

Design Statement Kemps Creek



Prepared for: ISPT

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Our Reference: 21114

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Introduction & vision

EXECUTIVE SUMMARY

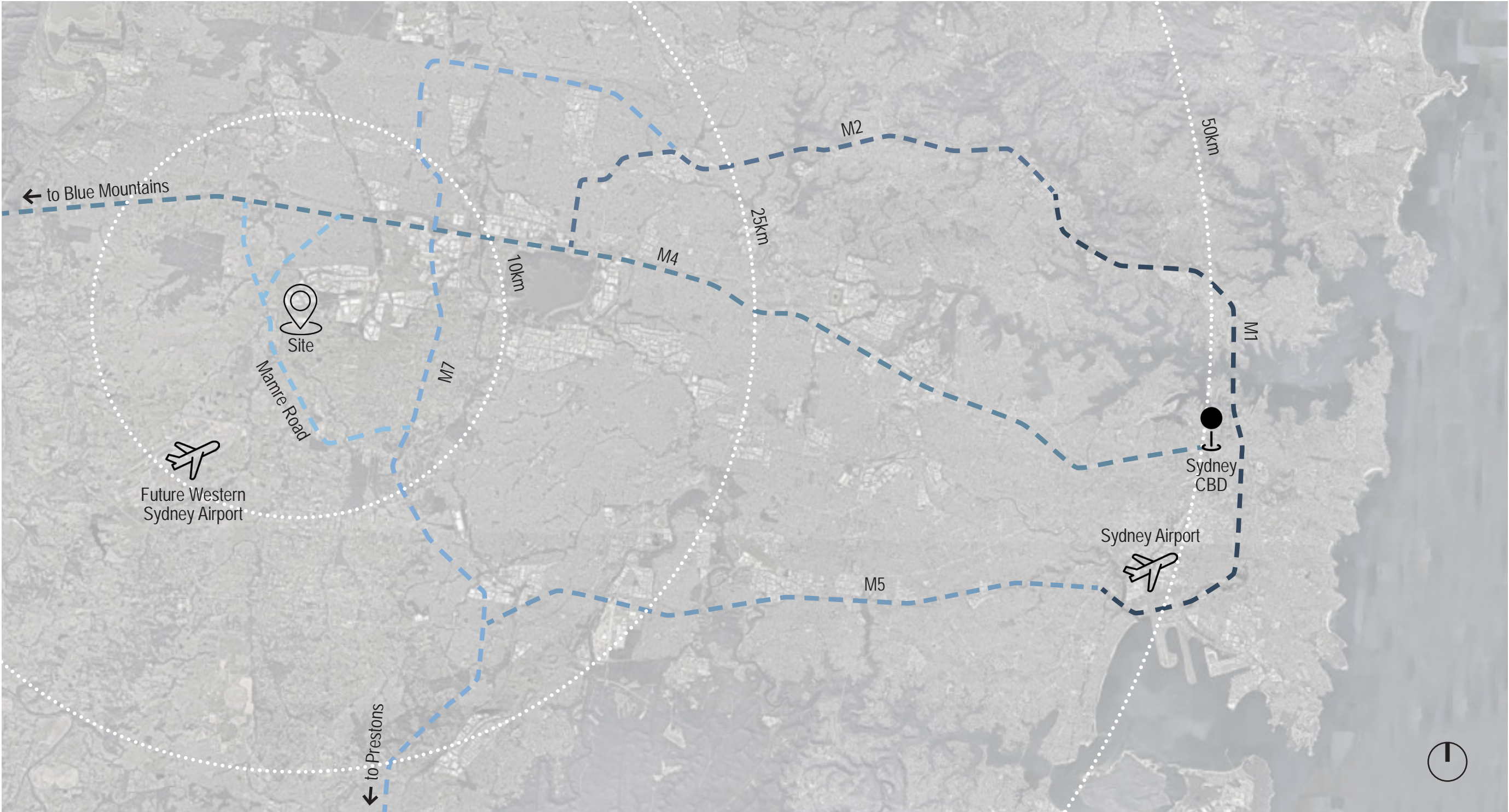
- This Design Statement has been prepared by Watson Young Architects on behalf of ISPT as part of the SSDA proposal at 706-752 Mamre Road, Kemps Creek. The design explained on these pages has been developed in line with the Mamre Road Precinct Development Control Plan (DCP).
- Summit at Kemps Creek has been designed to provide a high quality Industrial Estate in a prime location for industry and employment, connected with the future Western Sydney Airport.
- The Estate will connect Southern Link Rd with other industrial estates to the east and south across the Mamre Road Precinct.

PROJECT VISION

- Provide a sensitive and optimal Masterplan Design in line with the Mamre Road DCP that gives response to the existing site conditions as well as activating Southern Link Road.
- Establish a road network that provides a safe and efficient connection to each individual site within the Estate as well as creating a link to other Industrial Estates to East and South.
- Generate a pleasant place to work with a thoughtful and sustainable design approach to the office component, creating optimal relationships with the street frontage, with an integrated landscape design and pedestrian amenity.
- Unique warehouse and office designs emphasizing movement, rhythm and identity.



Site location

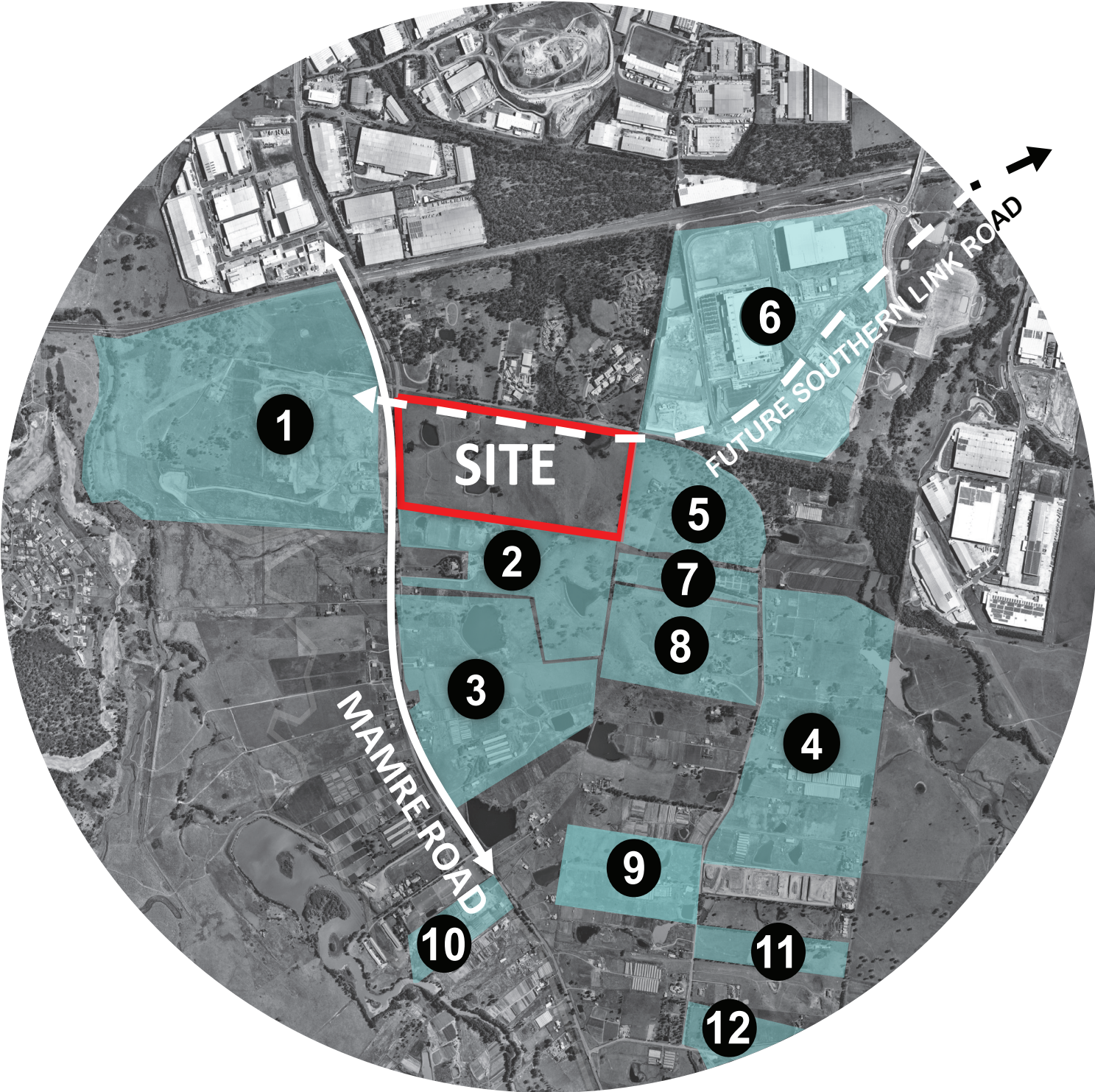


Site context

The Mamre Road Precinct

The Estate is located within the Mamre Road Precinct, a growing industrial area and employment hub, with consolidated land parcels close to the future Western Sydney Airport. Summit at Kemps Creek is bounded to the west and north by the intersection of Mamre Rd and the future Southern Link Road. The Estate will be surrounded by other future Industrial Estates such as:

- 1. The Yards by Altis Frasers
- 2. Yirribana Logistics Estate by GPT
- 3. Aspect Industrial Estate by Mirvac
- 4. Stockland Fife
- 5. Gibb Group
- 6. Oakdale West Industrial Estate
- 7. Frasers Property Industrial
- 8. Dexu
- 9. Frasers Property Industrial
- 10. Frasers Property Industrial
- 11. Fife / Stockland
- 12. ESR Australia



Existing Site Conditions

Aerial images



Existing Site Conditions

Aerial images

SITE CONDITIONS

- The site is a rectangular shape covering an area of 52.18ha, with the northern boundary extending 1,100m.
- It is currently bounded by Bakers Lane to the north and Mamre Road to the West.
- Most of the site is currently pasture land, with some scattered trees and an existing low building structure to the north of the site.
- There are also three main existing dams located in low points of the site.
- The highest point is located near the south-east corner of the site. The lowest points are along-side Mamre Road to the west, however the site also falls towards the north-east corner with Bakers Lane.
- To the north of our site, and on the opposite side of Bakers Lane, there are three different Educational Campus: Mamre Anglican School, Emmaus Catholic College and Trinity Catholic School.



Artist impression of the east side of the Collector Road intersectngs



Artist impression of the east side of the Collector Road intersectngs

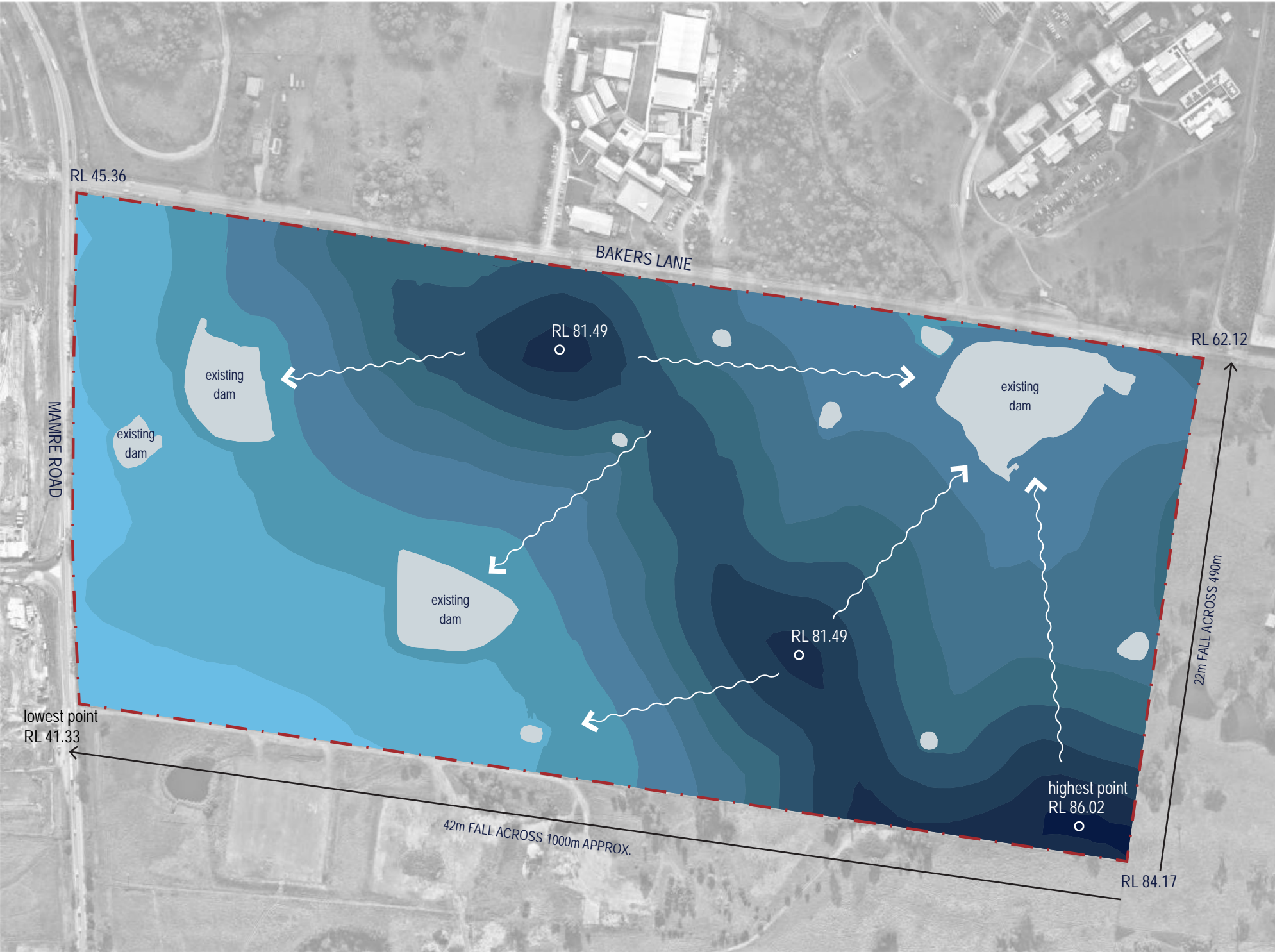
Existing Site Conditions

Topography

The land forms rise to a central ridge running from the south-east corner to the centre of the northern boundary.

The highest point of the site is located near the south-east corner with an RL of 86m. The lowest points are located alongside Mamre Road to the west of the site sitting at RLs between 41m and 45m approximately. This means an overall fall of 42m across 1,000m along the southern boundary. There is a similar gradient alongside the eastern boundary, where the site falls over 20m across nearly 500m in length.

The current overland flow path falls towards three main existing dams located on the north-east corner and to the west of the site..



- Higher Levels
- Lower Levels
- Natural overland flow path

Design Response

Topography

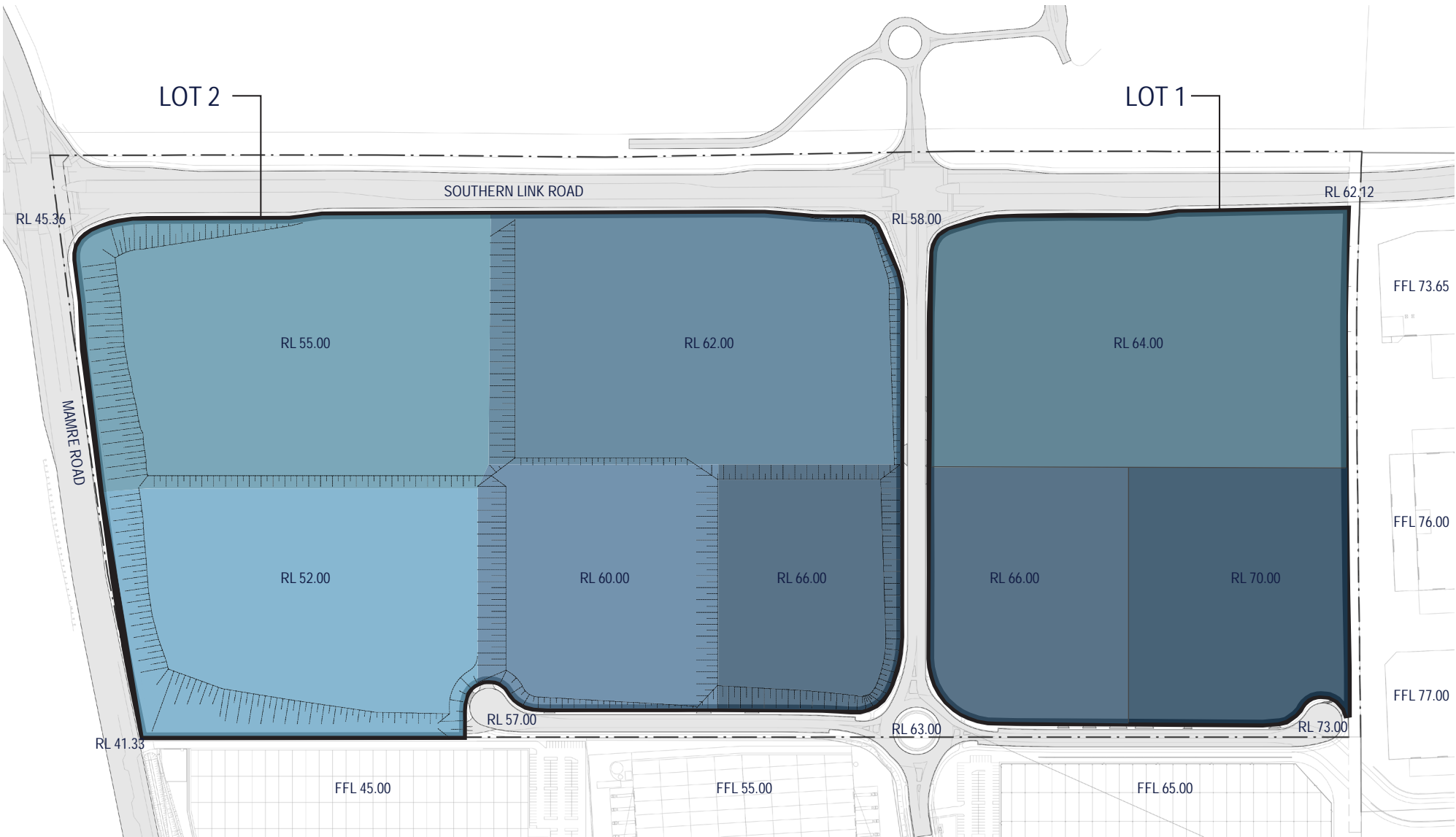
Mamre Road Precinct DCP states in section 4.4.1 (control 7) that the maximum cumulative height of any retaining wall adjoining the public domain is 6m, with these walls to be tiered in segments of no more than 2m.

The proposed industrial estate has been designed so that the pad levels follow the natural landforms of the site whilst maintaining a balance with retaining walls and batters to comply with the DCP controls alongside Mamre Rd and future Southern Link Rd.

The pads generally step down from the highest point to the south-east corner of the site

The site is then split into 2 main Lots by a Collector Road that connects with the southern Industrial Estates.

In order to give access to each site within the Estate and provide a future connection with surrounding Estates, the masterplan proposes a Local Industrial Road running East-West alongside the southern boundary.



Design Response

Built form

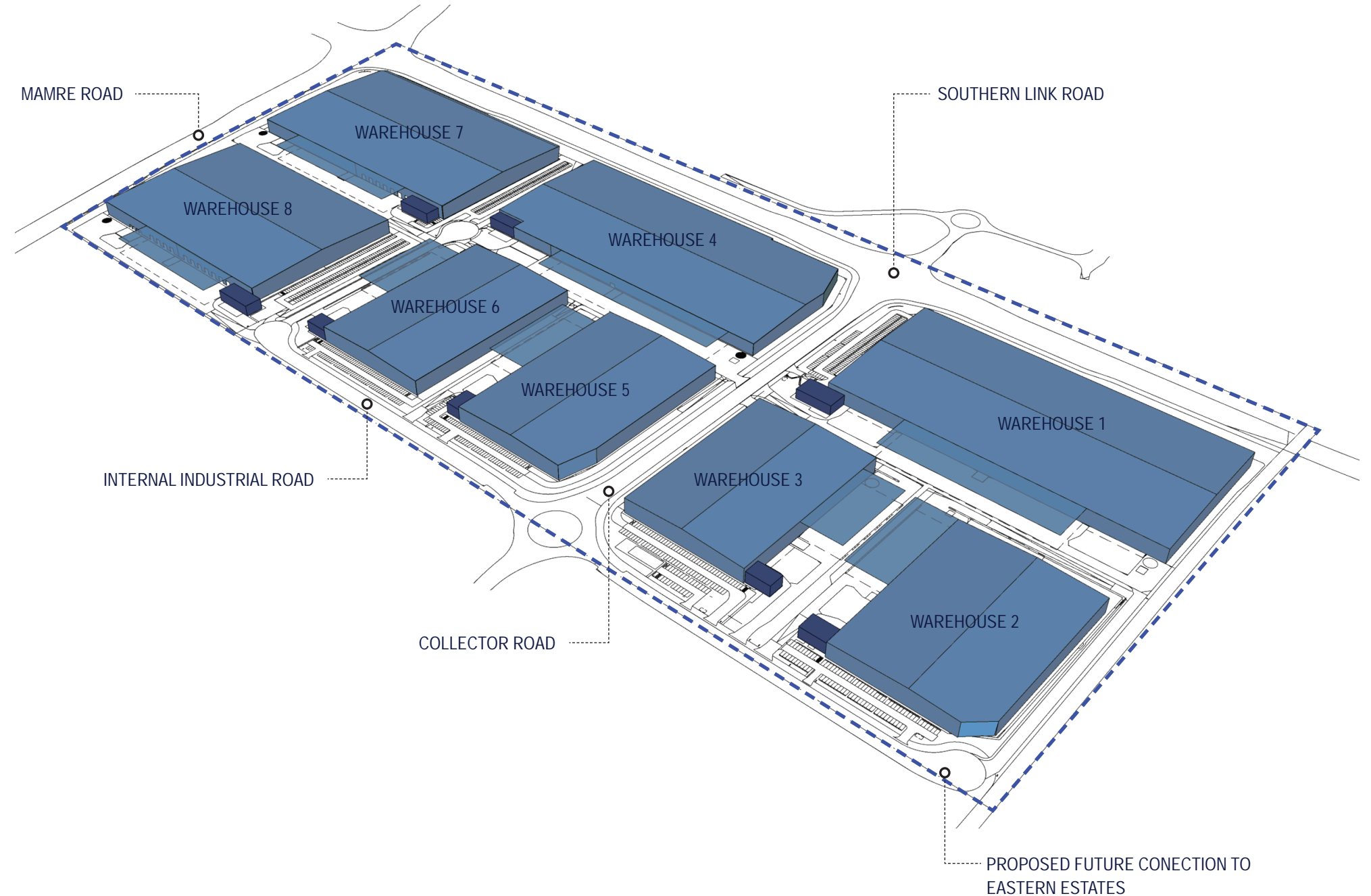
The dimension of the civil pad is key in order to ensure the size of retaining walls with the public domain is limited to 6m as per the DCP. The proposal allows for medium to large scale warehouses which vary from 18,000 to 44,000 sqm approximately.

The built form provides the larger warehouses alongside Mamre Road and Southern Link Road, with the smaller ones distributed alongside the Local Internal Road to the south of the site where the pad levels vary the most.

The Masterplan aims to provide buildings with a regular shape in order to maximise efficiency as well as maintaining perpendicular and controlled access from the internal road network.

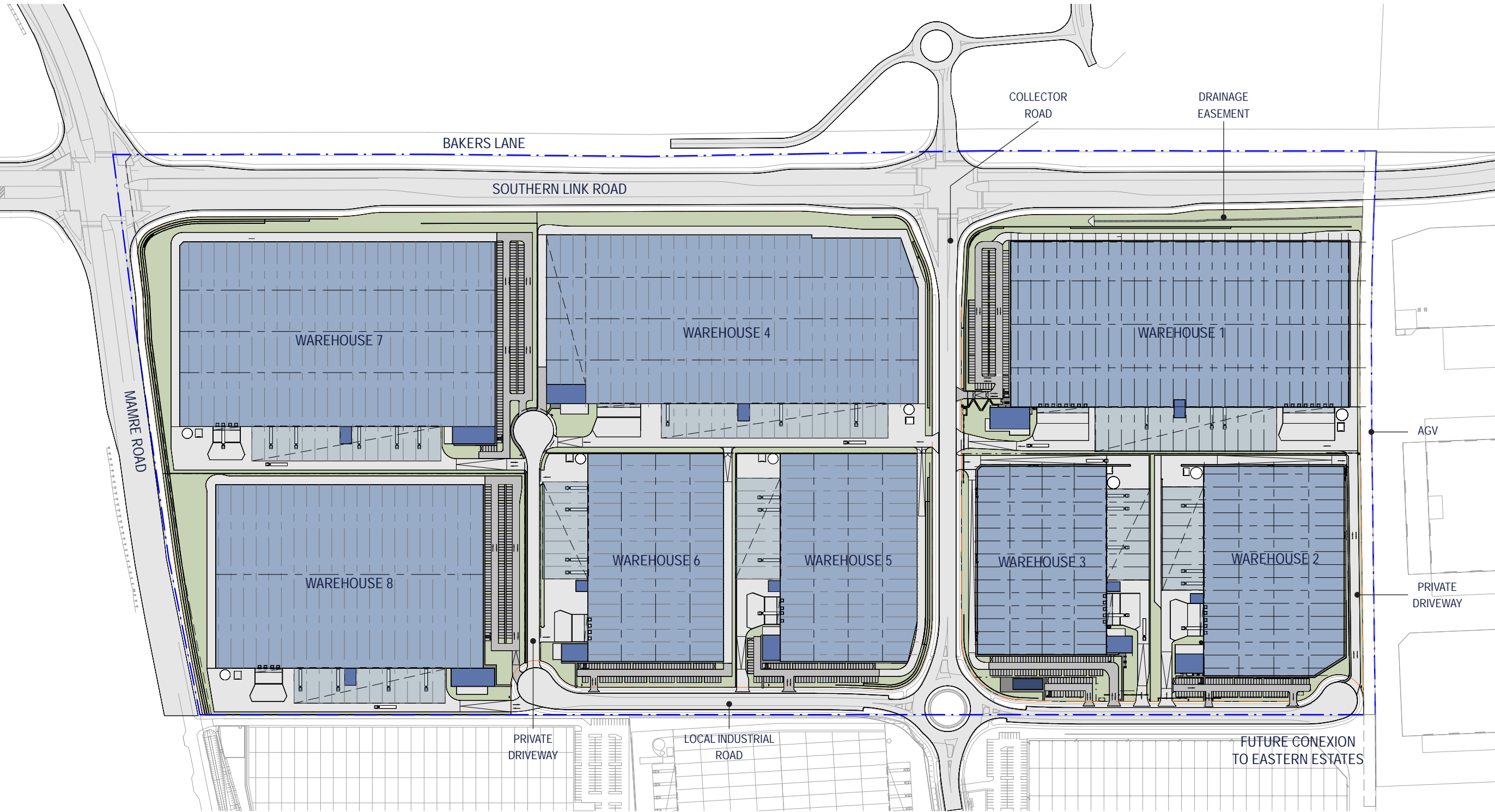
Where possible, the buildings are also used to screen the public domain from the loading zones, maintaining a neat and landscaped streetscape whilst also minimising the acoustic impact to the educational areas located to the north of the site.

Offices are located to the closest point of access from the internal roads to ensure good exposure, pedestrian amenity and security to each individual site.



Design Response

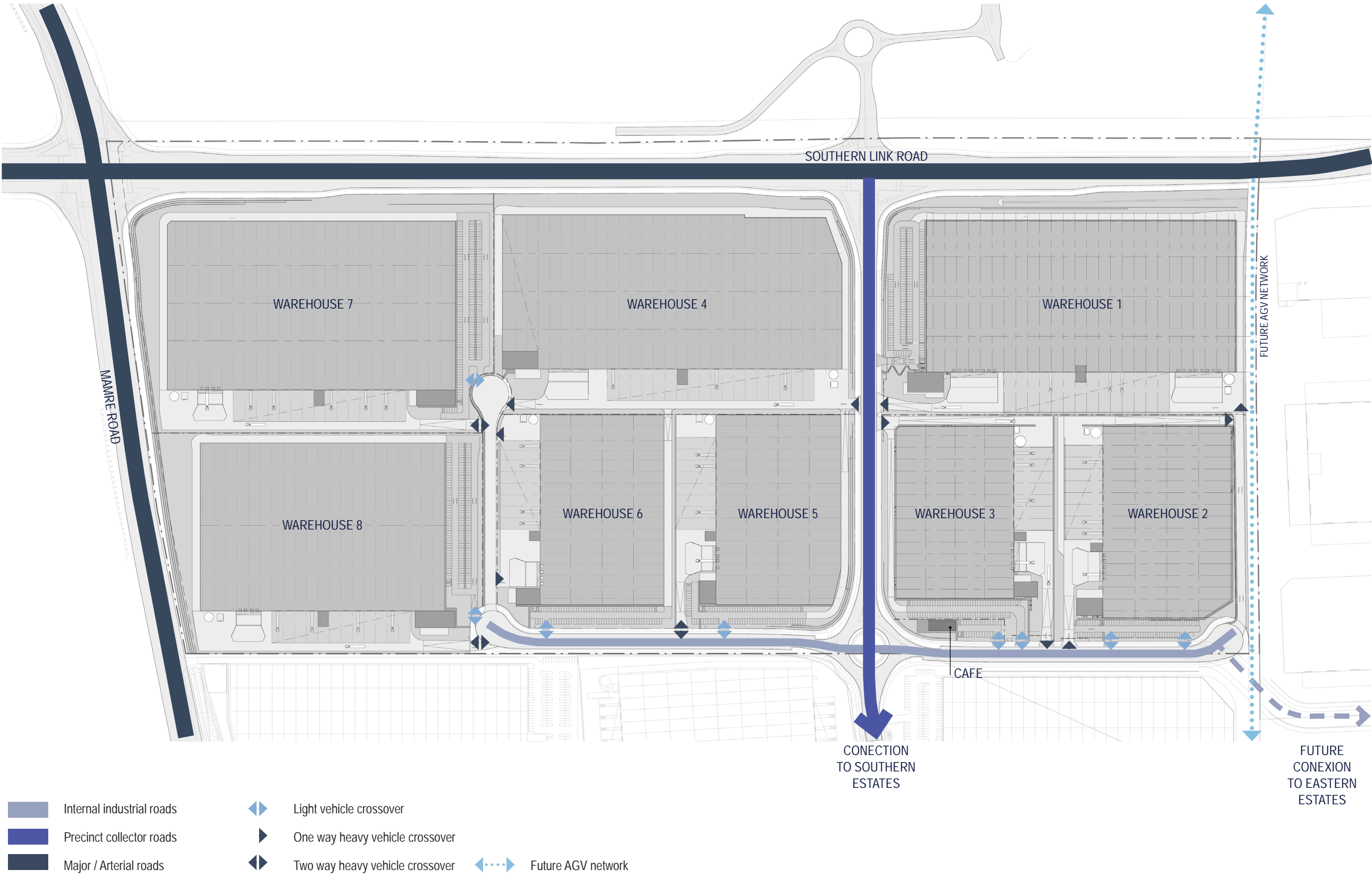
Proposed masterplan



- Warehouse
- Office
- Cafe
- Landscaping

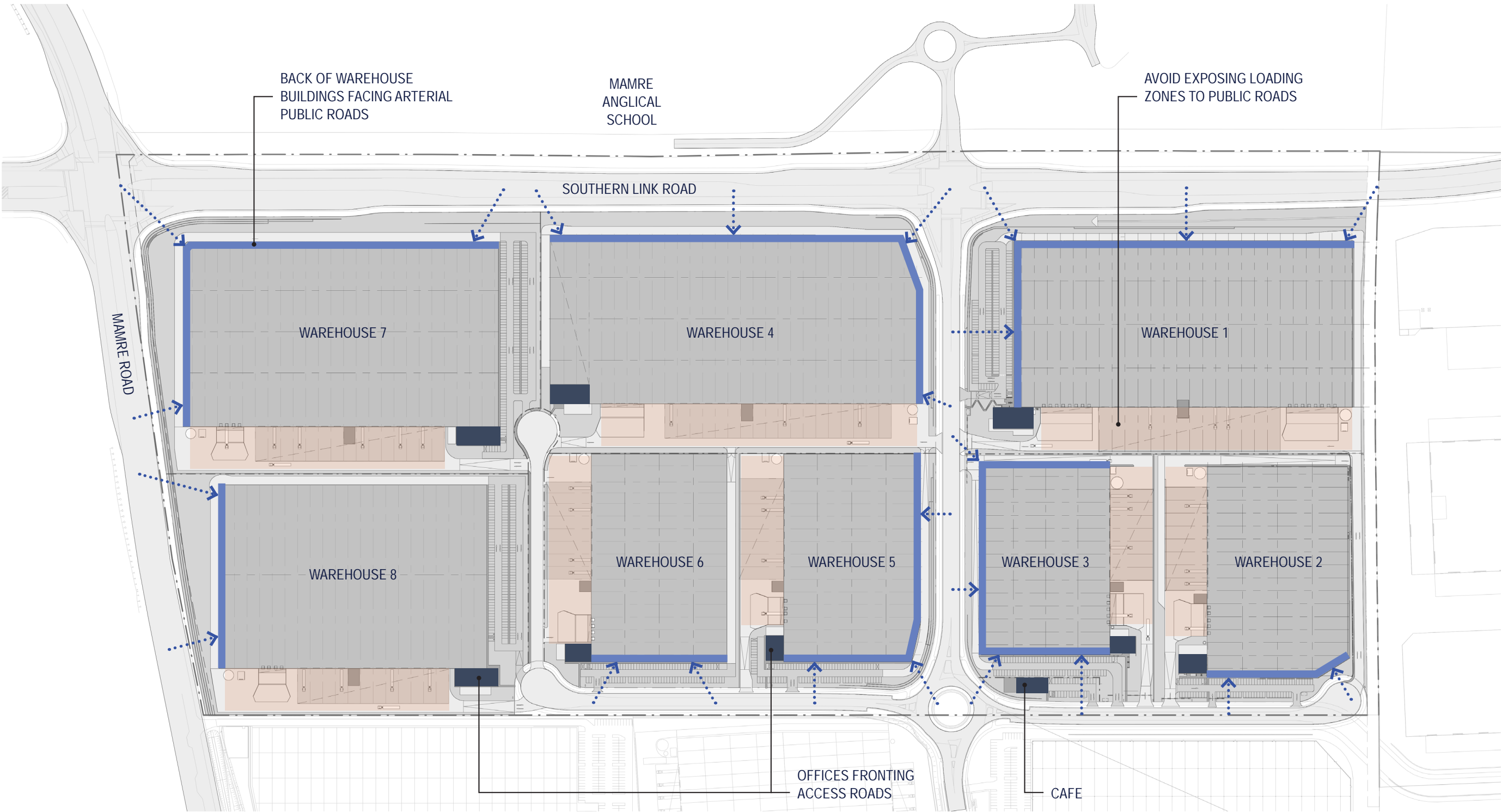
Design Response

Road network



Design Response

Street frontage



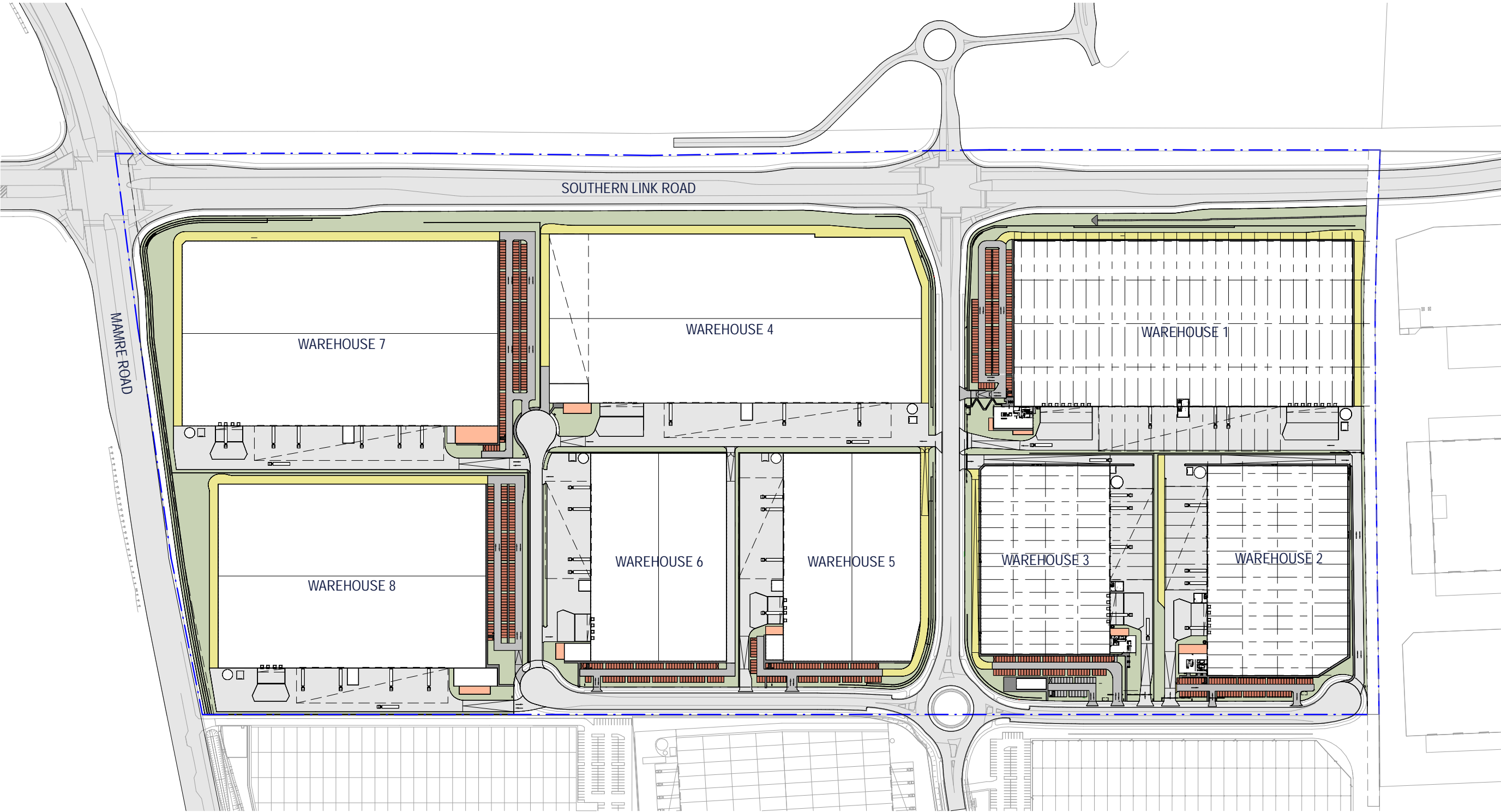
-> View from roads
- Warehouse street front
- Office
- Loading hardstand

OBJECTIVES

- Screen hardstand and loading areas from public domain, especially to the north in order to avoid acoustic impact with educational areas.
- Offices fronting access roads to enhance pedestrian amenity, landscaping and security.
- Warehouse facade treatment to public road network.

Design Response

Landscaping & Permeability

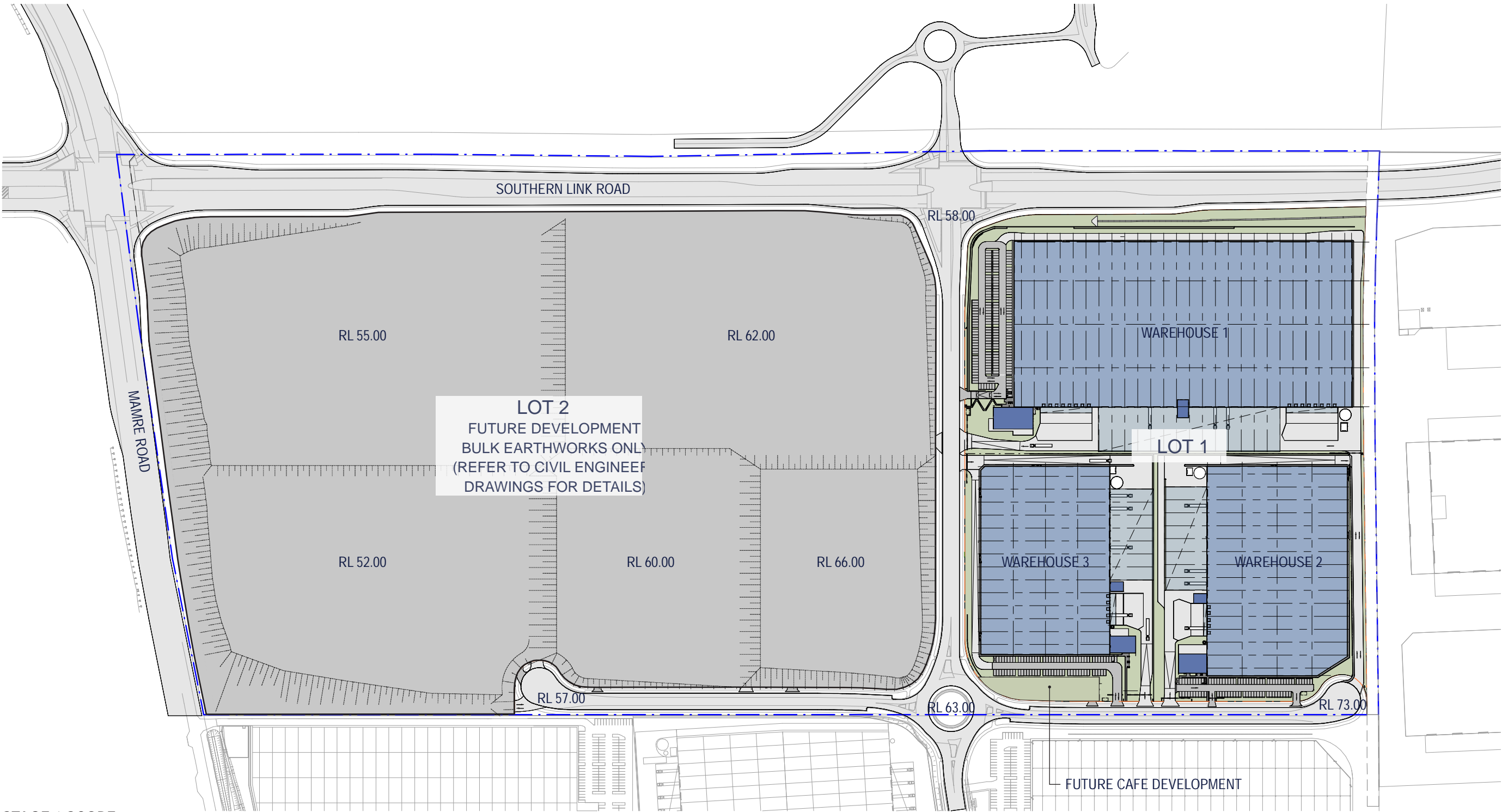


- Soft Landscaping (100% Permeability)
- Permeable fire access tracks (50% Permeability)
- Permeable car parking bays (50% Permeability)
- Staff outdoor areas

OBJECTIVES

- Integrated landscape design.
- Landscape to offices, and a particular, to adjacent outdoor areas.
- Landscape to streetscapes.
- Permeable surfaces to carparking bays and fire access tracks.

Stage 1 Masterplan



STAGE 1 SCOPE

- Demolition and clearing of all existing built form structures and existing vegetation
- Site wide bulk earthworks including cut and fill to create flat development platforms for the warehouse buildings and topsoiling and grassing/site stabilisation works
- Site wide road works and access infrastructure
- Construction of high order roads with external connections and internal estate local industrial roads
- Construction of three warehouse buildings with ancillary offices comprising a total of 86,214m²
- Stormwater and drainage works including stormwater basins, diversion of stormwater lines, gross pollutant traps and associated swale works
- Sewer and potable water reticulation
- Inter-allotment, road and boundary retaining walls; and signage zones

Signage & Wayfinding

Signage location & access











Branding and pylon signs are proposed at strategic locations alongside the main access points within the internal road network.

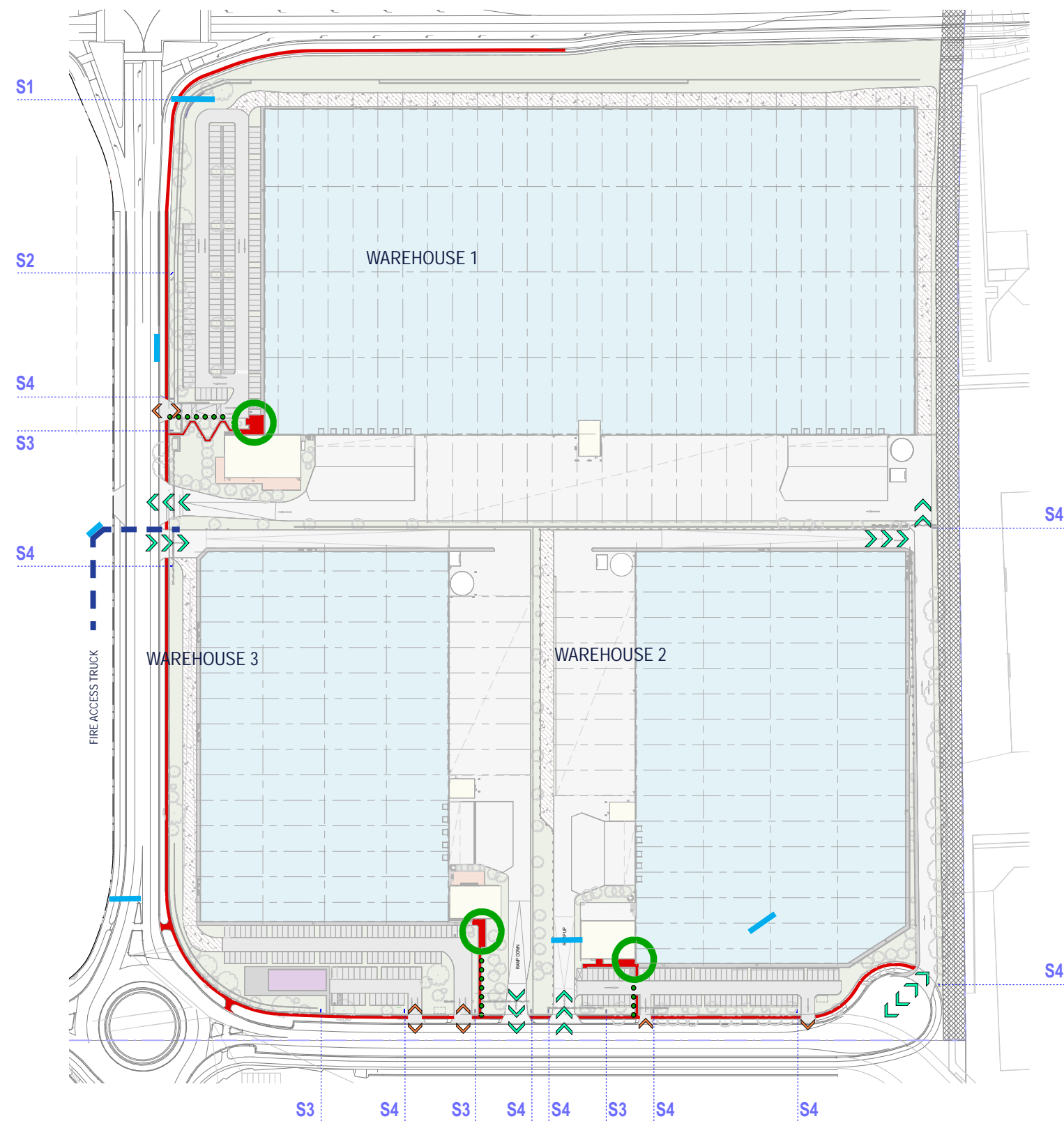
A main Estate sign(S1) is proposed to the east side of the main access to the Estate from Southern Link Road. This sign will be fully integrated with the landscape and tiered retaining wall and is further detailed in the landscaping drawings package.

Pylon signs are located generally next to the entry crossovers for both heavy and light duty vehicles and these vary in size depending on the category and content.

An Aboriginal Art Work is proposed to the bottom part of the north-west corner of WH3 as a way to articulate this prominent corner of the building as well as honoring the Darug people, places and wildlife in the Western Sydney Area.

Pedestrian access is proposed in accordance with the AS1428.1 and connects the main offices with the pedestrian footpath alongside both the Collector Road and Local Industrial Roads. Bicycle storage zones are proposed near each office entry in order to be clearly visible and minimise travel distances.

-  Pedestrian and bicycle shared path
-  Bicycle parking zone
-  Truck entry / exit
-  Car entry / exit
-  Estate branding sign
-  Estate identification sign
-  Tenant identification sign
-  Tenant wayfinding sign
-  Tenant signage zone on building facade
-  Aboriginal art work
(subject to community consultation)



Signage & Wayfinding

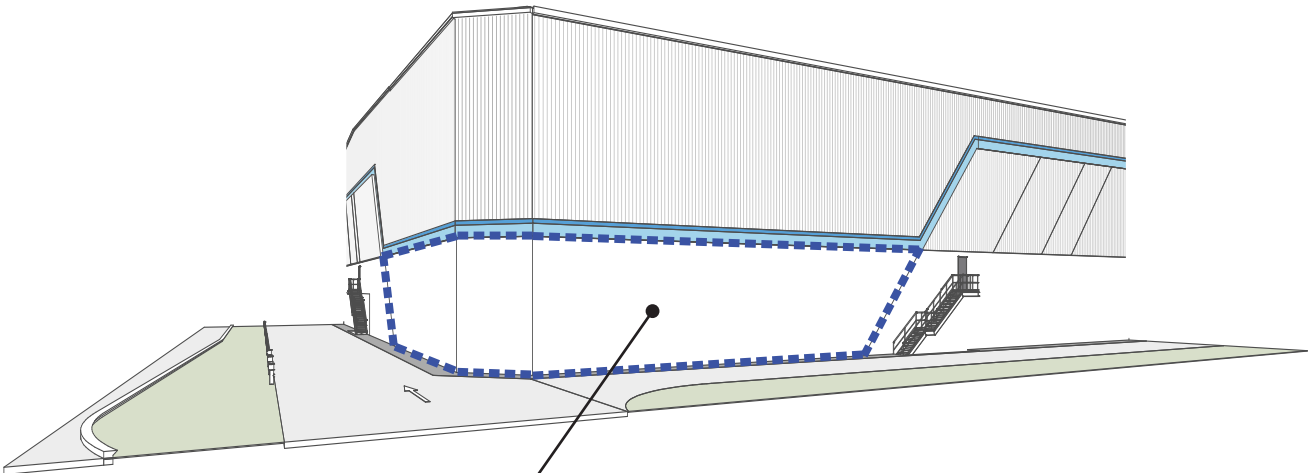
Signage details



S1
MAIN ESTATE ENTRY SIGNAGE.
REFER TO LANDSCAPE
ARCHITECTS DRAWINGS FOR
FURTHER DETAILS

ESTATE BRANDING SIGN

Artist impression of the east side of the Collector Road intersection with Southern Link Road. For further details refer to Landscape Architects drawings



ABORIGINAL ART WORK

Schematic perspective of WH3 North-West Corner, seen from Collector Road.



S2

FREE STANDING
DOUBLE SIDED
ILLUMINATED

ESTATE IDENTIFICATION SIGN

S3

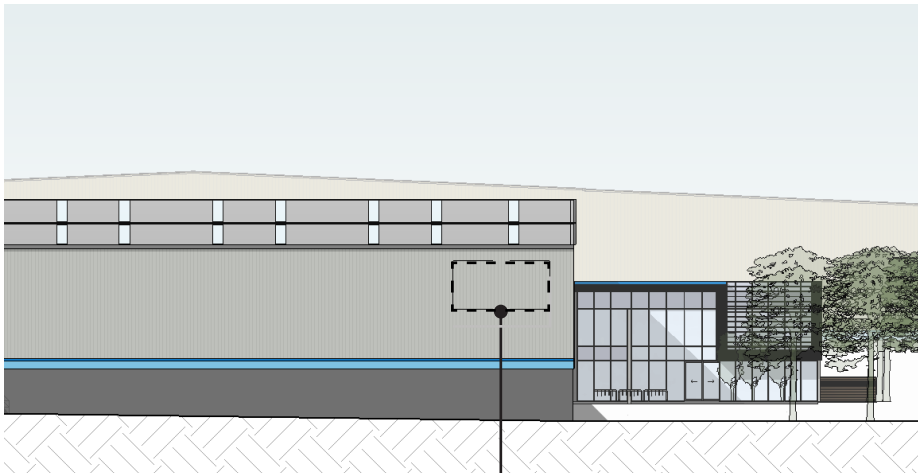
FREE STANDING
DOUBLE SIDED
ILLUMINATED

TENANT IDENTIFICATION SIGN

S4

FREE STANDING
DOUBLE SIDED
NON-ILLUMINATED

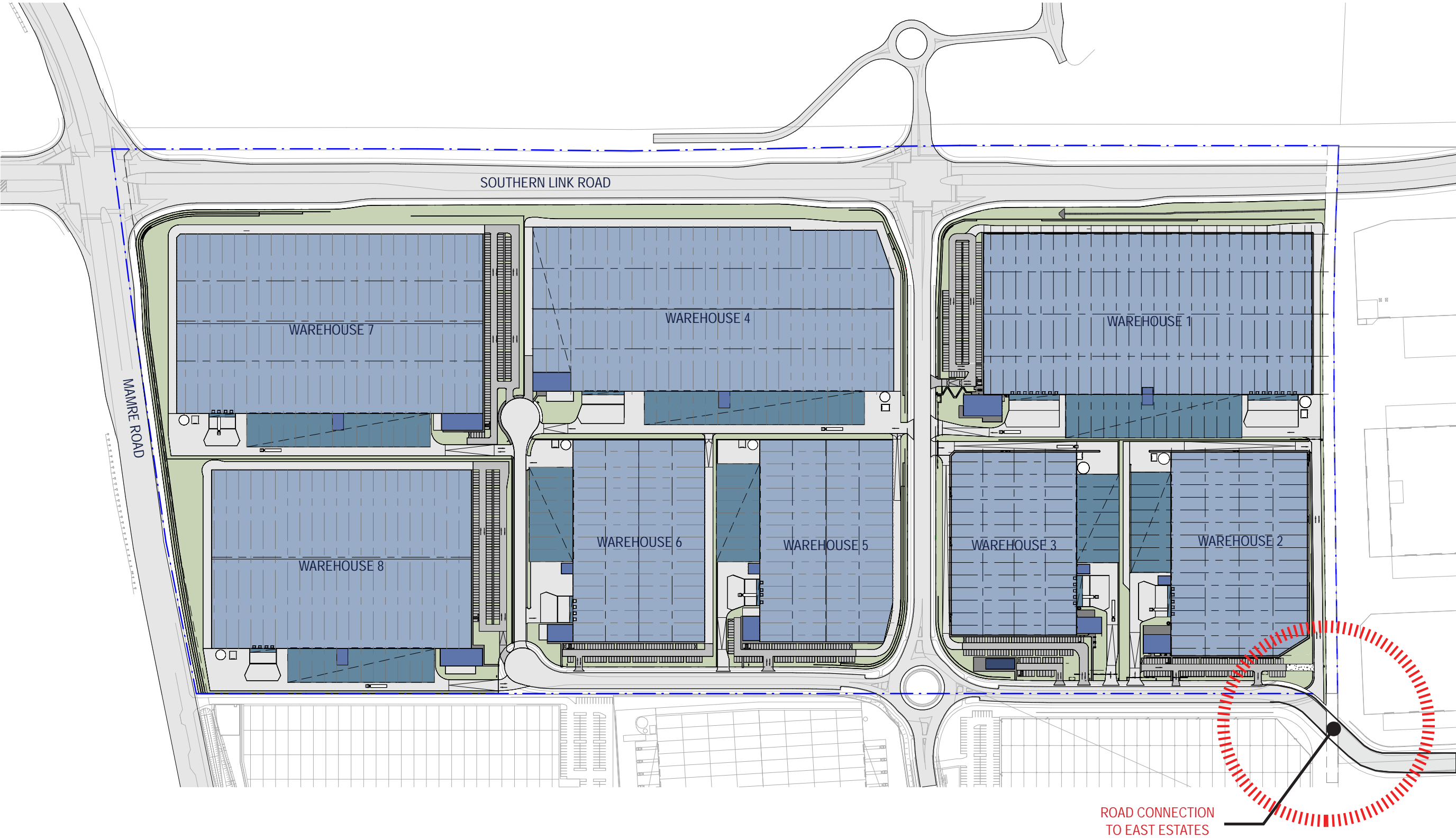
TENANT WAYFINDING SIGN



TENANT SIGNAGE ZONES
ON WAREHOUSE FACADE

Ultimate Masterplan

Connection to East Estates



Buildings Design Concept

Warehouse precedent imagery & inspiration



Integrated Landscaping



Horizontals & Diagonals



Feature frames / Branding



Movement



Rhythm



Neutral Colors / Facade breakdown

OBJECTIVE

With the Estate being located at the intersection of two arterial roads such as Mamre Road and Southern Link Road, the building design intends to provide a response to the movement and activity of the vehicles circulating along these roads, and will aim to do so with the use of horizontal and diagonal lines on the facade of the warehouses. These lines will be reinforced with the introduction of a feature frame containing ISPT brand colours in order provide identity to the Estate. To address the length and volume of these buildings, the design will incorporate a further break down of the facade with the use of neutral tones which don't compete with the feature brand colours.

Integrating quality landscaping which merges with the topography of the site will be key to achieve the desired harmony of a world class Industrial Estate such as Summit at Kemps Creek.

Buildings Design Concept

Office precedent imagery & inspiration



Rhythm



Inside-Outside relationship



Feature frame / Overall neutral colours



Emphasized office entry



Cladding break up



Noble materials



Corporate look

OBJECTIVE

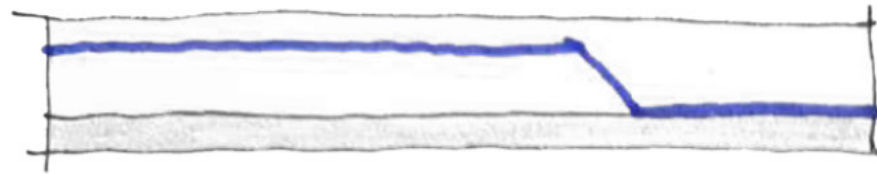
The offices will need to tie in with the main building design in order to maintain continuity whilst serving as the connection point between the warehouse and the street, where both pedestrians and vehicles will be accessing each individual site. The introduction of feature walls made of noble materials not only can help emphasizing the access to the main office building, but also articulate the front facade, which will open up towards the main street frontage. These feature walls can also be designed to provide a connection between the interior and exterior space, making the working place more flowing and attractive.

The use of solid walls with minimal glazing will assist with treating those office facades more exposed to the horizontal sun, making these offices more sustainable with just a simple and thoughtful design. These solid portions of the offices can be treated with a cladding break up as well as vertical and narrow gaps which will provide rhythm.

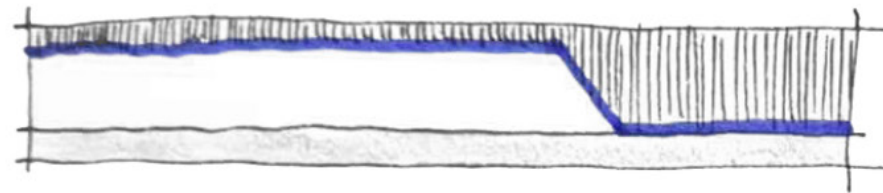
Building Design

Warehouse facade concept

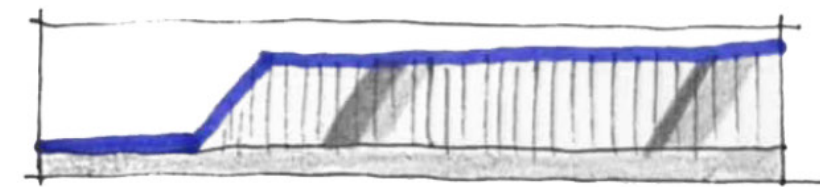
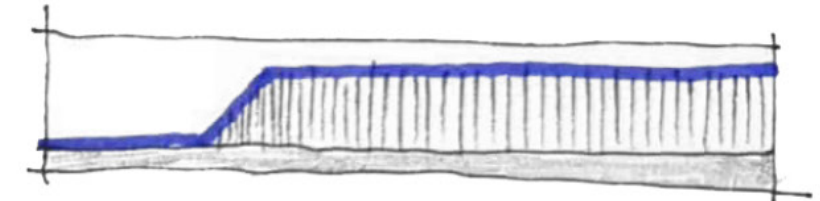
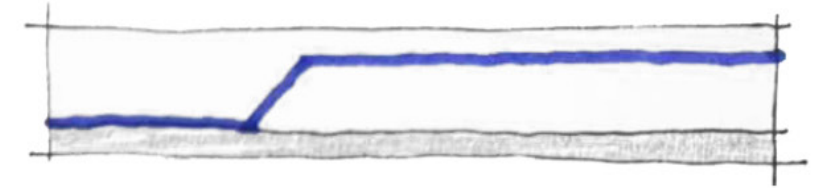
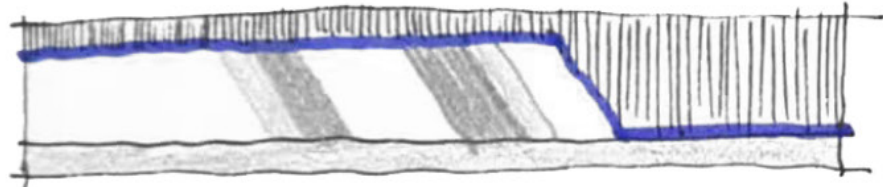
1 - A horizontal ribbon splits the facade into two portions which vary in height with the introduction of diagonals. The blue ribbon will provide identity to the buildings by using ISPT blue tones.



2 - Negative-Positive alternation between the neutral background colours to create movement and articulate the overall estate.

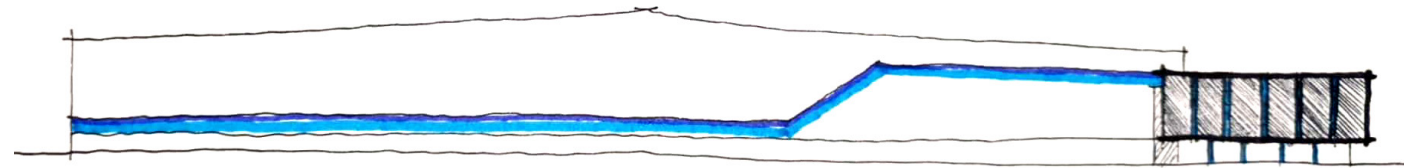


3 - Emphasize diagonals and movement with introduction of cladding break up on the lower part as well as further articulating these large walls.

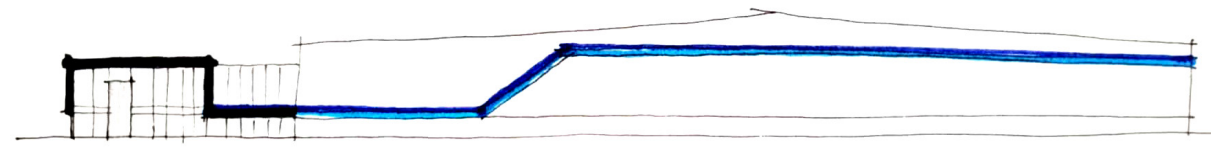


Building Design

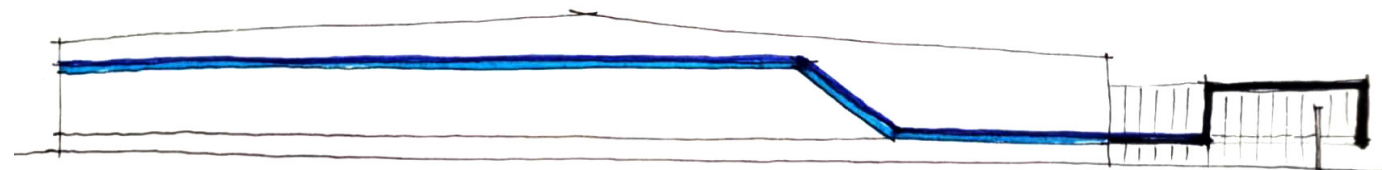
Warehouse & office concept



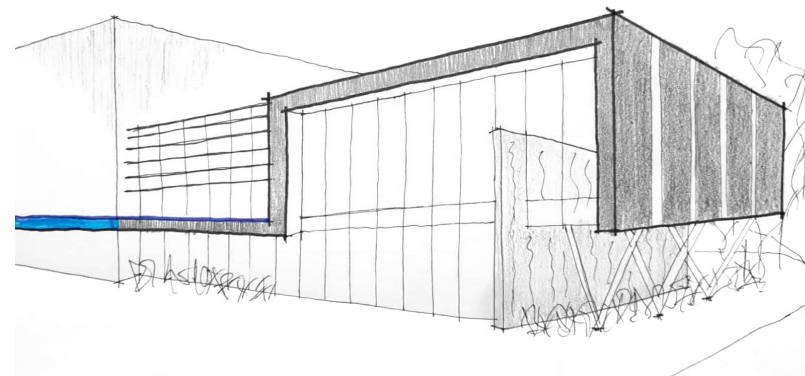
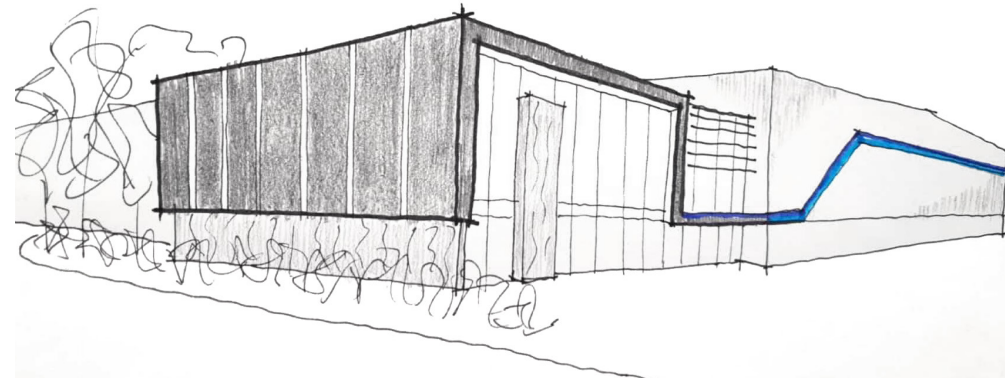
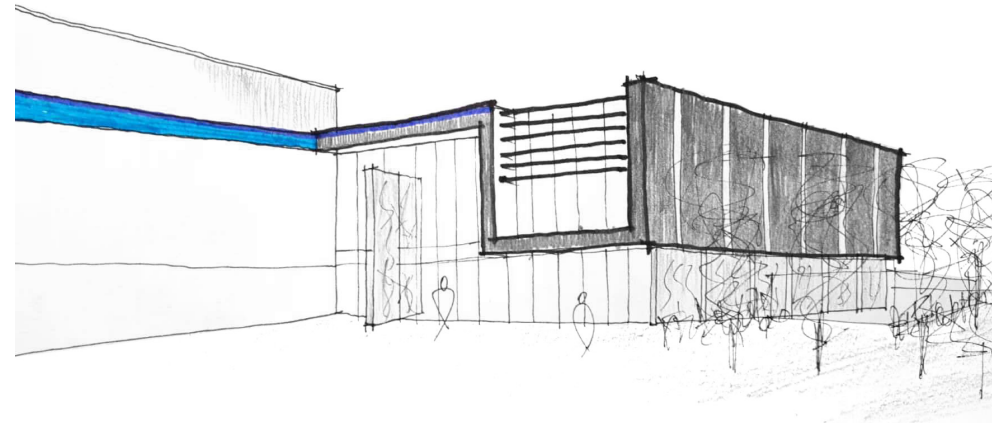
Warehouse 1



Warehouse 2

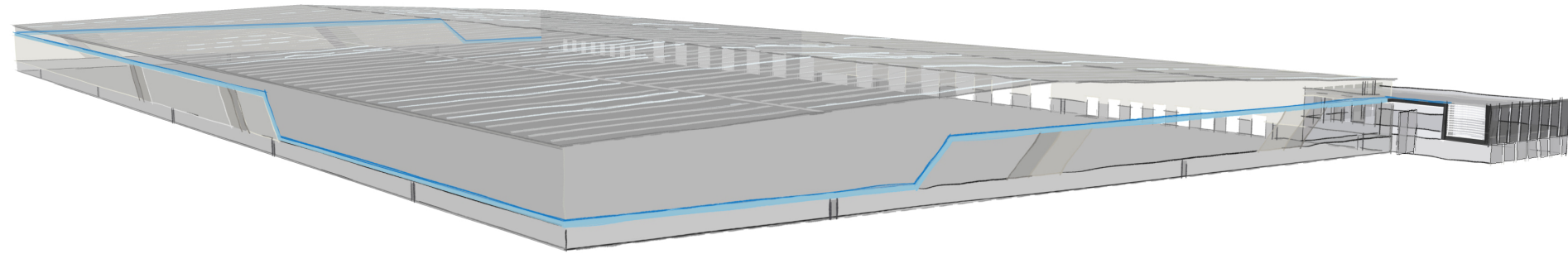


Warehouse 3

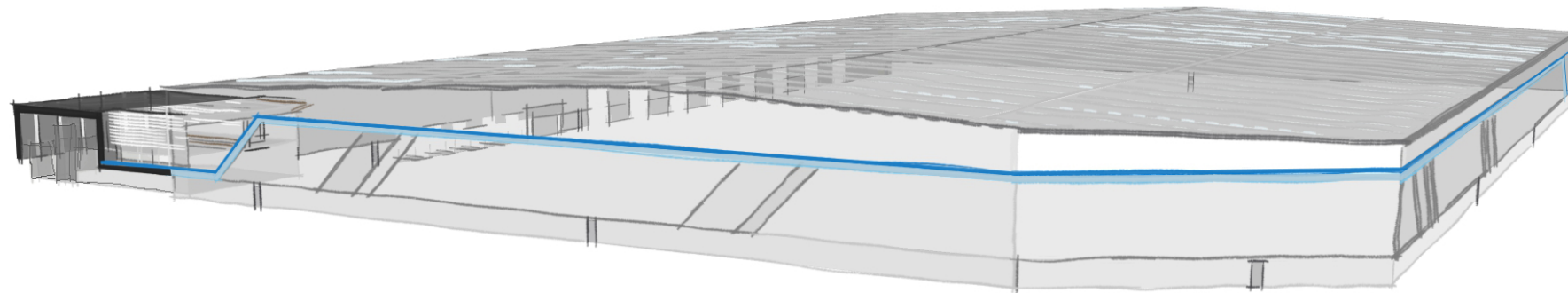


Building Design

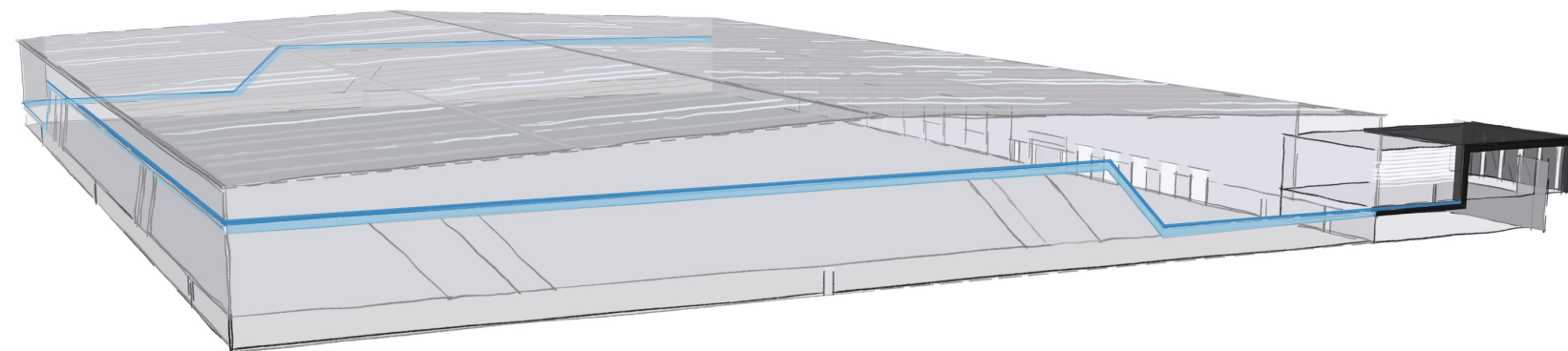
3D Massing



Warehouse 1



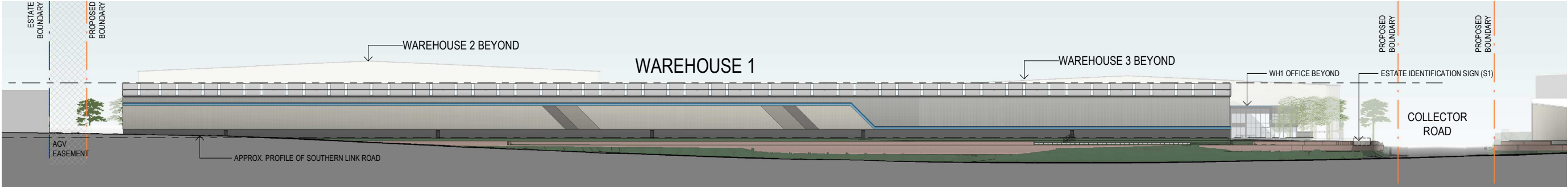
Warehouse 2



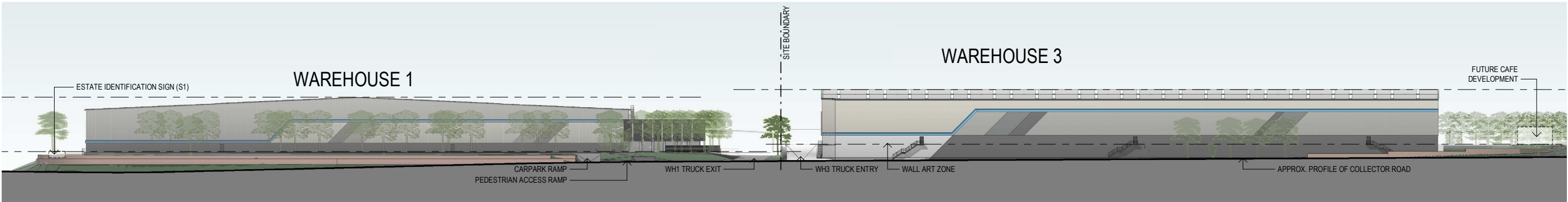
Warehouse 3

Master Elevations

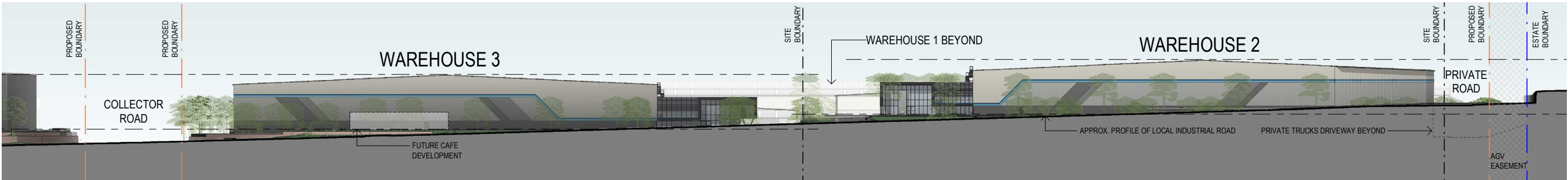
Stage 1



Stage 1 - North Elevation (Southern Link Road)

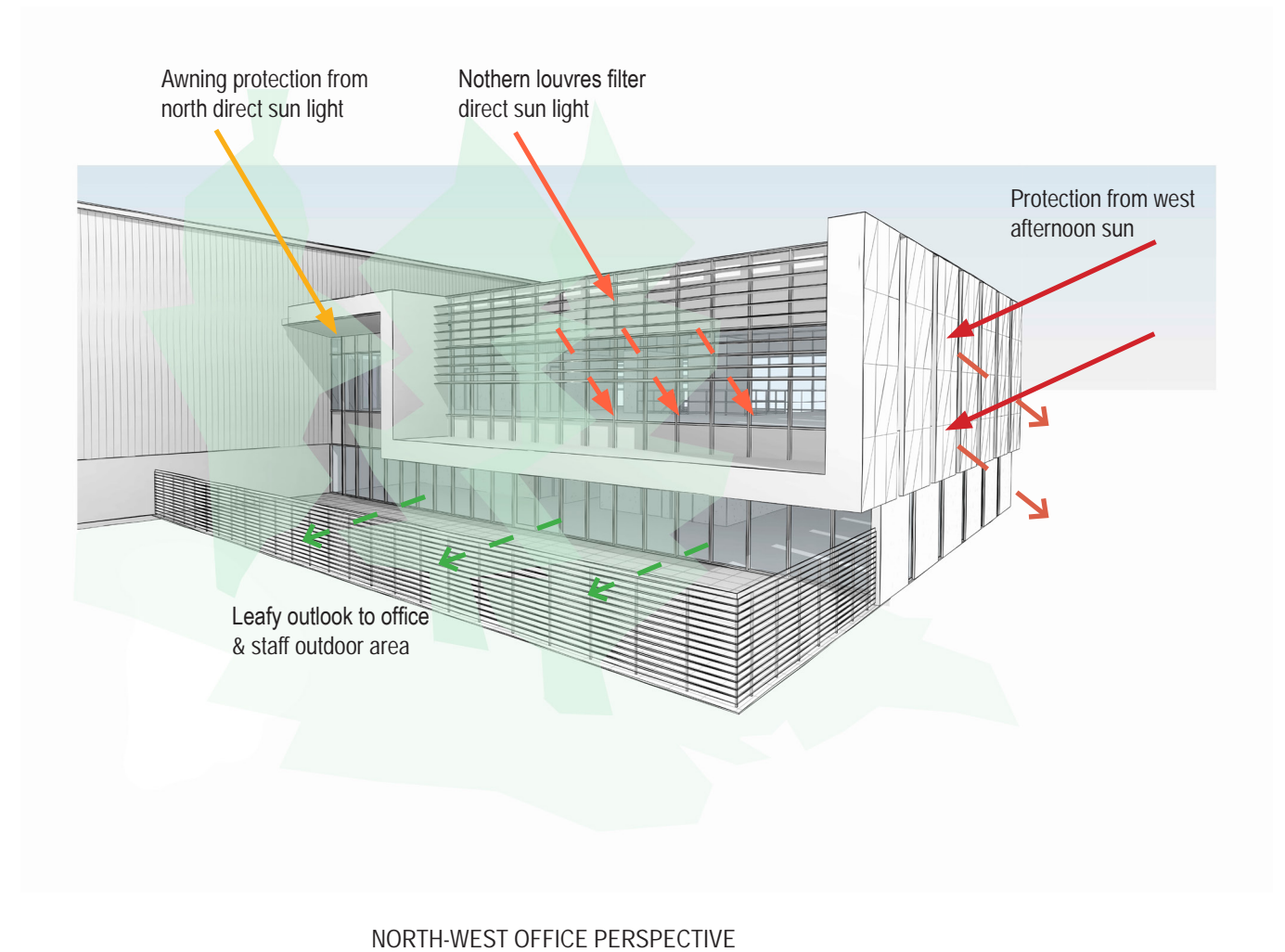
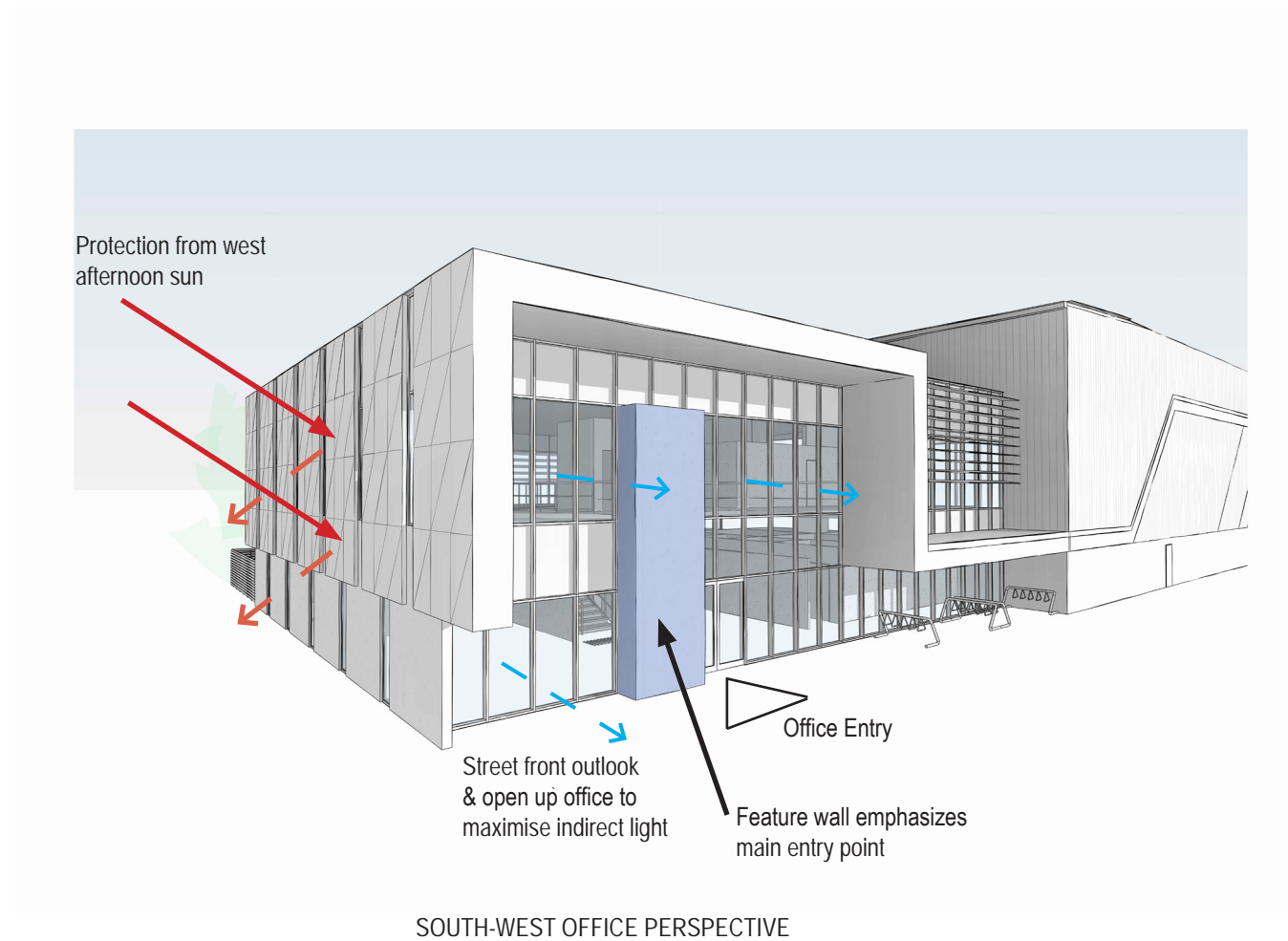


Stage 1 - West Elevation (Collector Road)



Stage 1 - South Elevation (Local Industrial Road)

Office Sustainable Design



SUSTAINABILITY

The proposed office buildings aim to open up to the south in order to maximise the natural indirect lighting whilst providing an outlook from the office entry and the main landscaped areas, making the working place more attractive and peaceful. The office entry is highlighted by a feature wall which will not only help identifying the main access point, but also articulate the main office frontage.

Large 2m awnings will provide protection from the high northern sun, specially in summer, and allow more direct natural light during the cold days in winter. This light will be filtered with the introduction of horizontal louvres in front of the largest portion of the office. In most offices, the northern facade gives access to an outdoor area for workers on ground level, with a leafy outlook which serves also as a visual screen to the loading zones. This northern aspect will ensure the provision of outdoor space with natural and direct sun during any time of the year.

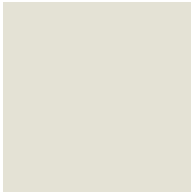
The western facade is mainly solid in order to minimise the horizontal direct sunlight and avoid glare within the working space as well as providing better thermal efficiency.

Colour Scheme & Materiality


Warehouse Palette



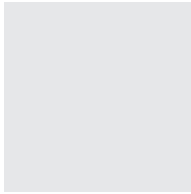
1 - Colorbond (Basalt)




2 - Colorbond (Surfmist)



3 - Colorbond (Windspray)



4 - Colorbond (Shale Grey)



5 - Aluminium cladding (light blue)



6 - Aluminium cladding (dark blue)



Office Palette



7 - Aluminium (Monument)



8 - Aluminium (dark grey)



8 - Timber colour cladding



10 - Stone looking cladding



11- Reflective grey tinted glazing

The external finishes contain, in general, a mix of materials and colours with low reflectivity in order to minimise glare and reflection. Also, warehouse main cladding colours used are standard Colorbond light to mid-tone greys in order to minimise heat gain and avoid the need for extra refrigeration within the working space.

3D Office Perspectives



3D Office Perspectives



3D Office Perspectives





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