

16 July 2021

Updated 02 September 2021

To whom it may concern,

**RE: Architectural Design Statement
Access Estate Industrial Development
884-928 Mamre Road, Kemps Creek**

The approach to the built form of the Access Estate Precinct is to create an architectural treatment towards a high quality, cohesive estate with an attractive appearance, in a manner that is consistent with the success of this Industrial Corridor.

The building form talks to an Architectural Design Guideline which has been developed in accordance with for the whole Mamre Road, Kemps Creek Industrial Precinct and with regards to the design principles of Clause 31 of SEPP WSEA Guidelines and the objectives for Good Design and Better Placed (Government Architect, NSW 2017). This has been achieved in the following ways;

1. **Better Fit** – by understanding the existing rural setting that is surrounding the estate and the colour palette of the built form continue with the neutral tones to the façade treatment to sit within the landscaping. This assists in mitigation of visual impacts for the local precinct.
2. **Better Performance** – By capitalising on the whole western half of the warehouse roof with the use of a solar array, this allows to reduce the overall running costs during the usual hours of operations. The design of the western facing office that is adjacent to the arrival point of the estate, brings together layers of shading via the perforated screen and blades fixed to the glazing system to reduce direct sunlight to the overall office floorplate and reduce performance on air-conditioning requirements. The facility will have a rainwater tank, sized appropriately for the site for watering of the landscaped areas. With reducing the environmental impact of the proposed development, we will be striving for a 5 Star Greenstar As-built facility.
3. **Better for Community** – By incorporating high-quality finishes with colour tones that have been chosen to help sit the built form within an aesthetically pleasing landscape setting. This creates an outlook for visitors and workers that will be welcoming to the premise. With the use of end of trip facilities within the proposed building, this provides opportunities for workers and visitors to benefit from the shared footpath and cycleways that will link up throughout the precinct in the future.
4. **Better for People** – By creating separate safe access points, either via pedestrian or vehicular access, you arrive at a singular entry point at the lower ground floor lobby. Once inside, you are greeted with a two-storey void that links the multi-level office above, that is accessed via a passenger lift and open stair. With external break out spaces, from a landscaped and screened external recreational area at the lower level to balconies that are adjacent to kitchenettes at the office levels above. This promotes areas for workers and visitors to interact and provide well-being for all.
5. **Better Working** – With locating the vertical circulation to the south west corner of the office area. This provides full flexibility for the office and future space planning by the future tenant. The amenities are clustered to the internal partition wall, to allow easier access for workers from either the warehouse or the office. Kitchenettes are located within proximity to balconies off the office area. This provides an environment which works well for workers and evolving lifestyles for long-term functionality.
6. **Better Value** – The approach to the built form of The Access Estate Precinct, is to create an architectural treatment towards high quality and cohesive estate with an attractive appearance. By adopting high quality

prefinished materials to the majority of the facility. This rewards in more user friendly, better performance and lower-maintenance.

7. **Better Look and Feel** - The building is created with a concern for exacting proportion control and elemental expression. The office component of the building has been created in alignment with the Design Guidelines for the Precinct, which encourages variation on a theme of landscape and natural tones with screening elements. These elements will articulate the main point to attract visitors, as well as creating the main focal point of the building and entry to the estate.

The Access Estate architecture is envisaged as having simple, rational, repetitious and well-proportioned buildings accented with high quality elements around the entry and office components.

The base building types are created with a concern for exacting proportion control and elemental expression. The office component of the building have been created in alignment with the Design Guidelines for the estate, which encourages variation on a theme of landscape and natural tones with screening elements. These elements will articulate the main point of entry and containment zones for tenant identity signage and street numbering, as well as creating the main focal point of the building and entry to the estate.

The warehouse cladding is selected from a variety of neutral tones and will be simple and clean so as not to distract from the office component and gateway to the estate. The design of the proposed industrial precinct comprises high standards of various configurations and colour which respond to the emerging character of Industrial Business Parks. The application of various tones and cladding seeks to relieve the bulk and scale of the built form making a positive contribution to the streetscape.

The office components – whether single storey, raised or double storey – will be treated with performance glazing combined with a system of sunshade elements to suit orientation. The associated office components of the buildings will be expressive and will have more articulation in their facade.

Concrete will be sealed in natural grey cement or painted; glazing will be selected from a range of suitable performance glaziers. The colour scheme of external facades responds to the surrounding environment through the application of earthy grey tones as the main colour for the structural components.

The buildings will be set in a considered Industrial Precinct – unified language of signage, fencing and public domain elements will ensure a consistency within the estate character. Landscaping is one of the main features of the precinct with detail and effect concentrated to the more human areas of the development around office, building and carpark entry points.

Height / Scale:

The height and scale of the Industrial Precinct is to be uniform and representative of the facilities within the Western Sydney Employment Area. The heights proposed are consistent with facilities located adjacent within Erskine Business Park and the First Estate Precinct, which allow for flexibility for users and high volumes of storage and operation. The height and scale of the development (including the overall proposed Estate) is further articulated within the Visual Impact Assessment.

Colour / Materials & Finishes:

The colours, materials and finishes have been selected to consider the surrounding environment and orientation. External walls will consist of various tones to alleviate the bulk and scale of the built form – contributing to the surrounding streetscape of the area. High quality finishes and expression is applied to the office components to provide a striking break in the bulk of the warehouse buildings. The Colours / Materials and Finishes of the development are further articulated within the development application drawings developed by nettleontribe for Altis.

Signage & Lighting:

Signage (Estate / Business Identification) has been provided that is appropriate for the industrial use of the land, considering the need for legible way-finding signage for vehicle drivers and visitors.

Signage is of an appropriate appearance and quality and is consistent and compatible with the built form and landscape character of the precinct. Signage has been avoided where design and positioning could cause a safety hazard for motorists or pedestrians.

Lighting is provided that improves the safety and amenity of the proposed facilities and the public domain in accordance with AS4282-1997 Control of Obtrusive Effects of Outdoor Lighting. Lighting is located and designed in such a way that it does not have a detrimental off-site impact to surrounding developments – particularly rural residential dwellings.

Street lighting along the internal Public Roads will be provided in accordance with the provisions of Australian Standard AS1158: Lighting for Roads and Public Spaces.

Summary:

Overall, the Architectural Design of the Access Estate Precinct looks to create a benchmark for industrial development in the future. Care, consideration and imagination has been focused to create an architectural language that blends building design, landscape and location, with use of movement and operation.

Yours faithfully,
nettletontribe

A handwritten signature in black ink that reads "Donal Challoner". The signature is written in a cursive, flowing style.

DONAL CHALLONER