

Prepared for:
Charter Hall
Date:
23 November 2018

DA Architectural Design Report

Part 4/7

Westmead Commercial Campus

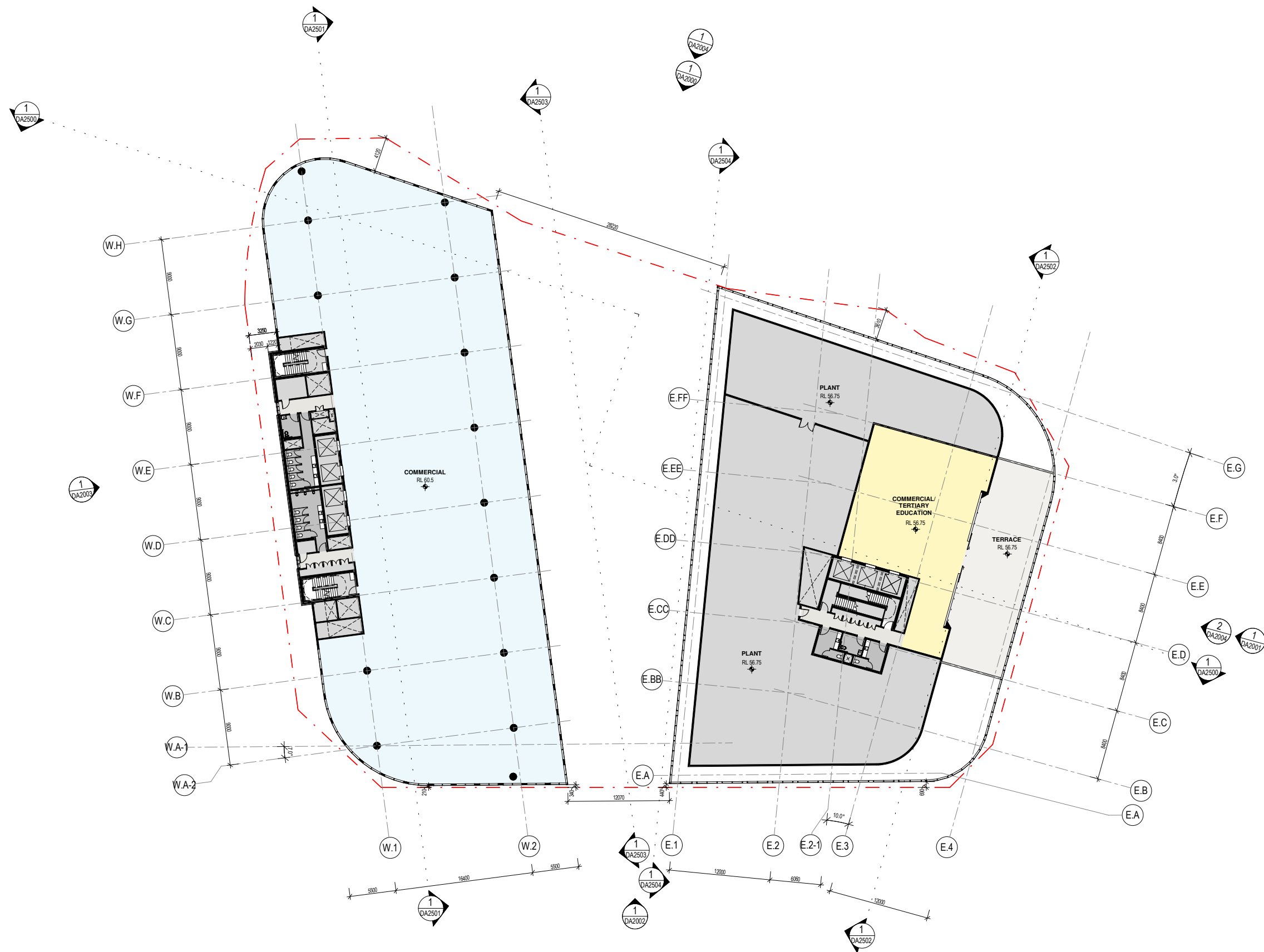
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3.0 Design Proposal

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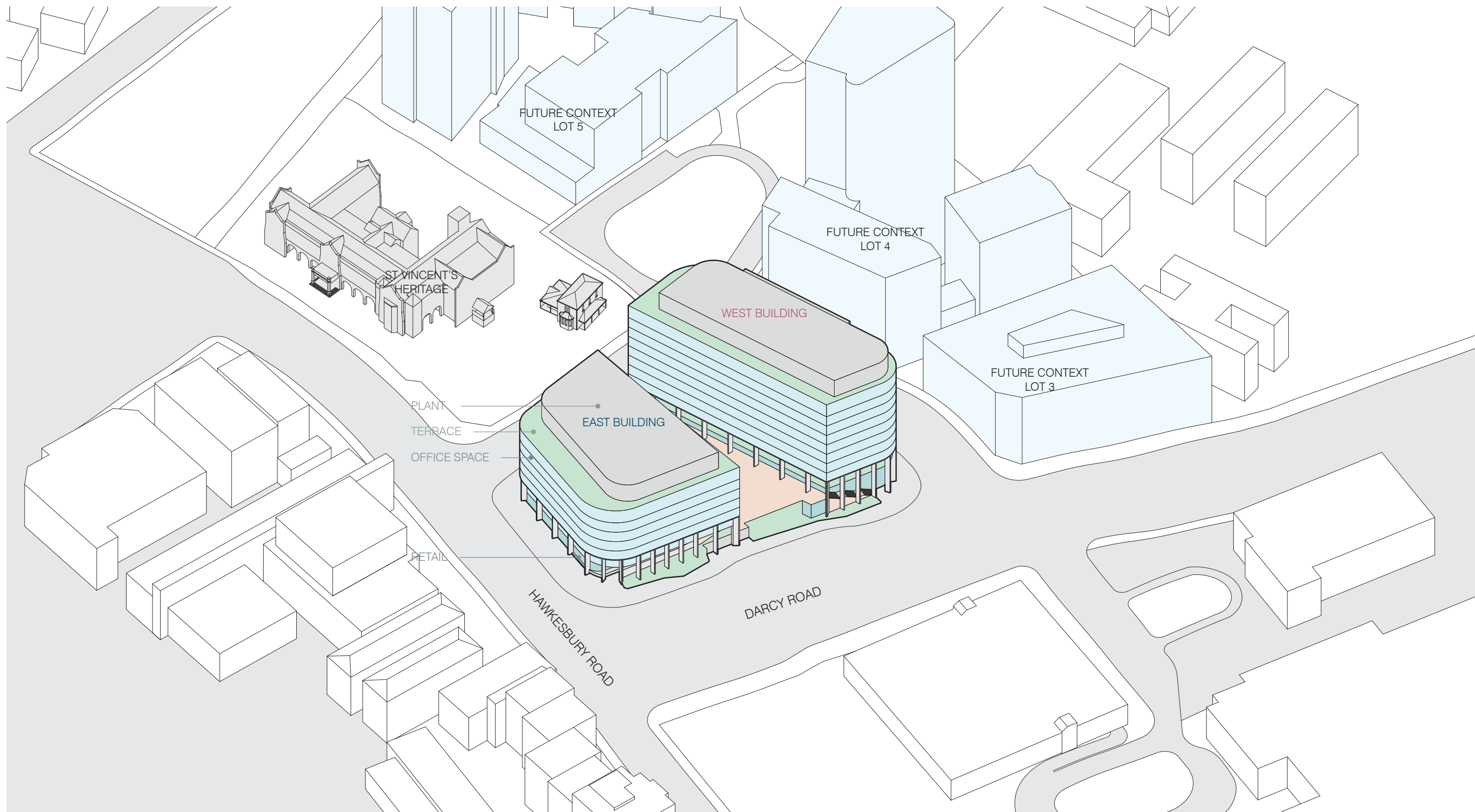
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Nominated Architect
Ray Brown, NSWARB 6359

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Do not scale drawings. Verify all dimensions on site

checked	LS	scale	1 : 250@A1
drawn	ADS	project no	180216.00



Development Summary

Site Area	5,694 m²
FSR	5.39:1
Total Permitted GFA	30,700 m²
Total Retail	2,383 m²
Total Childcare	1,441 m²
Total EOT	619 m²
Total GFA	30,700 m²

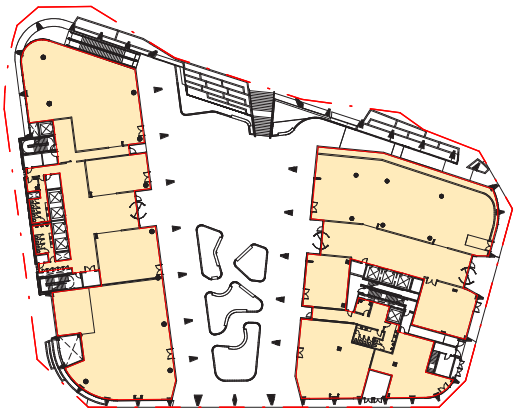
West Building	
Levels	11
Ground Floor Retail	982 m²
Typical Office Level NLA	1,715 m²
Typical Office Level Efficiency	86%
Total GFA	17,454 m²
East Building	
Levels	8
Ground Floor Retail	982 m²
Typical Office Level NLA	1,660 m²
Typical Office Level Efficiency	80 %
Total GFA	12,151 m²



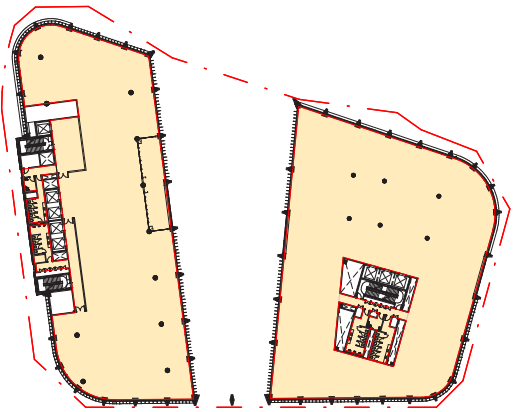
L-LG - Lower Ground



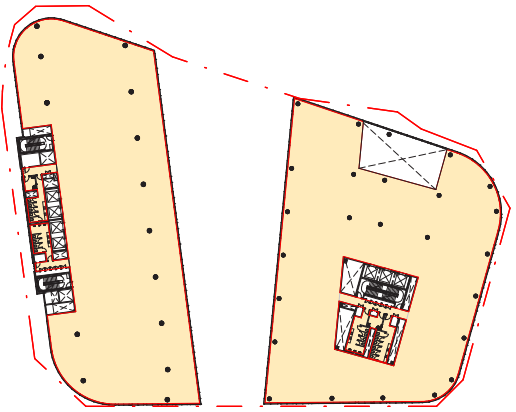
L-M - Mez. Level



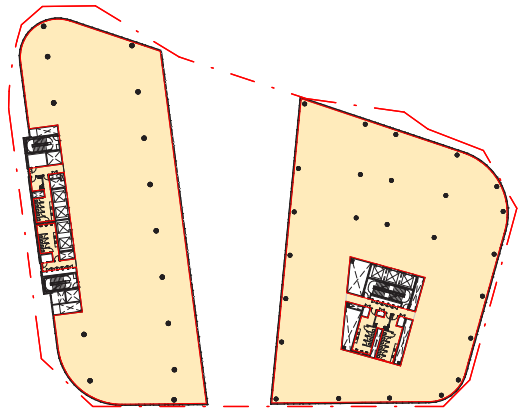
L-00 - Ground Floor



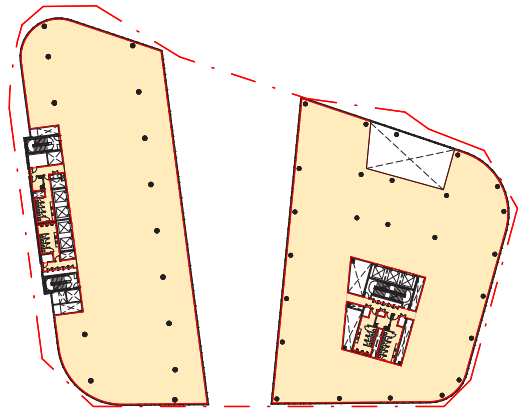
L-01 - First Floor



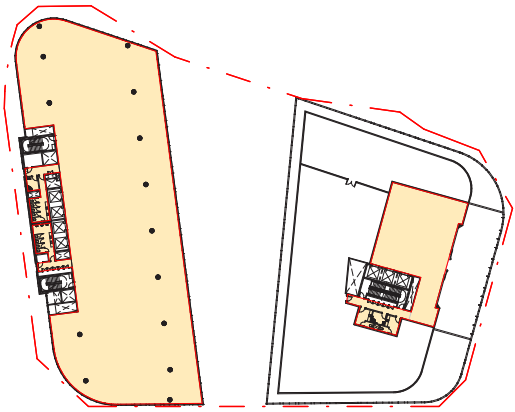
L02/03 - Second & Third Floor



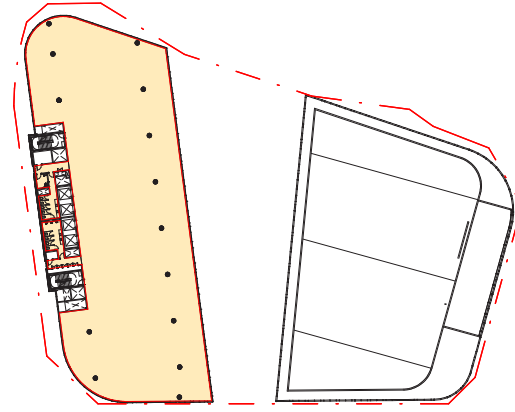
L-04 - Fourth Floor



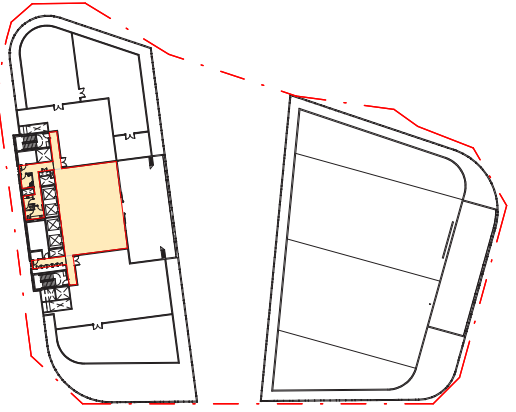
L-05/05 - Fifth & Sixth Floor



L-07 - Seventh Floor



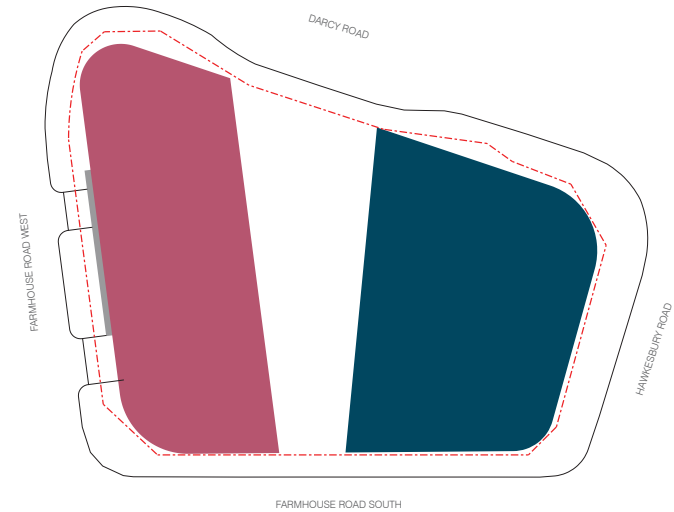
L-08/09 - Eighth & Ninth Floor



L-10 - Tenth Floor

GFA Measurement Diagrams

Development Summary



West Building

Levels 11

Lower Ground Retail 418 m²

Ground Floor Retail 982 m²

Levels of Office 8

Typical Office Level GFA 1,787 m²

Typical Office Level NLA 1,715 m²

Typical Office Level Efficiency 86%

Active Roof - Terrace 188 m²

Active Roof - Internal Space 204 m²

Total GFA 17,454 m²

East Building

Levels 8

Ground Floor Retail 982 m²

Levels of Office 3

Levels of Commercial / Tertiary Education 3

Typical Office Level GFA 1,743 m²

Typical Office Level NLA 1,660 m²

Typical Office Level Efficiency 80%

Active Roof - Terrace 188 m²

Active Roof - Internal Space 285 m²

Total GFA 12,151 m²

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 m²	FECA m²	CORE/BOH/PLANT/ PLANT/FAÇADE/ ETC. m²	LOBBY/ CIRCULATION m²	COMMERCIAL NLA m² ***	WC m²	LOADING BAY m²	HABITABLE BOH SPACES m²	CHILD CARE m²	BALCONY/ VOID m²	RETAIL m²	EOT m²	EFFICIENCY (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				13,196	1,095	9,312	2,871	0			503	57	0	847	418	619		5,336

WEST BUILDING

TARGET NLA	13,000																	
LEVEL	FLOOR-TO-FLOOR m	RL m	PROGRAM	GBA m²	GFA m²	FECA m²	CORE/BOH/ PLANT/FAÇADE/ ETC. m²	LOBBY/ CIRCULATION m²	COMMERCIAL NLA m² ***	WC m²	LOADING BAY m²	HABITABLE BOH SPACES m²	CHILD CARE m²	BALCONY/ VOID m²	RETAIL m²	EOT m²	EFFICIENCY (NLA / 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

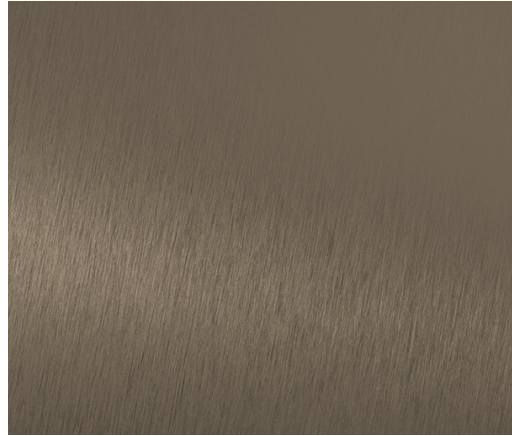
TARGET NLA	5,000 OVER 3no. LEVELS																	
LEVEL	FLOOR-TO-FLOOR m	RL m	PROGRAM	GBA m²	GFA m²	FECA m²	CORE/BOH/ PLANT/FAÇADE/ ETC. m²	LOBBY/ CIRCULATION m²	COMMERCIAL NLA m² ***	WC m²	LOADING BAY m²	HABITABLE BOH SPACES m²	CHILD CARE m²	BALCONY/ VOID m²	RETAIL m²	EOT m²	EFFICIENCY (NLA / GBA)	PARKING m²
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			

LEVEL	FLOOR-TO-FLOOR m	RL m	PROGRAM	GBA m²	GFA m²	FECA m²	CORE/BOH/ PLANT/FAÇADE/ ETC. m²	LOBBY/ CIRCULATION m²	COMMERCIAL NLA m² ***	WC m²	LOADING BAY m²	HABITABLE BOH SPACES m²	CHILD CARE m²	BALCONY/ VOID m²	RETAIL m²	EOT m²	EFFICIENCY (NLA / GBA)	PARKING m²
GRAND TOTAL				50,407	30,700	42,842	9,607	971	24,268	961	503	57	1,441	1,768	2,383	619	0	5,336

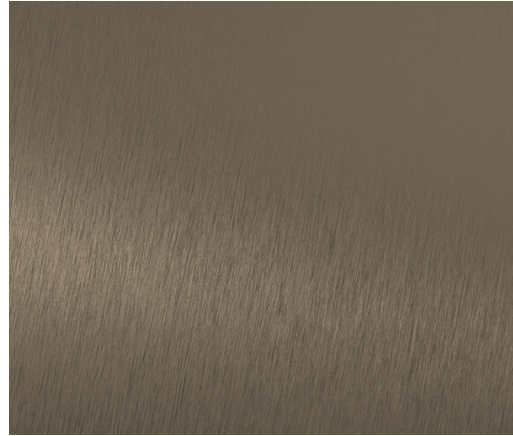
Maximum Floor Space Ratio (FSR) - GFA:Site Area	5.39	30,700 m²	Total Non-Commercial (Retail) Areas	3,824
Proposed Floor Space Ratio (FSR) - GFA:Site Area	5.39	30,700 m²		
GFA available to meet maximum FSR yield		0 m²		



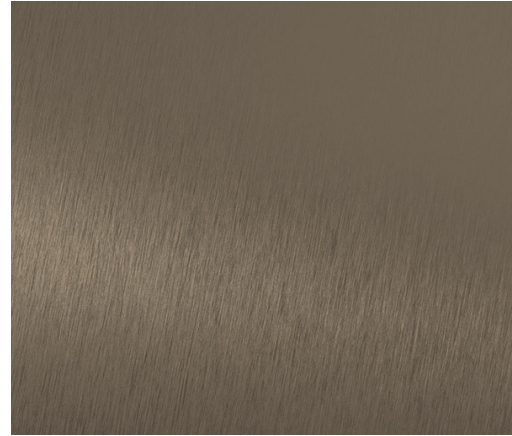
F3 - Honed Concrete - smooth finish



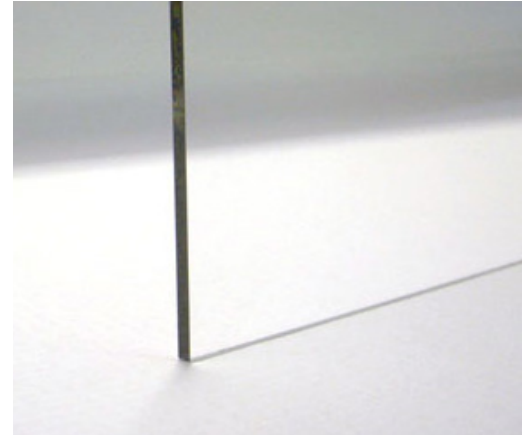
F6 - Bronze Coloured Anodised Aluminium Inset Vertical Louvre



F10 - Bronze Coloured Anodised Aluminium Canopy



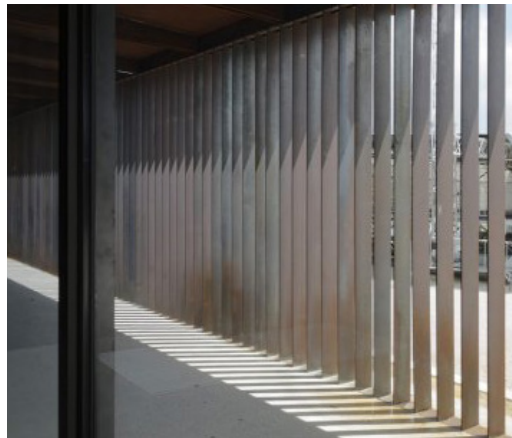
F13 - Bronze Coloured Anodised Aluminium Base Cap



F11 / F5 - Glass Curtain Wall



Concrete Base - Nial McLaughlin Architects, The Sultan Nazrin Shah Centre



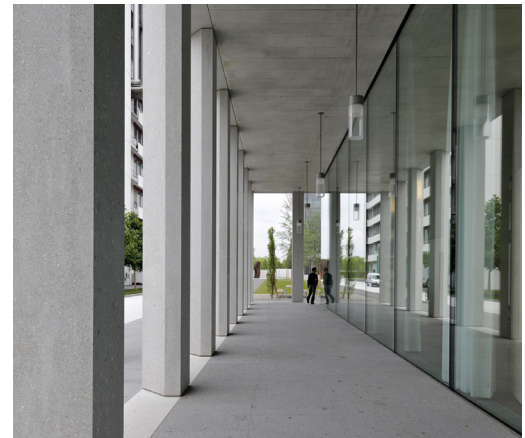
Portal Infill - RCR



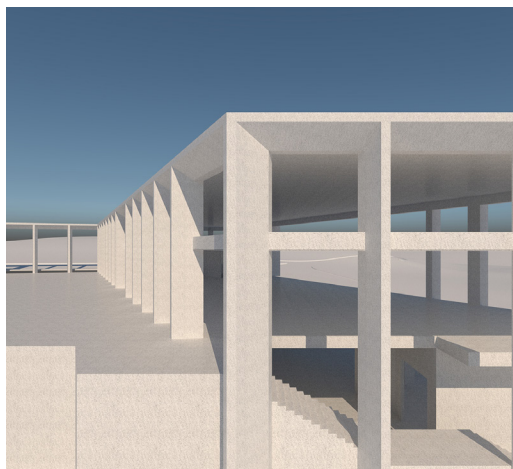
Canopy - QT Hotel, Melbourne



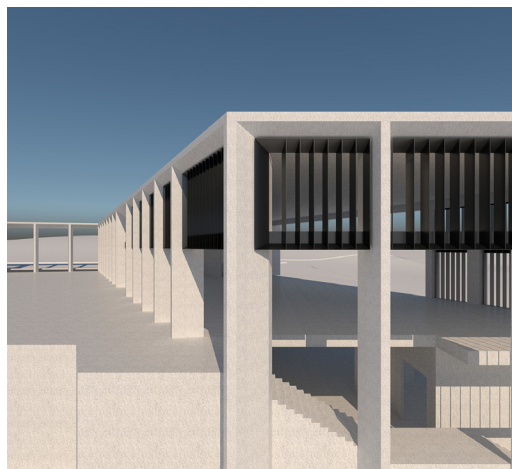
Base Capping - QT Hotel, Melbourne



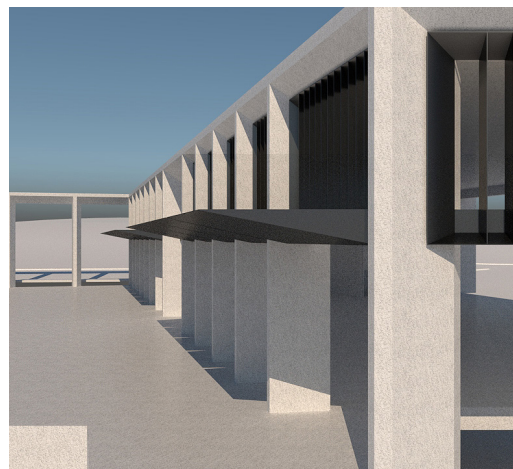
Retail Glazing - David Chipperfield, Lab Building



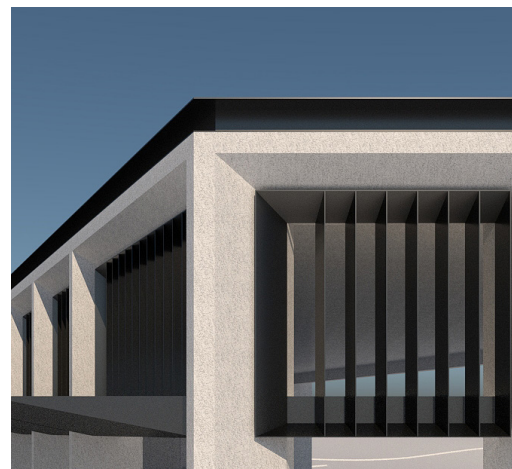
Artist impression of the concrete based, which anchors both buildings



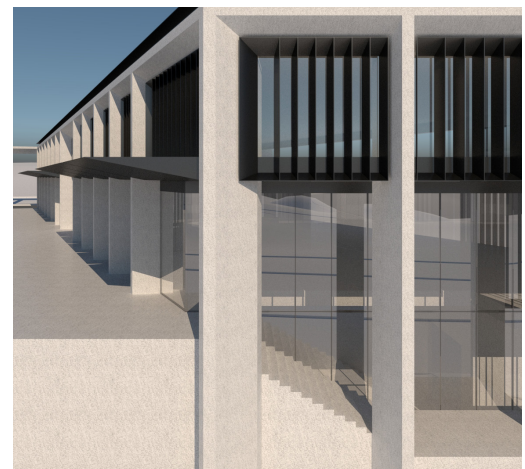
Artist impression of the portal infill creating solar shading within the concrete base



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

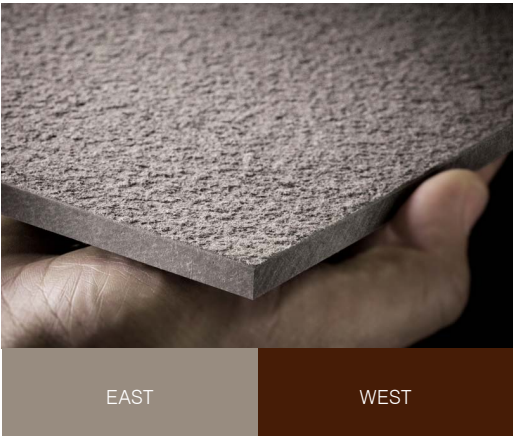


Artist impression of retail shop front glazing wrapping the building within the concrete base

Material Schedule



F12 - Steel Balustrade



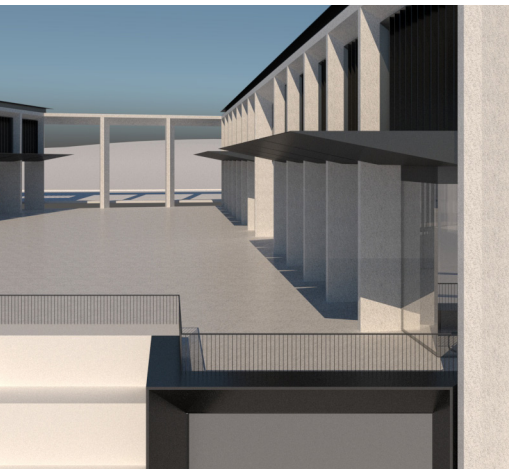
F2 A / F2 B / F9 - Curtain Wall GRC/Fibre Cement Infill Panel



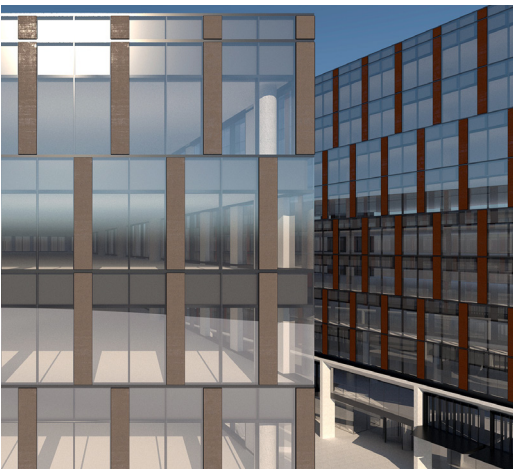
Balustrades - Comoco Arquitectos, Pombal's Castle Visitor Centre



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