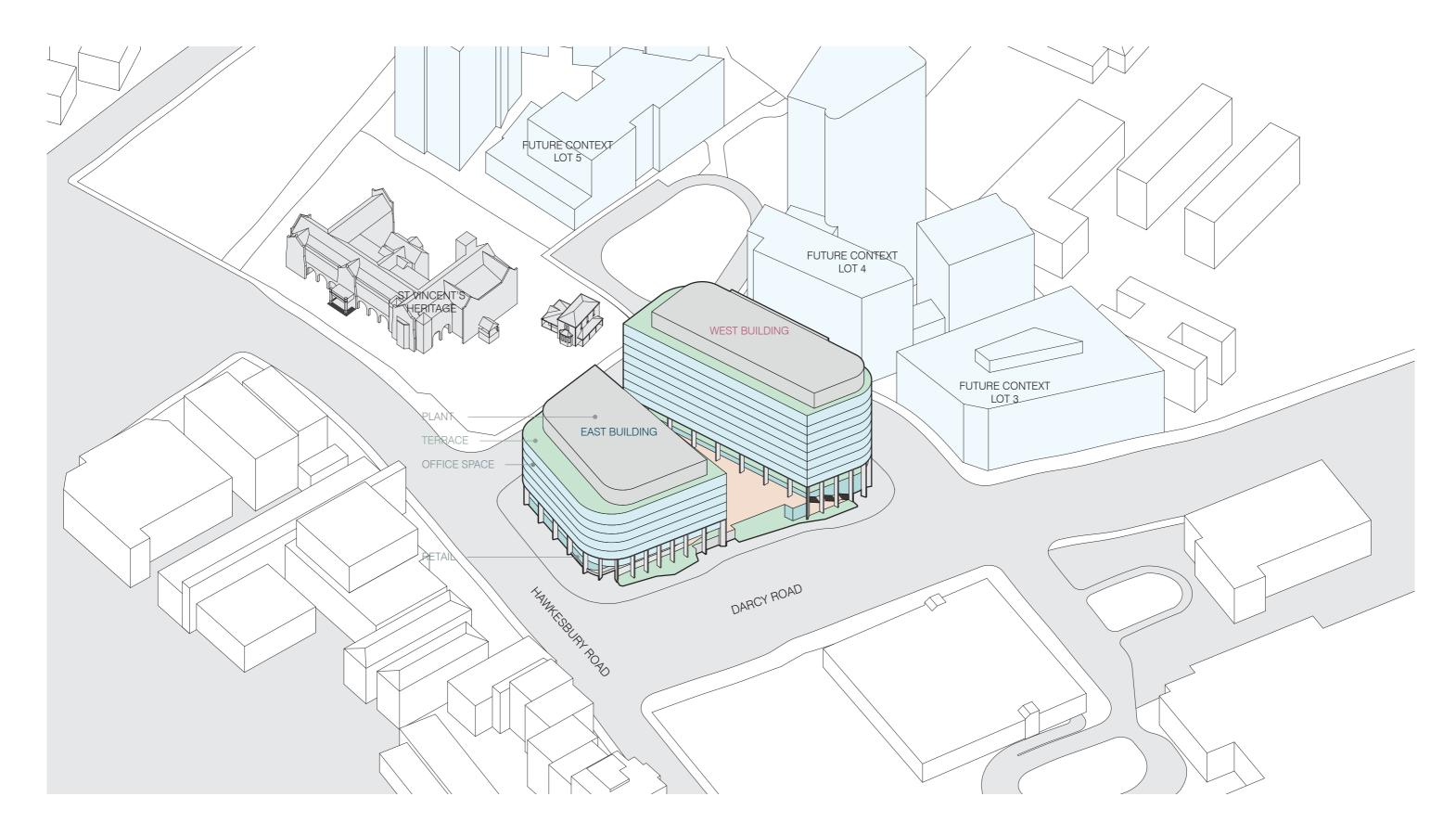
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L-Roof - West & East Building Roofs

drawing no. DA1011

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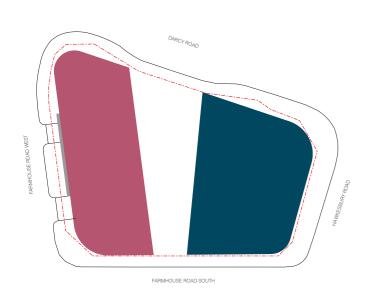
# Development Summary

Site Area	5,694 m <sup>2</sup>
FSR	5.39:1
Total Permitted GFA	30,700 m <sup>2</sup>
	,
Total Retail	2,383 m <sup>2</sup>
<b>Total Childcare</b>	1,441 m <sup>2</sup>
Total EOT	619 m <sup>2</sup>
Tabal OFA	20 7002
Total GFA	30,700 m <sup>2</sup>

West Building	
Levels	11
Ground Floor Retail	982 m <sup>2</sup>
Typical Office Level NLA	1,715 m <sup>2</sup>
Typical Office Level Efficiency	86%
Total GFA	17,454 m <sup>2</sup>
East Building	
Levels	8
Ground Floor Retail	982 m <sup>2</sup>
Typical Office Level NLA	1,660 m <sup>2</sup>
Typical Office Level Efficiency	80 %
) i	



GFA Measurement Diagrams



West Building		East Building	
Levels	11	Levels	8
Lower Ground Retail	418 m <sup>2</sup>		
Ground Floor Retail	982 m <sup>2</sup>	Ground Floor Retail	982 m <sup>2</sup>
Levels of Office	8	Levels of Office	3
		Levels of Commercial / Tertiary Ed	ducation 3
Typical Office Level GFA	1,787 m <sup>2</sup>	Typical Office Level GFA	1,743 m <sup>2</sup>
Typical Office Level NLA	1,715 m <sup>2</sup>	Typical Office Level NLA	1,660 m <sup>2</sup>
Typical Office Level Efficiency	86%	Typical Office Level Efficiency	80%
Active Roof - Terrace	188 m²	Active Roof - Terrace	188 m²
Active Roof - Internal Space	204 m <sup>2</sup>	Active Roof - Internal Space	285 m <sup>2</sup>
Total GFA	17,454 m²	Total GFA	12,151 m <sup>2</sup>

# WSU Westmead Campus

### 30.11.2018 Rev 10

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### **DA DEVELOPMENT SUMMARY**

Site Area	5,694	m² (subject to confirmation via survey)
FSR	5.39	
Total Permitted GFA	30,700	m² (subject to confirmation via survey)

### **BELOW PLAZA**

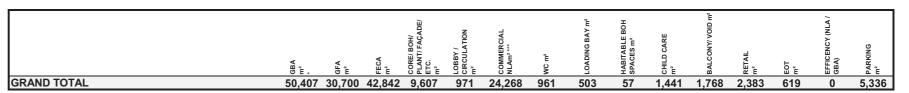
LEVEL	FLOOR-TO- FLOOR m	RL m	PROGRAM	GBA * m²	GFA # *	FECA m²	CORE/ BOH/ PLANT/ FAÇADE/ ETC. m²	LOBBY/ CIRCULATION m²	COMMERCIAL NLAm <sup>2</sup> ***	WC m²	LOADING BAY m²	HABITABLE BOH SPACES m²	CHILD CARE	BALCONY/ VOID m²	RETAIL m²	EOT m²	EFFICENCY (NLA / GBA)	PARKING m²
Lower Ground	2.8	26.5	Parking/Retail	5,250	418	4,557	1,733							152	418			3,099
Mezzanine	2.8	29.8	Parking/Loading Bay	5,250	676	4,755	1,138				503	57		695		619		2,237
Ground	N/A	33	External Plaza & Landscape	2,696														
TOTAL		, and the second		13,196	1,095	9,312	2,871	0			503	57	0	847	418	619		5,336

### **WEST BUILDING**

TARGET NLA	13,000						, ADE	NOIL	٩٢		AY m²	ВОН	ш	VOID m²			(NLA /	
LEVEL	FLOOR-TO- FLOOR m	RL m	PROGRAM	G BA ≥ ± *	GF*	FECA	CORE/BOH/ PLANT/FAÇ, ETC. m²	LOBBY / CIRCULATIO m²	COMMERCI. NLAm² ***	WC m²	LOADING B	HABITABLE∣ SPACES m²	CHILD CAR	BALCONY/	RETAIL m²	EOT ™²	EFFICENCY GBA)	PARKING m²
Ground	5	33	Lobby / Retail	1,508	1,287	1,451	221	255		50					982		65%	
Level 01	3.75	38	Childcare	1,845	1,603	1,716	292	112		50			1,441				78%	
Level 02	3.75	41.75	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 03	3.75	45.5	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 04	3.75	49.25	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 05	3.75	53	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 06	3.75	56.75	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 07	3.75	60.5	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 08	3.75	64.25	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 09	4.15	68	Commercial	1,999	1,787	1,949	212	21	1,715	50							86%	
Level 10	6.8	72.15	Commercial / Plant / Terrace	1,999	272	874	1,539	49	204	19				188			10%	
TOTAL	45.95			21.343	17.454	19.633	3.750	583	13,927	521	0		1,441	188	982			

### **EAST BUILDING**

LACI DOILD																		
TARGET NLA	5,000 OVER	RL		gBA * ™²	GFA	=ECA	ORE/ BOH/ LANT/ FAÇADE/ TC.	LOBBY / CIRCULATION m²	COMMERCIAL NLAm²***	ς m²	OADING BAY m²	HABITABLE BOH SPACES m²	HILD CARE	ALCONY/ VOID m²	RETAIL m²	EOT	EFFICENCY (NLA / GBA)	PARKING m²
LEVEL	m	m	PROGRAM				ОEШE		υz	<u> </u>		Iσ	υĒ			шE		<u> </u>
Ground	5	33	Lobby / Retail	1,490	1,261	1,448	229	234		45					982		66%	
Level 01	3.75	38	Commercial / Tertiary Education	1,902	1,703	1,868	199	22	1,620	62							85%	
Level 02	3.75	41.75	Commercial / Tertiary Education	2,079	1,743	2,034	200	22	1,660	62				136			80%	
Level 03	3.75	45.5	Commercial / Tertiary Education	2,079	1,743	2,034	200	22	1,660	62				136			80%	
Level 04	3.75	49.25	Commercial	2,079	1,879	2,034	200	22	1,796	62							86%	
Level 05	3.75	53	Commercial	2,079	1,743	2,034	200	22	1,660	62				136			80%	
Level 06	4.15	56.75	Commercial	2,079	1,743	2,034	200	22	1,660	62				136			80%	
Level 07	6.8	60.9	Commercial / Tertiary Education / Plant / Terrace	2,079	334	411	1,557	23	285	26				188			14%	
TOTAL	34.7			15.868	12.151	13.897	2.985	388	10.341	440				732	982			



Maximum Floor Space Ratio (FSR) - GFA:Site Area	5.39	30,700 m <sup>2</sup>
Proposed Floor Space Ratio (FSR) - GFA:Site Area	5.39	30,700 m <sup>2</sup>
GFA available to meet maximum FSR vield		0 m²

Total NonCommercial 3,824
(Retail) Areas



F3 - Honed Concrete - smooth finish



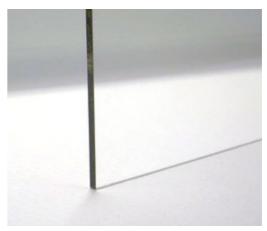
F6 - Bronze Coloured Anodised Aluminium Inset Vertical Louvre



F10 - Bronze Coloured Anodised Aluminium Canopy



F13 - Bronze Coloured Anodised Aluminium Base Cap



F11 / F5 - Glass Curtain Wall



Concrete Base - Nial Mclaughlin Architects, The Sultan Nazrin Portal Infill - RCR Shah Centre





Canopy - QT Hotel, Melbourne



Base Capping - QT Hotel, Melbourne



Retail Glazing - David Chipperfield, Lab Building



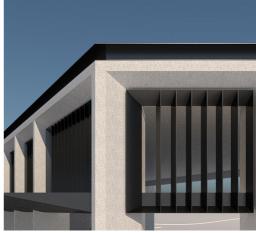
Artist impression of the concrete based, which anchors both buildings



Artist impression of the portal infill creating solar shading within the concrete base



Artist impression of the canopy assisting with solar shading



Artist impression of an anodised aluminium base capping acting as the transition between podium and tower



Artist impression of retail shop front glazing wrapping the building within the concrete base

### Material Schedule



F12 - Steel Balustrade



F2 A / F2 B / F9 - Curtain Wall GRC/Fibre Cement Infill Panel



Balustrades - Comoco Arquitectos, Pombal's Castle Visitor Centre



St Vincent's, Parramatta



Artist impression of steel balustrade defining the courtyard



Artist impression of the contrast between coloured GRC in the East and West portions of the Development

- F1 BRONZE COLOURED ALUMINIUM VERTICAL LOUVRE SCREENING
- F2 A- GLASS CURTAIN WALL SYSTEM WITH GRC INFILL PANEL OR SIMILAR COLOUR A
- F2 B- GLASS CURTAIN WALL SYSTEM WITH GRC INFILL PANEL OR SIMILAR COLOUR B
- F3 CONCRETE PORTAL FRAME SYSTEM
- F4 GLASS CURTAIN WALL SYSTEM WITH BRONZE COLOURED ALUMINIUM VERTICAL LOUVRES
- F5 GLASS CURTAIN WALL SYSTEM BUTT JOINTED GLAZING PANELS
- F6 BRONZE COLOURED ALUMINIUM FRAME & INSET VERTICAL LOUVRES
- F7 BRONZE COLOURED ALUMINIUM FRAME WITH INSET SHOP FRONT GLAZING
- F8 STAINLESS STEEL WIRE SCREEN FOR LANDSCAPE PLANTING
- F9 GRC OR SIMILAR CLADDING PANEL SYSTEM
- F10 BRONZE ALUMINIUM CANOPY
- F11 GLASS SHOP FRONT WITH BRONZE COLOURED ALUMINIUM LOUVRES
- F12 STEEL BALUSTRADE TO MATCH BRONZE COLOURED ALUMINIUM
- F13 BRONZE COLOURED ALUMINIUM BASE CAP
- OL OPENABLE LOUVRES
- SSM FULL HEIGHT STAINLESS STEEL MESH TO OUTDOOR PLAY SPACE