

Colour Legend	
[Color swatch]	COLORBOND - SHALE GRAY
[Color swatch]	COLORBOND - MONUMENT
[Color swatch]	COLORBOND - SURFMIST
[Color swatch]	COLORBOND - WIND SPRAY
[Color swatch]	TRANSLUCENT SHEETING
[Color swatch]	PAINT FINISH TO MATCH SHALE GRAY
[Color swatch]	PAINT FINISH TO MATCH MONUMENT
[Color swatch]	DULUX - DRAGON GREEN
[Color swatch]	ALPOLIC - SILVER METALLIC
[Color swatch]	ALPOLIC - CHAMPAGNE METALLIC
[Color swatch]	ALPOLIC - DARK GRAY METALLIC

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ISSUE	REV.	DESCRIPTION	DATE
J	2	REVISED DEVELOPMENT APPLICATION	19.03.13
H	1	Colour of the wall panels on Fleet Workshop Elev revised	05.12.12
G		DEVELOPMENT APPLICATION	04.12.12
F		ISSUE FOR APPROVAL	28.11.12
E		ISSUE FOR APPROVAL	22.11.12
D		CO-ORDINATION ISSUE	20.11.12
C		CLIENT REVIEW	15.11.12
B	2	Elmvisitors added	
A	1	Drivers rest plan updated	
		CLIENT REVIEW	13.11.12
		PRE-DRAWING	08.11.12

Indicative External Finishes Legend			
①	PROFILED METAL WALL CLADDING COLORBOND	⑥	TRANSLUCENT ROOF SHEETING
②	TRANSLUCENT WALL CLADDING	⑦	METAL ROLLER SHUTTER DOOR POWDER COATED
③	PAINTED PRECAST CONCRETE DADO PANELS	⑧	ALUMINIUM LOUVRES
④	ALUMINIUM COMPOSITE CLADDING	⑨	ALUMINIUM FRAMED WINDOWS POWDER COATED
⑤	PROFILED METAL ROOFING	⑩	AWNING FASCIA - BOATING GREEN
		⑪	EAVES GUTTERS AND DOWNPIPES COLORBOND
		⑫	STRUCTURAL FRAMING - PAINT FINISH
		⑬	METAL LOUVRE

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CLIENT

**Goodman**

PROJECT

**Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE**

TITLE

**FLEET WORKSHOP & DRIVERS REST AREA**

DATE 15.10.12

SCALE 1:200 @ A1

DRAWN SBA

CHECKED

APPROVED

PROJECT No.

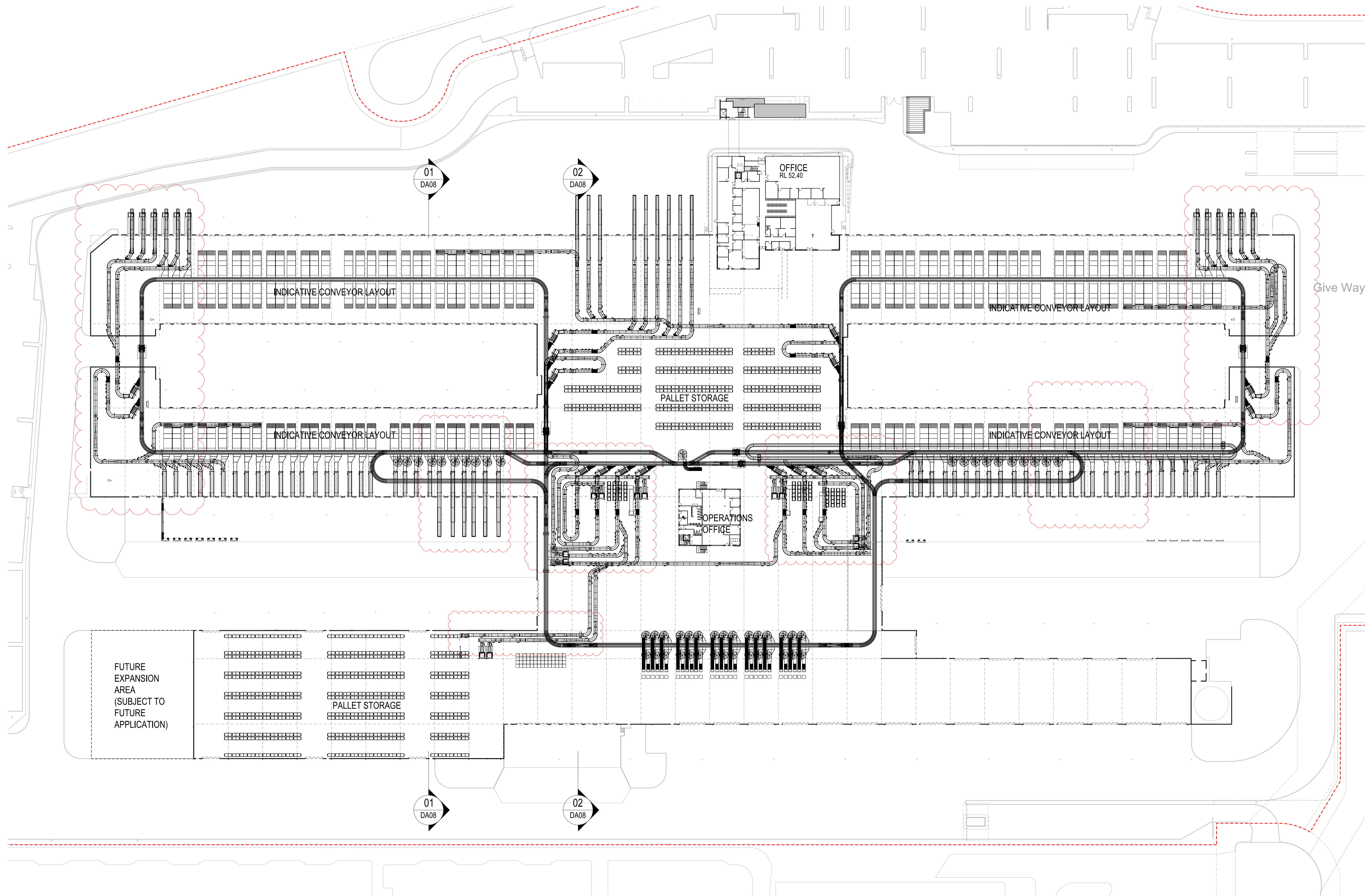
**12197**

DWG No.

**DA - 11**

ISSUE

**J**

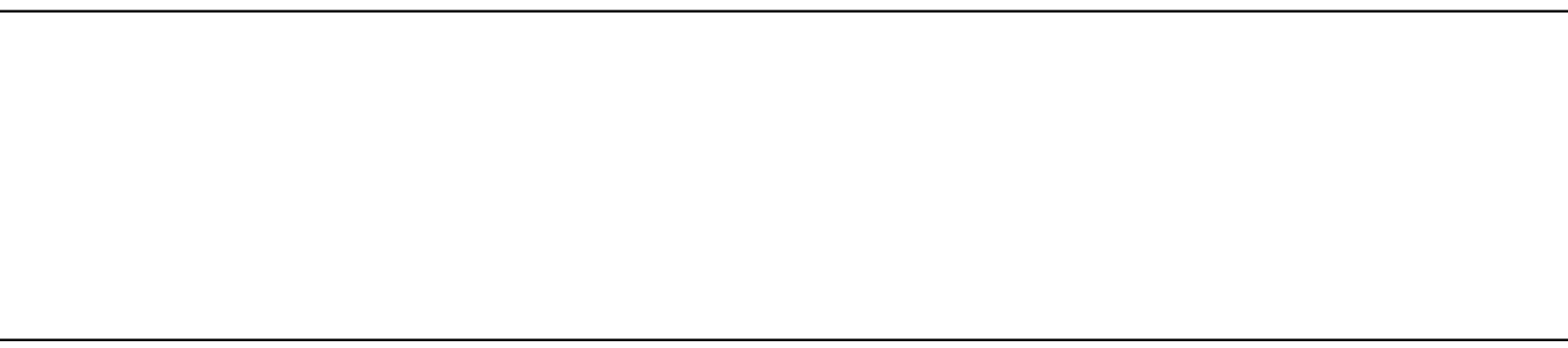


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ISSUE	REV.	DESCRIPTION	DATE
D	2	REVISED DEVELOPMENT APPLICATION Warehouse Southwest Corner Spillyard	19.03.13
C	1	Conveyor layout revised	05.12.12
B		DEVELOPMENT APPLICATION	28.11.12
A		ISSUE FOR APPROVAL	22.11.12



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PROJECT  
Toll IPEC Freight Transport Warehouse and Distribution Facility  
BUNGARRIBEE INDUSTRIAL ESTATE

TITLE  
WAREHOUSE INDICATIVE FITOUT PLAN

DATE	15.10.1012	PROJECT No.	12197
SCALE	1:500 @ A1	DWG No.	DA - 12
DRAWN	SBA	ISSUE	D
CHECKED			
APPROVED			

Architectural Design Statement

The proposed freight transport facility has been designed for Toll IPEC to adapt to the increasing demands and changing needs of their customers. The proposed building is considered a flagship facility within the Bungarrabee Industrial Estate complimenting the existing Metcash Facility located adjacent to our site.

The overall development accommodates extensive freight processing floor space which is directly supported by an office component incorporated into the building footprint. The proposed building form characteristically represents that of industrial warehousing & distribution which reflects the main functional requirements of the proposed development. The overall scale of the proposed building is similar to that of other typical industrial buildings within the Bungarrabee Industrial Estate, also accommodating similar functional requirements and activities.

The ESD requirements are incorporated into the design where application and selection of materials is inspired by environmental awareness (reusable materials or materials with a low toxicity index are recommended). The translucent sheeting to walls and roof provides all work areas with natural light throughout the facility, while the application of louvres provides shading to windows with a northern and western aspect and to office facades with extensive floor to ceiling glazing.

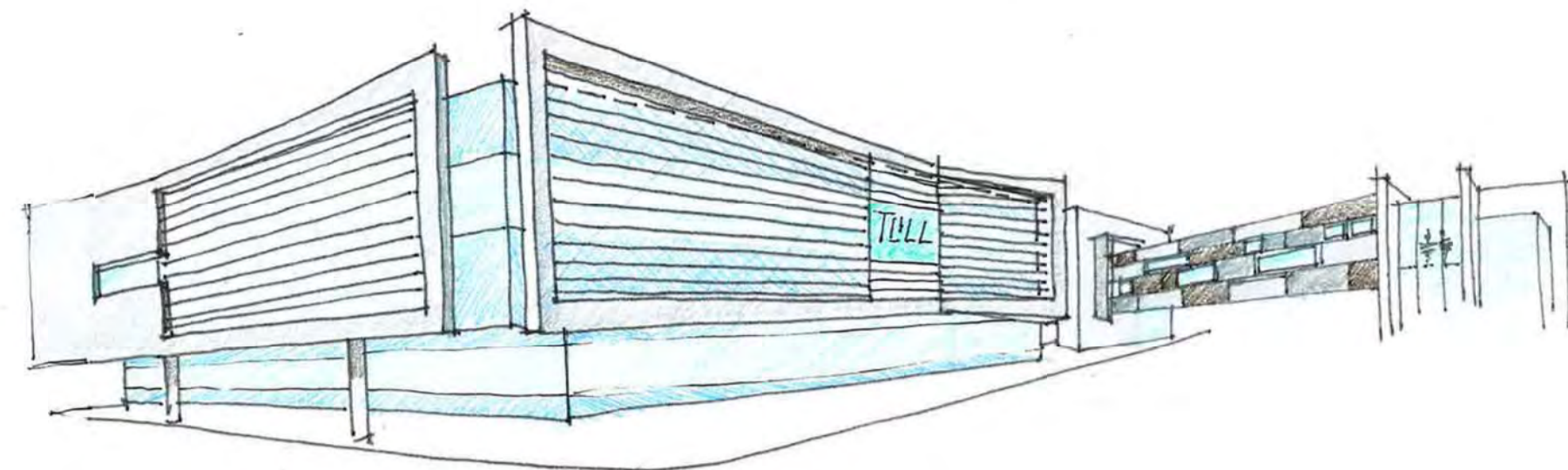
The design has taken into account safety of the employees by providing access to the office through the Office Entry Tower with the bridge suspended over the truck access driveway. This provides the development with a prominent presence which is readily identifiable. Various forms, including columns, downpipes and blades have been utilised to further express & articulate the various vertical forms so as to minimise the predominantly horizontal form of the warehouse development within the streetscape.

Application of colour including the overall selection as well as composition of materials and finishes was also considered essential to the overall presence of the development within the streetscape. The vastness of the estate and its surrounding environment is reflected within the application of green (Toll corporate colour) woven into cool and warm greys as the main colour palette for the structural components of the proposed development. The main warehouse walls have been designed to present an articulated form where visible from the public roads. The application of various tones of cladding minimises the perceived scale & mass within the streetscape while adding positively to the overall streetscape.

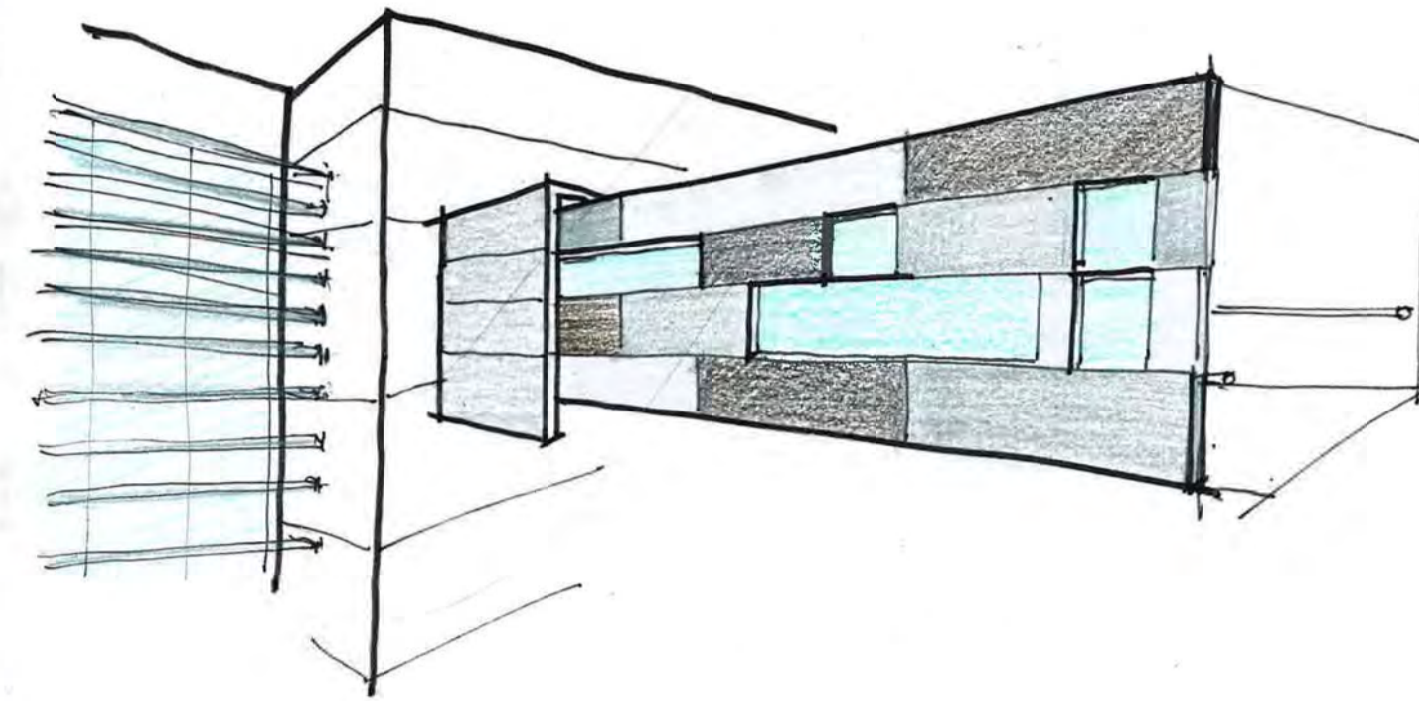
Within the constraints of the project's brief, the proposed design encapsulates high commercial and industrial standards providing a visually balanced form, using various configurations of scale and colour to achieve an aesthetically balanced building. The overall design of the proposed building has aimed to contribute pivotal architectural elements that are anticipated to positively contribute to, and set standards for, future local architecture within the immediate streetscape.

Given the overall composition of the proposed development within the streetscape, an opportunity to integrate the "TOLL" logo within the elevations was considered appropriate. The signage is proposed and integrated into cladded feature walls of the main entry Gatehouse and the Office Entry tower. The logo has then been further adapted to the secondary facades addressing traffic circulation throughout the site. The strategic location for pylon signage facing public roads was considered to clearly identify the premises without excessive repetition.

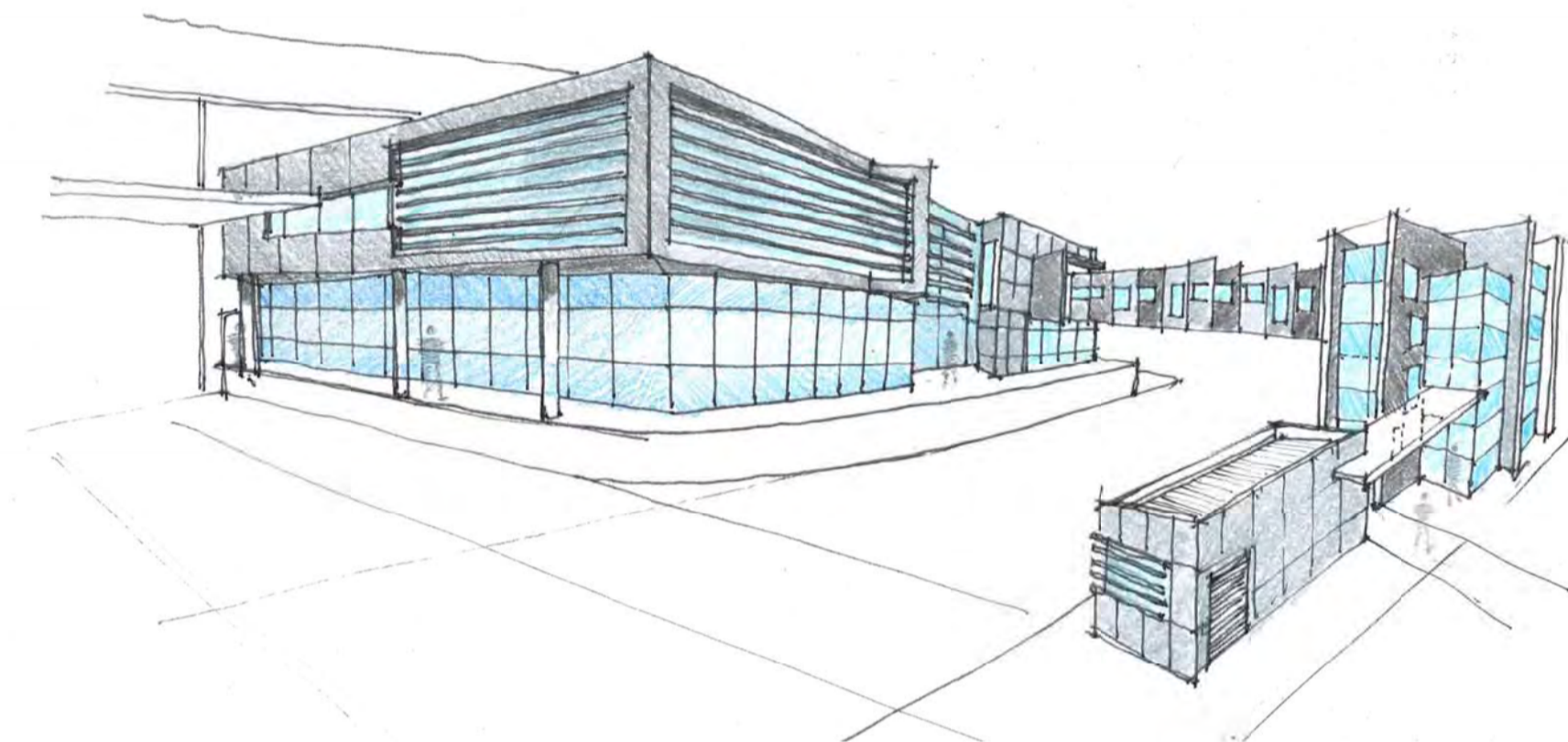
The site is screened off by an extensive planting along the William Dean Street and Park Edge Road. Landscaping is designed to further compliment the surrounding environment by usage of native plants which would regenerate bushland that is native to the local environment.



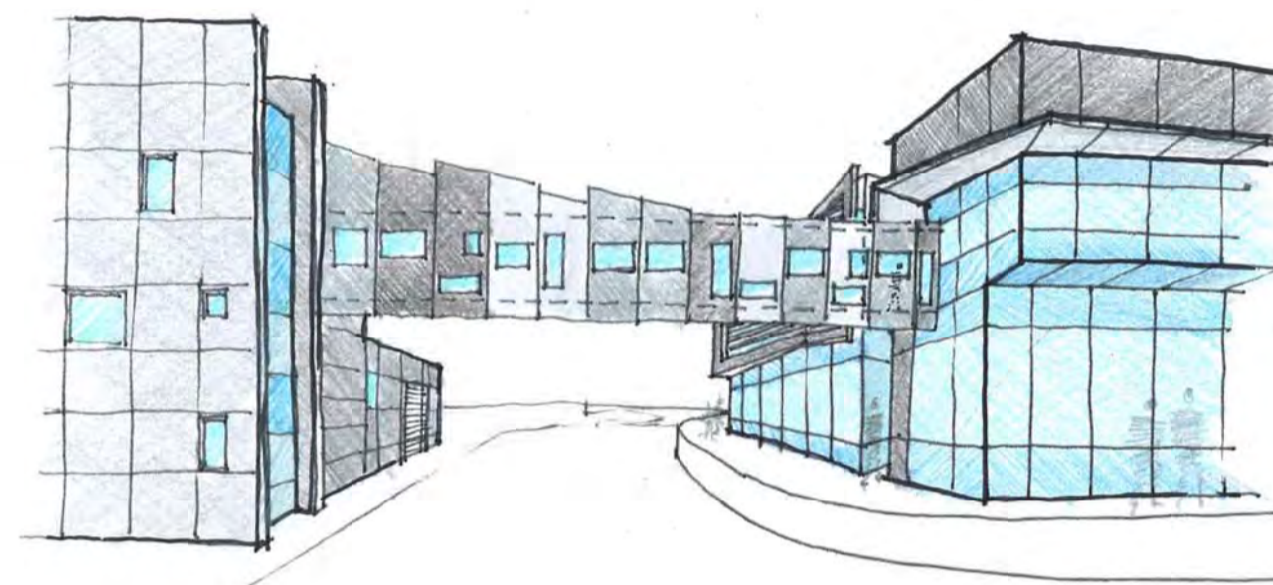
OFFICE CONCEPT - OPT 3 (SELECTED DESIGN)



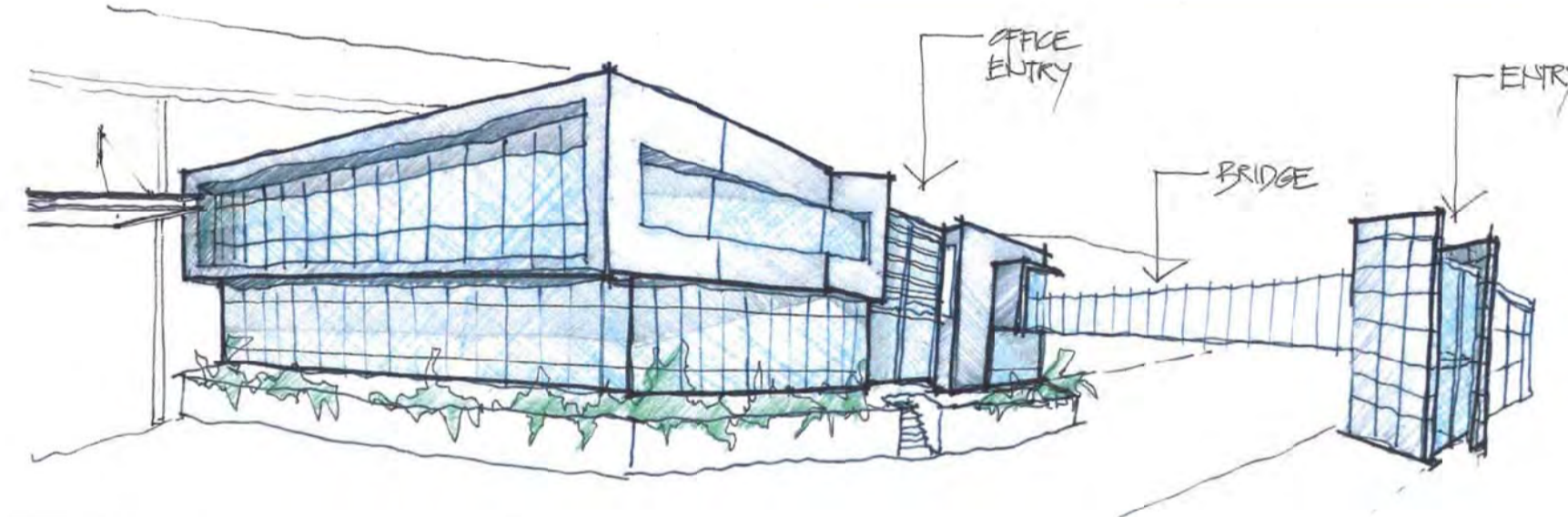
ENTRY BRIDGE - OPT 3 (SELECTED DESIGN)



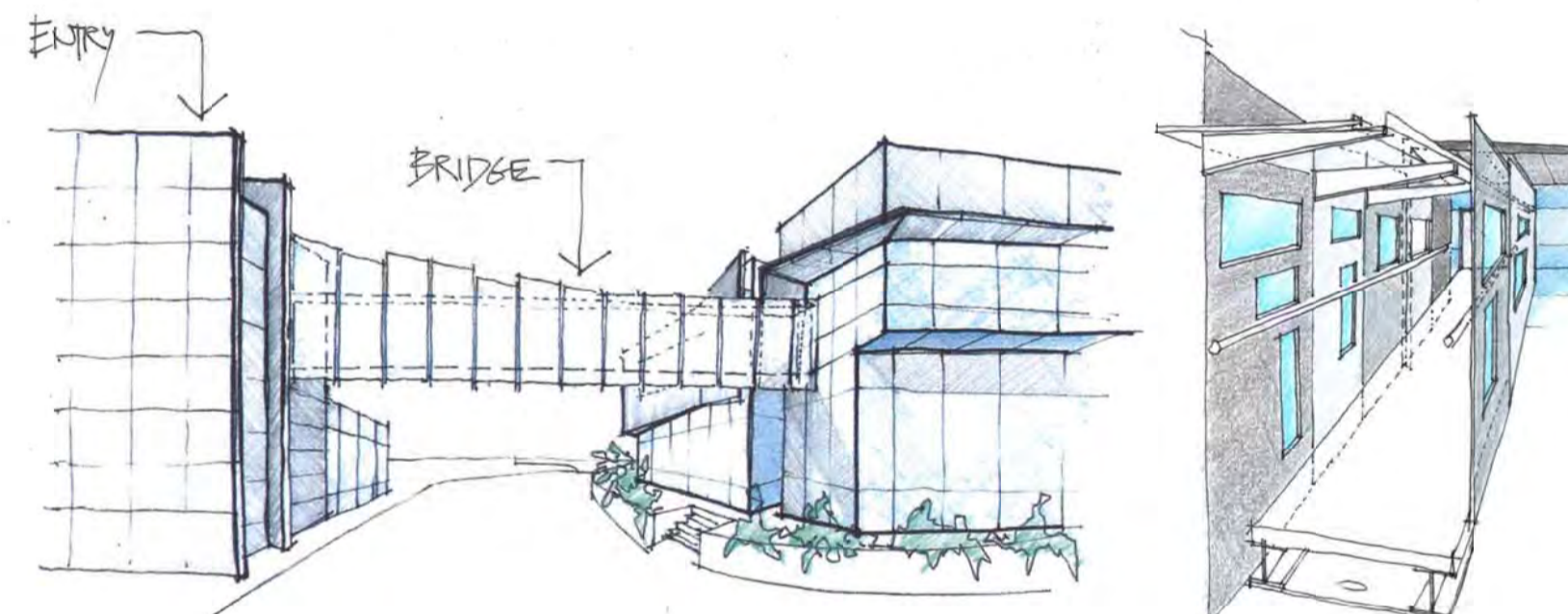
OFFICE CONCEPT - OPT 2



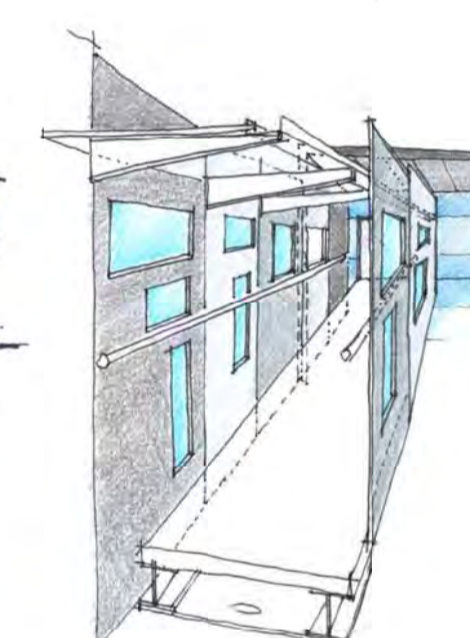
ENTRY BRIDGE - OPT 2



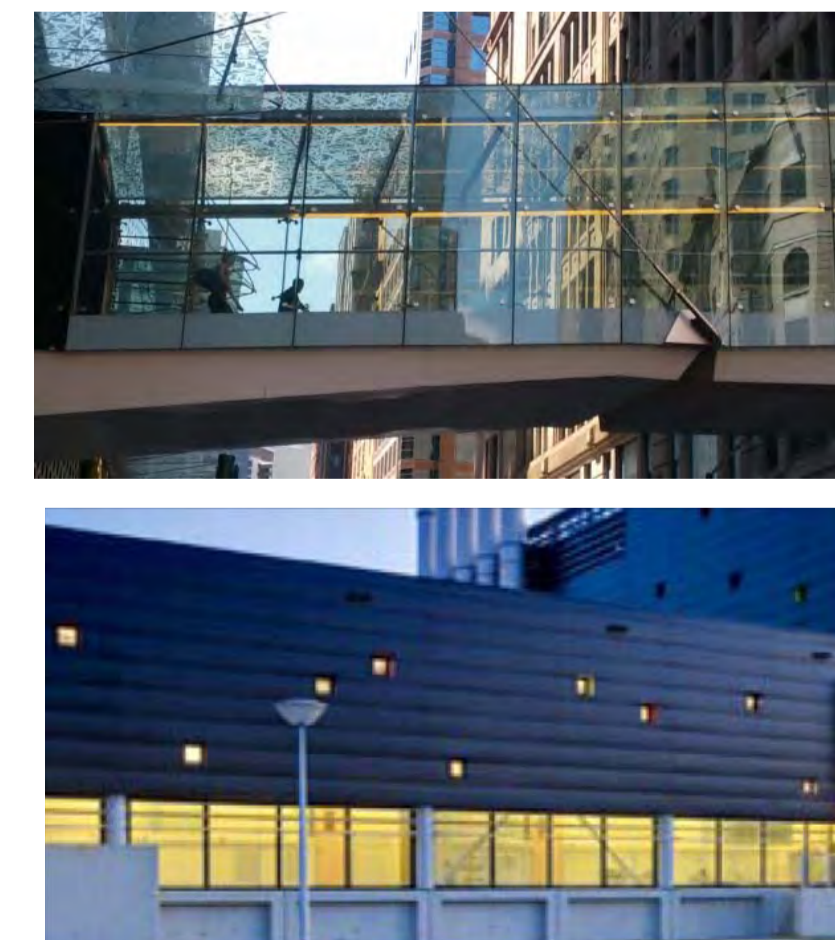
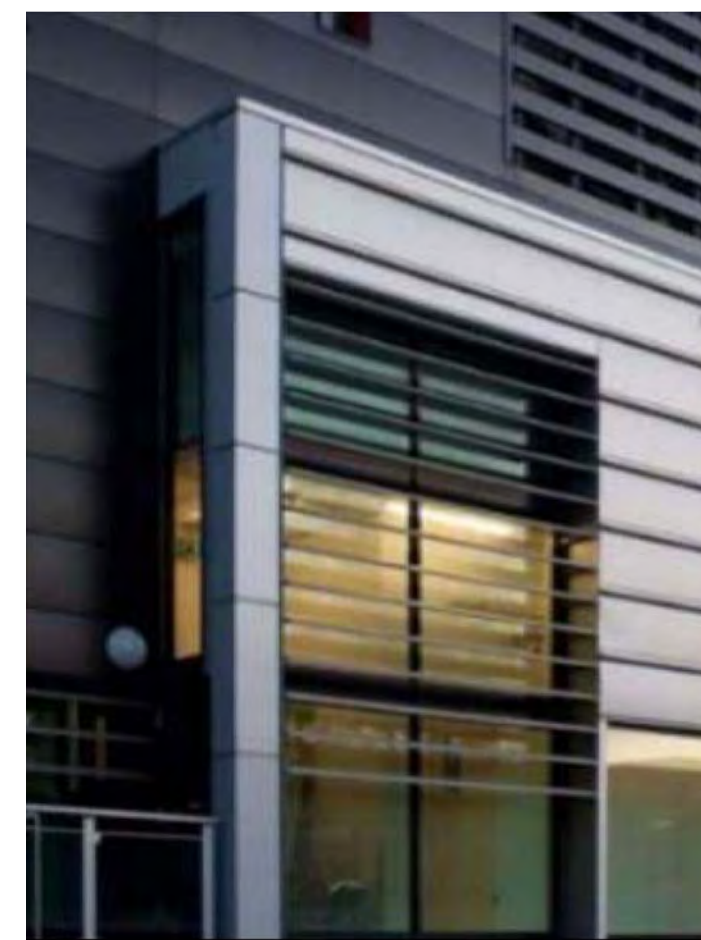
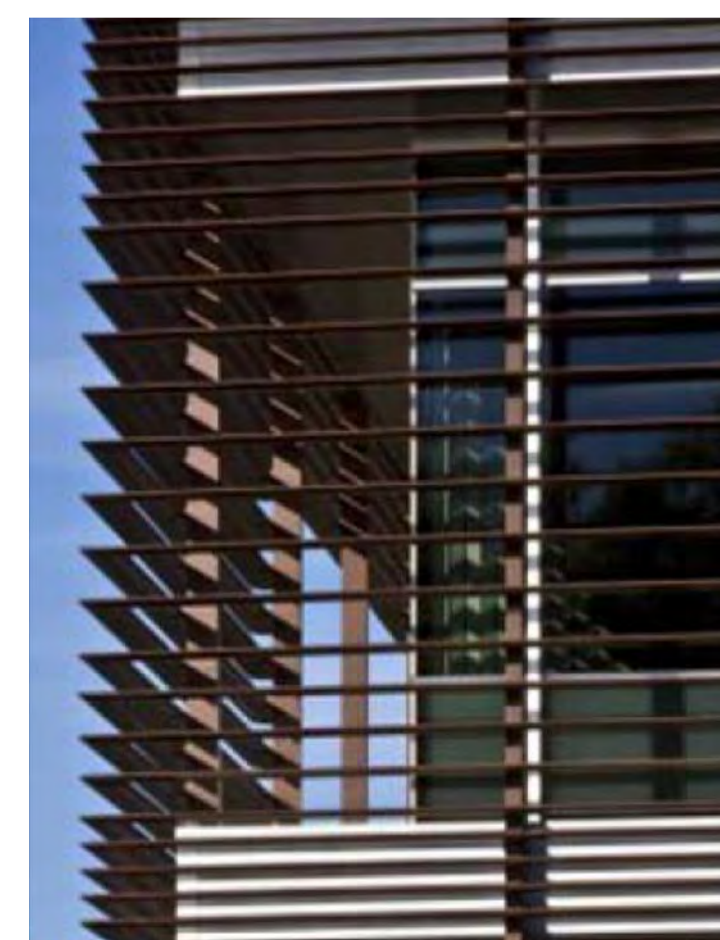
OFFICE CONCEPT - OPT 1



ENTRY BRIDGE - OPT 1



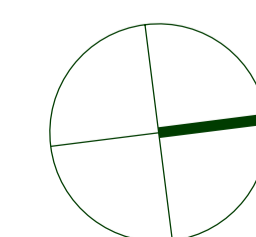
ENTRY BRIDGE - DETAIL



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ISSUE	REV.	DESCRIPTION	DATE
D		REVISED DEVELOPMENT APPLICATION	19.03.13
C		DEVELOPMENT APPLICATION	06.12.12
B		ISSUED FOR APPROVAL	26.11.12
A		ISSUED FOR APPROVAL	22.11.12



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PROJECT  
Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE

TITLE  
DESIGN PRESENTATION & STATEMENT

DATE	15.10.1012	PROJECT No.	
SCALE	NTS		12197
DRAWN	SBA	DWG No.	DA - 13
CHECKED		ISSUE	D
APPROVED			



PERSPECTIVE - AERIAL

PERSPECTIVE - OFFICE VIEW 1



PERSPECTIVE - OFFICE VIEW 2

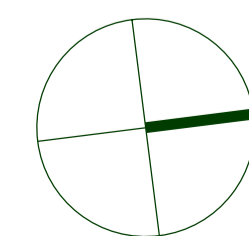


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B		ISSUED FOR APPROVAL	26.11.12
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PROJECT  
Toll IPEC Freight Transport  
Warehouse and Distribution Facility  
BUNGARRIBEE INDUSTRIAL ESTATE

TITLE  
PERSPECTIVES

DATE 15.10.1012

SCALE NTS

DRAWN SBA

CHECKED

APPROVED

PROJECT No.

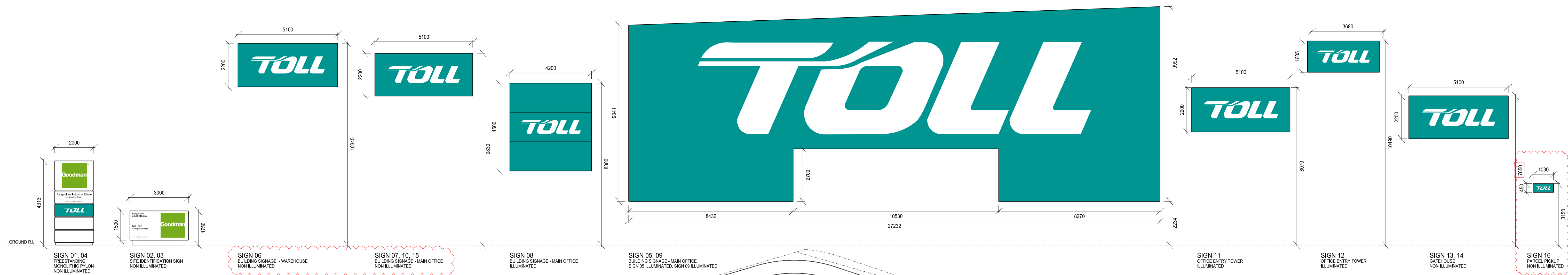
12197

DWG No.

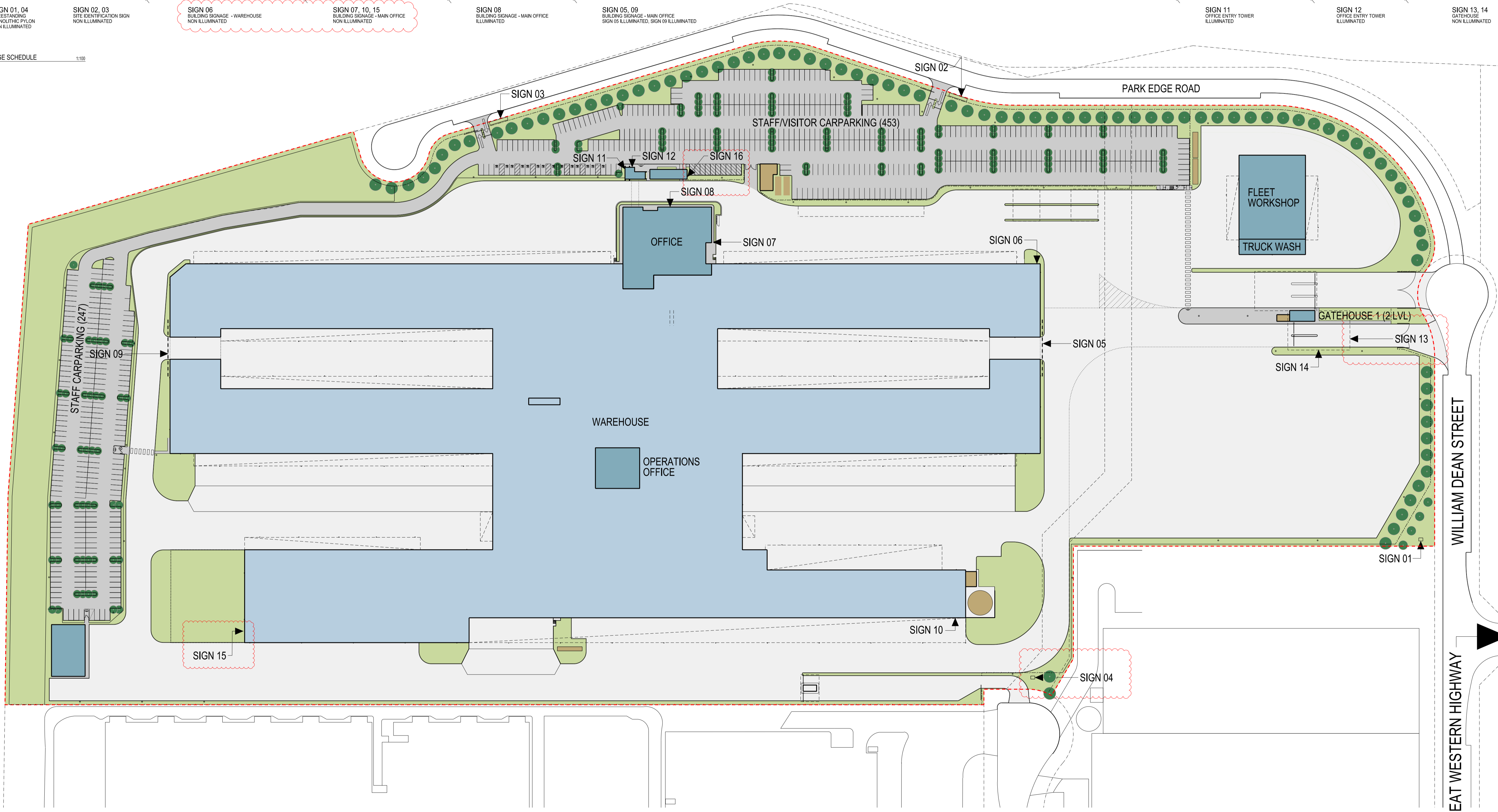
DA - 14

ISSUE

D



01 SIGNAGE SCHEDULE 1:100

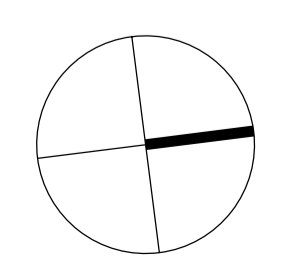


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ISSUE	REV.	DESCRIPTION	DATE
C	7	REVISED DEVELOPMENT APPLICATION Sign 15 added as shown on perspectives	19.03.13
	6	Sign 15 replaced sign 10 on south elevation	
	5	Sign 14 height revised	
	4	Sign 10 and 12 height revised	
	3	Sign 13 relocated, height revised	
	2	Sign 04 relocated	
B	1	Sign 09 to be illuminated	06.12.12
A		DEVELOPMENT APPLICATION ISSUED FOR APPROVAL	28.11.12



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PROJECT  
**Toll IPEC Freight Transport Warehouse and Distribution Facility**  
BUNGARRIBEE INDUSTRIAL ESTATE

TITLE  
**SIGNAGE PLAN**

DATE	15.10.12	PROJECT No.	
SCALE	1:1000, 1:100 @A1	<b>12197</b>	
DRAWN	SBA	DWG No.	ISSUE
CHECKED		<b>DA - 15</b>	<b>C</b>
APPROVED			