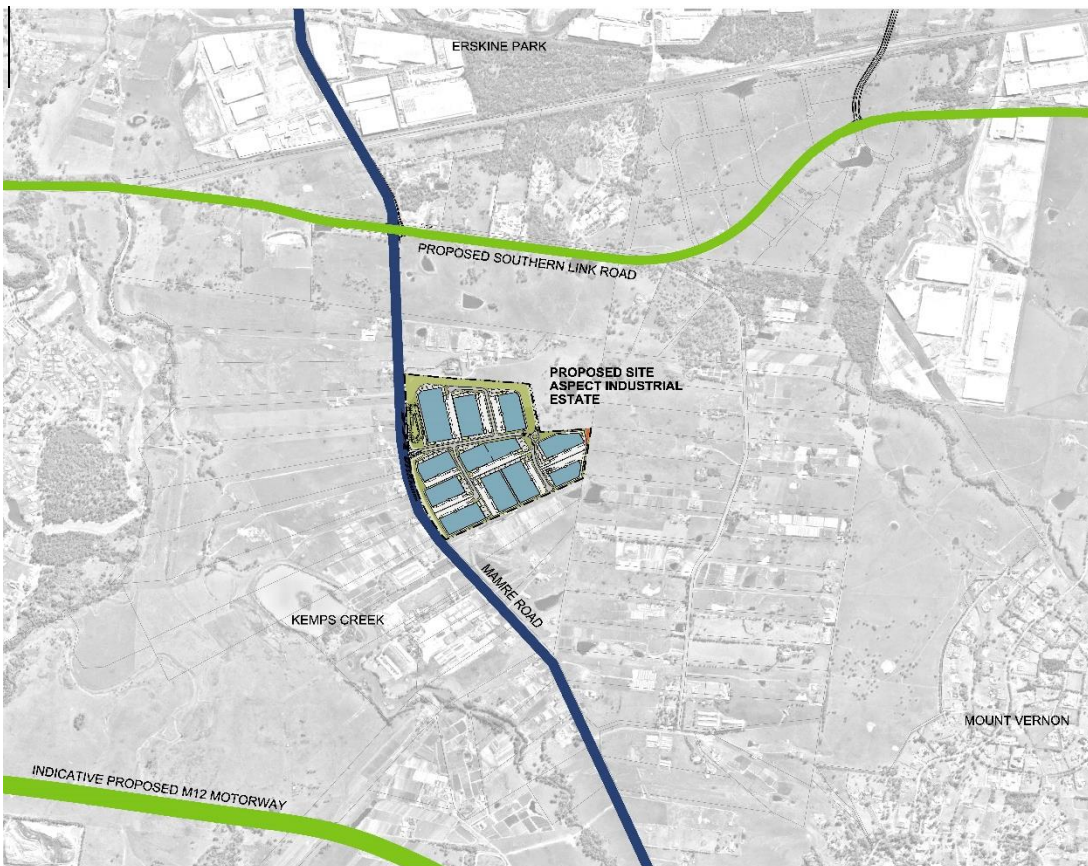


# Design Statement - Aspect Industrial Estate

Lot 45-58 Mamre Road, Kemps Creek



**VIEW OF BUILDING 1 AND CAFE**



## Aspect Vision

Mirvac's vision for the Aspect Industrial Estate (AIE) is to deliver an employment estate for future industrial and logistic users based around an emphasis on design quality, flexibility, technology and sustainability.

## The Site

The site is located on the eastern side of Mamre Road and south of the proposed Southern Link Road with a total site area of 558,213sqm. & a total development area of 446,536sqm.

### LOCATION PLAN





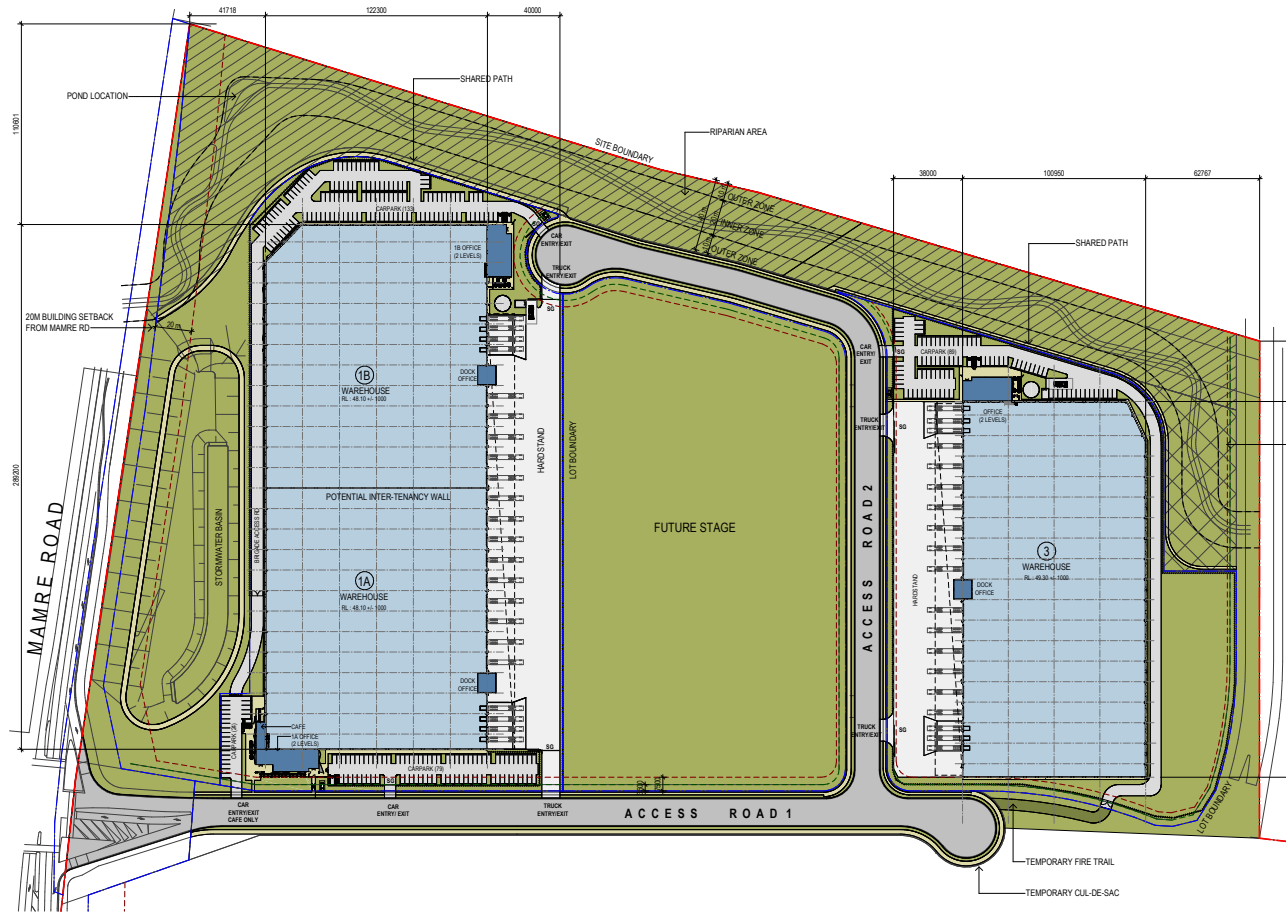
## The Proposed Development

The proposed Concept Plan consists of eleven warehouses, ancillary offices with a GFA of 11,510 sqm and a café with a GFA of 122sqm. The main access to the site is via a central spine running east-west off Mamre Road. As you enter the estate the intersection of Mamre Road and Access Road 1 forms the focal point of the development. The proposed internal road layout, Access Roads 2, 3 & 4, have been designed to provide maximum flexibility & convenient access to the estate lots and neighboring sites. The Proposed Concept plan utilises landscaping and urban design features to compliment biodiversity values and outlined in the Urban Design Report and Landscaping Plans.

The lots on the northern side of access Road 1 (lots 1, 2 & 3) run north-south, whilst the lots on the southern side (lots 4 to 11) run east-west. This adds variety to the streetscape and allows for a more varied architectural typology. In accordance with the proposed Aspect Industrial Estate DCP, building setbacks along the Access roads are at 7.5m. other than Access Road 2 where the building setback to the west of Lot 3 is set at 5m. All landscape setbacks are set at 3.5m. There will be parking provisions of 162 cars across the estate in accordance with the AIE DCP.

### OVERALL SITE PLAN

## Stage 1 Development



**SITE PLAN LOTS 1 & 3.**

## (Warehouses 1 and 3)

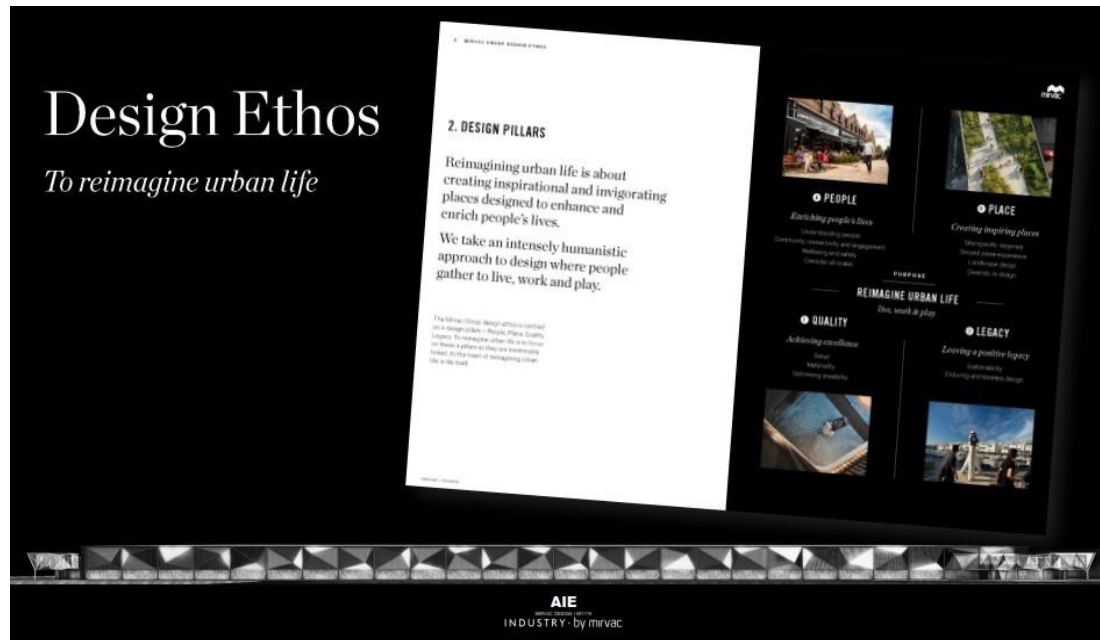
The Stage 1 Development includes;

- Warehouse 1 which has an area of 35,060 sqm, office area of 1,460sqm and 223 car parks; and
- Warehouse 3 which has an area of 20,735 and 700-sqm of office.
- A Café which has an area of 122sqm and 26 car parks

Car & truck access to each lot is separated for safety & functionality as part of the development proposal. Warehouse 1 building is setback from the Mamre Road frontage. The setback provides space for the feature landscaping at the entry of the site, a landscaped stormwater basin & a riparian area to the north/west, corner of the site.

The height, bulk and scale of the buildings has been developed to meet the tenant requirements and is line with other industrial typologies in the surrounding areas. The design of the offices aims to implement architectural elements to breakup elevations and create visual interest, minimising perceived bulk and provide visually balanced forms. Office components are positioned to further break up the site and define the corner condition of warehouses along Mamre Road. Where possible, offices have been situated to take advantage of any views across to the west.





## Architectural Design Ethos

SBA Architects collaborated with Mirvac Design to establish an Architectural Design Ethos and Vision for Aspect Industrial Estate.

Mirvac's Design Ethos is to reimagine urban life to create inspirational and invigorating places designed to enhance people's lives focused around 4 pillars:

- People
- Place
- Quality
- Legacy

See a copy of the Mirvac Design Ethos document for AIE provided at Appendix A which was created in collaboration with SBA Architects.





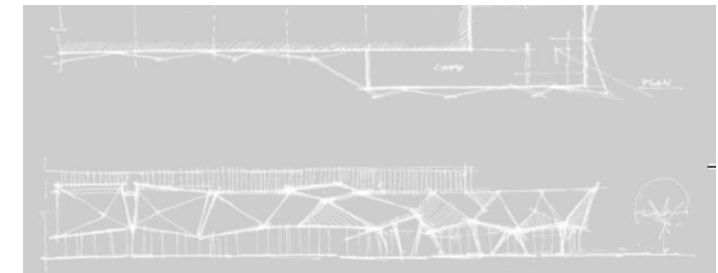
**CAFÉ CONCEPT SKETCH**

## The Concept

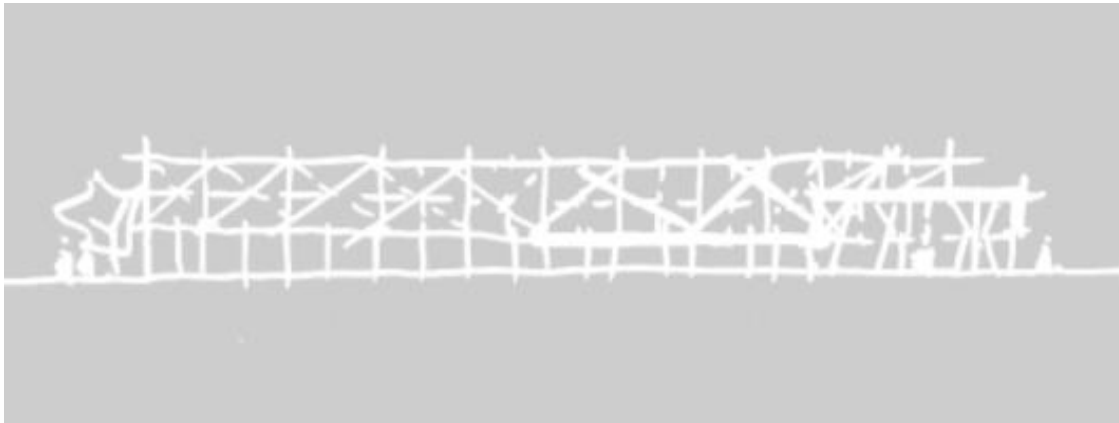
The overall concept for the development is to reflect the heritage of the site, being farming, and forestry. The forms have been developed from the original wool sheds and the forested landscape.

The jointing in the concrete base represents the tree trunks, while the articulated cladding represents the trees with its multi-faceted branches. The offices are wrapped in perforated metal screens providing dappled shaded areas, under a "canopy."

The color pallet used reflects the Australian landscape and is concisely muted, natural and restrained.



**CAFÉ CONCEPT SKETCH**

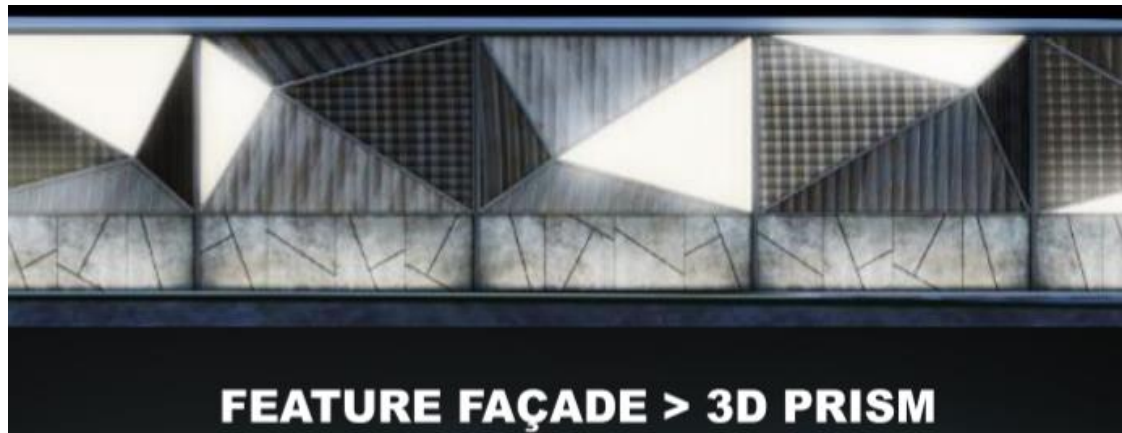


**WAREHOUSE FACADE CONCEPT SKETCH**

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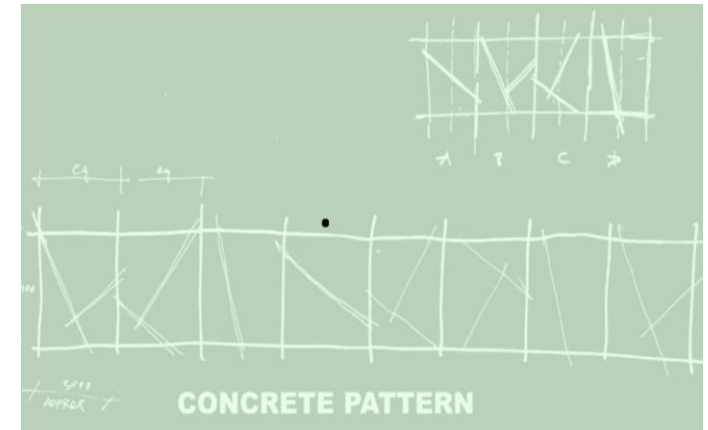
## Warehouse Design

External articulation of the warehouses has been achieved through the balance of large expanses of cool grey metal cladding. Translucent panels and diagonal recesses with LED lighting adds interest at night that reflect the concept & articulate the form. Precast concrete dados are used to "float" the warehouse and define the ground plane. The change in colors and texture will be incorporated into the design of all the buildings across the estate, providing a consistent architectural language.



**WAREHOUSE FACADE CONCEPT STUDY**

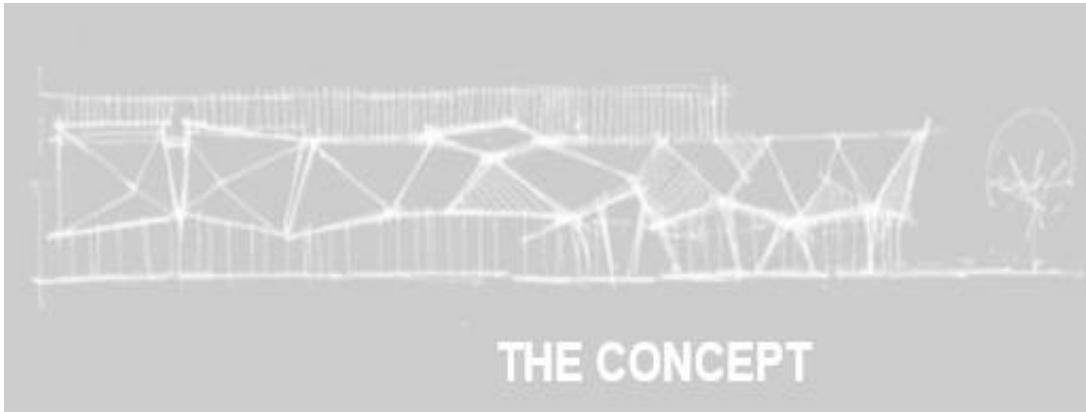
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**CONCRETE DADO CONCEPT SKETCH**

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**OFFICE SCREEN CONCEPT SKETCH**



**OFFICE CONCEPT STUDY**

## Office Design

The office component of the development, is an elaboration of the overall concept. The articulated and faceted façade peels out to form a perforated “canopy” giving dappled shading and forming an iconic architectural language. This dynamic geometric over the glass office facade, which has diagonal random mullions, a representation of tree trunks.

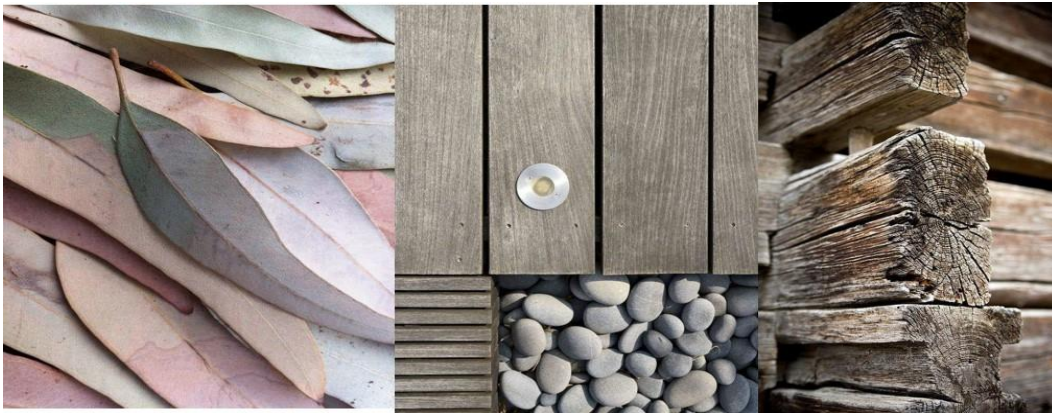
Materials have been selected to reflect the industrial nature of the building, being concrete, steel and metal cladding, while still reflecting the colors of the Australian landscape.



**PERFORATED METAL SCREEN IMAGE**



## NATURAL COLOURS & MATERIALS



## AUSTRALIAN COLOUR PALETTE

## Integration of architecture & landscape

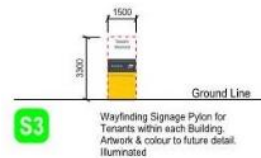
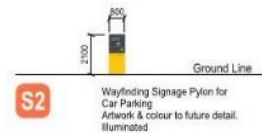
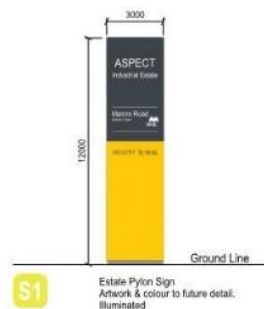
Aspect Industrial Estate will feature a number of initiatives to create a strong, layered landscape master plan that is well integrated into the urban space and built fabric. This will include the reinforcement of entries, avenues, bounded with appropriately selected trees and native plants. The offices will incorporate a diverse range of textured materials, to celebrate the entry experience and encourage spaces for external meeting, break-out and recreation for the office populations.

Landscaping for the AIE responds to the key interfaces of the estate with the public domain, adjoining properties and environmentally sensitive lands such as riparian corridors. The landscape strategy for the AIE aims to reflect a consistent image and maintenance regime across the entire estate and respond to its unique site characteristics.

The entry landscape located to the northern side of Mamre Road provides a landscape arrival feature. An open lawn area with a series of banding grasses and concrete inlays frames the entry road and provides a design framework and entry statement to the AIE.



## SIGNAGE PLAN



## LEGEND

- S1 Estate Pylon Signage
- S2 Tenant Pylon Signage
- S3 Truck Entry / Exit Signage
- S4 Tenant Building Identification Signage (11m x 2.5m)

## SIGNAGE TYPES

## Signage

The AIE signage has been designed in accordance with Mirvac's corporate signage strategy and includes a combination of typologies ranging from estate pylon signage at the entrance to wayfinding and tenant identification signage throughout. Tenancy signage will be integrated in the facade, addressing the immediate street frontage. This approach has been further adapted to the secondary facades facing public roads with a smaller logo & company signage, clearly identifying the premises without excessive repetition.



A dark, monochromatic architectural rendering of a modern building. The building features a complex facade with large glass panels and a prominent steel structural frame. The design is industrial and contemporary, with sharp angles and a mix of materials. The lighting is dramatic, highlighting the geometric forms of the architecture.

*Reimagine urban life*



**AIE**  
INDUSTRY · by mirvac

# Design Ethos

*To reimagine urban life*

2 MIRVAC GROUP DESIGN ETHOS

## 2. DESIGN PILLARS

Reimagining urban life is about creating inspirational and invigorating places designed to enhance and enrich people's lives.

We take an intensely humanistic approach to design where people gather to live, work and play.

The Mirvac Group design ethos is centred on 4 design pillars – People, Place, Quality, Legacy. To reimagine urban life is to focus on these 4 pillars as they are inextricably linked. At the heart of reimagining urban life is life itself.

VERSION 1 | 07032019



### 1 PEOPLE

*Enriching people's lives*

Understanding people  
Community connectivity and engagement  
Wellbeing and safety  
Consider all scales



### 2 PLACE

*Creating inspiring places*

Site-specific response  
Ground plane experience  
Landscape design  
Diversity in design

PURPOSE

REIMAGINE URBAN LIFE

*live, work & play*

### 3 QUALITY

*Achieving excellence*

Detail  
Materiality  
Optimising useability



### 4 LEGACY

*Leaving a positive legacy*

Sustainability  
Enduring and timeless design



AIE

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An aerial photograph of a circular brick plaza. In the center is a large, dense tree with reddish-brown foliage. Three people are sitting on the curved edge of the plaza, which is made of dark brown bricks. The surrounding area is landscaped with various green plants and a concrete path. The word "PEOPLE" is overlaid in large white letters across the center of the image.

# PEOPLE

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INDUSTRY by mirvac



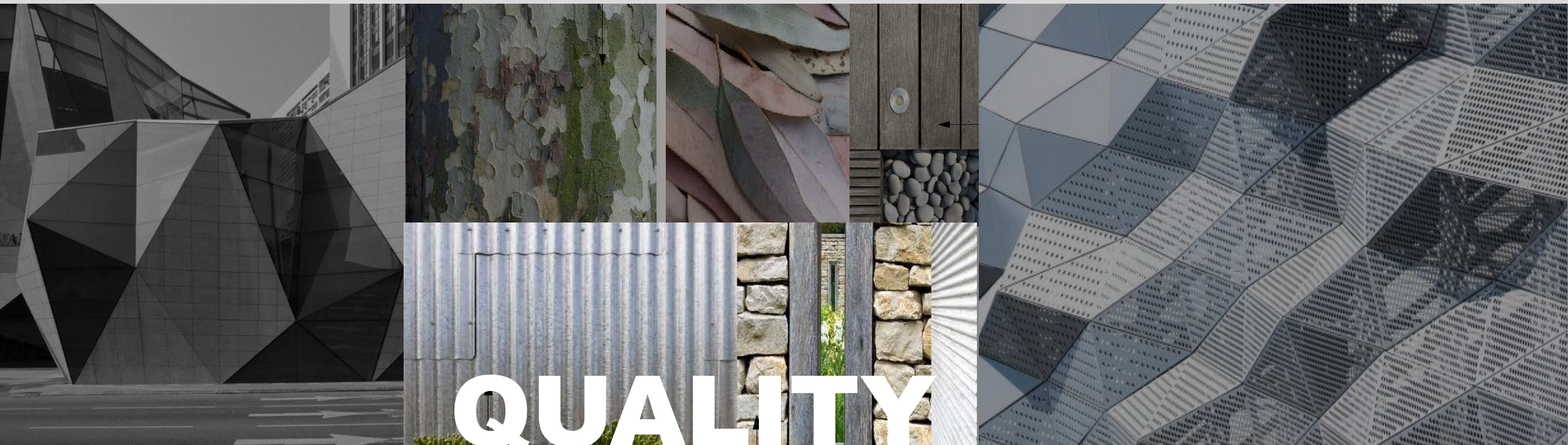


# PLACE

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QUALITY

## OUR VISION

AIE

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LEGACY

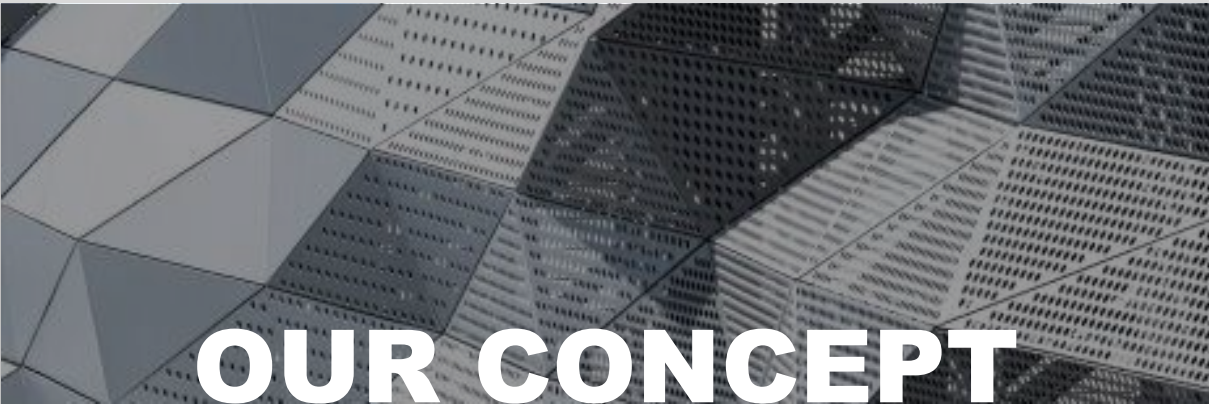
OUR VISION

AIE

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INDUSTRY · by mirvac

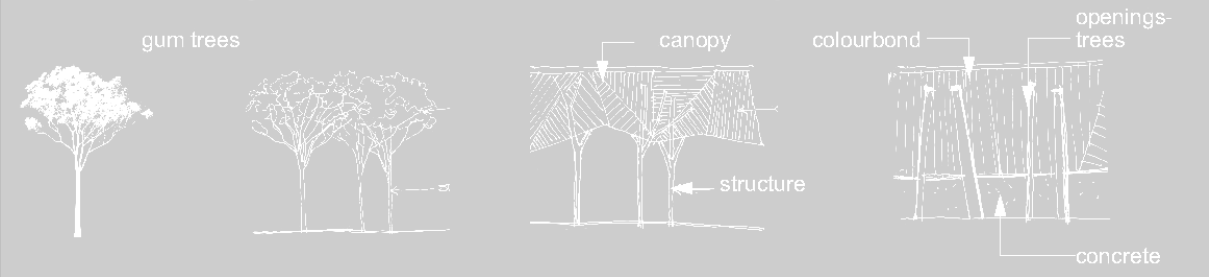




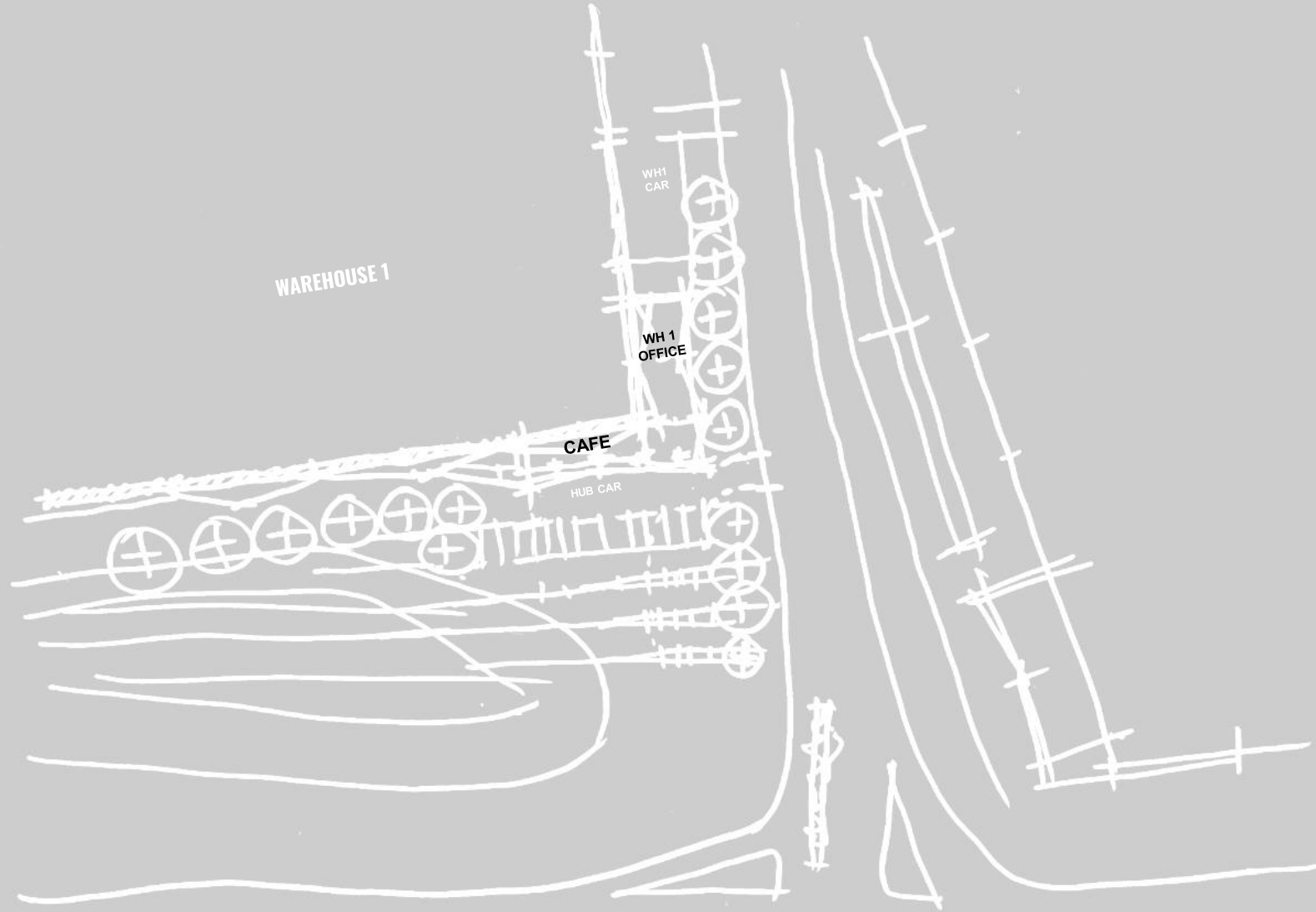
# OUR CONCEPT



# NATURAL+ RESTRAINT



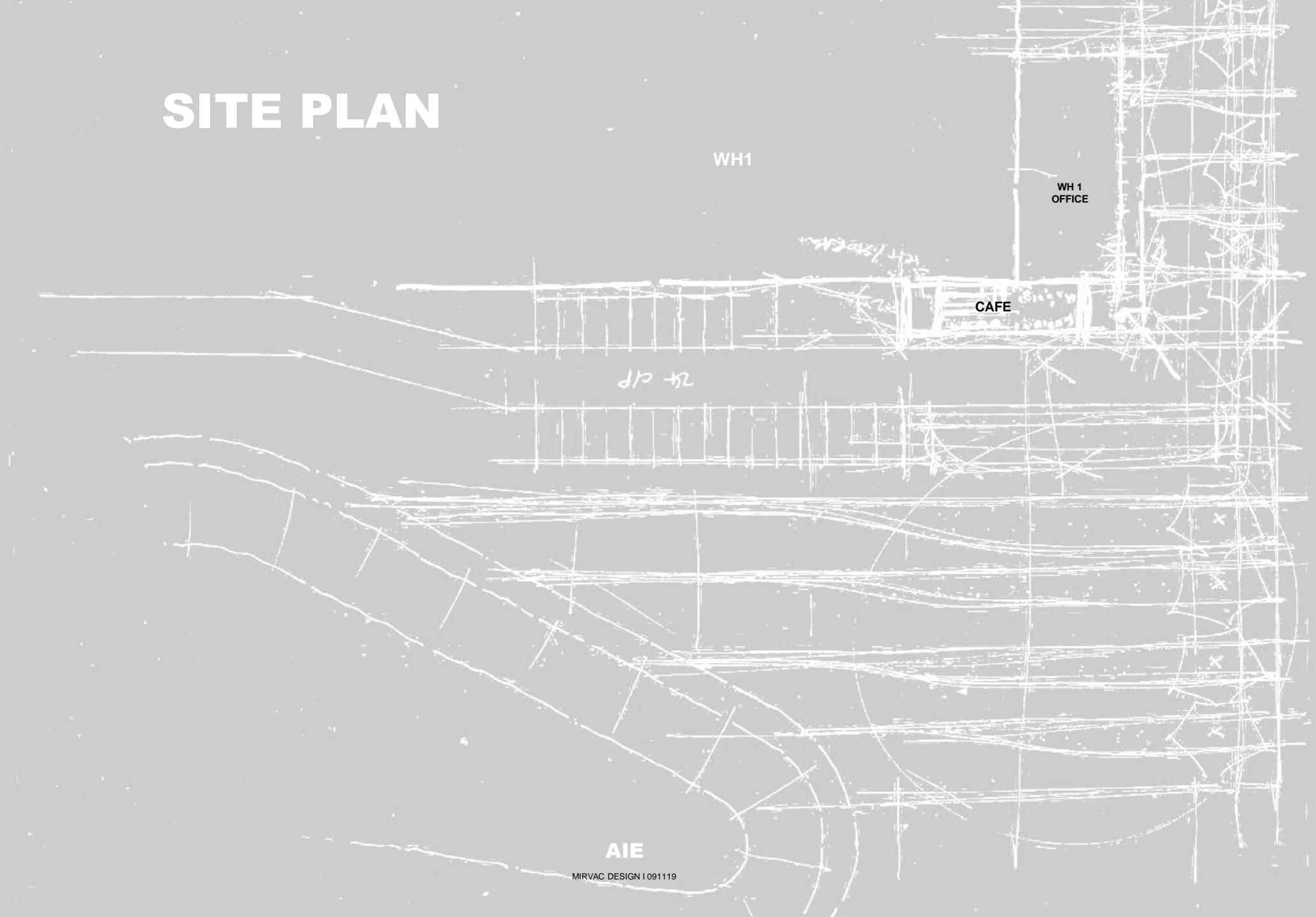
# OUR PLAN



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# SITE PLAN

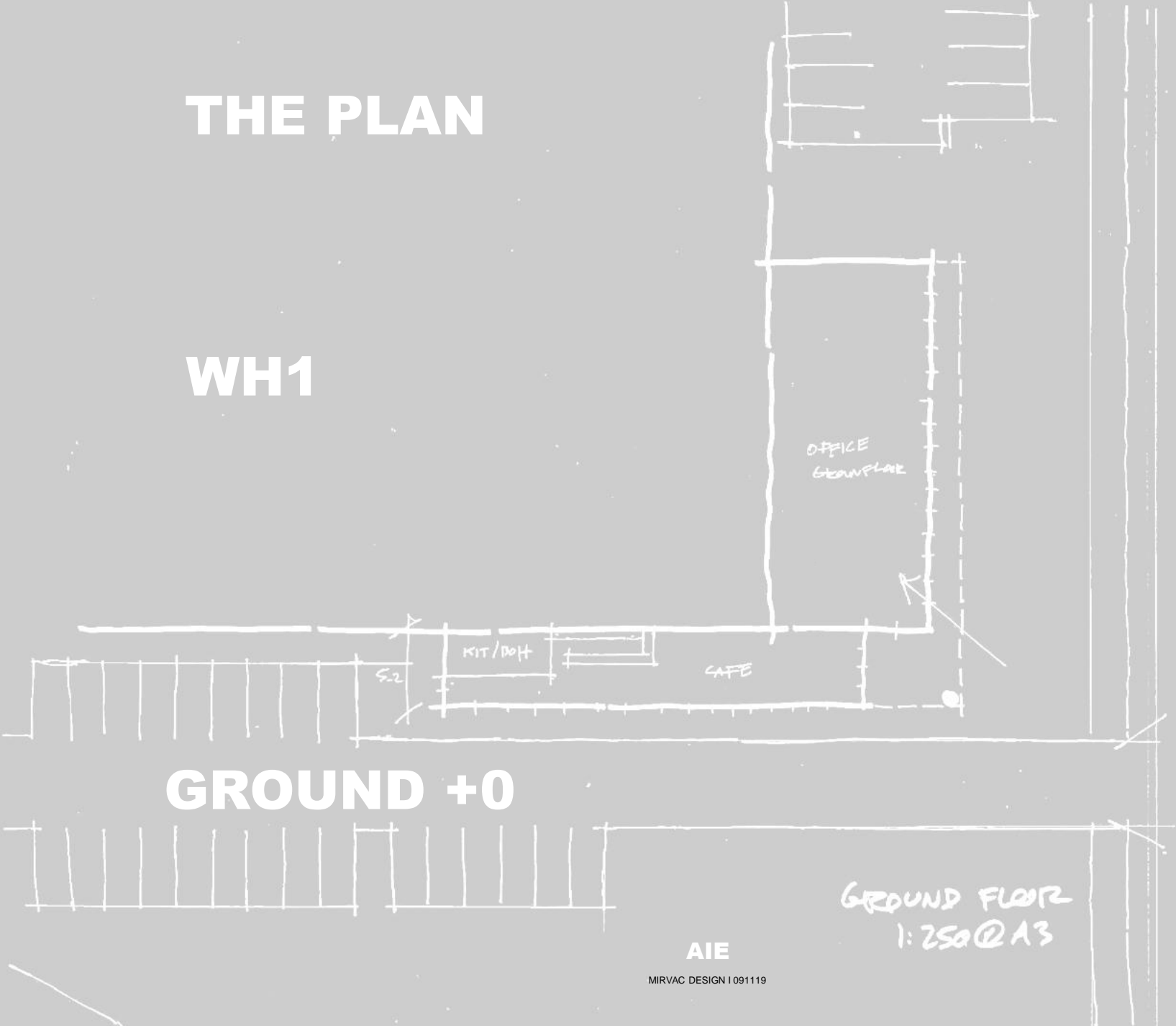


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# THE PLAN

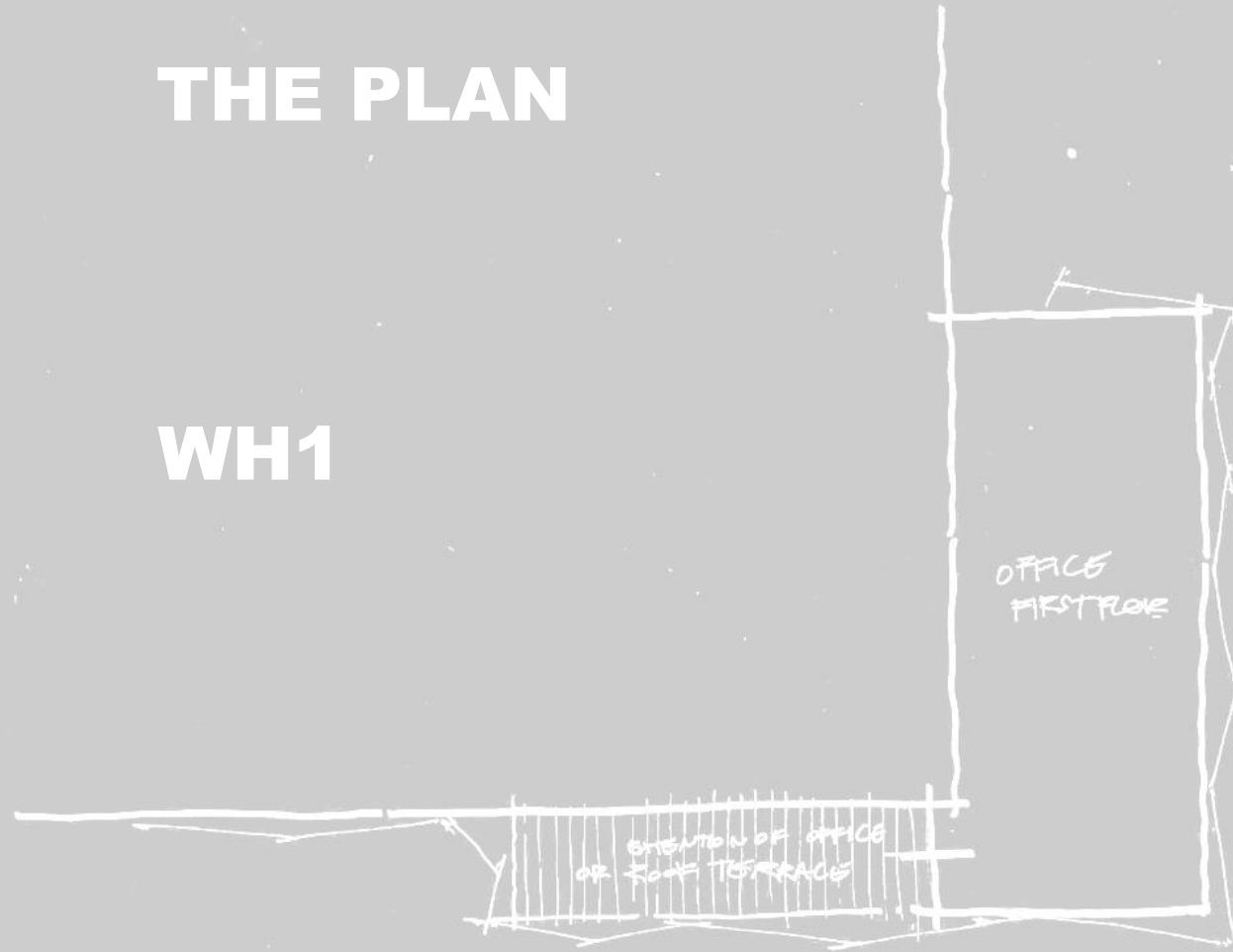
WH1



AIE

# THE PLAN

WH1



LEVEL 1

FIRST FLOOR  
1:250 @ A3

AIE

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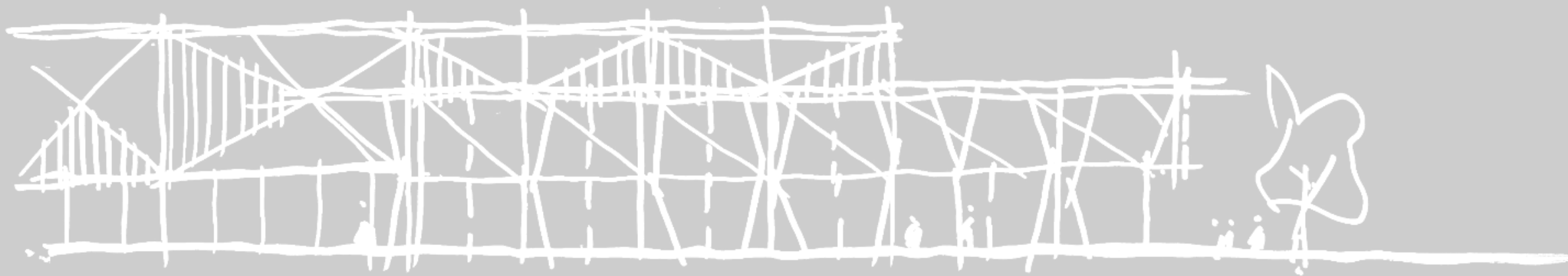


# OUR FACADE

AIE

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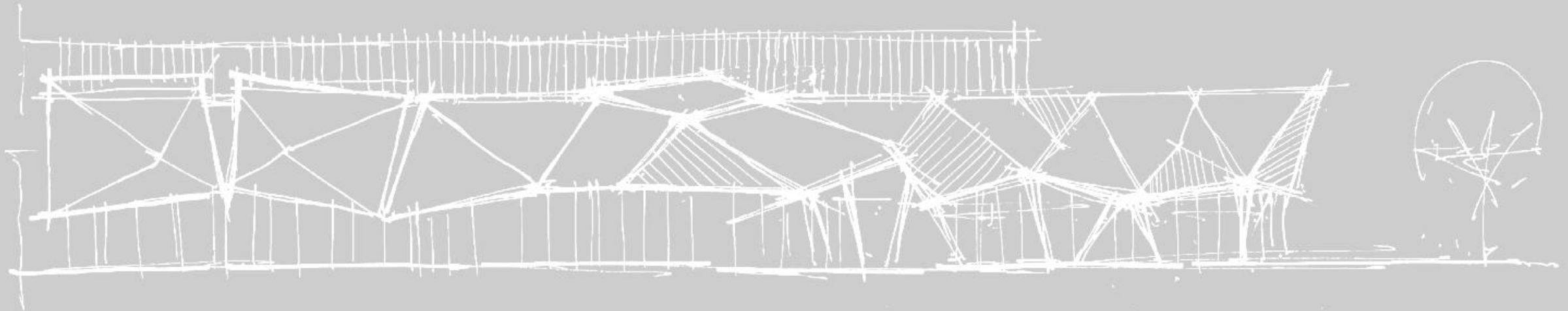
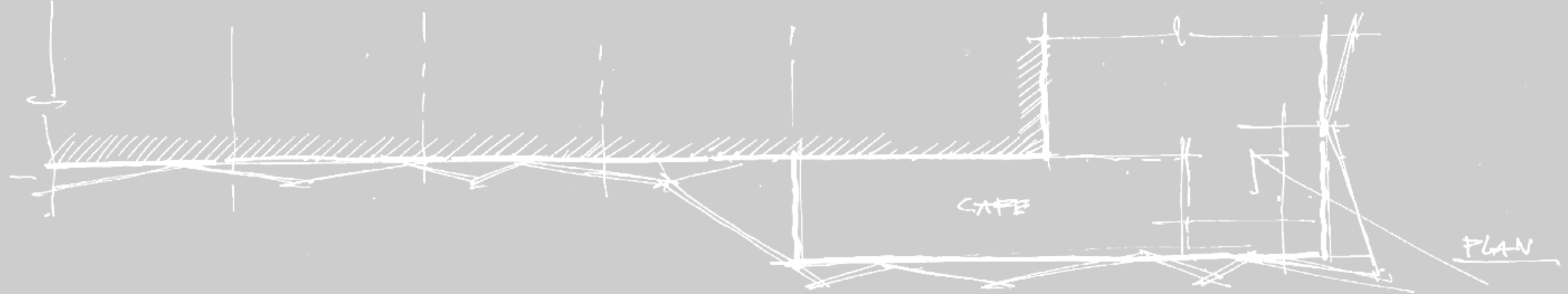




# OUR HUB

AIE

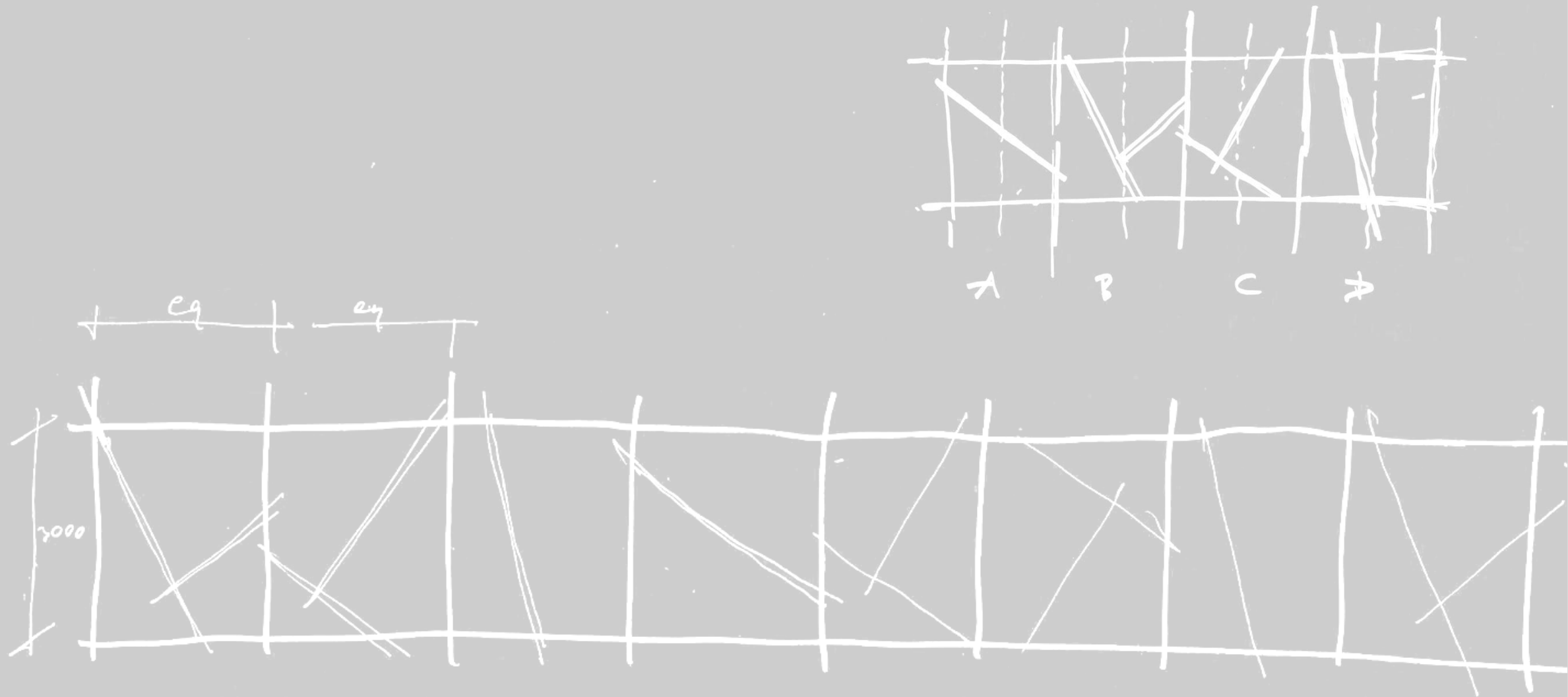
MIRVAC DESIGN | 181019



# THE CONCEPT

AIE

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3000  
APPROX

# CONCRETE PATTERN

AIE

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# GRAPHIC CONCRETE

AIE

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# THE HUB CONCEPT

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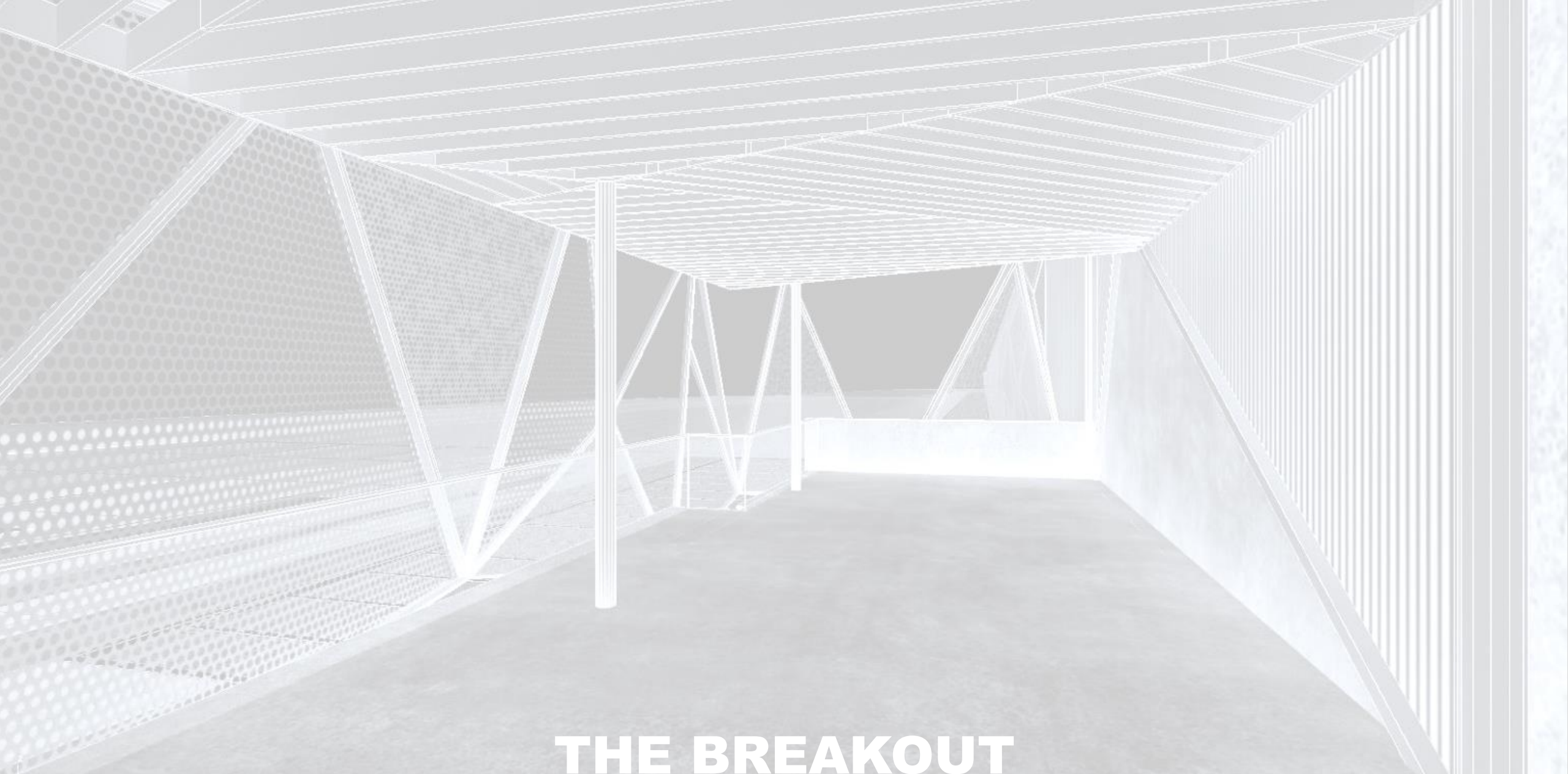
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# WH1 OFFICE SOUTH

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# THE BREAKOUT

AIE

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# WEST FACADE

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# WH1 OFFICE NORTH

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# THE VISION

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MIRVAC DESIGN 1091118



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# THE VISION

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MIRVAC DESIGN | 091119



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# THE HUB FETAURE FACADE

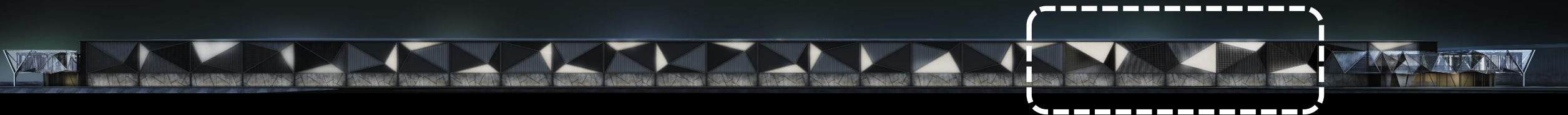


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## FEATURE FAÇADE > 3D PRISM

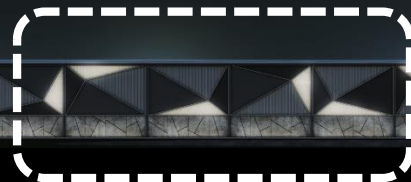


**AIE**





## FEATURE FAÇADE > FLAT

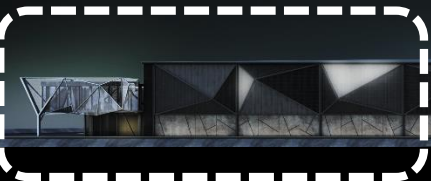


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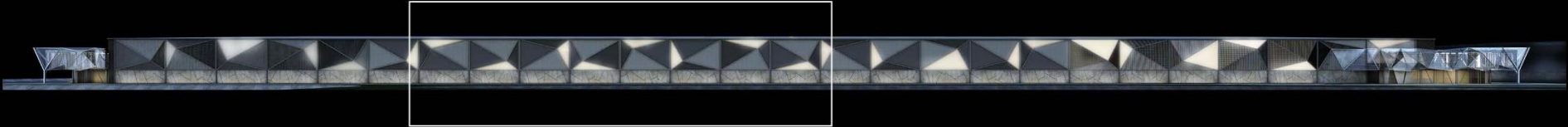


# THE NORTHERN FACADE



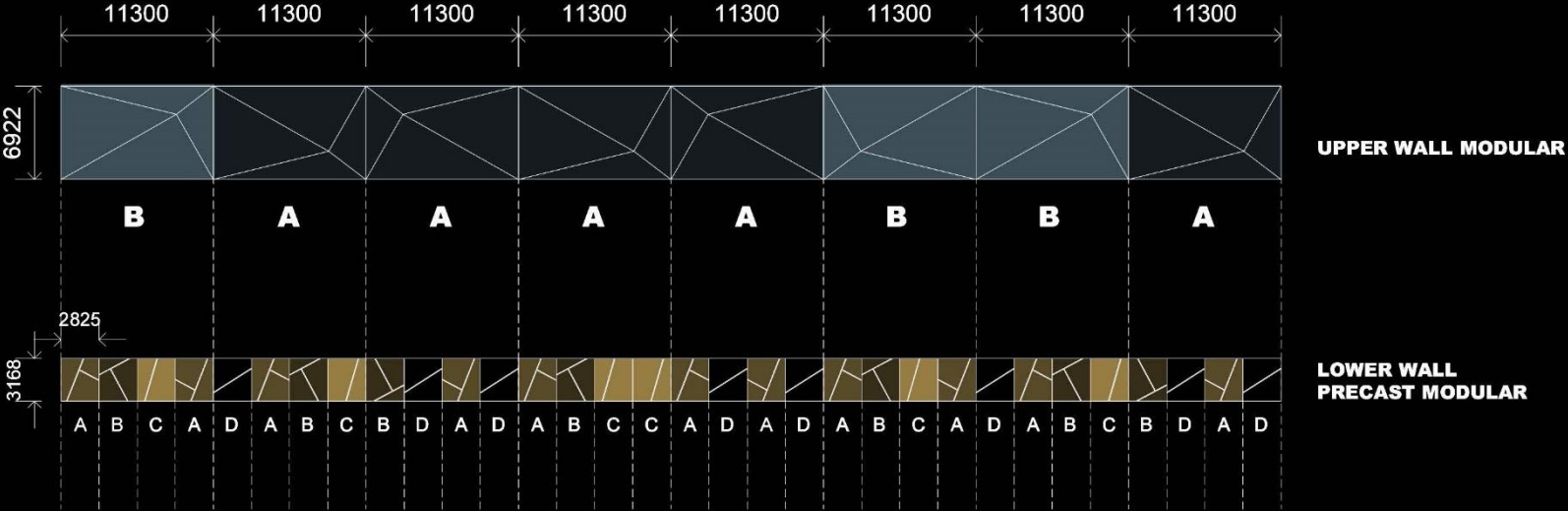
**AIE**

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# WH1 WEST FAÇADE MODULE DETAILS

							UPPER WALL
							LOWER WALL



AIE



OFFICE 1A

OFFICE 1A

# THE HUB FEATURE FAÇADE MODULE DETAILS

WEST

SOUTH

VISION

VISION

TYPE A

TYPE A

TYPE B

TYPE B

AIE

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OFFICE 1A WESTERN FAÇADE

OFFICE 1A SOUTHERN FAÇADE

1:250@A2

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