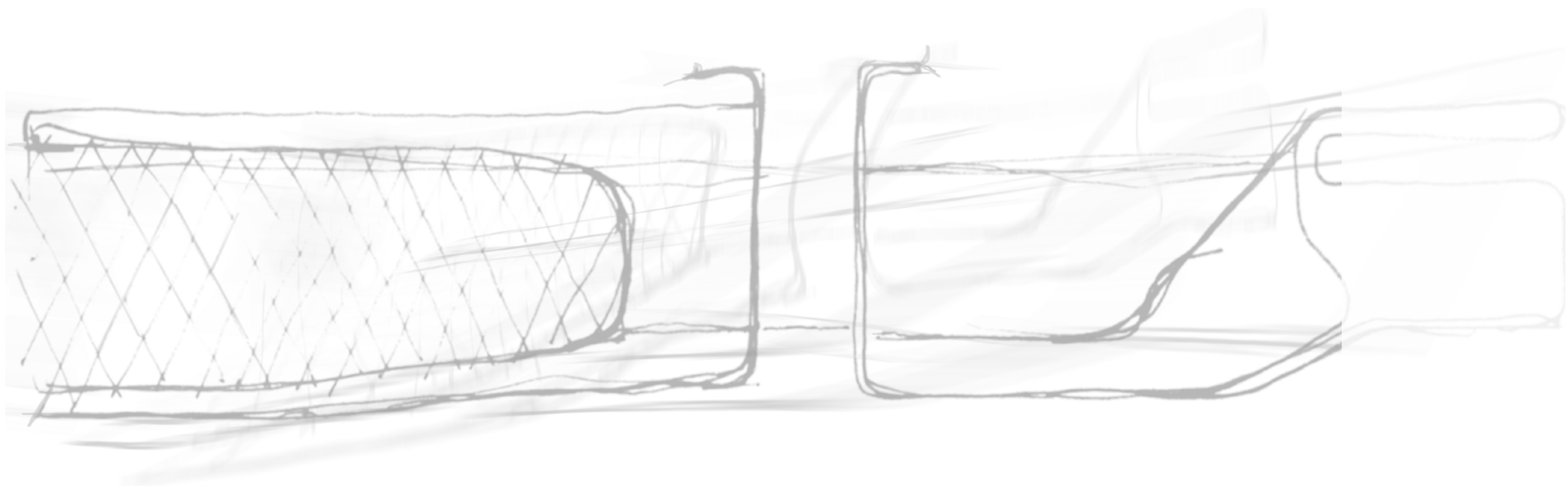


Multi-Story Warehouse and Distribution Centre

Charter Hall
Design Report

March 2022

ISSUE 04



Client

Charter Hall

Charter Hall



nettletontribe
architecture

Sydney

T +61 2 9431 6431

E sydney@nettletontribe.com.au

Brisbane

T +61 7 3239 2444

E brisbane@nettletontribe.com.au

Melbourne

+61 3 8547 1400

E melbourne@nettletontribe.com.au

Canberra

T +61 2 6107 3090

E canberra@nettletontribe.com.au

Perth

T +61 8 6166 9488

E perth@nettletontribe.com.au

Acknowledgment of Country

We acknowledge the enduring spirit of Country and the stories, songlines, languages, land, skies and waters that have nurtured the local people here since the beginning of time. We pay our respects to the local peoples of the Gadigal of the Eora Nation what we now call Sydney, who have cared for their Country for thousands of generations.

We also acknowledge the peoples of the Gadigal of the Eora Nation who hold trade and care responsibilities to the Country upon which the distributions centre will be developed.

We pay respect to their elders past, present and emerging and recognise their continuing, living practices, acknowledging the intricate knowledges and kinship relationships they each hold to this Country. They are, and forever will be, embedded within this space.

We also acknowledge the many First Nations people who now know this Country as their home and mother and recognise the care-taking relationships they hold here.

Contents

01 INTRODUCTION	5
Executive Summary	6
Development Summary	6
Compliance With SEAR's	7
02 LOCATION & CONTEXT	8
Locality - The Greater Sydney Context & Alexandria	9
Planning Controls	10
The Site	11
Topography & Existing Trees	12
Street Frontages, Solar Access	13
Pedestrian & Transport Network	14
Key Views Of The Site, Site Access	15
03 DESIGN PROPOSAL	16
Design Principles	17
Design Proposition	19
Design Evolution	21
Public Domain And Landscape Design	23
Setback to Road	26
Traffic Management	27
Facade Process	28
Height Blanket Diagrams	31
Architectural Precedents	32
Warehouse Component - Materiality	33
Ancillary Office - Materiality	34
Ancillary Office - Daylight Analysis	35
Indicative Perspectives	36
04 APPENDIX - ARCHITECTURAL DRAWINGS	
Floor Plans	
Elevations	
Sections	
Signage	
Shadow Diagrams	
Indicative Perspectives	

01

INTRODUCTION

Executive Summary

Charter Hall are seeking to establish a state of the art multistory industrial development located at 520 Gardeners Road

The Proposal

Construction of a multi level warehouse and distribution centre comprising 21,952 m2 of warehouse and distribution GFA with 5,557 m2 ancillary office space, landscaping at ground and second floor levels, bicycle and car parking.

The proposal comprises the redevelopment of the site as summarised below:

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 27,509 m2 GFA including:
- Provision of end of trip spaces at ground floor level and 144 car parking spaces at second floor level.
- Approximately 4,511m2 of hard and soft landscaping at ground level and an additional 1,634 m2 of soft landscaping on the level two rooftop.

Development Summary

18,988m ² Site Area	27,509m ² Gross Floor Area	15% Deep Soil Area	15% Tree Canopy Cover	
20,144m ² Warehouse	531m ² Ancillary	1,278m ² Service Vehicle Storage	21,952m ² Total Warehouse Area	5,557m ² Ancillary Office
144 Staff & Visitor Car Parking	3 Share Car Parking	12 Motorbike Parking	64 Bicycle Storage	

Compliance With SEAR's

This document has been prepared in consideration of the Planning Secretary’s Environmental Assessment Requirements (SEARs). Table 3 and 4 below summaries all key issues relevant to this report and how they have been responded to.

Reference	Requirements	Response/Reference
Issue and Assessment Requirements		
3	<p>Design Quality</p> <p>Demonstrate how the development will achieve:</p> <ul style="list-style-type: none">– design excellence in accordance with any applicable EPI provisions.– good design in accordance with the seven objectives for good design in Better Placed.	Section 3.0 Design Proposal - Demonstrates how the building responds to design excellence and the 7 objectives for good design in the Better Placed guidelines.
4	<p>Built Form and Urban Design</p> <ul style="list-style-type: none">– 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.	Refer to Section 3.0 Design Proposal - This section demonstrates how the building responds to built form and urban design

02

LOCATION & CONTEXT

Locality - The Greater Sydney Context & Alexandria



The site is located within the suburb of Alexandria under the Sydney Local Government Area ().

The site is located approximately 6 km south of Sydney CBD, and 2.5 km North of Sydney airport.

The site is located on the corner of Bourke and Gardeners Roads. The site is well connected with left in and signaled right in vehicular access on the south east corner along Gardeners Road.

Second vehicular entry and exit on the north west corner along Bourke Road

Other significant Roads in the greater context include the Princes highway intersecting Canal Road to the west, M8 St Peters Interchange and Botany Road intersecting Gardeners Road to the east.

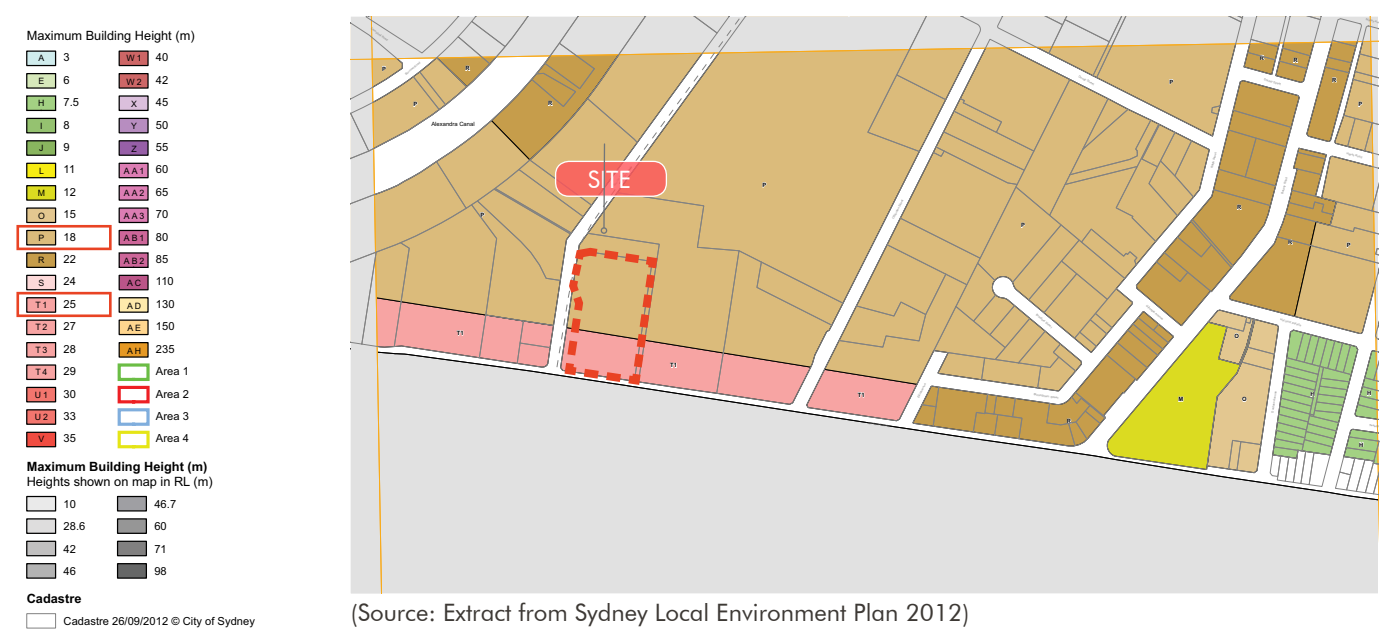
The site is also situated within close proximity to Mascot train stations and Mascot Bus Terminus.



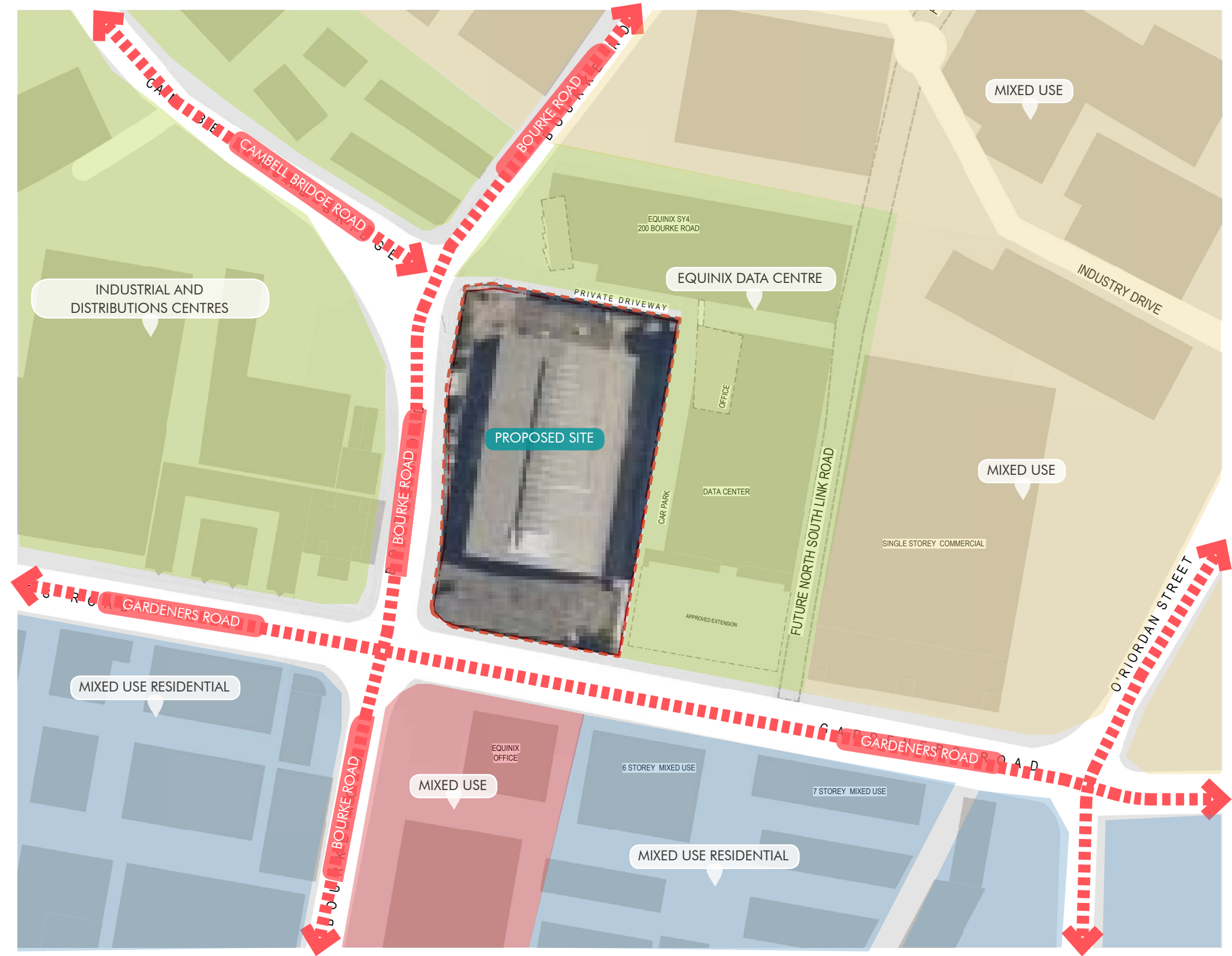
- Site
- T Train Station
- B Bus Terminus

LOCATION & CONTEXT

Planning Controls



The Site



Site Context

Located at the edge of souther enterprise area, the site has 2 frontages - Gardener's Road to the south and Bourke to the west.

The site is surrounded by a range of diverse land use.

In the immediate context:

The North and East of the site is wrapped by an existing 4 level data centre, with approved expansion to the south.

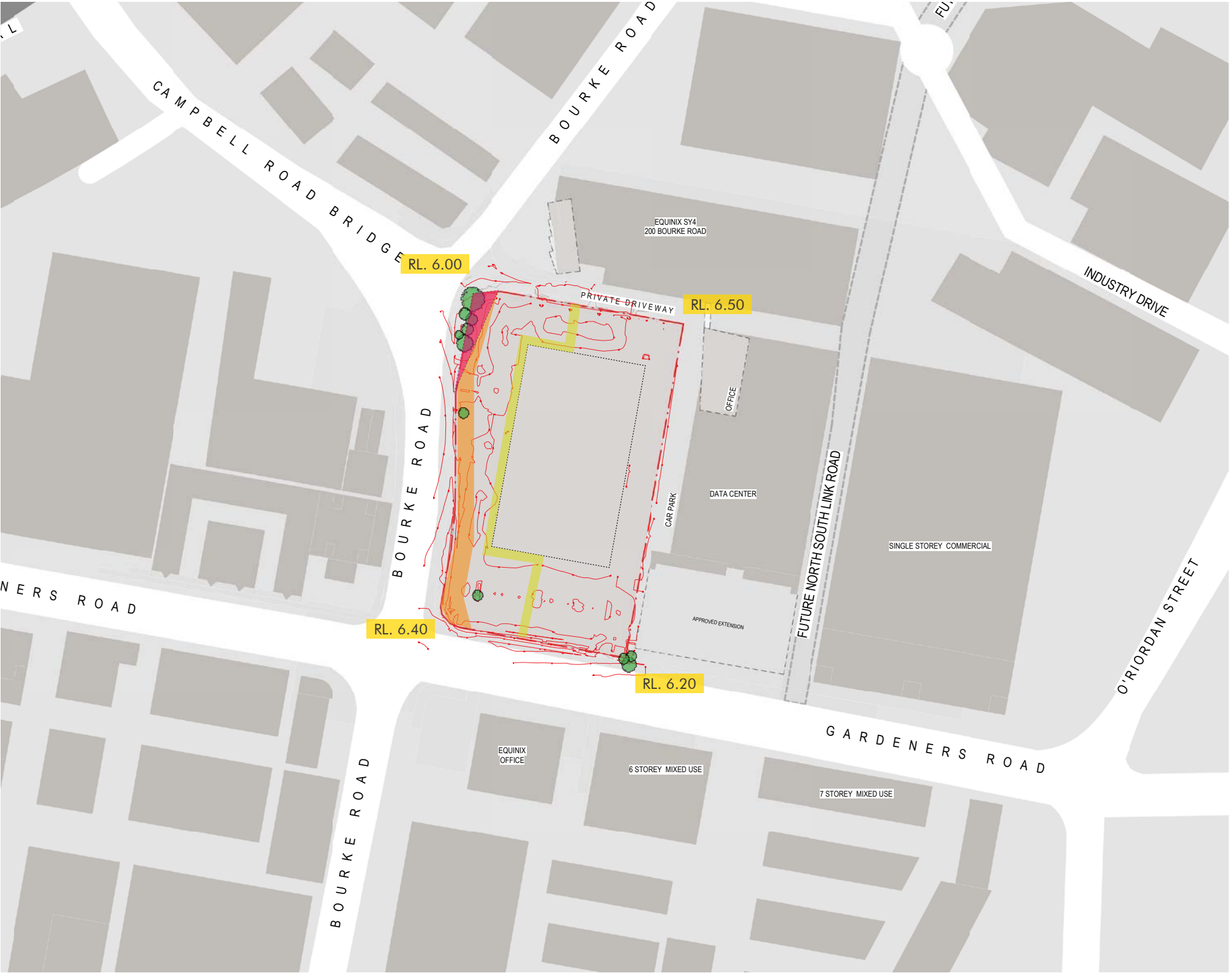
Gardener's Road to the south is fronted by offices with medium density mixed used residential to the east and west of these office.

Along Bourke Road to the west is mix of both large and small industrial distribution centre.

Bourke Road also connects the site to local centres and Mascot trains station.

Beyond the immediate context the North, East and west of the site of the site is connecting to general industrial area that consists standalone warehouses as well as industrial units which provides space for small businesses and south of the site is predominately mix used buildings .

Topography & Existing Trees



Existing Structure

The site is currently occupied by a large purpose built shed for Bunnings.

Existing Topography

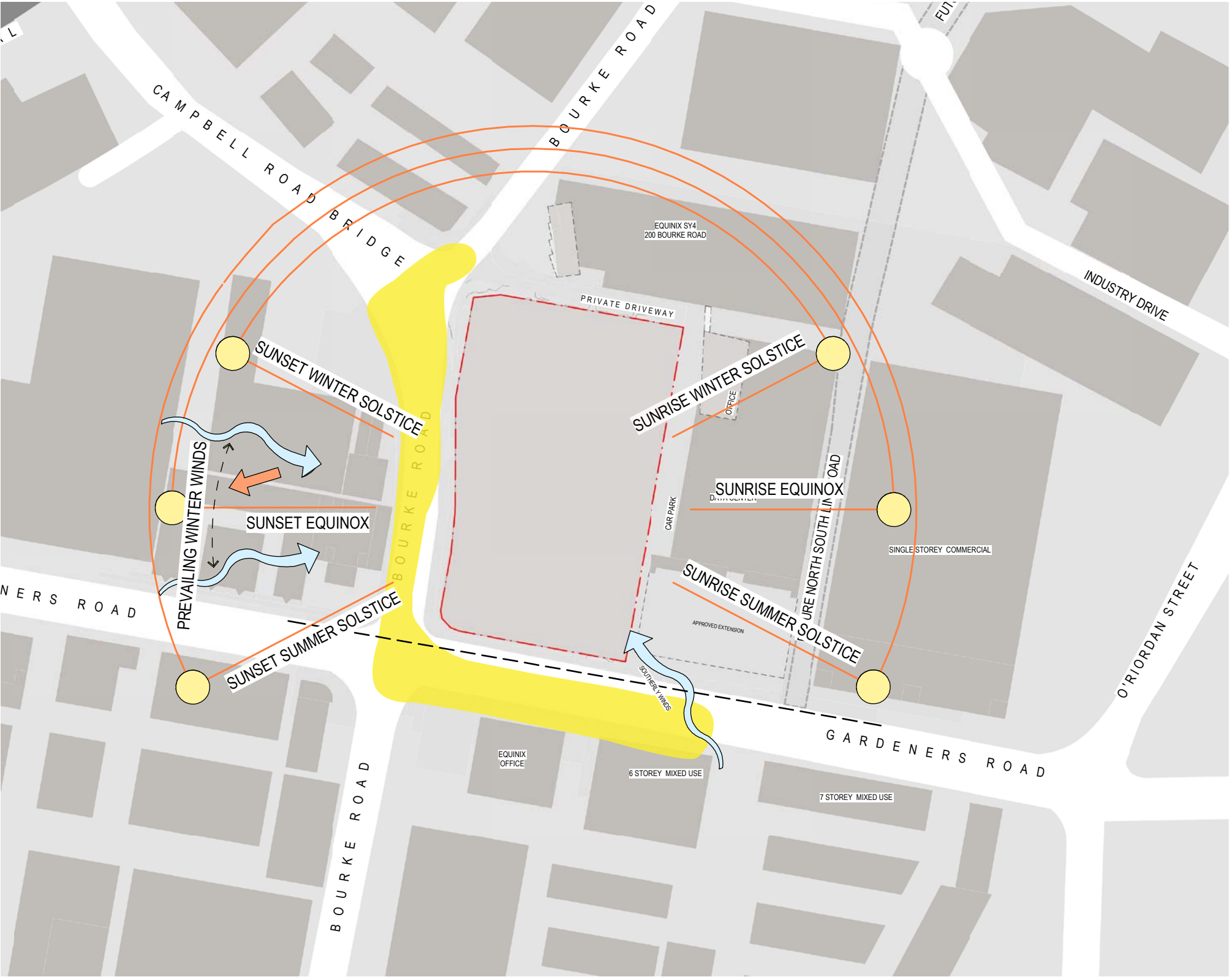
The site is relatively flat given that it is a large developed site, having a gentle slope of about 0.3m difference from north to south, 0.5m from east to west and 0.2m across the site

Existing Trees

The site has 2 small clusters of trees to the north west and south east corners of the site

- Site Boundary
- Existing Structure
- Existing Rail Easement
- Existing Storm Water Easement
- Existing Electrical Easement
- Existing Trees

Street Frontages, Solar Access



Street Frontages

The site has two street frontages: Frontage on Gardeners Road to the south and a frontage on Bourke Road to the west.

Solar Access

The site also enjoys good solar access on the north and is subject to moderate overshadowing within the site

Pedestrian & Transport Network



Pedestrian & Transport Network

The site is conveniently serviced by a few bus stops on Gardeners Road and Bourke Road

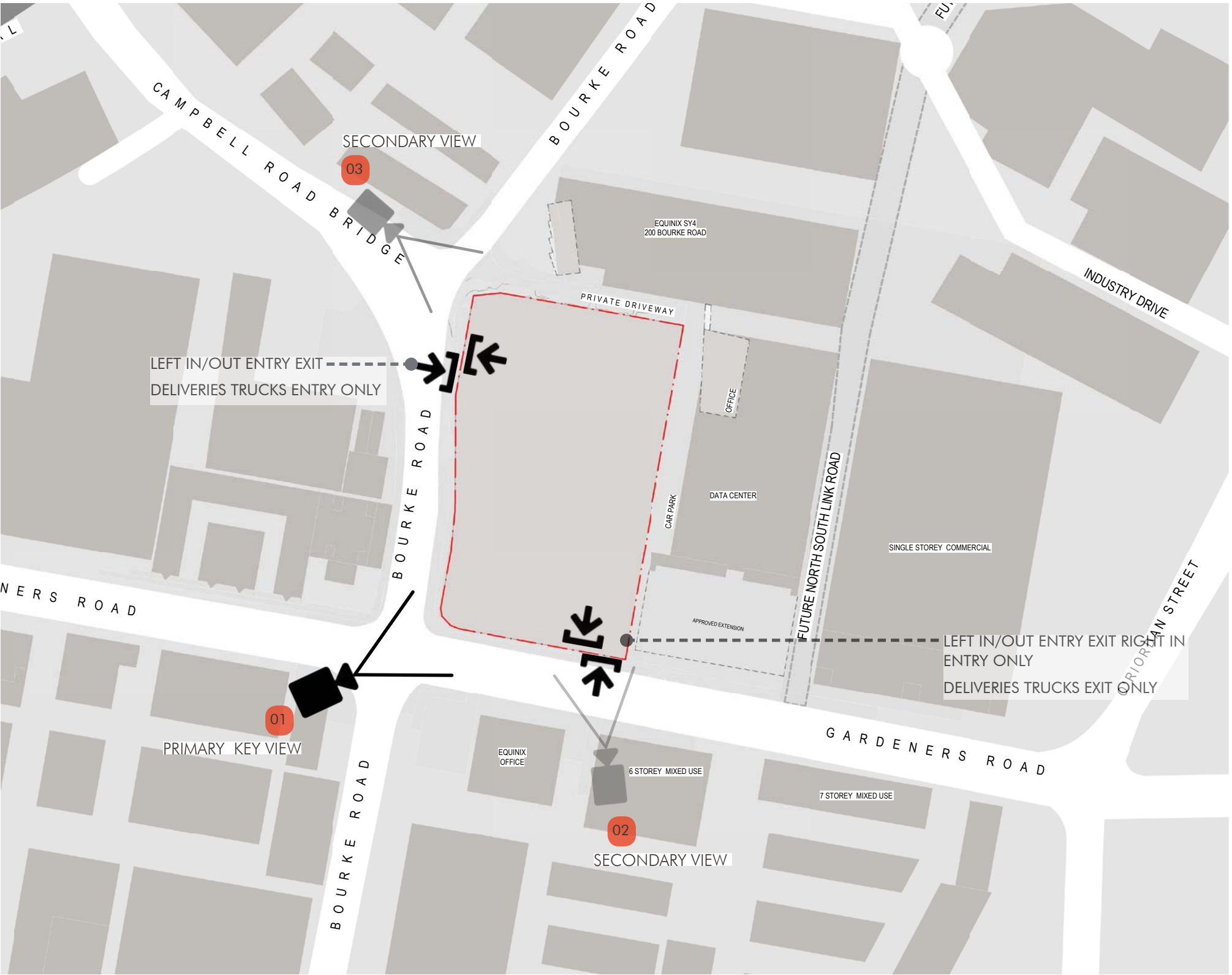
The site is also well-served by established pedestrian footpaths and bicycle paths. Street crossings are supported by signalized intersection - Bourke Road + Gardeners Road, Bourke Road and Cambell Road Bridge

Street Crossings

Street crossings are supported by signalized intersection - Bourke Road + Gardeners Road , Bourke Road and Cambell Road Bridge

- Existing Pedestrian Paths
- Existing Bike Lanes
- Existing Bus Stops
- Existing Signalized Right - Site Specific
- Existing Pedestrian Crossover
- Existing Signalized Intersection

Key Views Of The Site, Site Access



Existing Vehicular Entry and Exit

The site is well connected with left in and signaled right in on the south east corner along Gardeners Road.

Second entry and exit on the north west corner along Bourke Road

Key View of The Site

Corner of Bourke Road and Gardeners Road is the main view to present the development.



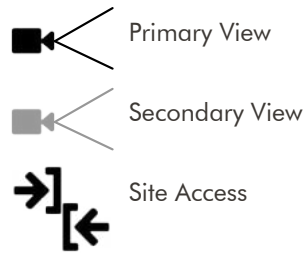
01 - View from corner of Bourke and Gardeners Road



02 - View from South East corner on Gardeners Road



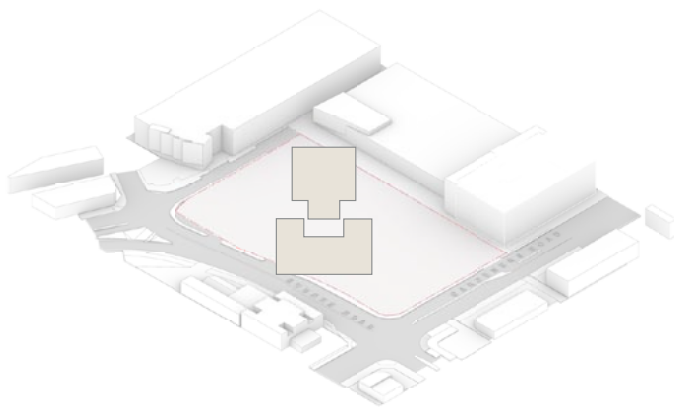
03 - View from North West corner on Bourke Road



03

DESIGN PROPOSAL

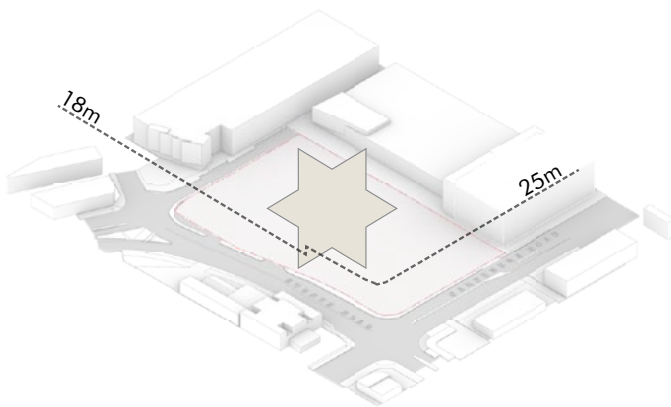
Design Principles



BETTER FIT Context & Location

An investigation into the distinctive character of the local area, including prominent natural & built features, social, economic, and environmental conditions, the overall built environment.

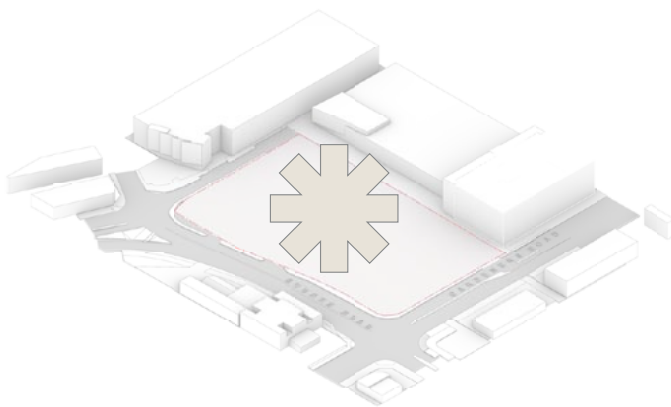
The design responds intelligently and sensitively to these factors and makes a positive contribution to the streetscape, neighbourhood and neighbouring sites. The design has also considered the future desired character of the area and its interfaces.



BETTER LOOK AND FEEL Built Form and Scale

The built form successfully responds to its setting and the future character and setting of the location.

Its prominent location on the Road intersection and Road exposure has been recognised, in addition the form and scale of the built form also responds to the functionality of the space, operation and integration with the surrounding use context so as to present a modern considered approach to the continuation of employment in the neighbourhood.



BETTER WORKING Functionality & Quality

The design seeks to balance the needs of the user efficiently and effectively.

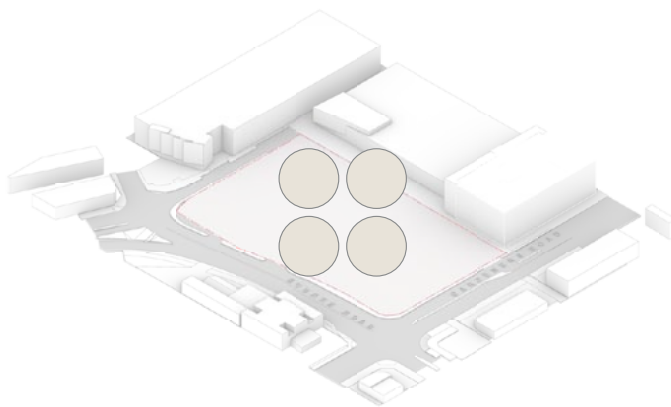
Space and purpose have been designed to respond to a well thought through relationship and ease of what this spaces is used.

Space have been made as flexible and as adaptive as possible to minimise possible future modifications and maximise the life cycle of the development.

Material selections, durability and their relationships have been considered as has the detailing and weather implications to ensure the quality of the finished form and its life cycle into the future.

Landscape

The design recognises that landscape and building operate together and as an integrated and sustainable system.

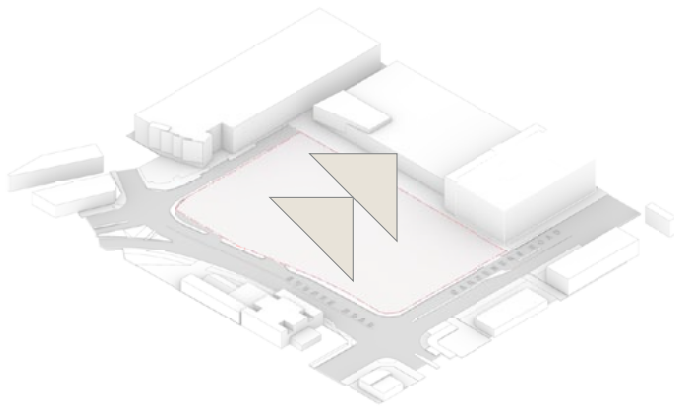


BETTER FOR COMMUNITY Legibility

The built form has a clear identity and its uses and components have been clearly defined for ease of operations and use. The overall design has enabled this legibility to compliment the design outcome.

Community

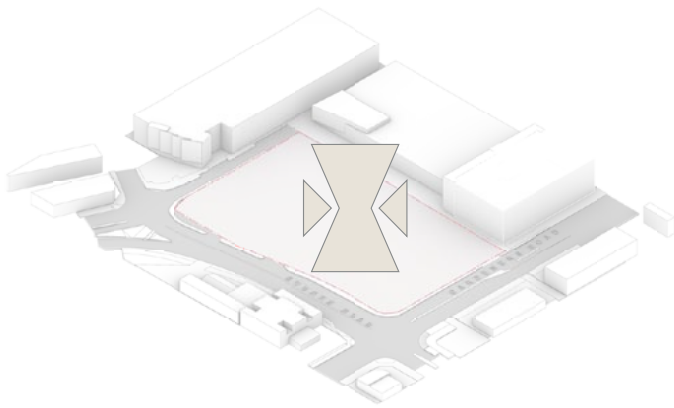
The design responds to the local community context, the wider social context. The function itself will create employment opportunity for the diverse local community and encourage diverse social interaction.



BETTER VALUE

Amenity

The design has successfully responded with the provision of a variety of uses, proximity to supporting amenity as well as optimising internal and external amenity for the users.

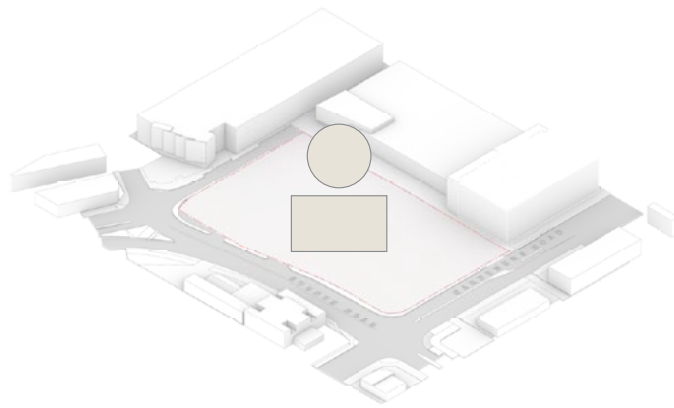


BETTER PERFORMANCE

Sustainability

The design has considered a sustainable landscape in an urban setting and sought to improve and organise the existing urban realm and streetscape, responding to the desired future character.

The built form and function has considered practical and effective sustainable measures, relating to shading, ventilation, power generation and water.



BETTER FOR PEOPLE

Safety

Safety has been considered and evaluated in the design process to ensure risk and harm are minimised and safe behaviour and use are supported.

Aesthetics

The design has taken on board the design principles identified and produced a building that has resolved the challenges and embraced the opportunities to achieve an elegant coherent outcome.

The arrangement of built form and space has been considered in it's context. The design has addressed the varying scales and form of the building in the selection and association of materials and colour. This has enabled a skilled integrated and considered design response.

Design Proposition

How do you create a warehouse and distribution centre (referred to typology hence forth) that is traditionally found on the fringes of urban development and bring it into the heart of any city?

How do you create a development which allows for servicing the needs of the city without reducing efficiency of supply chain and helps in reducing time,,traffic emission's, effort and cost? A development which provides easy access and availability to the work force.

Why are these typologies found in the fringes?

- The lack of or unavailability of large parcels of land that could accommodate the functioning of the program
- The functions are considered as undesired due to the large amounts of noise pollution and traffic congestion it brings to an locality.
- This typology does not provide amenity to the locality they are located within.
- The built form is designed more functional and introverted, Serving only the need of the projects.

The fundamental drivers for this type of development

- High land cost - Industrial land value in Sydney have raised dramatically in past 5 years and continue to climb
- Limited land availability in key locations
- Consumer expectations are changing as fast deliveries become increasingly important to customers, warehouses in close proximity to the end user are in high demand
- Tenants want to optimise and increase efficiency of cartage and container costs by creating centralised network locations

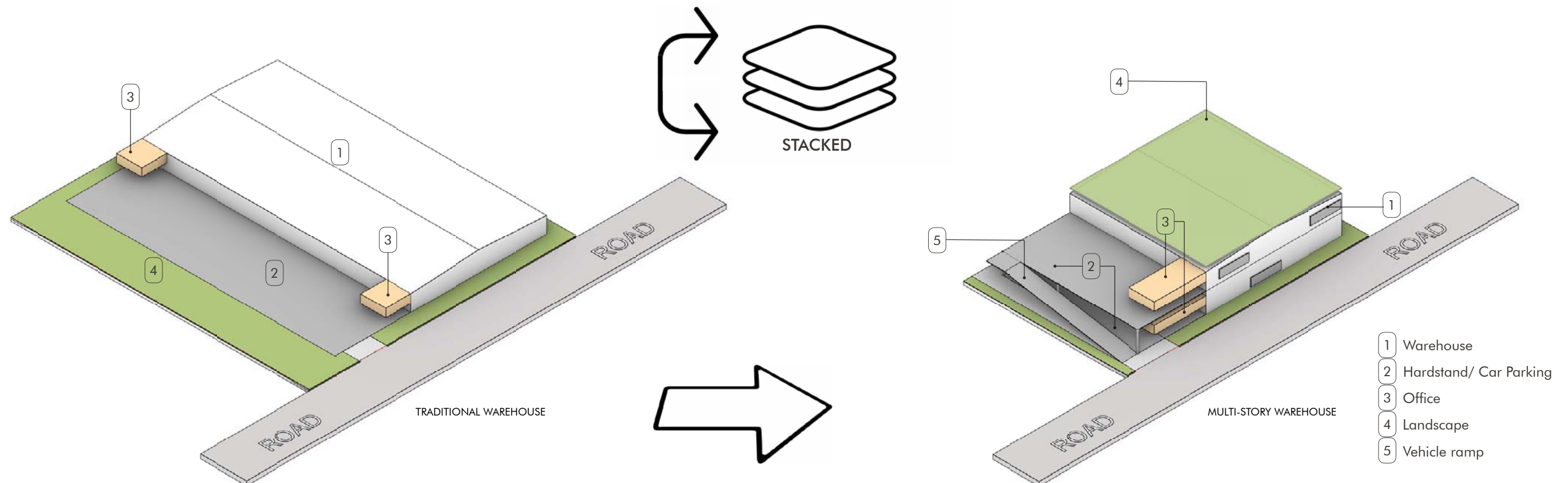
Considerations For multi-storey development

- Low Population density
- Land availability in the right network location
- Decreased floor plates means that tenants focus on the efficiency and process flow of their facilities. This increases cost and increases the dependency on automation

Key Responses To Proposition:

The following pages demonstrate how our proposal looks to mitigate the above mentioned impacts through

- Locating the site
- Stacking the program
- Activated frontages
- Public amenities
- Acoustic treatment
- Visual impact



Design Proposition

A Multi-story warehouse is a development consisting of more than one level, increasing the usable floor space per square metre of the land and creating more efficient and sustainable design.

To date, the concept has seen limited take-up in Australia due to availability of relatively cheap and developable land. However in many countries like Hong Kong & Singapore limited land availability has led to developments of several multi-story warehouses, at times 20 stories tall.

Another driver in demand for multi-storey warehousing is the growing need for occupiers to be located close to ports and the consumer base.

In Sydney, with the airport and sea ports expanding in output, along with infrastructure projects and the changing use of land, the demand for space in South Sydney is high. Multi-storey warehousing is one way to deal with diminishing land supply without impacting the consumer whilst delivering a development that can contribute positively to the local area.



Four-storey warehouse in Sakai, Japan

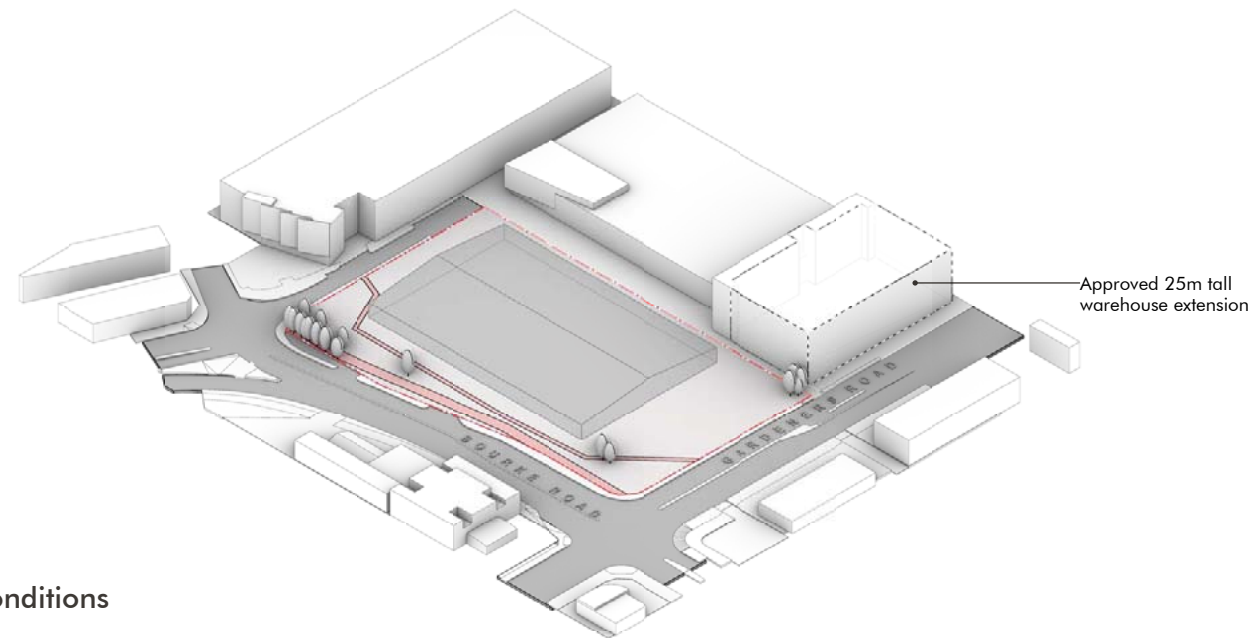


15 levels warehouse in Hong Kong

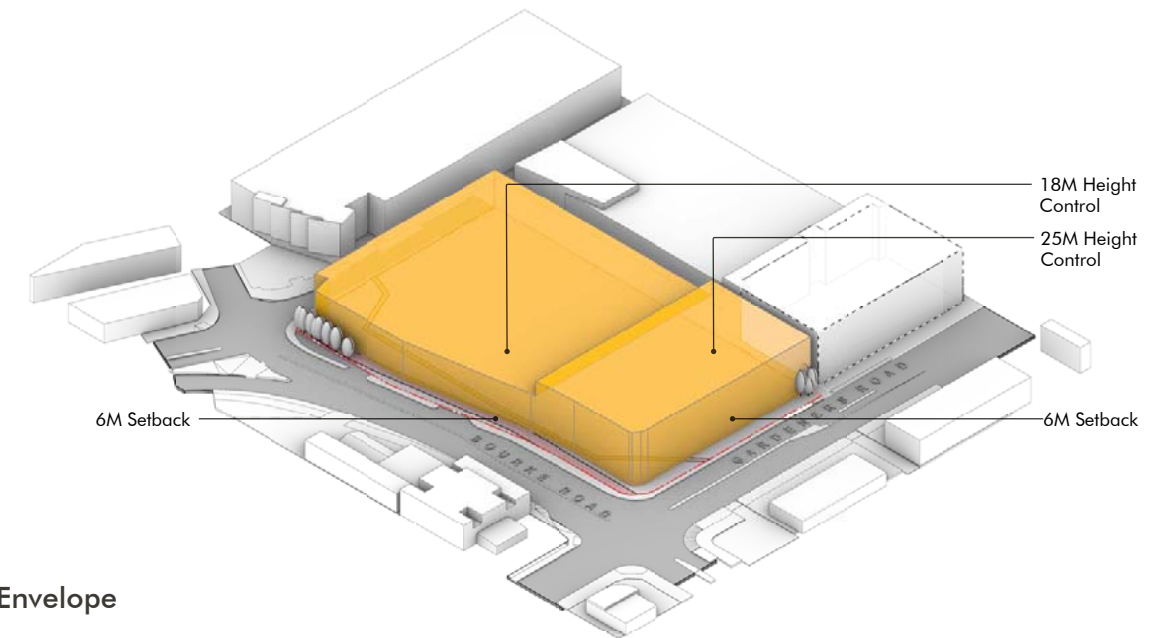


6 story warehouse in Amagasaki

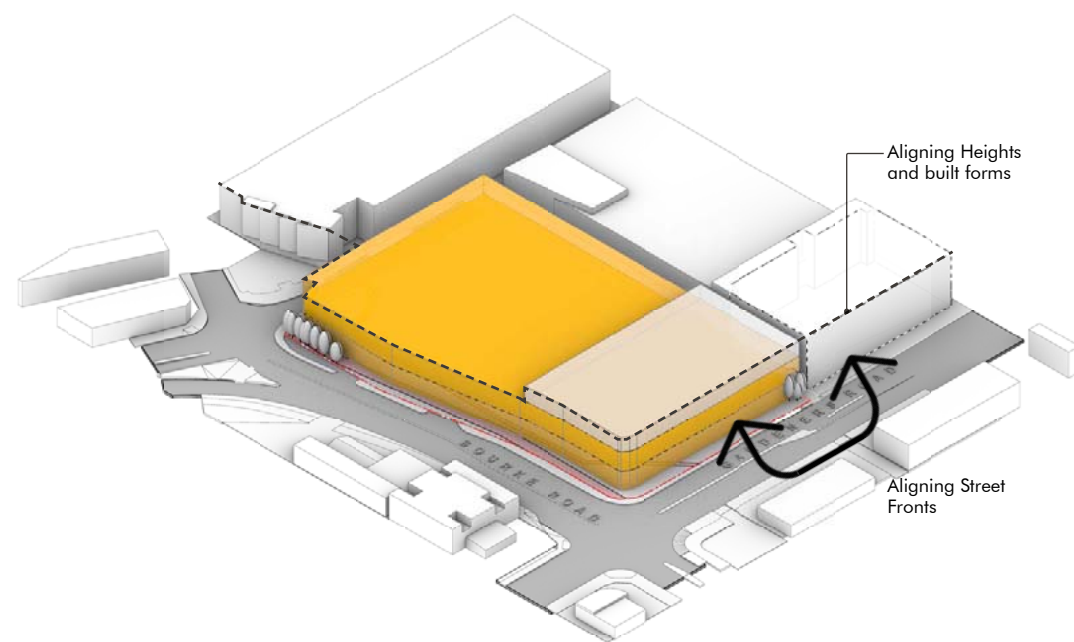
Design Evolution



Existing Conditions

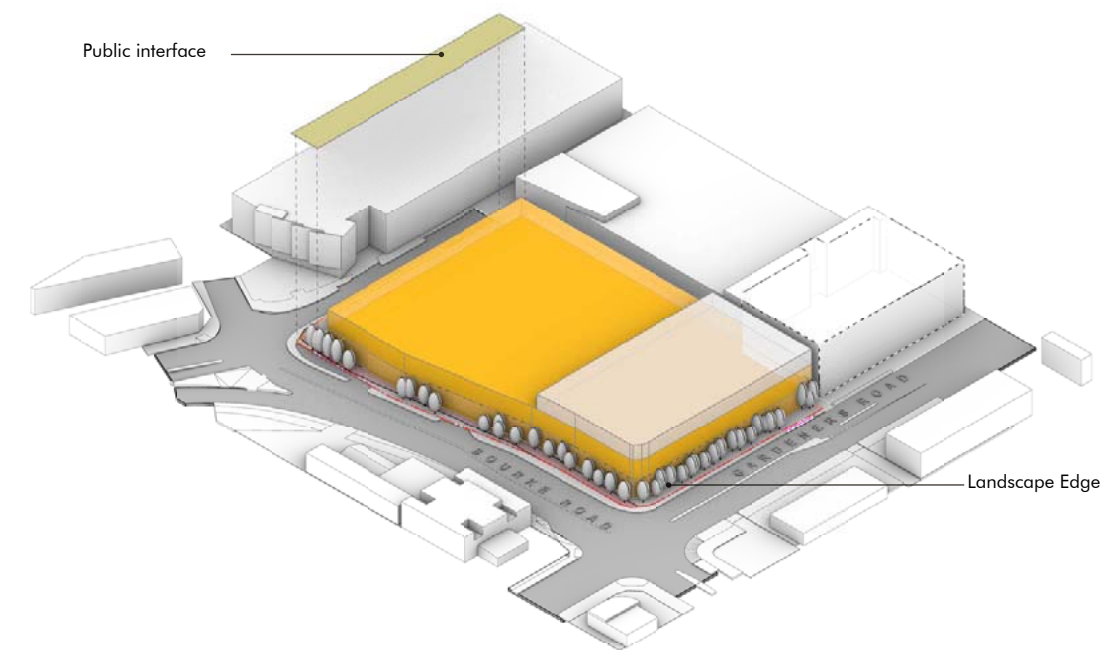


Planning Envelope



Dividing The Envelope

Splitting the envelope in 9m functioning volumes for storage use, additional height on top on Gardeners Road is used as office as height in sufficient for warehouse use

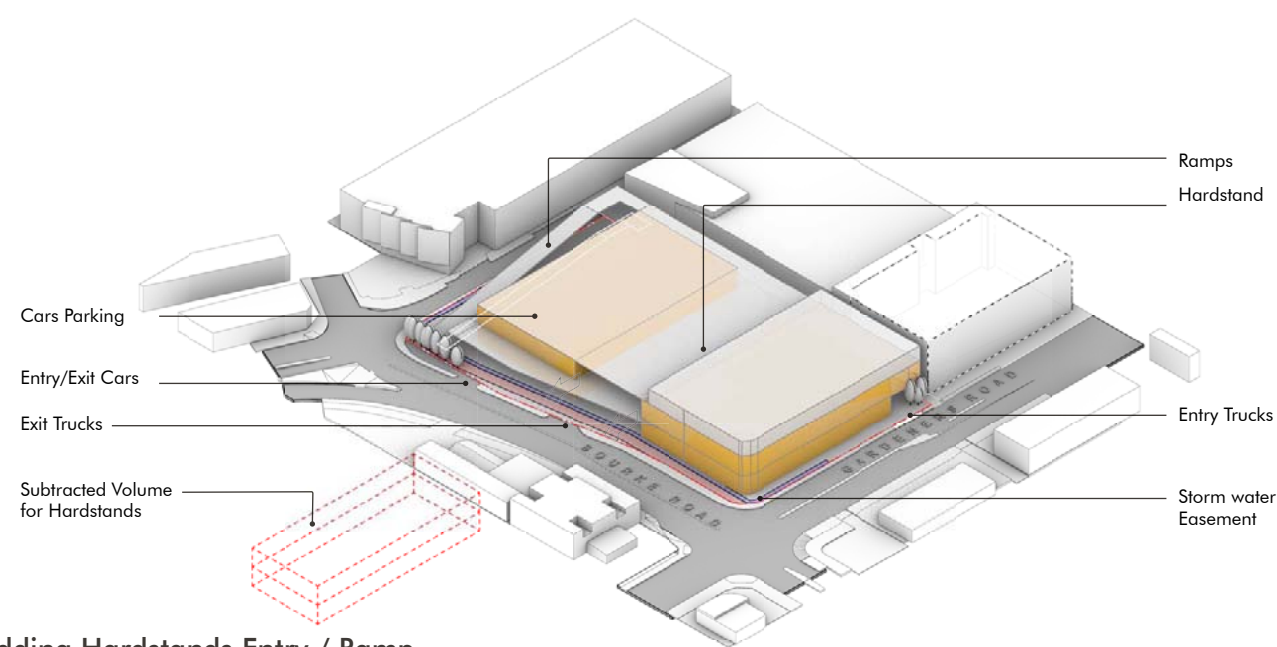


Public Realm

The norther edge of the building is set back to introduce a public edge to interface with neighbouring context and enjoy less exposed street face.

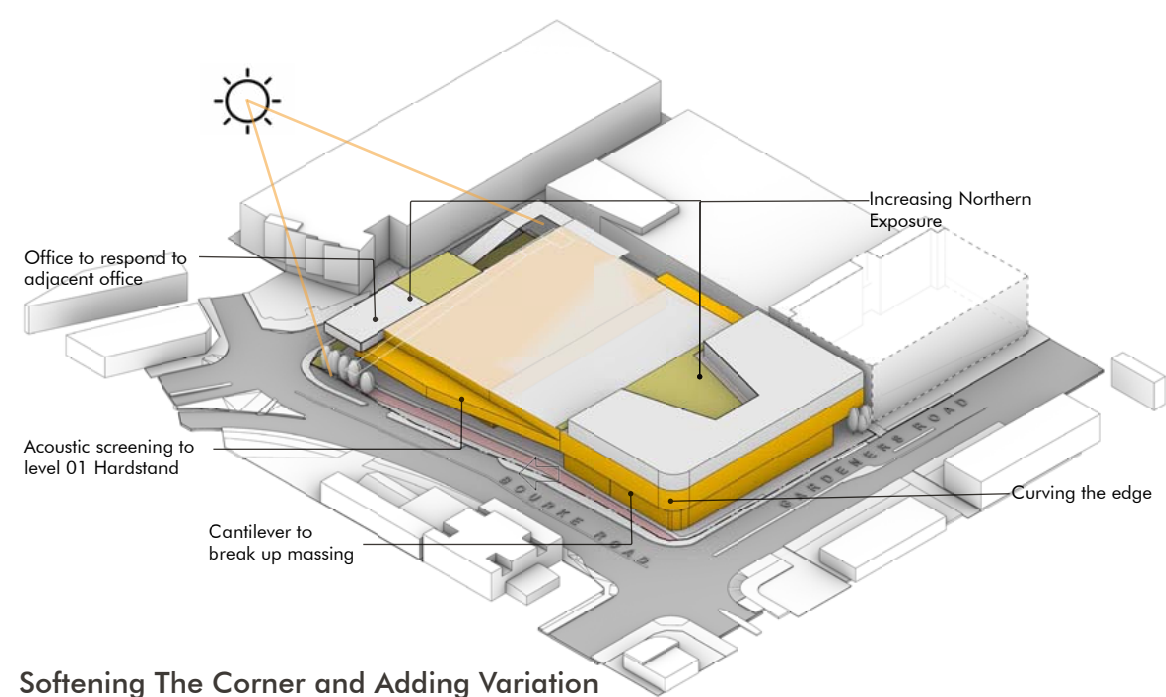
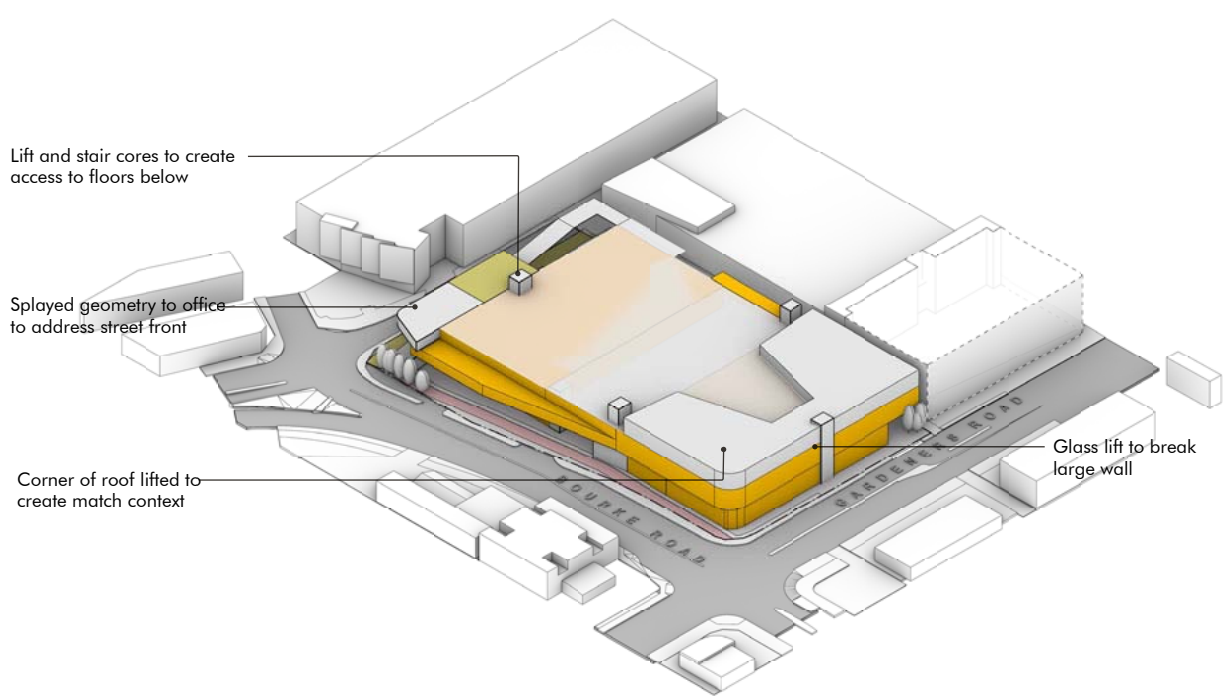
DESIGN PROPOSAL

Design Evolution

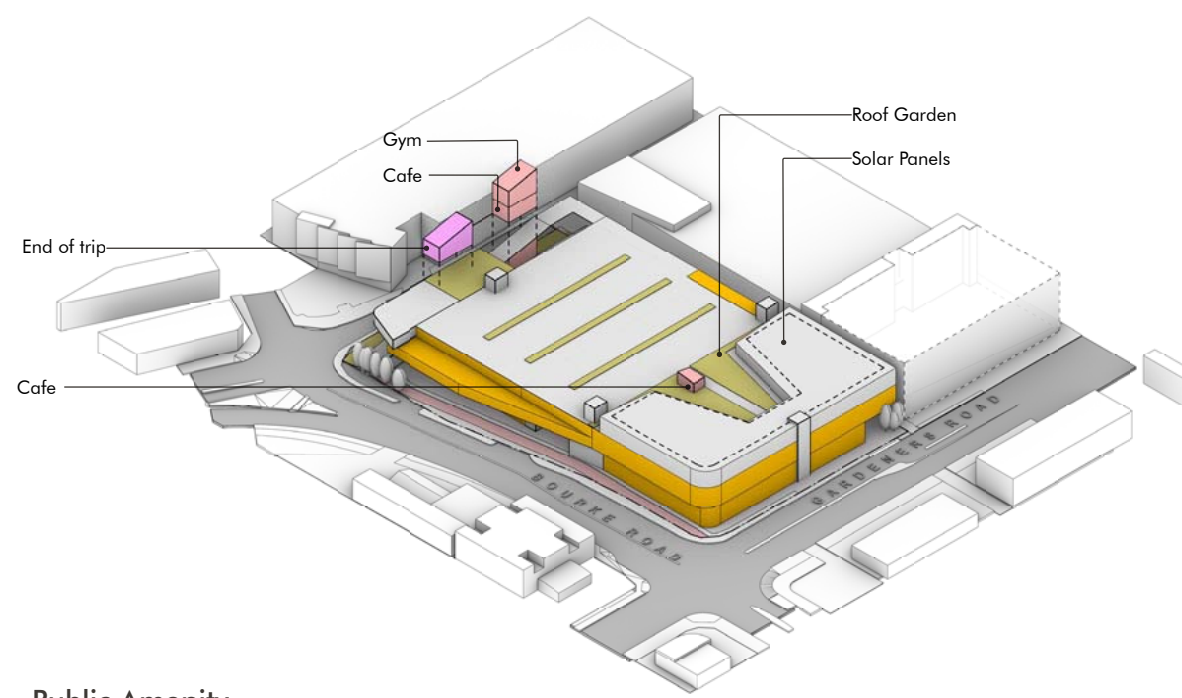


Adding Hardstands Entry / Ramp

Using existing entry along Gardeners Road for truck entry and providing and new exit at Bourke Road. Using existing entry/exit on Bourke Road for car access. Splitting the movements of car and trucks on site.



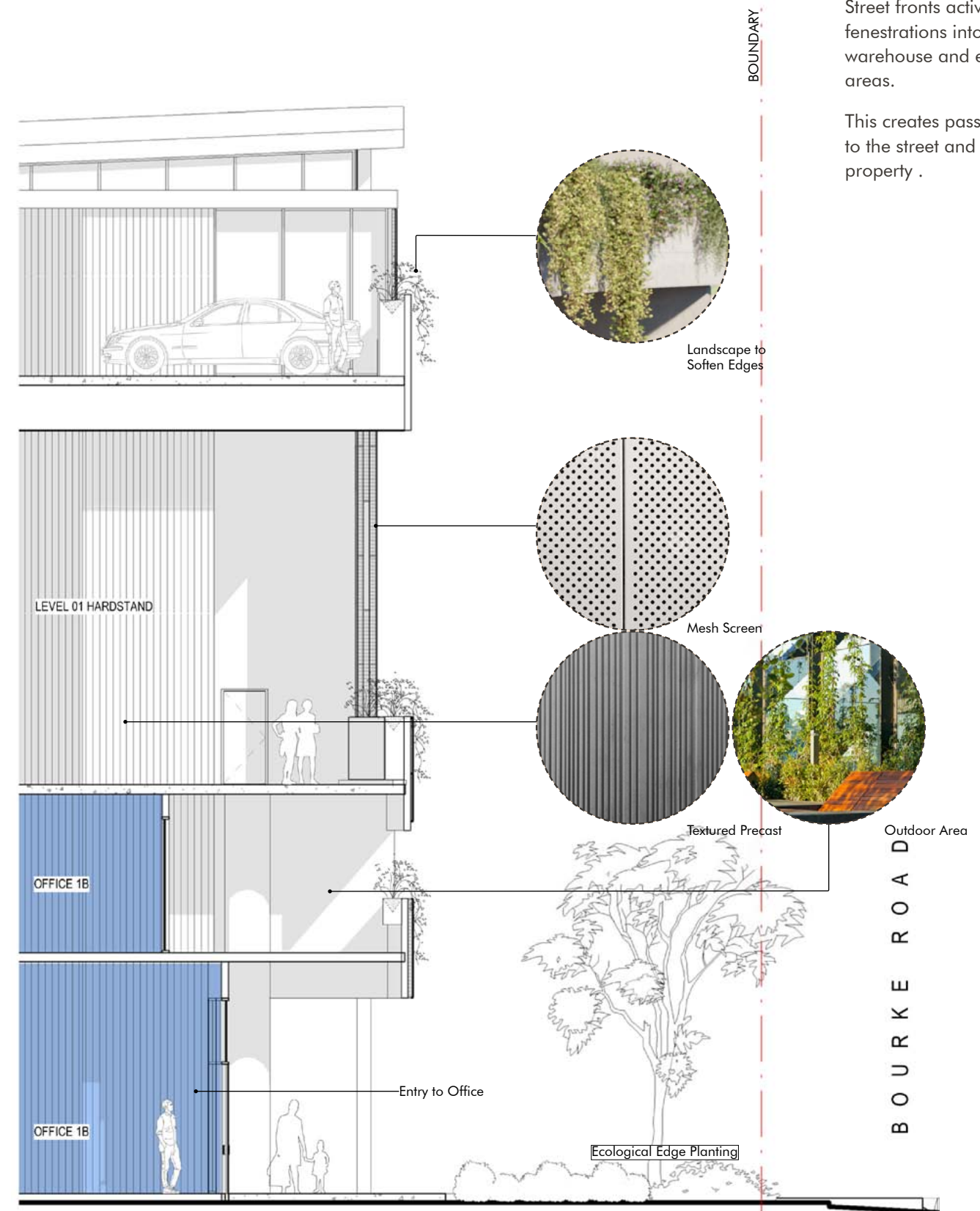
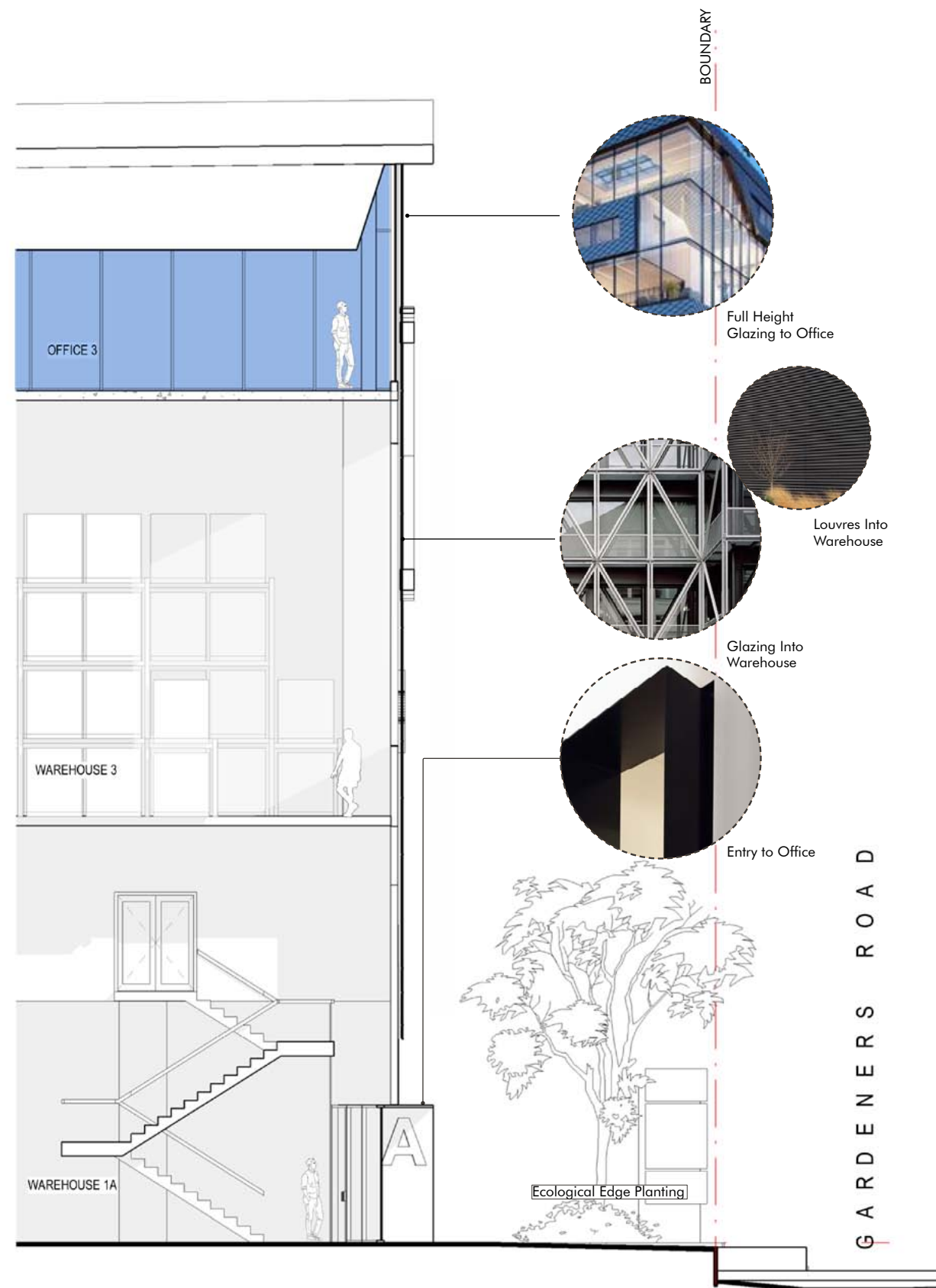
Softening The Corner and Adding Variation



Public Amenity



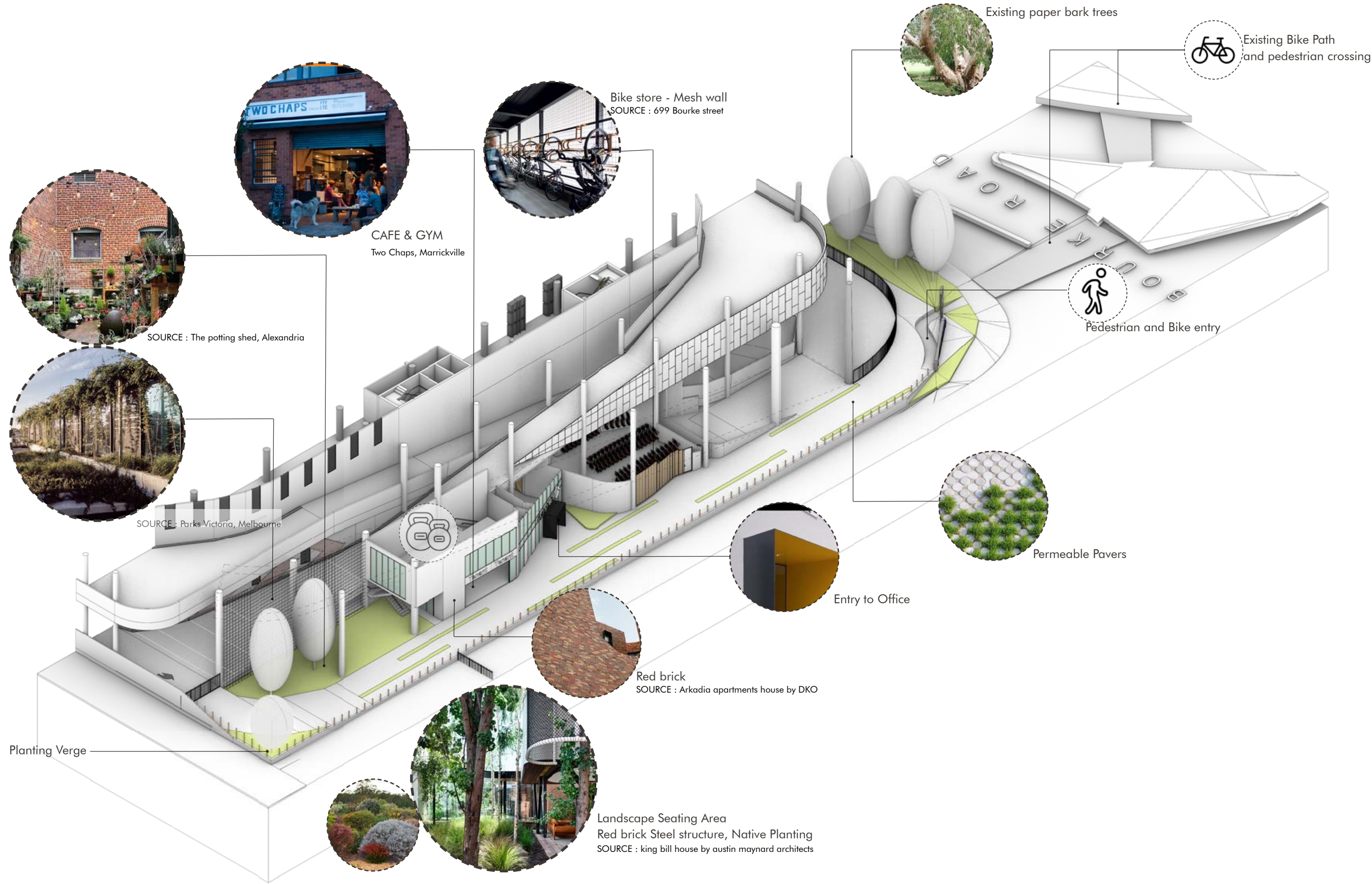
Public Domain And Landscape Design



Street fronts activated through fenestrations into offices, warehouse and elevated outdoor areas.

This creates passive surveillance to the street and in turn into the property .

Public Domain And Landscape Design



Setback to Road

Dynamic section response

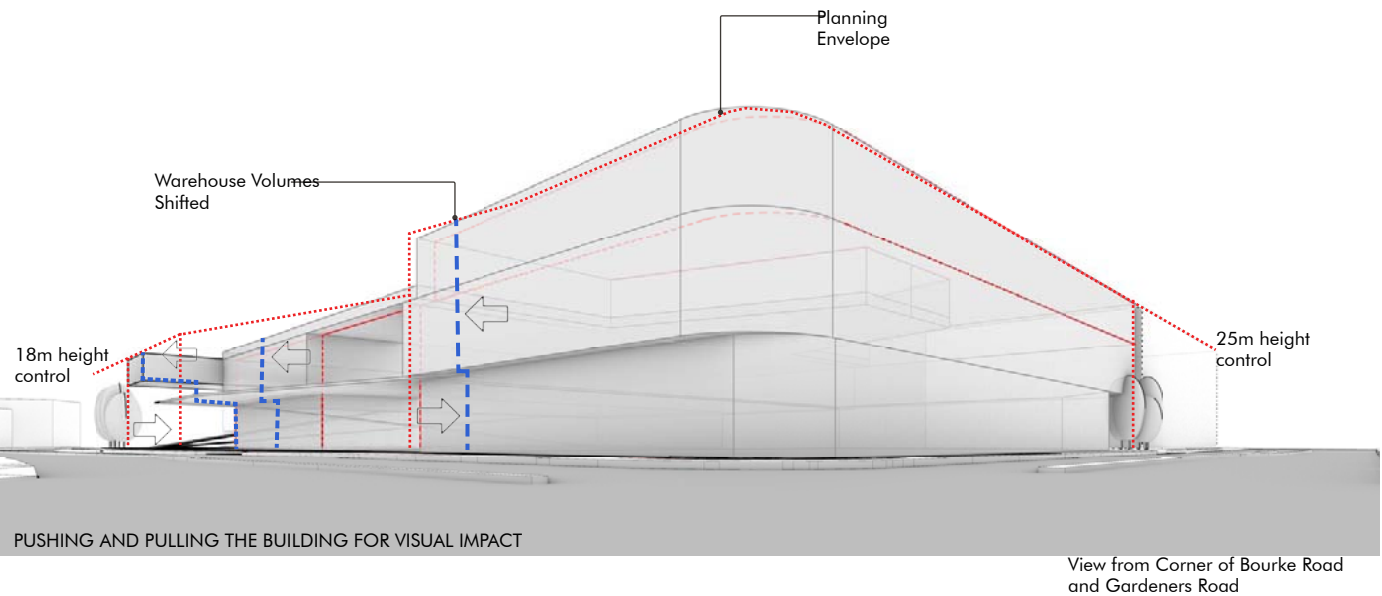
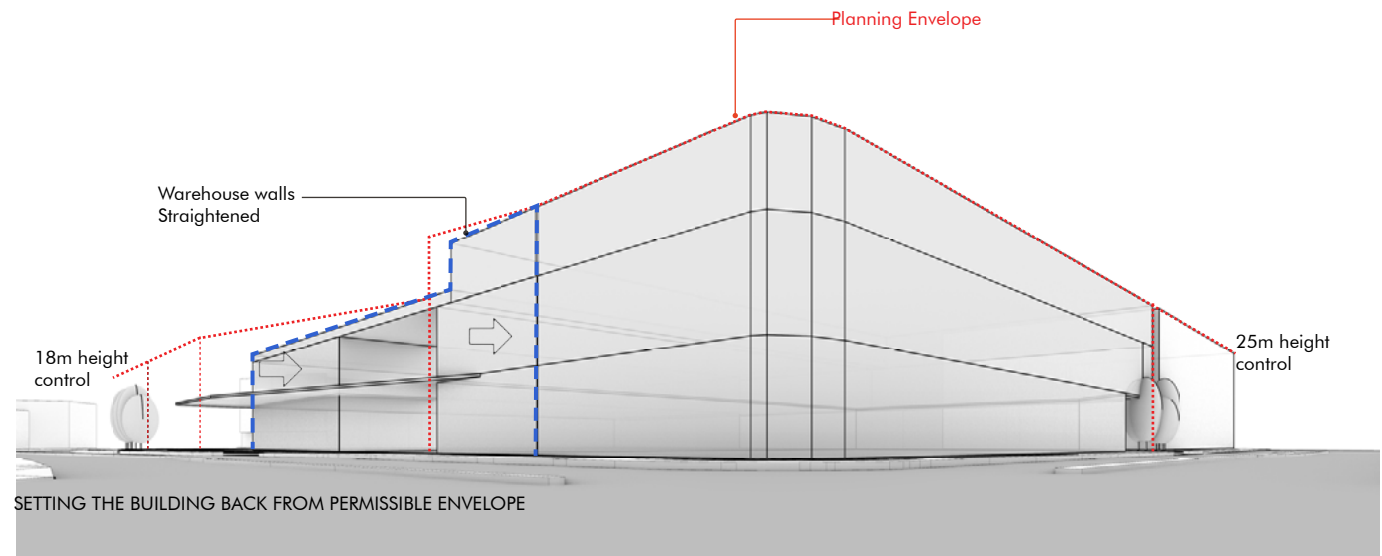
Horizontal sections shifts create a dynamic built form. This form creates a distinct silhouette for the city and elegantly integrates the 2 vertical mass with the base.

Grafting : Singular Mass Peeling

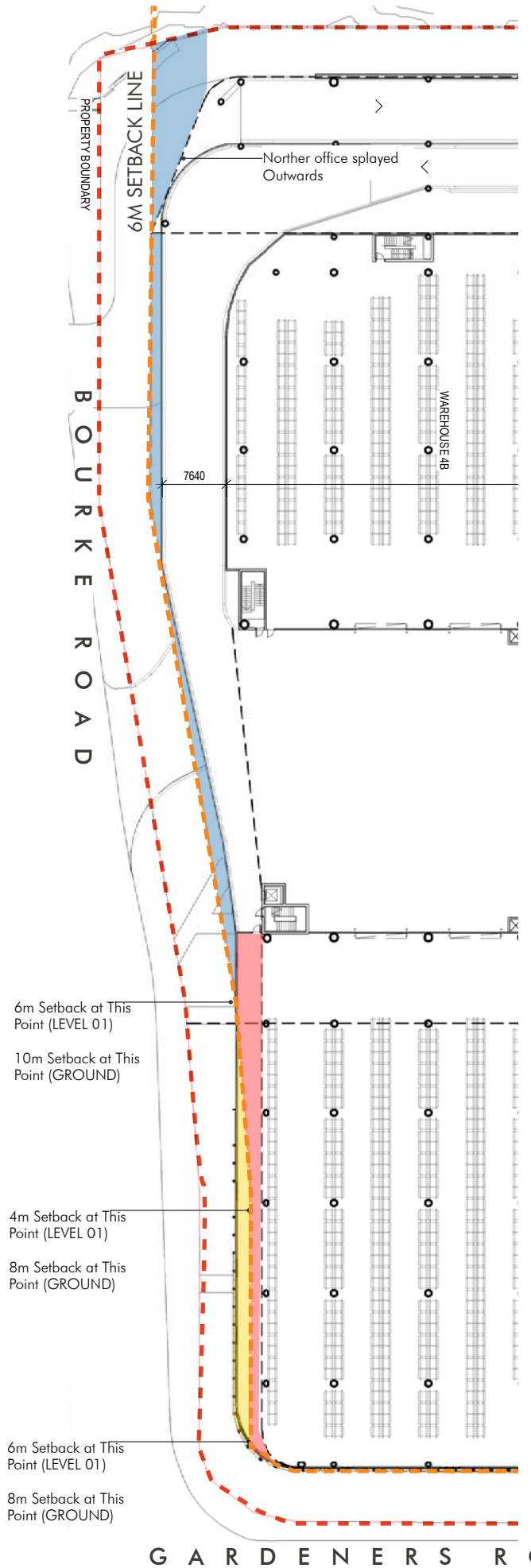
Due to the functioning of the typology the building is cut into two vertical masses having distinct identities. These are grafted onto one and other to produce a seamless mass that peels to respond to the site, light, air and views

Optimise Orientation

The northern office is further splayed outwards to optimise norther exposure and address the street intersections of Bourke road and Campbell bridge road.



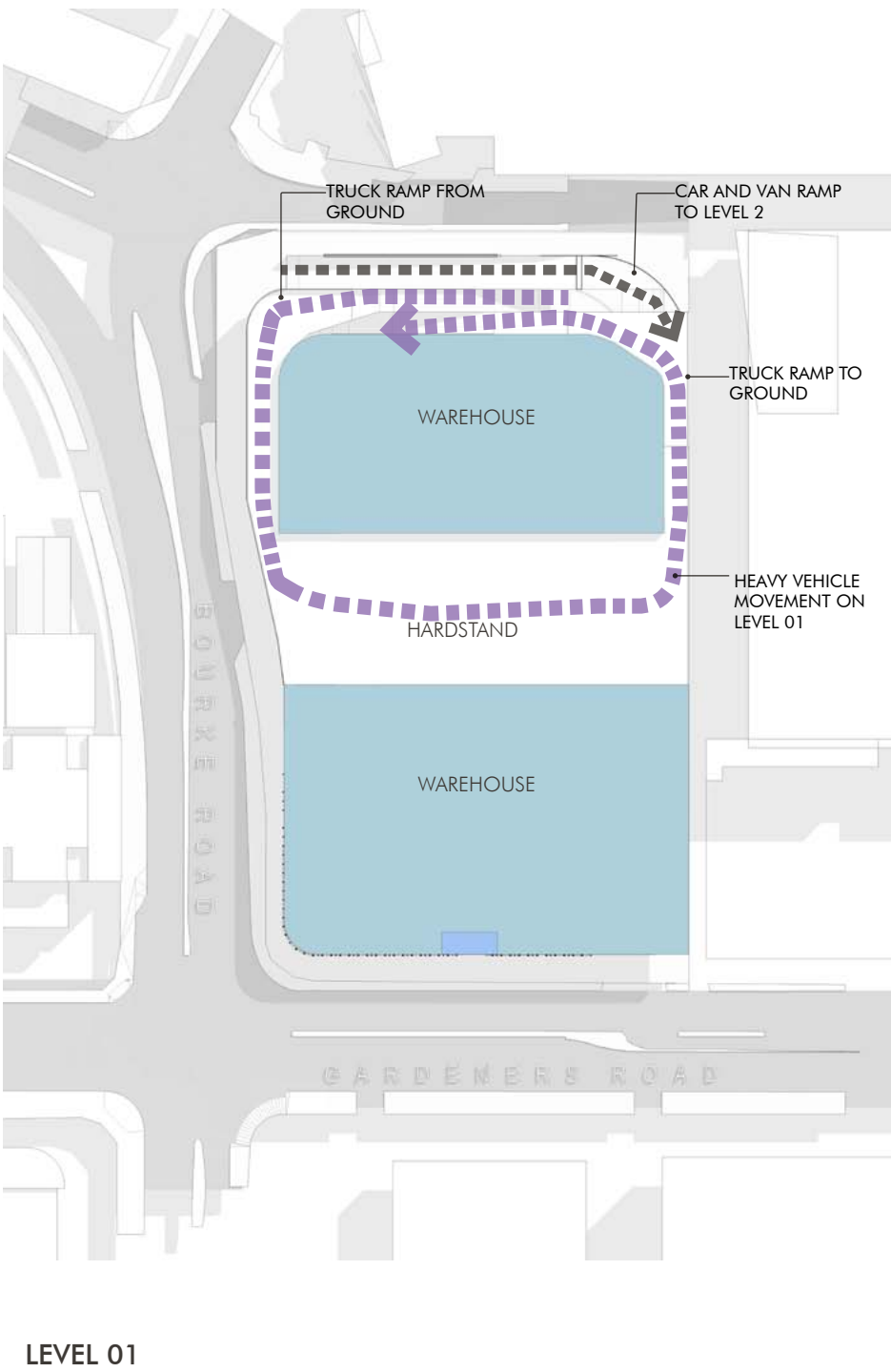
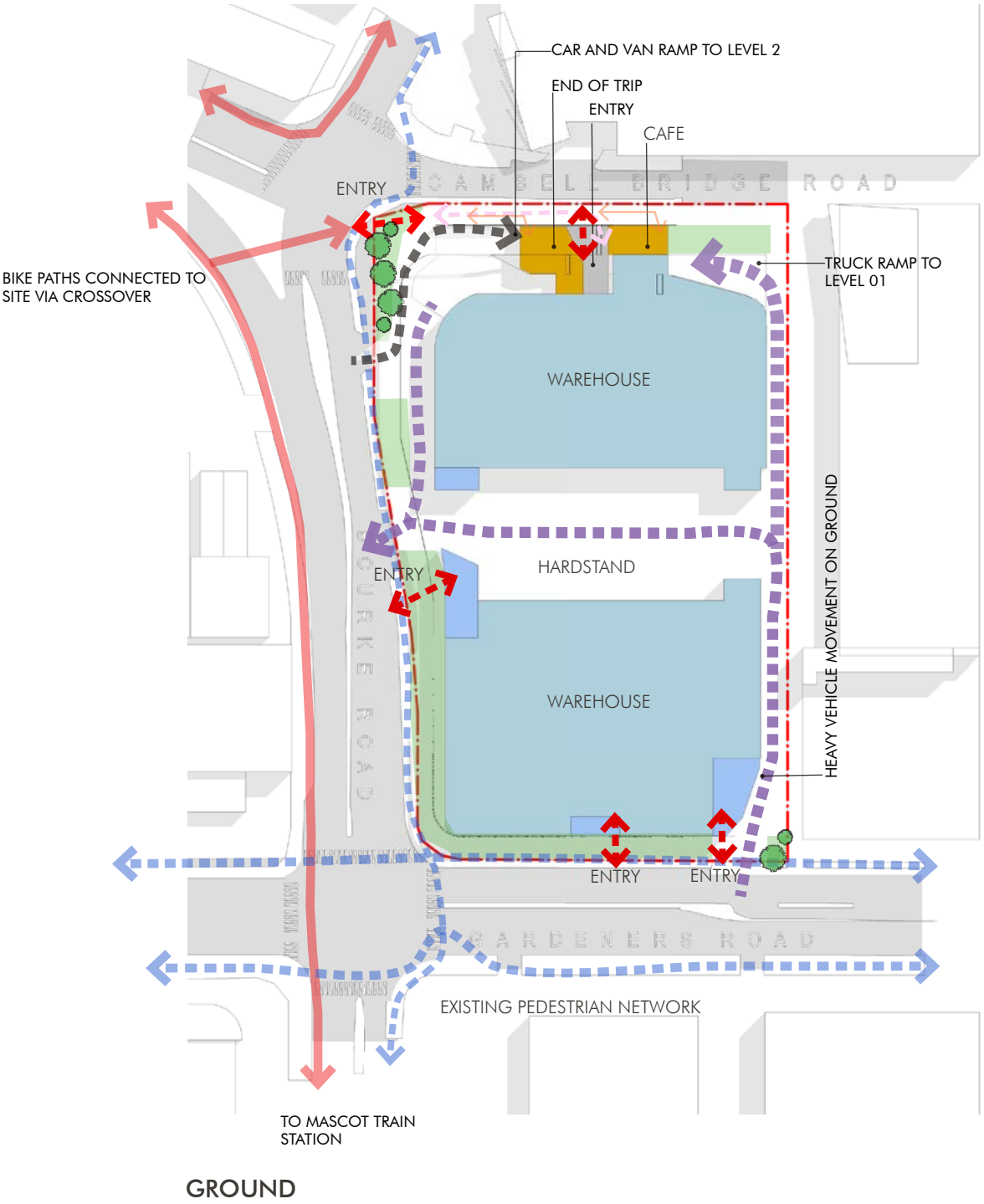
- Property Boundary
- 6m Setback Line
- Area of building within 6m setback on level 01 and level 02
- Area of building outside the 6m setback on Ground
- Area of building outside the 6m setback on all Levels



SETBACK DIAGRAM



Traffic Management



Existing pedestrian and cycle movements.

Existing cycle path and Pedestrian movements are along Bourke and Gardeners Road connection to Mascot Train. Bus terminus and retail precinct.

Permeable paths are introduced at the intersection of different activities at north west end of the site creating an activated domain for local community.

Trucks

The site accommodates for the most common size of truck (b- doubles between 19 to 30 m) on ground and AV'S on level 01.

The site also accommodates for service van access on level 2

Due to the excessive requirement for circulations of these vehicles. This does not create an efficient design as a large site area is take up by ramps to accommodate this function and in turn reducing efficiency user but future proofs the development and maximizes the life cycle of project.

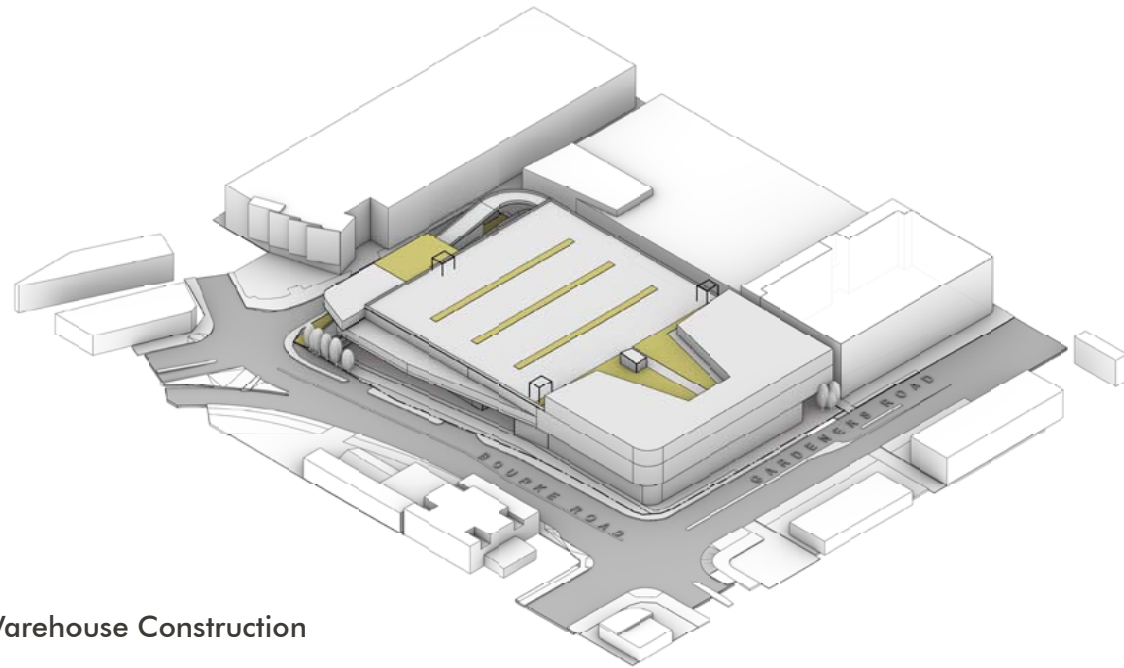
Car and Van

The proposal also provides defined and segregated movements for car/vans to reach the roof car parking away from the truck movements.

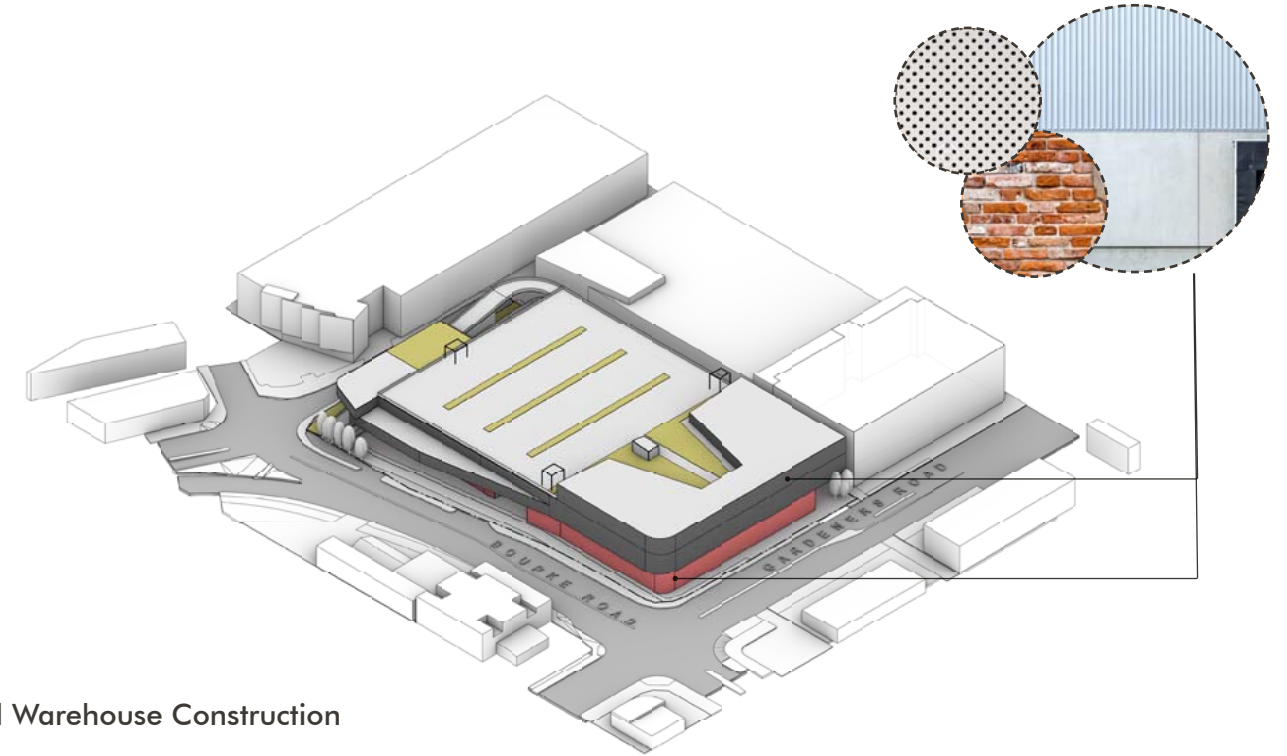
- EXISTING BIKE PATHS
- EXISTING PEDESTRIAN NETWORK
- PROPOSED ENTRY
- PROPOSED TRUCK MOVEMENTS ON GROUND
- PROPOSED CAR MOVEMENTS ON GROUND
- PROPOSED LANDSCAPE BED

Facade Process

View from south west corner

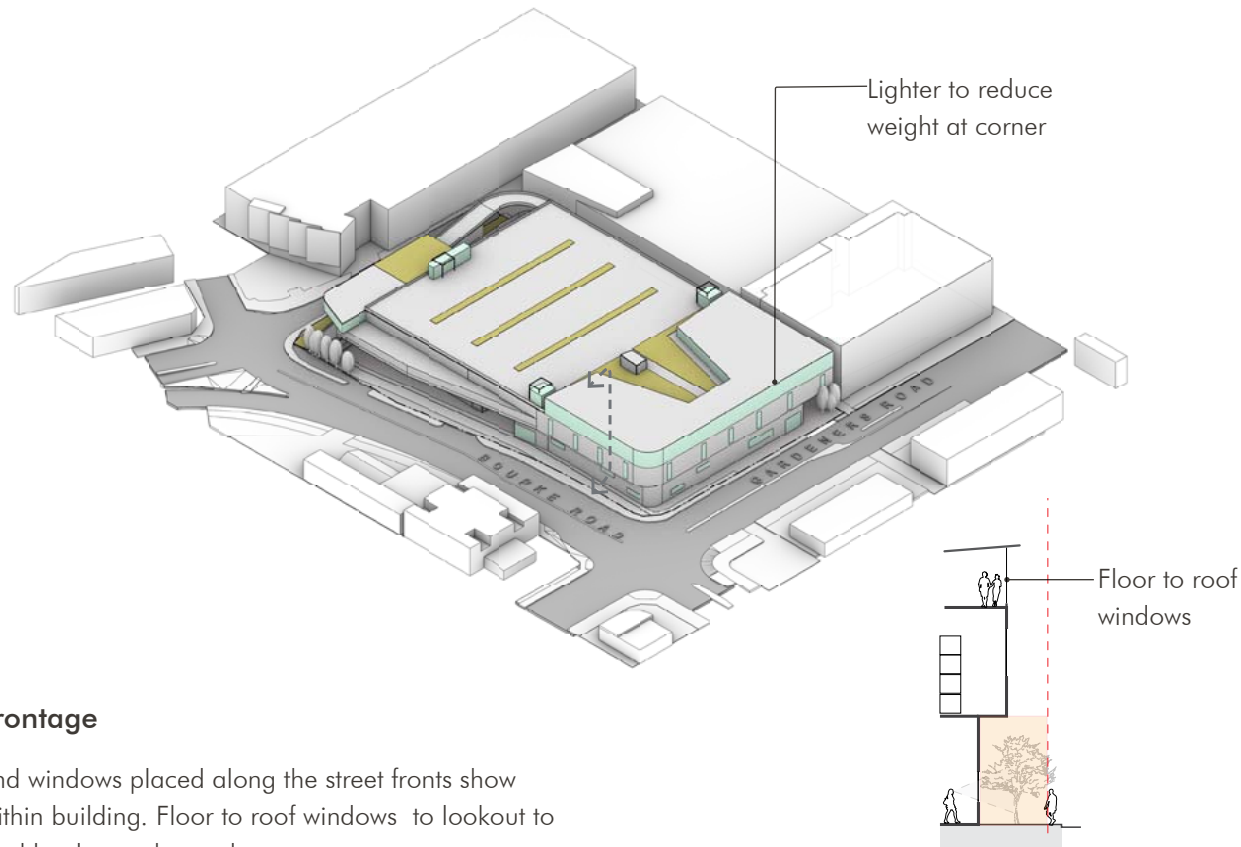


Typical Warehouse Construction



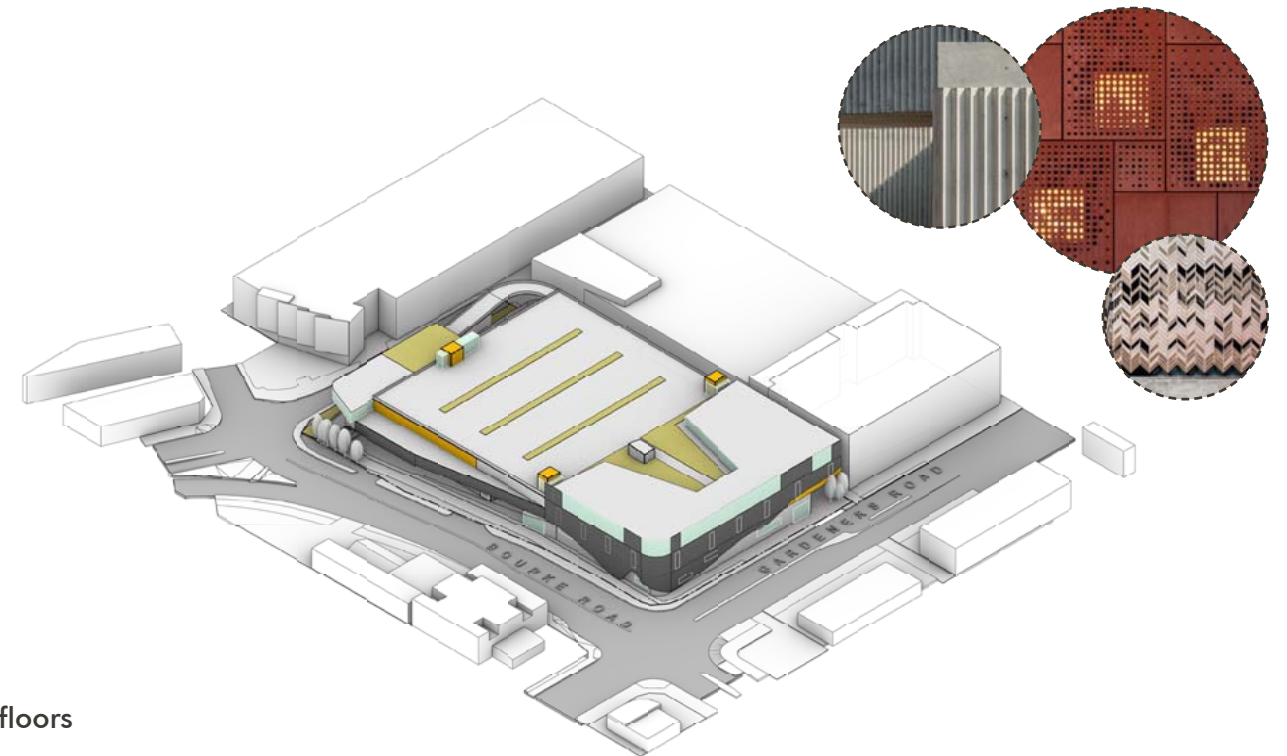
Typical Warehouse Construction

Skinning the built form with typical warehouse construction mythology and materials



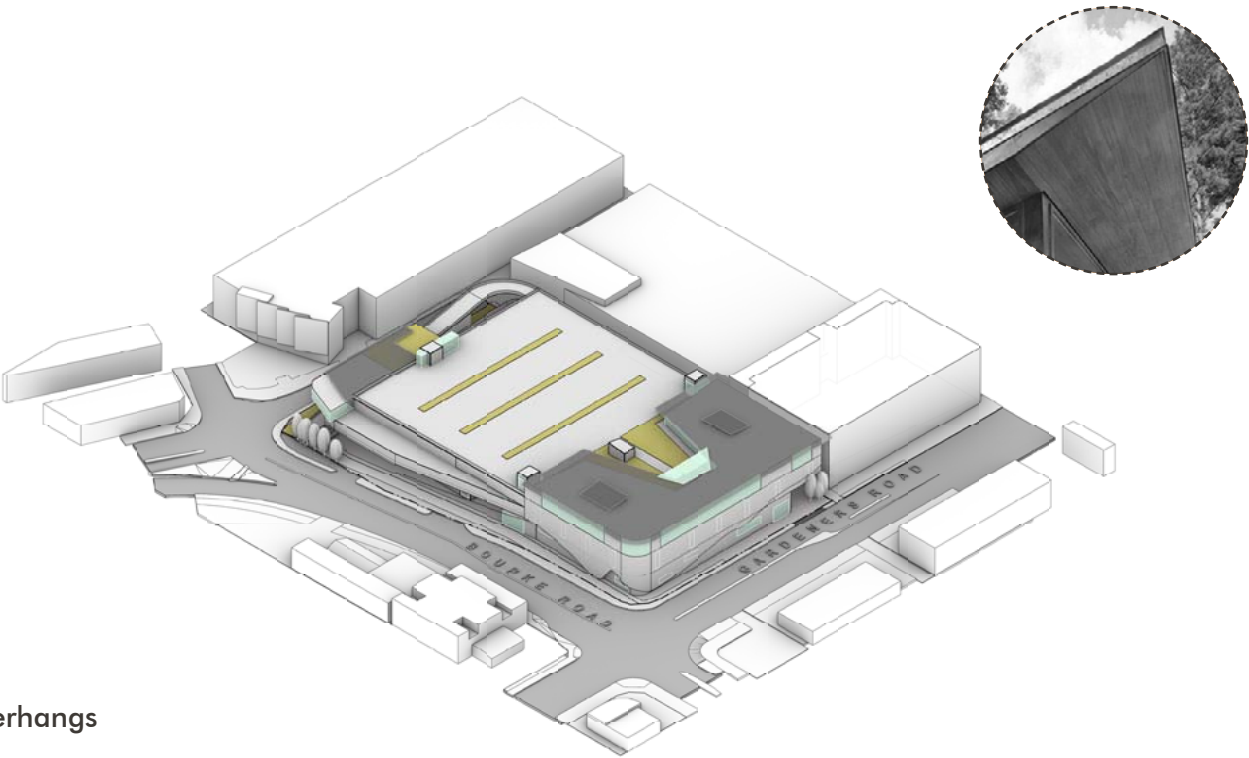
Street frontage

Entries and windows placed along the street fronts show activity within building. Floor to roof windows to lookout to the city and landscape beyond



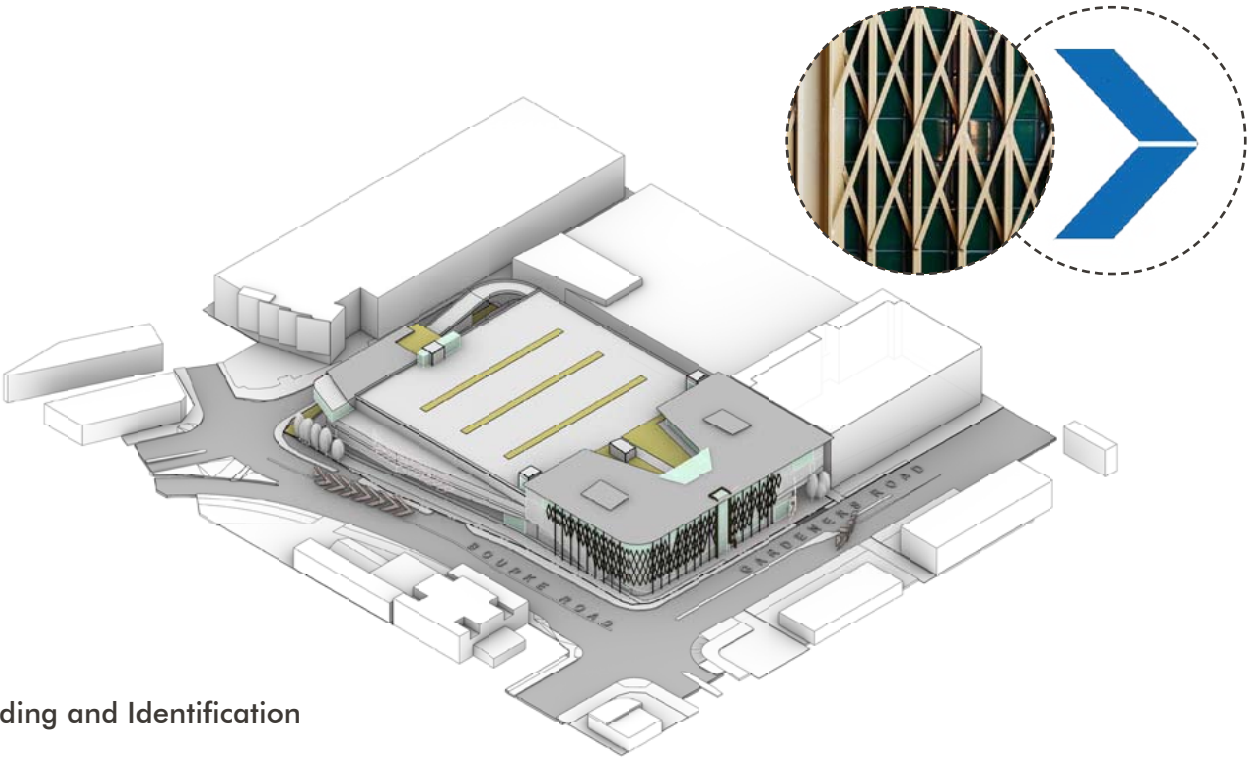
Shifting floors

The traditional warehouse facade is pleaded away to celebrate the raw materials and functions of the user. Which softens the facade's relationship to the urban setting by maintaining a fence like demeanour to the context.



Roof overhangs

Adding shading devices and creating dynamic forms and create warm and light filled spaces

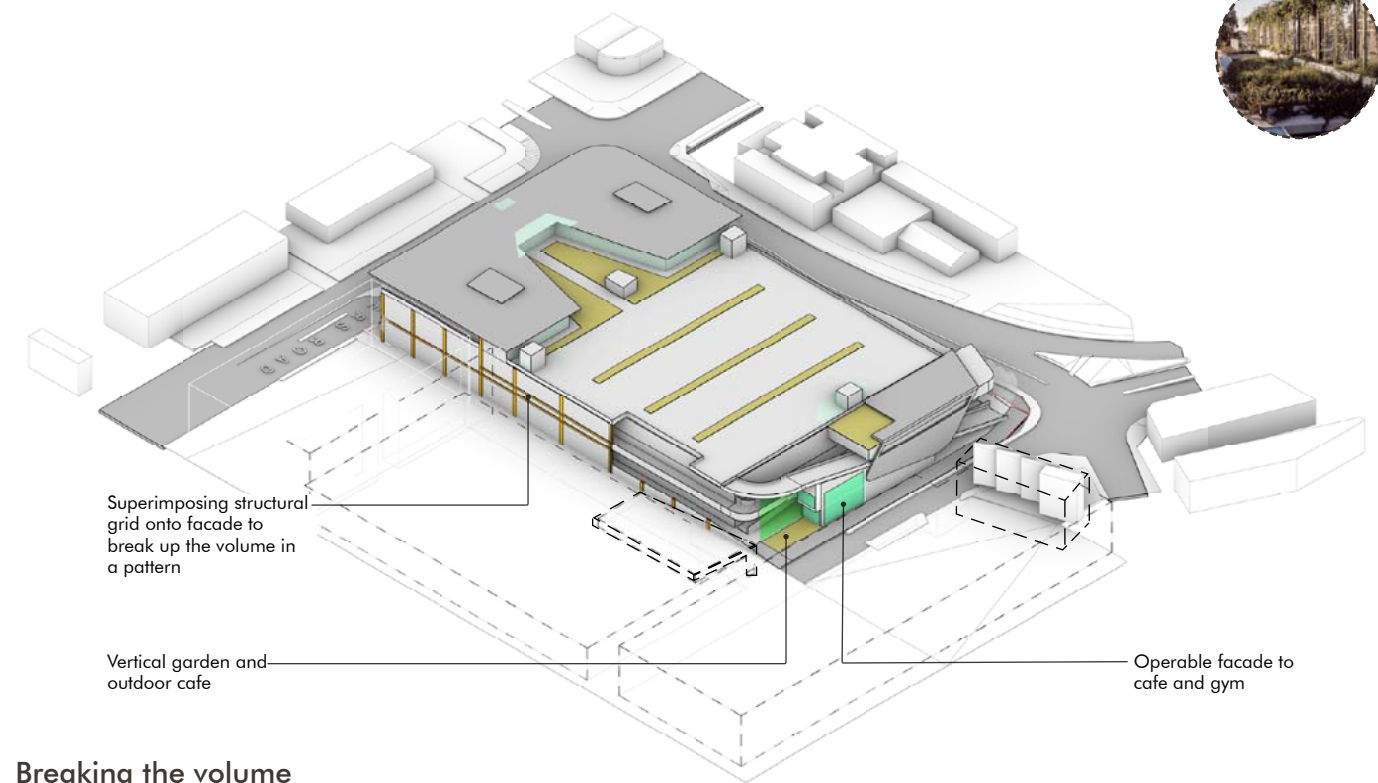
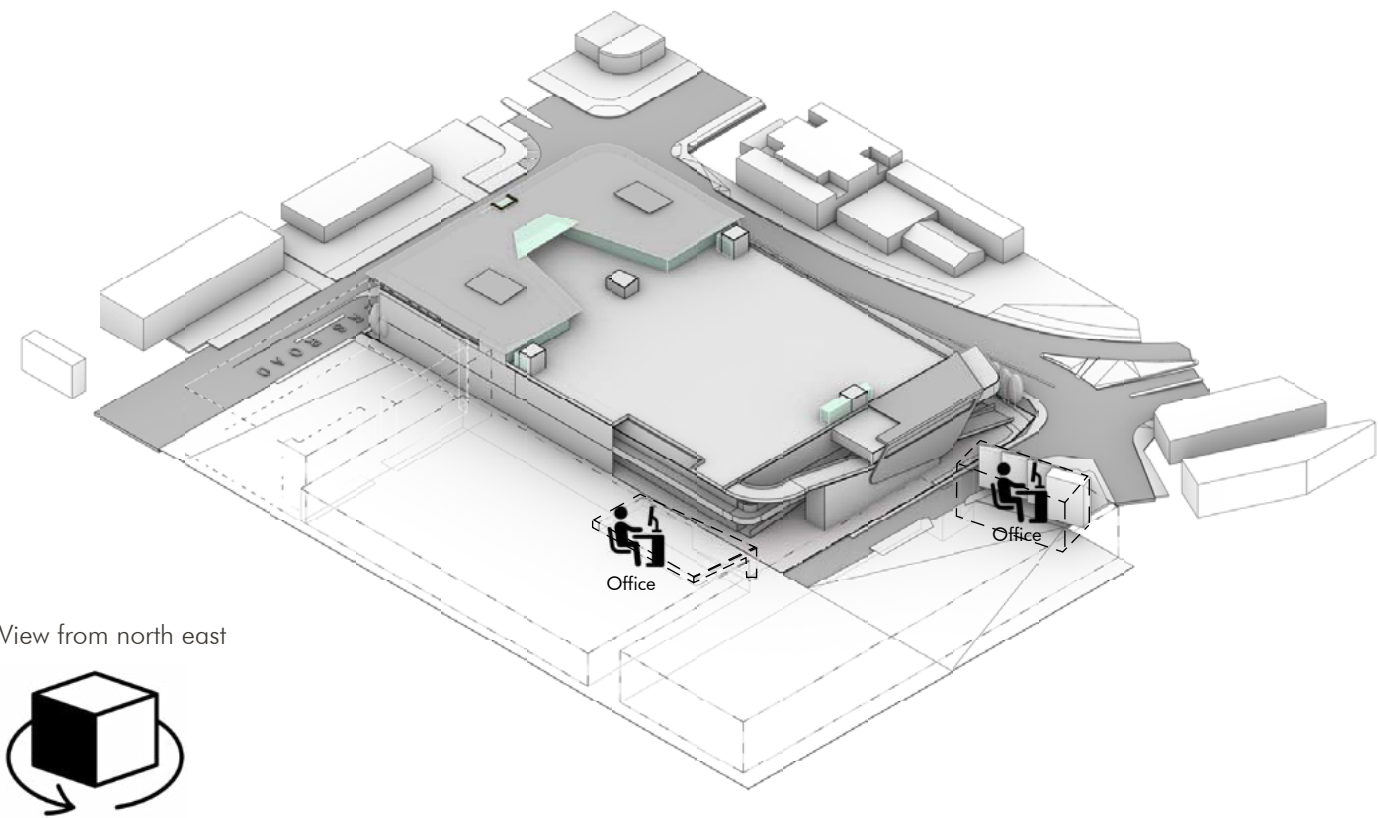


User Branding and Identification

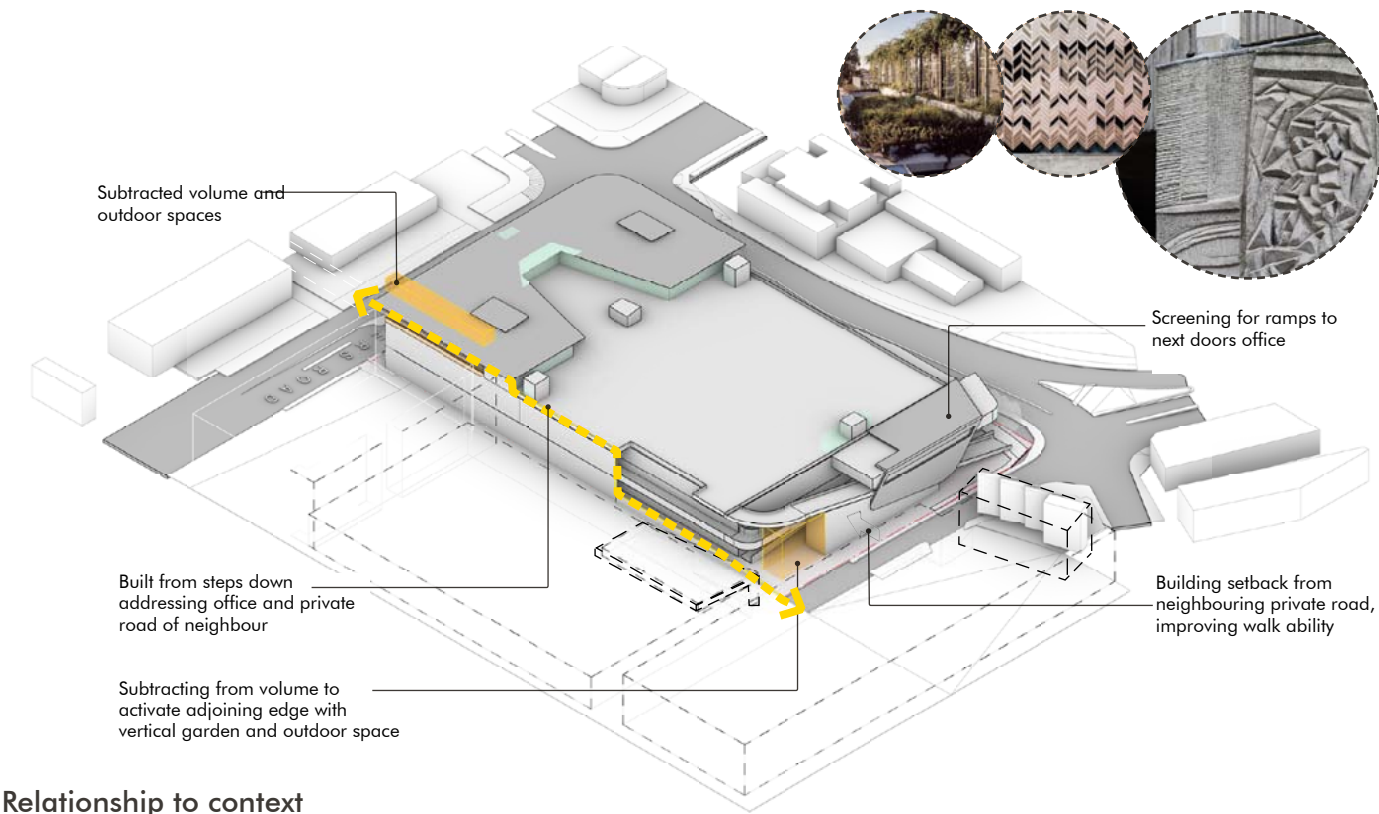
Layering an physical identifier of the end users function to create building ownership and importance

DESIGN PROPOSAL

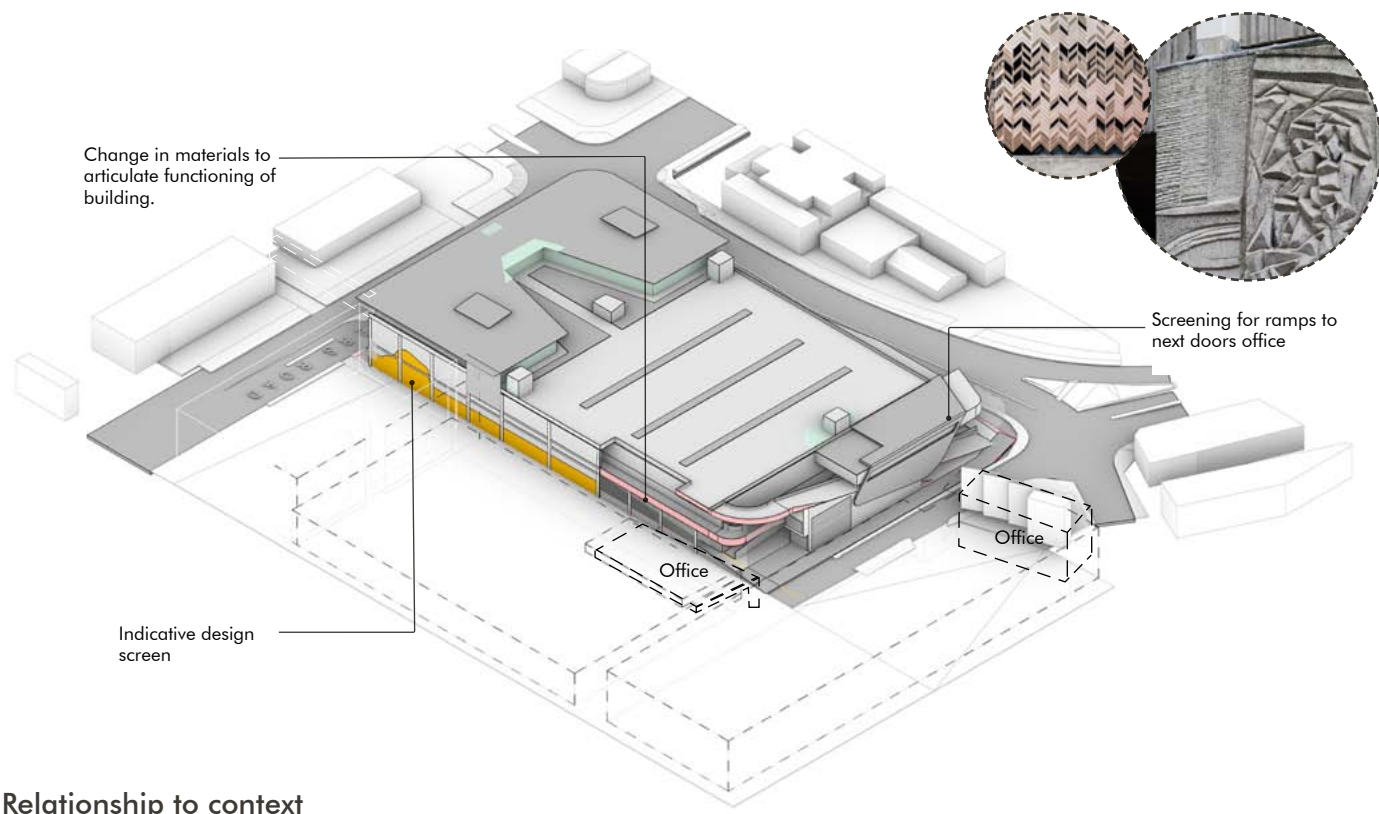
Facade Process



Breaking the volume



Relationship to context

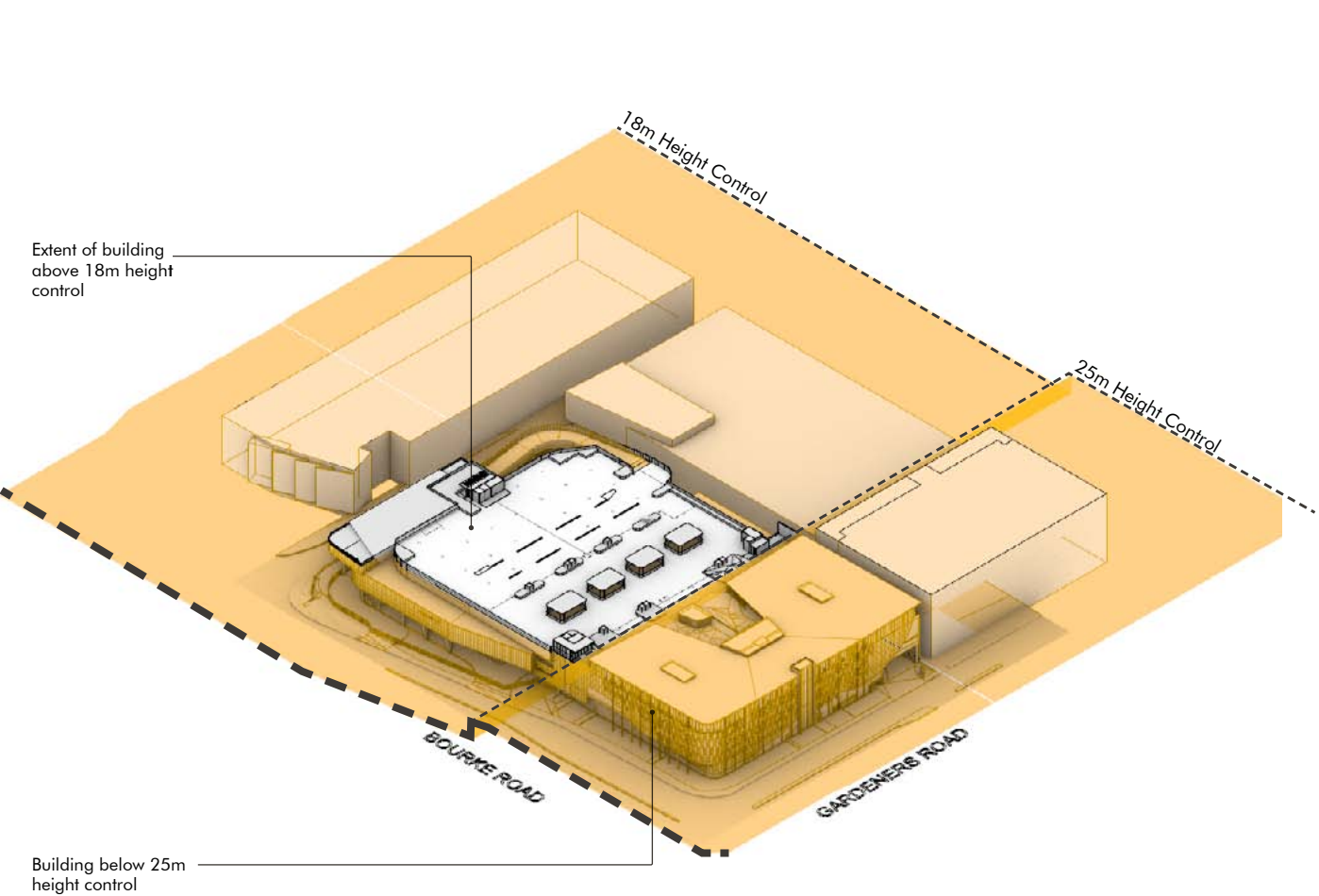


Relationship to context

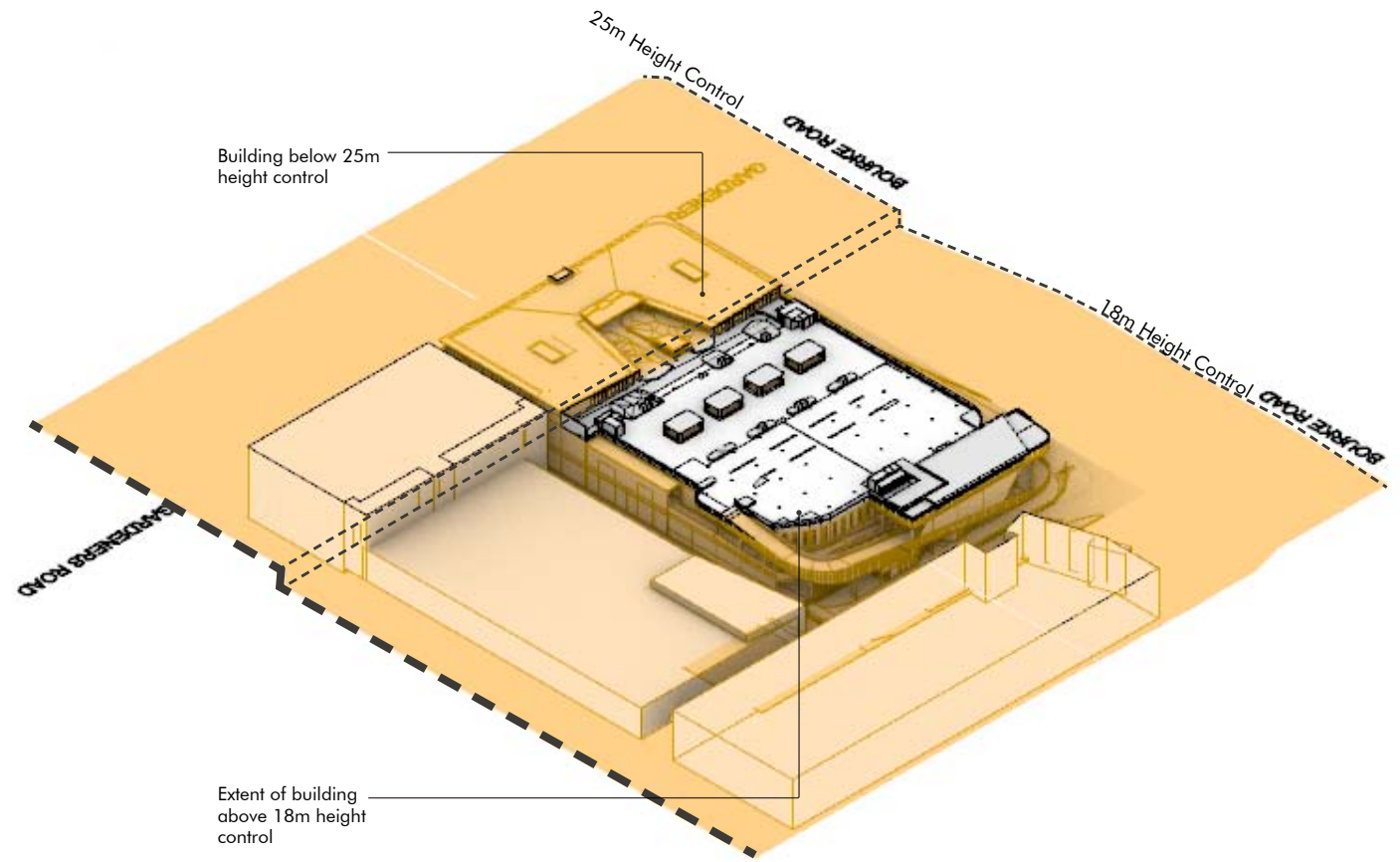
Height Blanket Diagrams

The building design has looked to maximise the efficiency and effectiveness of the intended program of distribution and storage. This is in line with the principles of the 'better working-functionality & quality' objectives outlined in this report.

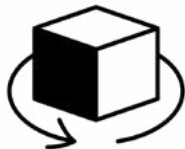
To explain this in practical terms, in warehouse construction the floor to floor is based on pallet racking height (Typically pallets are 1395mm high). We have allowed for a 2000mm services and structure zone, Thus provide the end user with 5 high bay pallet racking option (Overall height racking will be circa 7000mm). Reducing the height by 500mm to 600mm (to accommodate the level 2 floor). The proposal will only be able to accommodate 4 high bay pallets racking a reduction of about 20% of storage area.



View from south west corner



View from north east corner



Architectural Precedents

Architectural precedents below have demonstrated desired characters derived from the concept and they have been adopted in the proposed design.



Textured precast wall with brick walls



Textured banding with transparencies

Glowing box

Perforated brick batter type screen to soften façade

Diagonal bracing at corner to create layers



Universidad de Navarra



Sports hall . Chitenay



Paramount House Hotel

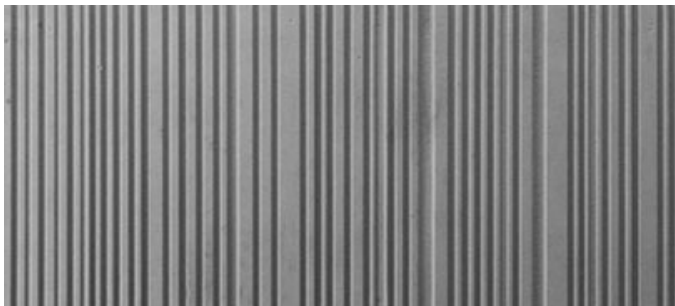
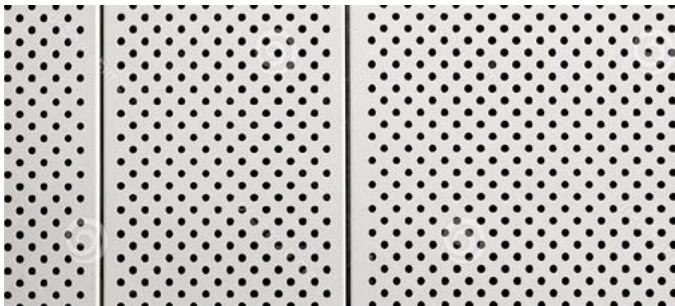


Publishing house for taz newspaper

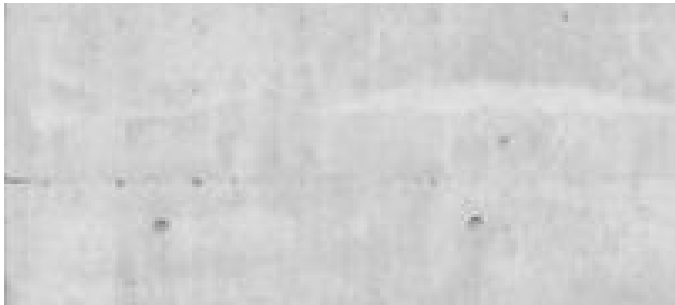
Warehouse Component - Materiality



View From South East On Gardeners Road



concrete - textured



concrete - natural

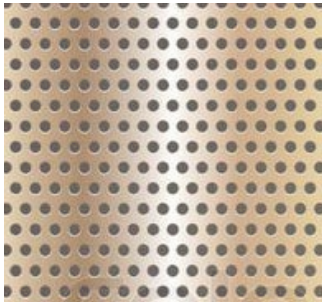


Brick

Ancillary Office - Materiality



clear vision glazing



perforated non-perforated screens 2 tones



aluminium sunshades



planters

View From North West On Bourke Road

Ancillary Office - Daylight Analysis

Workplace - Access to natural light

According to Green Star Rating, depth of space is a measure that reflects the ability to locate near to natural light and views; the flexibility of the space to support a range of space planning; & having sufficient 'deep' space to accommodate support spaces.

Type A space is within 6m of perimeter glazing, Type B is between 6-12m from perimeter glazing, and Type C is greater than 12m. Type A & B space is ideal for locating people in primary work points with access to daylight and views. Type C is suited to storage and utility spaces.



Indicative Perspectives



Indicative Perspectives



DESIGN PROPOSAL

Indicative Perspectives



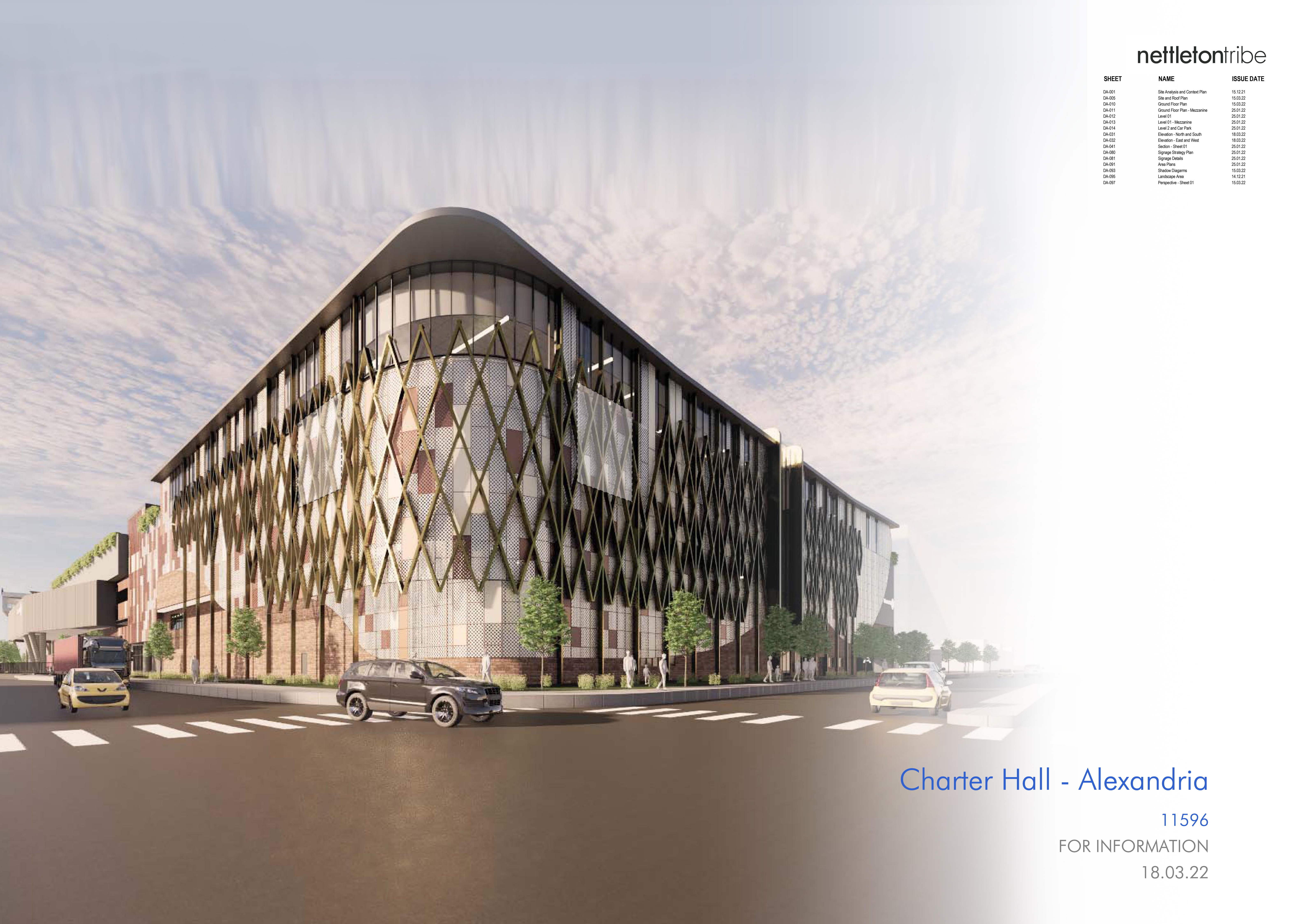
Indicative Perspectives



04

APPENDIX - ARCHITECTURAL DRAWINGS

SHEET	NAME	ISSUE DATE
DA-001	Site Analysis and Context Plan	15.12.21
DA-005	Site and Road Plan	15.03.22
DA-010	Ground Floor Plan	15.03.22
DA-011	Ground Floor Plan - Mezzanine	25.01.22
DA-012	Level 01	25.01.22
DA-013	Level 01 - Mezzanine	25.01.22
DA-014	Level 2 and Car Park	25.01.22
DA-031	Elevation - North and South	18.03.22
DA-032	Elevation - East and West	18.03.22
DA-041	Section - Sheet 01	25.01.22
DA-080	Signage Strategy Plan	25.01.22
DA-081	Signage Details	25.01.22
DA-091	Area Plans	25.01.22
DA-093	Shadow Diagrams	15.03.22
DA-095	Landscape Area	14.12.21
DA-097	Perspective - Sheet 01	15.03.22



Charter Hall - Alexandria

11596

FOR INFORMATION

18.03.22



- PROPERTY BOUNDARY

EXISTING ESEMENTS

0.2 m Minor Contour Line

1.0 m Major Contour Line

Sun Path

Wind Direction

Pylon Sign
- Existing Trees

Bus Stop

Pedestrian Access

Vehicle Access

Views

Vibration

Noise

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Key Plan



Issue	Description	Date
1	For Information	15.12.21

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Client



Builder

Project Name
Charter Hall - Alexandria

Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

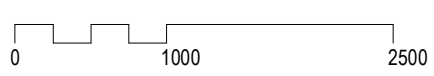
Drawing Title
Site Analysis and Context Plan

Author: RA	Checker: IG/DC	Sheet Size: A1	Scale: 1:1500@A1
Drawing Number: 11596_DA-001	Issue: 1		

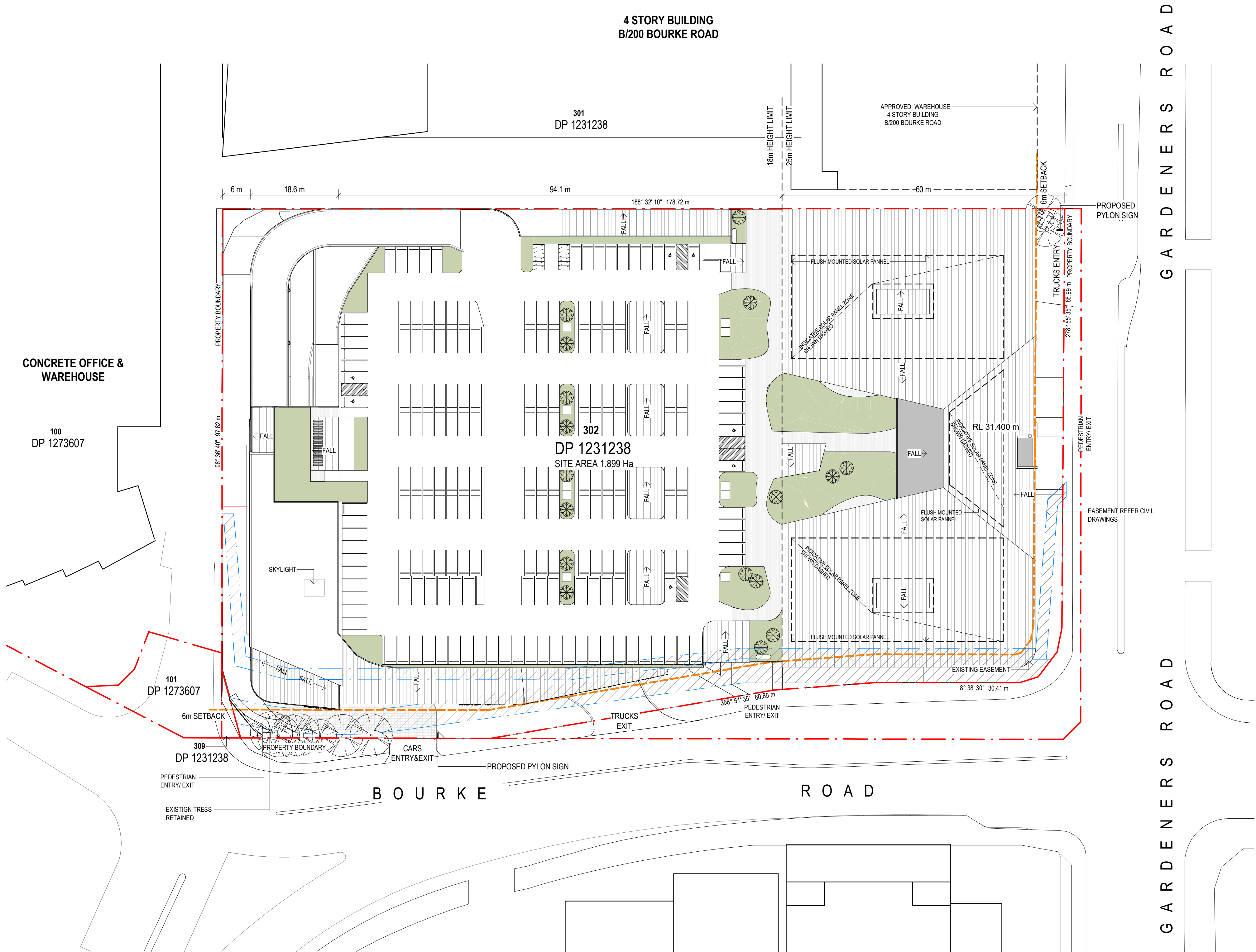
nettletontribe

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117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

Key Plan



Issue	Description	Date
4	For Information	15.03.22
3	For Information	29.01.22
2	For Information	14.12.21
1	For Information	28.11.21



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Builder

Project Name
Charter Hall - Alexandria

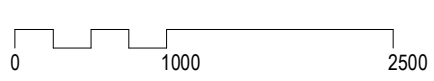
Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title
Site and Roof Plan

Author:	Checker:	Sheet Size:	Scale:
RA	IG	A1	1:500 @ A1
Drawing Number:	Issue:		
11596_DA-005	4		

nettletontribe

Key Plan



Issue	Description	Date
11	For Information	15.03.22
10	For Information	29.01.22
9	For Information	14.12.21
8	For Information	07.12.21
7	For Information	28.11.21
6	For Information	17.11.21
5	For Information	11.11.21
4	For Information	23.10.21
3	For Information	08.10.21
2	For Information	14.09.21
1	For Information	07.09.21

NOTES

RACKING LAYOUT SHOWN INDICATIVELY FOR COORDINATION
ONLY - FINAL LAYOUT TO BE CONFIRMED BY SUPPLIER/TENANT



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Client



Builder

Project Name

**Charter Hall -
Alexandria**

Project Address

**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title

Ground Floor Plan

Author: RA Checker: IG Sheet Size: A1 Scale: 1:500 @ A1

Drawing Number: 11596_DA-010 Issue: 11

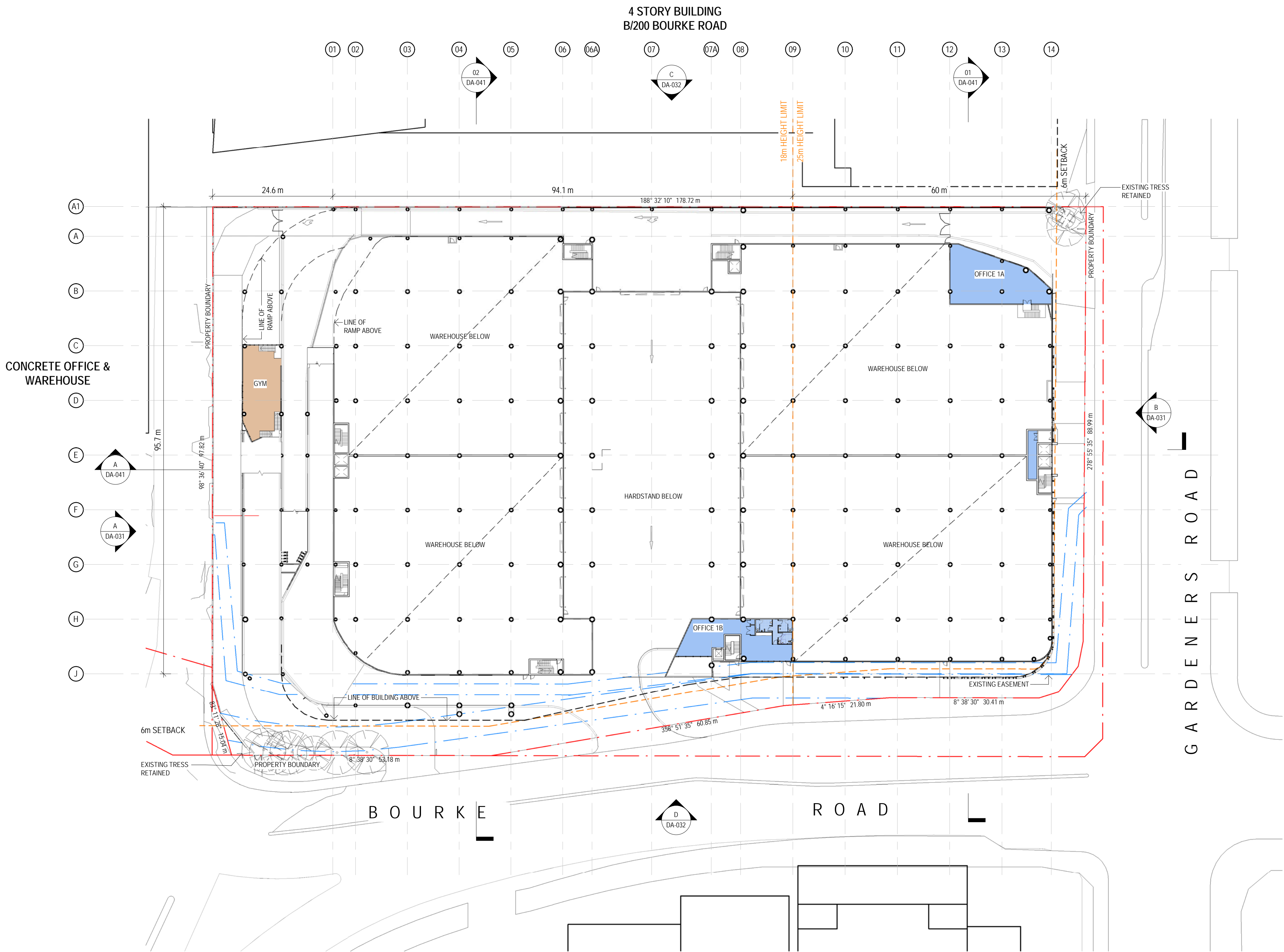
nettletontribe

Key Plan



Issue	Description	Date
5	For Information	25.01.22
4	For Information	29.11.21
3	For Information	11.11.21
2	For Information	29.10.21
1	For Information	09.10.21

NOTES
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Client



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Project Name
Charter Hall - Alexandria

Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title
Ground Floor Plan - Mezzanine

Author: RA	Checker: DC	Sheet Size: A1	Scale: 1:500 @ A1
Drawing Number: 11596_DA-011	Issue: 5		

nettletontribe

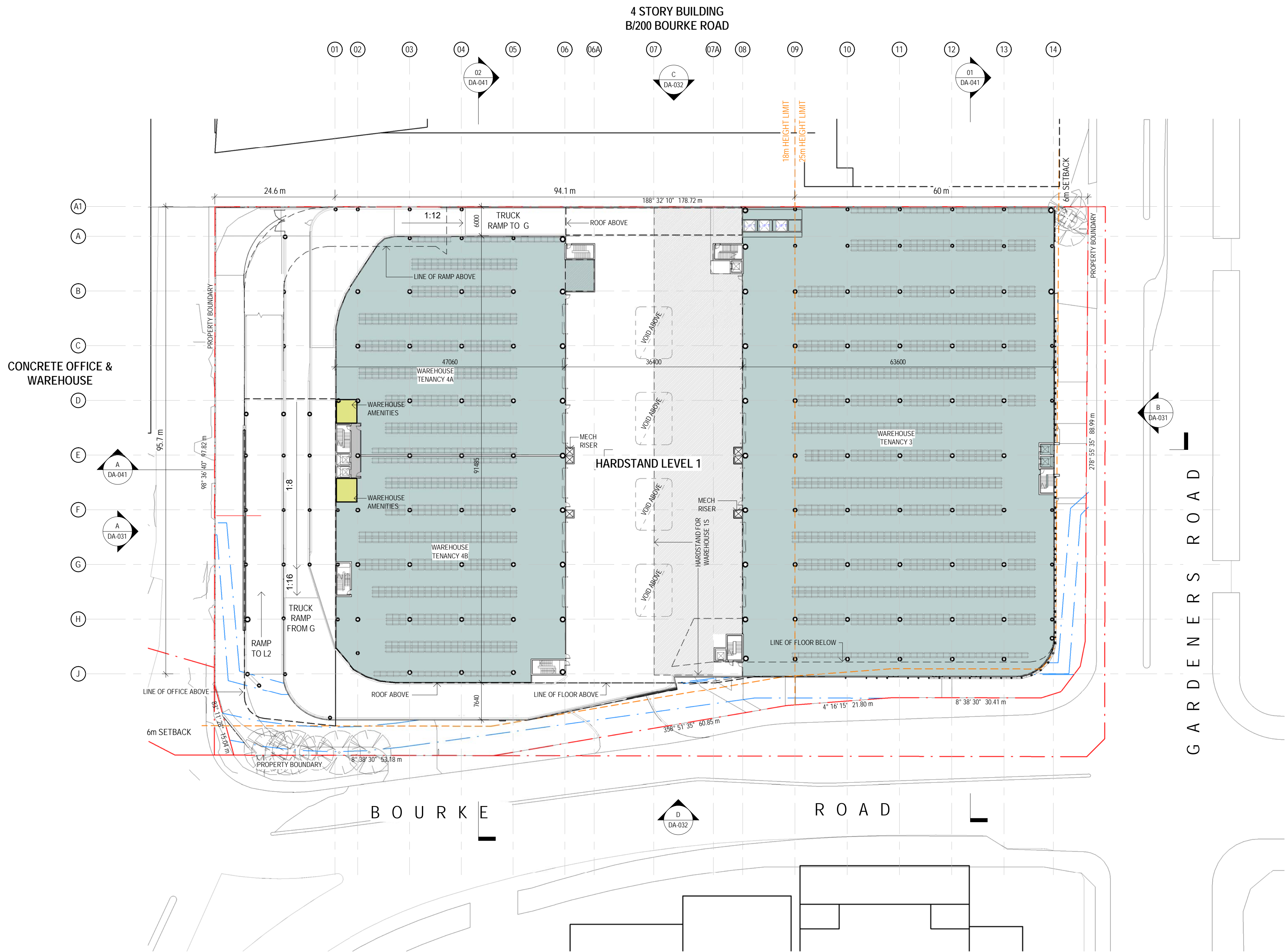
Key Plan



Issue	Description	Date
9	For Information	25.01.22
8	For Information	29.11.21
7	For Information	17.11.21
6	For Information	11.11.21
5	For Information	29.10.21
4	For Information	08.10.21
3	For Information	18.09.21
2	For Information	14.09.21
1	For Information	07.09.21

NOTES

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Client



Builder

Project Name
Charter Hall - Alexandria

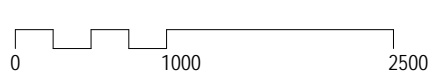
Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title
Level 01

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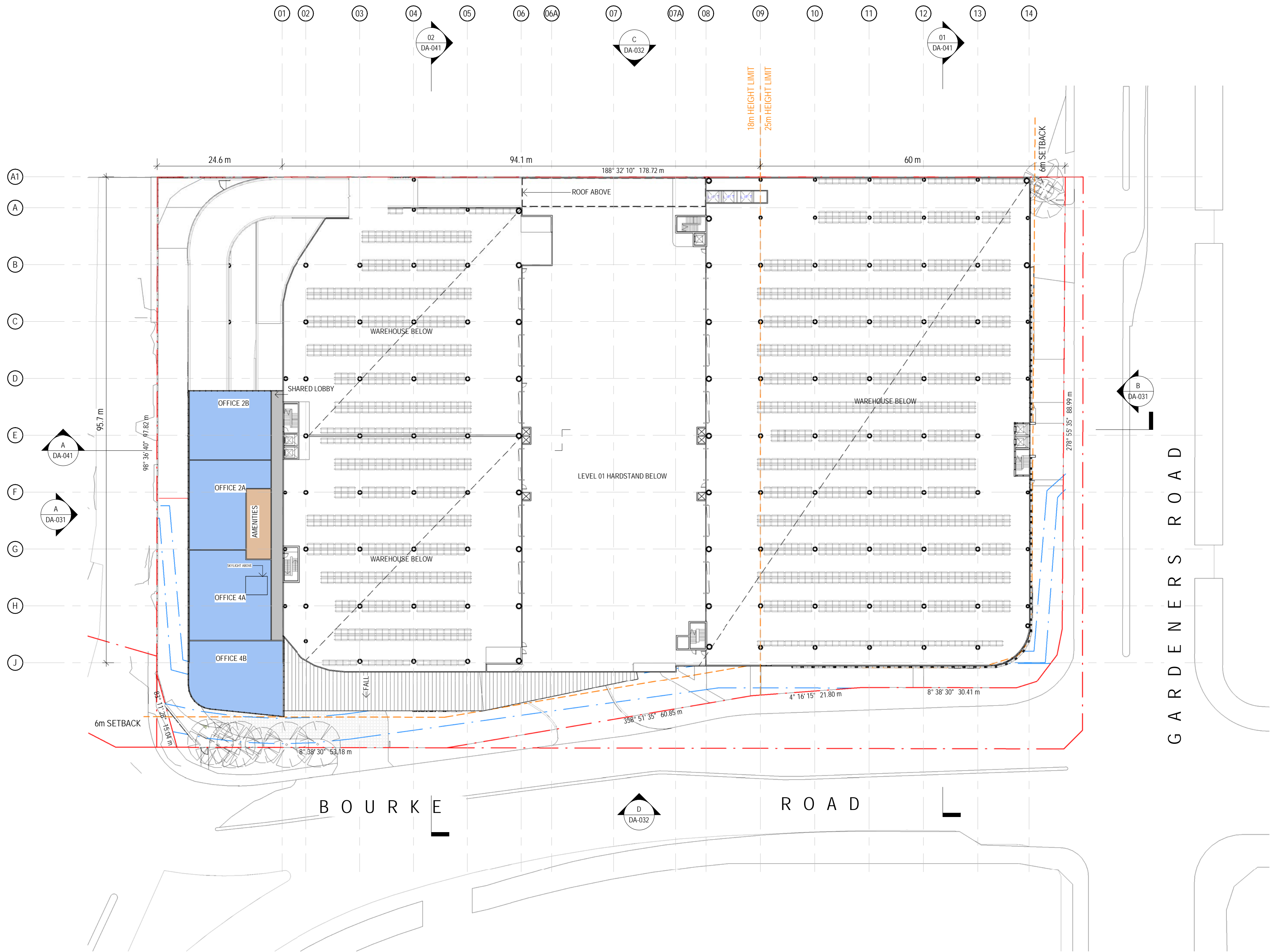
nettletontribe

Key Plan



Issue	Description	Date
5	For Information	25.01.22
4	For Information	29.11.21
3	For Information	11.11.21
2	For Information	29.10.21
1	For Information	09.10.21

NOTES
RACKING LAYOUT SHOWN INDICATIVELY FOR COORDINATION
ONLY - FINAL LAYOUT TO BE CONFIRMED BY SUPPLIER/TENANT



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Client



Builder

Project Name
Charter Hall - Alexandria

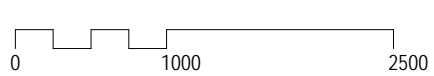
Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title
Level 01 - Mezzanine

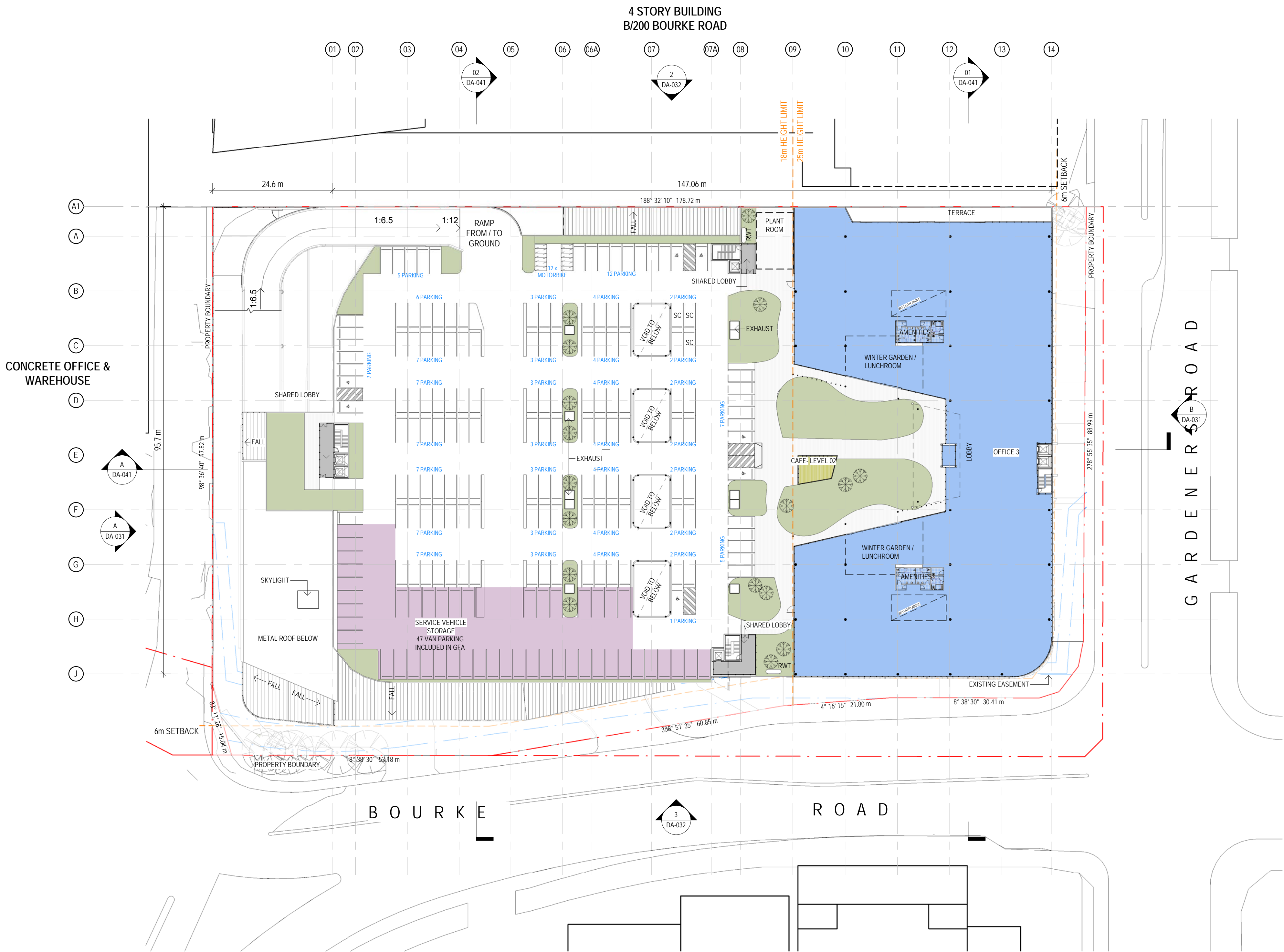
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Drawing Number: 11596_DA-013	Issue: 5		

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Key Plan



Issue	Description	Date
8	For Information	25.01.22
7	For Information	07.12.21
6	For Information	26.11.21
5	For Information	11.11.21
4	For Information	29.10.21
3	For Information	08.10.21
2	For Information	14.09.21
1	For Information	07.09.21



FOR INFORMATION

Client



Builder

Project Name
Charter Hall - Alexandria

Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title
Level 2 and Car Park

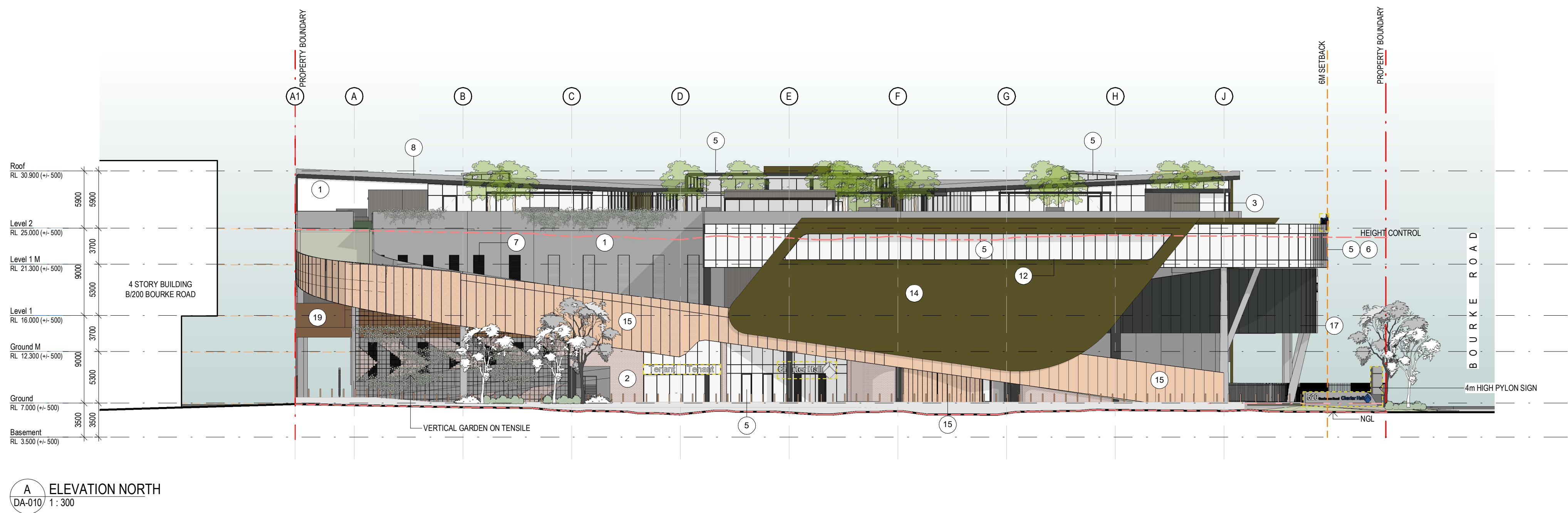
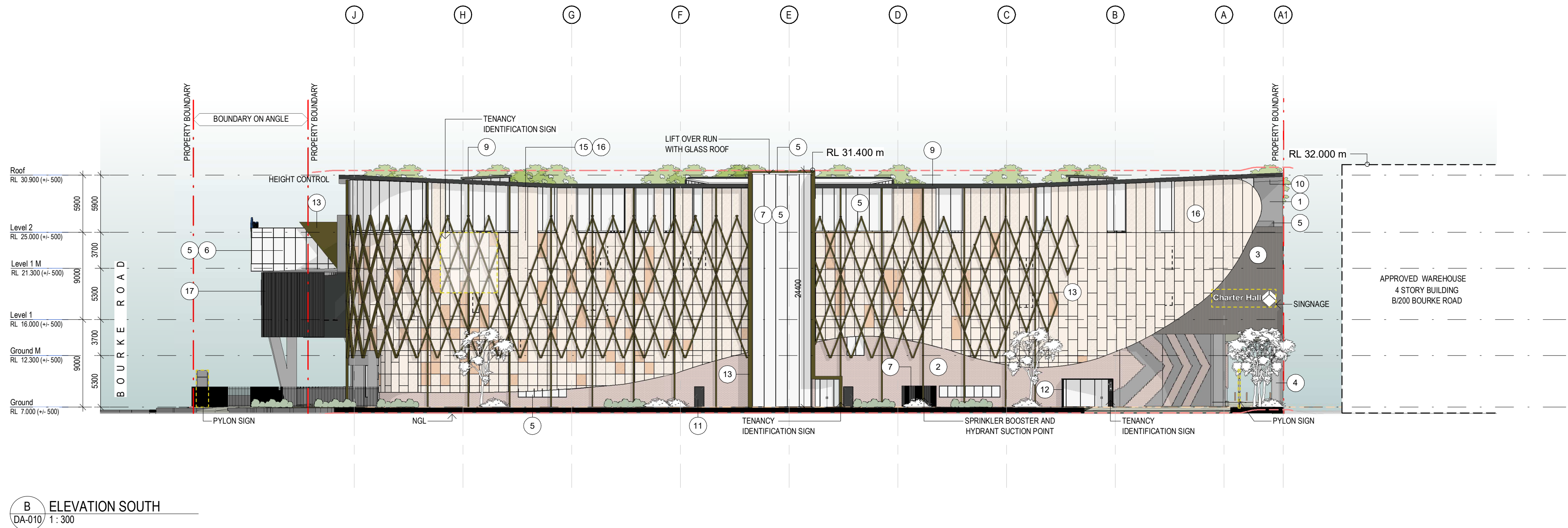
Author: RA	Checker: DC	Sheet Size: A1	Scale: 1:500 @ A1
Drawing Number: 11596_DA-014	Issue: 8		

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Key Plan



Issue	Description	Date
10	For Information	16.03.22
9	For Information	15.03.22
8	For Information	25.01.22
7	For Information	15.12.21
6	For Information	26.11.21
5	For Information	11.11.21
4	For Information	29.10.21
3	For Information	08.10.21
2	For Information	14.09.21
1	For Information	07.09.21



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Client



Builder

Project Name
Charter Hall - Alexandria

Project Address
520 Gardeners Rd. Alexandria, NSW 2015

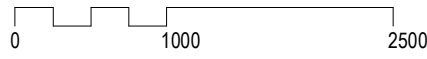
Drawing Title
Elevation - North and South

Author: RA	Checker: DC	Sheet Size: A1	Scale: 1:300@A1
Drawing Number: 11596_DA-031			Issue: 10

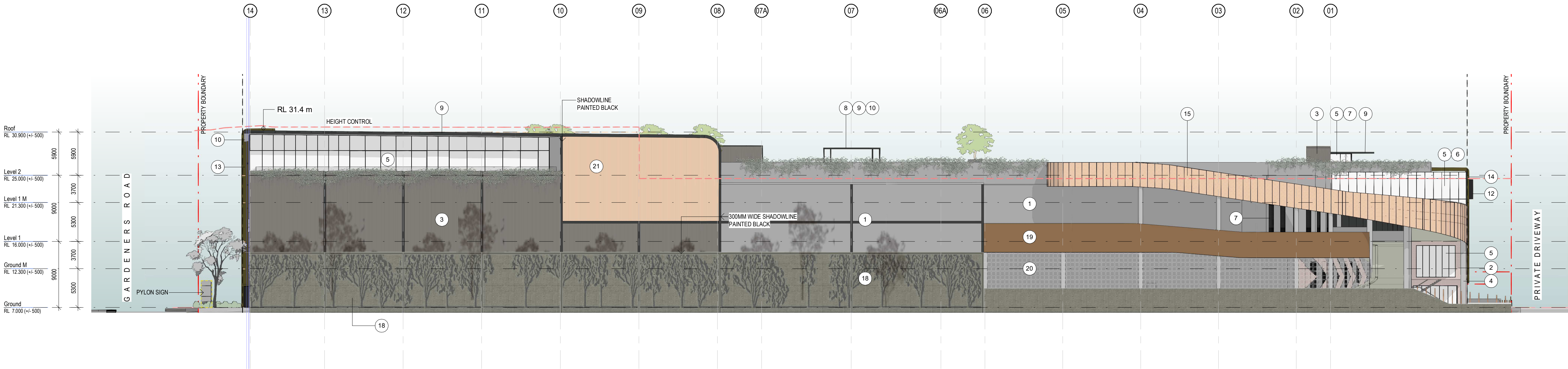
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117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

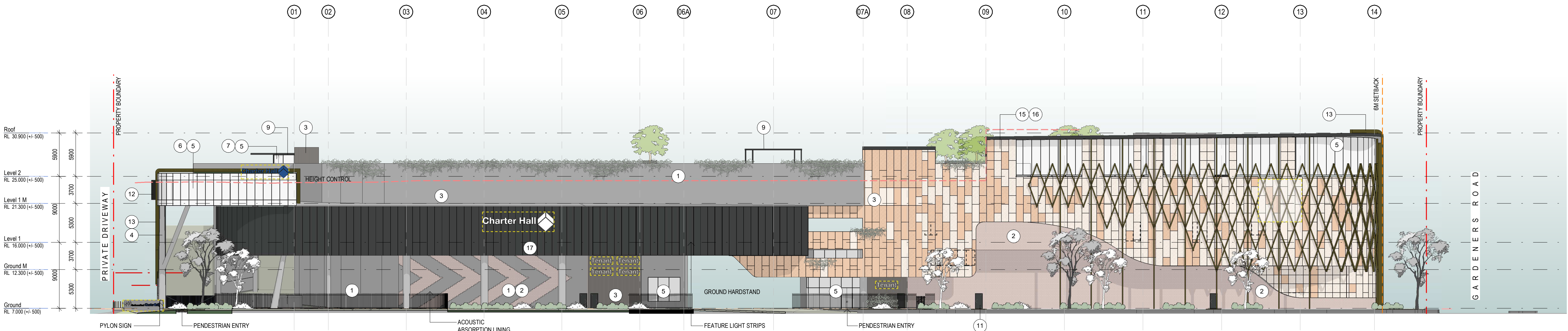
Key Plan



Issue	Description	Date
8	For Information	18.03.22
7	For Information	15.03.22
6	For Information	25.01.22
5	For Information	15.12.21
4	For Information	09.12.21
3	For Information	26.11.21
2	For Information	11.11.21
1	For Information	23.10.21



C ELEVATION EAST
DA-010/ 1: 300



D ELEVATION WEST
DA-010/ 1: 300

EXTERNAL FINISHES LEGEND

- 1 PRECAST CONCRETE WALL - NATURAL
- 2 PRECAST CONCRET WALL - TYPE 01 - "BRICK EFFECT"
- 3 PRECAST CONCRETE WALL - TEXTURED TYPE 02 - "Woodland Grey®" or similar
- 4 STRUCTURAL COLUMNS - NATURAL Colour to match adjacent precast walls
- 5 GLASS - Vision
- 6 GLASS - Backpan Glazing
- 7 POWDERCOATED WINDOW FRAMES "Monument®", or similar
- 8 COLORBOND METAL ROOF SHEETING TYPE 1 - "Shale Grey™", or similar
- 9 FASCIA, DOWNPIPE, FLASHING & CAPPING "Woodland Grey®", or similar
- 10 SOFFIT - PREFINISHED METAL PANELS - Colour to match Fascia
- 11 ROLLER DOORS AND DOORS "Woodland Grey®", or similar
- 12 METAL BOX EXTRUSIONS - Colour 01 - "Woodland Grey®", or similar
- 13 FEATURE METAL BOX EXTRUSIONS - Colour 02 - Colour to match "Nordic Brass", or similar
- 14 METAL MESH SCREEN - Colour 03 - Colour to match "Nordic Bronze", or similar
- 15 METAL CLADDING - SOLID & PERFORATED - Colour 04 - Colour to match "Nordic Brown Light", or similar
- 16 METAL CLADDING - SOLID & PERFORATED - Colour 05 - Colour to match "Mannes White", or similar
- 17 METAL CLADDING - SOLID - Colour 01 - "Woodland Grey®", or similar
- 18 PRECAST CONCRETE WALL - TEXTURED TYPE 03 - INDICATIVE DESIGN SCREEN
- 19 PRECAST CONCRETE WALL - PAINTED - Colour to match "Nordic Brown Light", or similar
- 20 METAL SCREEN - INDICATIVE PUBLIC ART WORK
- 21 METAL CLADDING - LONGLINE 305 - Colour 05 - Colour to match "Nordic Brown Light", or similar

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Client



Builder

Project Name
Charter Hall - Alexandria

Project Address
520 Gardeners Rd. Alexandria, NSW 2015

Drawing Title
Elevation - East and West

Author: RA Checker: IG/DC Sheet Size: A1 Scale: 1:300@A1

Drawing Number: 11596_DA-032 Issue: 8

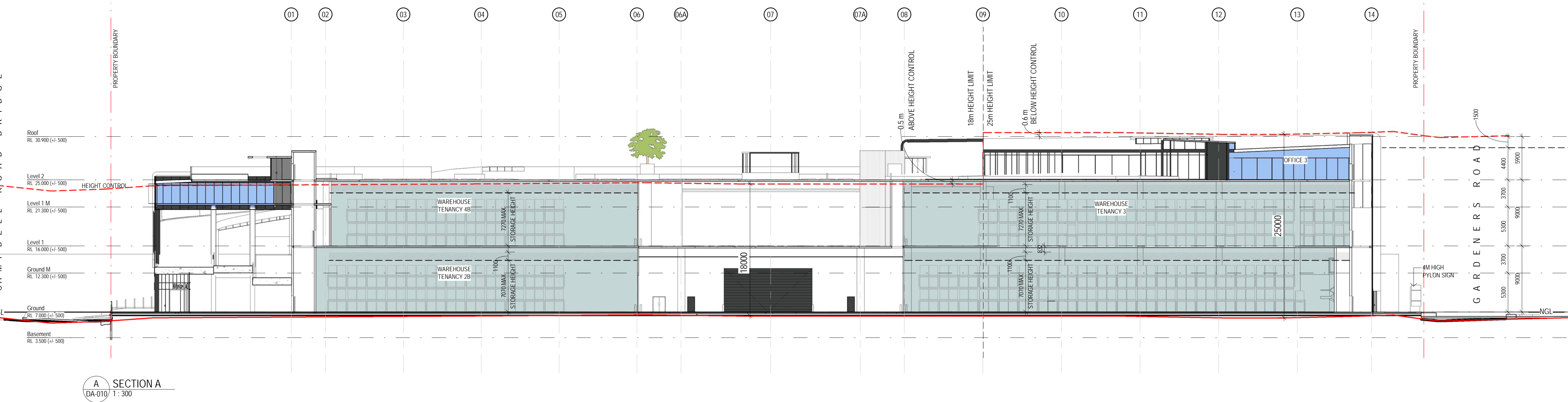
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t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

Key Plan



Issue	Description	Date
8	For Information	25.01.22
7	For Information	26.11.21
6	For Information	11.11.21
5	For Information	05.11.21
4	For Information	29.10.21
3	For Information	16.09.21
2	For Information	14.08.21
1	For Information	07.08.21



FOR INFORMATION

Client



Builder

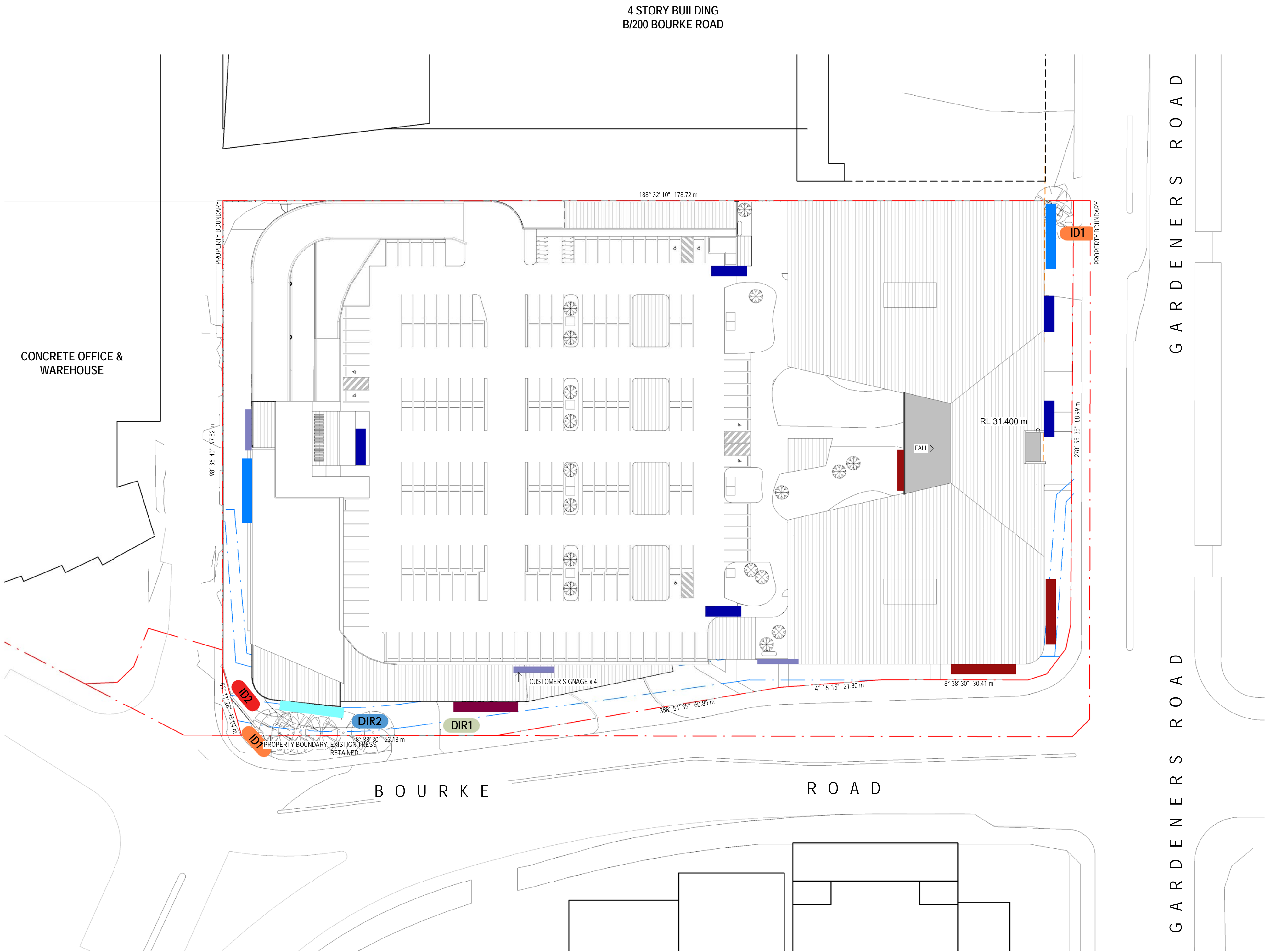
Project Name
Charter Hall - Alexandria
Project Address
520 Gardeners Rd. Alexandria, NSW 2015

Drawing Title
Section - Sheet 01

Author: RA
Checker: DC/IG
Sheet Size: A1
Scale: 1:300 @ A1
Drawing Number: 11596_DA-041
Issue: 8

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- ID1 Vehicular Identification Pylon
- ID2 Feature Site Identification Sign
- DIR1 Vehicular Directional Totem
- DIR2 Vehicular Directional Totem - Carpark
- Signage - "Chater hall" - Backlight
- Signage - "Chater hall" - Type 01
- Signage - "Chater hall" - Type 02
- Warehouse Numbering
- Signage "Tenant" - Backlight
- Customer Signage



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Key Plan

0 1000 2500

Issue	Description	Date
2	For Information	25.01.22
1	For Information	09.12.21

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Client

Charter Hall

Builder

Project Name
Charter Hall - Alexandria

Project Address
520 Gardeners Rd. Alexandria, NSW 2015

Drawing Title
Signage Strategy Plan

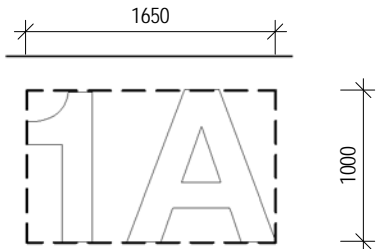
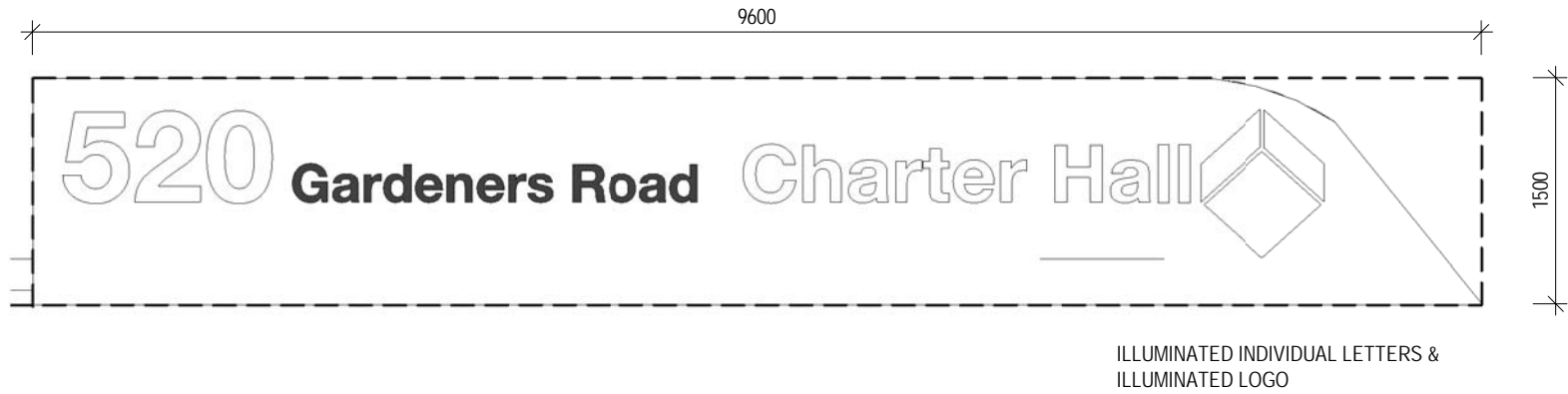
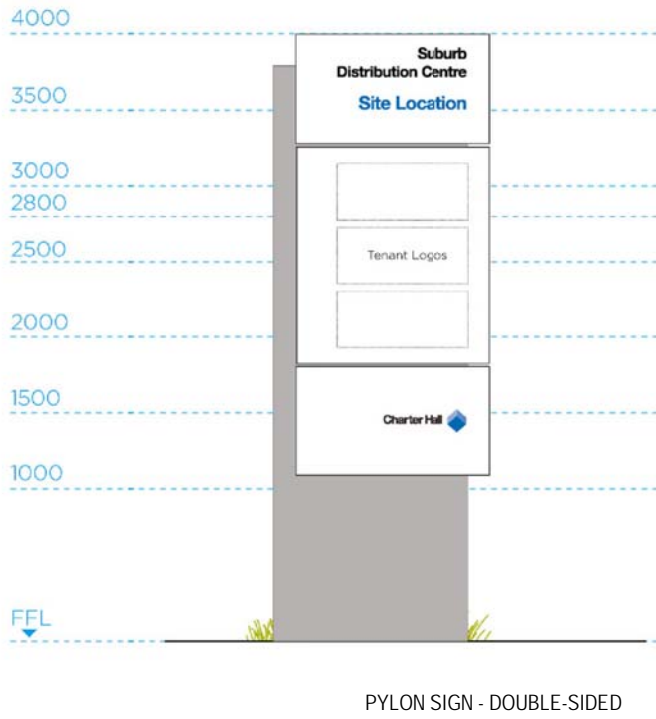
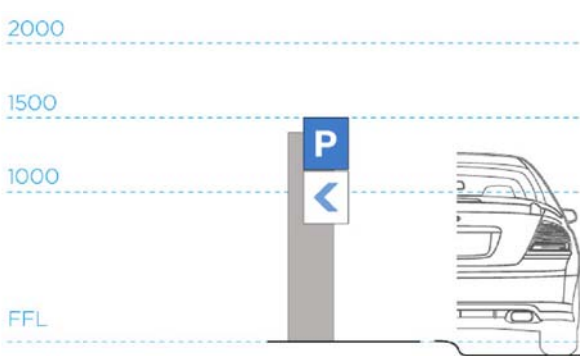
Author: RA	Checker: DC	Sheet Size: A1	Scale: NTS
Drawing Number: 11596_DA-080	Issue: 2		

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Key Plan



Issue	Description	Date
2	For Information	25.01.22
1	For Information	09.12.21



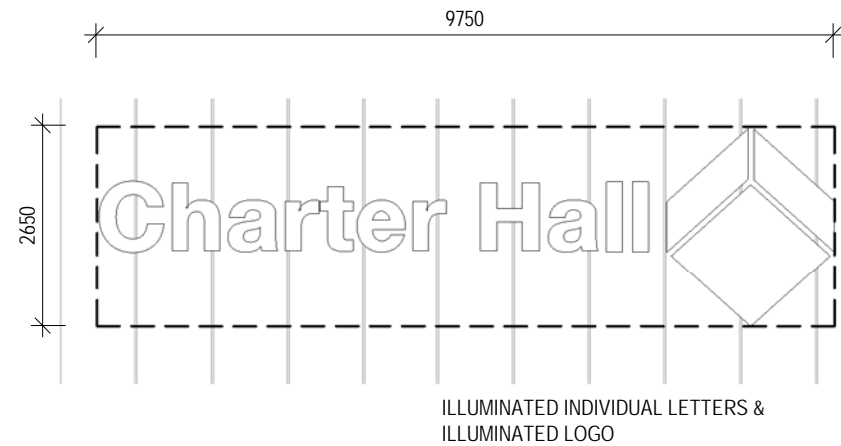
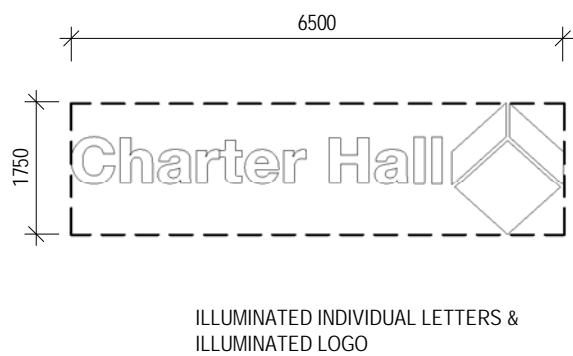
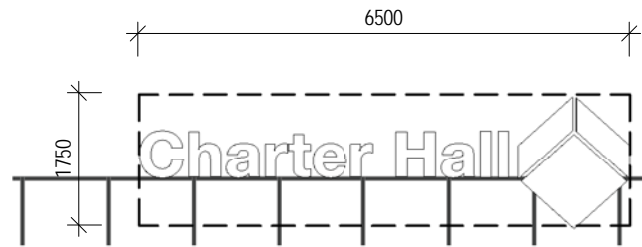
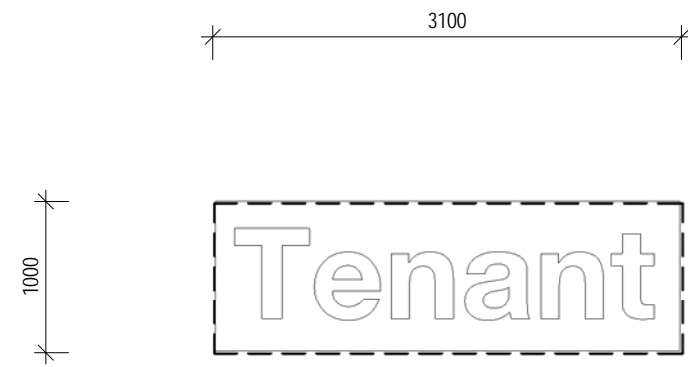
7 DIR1
1:50

8 DIR2
1:50

9 ID1
1:50

5 ID2
1:50

10 Warehouse Numbering
1:50

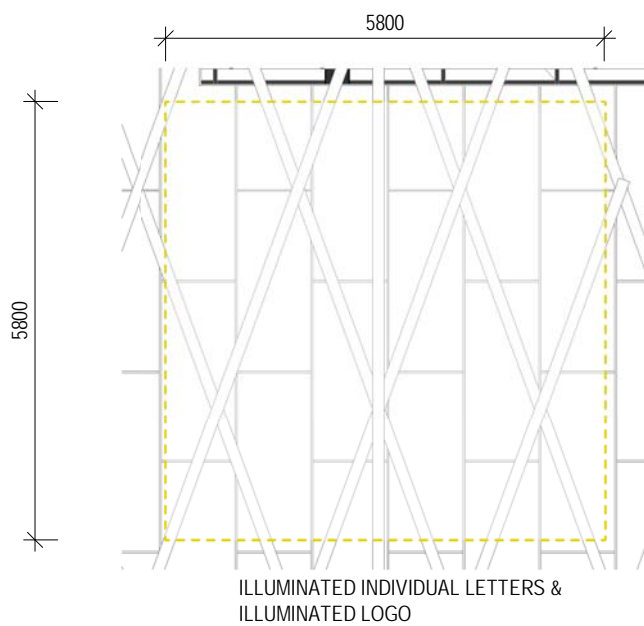


4 Coustomer Signage
1:50

6 Signage - "Chater hall" - Type 01
1:100

1 Signage - "Chater hall" - Backlight
1:100

3 Signage - "Chater hall" - Type 02
1:100



2 Signage "Tenant" - Backlight
1:100

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Client



Builder

Project Name
Charter Hall - Alexandria

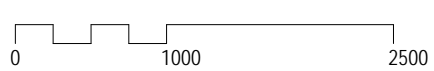
Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title
Signage Details

Author: RA	Checker: DC	Sheet Size: A1	Scale: NTS
Drawing Number: 11596_DA-081	Issue: 2		

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Key Plan



Issue	Description	Date
3	For Information	25.01.22
2	For Information	14.12.21
1	For Information	26.11.21

Area Schedule (GFA)	
Name	Area (m²)
OFFICE 1A	183
OFFICE 1B	239
OFFICE 2A	264
OFFICE 2B	300
OFFICE 3	3967
OFFICE 4A	300
OFFICE 4B	305
OFFICE (Inclusive of lobbies and Amenities)	5557
SERVICE VEHICLE STORAGE	1278
SERVICE VEHICLE STORAGE	1278
WAREHOUSE TENANCY 1A	2693
WAREHOUSE TENANCY 1B	2662
WAREHOUSE TENANCY 2A	2372
WAREHOUSE TENANCY 2B	2117
WAREHOUSE TENANCY 3	6085
WAREHOUSE TENANCY 4A	2073
WAREHOUSE TENANCY 4B	2141
WAREHOUSE (Inclusive of lobbies)	20144
ANCILLARY	531
ANCILLARY (Inclusive of end of trip, Gym and café)	531
TOTAL WAREHOUSE AREA	21952
Total GFA(m²)	27509

FSR ACHEIVED: 1.45
SITE AREA: 18,988 m²
FSR MAX: 1.50
MAX GFA: 28,482 m²

Parking Schedule		
Level	Description	Count
Level 2	Carpark Bay -5500x2500	137
Level 2	Motorbike bay	12
Level 2	PWD Carpark Bay --5500x2500	7
Level 2	Shared Carpark Bay - 5500x2500	3
Ground	Bicycle Storage	64

FOR INFORMATION

Client



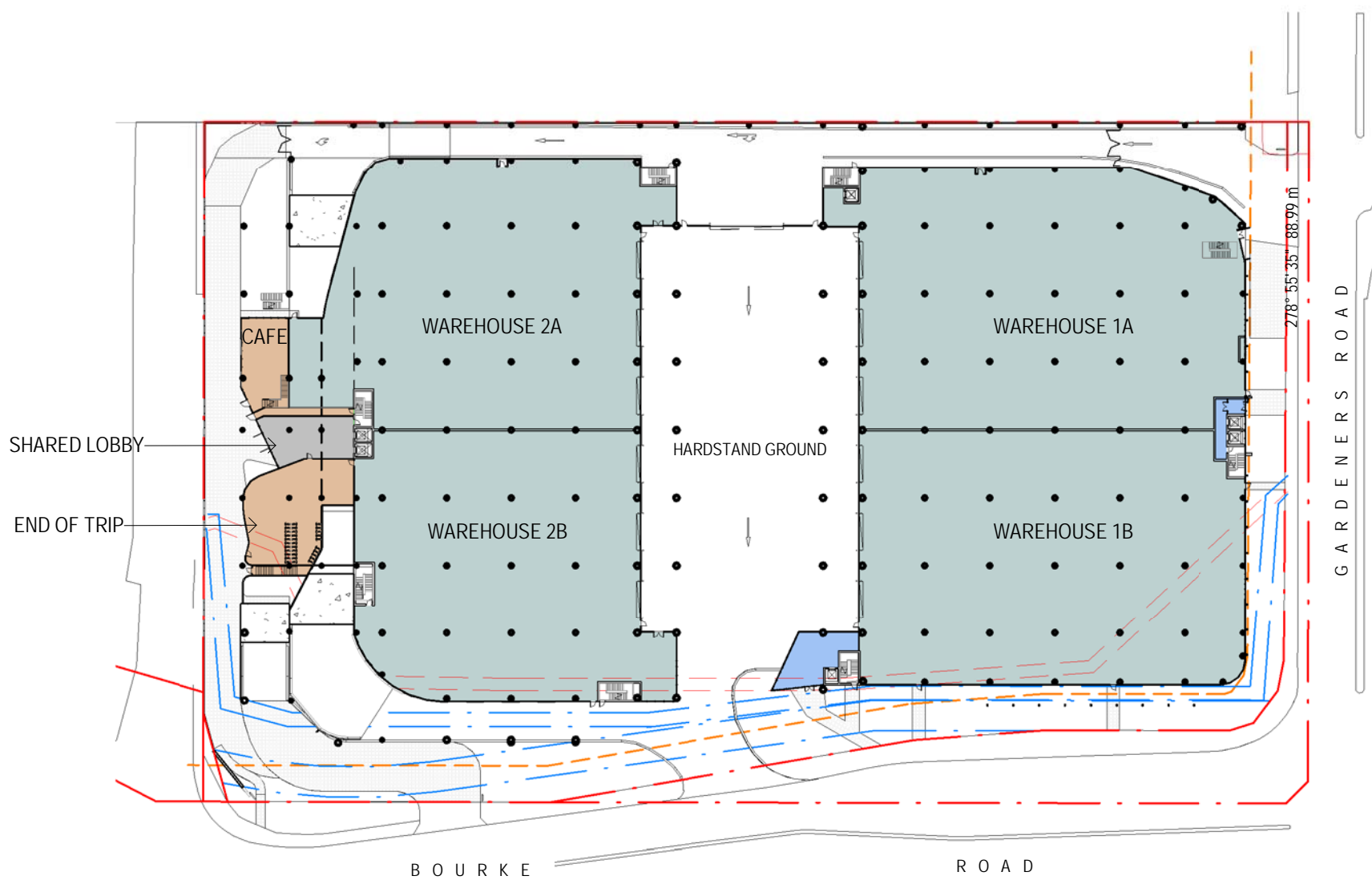
Builder

Project Name
Charter Hall - Alexandria
Project Address
520 Gardeners Rd. Alexandria, NSW 2015

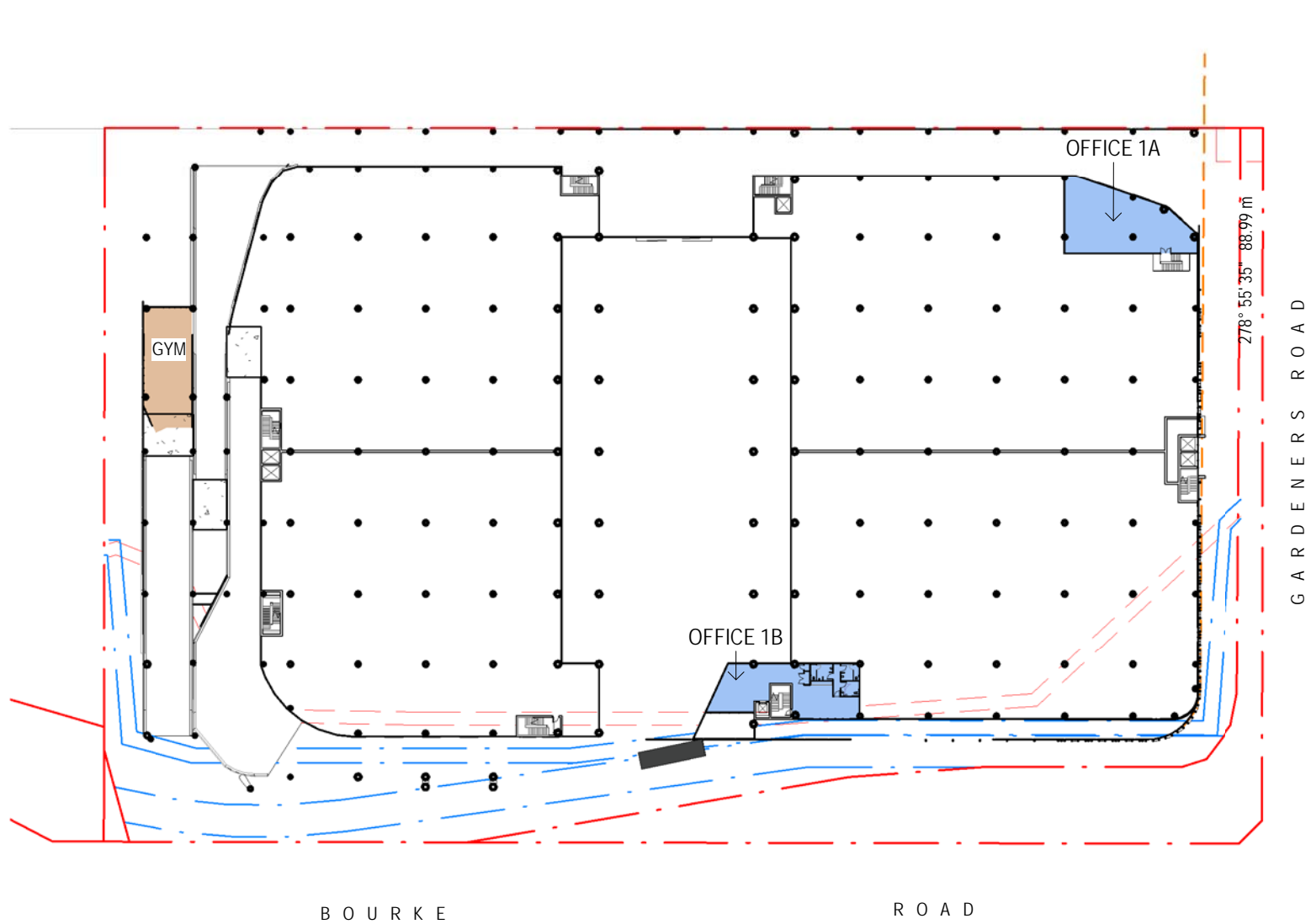
Drawing Title
Area Plans

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Drawing Number: 11596_DA-091	Issue: 3		

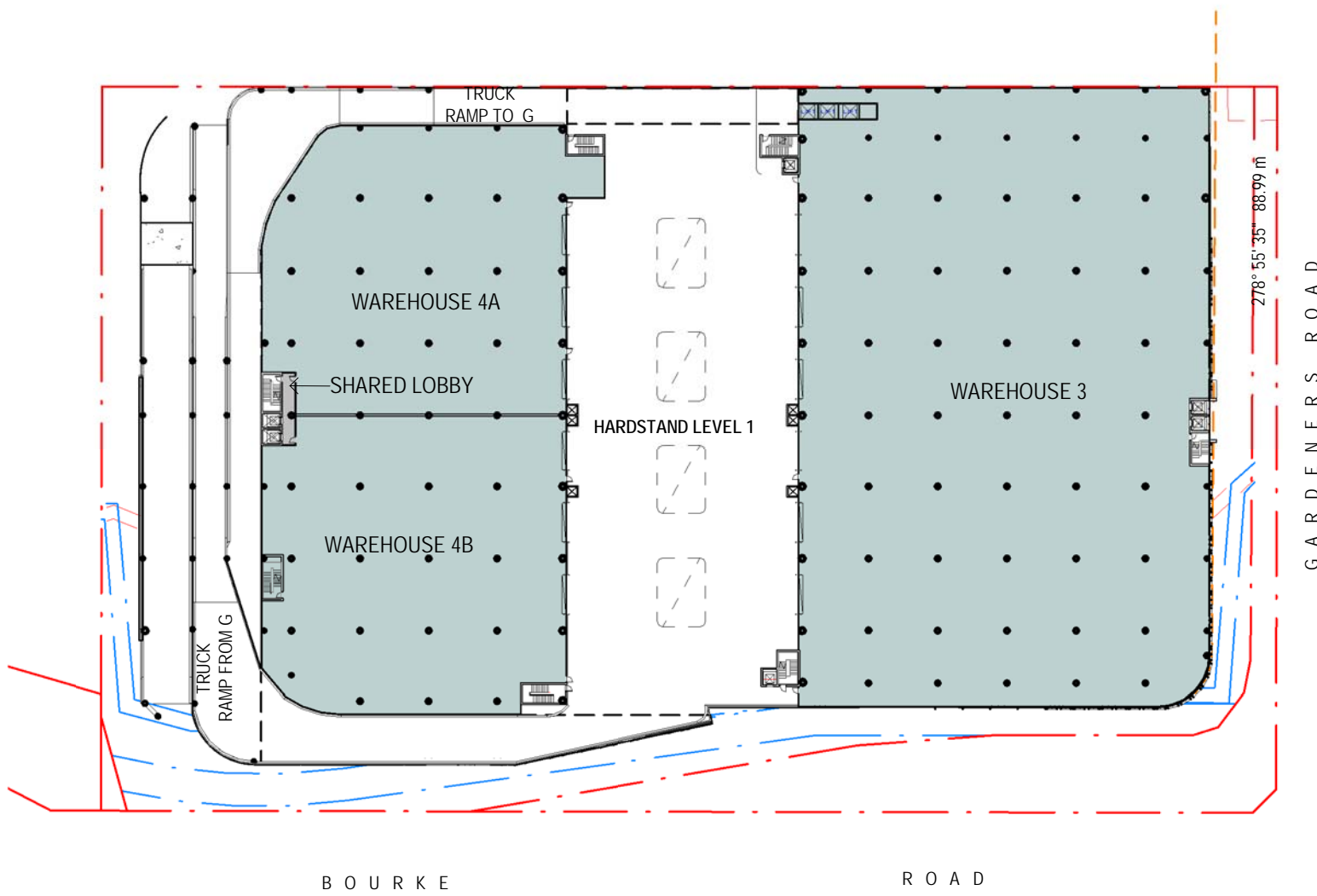
nettletontribe



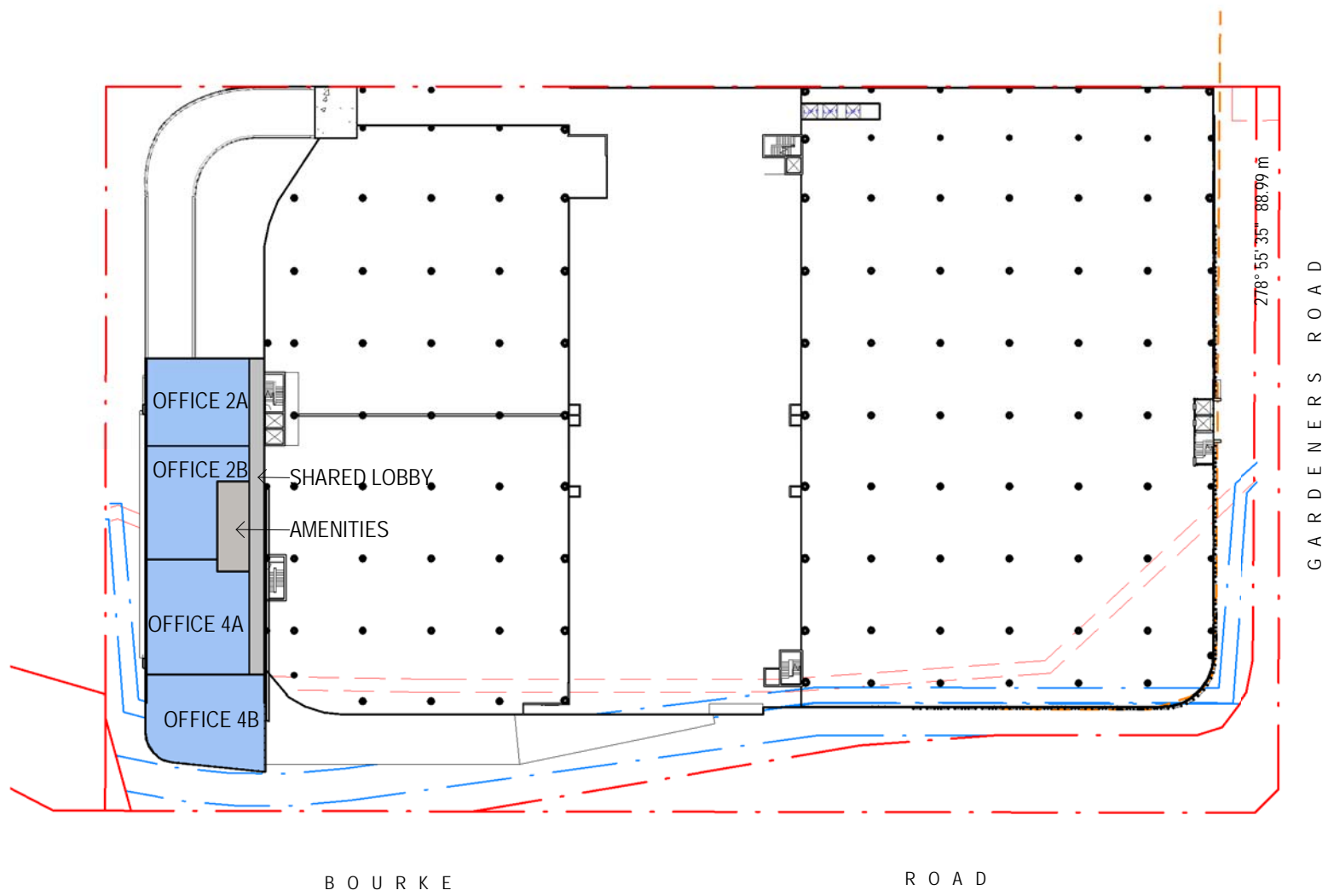
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DA-031 1 : 1000



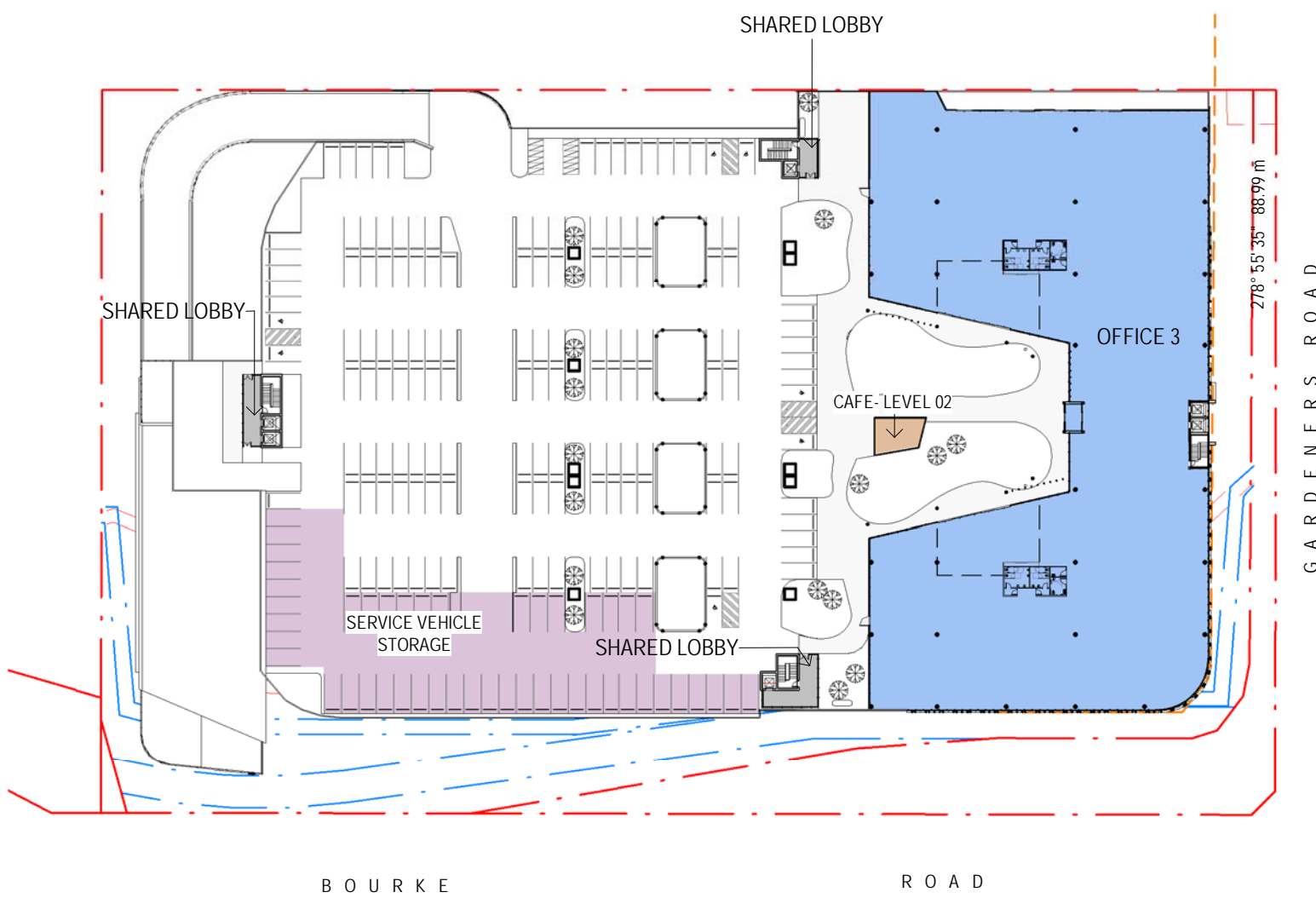
2 Ground M
DA-031 1 : 1000



3 Level 1
DA-031 1 : 1000

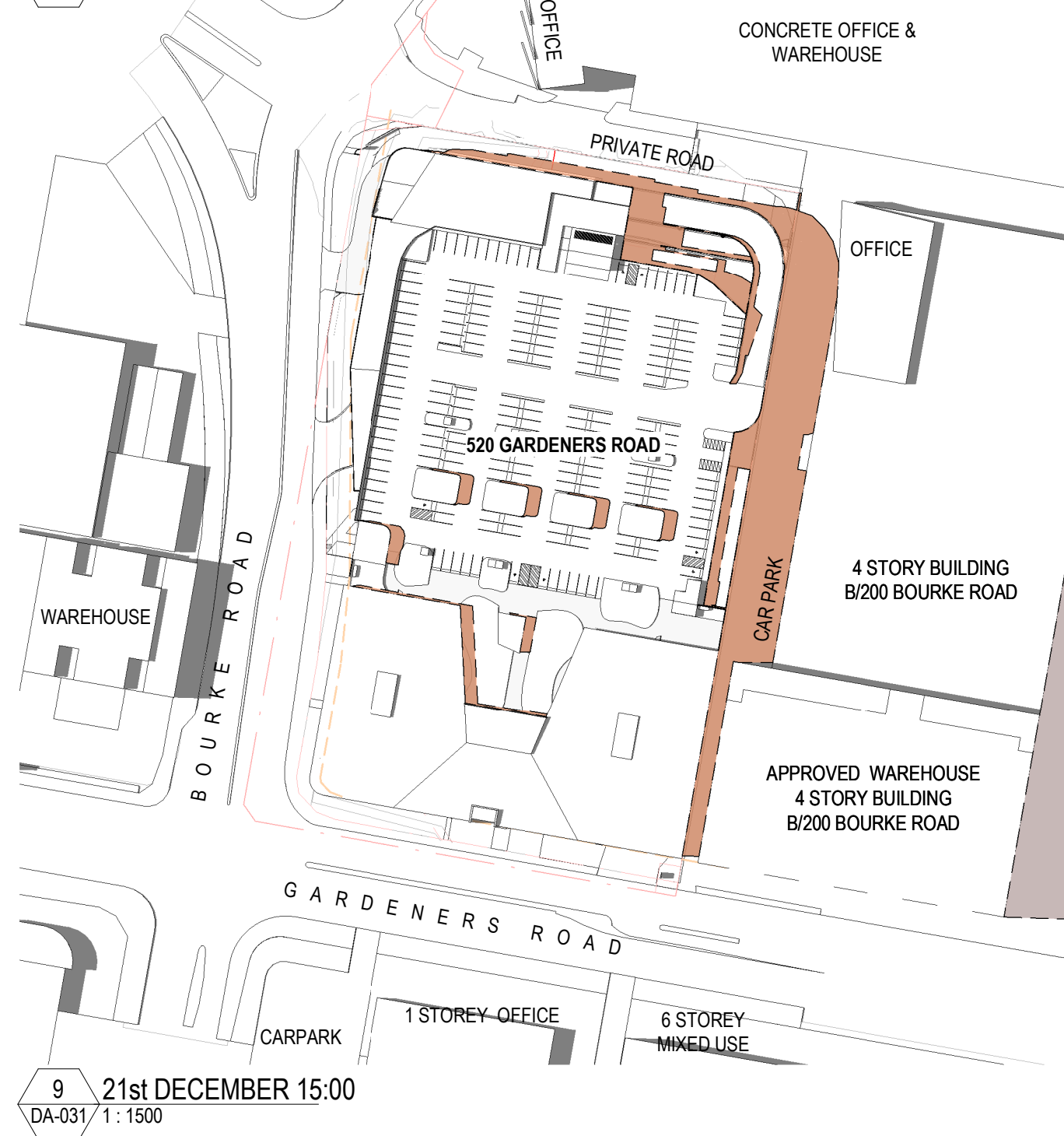
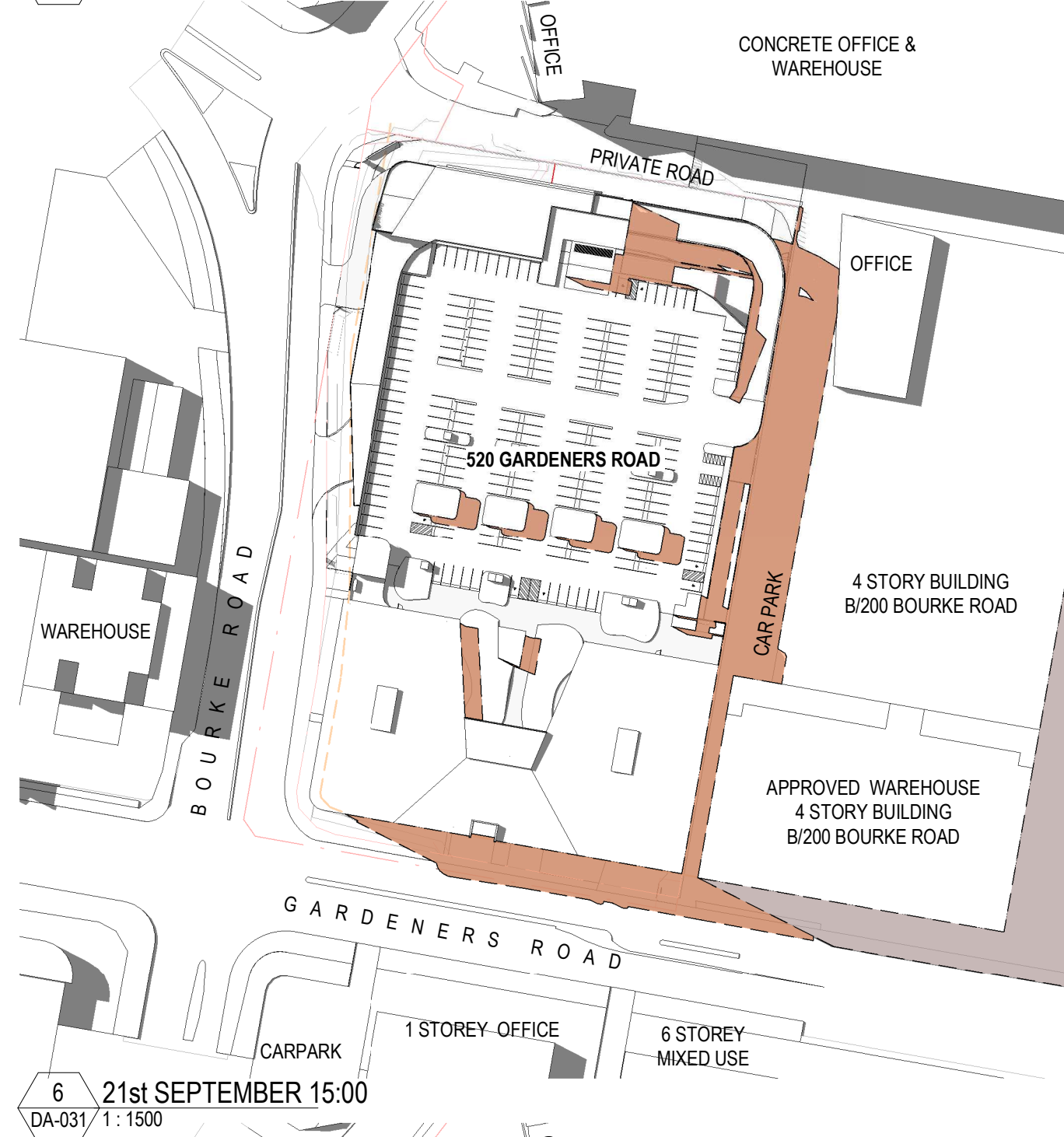
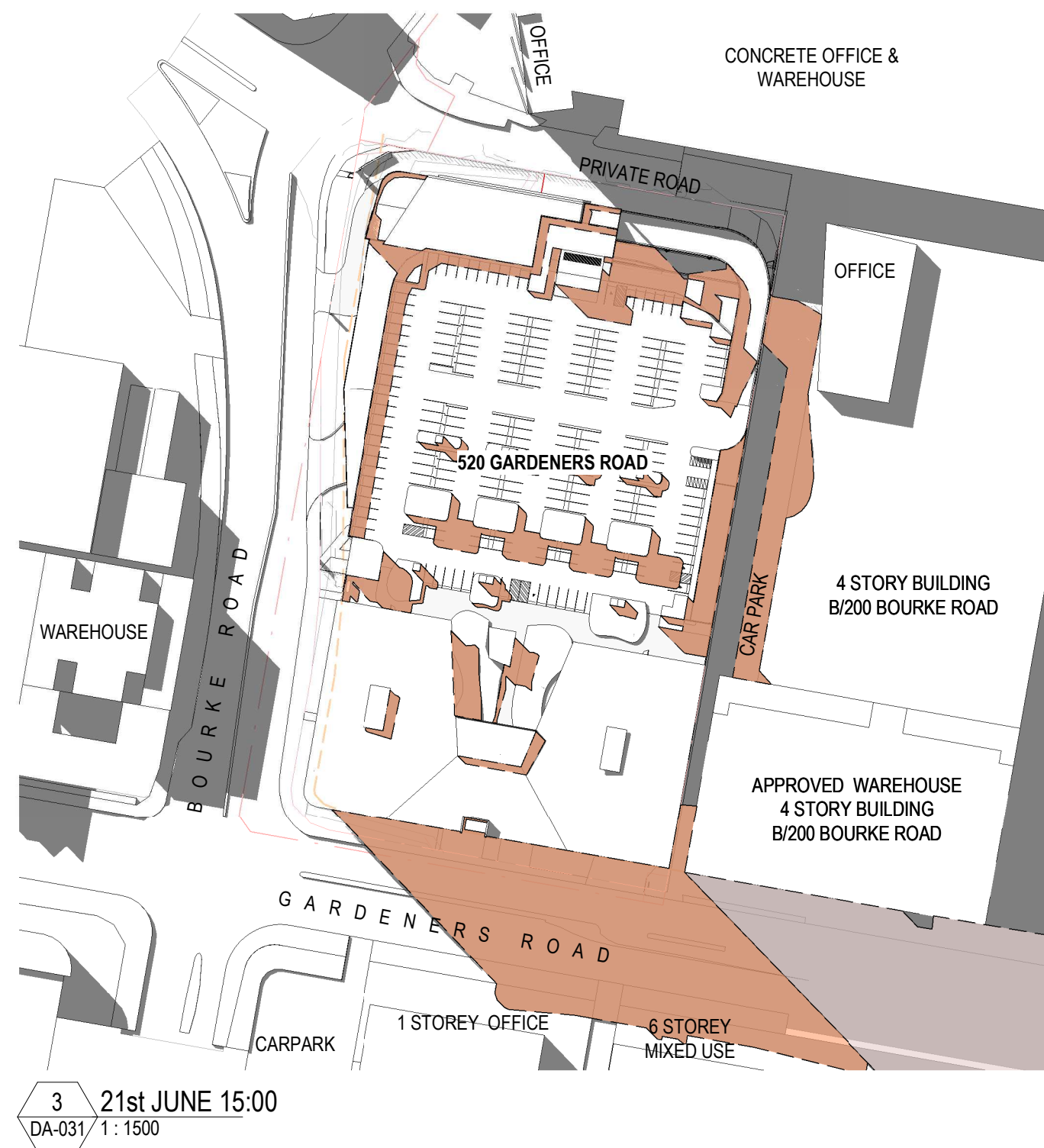
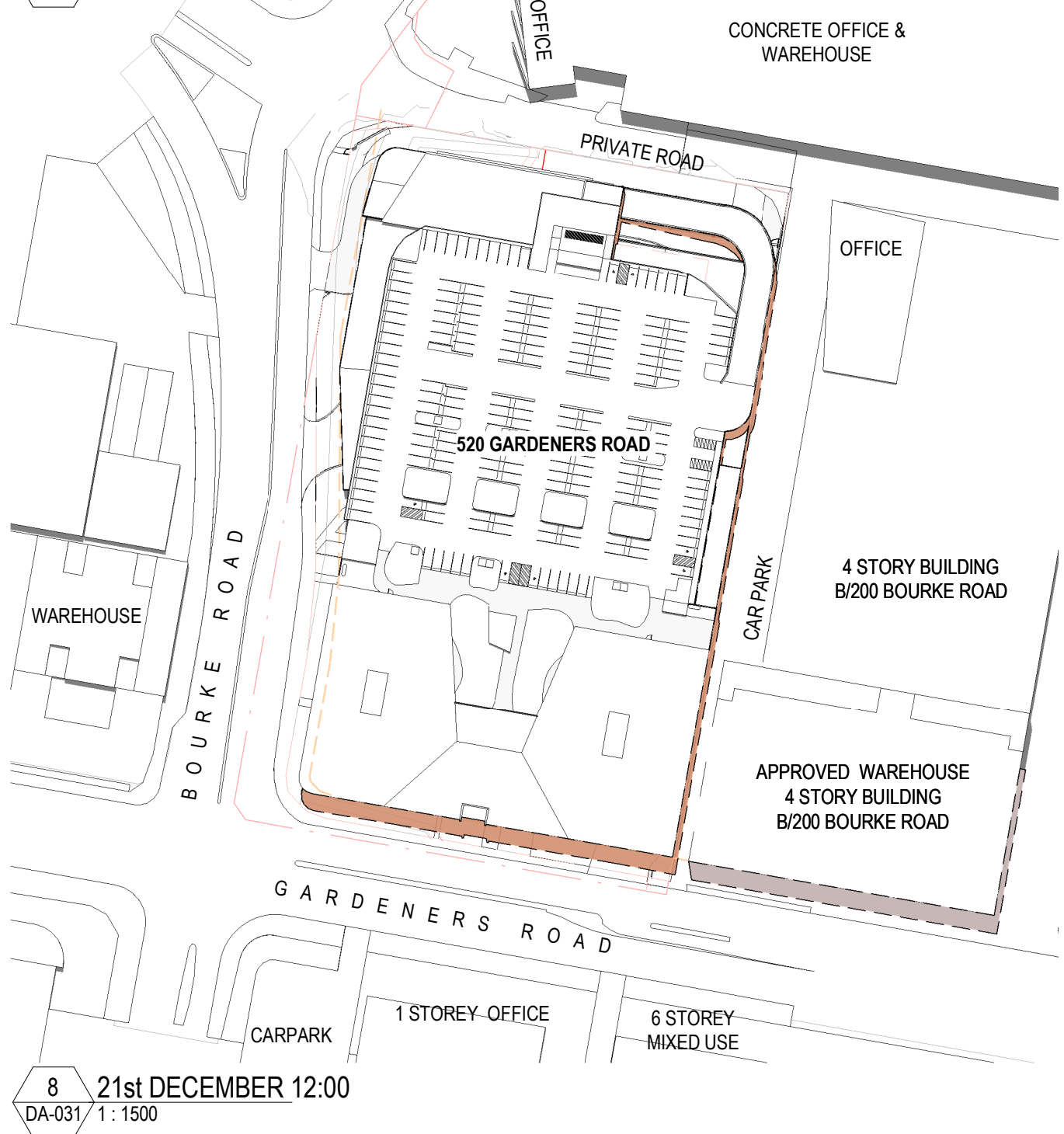
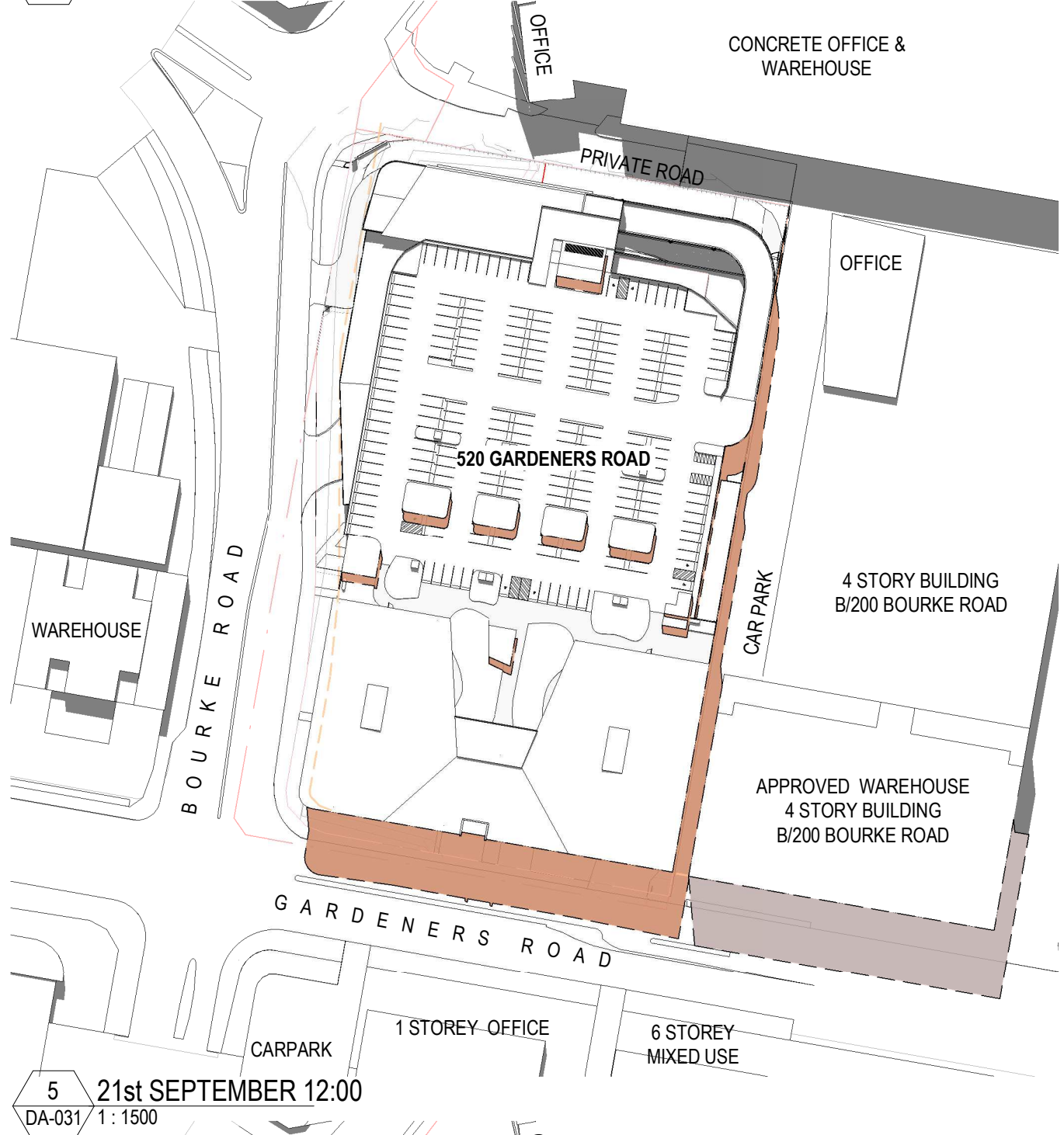
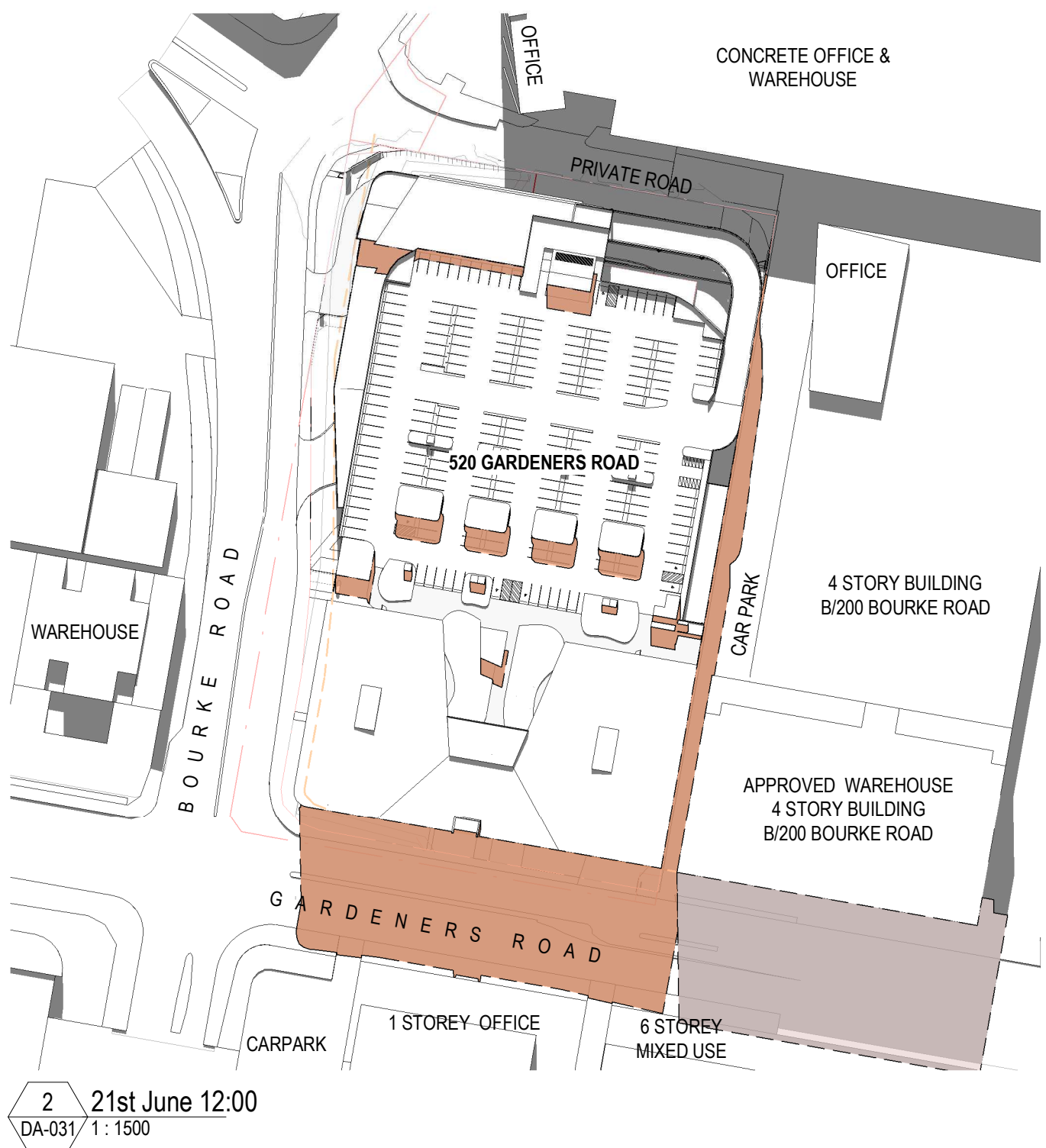
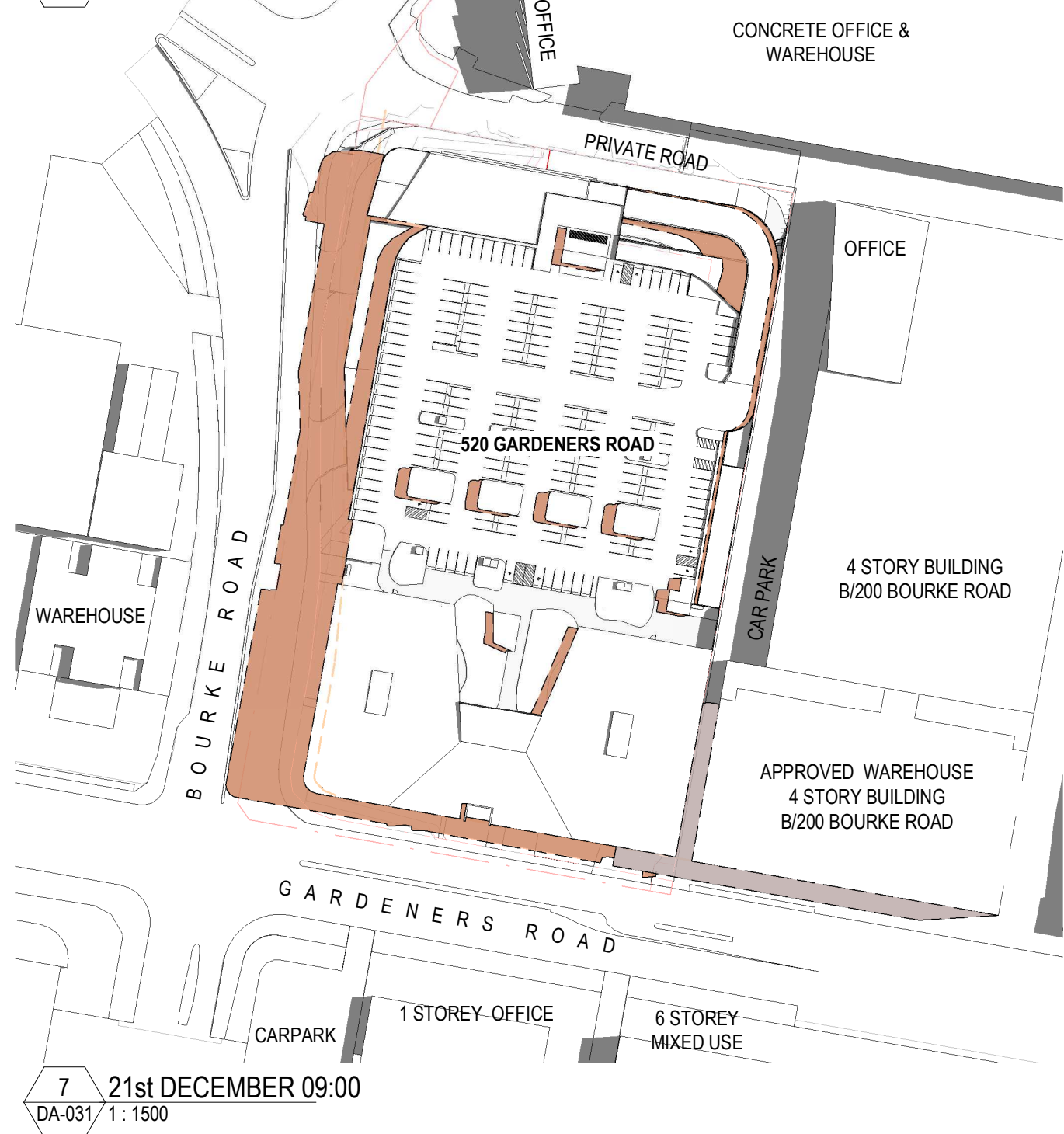
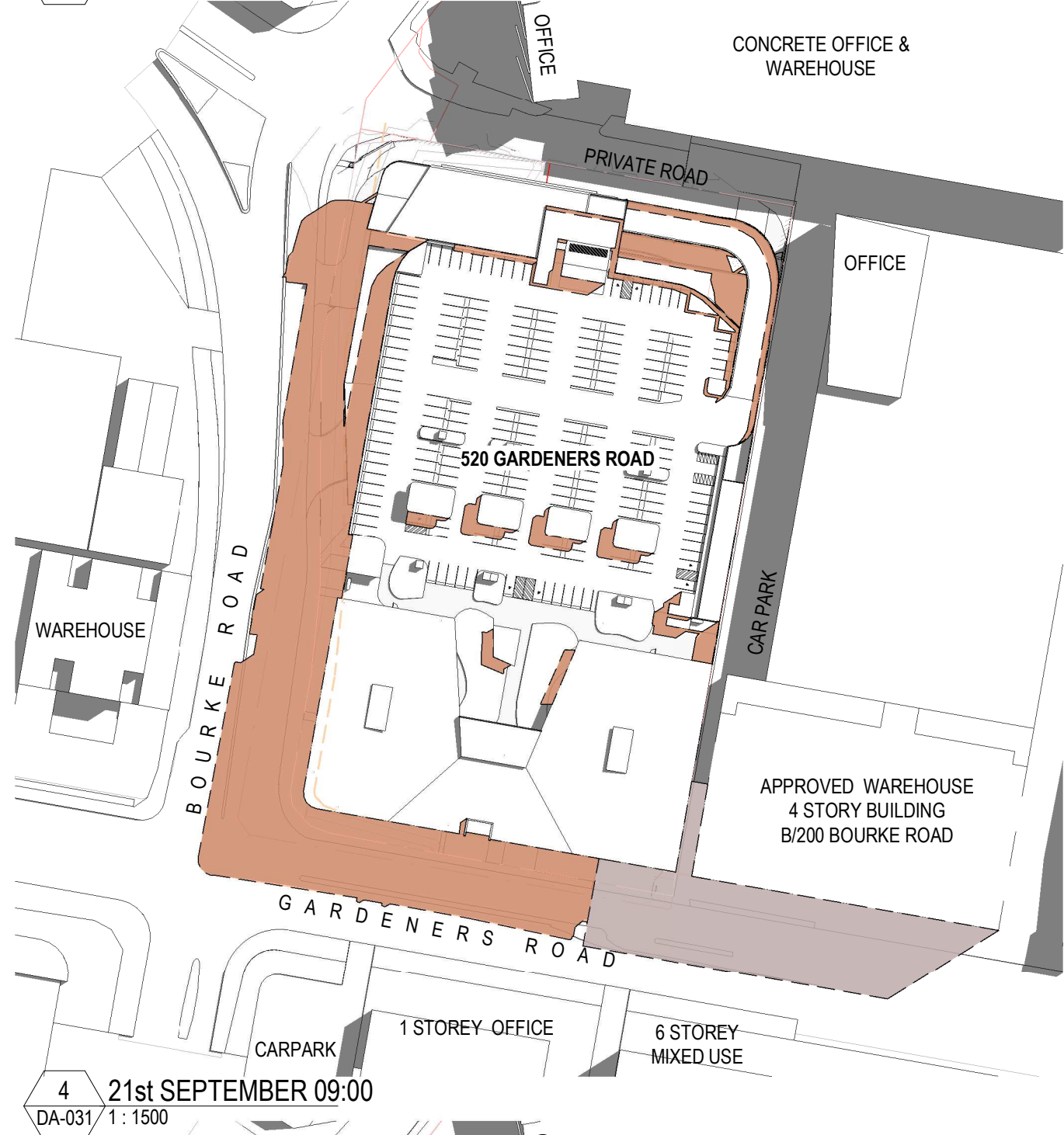
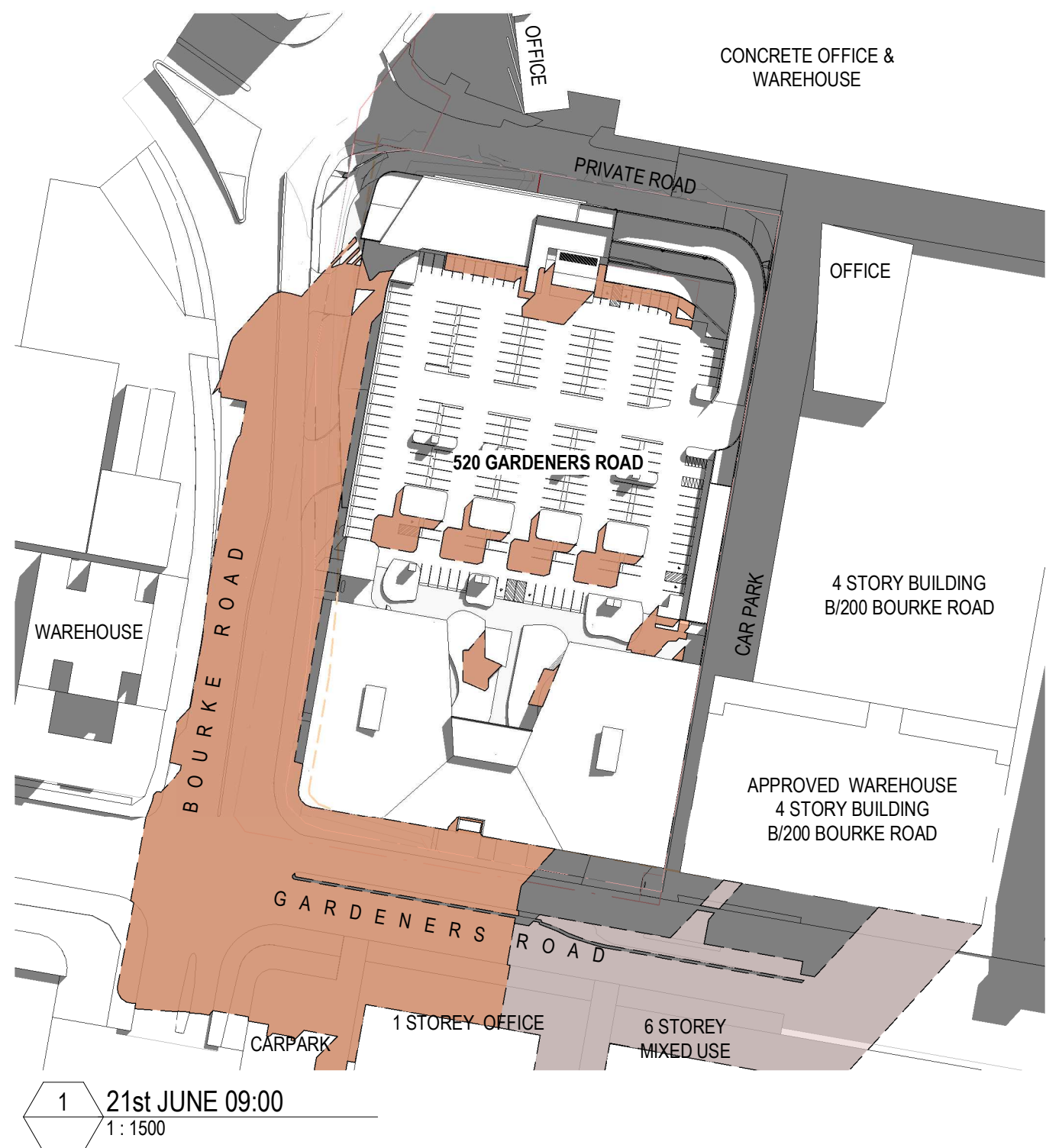


4 Level 1 M
DA-031 1 : 1000



5 Level 2
DA-031 1 : 1000

16/03/2022 8:01:28 PM C:\REVIT LOCAL 2021\1096_021_Central_Charter Hall Macross_Philip\A1\REV7.rvt



Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figure dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Key Plan

0 30000 75000

Issue	Description	Date
2	For Information	16.03.22
1	For Information	09.03.22

LEGEND - SHADOW TYPES

- SHADOWS - EXISTING
- SHADOWS - APPROVED WAREHOUSE AT B/200 BOURKE ROAD
- SHADOWS - PROPOSED

ISSUED FOR SSDA

Client

Charter Hall

Builder

Project Name

Charter Hall - Alexandria

Project Address

**520 Gardeners Rd.
Alexandria, NSW 2015**

Drawing Title

Shadow Diagrams

Author:	Checker:	Sheet Size:	Scale:
RA	IG	A1	NTS
Drawing Number:	Issue:		
11596_DA-093	2		

nettletontribe

nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

LANDSCAPE CALCULATIONS

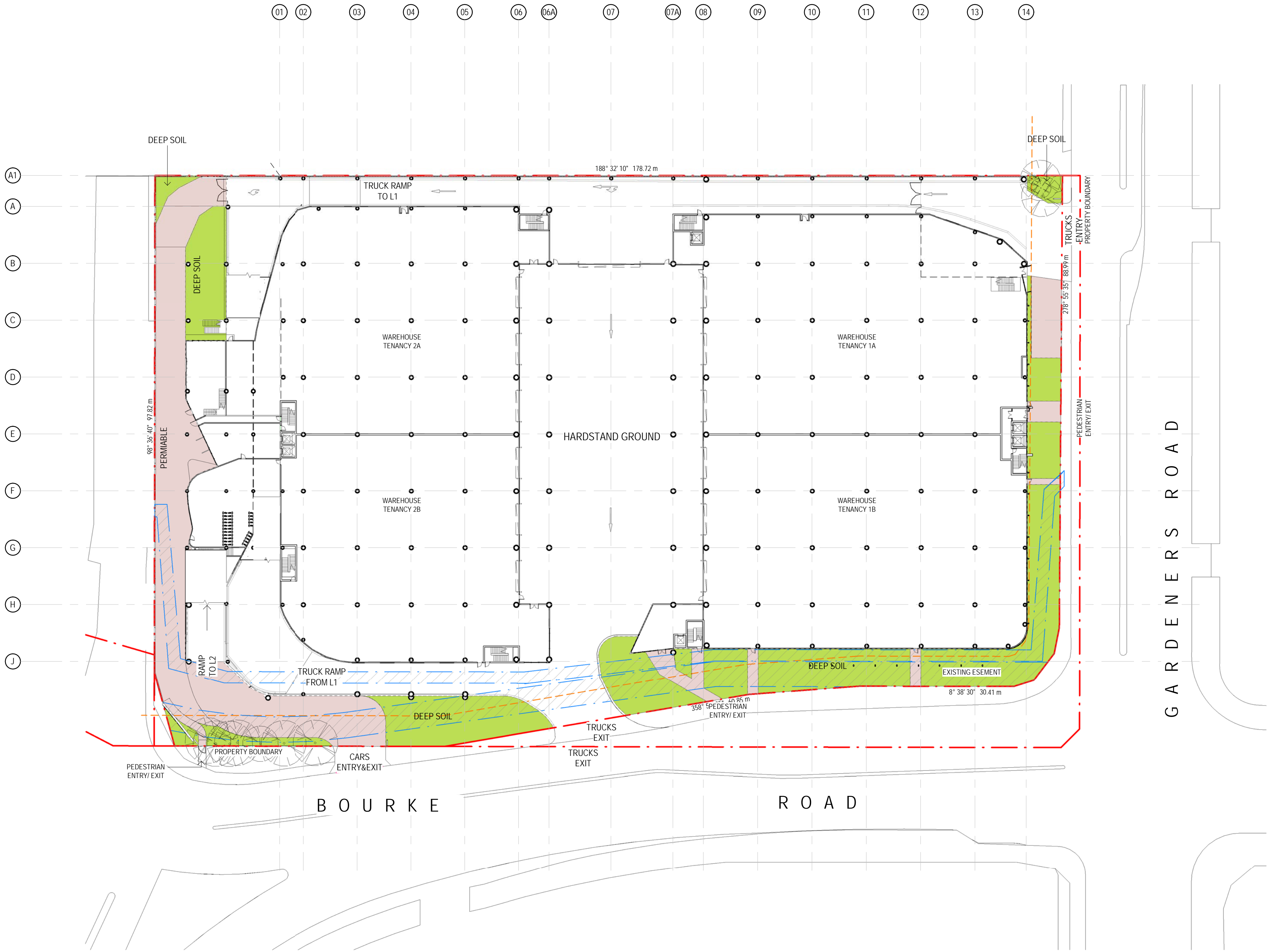
EXISTING SITE AREA: 18,988m²
REQUIRED MIN 15% OF SITE AREA
TOTAL AREA OF DEEP SOIL REQUIRED : 2,848m²

TOTAL % OF DEEP SOIL ACHIVED : 15.8%

LANDSCAPE CALCULATIONS

DEEP SOIL 1644.75 m²
PERMIABLE 1356.61 m²
TOTAL AREA OF DEEP SOIL 3001.36 m²

Issue	Description	Date
2	For Information	14.12.21
1	For Information	28.11.21



FOR INFORMATION

Client



Builder

Project Name
Charter Hall - Alexandria
Project Address
520 Gardeners Rd. Alexandria, NSW 2015

Drawing Title
Landscape Area

Author: RA	Checker: -	Sheet Size: A1	Scale: 1:500@A1
Drawing Number: 11596_DA-095	Issue: 2		





CORNER OF BOURKE AND GARDENERS



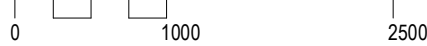
SOUTH EAST CORNER ON GARDENERS ROAD



NORTH WEST CORNER ON BOURKE ROAD

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Key Plan



Issue	Description	Date
3	For Information	15.03.22
2	For Information	29.01.22
1	For Information	26.11.21

ISSUED FOR SSDA

Client



Builder

Project Name
Charter Hall - Alexandria

Project Address
520 Gardeners Rd. Alexandria, NSW 2015

Drawing Title
Perspective - Sheet 01

Author: RA	Checker: DC	Sheet Size: A1	Scale: NTS
Drawing Number: 11596_DA-097	Issue: 3		

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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au