

26th February 2009

Design Intent Statement:
Urban Design and Built Form

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Nominated Architect
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Potts Hill Business Park

The proposed development of a new support facility for the NSW Police Force at Potts Hill Business Park comprises three new buildings with associated parking, a storage yard and helicopter landing pad. The overall design intent is to provide operationally successful, environmentally amenable, secure accommodation.

The site topography is flat but elevated, adjacent to Sydney Water reservoirs and heritage landscape features to the west, with views east to the city. The site is bound by other allotments to the north and south, a steeply landscaped easement to the east, and a proposed new road to the west.

The arrangement of the buildings responds strongly to these site influences, and the form of the buildings strongly responds to the activities within.

Road access to the site is from entrances located in the north east corner near Building 1, and off the proposed new road to the west, between Buildings 2 and 3. Access will be security controlled and monitored, as will all activity on site. Pedestrian access will be provided adjacent to the road access.

Adequate car parking and disabled car parking has been provided on site in line with the local council's requirements. Sufficient area has been allowed between the buildings on site to accommodate larger vehicle movements.

Building 1 is a three storey modern administration building, with some associated garages and workshops on the ground floor, and office accommodation in the upper two floors. The form and elevation of this building will be most visible from surrounding properties and passing traffic along Rookwood Road, so the office accommodation has been located on the north and west of the building, presenting a typical office façade.

Extensive landscaping is proposed for the embankment in the 20 metre setback easement along the eastern site boundary. A helipad for infrequent operational use is provided adjacent to the north-western site boundary sufficiently clear from all obstacles.

The building is primarily constructed from coloured, textured pre-cast concrete, proprietary metal panel systems, with a metal sun shading system to the eastern, northern and western facades where some glazing is installed. This system will result in an environmentally efficient envelope for a building of this type.

<i>Sydney</i>	<i>Hong Kong</i>
<i>Melbourne</i>	<i>Beijing</i>
<i>Canberra</i>	<i>Shanghai</i>
<i>Perth</i>	<i>Tokyo</i>
<i>Brisbane</i>	<i>Seoul</i>
<i>Auckland</i>	<i>Taipei</i>
<i>Wellington</i>	<i>Bangalore</i>
<i>Singapore</i>	<i>Mumbai</i>
<i>Bangkok</i>	<i>New Delhi</i>
<i>Manila</i>	<i>Pune</i>

Architecture
Interior Design
Urban & Landscape Design
Heritage Conservation
Project Coordination
Consulting



HBO + EMTB

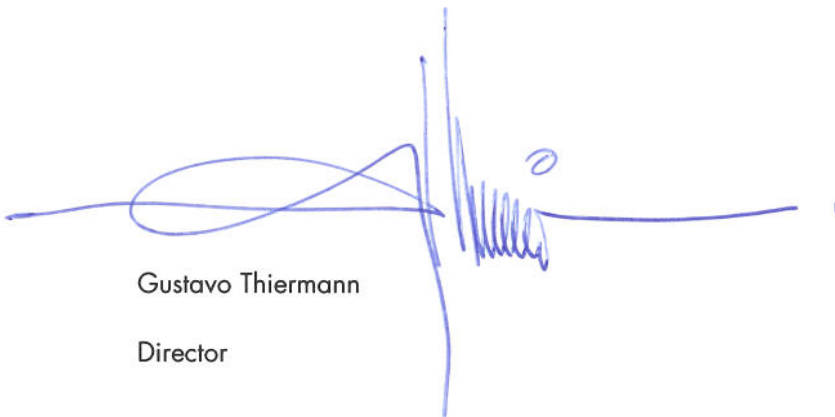
Building 2 is a single storey vehicle services building, consisting predominantly of vehicle workshops and storage areas, with some office accommodation. Garages and vehicle workshops are orientated to face into the site, minimising exposure to these activities looking into the site. The building is orientated to present a long façade addressing the proposed new road to the west.

The same design principles used for Building 1 have been applied to Building 2. The building is primarily constructed from coloured, textured pre-cast concrete, proprietary metal panel systems, with a metal sun shading system to the western facade where some glazing is installed. Environmental considerations and internal planning allow for ground floor walls facing west to be mainly solid construction with some high level protected glazing where required.

Building 3 is a single storey high bay warehouse, purpose built for storage of police exhibits. A small office suite located at ground level in the corner of the building provides accommodation for permanent on-site staff and visitors, with access to the Yard to the south of Building 3.

The building is primarily constructed from coloured, textured pre-cast concrete, and requires limited natural lighting, with some high level protected glazing where required.

The Yard will be used to store larger items and be screened from view by a solid metal fence. The yard will be paved with pervious recycled pavers.



Gustavo Thiermann

Director

