



ARCHITECTURE  
STRATEGY  
INTERIORS  
BRAND

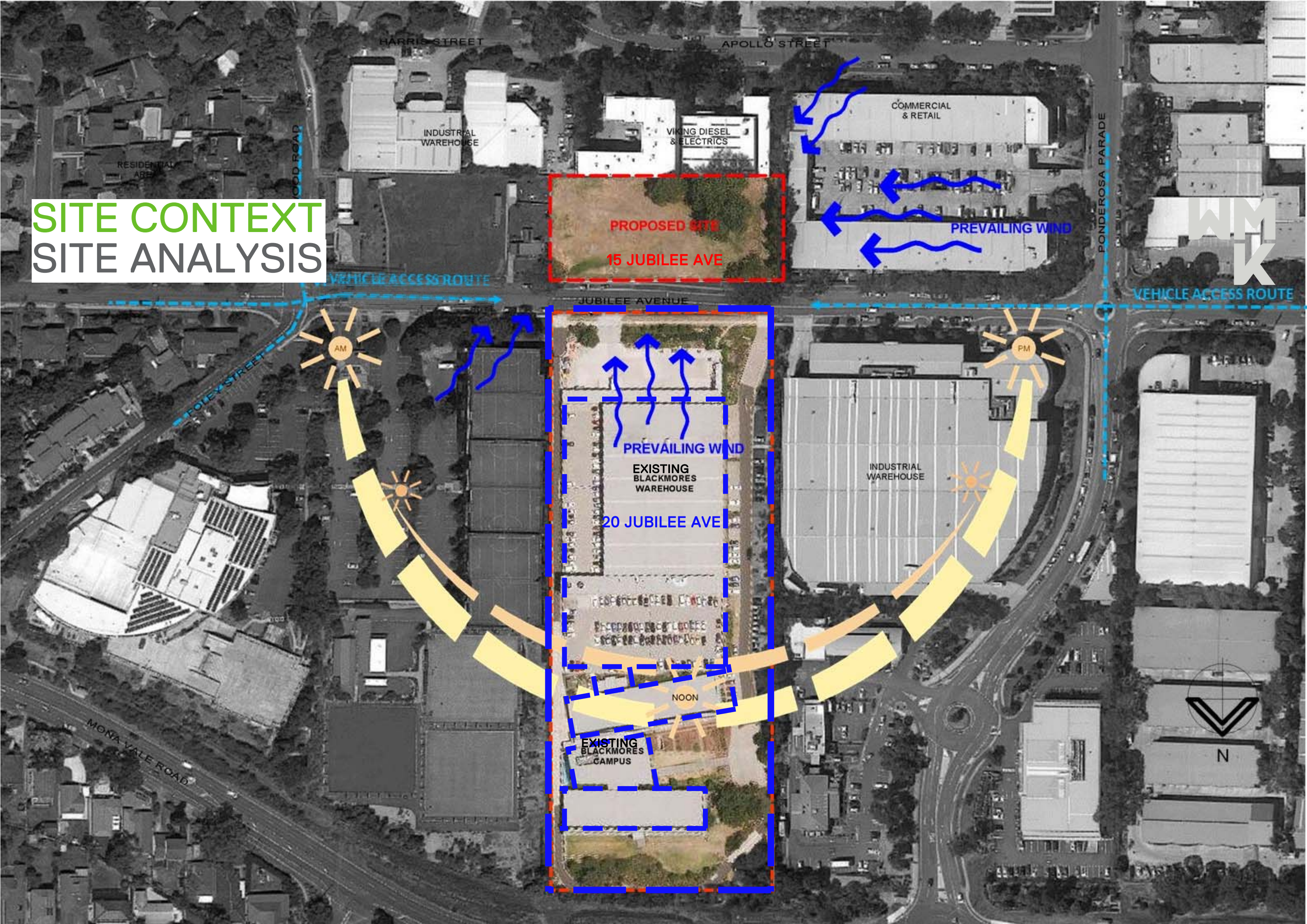
WMK  
ARCHITECTURE

URBAN DESIGN  
CONCEPT FOR  
BLACKMORES  
CAMPUS  
EXTENSION  
1:1.5 FSR

11.08.2016



# SITE CONTEXT SITE ANALYSIS





# CAMPUS EXTENSION SITE TOPOGRAPHY

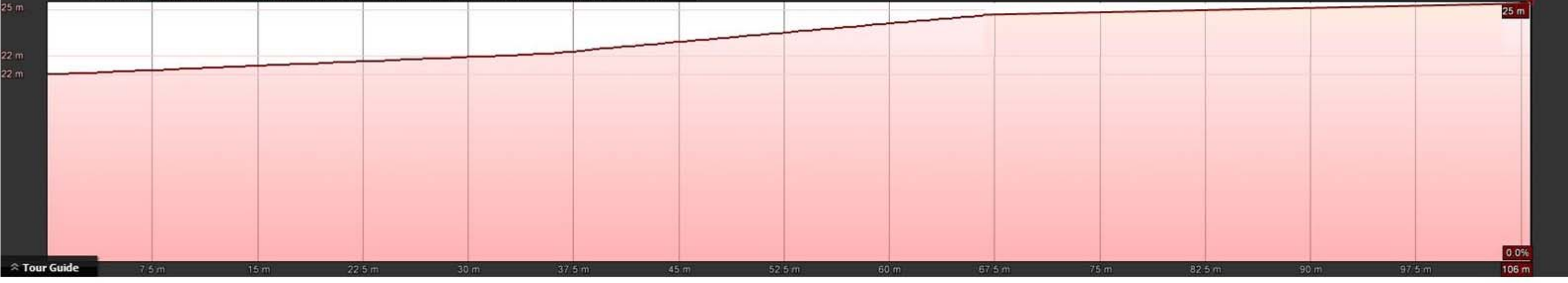


15 Jubilee Ave

Google earth

Imagery Date: 10/16/2015 33°40'42.94" S 151°17'28.53" E elev 25 m eye alt 536 m

Graph Min, Avg, Max Elevation: 22, 23, 25 m  
Range Totals Distance: 106 m Elev Gain/Loss: 5.85 m -1.97 m Max Slope: -93.7% Avg Slope: -89.7%



Tour Guide 7.5 m 15 m 22.5 m 30 m 37.5 m 45 m 52.5 m 60 m 67.5 m 75 m 82.5 m 90 m 97.5 m 106 m 0.0%



INDUSTRIAL WAREHOUSE

VIKING DIESEL & ELECTRICS

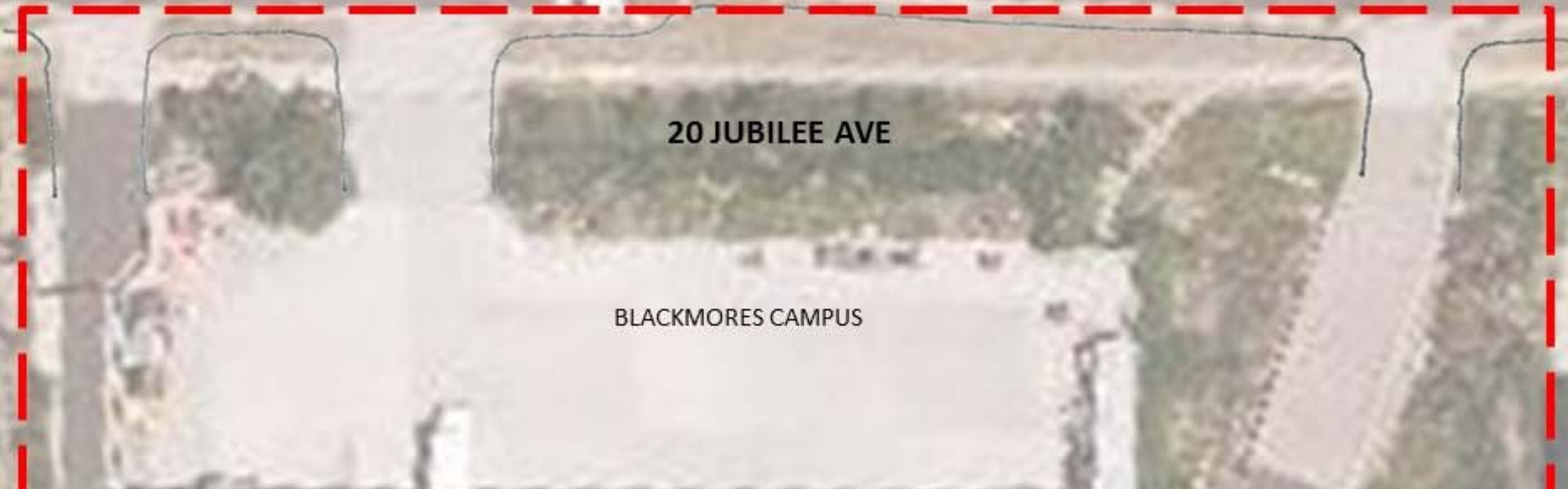
# SITE CONTEXT SITE PLAN

WM  
K



COMMERCIAL & RETAIL

JUBILEE AVENUE



INDUSTRIAL WAREHOUSE

20 JUBILEE AVE

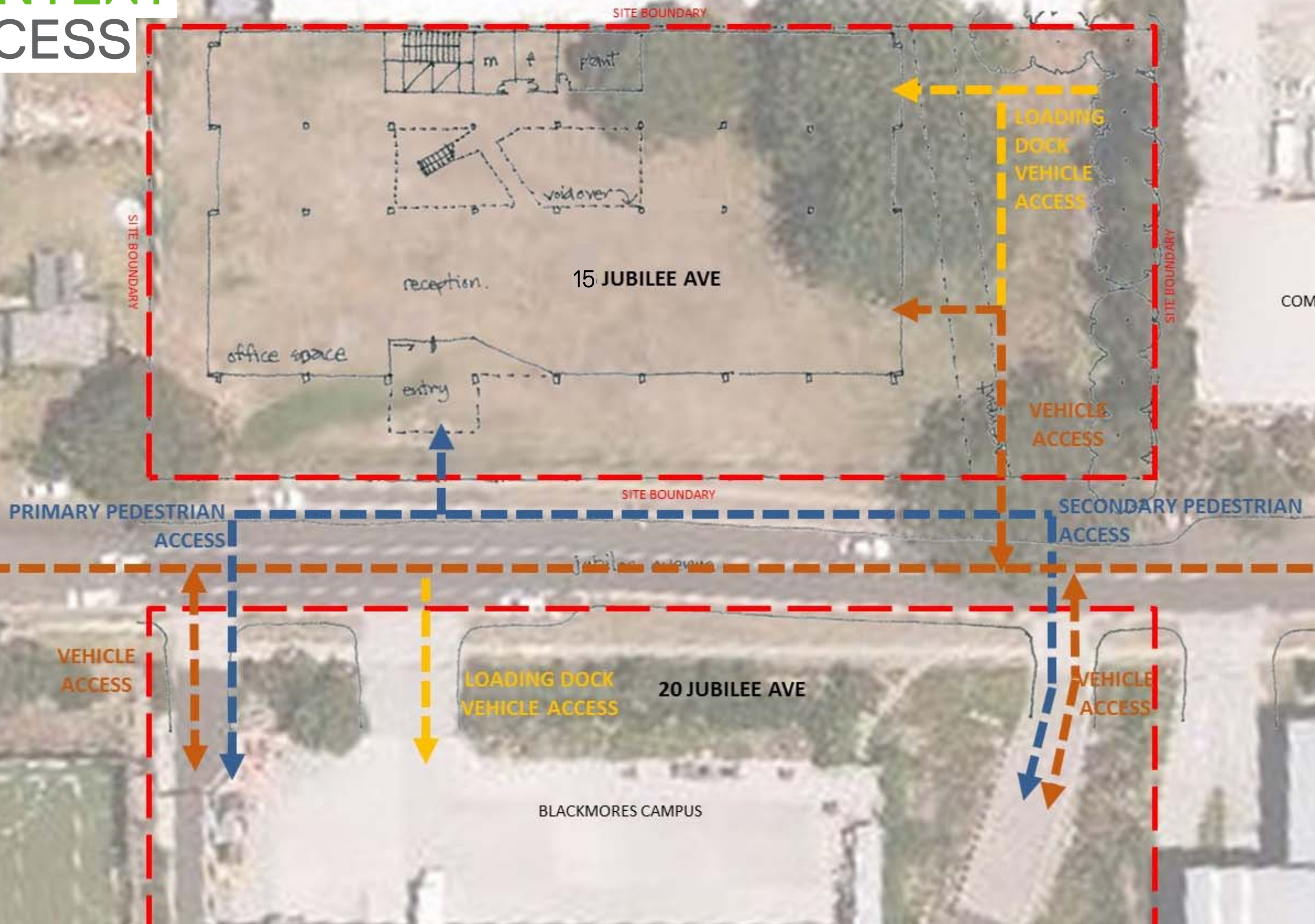
BLACKMORES CAMPUS



INDUSTRIAL WAREHOUSE

VIKING DIESEL & ELECTRICS

# SITE CONTEXT SITE ACCESS



COMMERCIAL & RETAIL

PRIMARY PEDESTRIAN ACCESS

SECONDARY PEDESTRIAN ACCESS

VEHICLE ACCESS

LOADING DOCK VEHICLE ACCESS

20 JUBILEE AVE

VEHICLE ACCESS

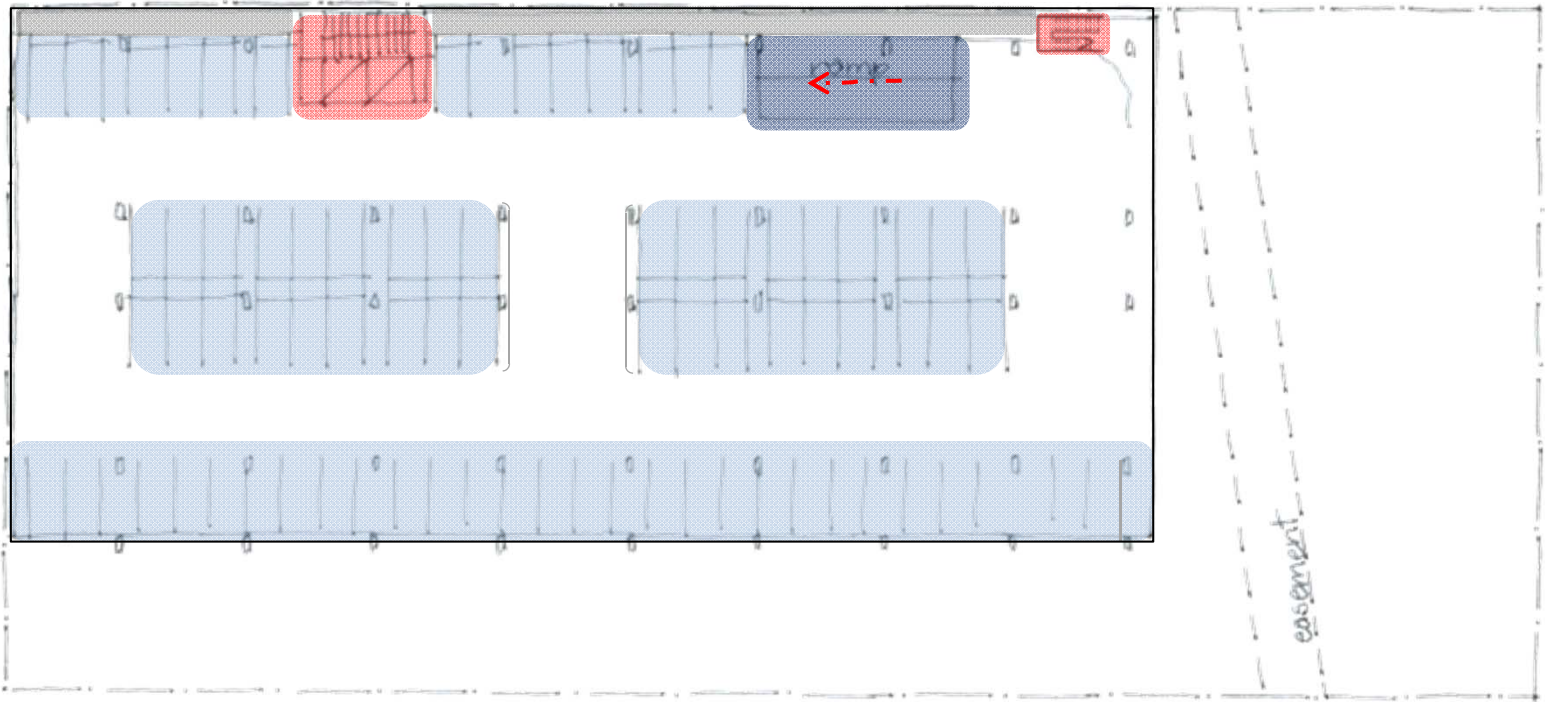
BLACKMORES CAMPUS

INDUSTRIAL WAREHOUSE



# CAMPUS EXTENSION

## BASEMENT LEVEL 3 SPATIAL PLAN



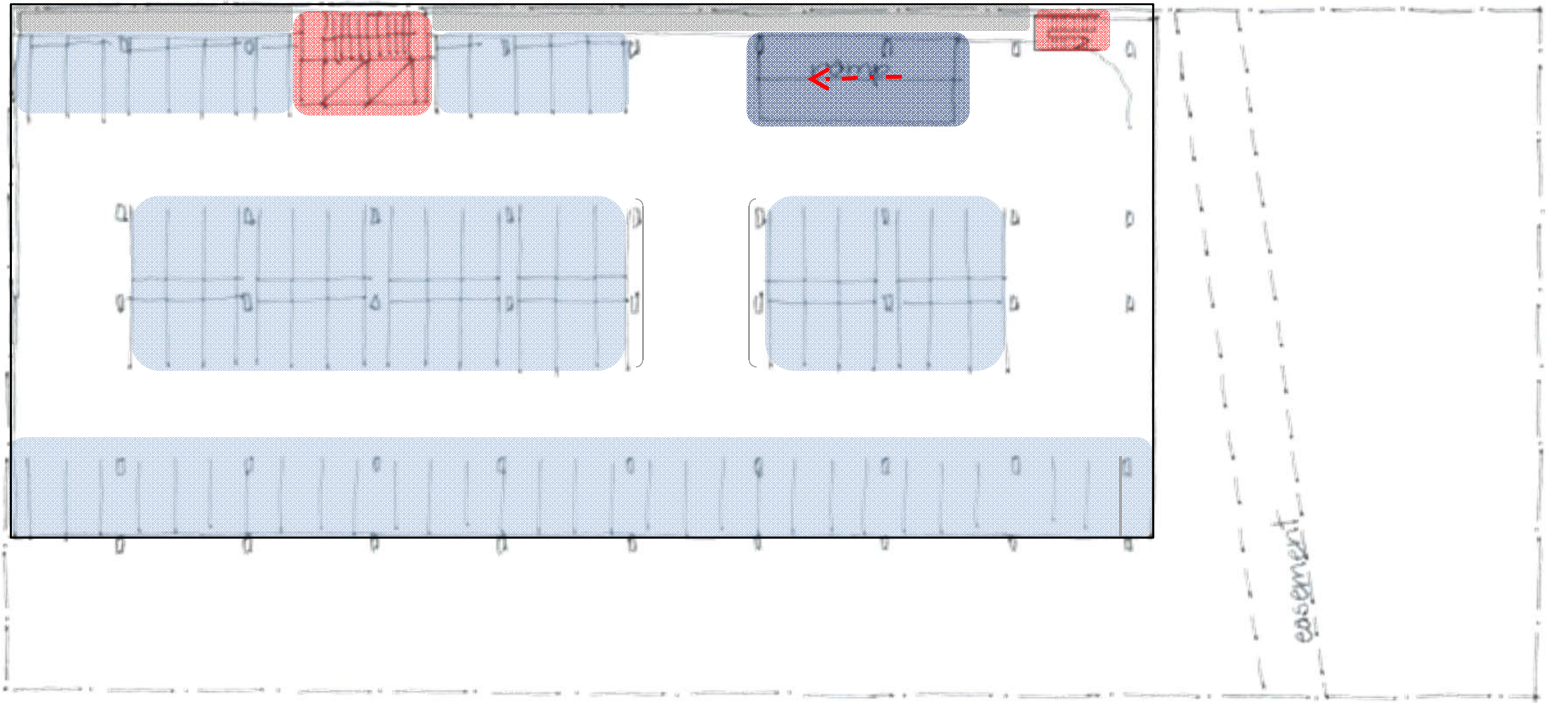
**KEY**

	CORE		WORKSPACE		WELLNESS		EOT
	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		



# CAMPUS EXTENSION

## BASEMENT LEVEL 2 SPATIAL PLAN



Jubilee Avenue

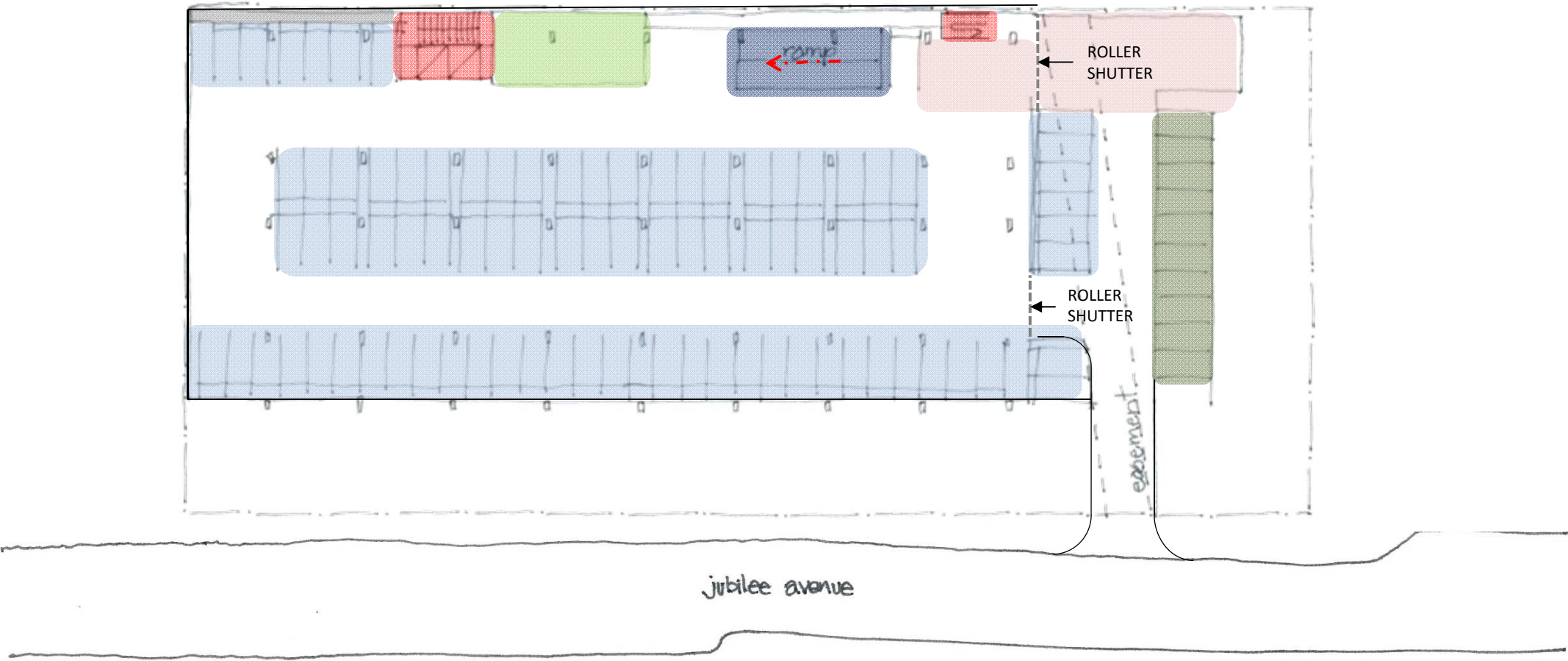
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	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		



# CAMPUS EXTENSION

## BASEMENT LEVEL 1 SPATIAL PLAN



**KEY**

	CORE		WORKSPACE		WELLNESS		EOT
	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		



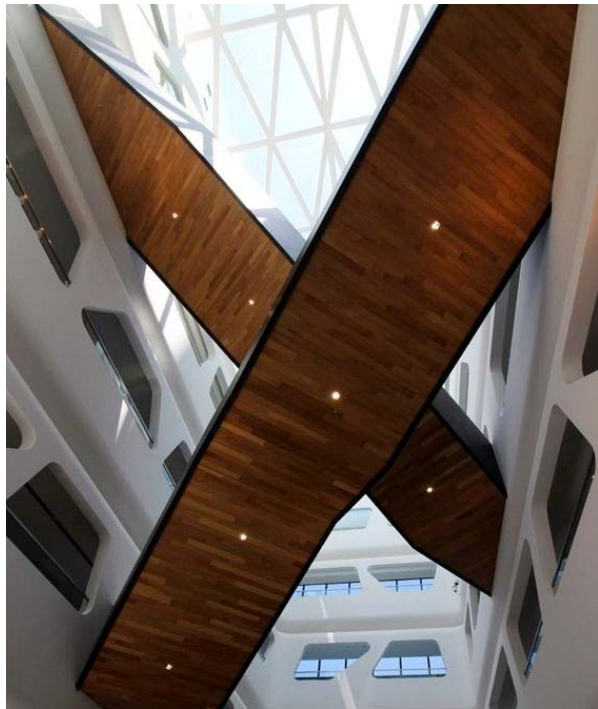


# CAMPUS EXTENSION GROUND FLOOR SPATIAL PLAN



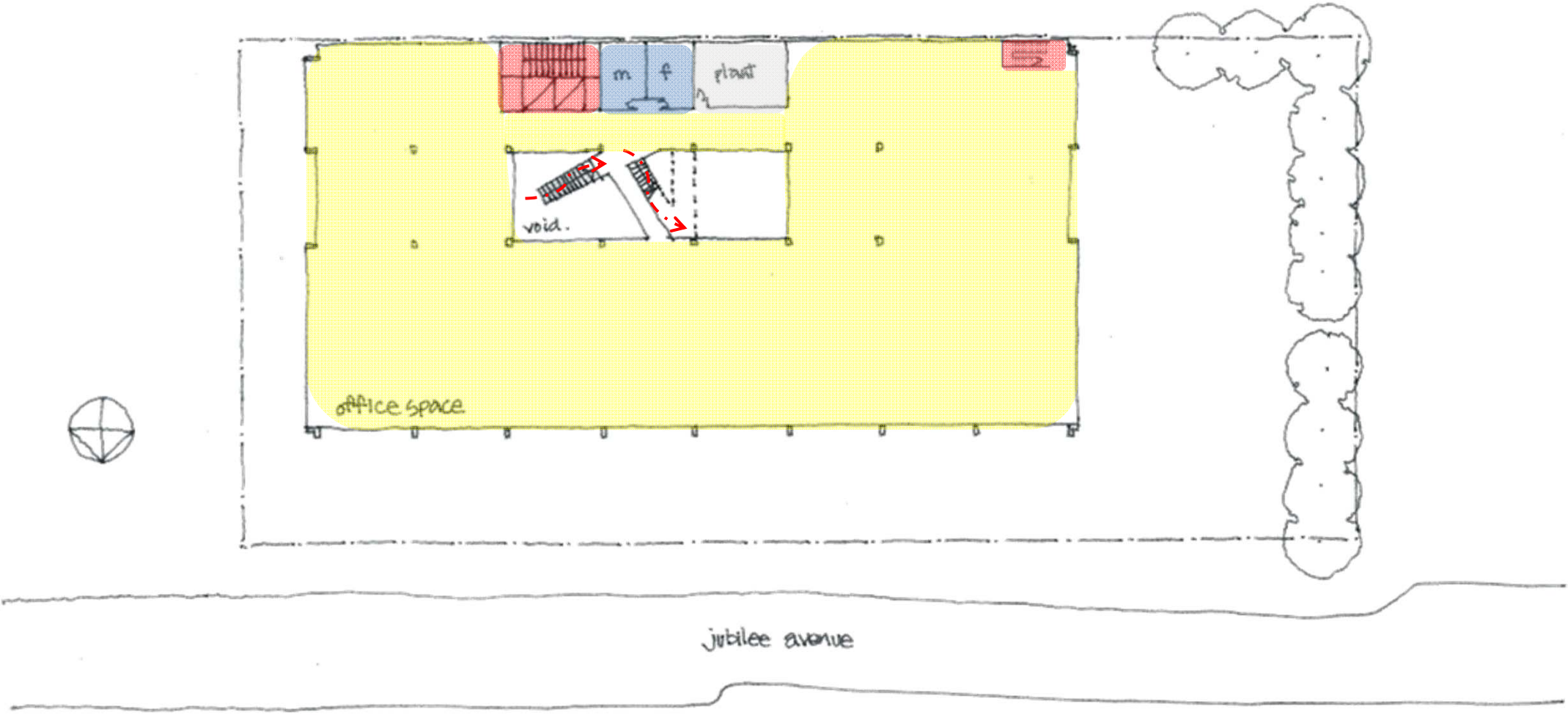
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	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		



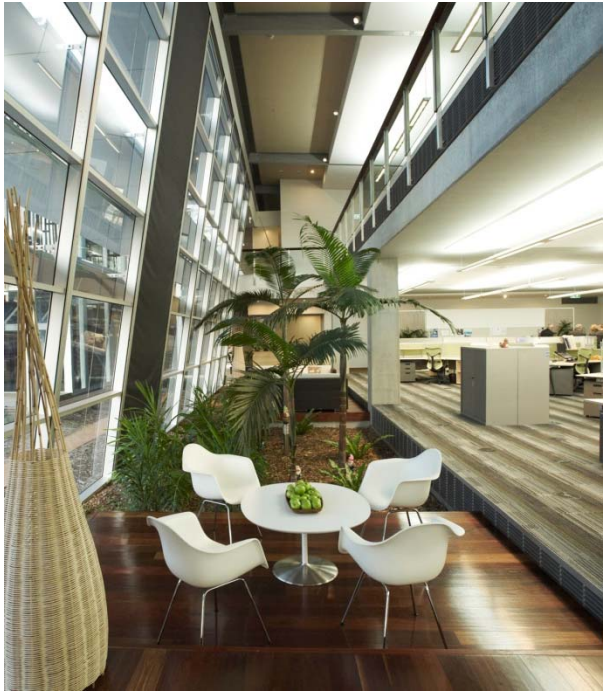
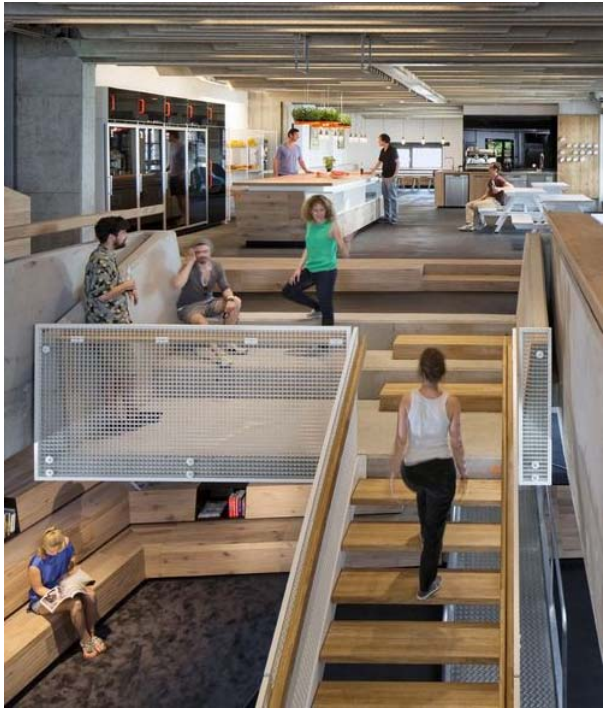


# CAMPUS EXTENSION LEVEL 1 SPATIAL PLAN



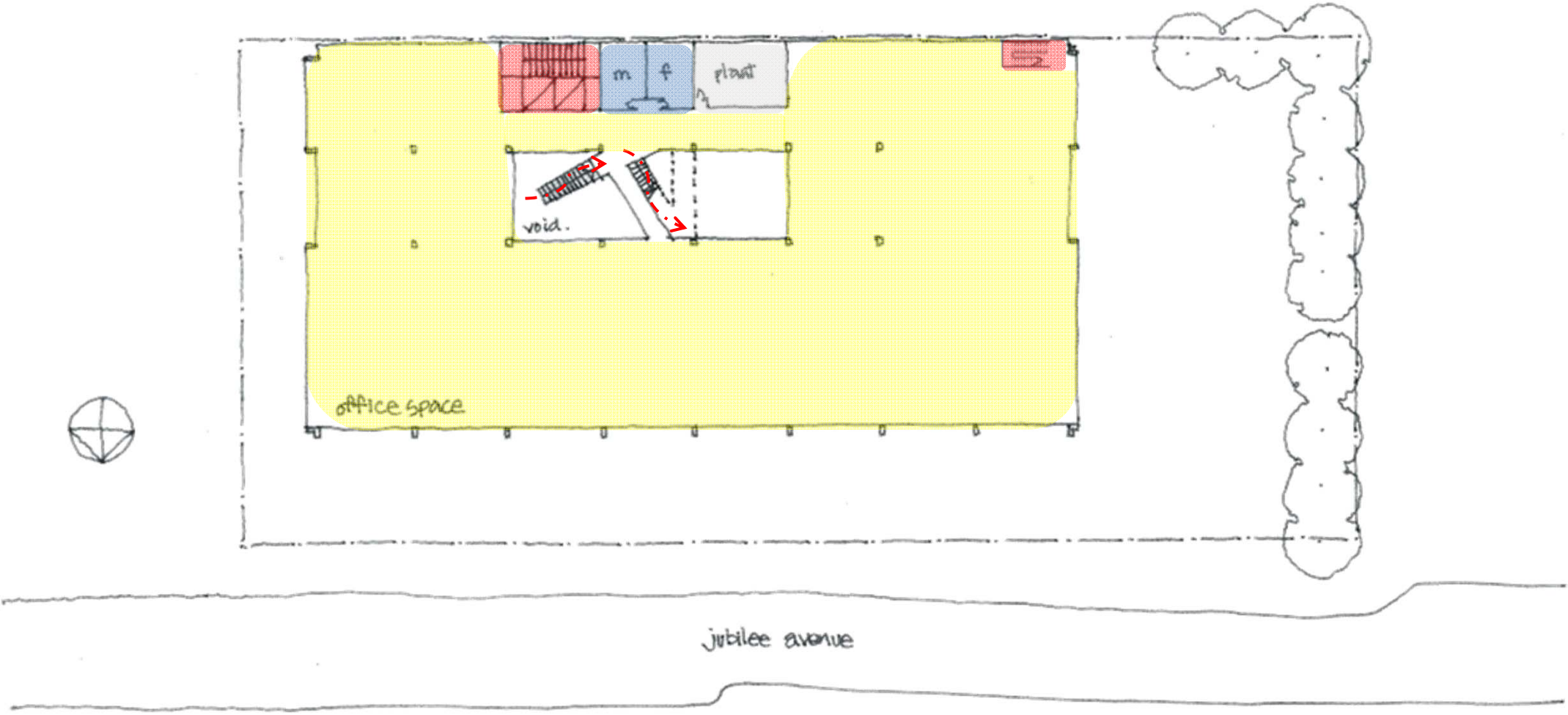
**KEY**

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	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		



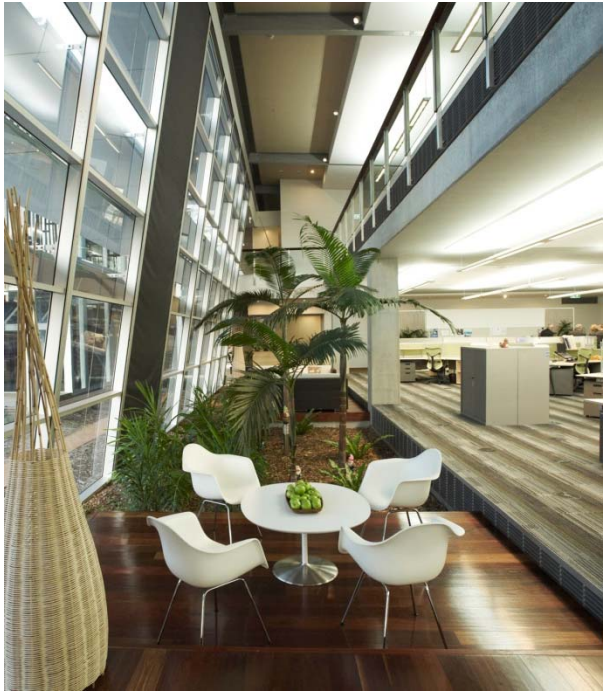
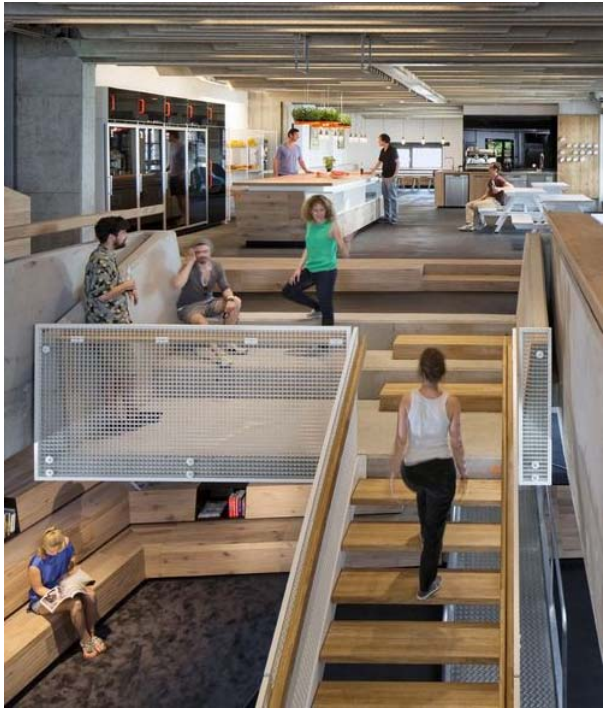


# CAMPUS EXTENSION LEVEL 2 SPATIAL PLAN



**KEY**

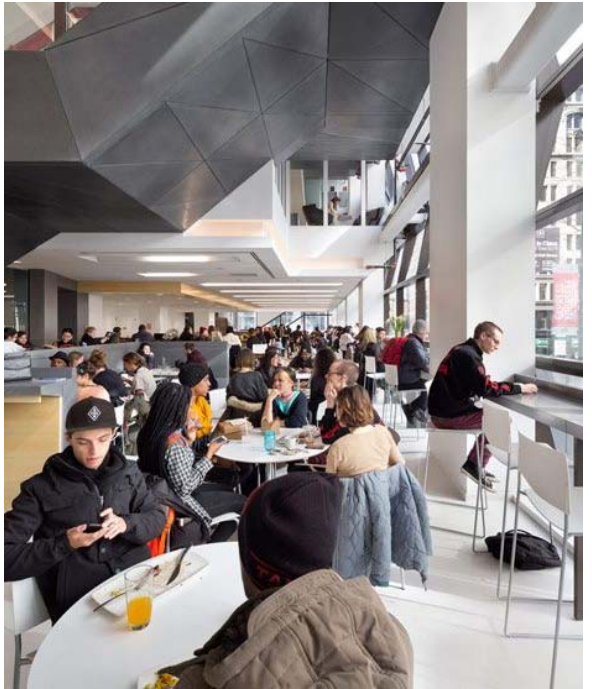
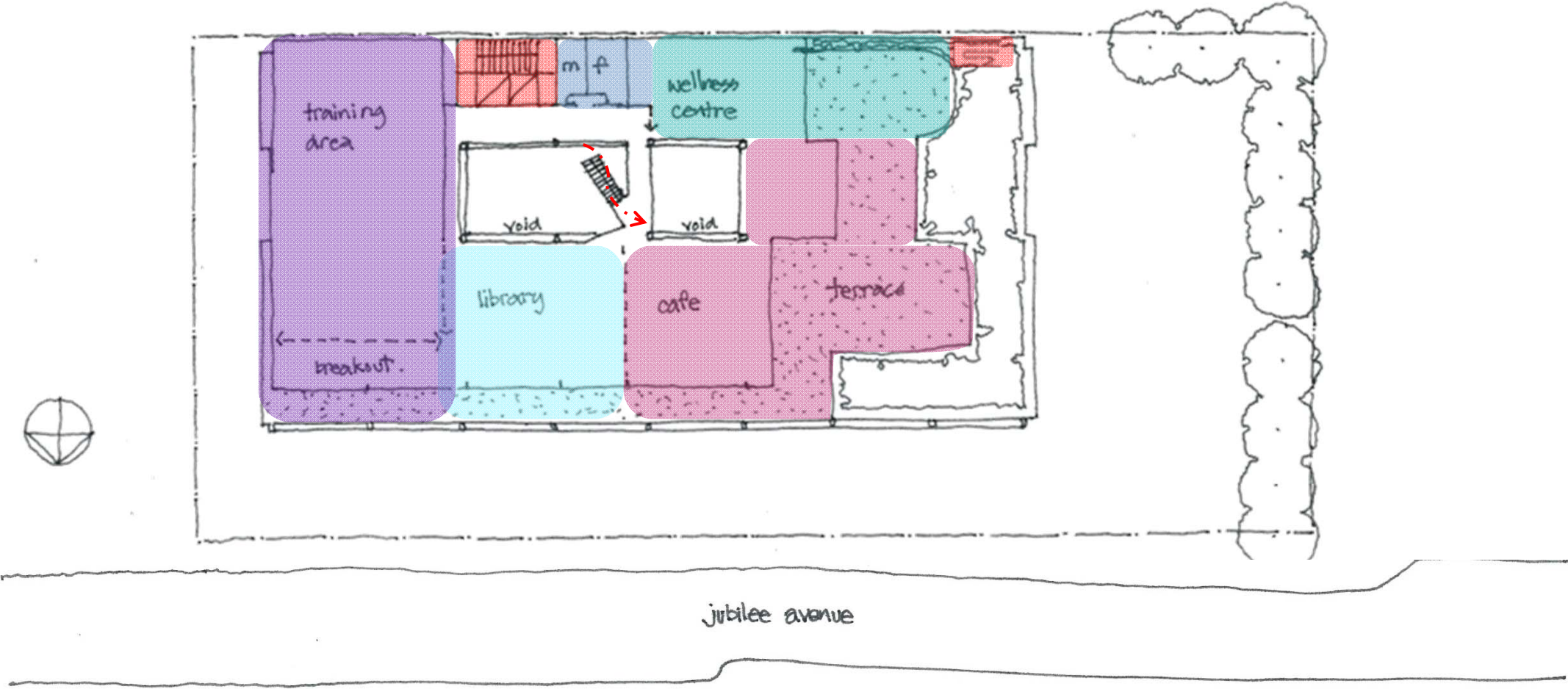
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	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		





# CAMPUS EXTENSION

## LEVEL 3 SPATIAL PLAN – OPTION A



**KEY**

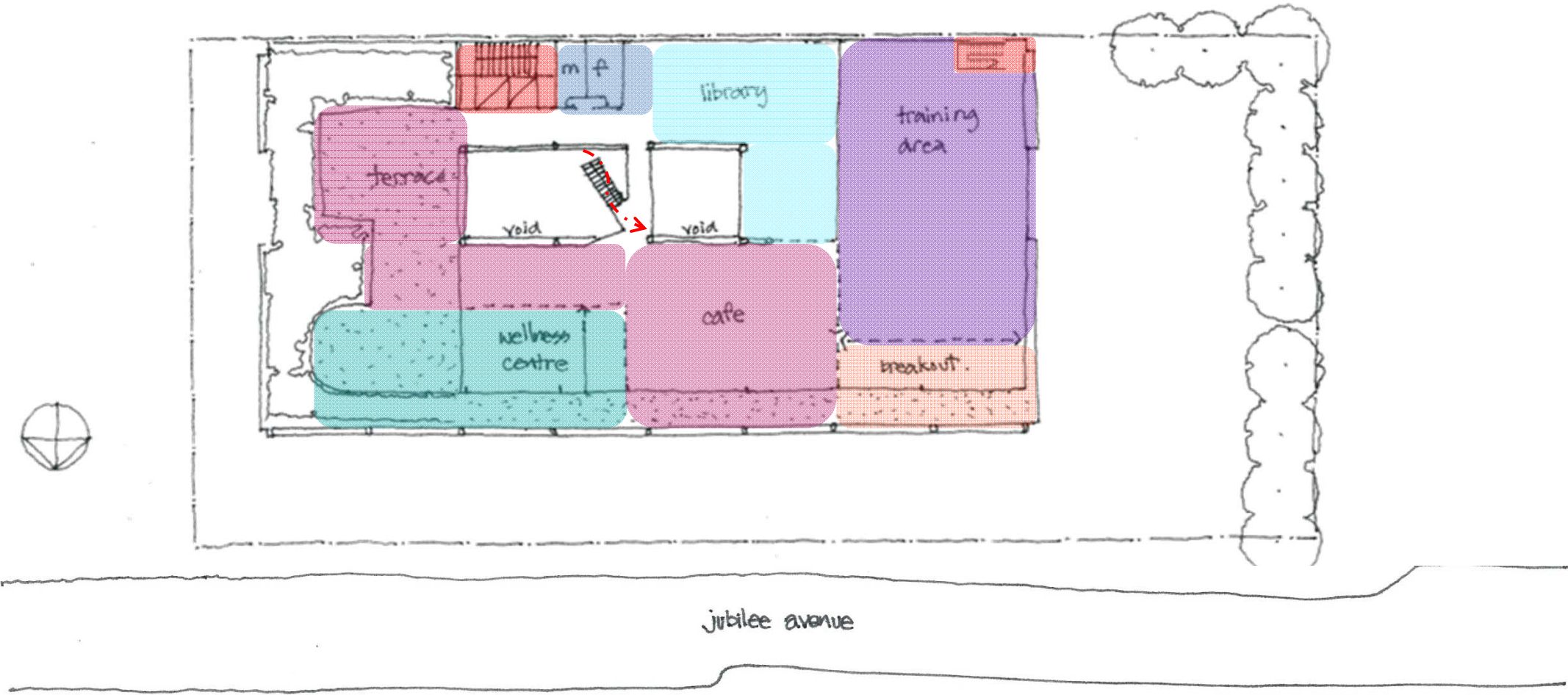
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	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		VISITOR CARPARK
	RECEPTION		CAFE				





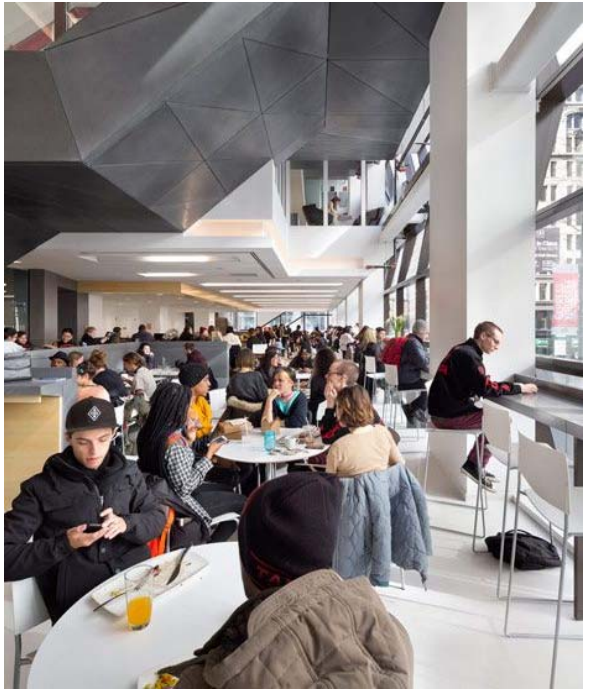
# CAMPUS EXTENSION

## LEVEL 3 SPATIAL PLAN – OPTION B



**KEY**

	CORE		WORKSPACE		WELLNESS		EOT
	AMENITIES		TRAINING AREA		RAMP		LOADING DOCK + BAY
	PLANT		LIBRARY		CARPARK		
	RECEPTION		CAFE		VISITOR CARPARK		





# CAMPUS EXTENSION SECTION – OPTION A

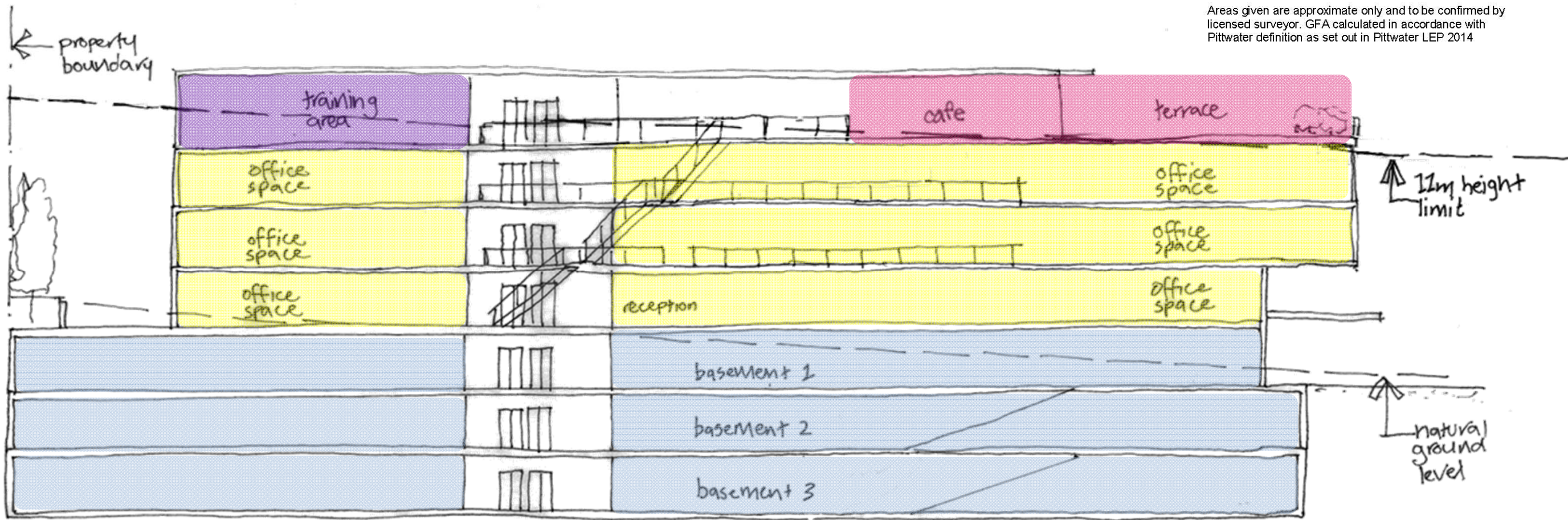


AREA SUMMARY	[GBA]
OFFICE & MEETING	5400m <sup>2</sup>
AMENITIES	240m <sup>2</sup>
CIRCULATION	300m <sup>2</sup>
TRAINING AREA	500m <sup>2</sup>
CAFE	400m <sup>2</sup>
LIBRARY	300m <sup>2</sup>
WELLNESS CENTRE	300m <sup>2</sup>
SITE AREA	4555m <sup>2</sup>
TOTAL GBA	7440m <sup>2</sup>
TOTAL GFA*	6696m <sup>2</sup>
FSR	1:1.5
APPROX. CAR SPACES	200

note: areas are approximate  
 POTENTIAL OFFICE OCCUPATION WITH 15m<sup>2</sup> NET FLOOR AREA ALLOWANCE PER PERSON = 300 (APPROX.)

\*GFA IS MEASURED TO THE INSIDE FACE OF EXTERNAL WALL IN ACCORDANCE WITH PITT WATER LEP 2014, WITH 90% EFFICIENCY ALLOWANCE.

Areas given are approximate only and to be confirmed by licensed surveyor. GFA calculated in accordance with Pittwater definition as set out in Pittwater LEP 2014



KEY			
	CORE		WORKSPACE
	AMENITIES		TRAINING AREA
	PLANT		LIBRARY
	RECEPTION		CAFE
	WELLNESS		RAMP
	EOT		CARPARK
	LOADING DOCK + BAY		VISITOR CARPARK





# CAMPUS EXTENSION SECTION – OPTION B

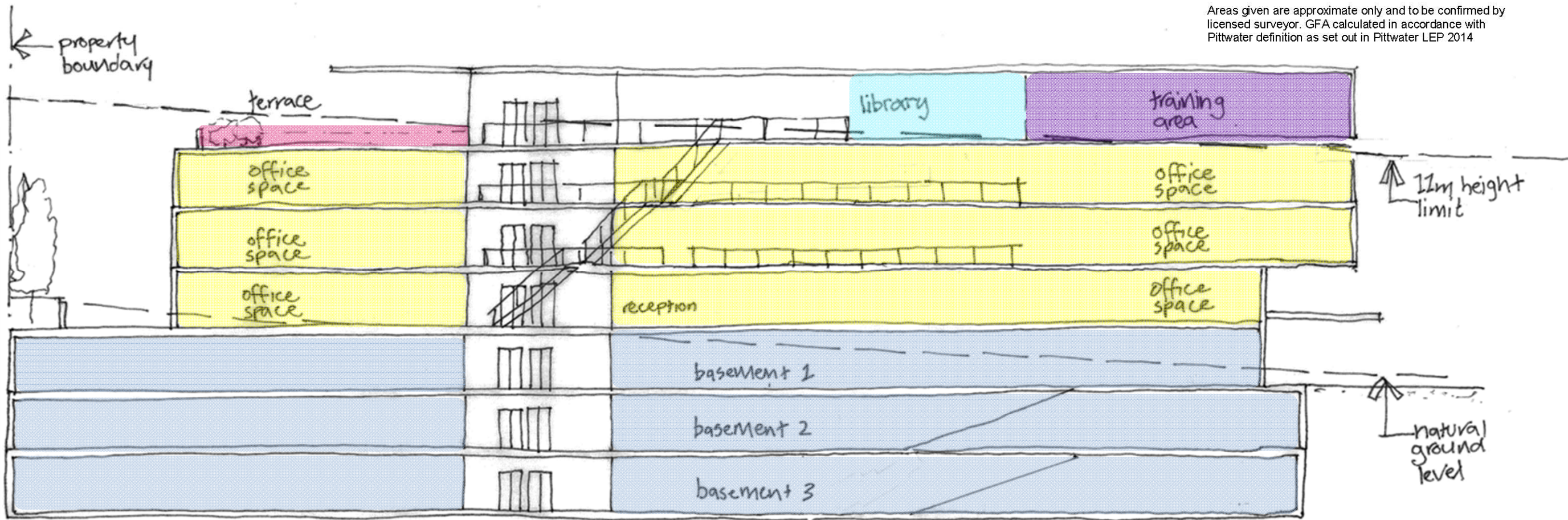


AREA SUMMARY	[GBA]
OFFICE & MEETING	5400m <sup>2</sup>
AMENITIES	240m <sup>2</sup>
CIRCULATION	300m <sup>2</sup>
TRAINING AREA	500m <sup>2</sup>
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note: areas are approximate  
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KEY			
	CORE		WORKSPACE
	AMENITIES		TRAINING AREA
	PLANT		LIBRARY
	RECEPTION		CAFE
	WELLNESS		RAMP
	EOT		CARPARK
	LOADING DOCK + BAY		VISITOR CARPARK



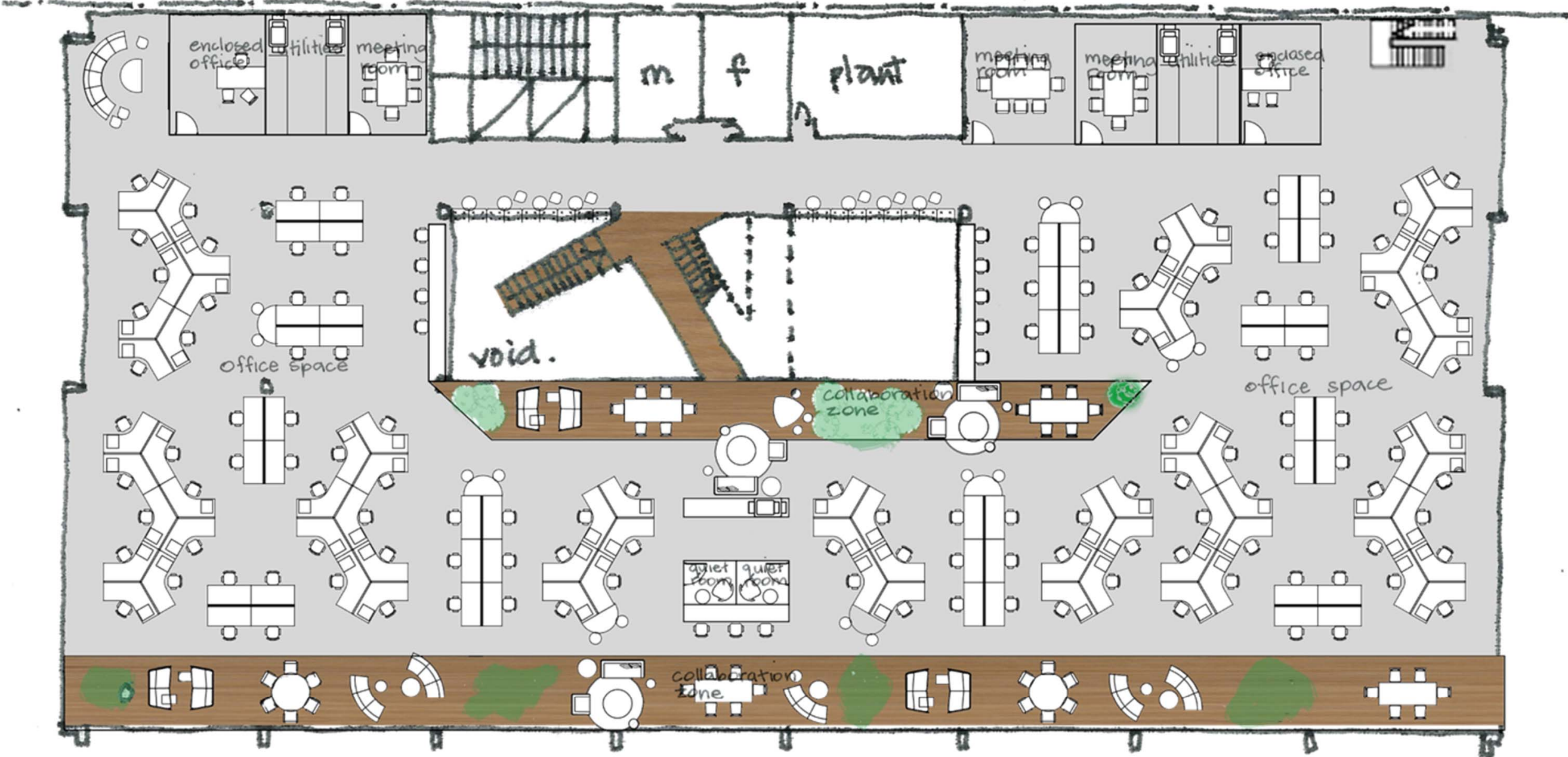


# CAMPUS EXTENSION GROUND FLOOR LAYOUT PLAN



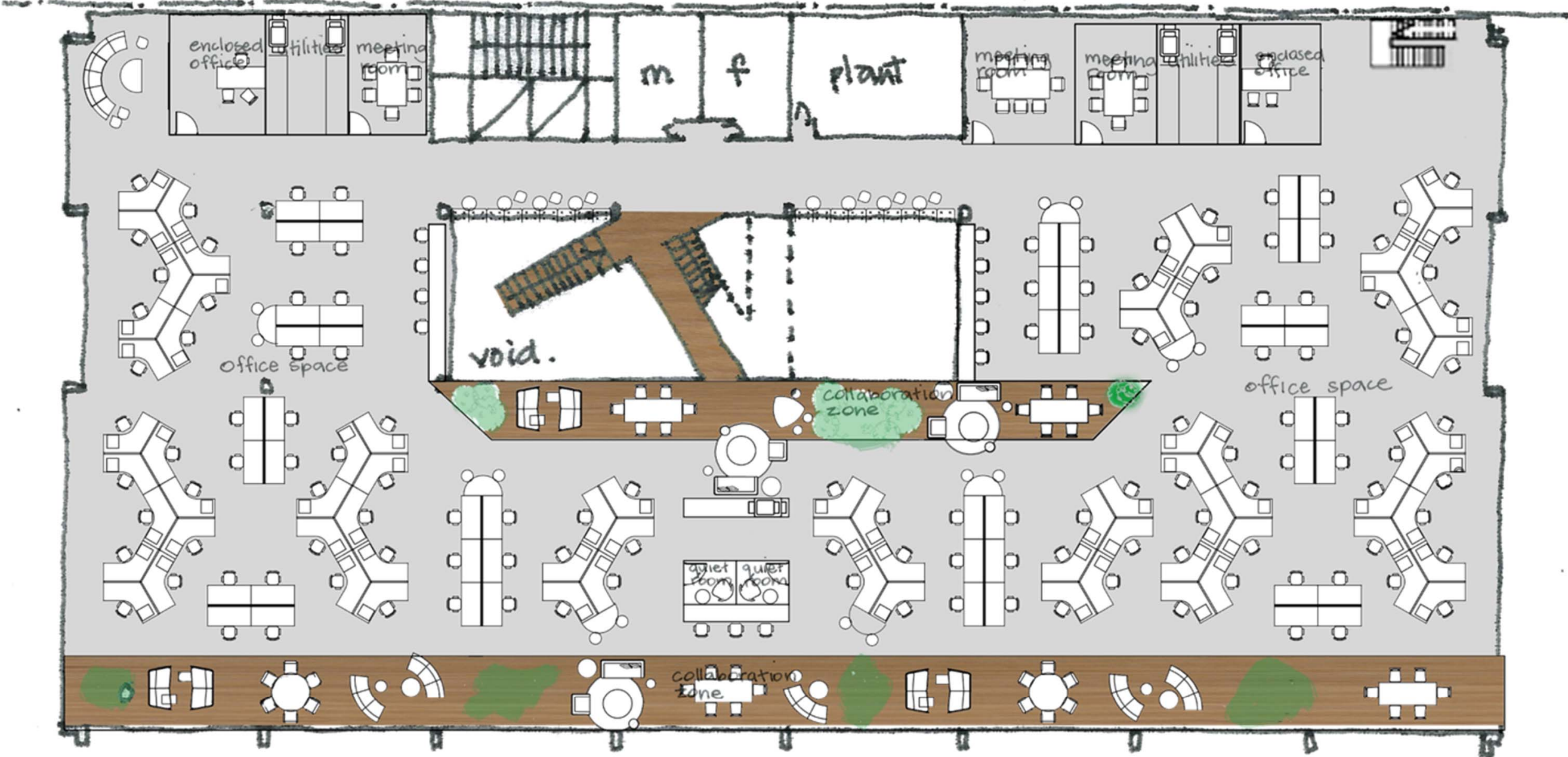


# CAMPUS EXTENSION LEVEL 1 LAYOUT PLAN





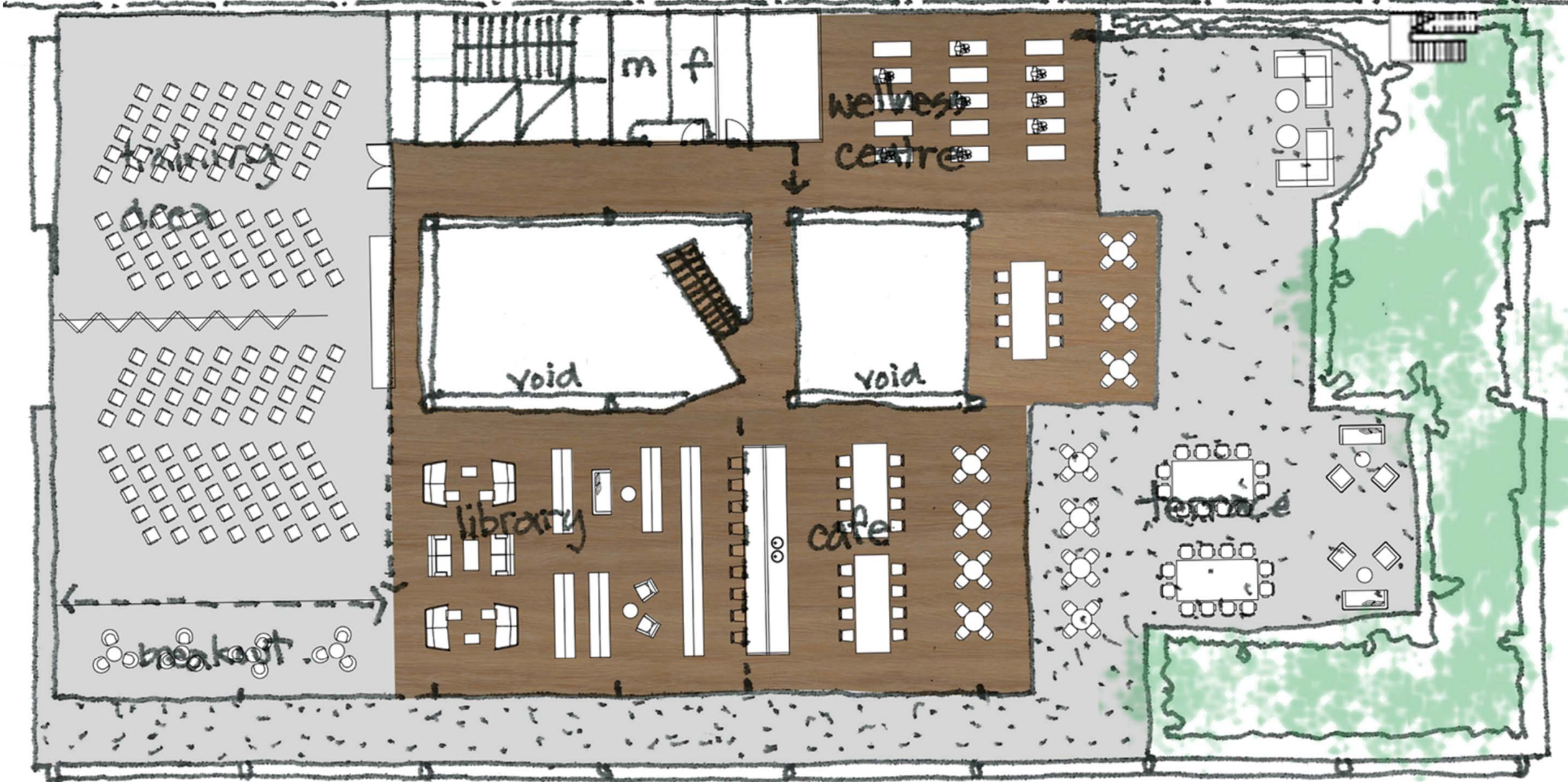
# CAMPUS EXTENSION LEVEL 2 LAYOUT PLAN





# CAMPUS EXTENSION

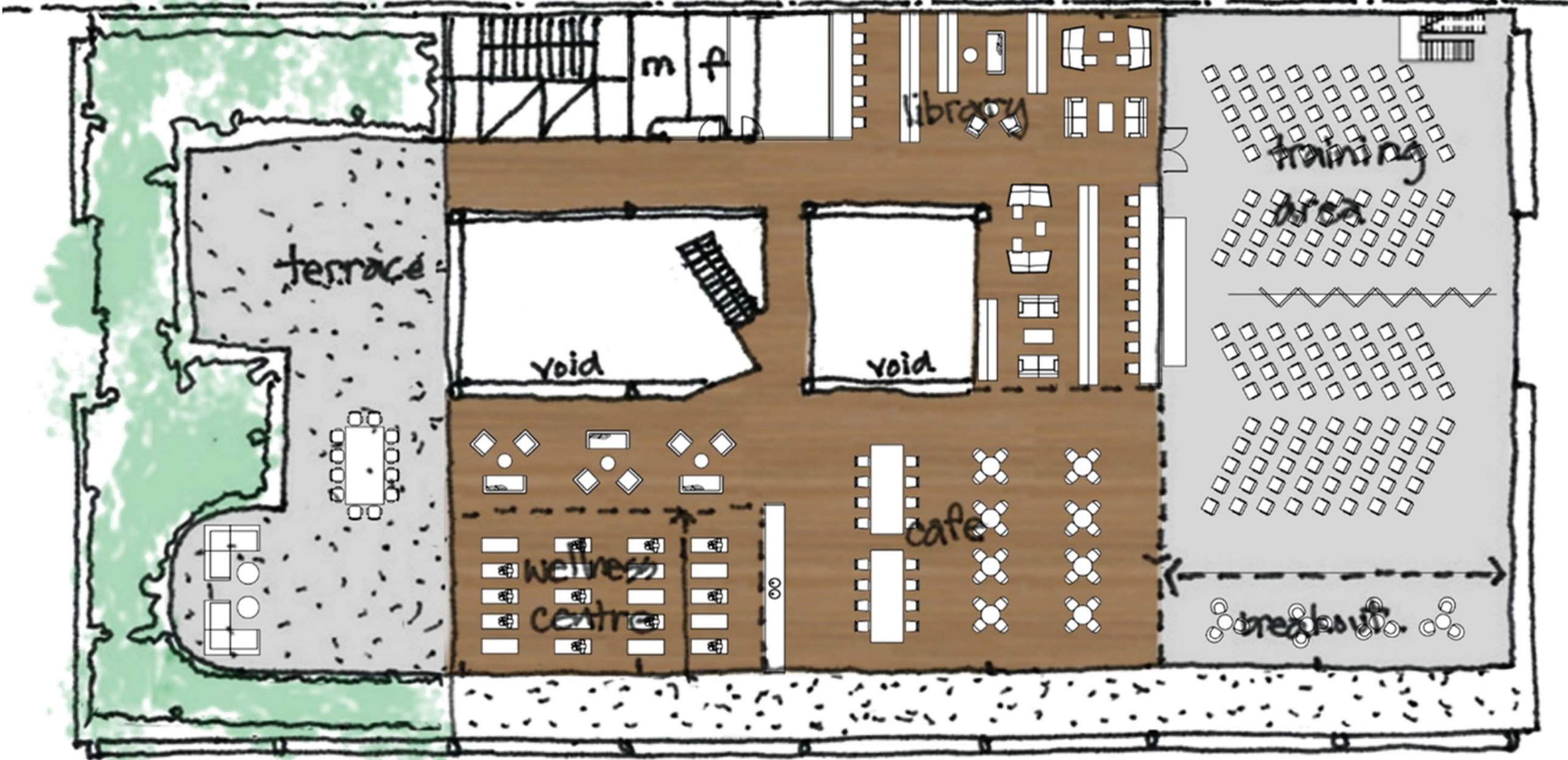
## LEVEL 3 LAYOUT PLAN – OPTION A





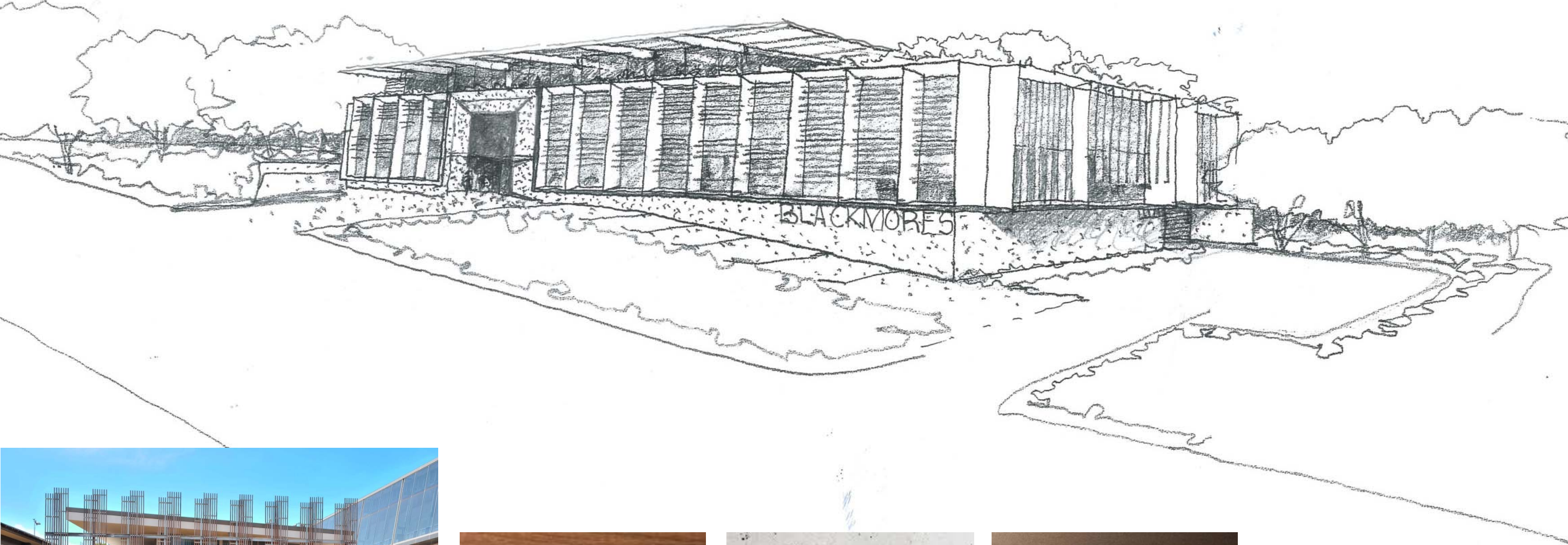
# CAMPUS EXTENSION

## LEVEL 3 LAYOUT PLAN – OPTION B





# CAMPUS EXTENSION SKETCH PERSPECTIVE



TIMBER



CONCRETE



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