



Design Report

SSD: 120888992

Issue A

Date: 03/07/2026

Oakdale East Industrial Estate
2-10 Old Wallgrove Road, Horsley Park Lot 109 of
Deposited Plan 1293112. |



ACKNOWLEDGMENT

Goodman & SBA acknowledge the Traditional Custodians of the lands and waters where we live and work, and we pay our respects to Elders past, present and emerging.

Contents



Acknowledgement of Country

Introduction

Part 1.0 Site & Urban Analysis

■ Proposed Development Description & Details	08
■ Site Details	09
■ Existing Site Location & Context	10
■ Zoning & Context	11
■ Aerial Images	12

Part 2.0 Design Exploration & Proposed Design

■ Design Objectives & Development	15
■ Proposed Site Layout	16
■ Design Precedence & Exploration	17
■ Design Features - Landscape	18
■ Design Features - Warehouse 2A & 2B	19
■ Design Features - Office	22

Appendix

Introduction

Purpose of The Report

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 8 May 2026 and issued for the SSDA (SSD-120888992). Specifically, this report has been prepared to respond to the SEARs requirement and government agency comments issued below.

SEARs Requirements & Government Agency Comments

Item	Description of Requirement	Section Reference (this Report)
Design Quality	Demonstrate how the development will achieve: ■ Design excellence in accordance with any applicable EPI provisions. ■ Good design in accordance with the seven objectives for good design in Better Placed. Where required by an EPI or concept approval, demonstrate that the development has been subject to a competitive design process, or reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. Recommendations are to be addressed prior to lodgement.	■ Introduction ■ Design Objectives & Development ■ Proposed Development Description & Details ■ Proposed Site Layout ■ This development is under a Concept Approval - not required
Built Form & Urban Design	■ Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. ■ Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. ■ Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. ■ Assess how the development complies with the relevant accessibility requirements.	■ Site Details ■ Existing Site Location & Context ■ Zoning & Context ■ Site Details ■ Proposed Site Layout ■ Design Features - Warehouse ■ Design Features - Office ■ Design Precedence & Exploration

Introduction

This architectural design report has been prepared by SBA Architects to address the following Development Applications:

- Concept Plan Amendments (Mod 6): Amendments to State Significant Development Application 37486043 (as modified) in accordance with Section 4.24 of the Environmental Planning & Assessment Act 1979
- Detailed Application (Proposed Works): State Significant Development Application (SSDA) No. 120888992 based on Industry-specific Secretary's Environmental Assessment Requirements (SEARs) received dated 8 May 2026.

The proposed development is being undertaken by Goodman Property Services (Aust) Pty Ltd (Applicant) on behalf of BGMG 14 Pty Ltd (ACN 661 888 884) as trustee of BGMG 1 Oakdale East Trust No.2 (Owner). The development is located at 2-10 Old Wallgrove Road, Horsley Park (the Site).

The folio identifier number is Lot 109 of Deposited Plan 1293112.

The below further outlines the respective works the Development Applications seek approval for.

Concept Plan approval Amendments | State Significant Development Application [37486043] (Mod 6)

As part of the proposed works under SSD 120888992, the following amendments are proposed to the Concept Plan and Stage 1 Infrastructure works approved under SSDA 37486043:

- Amendment to approved Masterplan and Subdivision plan to accommodate revised Precinct 2-5 layout which will consolidate Precincts 2, 4 and 5, resulting in a total of three (3) precincts. (Precinct 1-3).
- Amendment of Stage 2 infrastructure scope to accommodate revised and consolidated Precinct 2-5 layout
- Amendment of Development Controls, including those prescribed under Condition A9 & A10 of the consent, specifically:
 - o Building Height
 - o Maximum GLA
- Increase maximum permissible vehicle from a 30 m super B-double to a 36.5m B-triple (Condition D14)

This application, inclusive of the amendments to the Concept Plan under SSD 37486043, seeks to facilitate the development of Building 2A, 2B & Lot 2C and associated Internal infrastructure changes.

Detailed Application | State Significant Development Application [120888992]

The SSDA seeks approval for the construction, fit-out and operation of 2 warehouse buildings and associated internal site infrastructure works to accommodate the proposed building layouts. Specifically, this includes:

Warehouses and Distribution Building – Building 2A

- 24/7 warehouse and distribution use
- Construction, operation, fit-out (warehouse racking and office fit-out) and use of approximately 18,110 sqm warehouse with ancillary office GLA. Proposed ridge height of 14.6m (excluding rooftop plant and solar).
- Includes hardstand, dock offices, loading bays, landscaping, electric vehicle charging, solar panels and signage.

Warehouses and Distribution Building – Building 2B & Lot 2C

- 24/7 warehouse and distribution use for an automated mail and parcel processing and sorting facility.
- Construction, operation, fit-out (office and warehouse) and use of approximately 142,157 sqm of warehouse and office GLA across two levels spanning a proposed ridge height of 25.0m (excluding rooftop plant, roof access stairs and solar).
 - o Warehouse fit-out includes automation and sortation equipment along with associated mezzanine structures.
- Building 2B will include hardstand, heavy rigid parking, guardhouses, dock offices, loading bays, landscaping, electric vehicle charging, goods collection lockers, solar panels six lithium-ion battery energy storage systems (BESS) external to the main warehouse building and fleet workshop, weighbridges, fleet workshop, dock temperature control with external units, emergency generators, refuelling bay, truck wash and signage.



Artist interpretation of Warehouse 2A



Artist interpretation of Warehouse 2A

Introduction

- Dangerous goods (DGs) are proposed to be stored at the site, which are below the threshold quantities under Chapter 3 of the State Environmental Planning Policy (Resilience and Hazard) 2021.
- Ground Improvements to Warehouse 2B building footprint (i.e. piling), including a 200mm thick layer of Cement Treated Fine Crushed Rock (CTFCR) placed under the entire warehouse footprint.

Internal Estate Infrastructure

- Bulk Earthworks to Precinct 2 (formally Precinct 2, 4 & 5)
 - Approximately 550,000m³ fill importation required as either virgin excavated natural material (VENM), excavated natural material (ENM) or Resource Recovery Order under Section 286A of the Protection of the Environment Operations Act 1997 (PoEO Act 1997) Importation proposed to be 24 hours, 7 days a week during the Fill Importation program
 - Export any unsuitable material (i.e Topsoil and Clay)
- Retaining Walls (including importation of Engineered backfill)
- Stormwater Basin D (including fit-out)
- Construction of Stage 1 stormwater discharge line through Building 2B to Basin C
- Stage 1 road and servicing amendments to reflect revised Precinct 2, 4 & 5 building layout
- Noise barriers
- Lead-in services including additional 11kv feeder via the extension of HV feeders from existing Endeavour Energy switching stations within Roberts Road and Capicure Drive

Other

- Expansion and on-going management of DA 347.1/2021 Containment Cell
- Subdivision of Precinct 2, 4 & 5 to suit revised precinct plan and ultimate lot layout

Related Applications/Activities

Fairfield City Council Development Application DA 347.1/2021 (as modified) – Rehabilitation Works

A Fairfield City Council Development Application DA 347.1/2021 (as modified) has previously been approved over the site facilitating Bulk Earthworks and Rehabilitation (including an initial Containment Cell) Works at the Site to provide relative levels suitable for future industrial development.

These levels are:

- Precinct 2 (western portion): BE 77.5
- Precinct 2 (eastern portion): BE 71.5
- Precinct 3: BE 77.0
- Precinct 4: BE 70.0

Proposed SSD 120888992 assumes these levels and works in respect of assessment of environmental impacts previously assessed in accordance with Clause 4.63 (a) Environmental Planning & Assessment Act 1979. Further re-assessment is therefore not required.

DA 347.1/2021 assessed the Environmental Impacts associated with the required rehabilitation to achieve the above Bulk Earthworks levels.

Notwithstanding, DA 347.1/2021 (as modified) is currently unable to be fulfilled as the consent approves a shortfall of:

- Fill importation required to achieve the above FCC approved rehab levels
- Contamination cell size required to fulfill rehabilitation obligations under the Fairfield City Council consent and associated Rehabilitation Action Plan.

SSD 120888992 assess and seeks approval to address these shortfalls as part of the Environmental Impact Assessment.



Artist interpretation of Warehouse 2B



Artist interpretation of Warehouse 2B

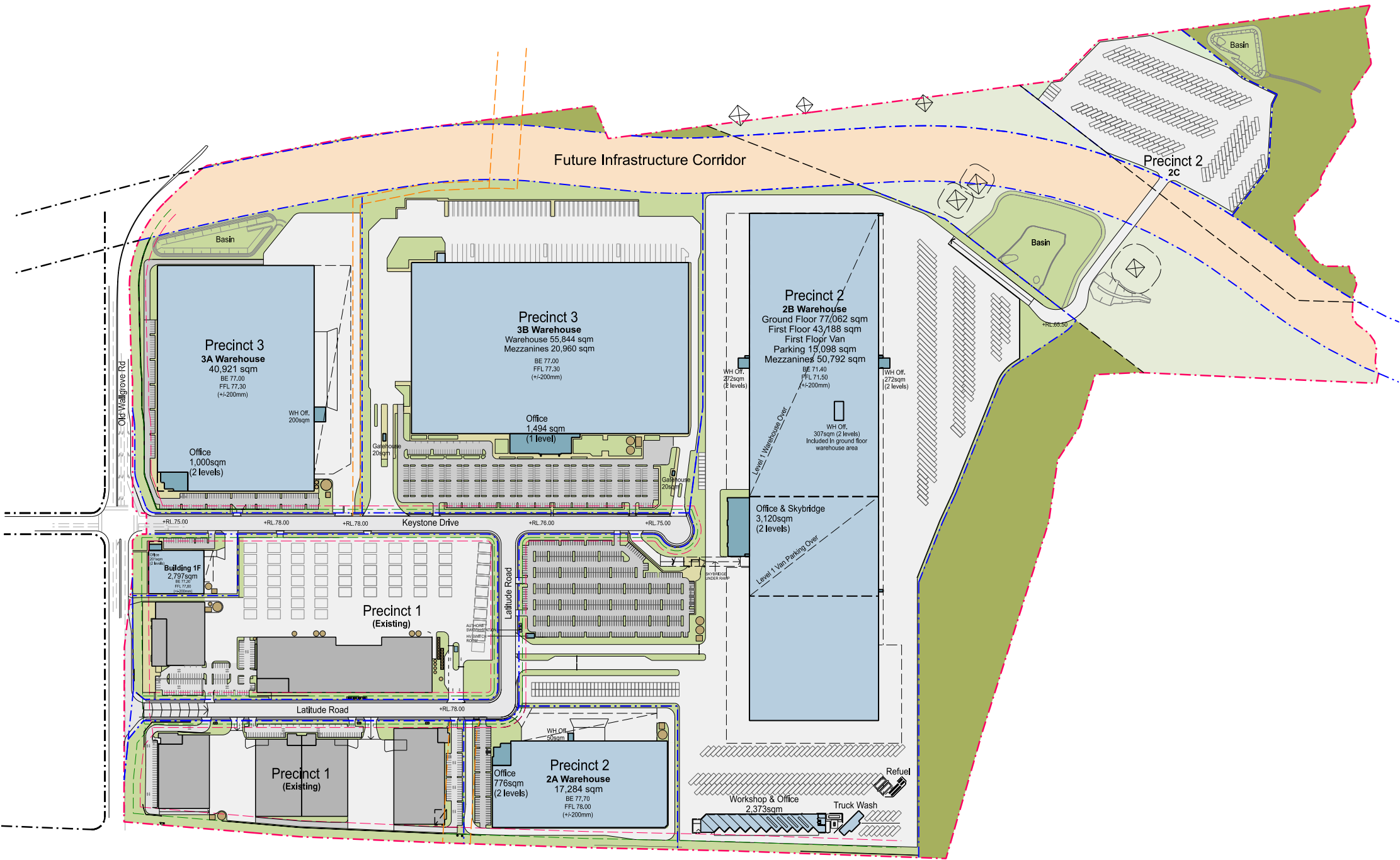


Urban & Site Analysis

PART 01

Proposed Development Description & Details

The subject site is a known as the Oakdale East Industrial Estate (OEE). The OEE comprises a total area of 88 ha and includes lots 102 and 103 in DP1293112. The total site area of Precinct 2 is 34.38 ha and is legally described as part of Lot 109 in DP1293112. The site has historically been utilised for quarrying purposes which has been increasingly scaled back in recent years. The broader OEE has been utilised for quarrying and brick manufacturing purposes by Brickworks since the 1970s.

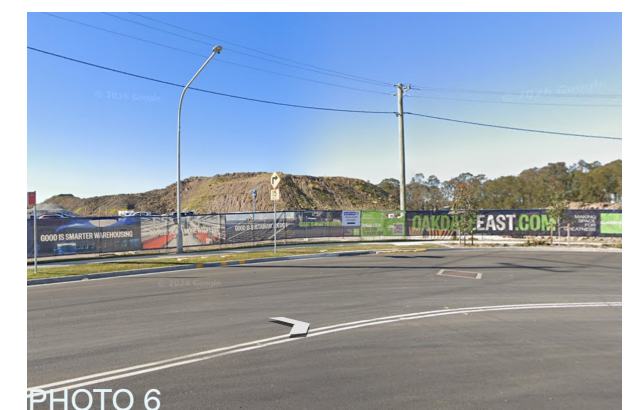
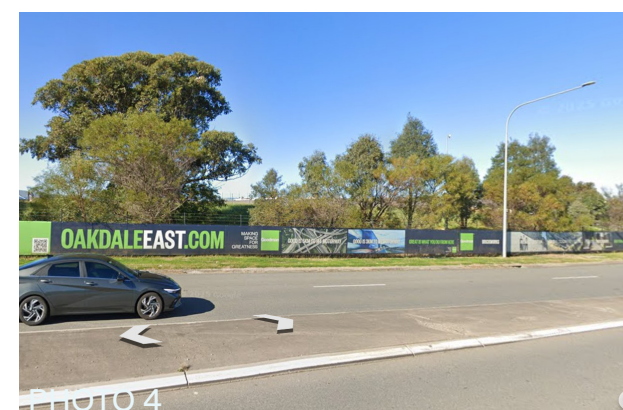
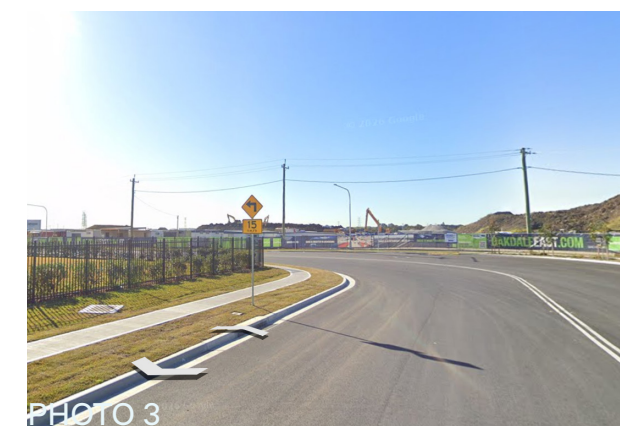
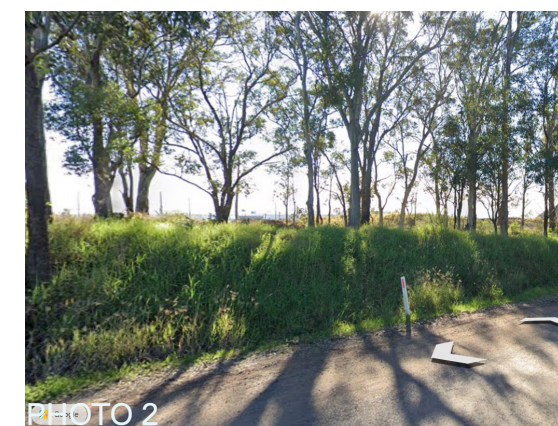


Site Details

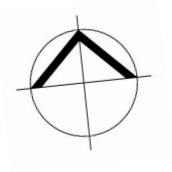
The subject site within precinct 2 is a large, 305,301 sqm parcel of land situated approximately 42km from the centre of Sydney CBD. The site is positioned within Western Sydney with close proximity to Paramatta, Fairfield and Western Sydney Aerotropolis. The site falls within the Fairfield City Council LGA and is situated in the suburb of Horsley Park.

The site is bounded by Keystone Drive to the West and surrounded by industrial and logistic developments. Its location provides direct access to major transport infrastructure, including the M7 Motorway, M4 Motorway, and the broader Western Sydney Employment Area, making it highly accessible for industrial and warehousing uses.

Presently the land is partially redeveloped with new warehousing to the west of the estate and earthworks on the west.



Existing Site Location & Context



Zoning & Context

LEGEND

SP2 Zone

R2 Zone

RE1 Zone

RE2 Zone

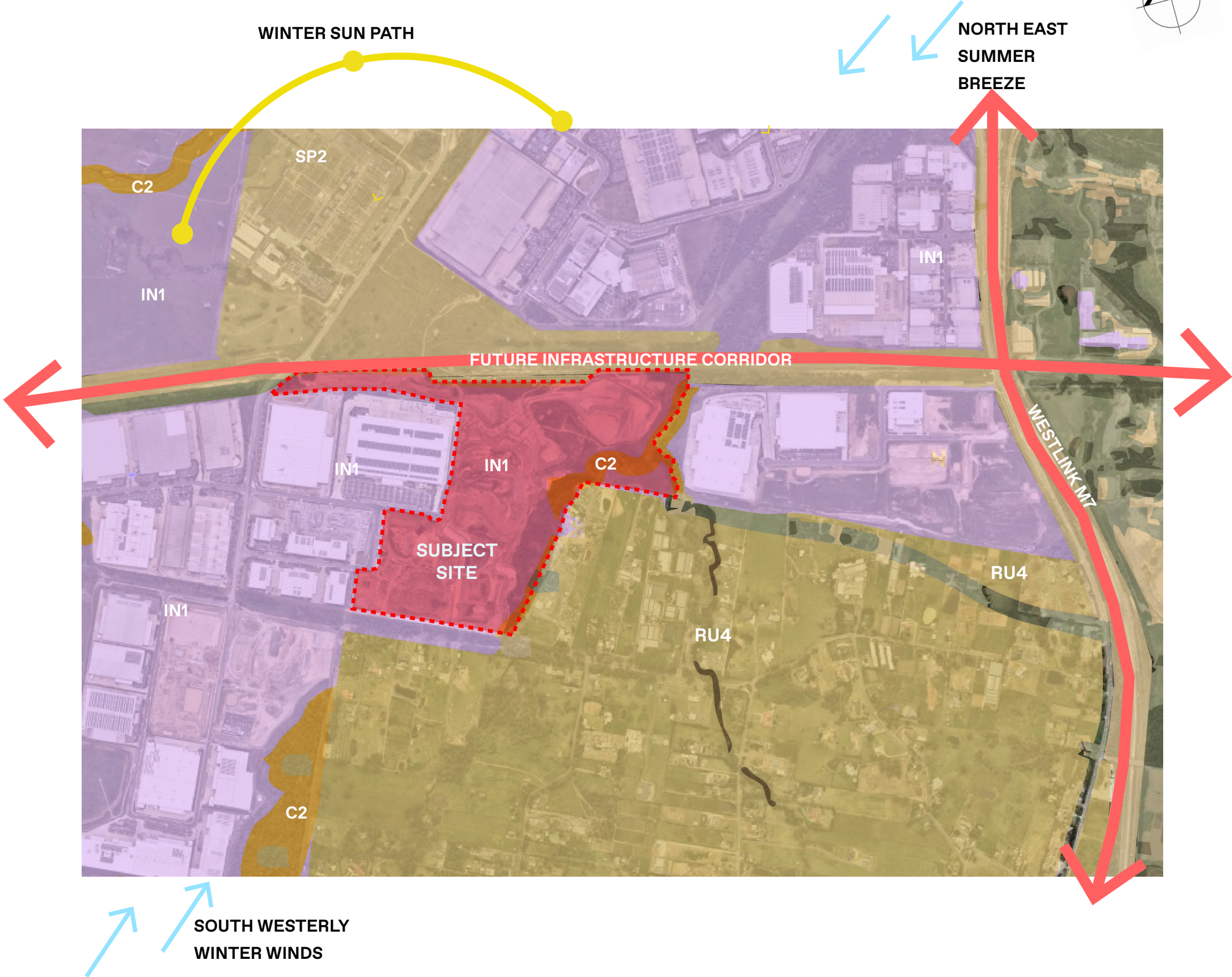
IN1 Zone

IN2 Zone

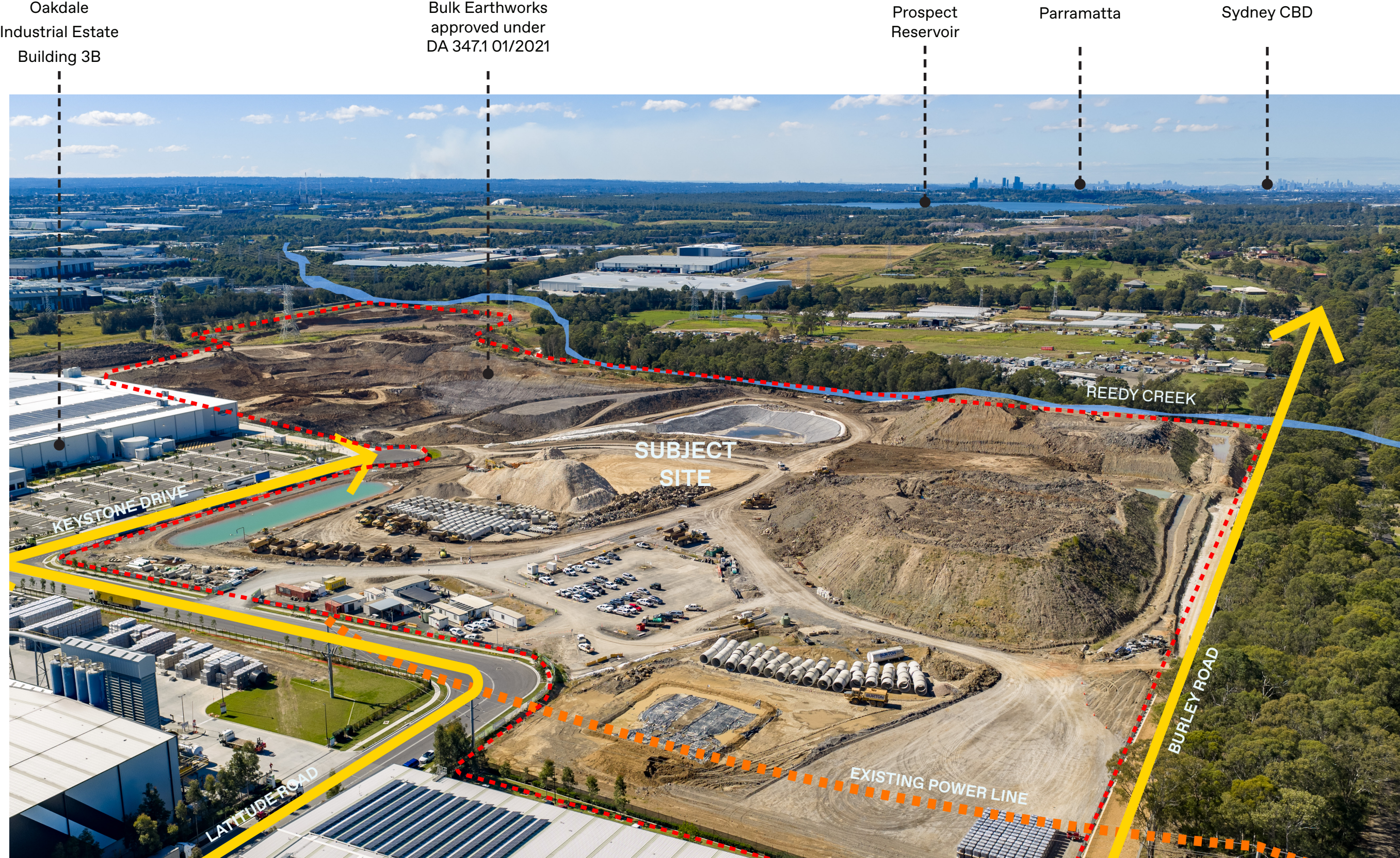
E4 Zone

Existing Overhead Powerlines

Existing Creek

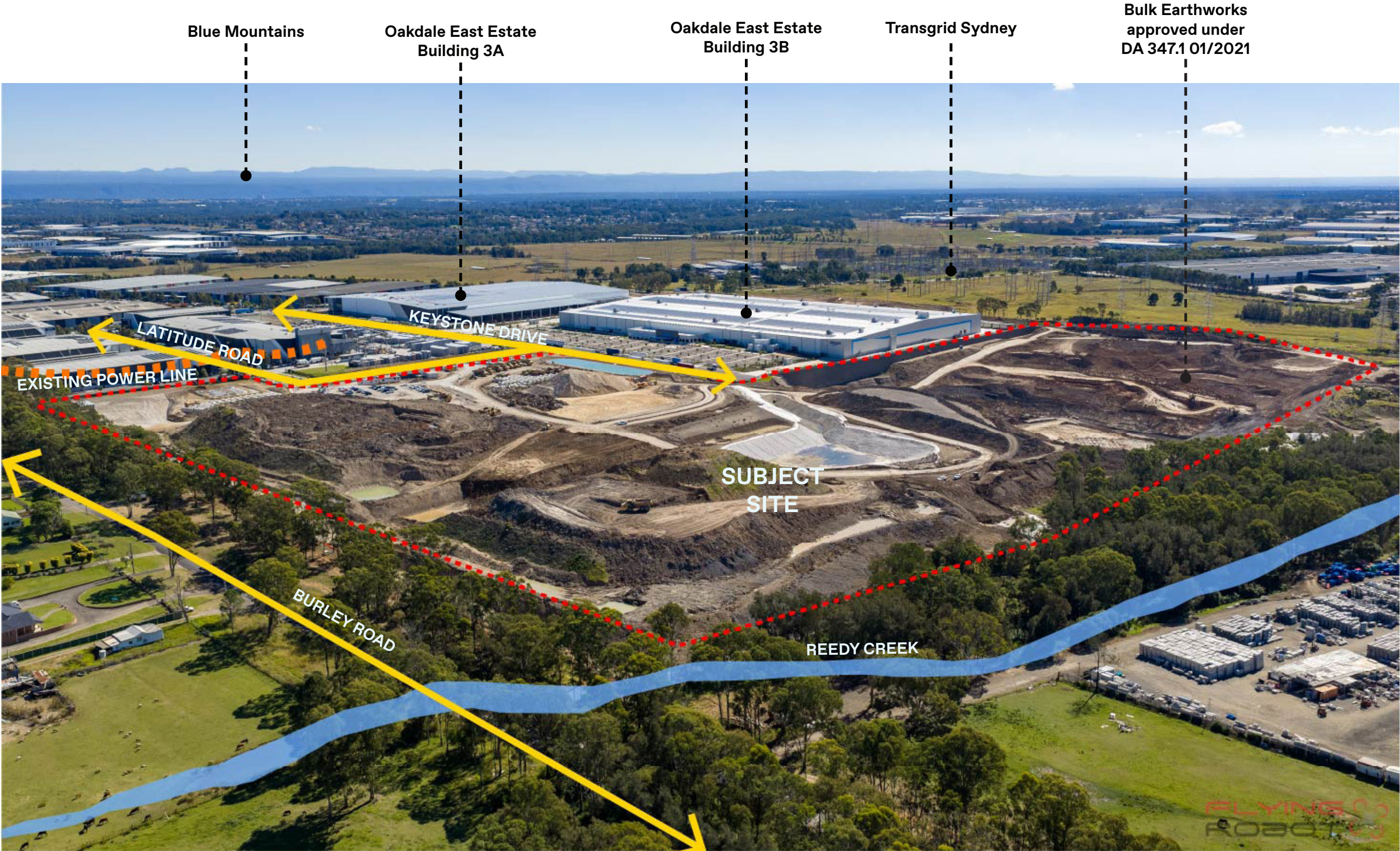


Site Details - Aerial Image 1



AERIAL IMAGE: VIEW LOOKING SOUTH

Site Details - Aerial Image 2



AERIAL IMAGE: VIEW LOOKING WEST

Design Exploration & Proposed Design

PART 02

Design Objectives & Development



The land is situated within an industrial area and falls within the Fairfield City Council Local Government Area, which is an area for urban service and potential for a hub of warehousing, distribution and logistics facilities.

The proposed development will contribute to the network established within the area and therefore maintains the character of the area.

The design incorporates a contrasting colour palette, including warm, natural and earthy tones which contrast with the cooler greys, and is complimented by vegetation and landscaping to soften the industrial aesthetic plus enhance the building's visual appeal, contributing positively to the streetscape and the surrounding environment.



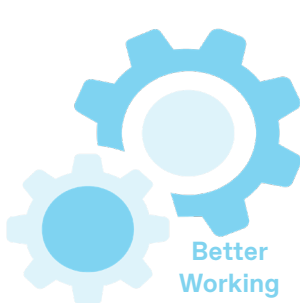
The development is compliant with Building Codes & Regulations Sustainability is a core driver of the building's design. The large roof areas are dedicated to solar arrays, while the inclusion of glazing and translucent panels allows natural light to penetrate into the warehouse, reducing energy consumption. Additional sustainable features include a water recycling system, EV chargers, and outdoor areas designed to promote staff well-being. These initiatives ensure the development is both environmentally responsible and conducive to a healthy, sustainable work environment.



The development offers businesses the opportunity to occupy a facility, supporting future growth and community diversification. Shared outdoor spaces are accessible to the tenants, with elevators ensuring an inclusive, accessible environment. The outdoor areas incorporate native planting and warm, natural tones that fosters interaction and integration with the surrounding community.



The design prioritises safety and efficient movement for both occupants and vehicles by keeping car and truck accessways separate to pedestrian movement. Truck movements are carefully planned to minimise pedestrian interaction, further enhancing safety on site. Pedestrian footpaths and bicycle access are also separated from vehicular traffic at ground level. All offices have access to shared outdoor spaces, including amenities and relaxation zones to promote comfort and well-being for tenants.



The proposed development has been designed in accordance to the specific requirements of an industrial facility.

The site is located adjacent to the M7 and Wallgrove Road, and is less than 25km from Western Sydney Airport and approximately 45km to Sydney CBD.



The selection of this location and the refreshing design contributes to the value the development provides. The architectural design of the facade improves upon the general aesthetics of the industrial park both keeping in character but also improving upon a sense of place. The development contributes in creating employment and promoting economic development.



The design of the warehouse and office has a footprint that maximises the site. The design considers both aesthetics through the incorporation of light, neutral colours and mesh to achieve a peaceful facade. The proposed development incorporates worker amenity areas as part of the warehouse and office. Furthermore, the attractive and engaging entrance and landscaping creates a harmonious development.

Proposed Site Layout

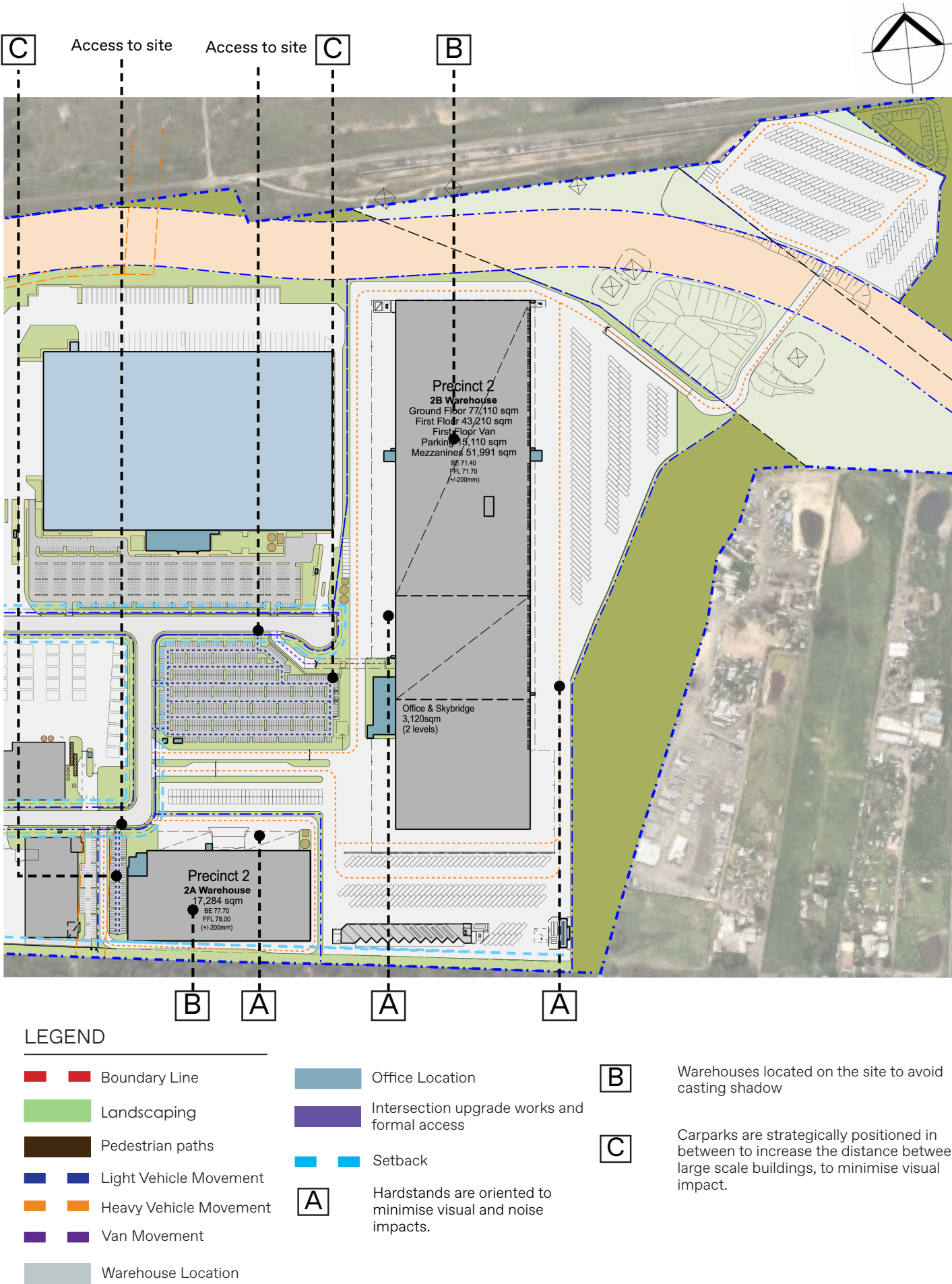
The site layout and built elements has been developed from a series of site analysis maps that investigates the surrounding context, access to the site and the built form. The proposed development and site layout has been strategically positioned to respond positively to the site and the immediate context.

The proposed development is set within a heavily industrial area and comprises two warehouses and ancillary offices, with a total floor area of approximately 160,267 square metres and car spaces to meet the developments requirements. For vehicle and pedestrian access to the site, intersection works and a formal access road is proposed off Keystone drive which sits within the Oakdale East Industrial Estate.

The built form and scale of the warehouses is consistent with industrial buildings of this nature and warehouses nearby. The warehouses are strategically positioned further away from Latitude Drive and surrounding industrial developments. A landscaping buffer has been proposed along all western sides of the proposal as well as the car parking which have been located between the built form and surrounding roads and developments to increase the distance between them and provide increased landscaping.

A generous setbacks of 10m and 17.5m have been proposed between the buildings and the southern side of the site to minimise overshadowing and visual bulk when viewed from the south. Setbacks of 7.5m and 3.75m have been proposed between the developments and internal estate roads in order to provide adequate landscaping to screen and filter the build environment beyond.

Separate access for light and heavy vehicles is provided for each warehouse facility, prioritising safety and functionality. Proposed setbacks create opportunities for feature landscaping at the entry of each carparking area, fostering a sense of arrival. Carparking facilities are conveniently located near the office buildings, with outdoor recreational and landscape areas provided around the office buildings. Offices are positioned at the corners of the warehouses, serving as landmarks to define entry points and to act as the public interface for the development.

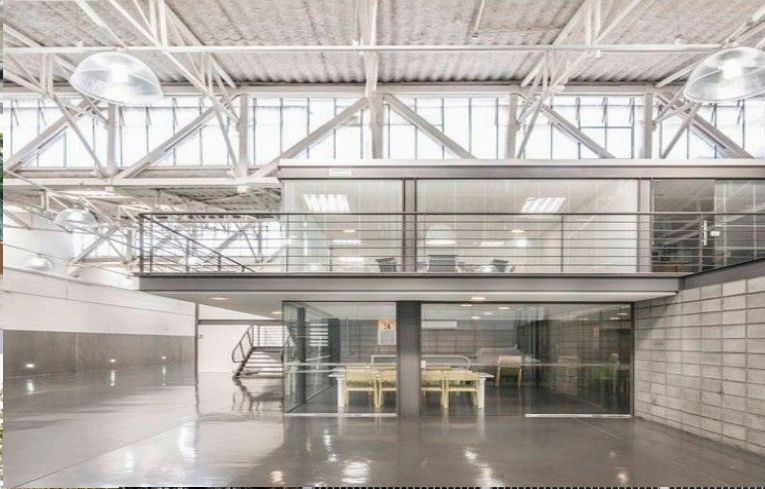


Design Precedence & Exploration

OFFICE SPACE



WAREHOUSE & OFFICE CONNECTION SPACE



SCULPTURAL LANDSCAPE ELEMENTS



NATIVE PLANTING



OUTDOOR RECREATION SPACES



SOLAR SCREENS



FLUID LANDSCAPE PATTERNS

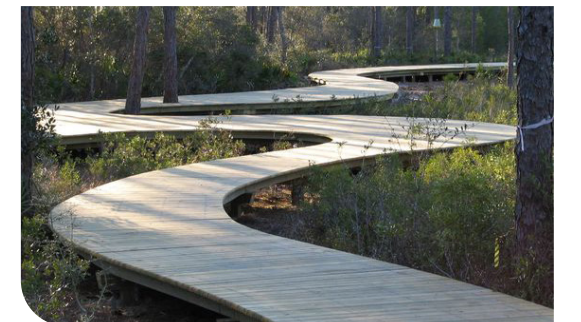
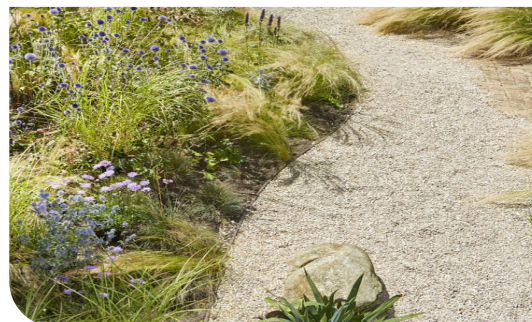
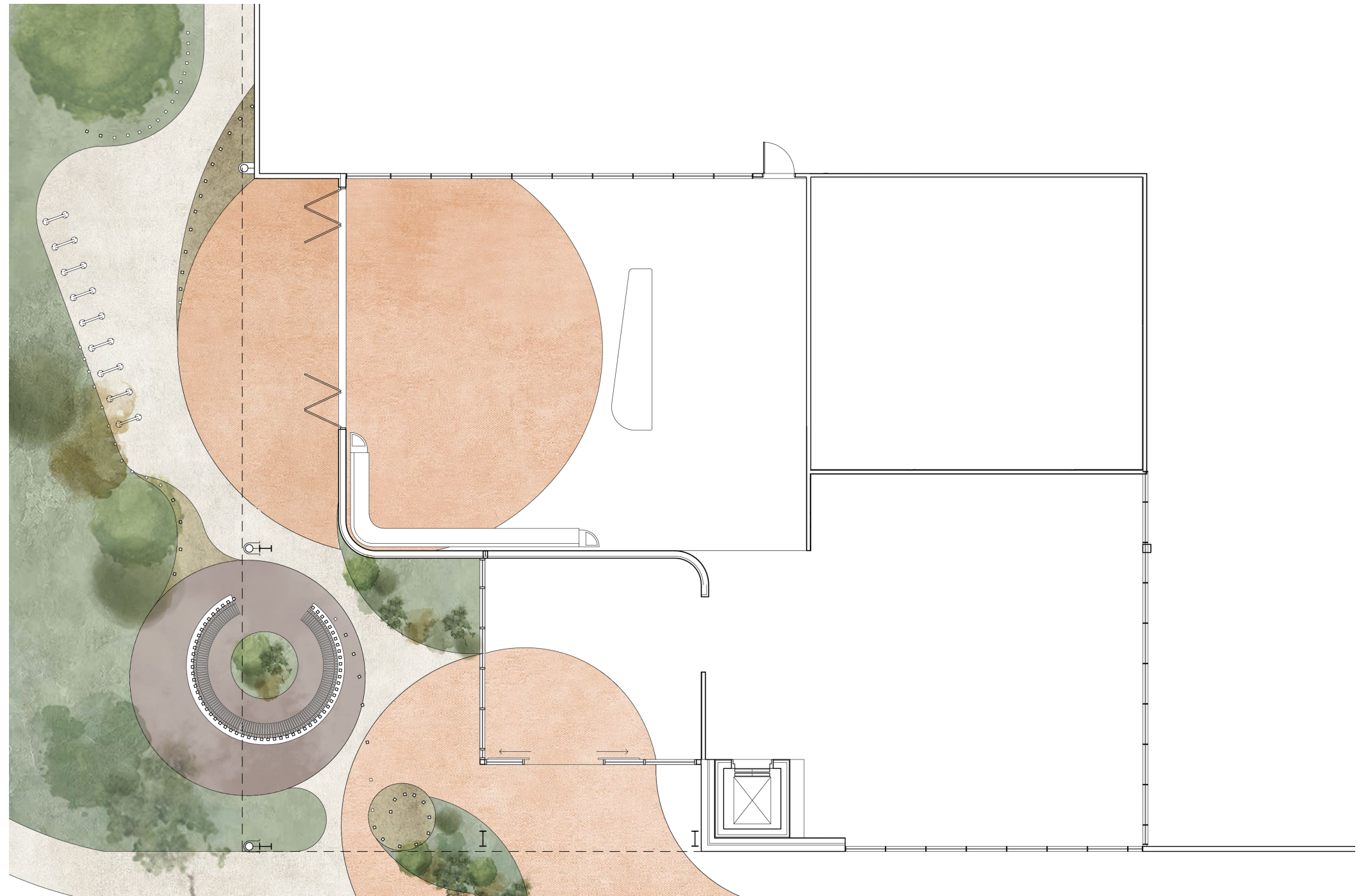
WAREHOUSE & OFFICE CONNECTION SPACE



Design Features - Landscape

The landscape design extends seamlessly through the office, creating a continuous spatial connection between public, semi-public, and private realms. Through the careful interplay of textures, materials, and planting, the design establishes a layered environment that blurs the boundary between the natural and built condition, fostering an immersive and dynamic spatial experience. Hardscape elements such as tile, timber, and concrete are interwoven with softscape components including grasses, moss, and dense planting, creating an ongoing dialogue between structured and organic.

By overlapping natural and constructed surfaces, the design dissolves conventional spatial thresholds, enabling a fluid transition between interior and exterior environments. Extensive glazing and sliding doors reinforce this continuity, spatial experiences to extend uninterrupted across boundaries. Vegetation further strengthens this relationship, spilling onto terraces, wrapping internal courtyards, and visually connecting indoor and outdoor spaces. These layered interactions redefine the experience of place, softening the distinction between architecture and landscape.

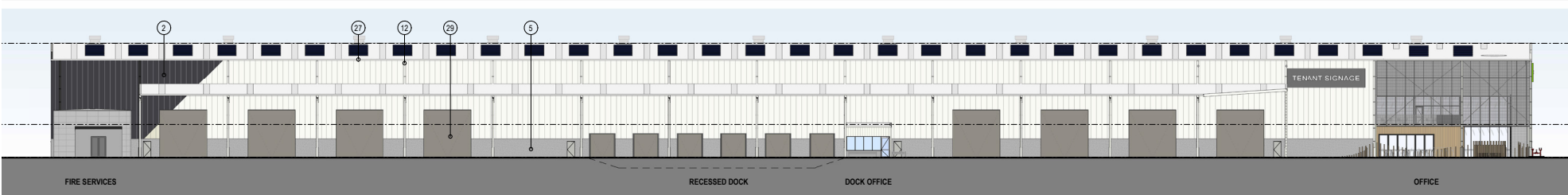


Design Features - Warehouse 2A & 2B

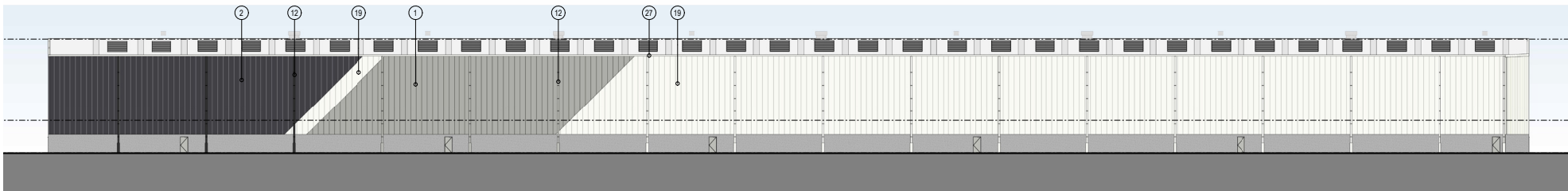
Located within the industrial context of Oakdale East Estate, Horsley Park, the proposed development has been designed to respond to the scale and operational demands of the surrounding logistics precinct while presenting a refined architectural outcome that reduces the visual heaviness often associated with large-format industrial buildings. The warehouse façade is articulated through a dynamic diagonal striped composition, creating rhythm, movement, and visual modulation across the expansive built form.

A carefully considered material palette of predominantly Dover White and Shale Grey, punctuated with selective accents of Monument, has been employed to break down the perceived scale of the building and create the illusion of a lighter, less bulky form within the landscape. The lighter tonal palette not only softens the industrial character of the development but also contributes to improved environmental performance by reducing solar heat absorption and mitigating the urban heat island effect, an important consideration within Western Sydney’s warmer climate.

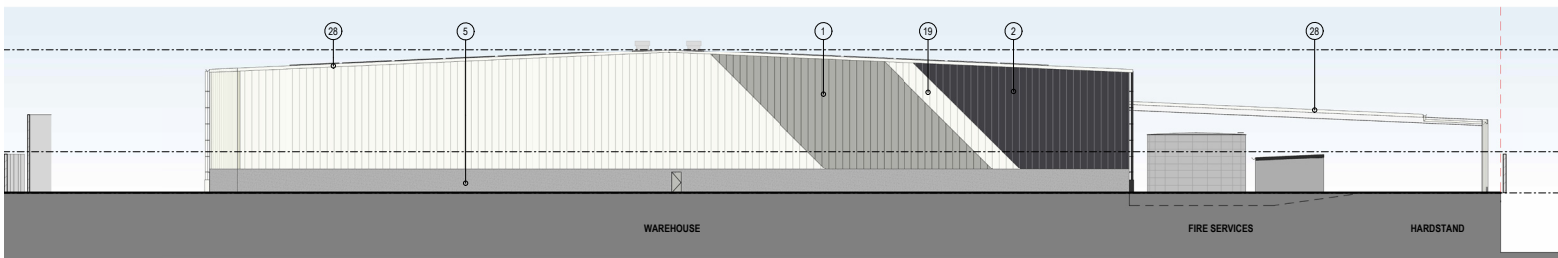
This architectural approach balances operational functionality with visual amenity, delivering a contemporary industrial building that responds both to market expectations and its environmental context.



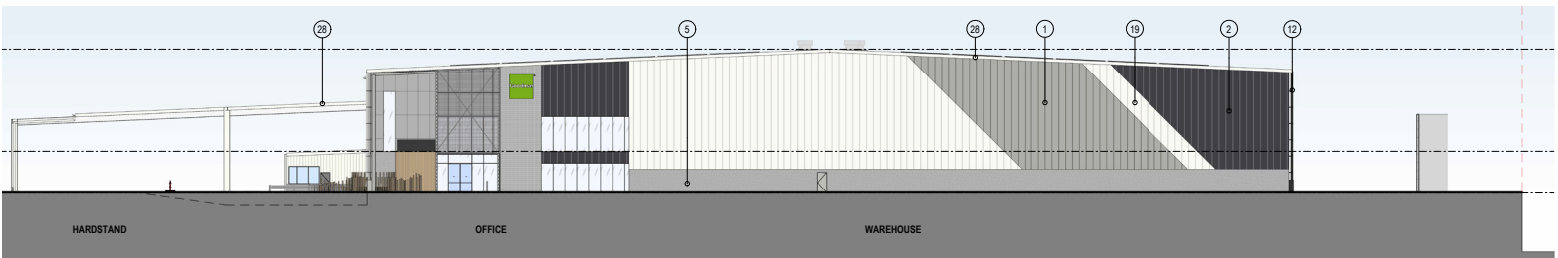
2A - SOUTH ELEVATION



2A - NORTH ELEVATION



2A - WEST ELEVATION



2A - EAST ELEVATION

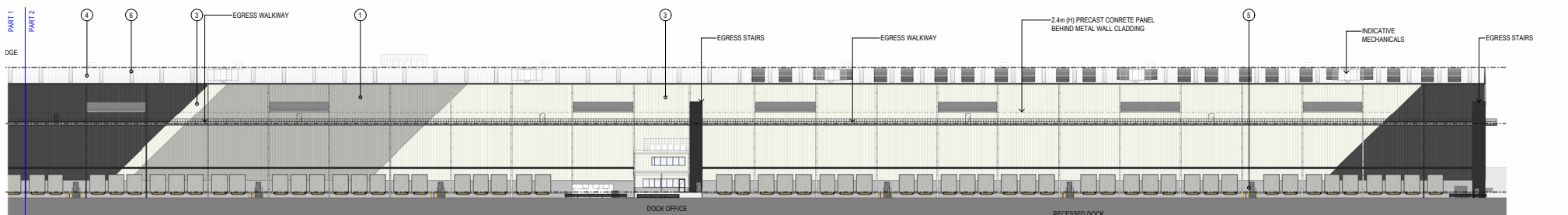
Design Features - Warehouse 2A & 2B

The architectural palette has been carefully curated to reduce the visual mass typically associated with large-scale industrial development, allowing the building to sit more comfortably within the context. A dynamic interplay of diagonal colour banding has been applied to highly visible façade areas, introducing movement and visual interest while breaking down the perceived bulk and scale of the warehouse forms to create the illusion of a lighter, less imposing building.

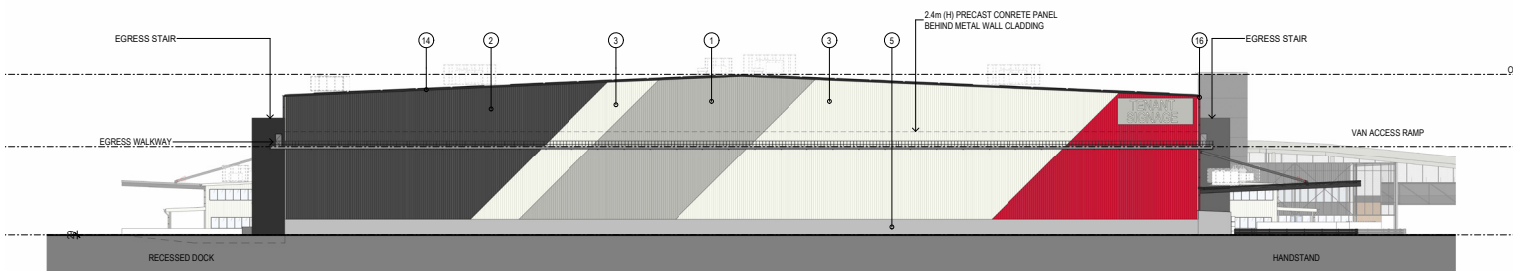
Concrete dado walls anchor the base of the warehouse buildings, providing durability, security, and a robust grounding element in contrast to the lightweight metal cladding and roof structure that define the upper portions of the development. This material contrast reinforces the architectural hierarchy of the building while ensuring a durable, cost-effective, and timeless industrial aesthetic. Skylights are integrated into the roof design to maximise natural daylight penetration within the warehouse spaces, reducing reliance on artificial lighting, while rooftop solar panels further support the development’s energy-efficient design strategy and long-term operational sustainability.



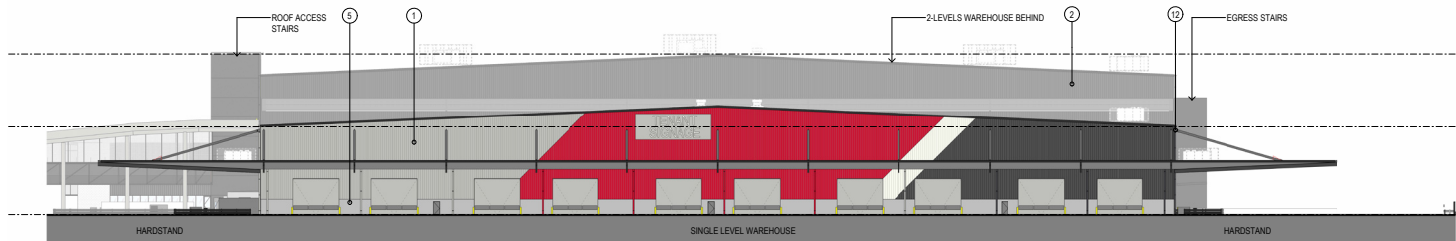
2B - WEST ELEVATION



2B - EAST ELEVATION



2B - NORTH ELEVATION



2B - SOUTH ELEVATION

Design Features - Warehouse 2A & 2B



WAREHOUSE 2B



WAREHOUSE 2A



WAREHOUSE 2B



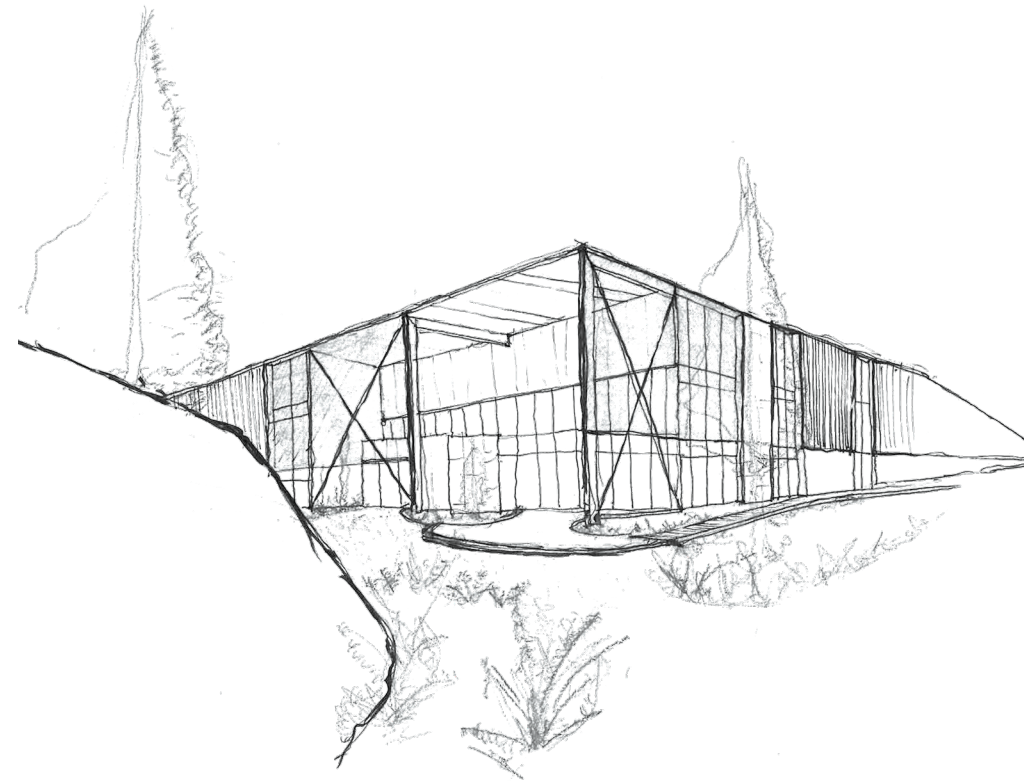
WAREHOUSE 2A

Design Features - Office

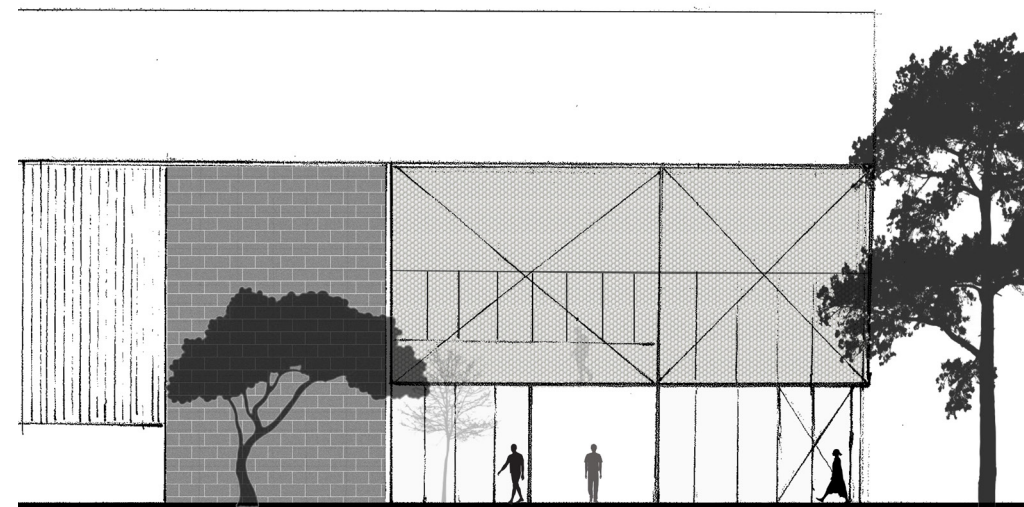
As the primary focal point of the development, the office building has been designed to establish a strong connection between the built form, landscape, and its occupants, creating a workplace environment that prioritises amenity, interaction, and wellbeing within the broader industrial context of Oakdale East Estate. Departing from the conventional model of monolithic, inward-facing industrial office buildings, the office façade is carefully articulated through a series of distinct architectural segments, including expansive glazing, solid blockwork elements, and feature screening. This layered composition breaks down the overall scale of the building, creating a more refined and human-scaled expression while introducing depth, texture, and visual rhythm across the façade. The interplay of transparent, solid, and permeable elements reduces the perceived bulk of the built form and reinforces the office as a prominent yet welcoming architectural marker within the development.

The architectural concept seeks to dissolve traditional boundaries between interior and exterior spaces, creating a fluid relationship between the workplace and landscape through overlapping movement paths, visual transparency, and shared social spaces. Extensive glazing maximises natural daylight and visual connectivity, strengthening the relationship between internal workspaces and the surrounding landscape, while feature screens provide solar shading, privacy, and an additional layer of architectural articulation. In contrast, blockwork elements provide solidity, grounding the building within the industrial context and reinforcing material durability. Together, these contrasting façade components create a balanced architectural language that is both functional and visually dynamic.

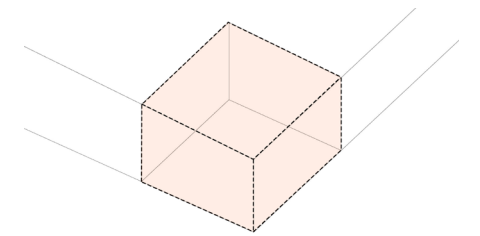
Landscape elements extend through and around the office, linking public, semi-public, and private functional areas to create a cohesive spatial experience. At the heart of the building, a double-height lobby forms a generous communal space filled with natural light, with strong visual connections between levels encouraging interaction and collaboration. The office further extends into the landscape through shaded verandas, awnings, and covered breakout areas, creating seamless transitions between indoor and outdoor environments. The arrival experience is defined by a weather-protected outdoor foyer beneath the roof canopy, providing a welcoming threshold for staff and visitors while supporting informal gatherings and workplace events. Collectively, these design strategies transform the office into a dynamic, human-centred workplace that contrasts with the utilitarian scale of the surrounding industrial estate.



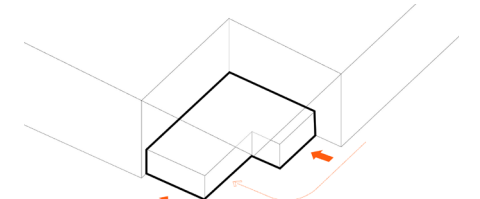
CONCEPT SKETCH



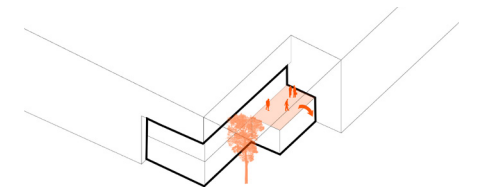
CONCEPT MATERIALS



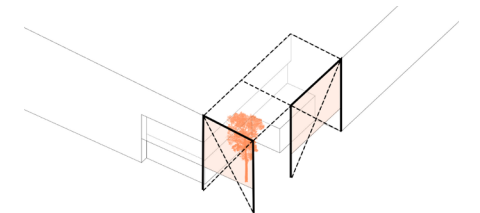
1. REMOVED
WAREHOUSE MASSING



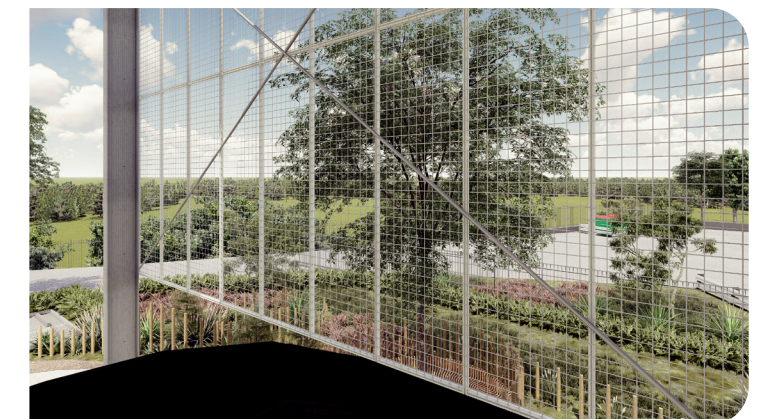
2. RECESSED GROUND
FLOOR ELEMENT
PLACED IN VOLUME



3. FIRST FLOOR
CREATED TO PRODUCE
OVERLOOKING
OUTDOOR AMENITY



4. BRACING AND MESH
USED TO ENCLOSED
SPACE AND INTEGRATE
WITH WAREHOUSE



Design Features - Office



2A OFFICE



2A OFFICE



2B OFFICE



2B OFFICE ENTRY PORTAL

Appendix

Legend

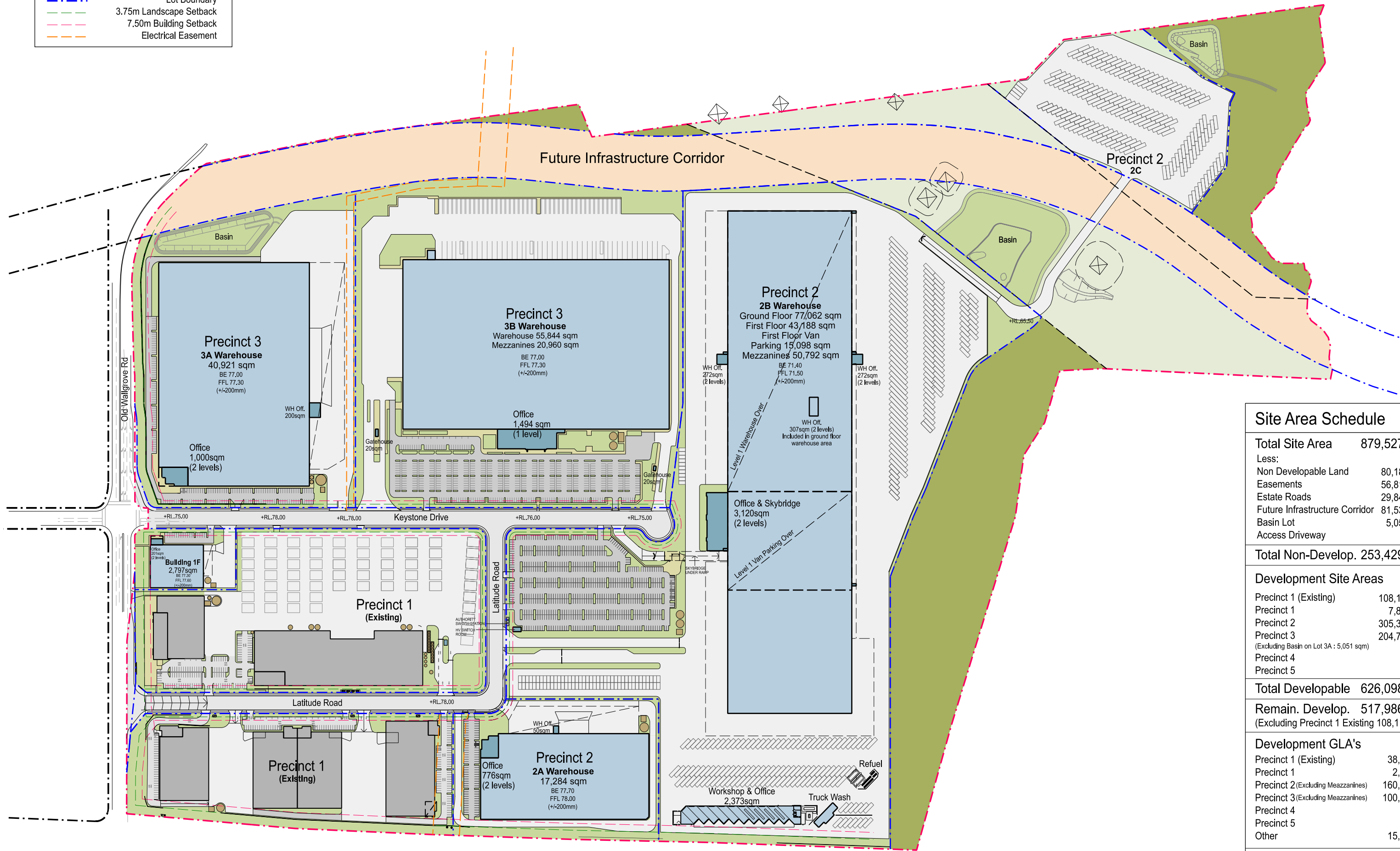
Site Boundary

Lot Boundary

3.75m Landscape Setback

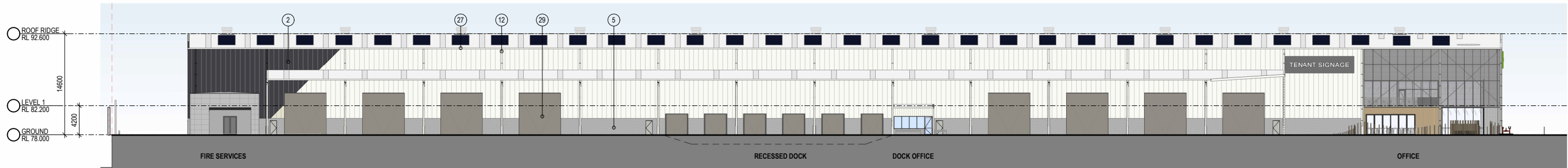
7.50m Building Setback

Electrical Easement

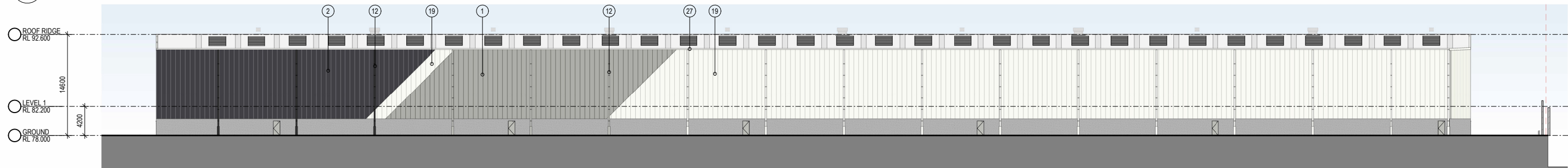


Site Area Schedule	
Total Site Area	879,527 sqm
Less:	
Non Developable Land	80,182 sqm
Easements	56,817 sqm
Estate Roads	29,848 sqm
Future Infrastructure Corridor	81,531 sqm
Basin Lot	5,051 sqm
Access Driveway	N/A
Total Non-Develop. 253,429 sqm	
Development Site Areas	
Precinct 1 (Existing)	108,112 sqm
Precinct 1	7,883 sqm
Precinct 2	305,335 sqm
Precinct 3	204,768 sqm
(Excluding Basin on Lot 3A : 5,051 sqm)	
Precinct 4	N/A
Precinct 5	N/A
Total Developable 626,098 sqm	
Remain. Develop.	517,986 sqm
(Excluding Precinct 1 Existing 108,112 sqm)	
Development GLA's	
Precinct 1 (Existing)	38,772 sqm
Precinct 1	2,998 sqm
Precinct 2 (Excluding Mezzanines)	160,267 sqm
Precinct 3 (Excluding Mezzanines)	100,733 sqm
Precinct 4	N/A
Precinct 5	N/A
Other	15,201 sqm
Total GLA 317,971 sqm	
Remaining GLA	279,199 sqm
(Excluding Precinct 1 Existing GLA 38,772 sqm)	

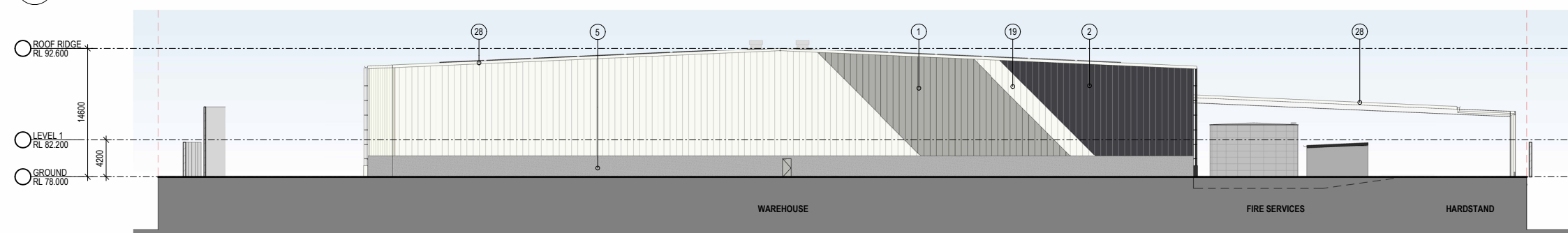




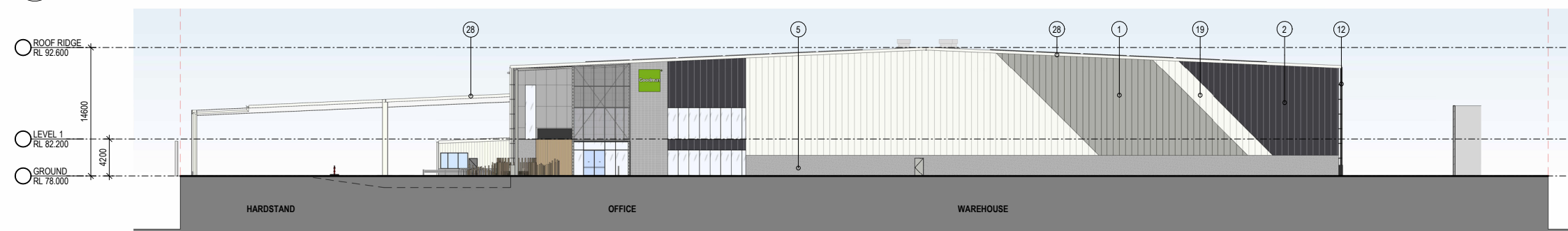
1 WAREHOUSE ELEVATION - SOUTH 1 : 300



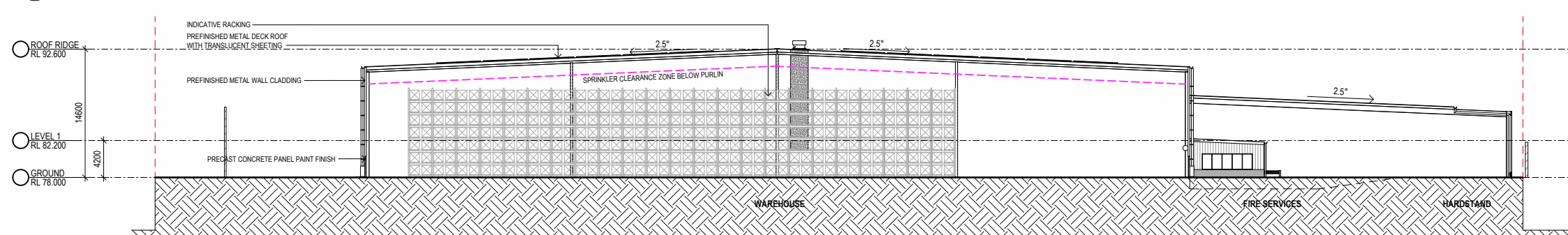
2 WAREHOUSE ELEVATION - NORTH 1 : 300



3 WAREHOUSE ELEVATION - WEST 1 : 300



4 WAREHOUSE ELEVATION - EAST 1 : 300



5 WAREHOUSE SECTION 1 : 300

INDICATIVE EXTERNAL FINISHES	
1	METAL WALL CLADDING - COLORBOND - SHALE GREY
2	METAL WALL CLADDING - COLORBOND - MONUMENT
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
12	DOWNPIPE - COLOUR TO MATCH BACKGROUND CLADDING COLOUR
19	METAL WALL CLADDING - COLORBOND - DOVERWHITE
27	GUTTER - COLOUR TO MATCH METAL WALL CLADDING BEHIND
28	METAL BARGE CAPPING - COLOUR TO MATCH METAL WALL CLADDING BEHIND
29	METAL ROLLER SHUTTER - PREFINISHED IN SHALE GREY

DA SUBMISSION

sba

OEE PRECINCT 2A
HORSLEY PARK

0m 3.75 8 15m

LOT 2A - WAREHOUSE ELEVATIONS + SECTION

Date 21.05.2026

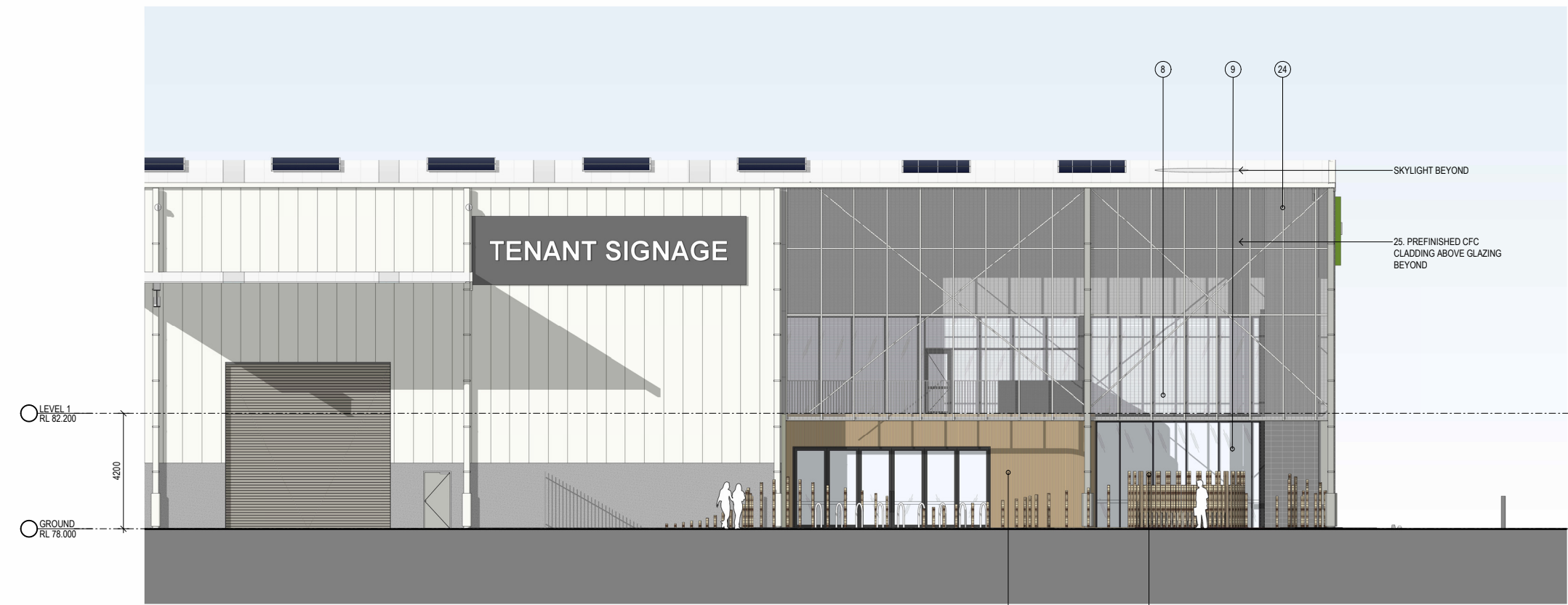
Scale 1:300

Project No 26180

DA53.00 A



1 OFFICE WEST ELEVATION 1 : 100



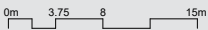
2 OFFICE NORTH ELEVATION 1 : 100

INDICATIVE EXTERNAL FINISHES	
2	METAL WALL CLADDING - COLORBOND - MONUMENT
8	POWDERCOATED METAL MESH IN STEEL FRAME
9	GLAZING
10	TIMBER LOOK ALUMINIUM BATTERNS
11	BLOCK WORK - EQUAL TO AUSTRAL 'ARCHITEC HONED' - CHARCOAL
22	STEEL BALUSTRADE & PANEL - COLORBOND MONUMENT
23	TIMBER POSTS & METAL OUTDOOR BENCHES IN CUSTOMISED FORM
24	EXPOSED STEEL STRUCTURE IN STEEL FRAME - COLORBOND DOVERWHITE
25	PRE FINISHED CFC CLADDING - EQUAL TO EQUITONE - TECTIVA GREY 1200X2400mm
28	METAL BARGE CAPPING - COLOUR TO MATCH METAL WALL CLADDING BEHIND

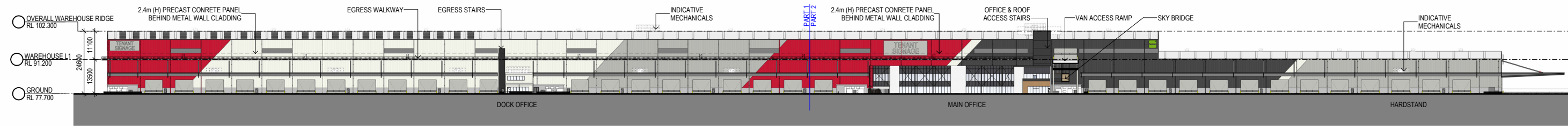
DA SUBMISSION



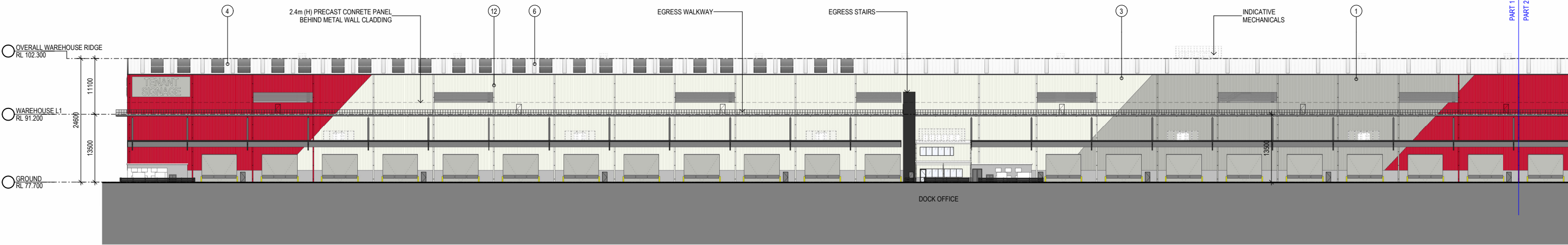
OEE PRECINCT 2A
HORSLEY PARK



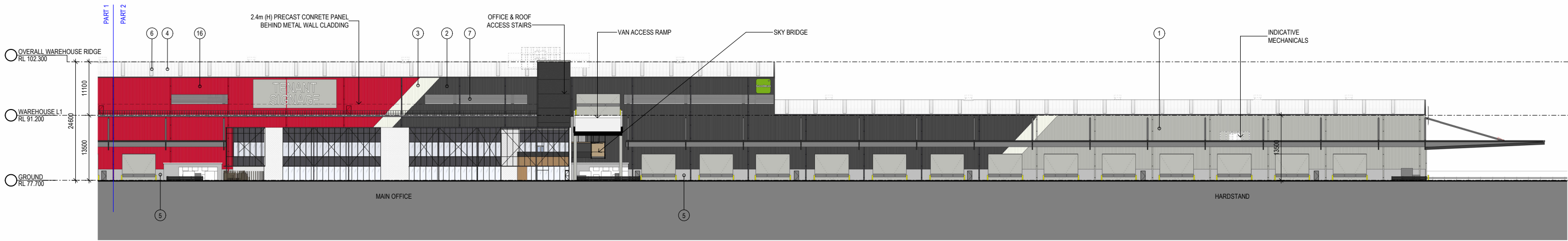
LOT 2A OFFICE ELEVATIONS



1 WAREHOUSE ELEVATION - WEST 1 : 800

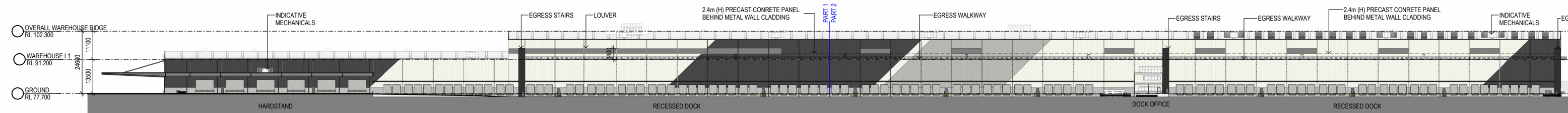


2 PARTIAL WAREHOUSE ELEVATION - WEST 1 1 : 400

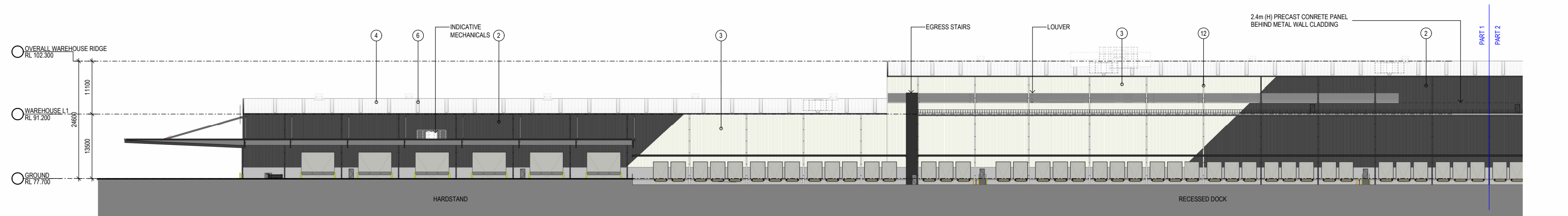


3 PARTIAL WAREHOUSE ELEVATION - WEST 2 1 : 400

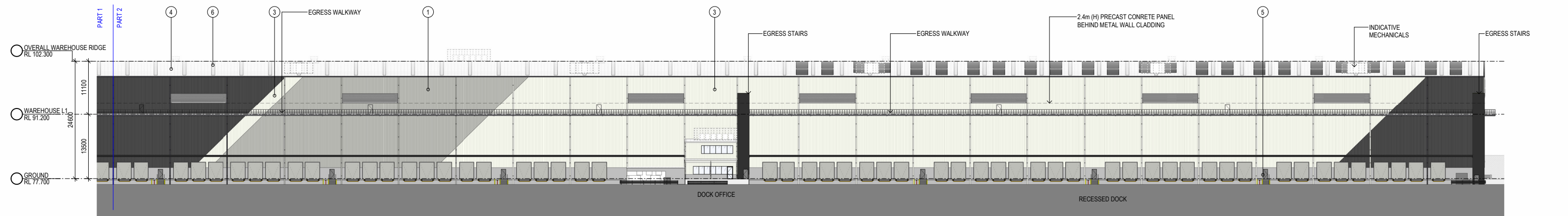
INDICATIVE EXTERNAL FINISHES	
1	METAL WALL CLADDING - COLORBOND - SHALE GREY
2	METAL WALL CLADDING - COLORBOND - MONUMENT
3	METAL WALL CLADDING - COLORBOND - DOVER WHITE
4	METAL ROOF - DOVER WHITE
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
6	TRANSLUCENT ROOF SHEETING
7	HORIZONTAL ALUMINIUM WEATHER PROTECTION LOUVRES - COLOUR TO MATCH BACKGROUND CLADDING COLOUR
12	DOWNPIPE - COLOUR TO MATCH BACKGROUND CLADDING COLOUR
16	METAL WALL CLADDING - COLORBOND - AUSPOST RED



1 WAREHOUSE ELEVATION - EAST 1 : 750

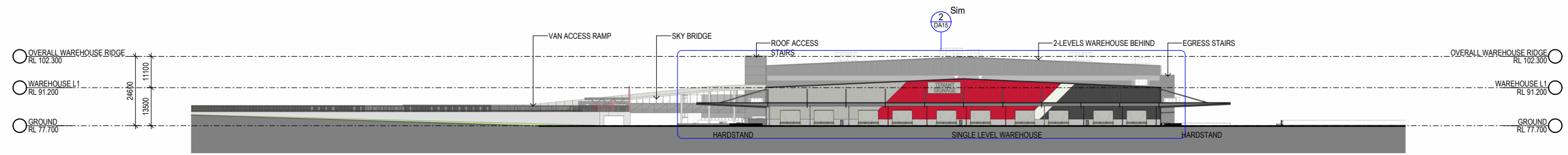


2 PARTIAL WAREHOUSE ELEVATION - EAST 1 1 : 400

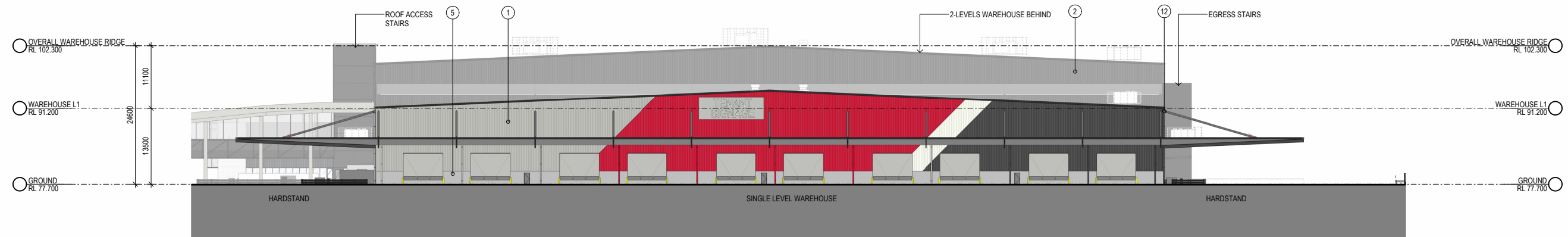


3 PARTIAL WAREHOUSE ELEVATION - EAST 2 1 : 400

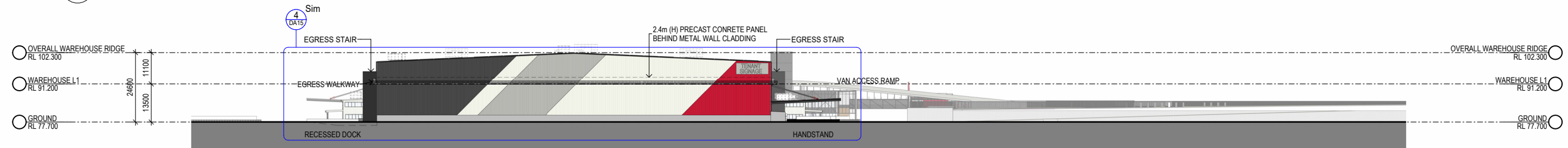
INDICATIVE EXTERNAL FINISHES	
1	METAL WALL CLADDING - COLORBOND - SHALE GREY
2	METAL WALL CLADDING - COLORBOND - MONUMENT
3	METAL WALL CLADDING - COLORBOND - DOVER WHITE
4	METAL ROOF - DOVER WHITE
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
6	TRANSLUCENT ROOF SHEETING
12	DOWNSPIPE - COLOUR TO MATCH BACKGROUND CLADDING COLOUR



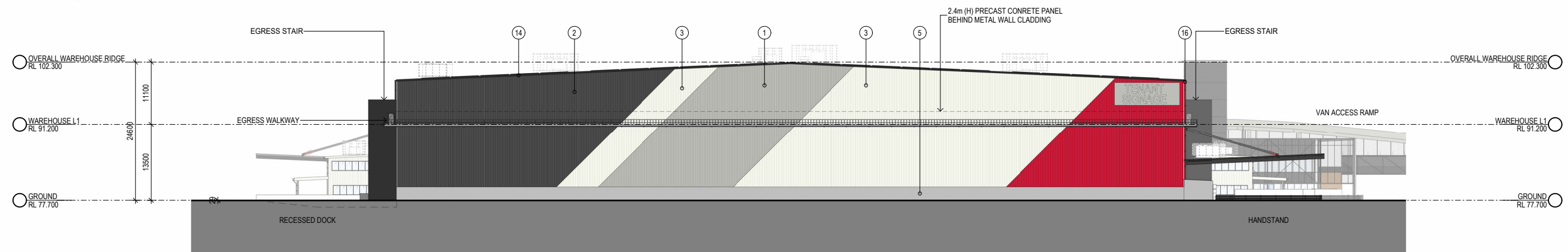
1 WAREHOUSE ELEVATION - SOUTH 1 : 800



2 PARTIAL WAREHOUSE ELEVATION - SOUTH 1 : 400

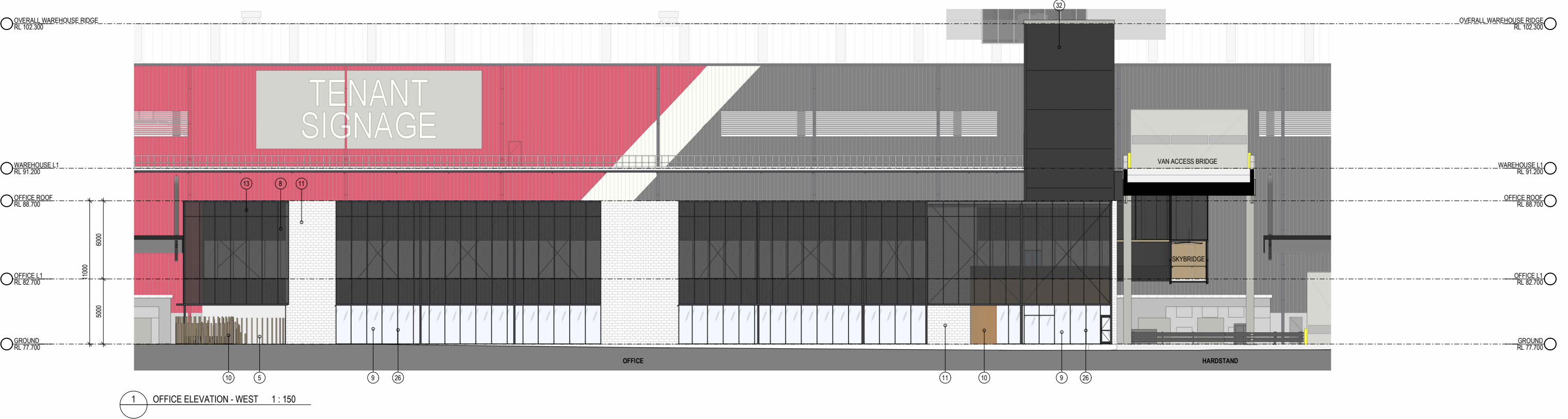


3 WAREHOUSE ELEVATION - NORTH 1 : 800



4 PARTIAL WAREHOUSE ELEVATION - NORTH 1 : 400

INDICATIVE EXTERNAL FINISHES	
1	METAL WALL CLADDING - COLORBOND - SHALE GREY
2	METAL WALL CLADDING - COLORBOND - MONUMENT
3	METAL WALL CLADDING - COLORBOND - DOVER WHITE
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
12	DOWNPIPE - COLOUR TO MATCH BACKGROUND CLADDING COLOUR
14	BARGE CAPPING - COLOUR TO MATCH COLORBOND MONUMENT
16	METAL WALL CLADDING - COLORBOND - AUSPOST RED



INDICATIVE EXTERNAL FINISHES	
2	METAL WALL CLADDING - COLORBOND - MONUMENT
5	PRECAST CONCRETE PANEL - NATURAL OFF FORM FINISH
6	TRANSLUCENT ROOF SHEETING
8	POWDERCOATED METAL MESH IN STEEL FRAME
9	GLAZING
10	TIMBER LOOK ALUMINIUM BATTERNS
11	BLOCK WORK - EQUAL TO AUSTRAL ARCHITEC HONED - CHARCOAL
13	STEEL STRUCTURE - COLOUR TO MATCH COLORBOND MONUMENT
26	ALUMINIUM WINDOW FRAME - COLORBOND MONUMENT
27	TIMBERLOOK CLICK ON PANEL SOFFIT LINING EQUAL TO SCULPTFORM
28	CONCRETE WALL - PAINT FINISH - AUSPOST RED
29	TIMBER LOOK COLUMN
31	PREFINISHED SOLID METAL CLADDING - MONUMENT
32	PRECAST CONCRETE PANEL - PAINT FINISH TO MATCH COLORBOND MONUMENT

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2009