

Wednesday, 25 July 2007

The General Manager
CESSNOCK CITY COUNCIL
PO Box 152
CESSNOCK, NSW 2325

Project: **Proposed New Industrial development
for WIPS Management**
HEZ Spine Road, Lot 7 DP 1037092
KURRI KURRI

Subject: **DESIGN STATEMENT**

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WIPS Management is proposing to build an industrial development within the Hunter Economic Zone (HEZ) near Kurri Kurri. The site is located on an approximately seven hectare parcel of land in the southern part of the HEZ development in the Cessnock City (CCC) Local Government Area.

The proposed facility will be accessed via the HEZ Drive, the main spine road through the estate and will be included in the Stage 1 development of the HEZ. It is intended to be a business comprising a plant for the manufacture of cool room panels, associated warehouse, offices, truck loading areas and associated circulation roads and parking areas. There will be 20 people working between the hours of 9.00am until 5.00pm in the initial phase with a view to 2 additional shifts of 20 people within a 24 hour period as business builds.

The proposed design prepared by Justin Long Design seeks to accommodate the large industrial building on the irregular shaped lot. The resultant form is a highly articulated stepped façade fronting the main spine road. The stepped form allows for a series of roller door access points directly facing the path of travel for truck entry to the south and presents blade walls fronting the carpark to the west. The blade walls will be constructed of precast concrete panels to a height of 3 meters & 1 meter high horizontal composite aluminium panels over to the parapet height. These panels will be prefinished in the proposed banded colours (refer to elevations) presenting a strong lineal pattern with varied colour & texture.

The building is comprised of 3 predominant finishes, pre-finished colorbond roller doors with Aluminium composite panels over creating a hi-tech finish alongside the combination of precast concrete panels to 3m high & light weight structure over providing articulation to the height of the face & variations in colour & texture. The proposed paint colour is a subtle mid grey-green of 2 shades & seeks to complement the surrounding bushland setting while creating a contemporary industrial building. In addition to this the office is proposed as a combination of glass & composite aluminium panels, an articulated stair & lobby presents itself proud of the building in-line with the access point from the main road. This access stair lobby will be clad in large hardwood horizontal battens with gaps over the glass façade presenting a natural material in a modern detail creating texture, colour, articulation & interest to define the office

A level surface is required for the facility to work with the relationship of deliveries, plant manufacture & finishing through to dispatch requiring the transportation of large panels within the space. As a result an RL of 59.16m is proposed to the warehouse floor, hardstand and carparking areas & RL 58.36 to the loading bay. This established RL presents an even cut and fill to the site eliminating the requirement for any off site waste disposal or delivery of fill during excavation. Existing landscaped setbacks are proposed to all boundaries ranging from predominantly 10m to the rear, 10 – 20 m to the side boundaries, a minimum of 10m of existing vegetation to the spine road & approx 80m to the southern corner of the site where a large portion of existing trees are to be retained. Battered landscaped transitions are provided from the existing vegetated set-backs up to the proposed hardstand level. The landscaped batters are a combination of 2:1 soft landscaped & engineered 0.5:1 rock batters that utilise the existing sandstone on the site as a landscape feature.

In conclusion the proposed façade fronting the main spine road presents a highly articulated form and is set-back substantially from the main road. The existing 10 metre wide strip of trees to be retained along the boundaries combined with the landscaped carparking areas within this deep set-back allow the proposed building to sit within the bushland setting without being too dominating to the streetscape.