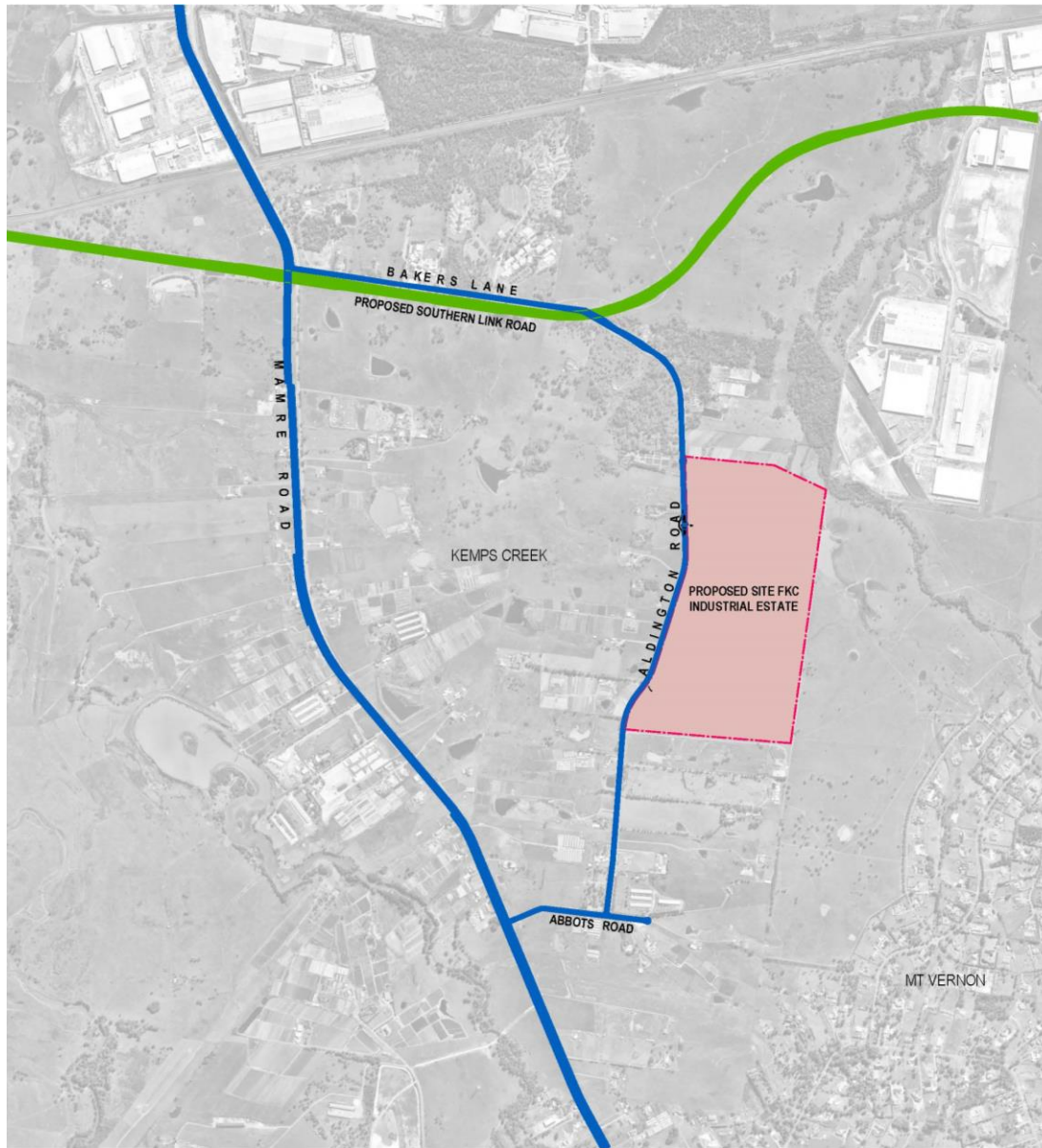


Design Statement – 200 Aldington

200 Aldington Road, Kemps Creek



VIEW OF WAREHOUSE 5



LOCATION PLAN

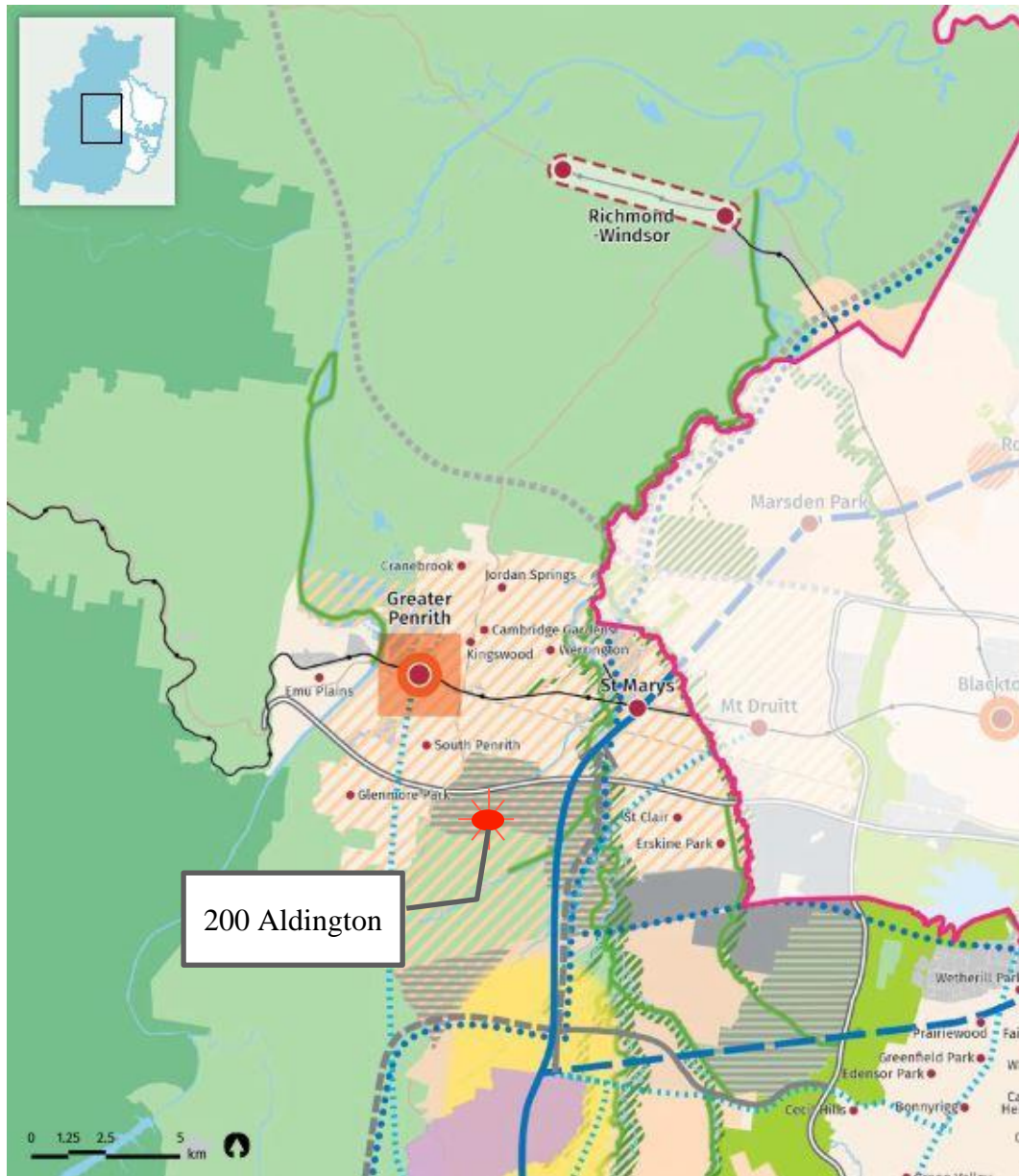
FKC Vision

The vision of Stockland and FIFE Capital for 200 Aldington is to deliver an industrial and employment estate that embodies aspects of design quality, efficiency, technology and sustainability.

The Site

The site is located on the eastern side of Aldington Road and south of the proposed Southern Link Road which is within the Penrith Local Government Area. The site forms part of the Mamre Road Precinct which is within the Western Sydney Employment Area and the Western Sydney Aerotropolis.

With a large street frontage along Aldington Road, the site falls in both the north-south and west-east directions. The total site area is 720,787sqm with an approximate developable area of 600,000sqm.



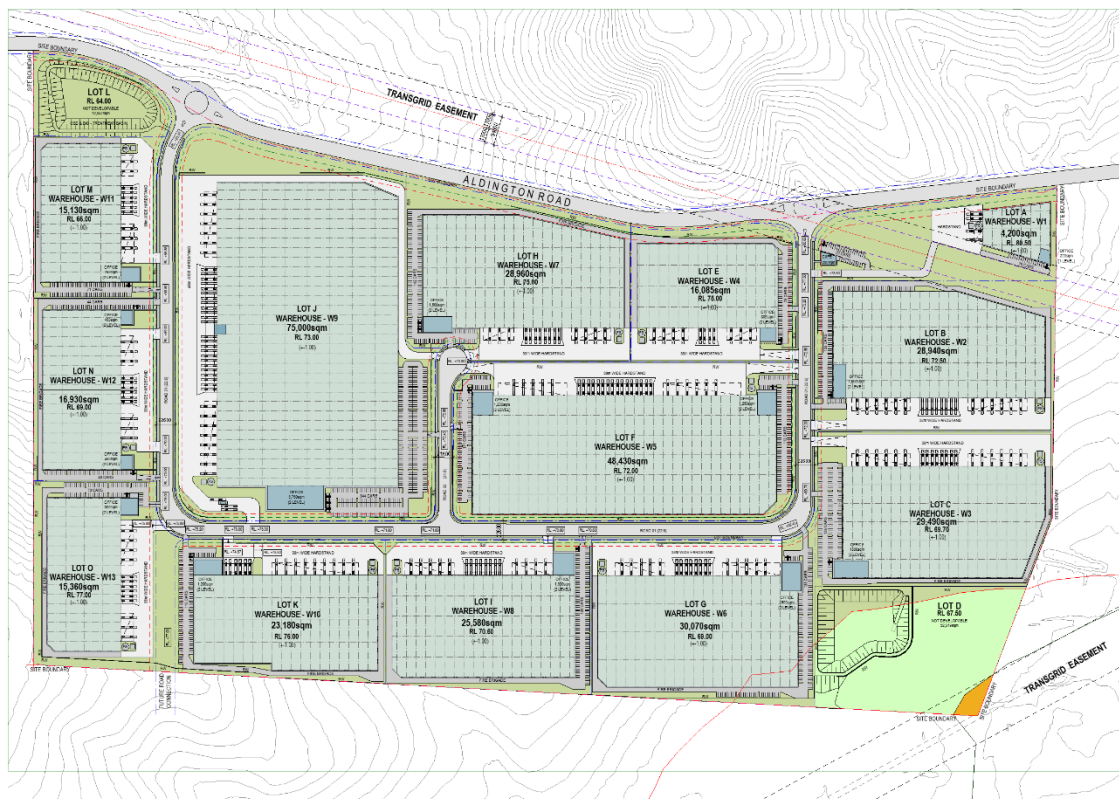
STRUCTURE PLAN FOR THE WESTERN CITY DISTRICT – URBAN AREA NORTH

Western City District Plan

SBA Architects collaborated with Stockland and FIFE Capital to establish an overarching vision for 200 Aldington. The vision is consistent with the Western City District Plan guide, particularly the framework of Productivity and Sustainability.

The productivity framework in principle aims at retaining and protecting existing employment land through means of a well-connected city. In this context, 200 Aldington is consistent with its current land use zone IN1 which allows industrial development in the precinct. Together with the other surrounding industrial sites, 200 Aldington forms a cluster that reinforces the industrial character of the land use. With the new Southern Link Road, the development will provide diverse job opportunities for residents in the adjoining precincts, thus providing an integrated economy in the long-term planning.

The development also incorporates several sustainable design initiatives that addresses the sustainability framework. Two lots are reserved as locations for biodiversity basins to manage water runoffs and onsite stormwater detentions. Pair with generous landscape setbacks, the proposed network of green spaces will help reduce heat island effects across the estate.



The Proposed Development

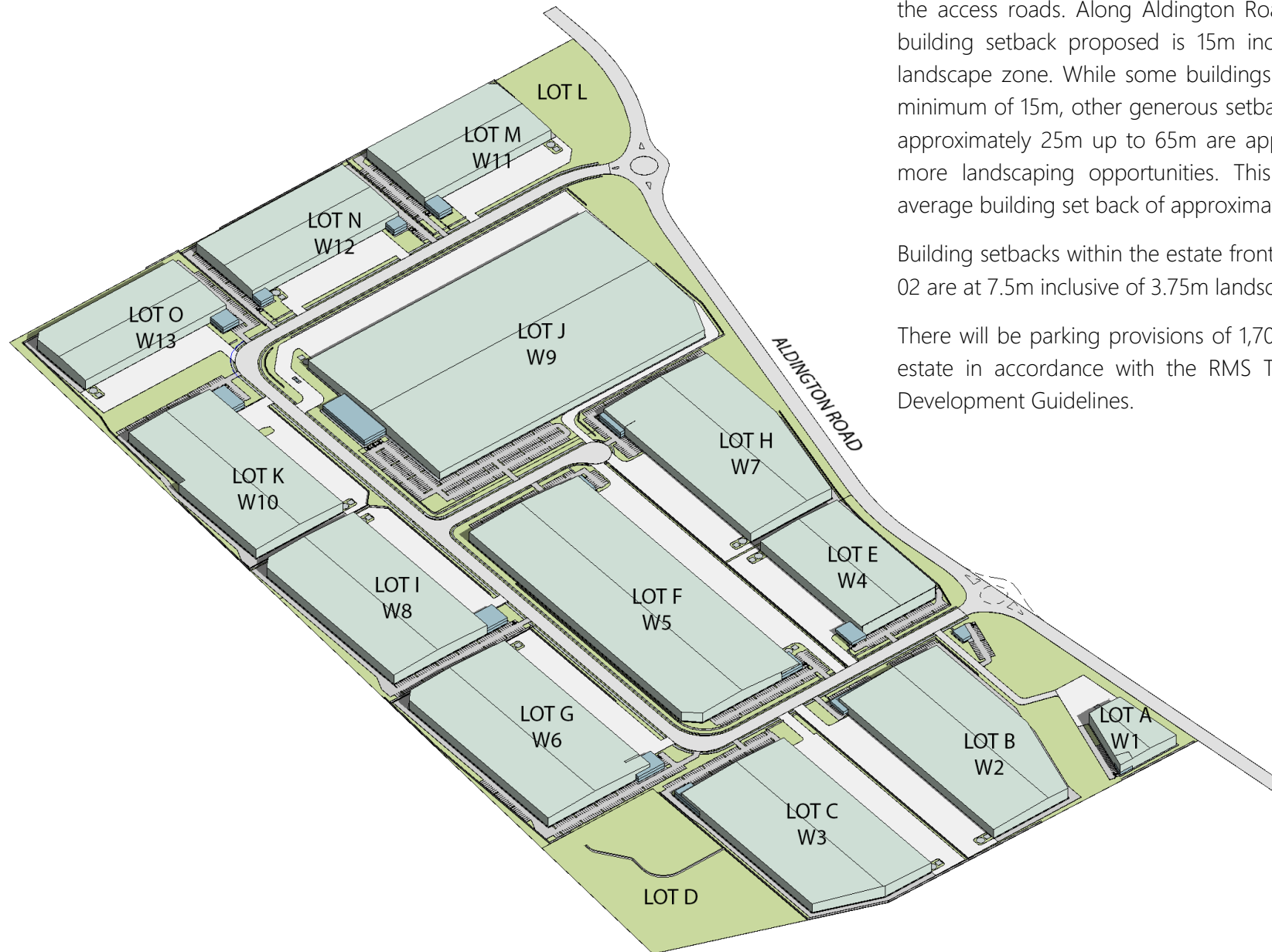
The proposed Concept Masterplan consists of thirteen warehouse facilities, with a total of approximately 360,000sqm of warehouse floor space and 18,200sqm of ancillary office floor space plus a café with a GFA of 200sqm.

There are two vehicular access points proposed to the estate off Adlington Road.

Road 01, the main internal estate road, circulates through the estate and provides access to the majority of the lots. Proposed internal estate Road 02 has been integrated with Road 1 to provide maximum flexibility and convenient access to the estate lots.

The Proposed Concept Masterplan utilises landscaping and urban design features to compliment biodiversity values outlined in the Western City District Plan.

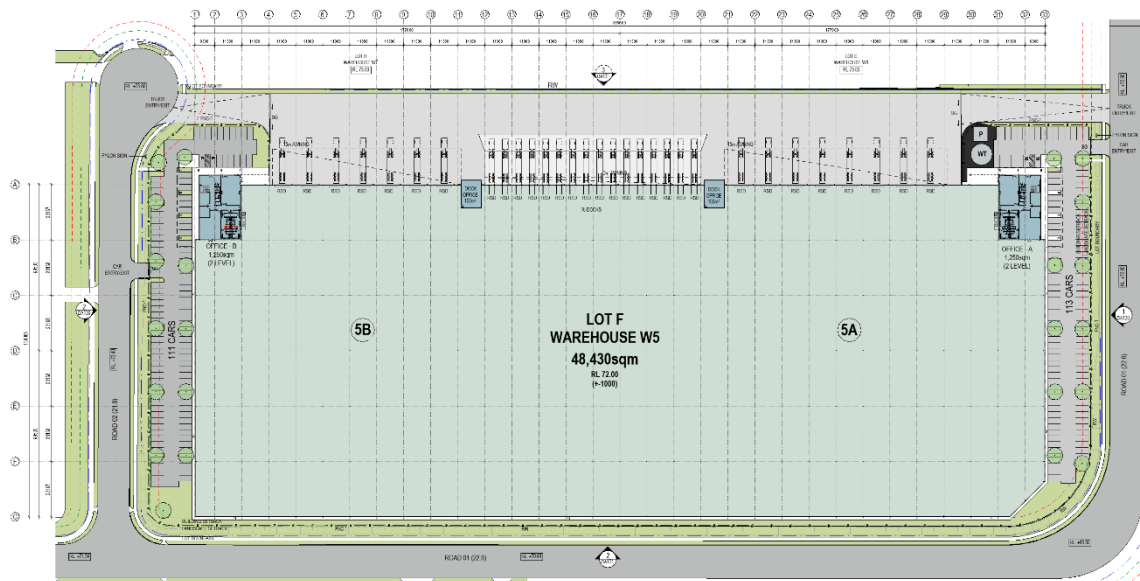
The proposed buildings are generally fronting Estate Road 01 to reinforce the public domain and street character of the precincts. Smaller lots are generally arranged along the outer ring of Road 01 while larger lots are clustered within the inner ring. Due to the falls of the site, built forms are designed to face inward and step down the slope of the site in order to provide better building interfaces along



the access roads. Along Aldington Road, the minimum building setback proposed is 15m inclusive of a 7.5m landscape zone. While some buildings are setback at a minimum of 15m, other generous setbacks ranging from approximately 25m up to 65m are applied to allow for more landscaping opportunities. This amounts to an average building set back of approximately 37m.

Building setbacks within the estate fronting Roads 01 and 02 are at 7.5m inclusive of 3.75m landscape setbacks.

There will be parking provisions of 1,700 cars across the estate in accordance with the RMS Traffic Generating Development Guidelines.



WAREHOUSE 5, GROUND FLOOR PLAN

Stage 1 Development (Warehouse 5, Lot F)

The northern part of the site includes;

- Lot F with an area of 74,294 sqm
- Warehouse 5 which has an area of 48,430 sqm, 2 offices at 1,250 each and 224 parking spaces

Car and truck access to each lot is separated for safety and functionality as part of the development proposal. Warehouse 5 building is setback from Road 01 and Road 02. The setback provides space for the feature landscaping at the entry of the lot and car park area to instill a sense of arrival.

The height, bulk and scale of the buildings has been developed to meet the industrial building standards and is line with other industrial typologies in the surrounding areas. The design of the offices aims to implement contemporary and yet quiet architectural elements to breakup elevations and create visual interest, minimising perceived bulk and provide visually balanced forms.

Warehouse 5 has an active frontage to future warehouse 4 and 7 and vice versa. This arrangement not only reinforces the public edge but also provides a sense of surveillance to the immediate surroundings.

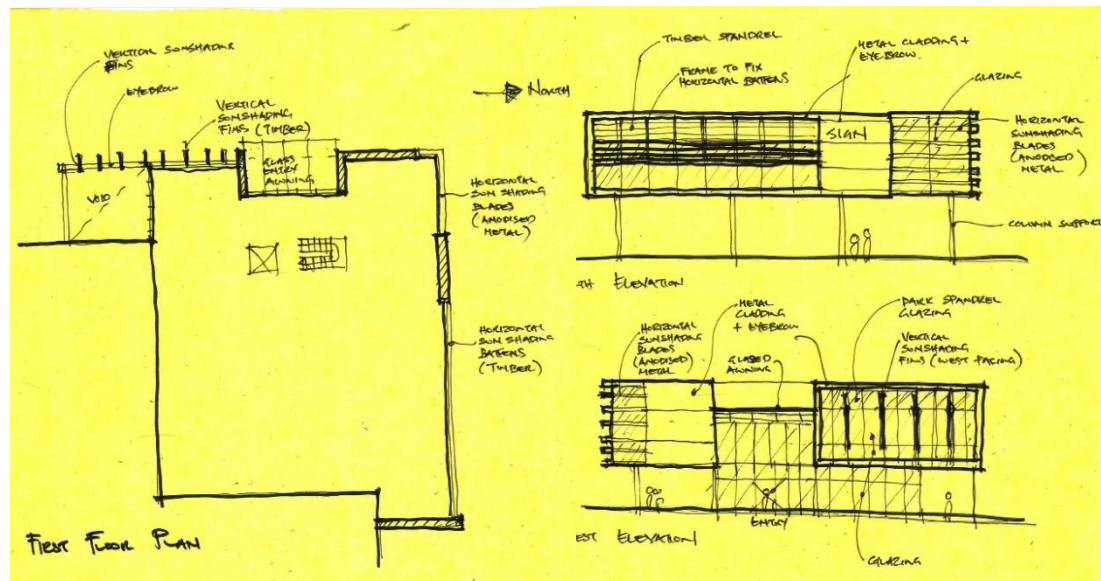


THE CONCEPT

The Concept

The site is situated within the Greater Penrith to Eastern Creek Growth Area that is characterized by expansive greenfield areas and industrial developments. This project is an opportunity to redefine the relationship between industrial architecture and landscape through integration of architecture, public accessibility and sustainability.

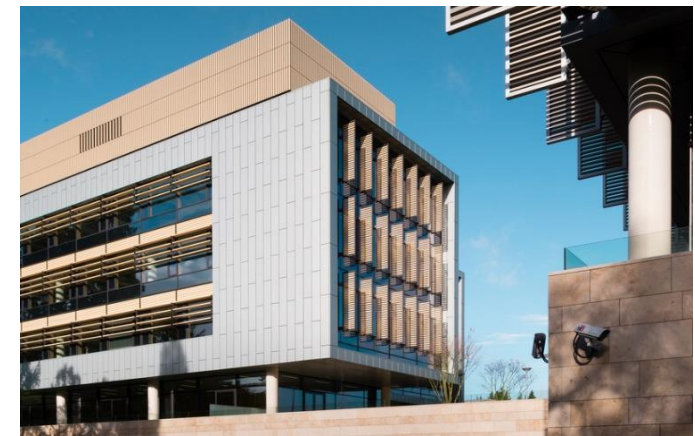
The design exudes a modern and dynamic quality that is immediately apparent with the use of patterned façades on the warehouse. This approach is balanced with the quiet and yet timeless geometry applied to the office architecture, focusing on simplicity of forms and quality of spaces created for the users.



INITIAL CONCEPT SKETCHES

Design Statement – 200 Aldington

The color palette comprises highlights which sit comfortably beside the corporate colours, resulting in a harmonious aesthetic to the overall built form.



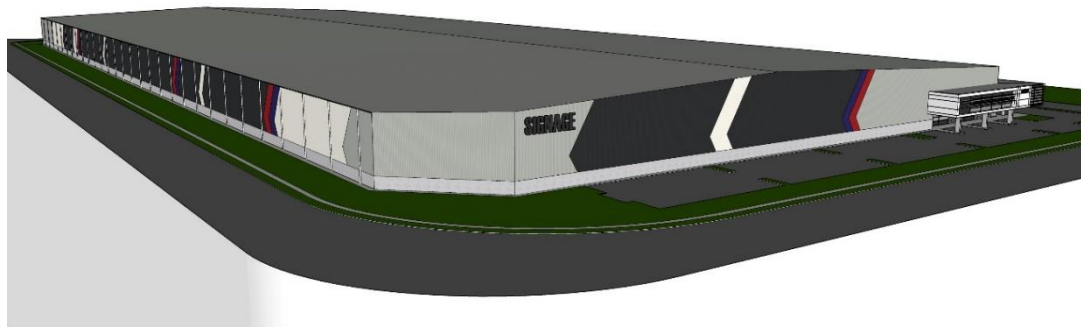
PRECEDENT

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Warehouse Design

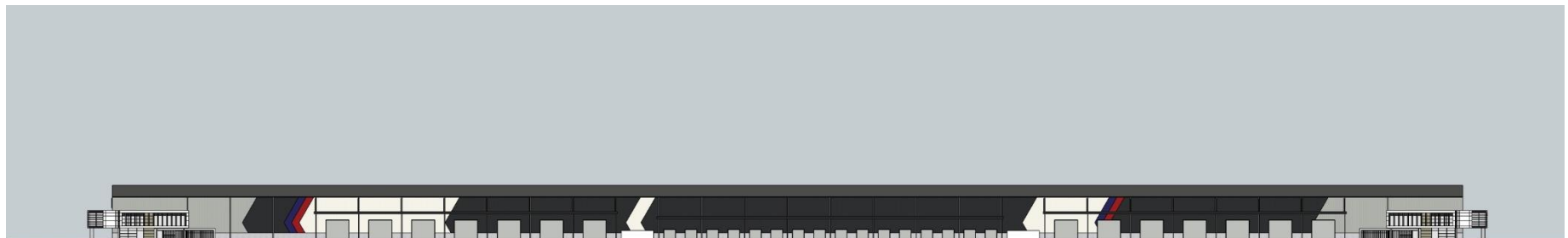
External articulation of the warehouses has been achieved by utilising highlights which sit comfortably beside the corporate colours of Stockland and FIFE Capital. These highlights are further enhanced and offset with alternating grey and white metal cladding. The body of the warehouse is wrapped with 'chevron' looking patterns that represent the spirit of the joint vision for 200 Aldington. Precast concrete dados and matching metal cladding are used to "float" the warehouse and define the ground plane. A careful consideration of alternation to colors and texture will be incorporated into the design of all the buildings across the estate, providing a consistent architectural language.



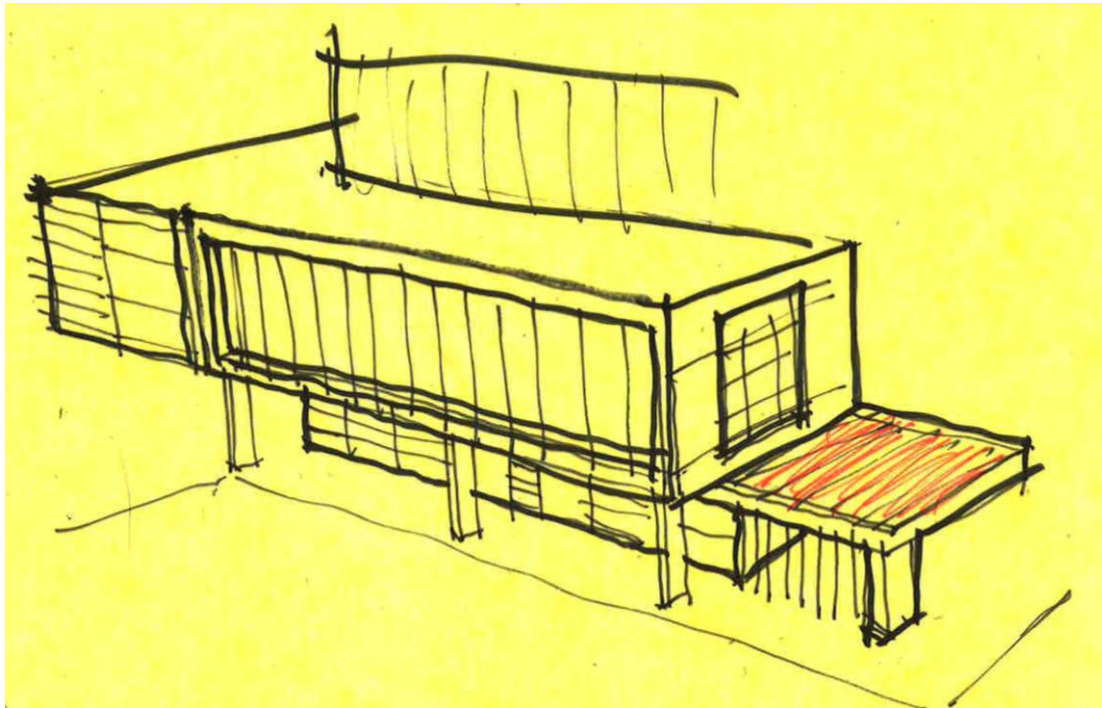
WAREHOUSE PERSPECTIVE CONCEPT SKETCH



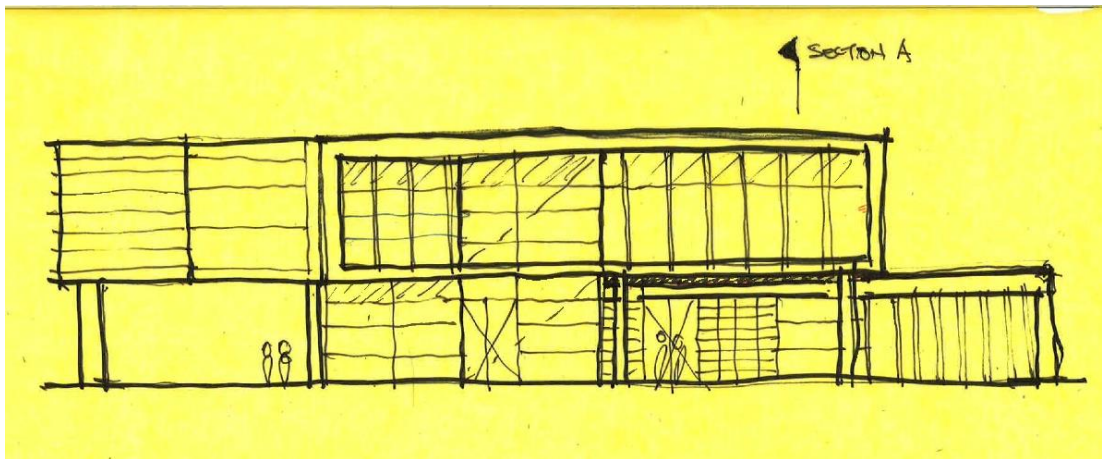
WAREHOUSE NORTH ELEVATION CONCEPT SKETCH



WAREHOUSE WEST ELEVATION CONCEPT STUDY



PERSPECTIVE STUDY



WEST ELEVATION STUDY

Office Design

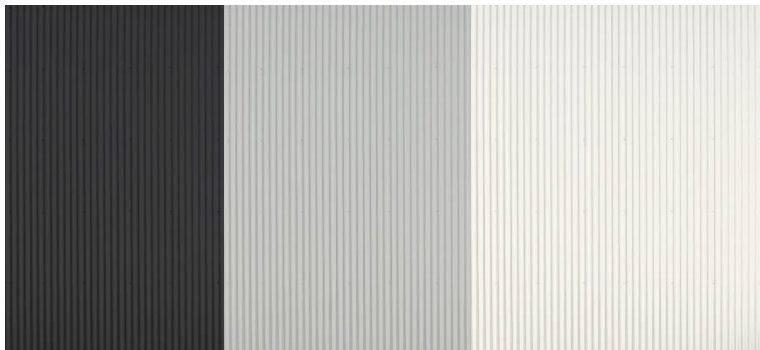
The office component of the development embodies the idea of form that not only follows functions but also context. Simple rectangular geometry and framing break and articulate the facade in response to different spatial functionalities and volumes.

Generous views to the surrounding area are framed and screened with vertical blades for east/ west orientation and horizontal metal battens for north/ south orientation. These passive shading devices not only form part of the building cooling strategies, but also provide a sense of scale to the built form.

Materials have been selected to reflect the industrial nature of the building, being concrete and metal cladding. The compositions of the material palettes are strategically organized to complement the simple geometries, allowing the building to sit quietly in the landscape.



MATERIALITY



COLORBOND COLOUR



COLOUR HIGHLIGHTS

Materiality and Colour Palette

The overall design initiatives of 200 Aldington aim at integrating with the site by representing a simple and yet contemporary architectural expression that celebrates the development and the natural landscape. The said expression will contribute to the wayfinding by revealing the presence of entries and avenues with appropriately selected trees and native plants, while the landscaping will in turn soften the built forms and create a welcoming environment. From the entry experience to work areas, the quality of spaces is amplified by incorporating a restraint use of textured materials and colours for the offices.

In addition to responding to frameworks stipulated in the Western City District Plan aforementioned, landscaping for the 200 Aldington also responds to the key interfaces of the estate with the public domain, adjoining properties and environmentally sensitive lands such flood prone areas. The landscape strategy for the 200 Aldington aims to reflect a consistent image and maintenance regime across the entire estate and respond to its unique site characteristics.