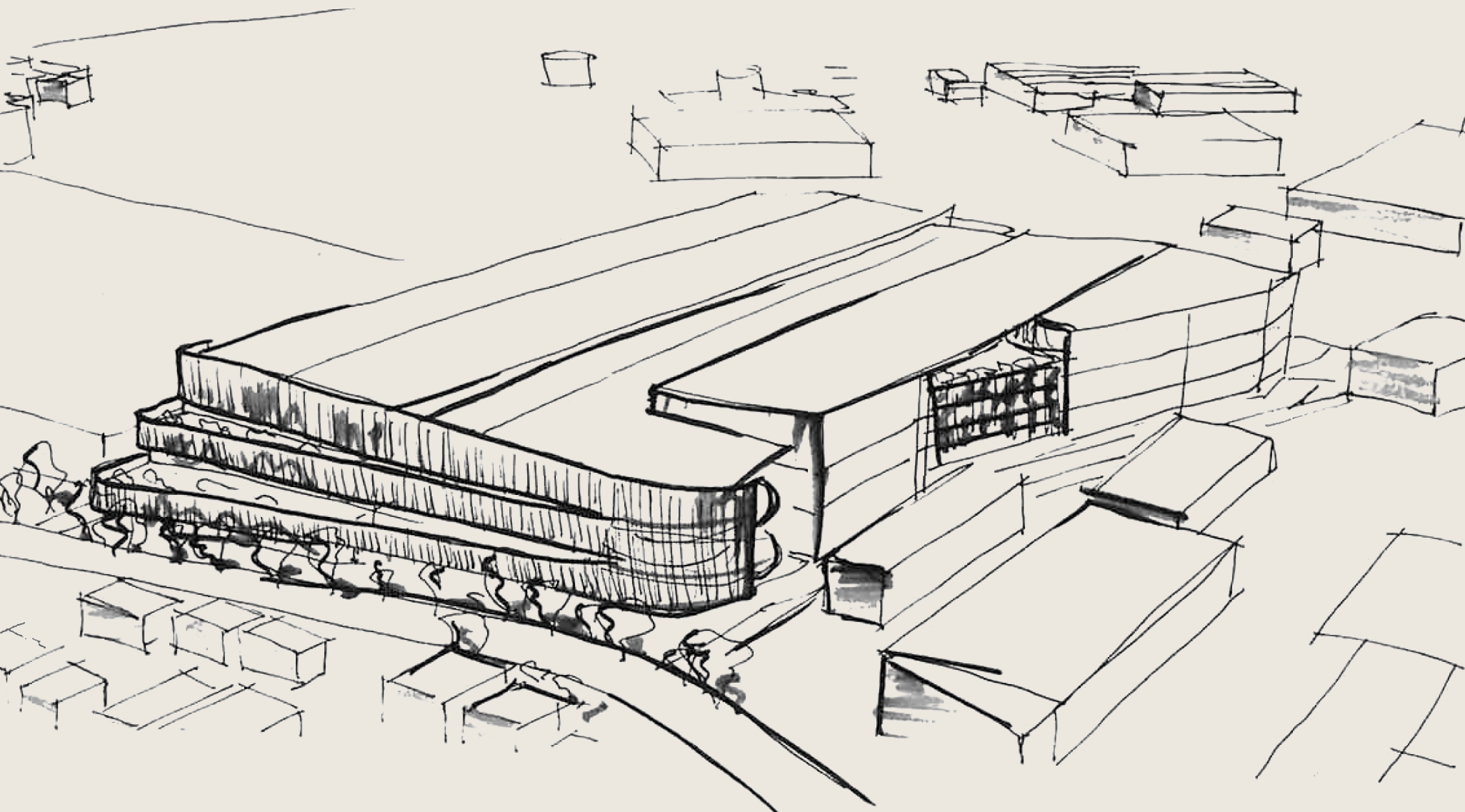


INITIAL CONCEPT

49 STEPHEN RD, BANKSMEADOW



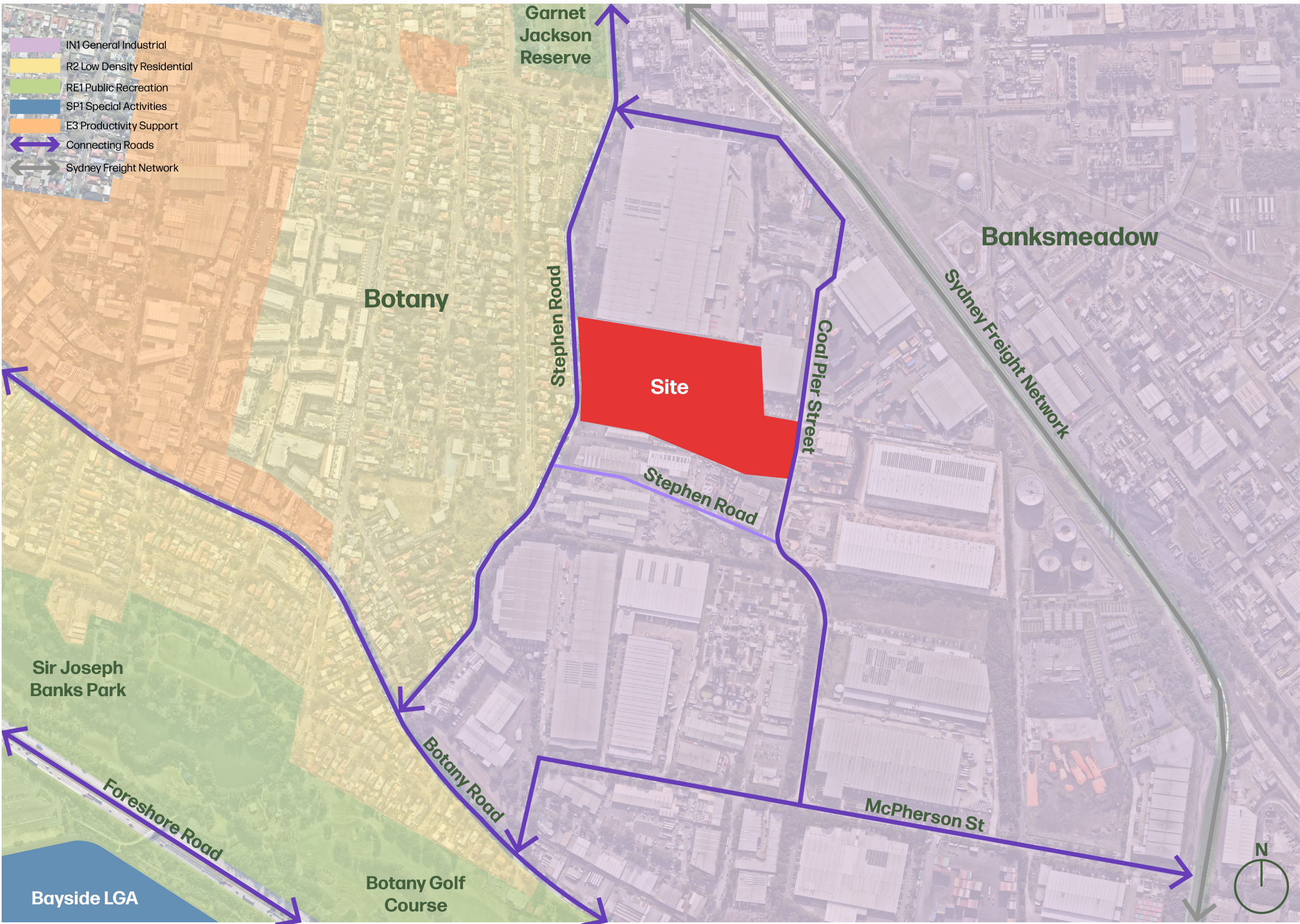
LOCATION / CONTEXT

Site Location: 49 Stephen Road,
Banksmeadow

Site Area: 48,187 sqm

Consideration low density residential area
opposite site on Stephen Road required.

Street access to site at both West and
East boundry.



OVERALL SITE & ROOF PLAN



OVERALL SITE & ROOF PLAN 1:1000



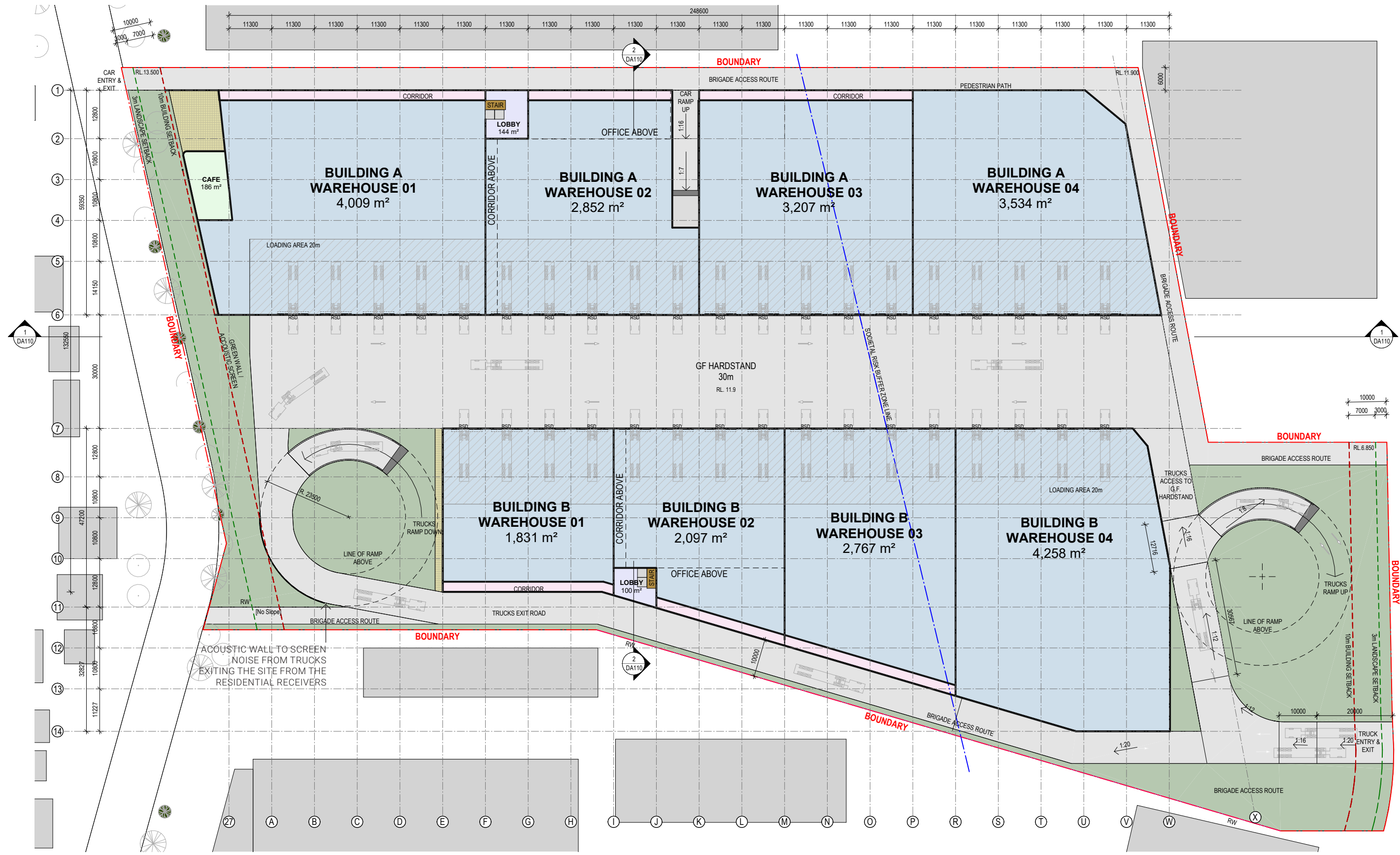
GLA CALCULATIONS	
UNIT NAME & NUMBER	AREA
GROUND	
WAREHOUSE - CORRIDOR	100 m²
CAFE	186 m²
	286 m²
BUILDING A	
Not Placed	
WAREHOUSE - CORRIDOR	0 m²
GROUND	
WAREHOUSE - CORRIDOR	335 m²
WAREHOUSE 01	4009 m²
WAREHOUSE 02	2852 m²
WAREHOUSE 03	3207 m²
WAREHOUSE 04	3534 m²
G.F. MEZZ	
WAREHOUSE - CORRIDOR	143 m²
OFFICE 01-04	625 m²
LEVEL 1	
WAREHOUSE - CORRIDOR	169 m²
WAREHOUSE 05	4005 m²
WAREHOUSE 06	2707 m²
WAREHOUSE 07	3203 m²
WAREHOUSE 08	3529 m²
OFFICE 05-08	625 m²
L1 MEZZ	
OFFICE	625 m²
LEVEL 2	
WAREHOUSE - CORRIDOR	169 m²
WAREHOUSE 09	3485 m²
WAREHOUSE 10	2706 m²
WAREHOUSE 11	3203 m²
WAREHOUSE 12	3529 m²
OFFICE 09-12	626 m²
L2 MEZZ	
OFFICE	625 m²
	43911 m²
BUILDING B	
Not Placed	
WAREHOUSE - CORRIDOR	0 m²
GROUND	
WAREHOUSE - CORRIDOR	344 m²
WAREHOUSE 01	1831 m²
WAREHOUSE 02	2097 m²
WAREHOUSE 03	2767 m²
WAREHOUSE 04	4258 m²
G.F. MEZZ	
WAREHOUSE - CORRIDOR	113 m²
OFFICE 01-04	624 m²
LEVEL 1	
WAREHOUSE - CORRIDOR	130 m²
WAREHOUSE 05	1954 m²
WAREHOUSE 06	1669 m²
WAREHOUSE 07	2763 m²
WAREHOUSE 08	4440 m²
OFFICE 05-08	624 m²
L1 MEZZ	
OFFICE	624 m²
LEVEL 2	
WAREHOUSE - CORRIDOR	130 m²
WAREHOUSE 09	1954 m²
WAREHOUSE 10	1669 m²
WAREHOUSE 11	2763 m²
WAREHOUSE 12	4258 m²
OFFICE 09-12	624 m²
L2 MEZZ	
OFFICE	624 m²
	36260 m²
TOTAL GLA	80457 m²

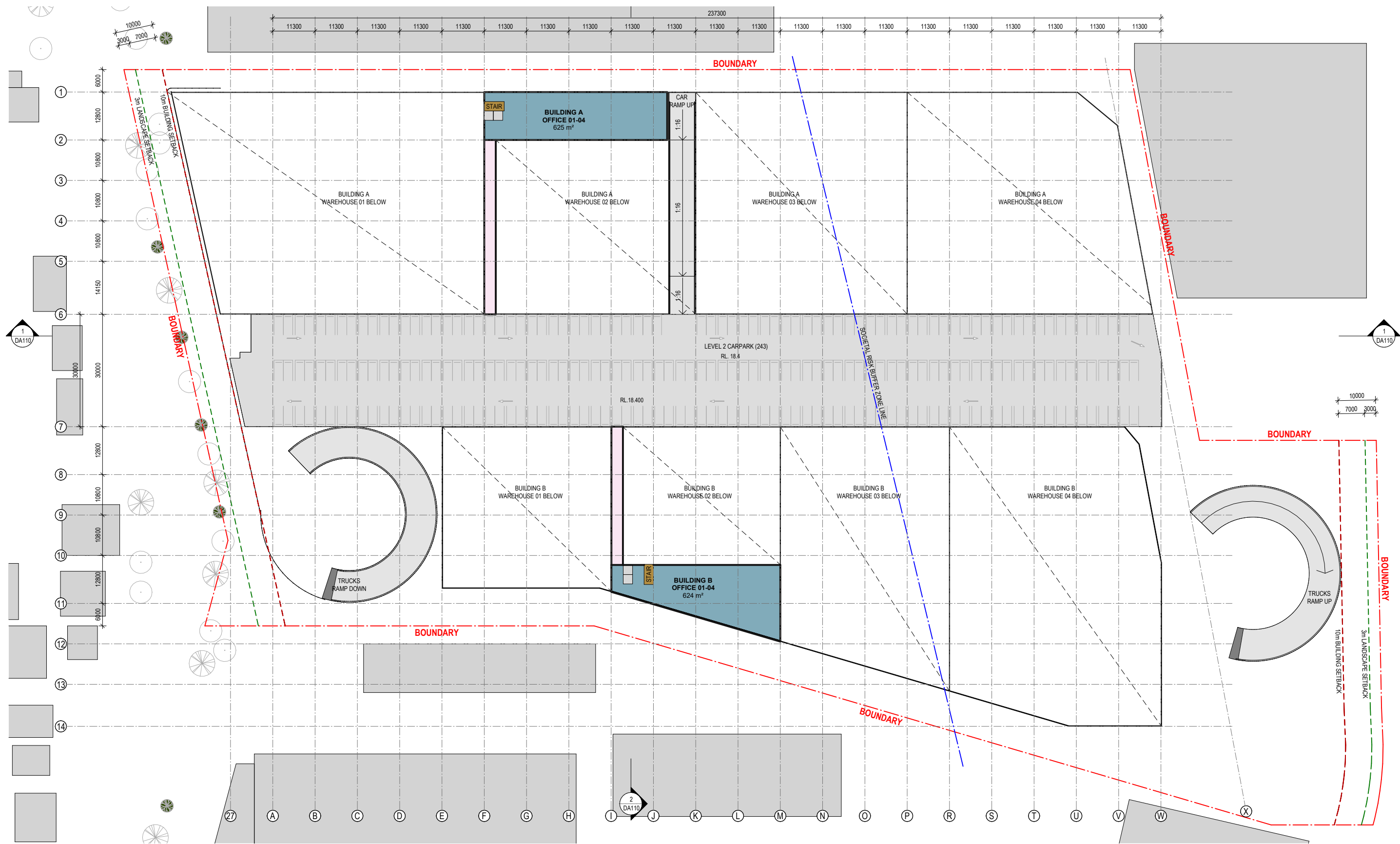
SITE SUMMARY	
NAME	VALUE
SITE AREA	48187 m²
OVERALL BUILDING AREA (GLA)	80457 m²
FSR	1:1.67

PARKING COUNT	
LEVEL	NUMBER
G.F. MEZZ	243
TOTAL	243

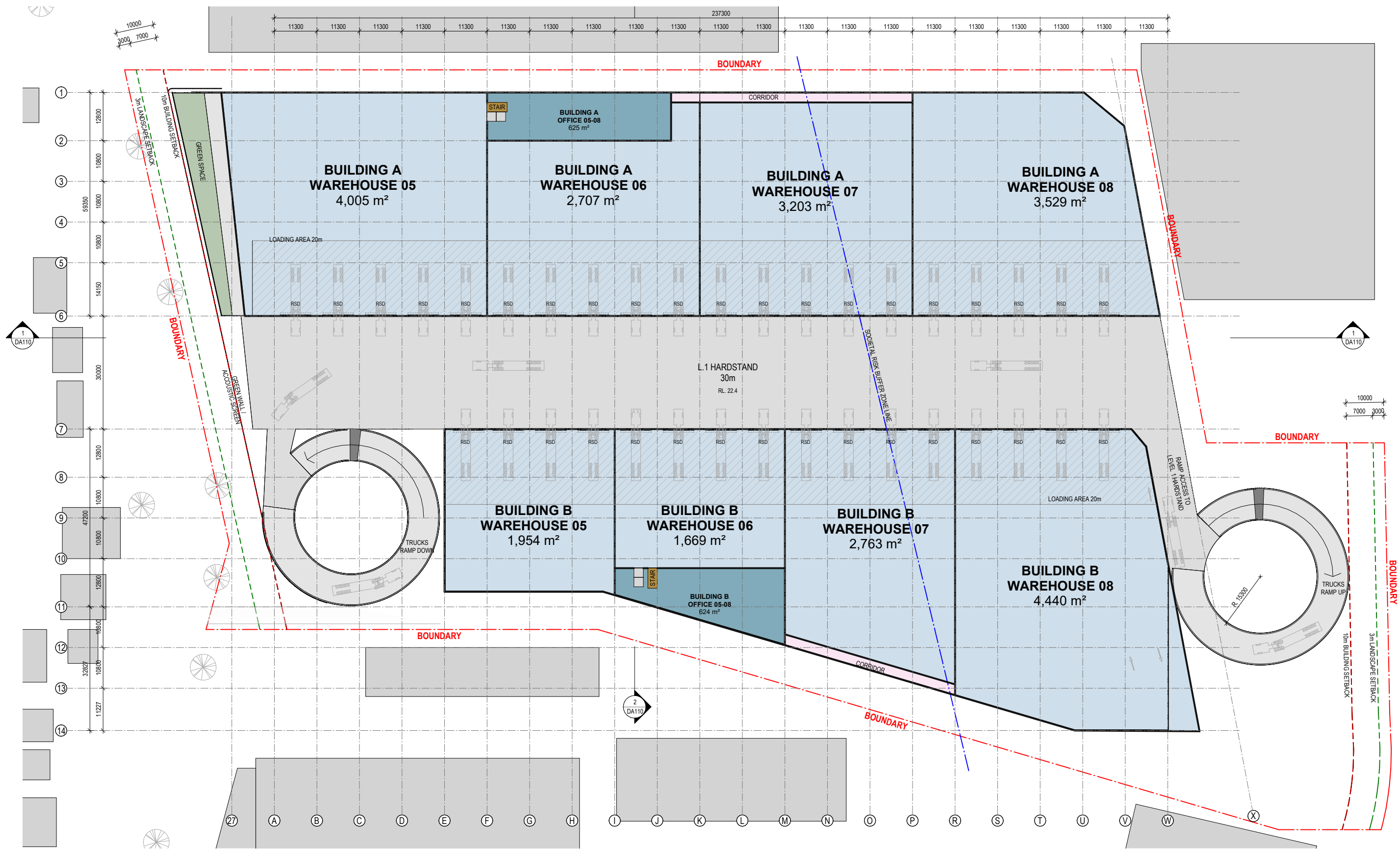
REQUIRED CARPARK SPACES 259

TOTAL WAREHOUSE & OFFICE AREAS	
NAME	AREA
WAREHOUSE - CORRIDOR	1633 m²
WAREHOUSE	72392 m²
OFFICE	6246 m²
CAFE	186 m²
TOTAL GLA	80457 m²

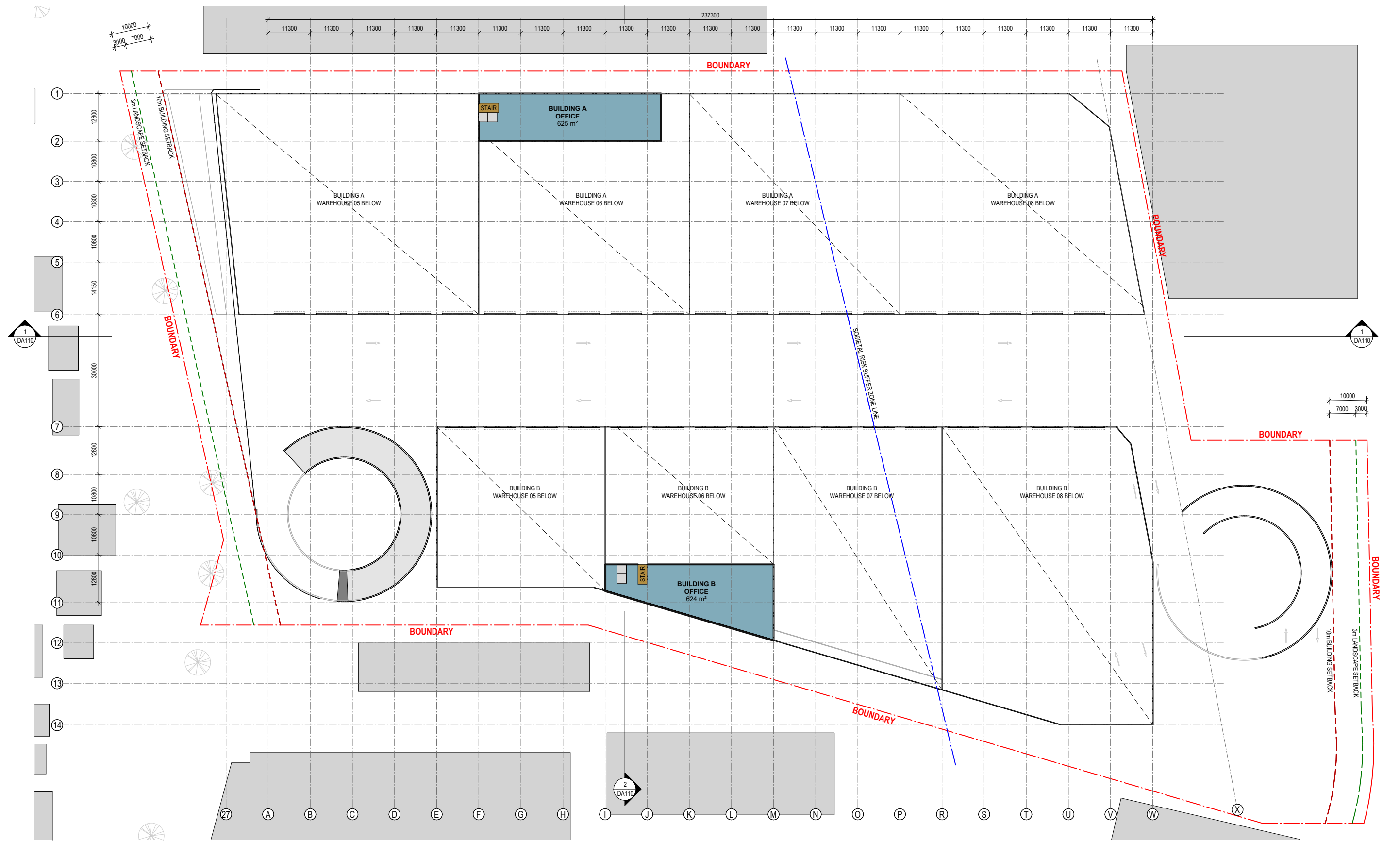




GROUND FLOOR MEZZANINE PLAN 1:1000

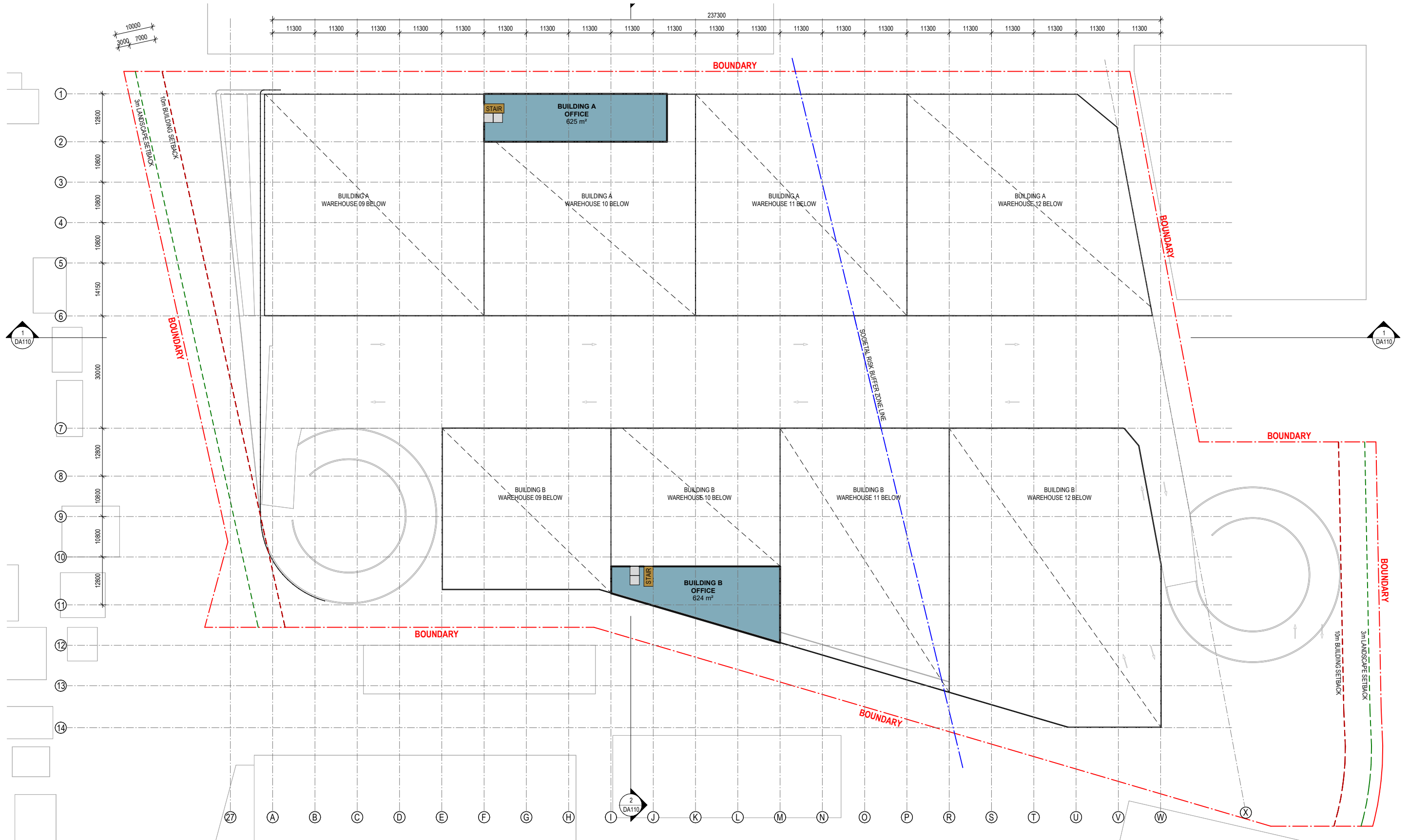


LEVEL 1 FLOOR PLAN 1:1000



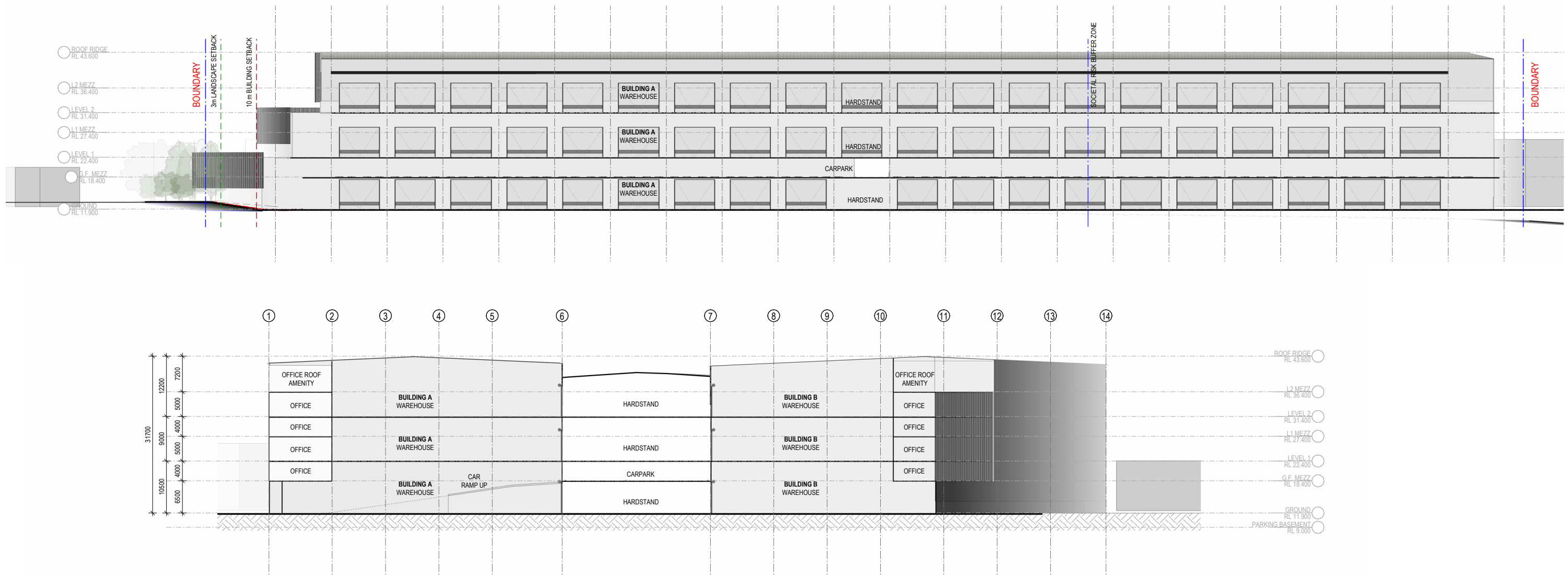
LEVEL 1 MEZZANINE PLAN 1:1000





LEVEL 2 MEZZANINE PLAN 1:1000

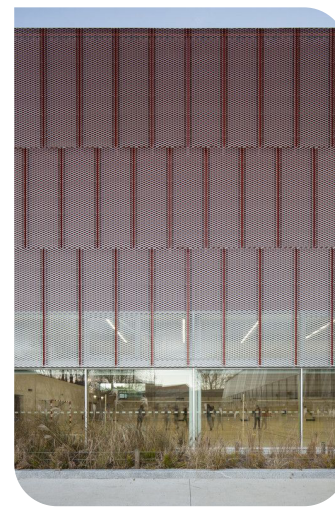
WAREHOUSE SECTIONS



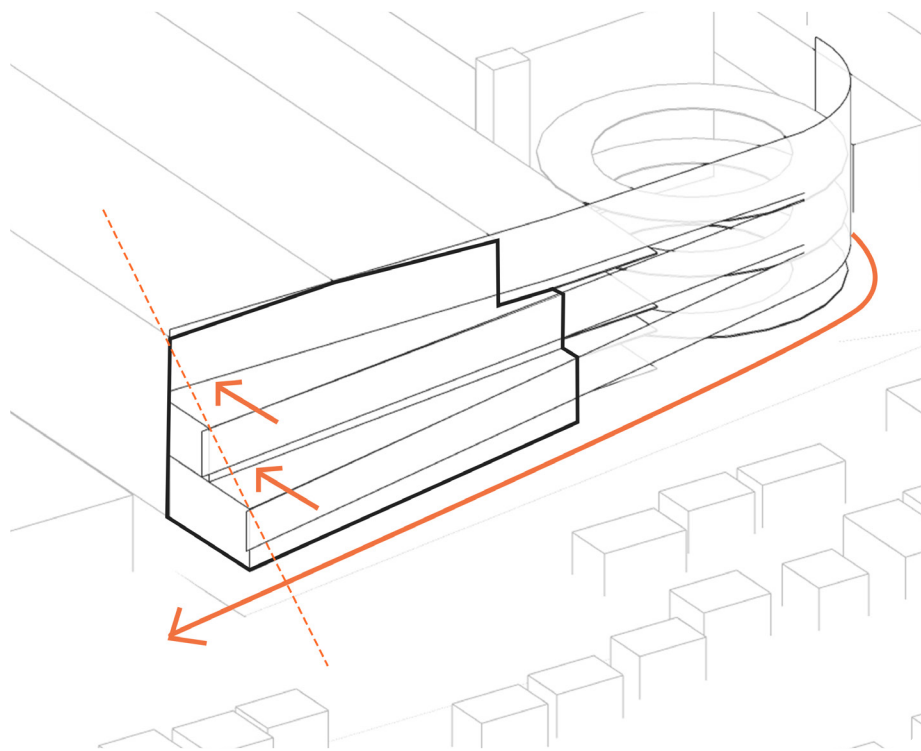
WAREHOUSE SECTIONS 1:800

Warehouse & Ramp Facade

Screening to follow curve of ramp around the facade.
Overlapping screening and transparency to create layers, articulating the building mass.
Terraces can be used to break up the facade with green space.

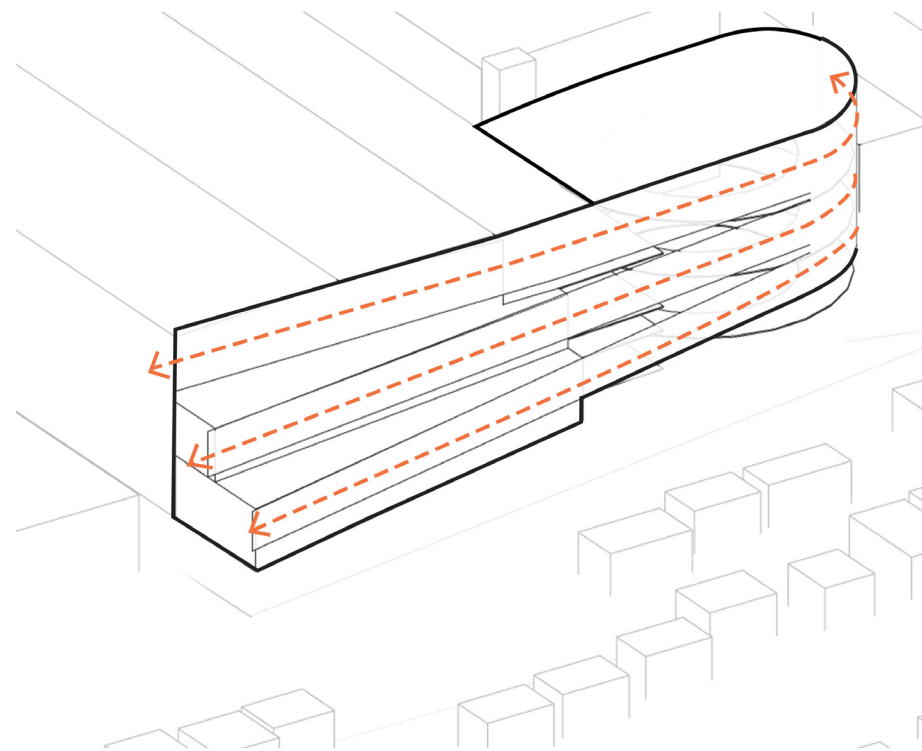


Massing process & key moves



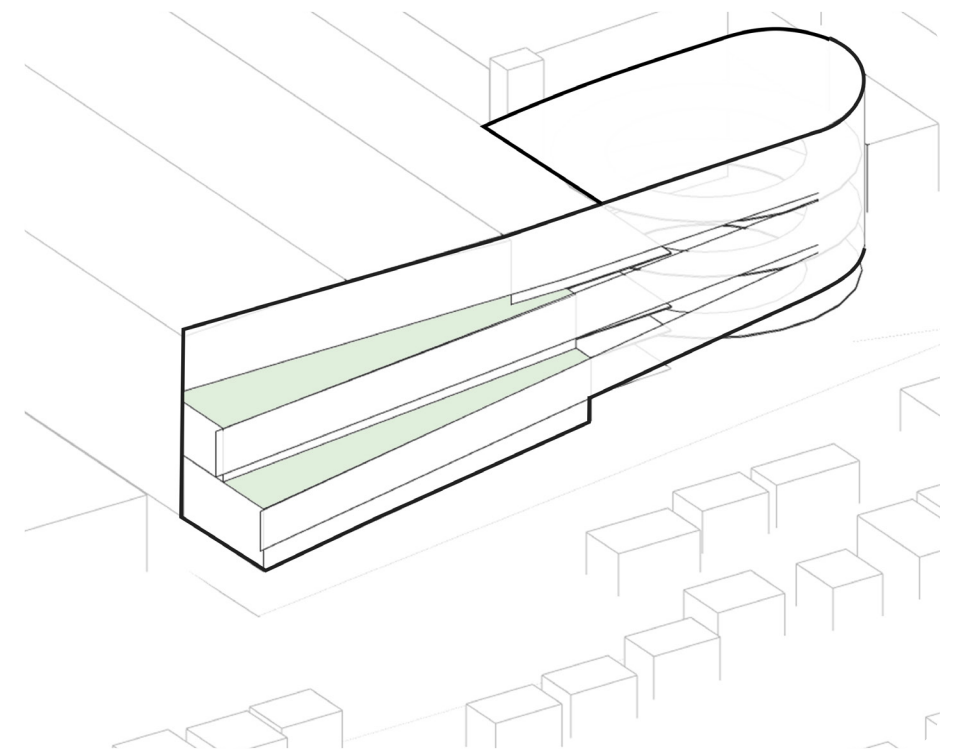
Initial form

- stepping of facade
- follow curve of ramp
- reduced visual impact



Facade massing:

- acoustic wall and roof over to screen noise from trucks exiting the site from the residential receivers
- screening to follow curve of ramp



Green/shared amenity spaces

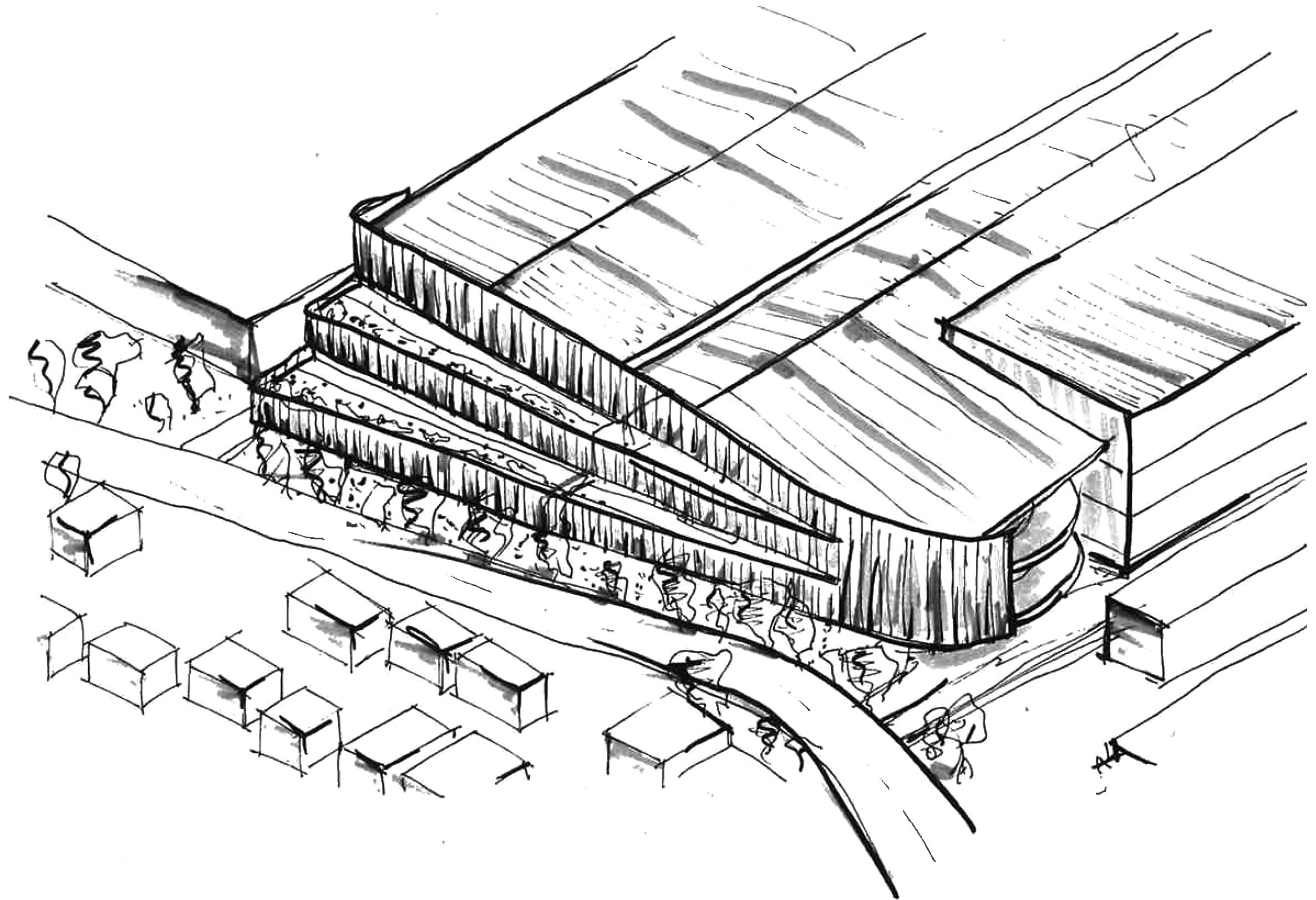
- terraces used as green space to relate form to streetscape

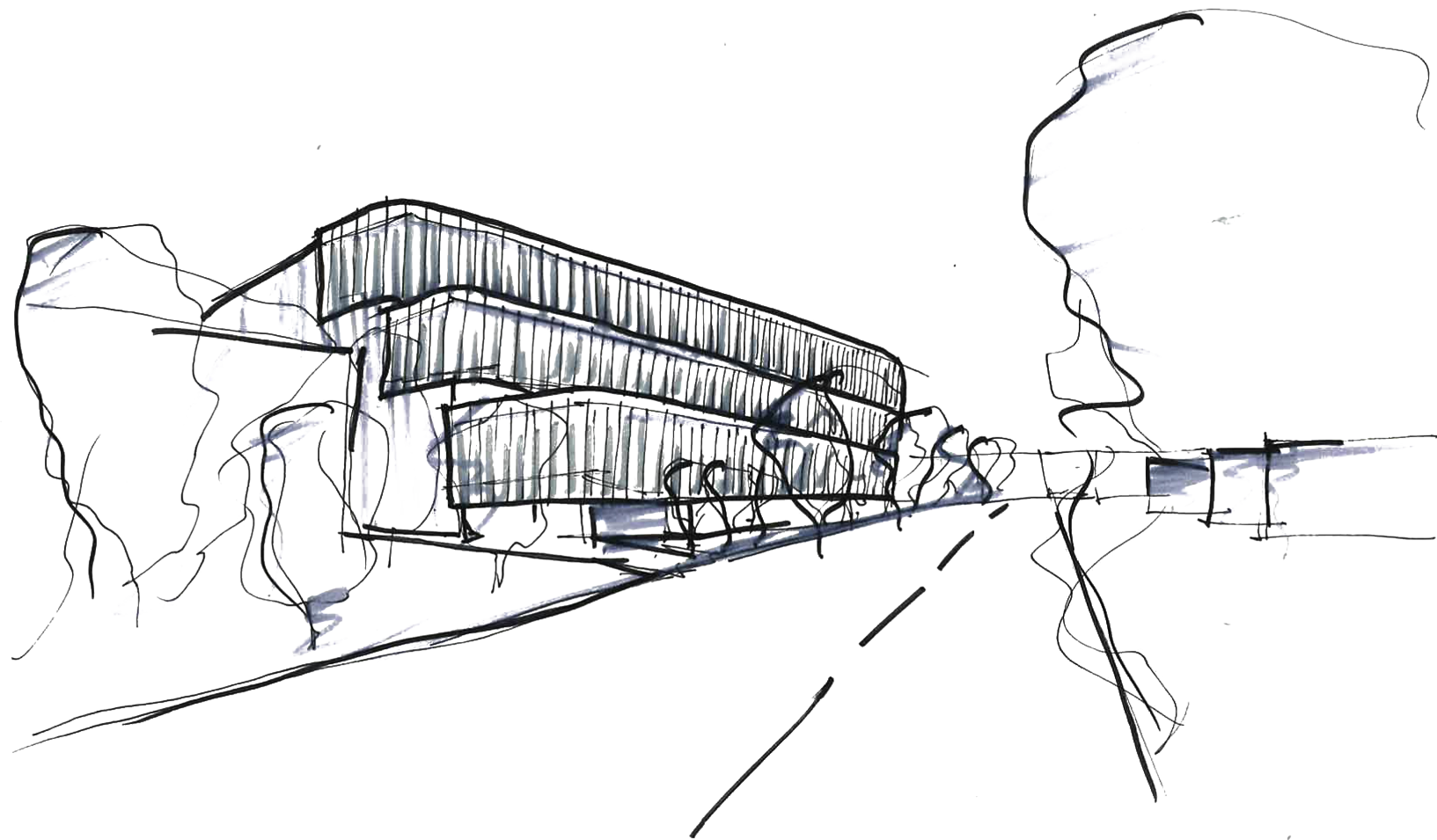
Sketch concept

Warehouse facade steps away from street to reduce impact on residential zone.

Acoustic screening follows massing form to wrap the warehouse and ramp to create a cohesive facade.

Roof over ramp to further reduce acoustic impact on neighbouring properties.

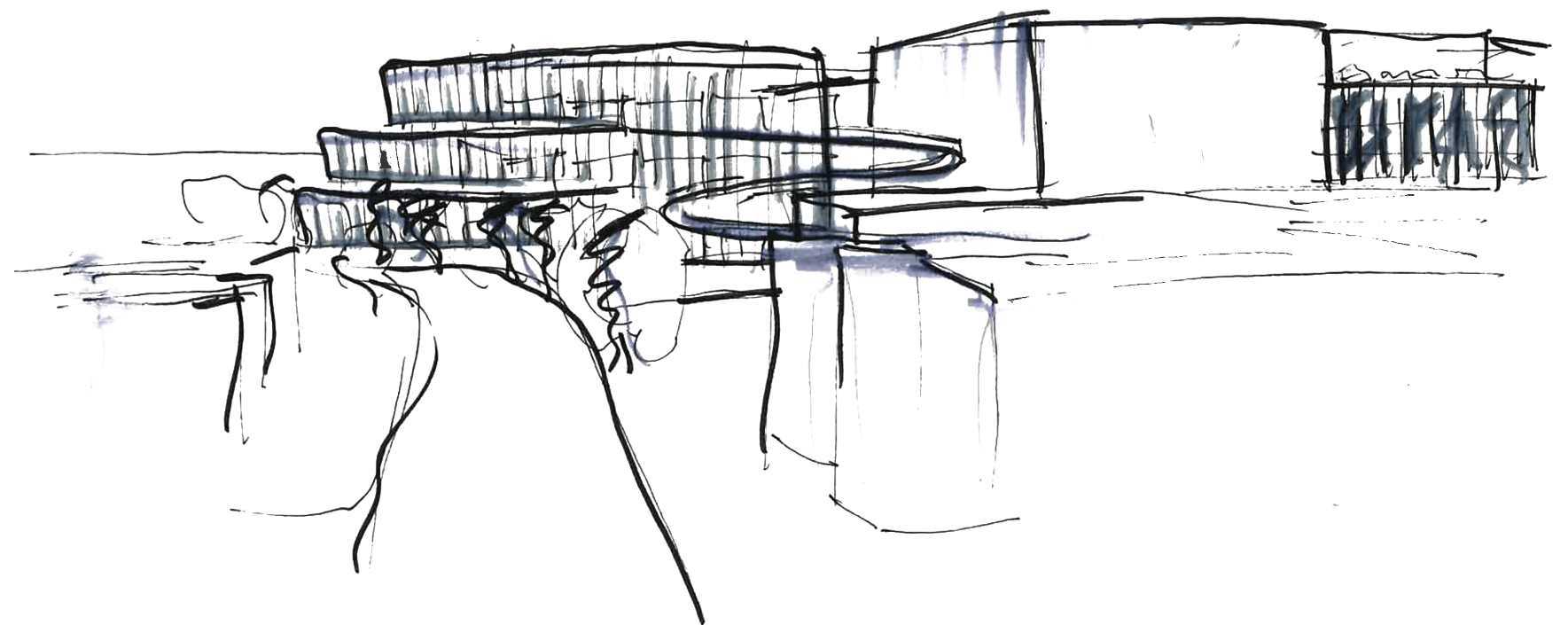


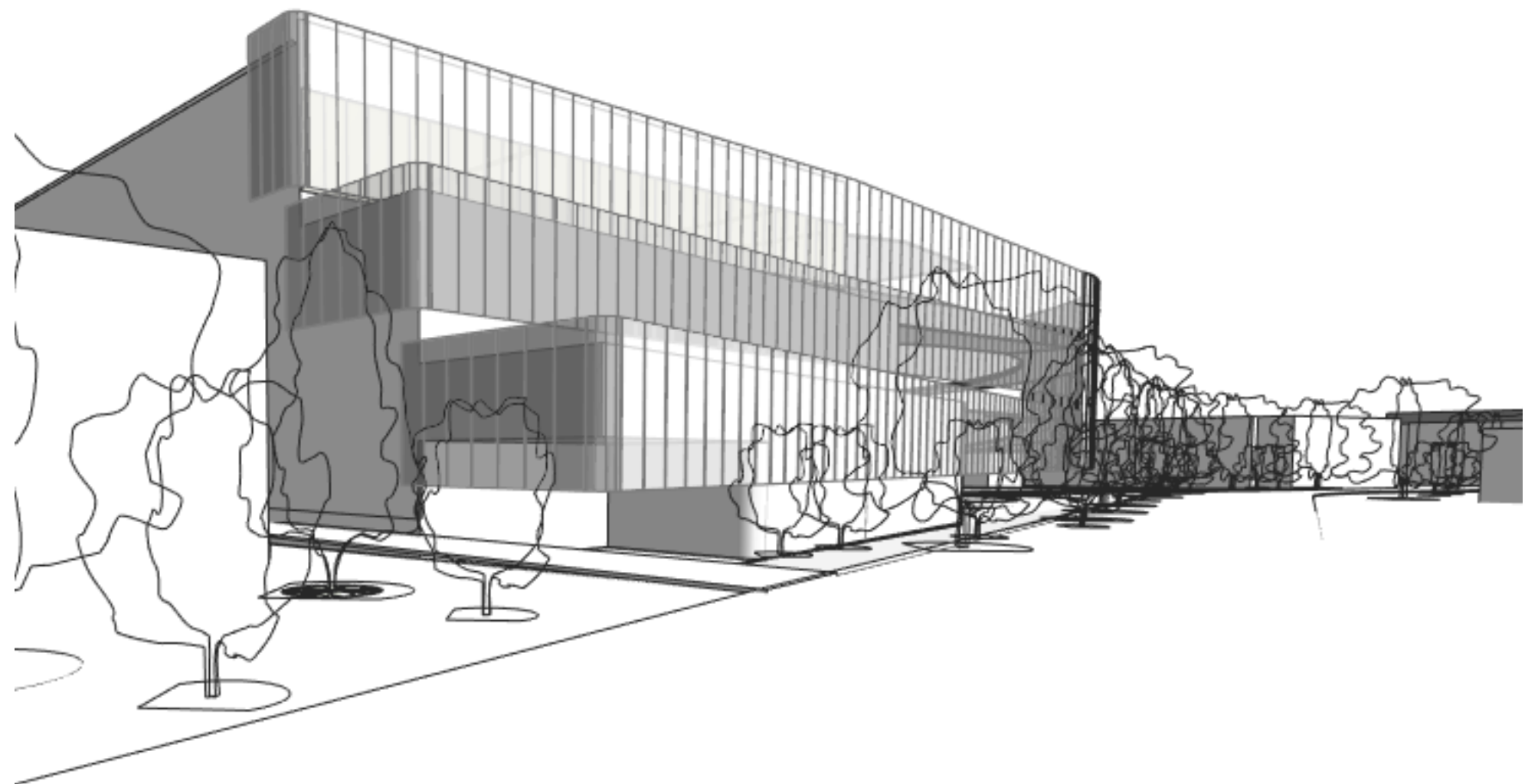


Sketch concept

Looking to facade from street level, overall massing impact has been reduced with stepping.

Green space on terraces will further soften the facade.



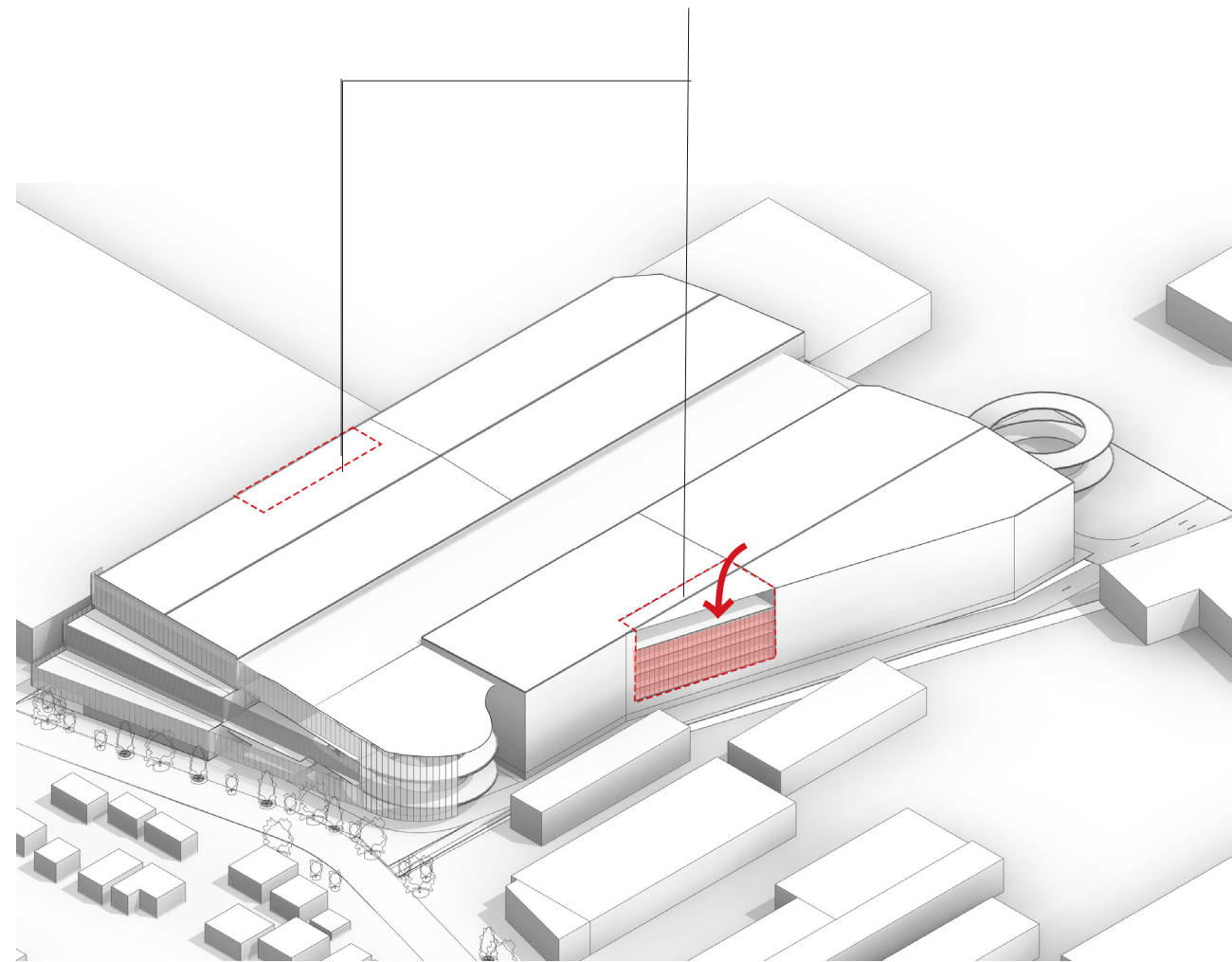


Concept design: Warehouse facade follows the angle of the street, stepping as the height increases to create green terraces along the street frontage. This reduces visual impact on low density residential area opposite and decreases overshadowing on this zone..

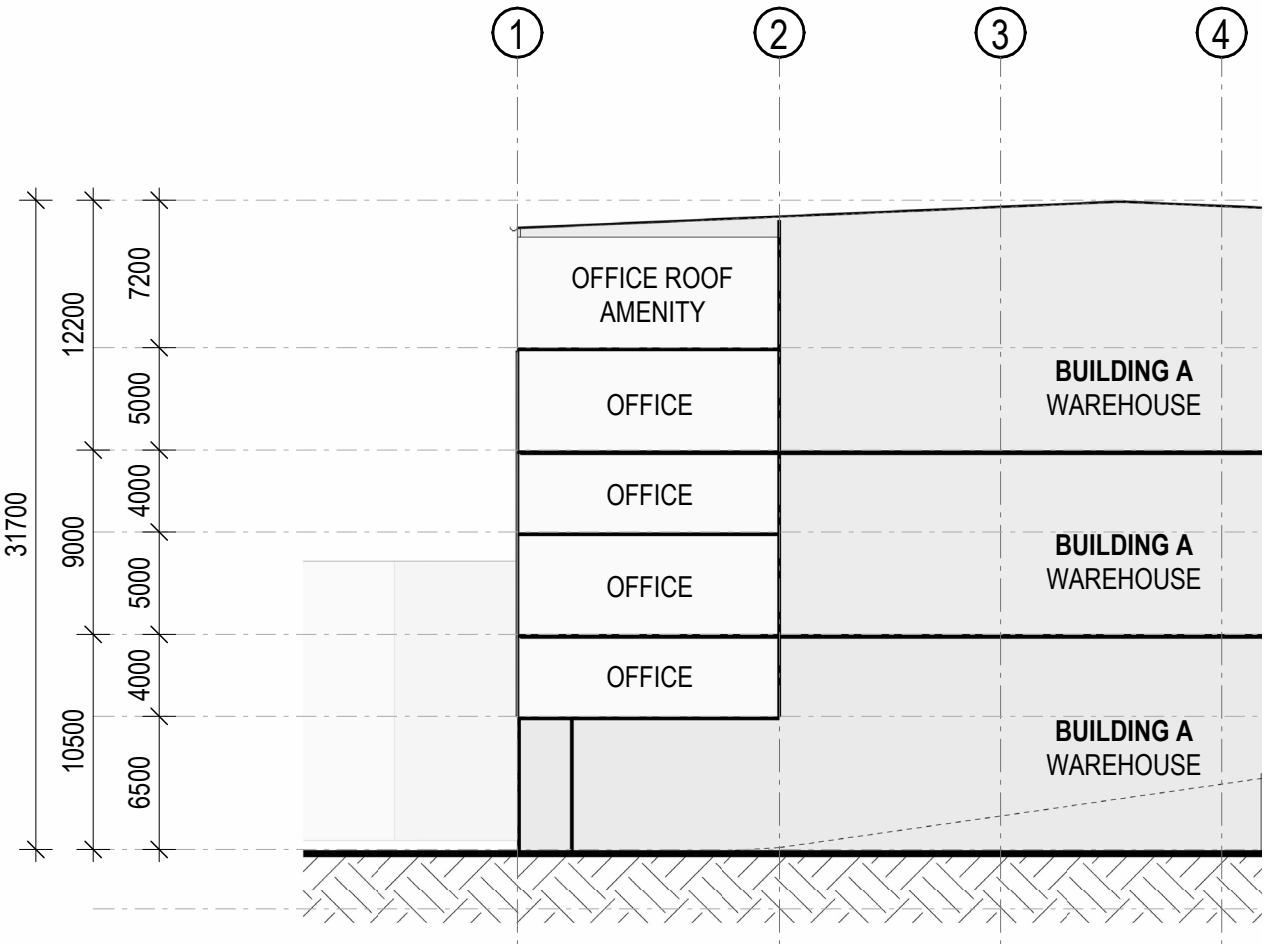
Office Language



Offices located centrally in both Building A & B,
connecting via mezzanine carpark.
Both to have 4 levels of office and rooftop
amenity space.



Axo highlighting office mass



Indicative section through Office A, Building A.

