

8 May 2020

To whom it may concern,

RE: Architectural Design Report
Kemps Creek Industrial Development SSD 9522
Mamre Road, Kemps Creek

The approach to the built form of this Industrial Precinct is to create an architectural treatment towards a high quality, cohesive estate with an attractive appearance, in a manner that is consistent with the success of this Industrial Corridor.

The building form talks to an Architectural Guidelines Report which has been developed for the whole Kemps Creek Industrial Masterplan.

The estate architecture is envisaged as having simple, rational, repetitious and well-proportioned buildings accented with high quality elements around the entry and office components.

The base building types are created with a concern for exacting proportion control and elemental expression. The office components of each building have been created in alignment with the Design Guidelines for the estate, which encourages variation on a theme of landscape and natural tones and elements. These elements will articulate the main point of entry and containment zones for tenant identity signage and street numbers, as well as creating the main focal point of the building.

The warehouse cladding is selected from a variety of neutral tones and will be simple and clean so as not to distract from the offices in the foreground. The design of the proposed industrial precinct comprises high standards of various configurations and colour which respond to the emerging industrial character of Industrial Business Parks. The application of various tones and cladding seeks to alleviate the bulk and scale of the built form making a positive contribution to the streetscape.

The office components – whether single storey, raised or double storey – will be treated with performance glazing combined with a system of sunshade elements to suit orientation. The associated office components of the buildings will be more expressive and will have more articulation in their facade.

Concrete will be sealed in natural grey cement or painted; glazing will be selected from a range of suitable performance glazes. The colour scheme of external facades responds to the surrounding environment through the application of earthy grey tones as the main colour for the structural components.

The buildings will be set in a considered Industrial Park precinct – unified language of signage, fencing and public domain elements will ensure a consistency to the estate character. Landscaping is one of the main features of the precinct with detail and effect concentrated to the more human areas of the development around office, building and carpark entry points.

Height / Scale:

The height and scale of the Industrial Precinct is to be uniform and representative of the facilities within the Western Sydney Employment Area directly adjacent the site. The heights proposed are consistent with facilities located adjacent within First Estate and Erskine Business Park, which allow for flexibility for users and high volumes of storage and operation. The height and scale of the development (including the overall proposed Estate) is further articulated within the Visual Impact Assessment.

Colour / Materials & Finishes:

As noted – the colours, materials and finishes have been selected to consider the surrounding environment and orientation. External walls will consist of various tones to alleviate the bulk and scale of the built form – contributing to the surrounding streetscape of the area. High quality finishes and expression is applied to the office components to provide a striking break in the bulk of the warehouse buildings. The Colours / Materials and Finishes of the development are further articulated within the development application drawings developed by nettletontribe for Altis and by Frasers.

Signage & Lighting:

Signage (Estate / Business Identification) has been provided that is appropriate for the industrial use of the land, considering the need for legible way-finding signage for vehicle drivers and visitors.

Signage is of an appropriate appearance and quality and is consistent and compatible with the built form and landscape character of the precinct. Signage has been avoided where design and positioning could cause a safety hazard for motorists or pedestrians.

Lighting is provided that improves the safety and amenity of the proposed facilities and the public domain in accordance with AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting. Lighting is located and designed in such a way that it does not have a detrimental off-site impact to surrounding developments – particularly rural residential dwellings.

Street lighting along the internal Public Roads will be provided in accordance with the provisions of Australian Standard AS1158: Lighting for Roads and Public Spaces.

Noise Screening:

As per the recommendations of the Operational Noise Assessment.

Summary:

Overall, the Architectural Design of the buildings of the Industrial Precinct look to create a benchmark for industrial development in the future. Care, consideration and imagination has been focused to create an architectural language that blends building landscape and location, with use movement and operation.

Yours faithfully,
nettletontribe



DONAL CHALLONER