

Prepared for:
Charter Hall
Date:
23 November 2018

DA Architectural Design Report

Part 7/7

Westmead Commercial Campus

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Design Renders

View 1

Facing North West on Hawkesbury Road.





Design Renders

View 2

Facing South on Darcy Road. Looking into the Public Courtyard.





Design Renders

View 3

Facing South West on the corner of Hawkesbury and Darcy Road. With a direct view towards the former St Vincent’s Boys Home heritage building.





Design Renders

View 4

Facing North East on the corner of Farmhouse Road West and South.





Design Renders

View 5

Facing South East on the corner of Darcy Road and Farmhouse Road West.





Design Renders

View 6

Facing South within the Public Courtyard.



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General Notes and Clarifications

Assumptions

Open plant area to roof is excluded from GBA calculations above ground level in determining FSR.

Gross Floor Area is defined as the total floor area of a building above ground, measured from the outside of external walls or the centre of party walls, and includes all roofed areas as stated in FSR.

For the purposes of calculating the FSR a site area of 5,694 m² has been used.

In the absence of a full topographical survey and for the purposes of this assessment, the site topography and shadow studies have been approximated on WSU Master plan information. Once a site survey is available the information provided should be reassessed.

A parapet height of 1500mm has been assumed at the top of the building and included in the overall building height.

The Covered Roof Plant area has been calculated in the overall building height.

Site Boundary

Site boundary measurements are approximate.

The conduction of a title re-establishment exercise, as well as a topographical survey of the site is strongly recommended.

Basement - Car parking

Nominal typical floor-to-floor (basement car park) = 2800 mm

Tower - Commercial (typical)

Gross Building Area (GBA) includes voids and basement car parking.

Gross Floor Area (GFA) is calculated in accordance with the Parramatta Local Environmental Plan 2011.

Net Lettable Area (NLA) is calculated in accordance with the Property Council of Australia (PCA) guidelines as defined in 'PCA Method of Measurement for Lettable Area - Commercial'.

Nominal Ground Level typical floor-to-floor (lobby or retail) = 5000mm.

Nominal typical floor-to-floor (above ground) = 3850 mm

Additional Notes

All figures have been based on preliminary information and are subject to verification.

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