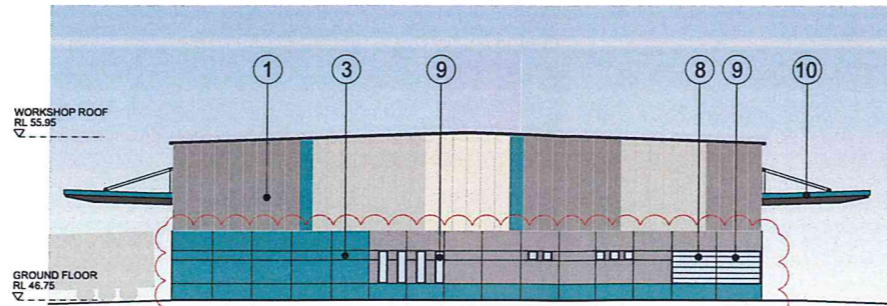
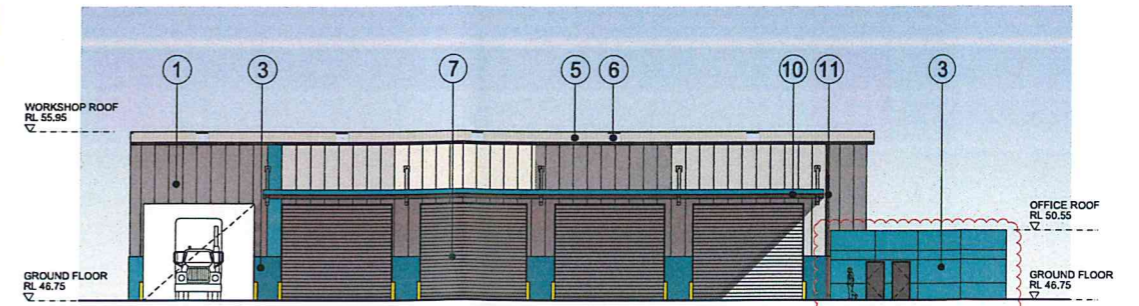


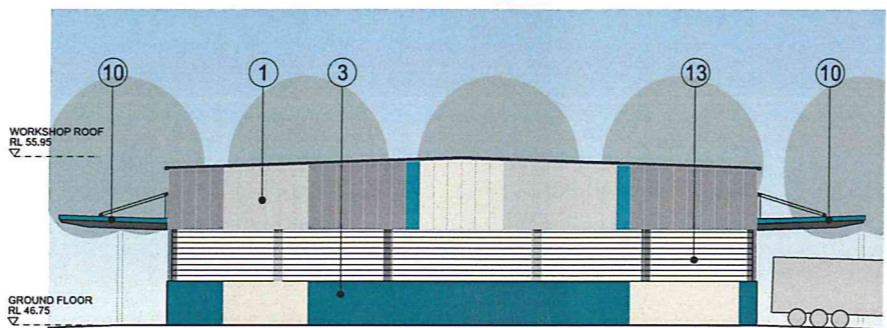
01 FLEET WORKSHOP - FLOOR PLAN 1:200



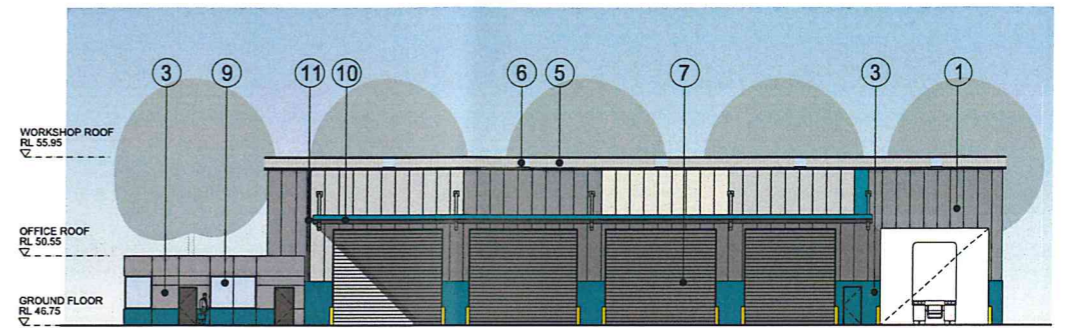
02 FLEET WORKSHOP - WEST ELEVATION 1:200



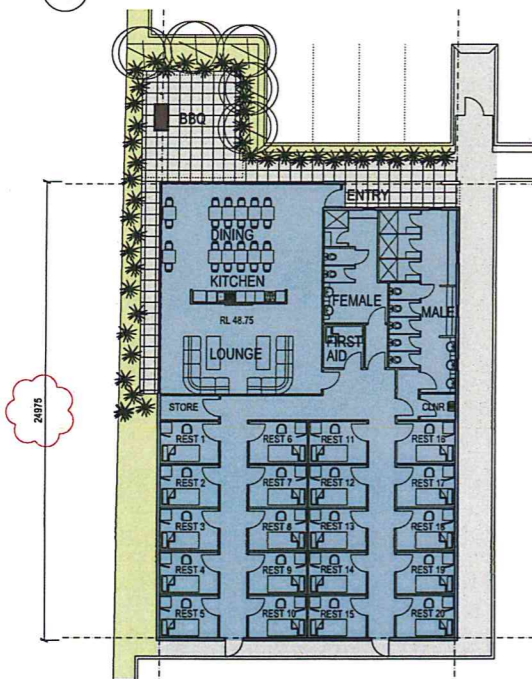
03 FLEET WORKSHOP - NORTH ELEVATION 1:200



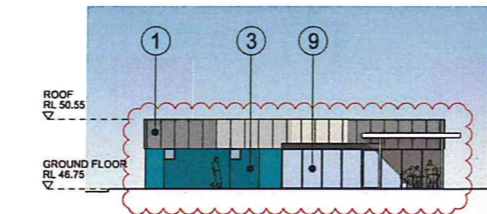
04 FLEET WORKSHOP - EAST ELEVATION 1:200



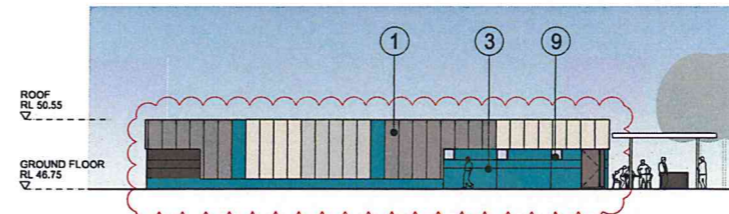
05 FLEET WORKSHOP - SOUTH ELEVATION 1:200



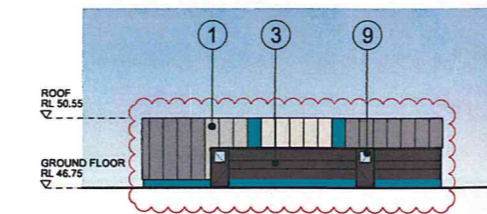
06 DRIVERS REST - FLOOR PLAN 1:200



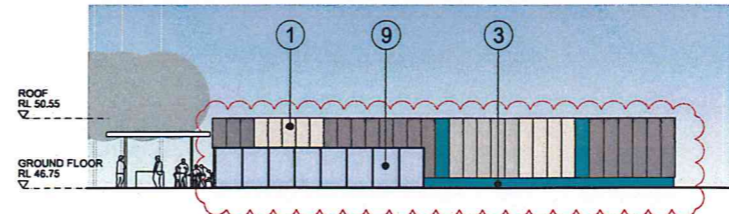
07 DRIVERS REST - WEST ELEVATION 1:200



08 DRIVERS REST - NORTH ELEVATION 1:200



09 DRIVERS REST - EAST ELEVATION 1:200



10 DRIVERS REST - SOUTH ELEVATION 1:200

NSW GOVERNMENT Planning

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Approved Application No. **SSD12-5705**

18.04.13

SW

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

ISSUE	REV.	DESCRIPTION	DATE
J	2	REVISED DEVELOPMENT APPLICATION	18.03.13
H	1	Colour of the wall panels on Fleet Workshop Elev revised	05.12.12
G	1	Colour of the wall panels on Drivers Rest Elevation revised	04.12.12
F	1	DEVELOPMENT APPLICATION	26.11.12
E	1	ISSUE FOR APPROVAL	22.11.12
D	1	ISSUE FOR APPROVAL	20.11.12
C	1	CO-ORDINATION ISSUE	15.11.12
B	1	CLIENT REVIEW	13.11.12
A	1	Elevations added	06.11.12
		Others not then updated	
		CLIENT REVIEW	13.11.12
		PINE DA MEETING	06.11.12

Indicative External Finishes Legend					
①	PROFILED METAL WALL CLADDING	⑥	TRANSLUCENT ROOF SHEETING	⑫	AWNING FASCIA - BOATING GREEN
②	TRANSLUCENT WALL CLADDING	⑦	METAL ROLLER SHUTTER DOOR	⑬	EAVES GUTTERS AND DOWNPIPES
③	PAINTED PRECAST CONCRETE DADO PANELS	⑧	POWDER COATED	⑭	COLORBOND
④	ALUMINIUM COMPOSITE CLADDING	⑨	ALUMINIUM LOUVRES	⑮	STRUCTURAL FRAMING - PAINT FINISH
⑤	ALUMINIUM FRAMED WINDOWS	⑩	POWDER COATED	⑯	METAL LOUVRE
	⑪	PROFILED METAL ROOFING			

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CLIENT

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PROJECT

Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE

TITLE

FLEET WORKSHOP & DRIVERS REST AREA

DATE

15.10.1012

PROJECT No.

12197

SCALE

1:200 @ A1

DRAWN

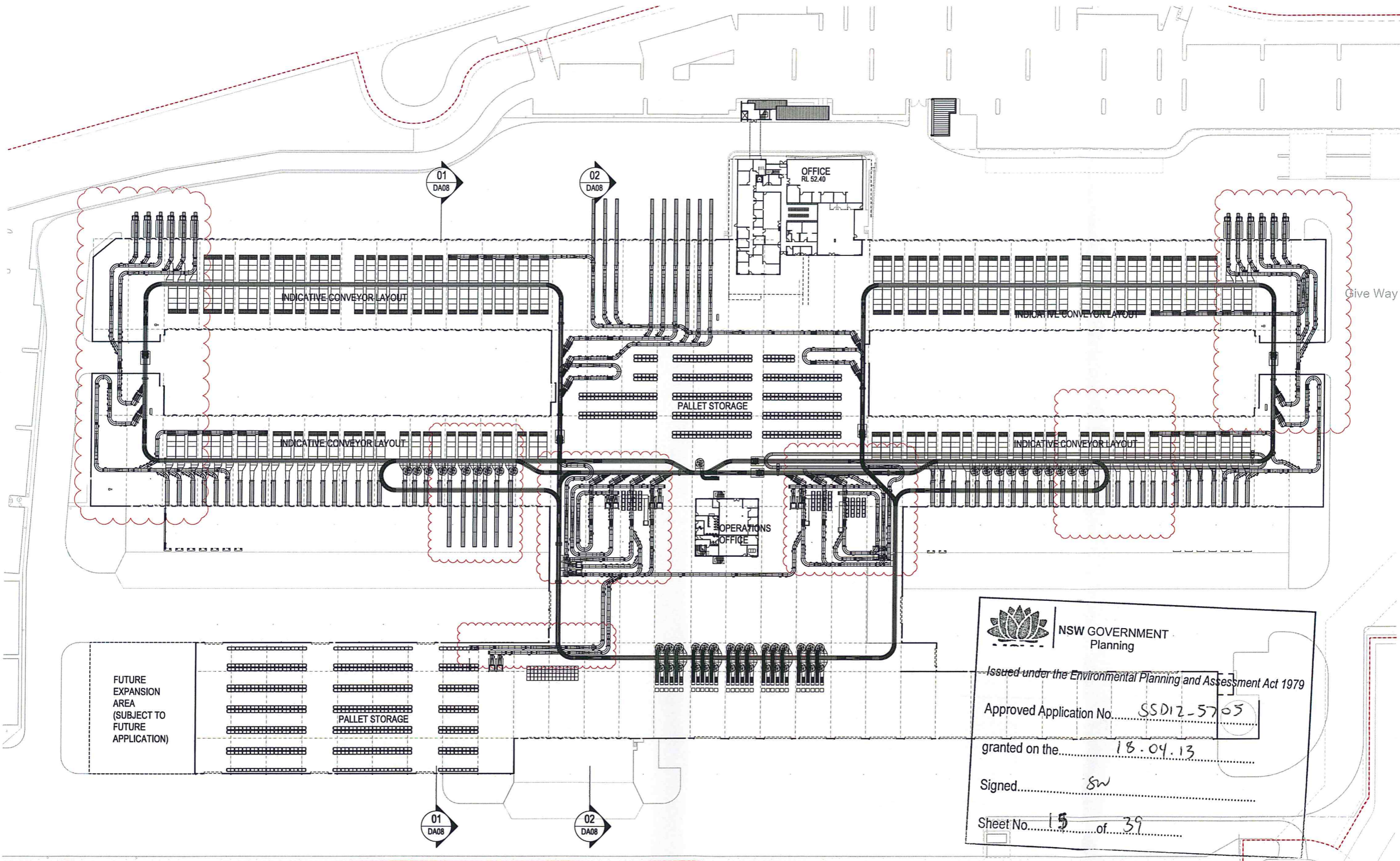
SBA


CHECKED

DA-11

ISSUE

J




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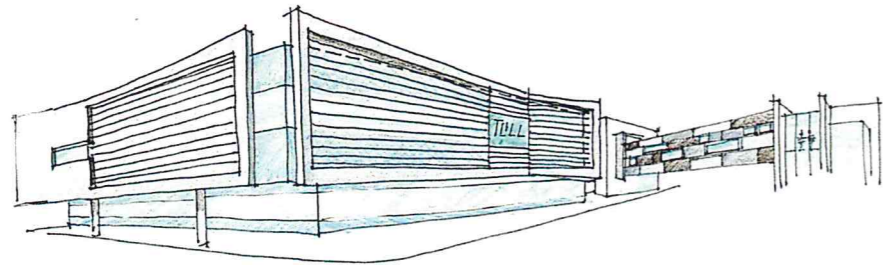
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ISSUE	REV.	DESCRIPTION	DATE
D	2	REVISED DEVELOPMENT APPLICATION Warehouse South West Corner Sydney	18.03.13
C	1	Conveyor layout revised	05.12.12
B	1	DEVELOPMENT APPLICATION	28.11.12
A	1	ISSUE FOR APPROVAL	22.11.12

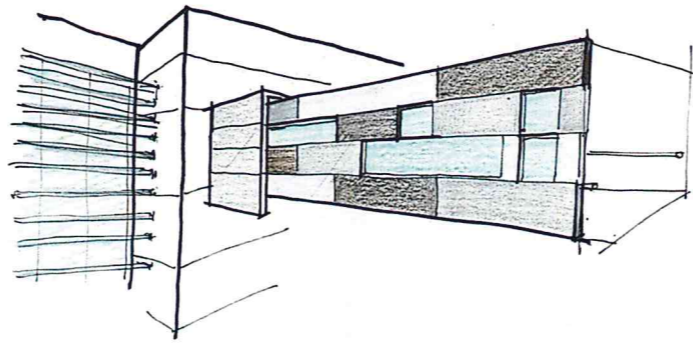
	
	
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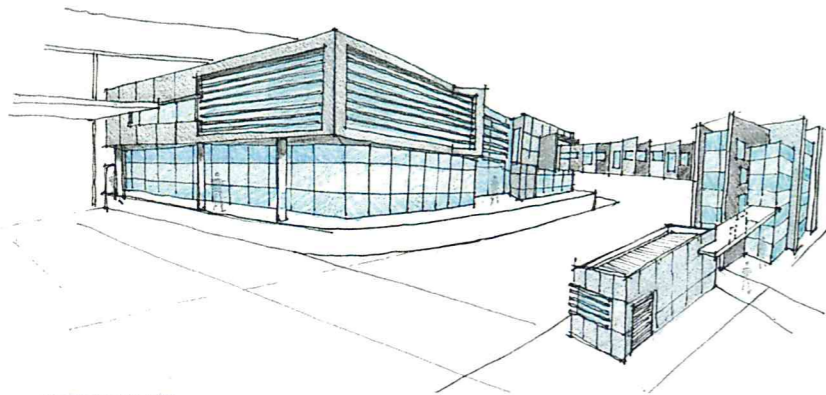
PROJECT Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE	DATE 15.10.1012 SCALE 1:500 @ A1 DRAWN SBA	PROJECT No. 12197
TITLE WAREHOUSE INDICATIVE FITOUT PLAN	CHECKED APPROVED	DWG No. DA-12 ISSUE D



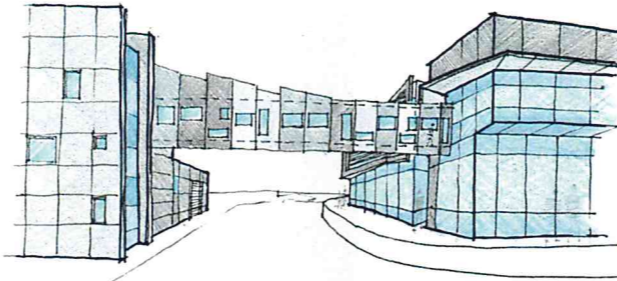
OFFICE CONCEPT - OPT 3 (SELECTED DESIGN)



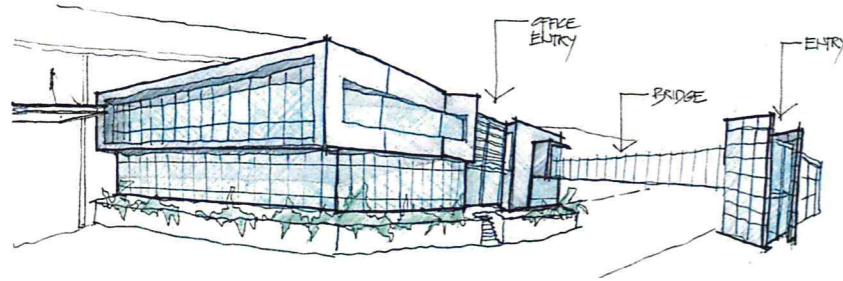
ENTRY BRIDGE - OPT 3 (SELECTED DESIGN)



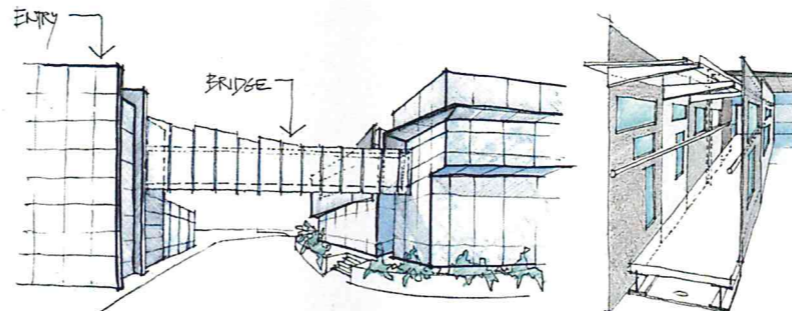
OFFICE CONCEPT - OPT 2



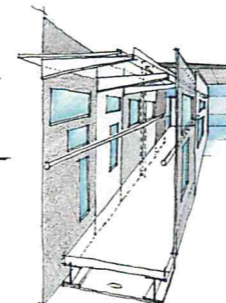
ENTRY BRIDGE - OPT 2



OFFICE CONCEPT - OPT 1



ENTRY BRIDGE - OPT 1



ENTRY BRIDGE - DETAIL

TOLL IPEC Freight Transport Facility Bungaribee Industrial Estate

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 Bungaribee Industrial Estate complementing 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 Bungaribee 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 sheeling 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.



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ISSUE	REV.	DESCRIPTION	DATE
D		REVISED DEVELOPMENT APPLICATION	18.01.13
C		DEVELOPMENT APPLICATION	05.12.12
B		ISSUED FOR APPROVAL	26.11.12
A		ISSUED FOR APPROVAL	22.11.12



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PROJECT	DATE	PROJECT No.
Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE	15.10.1012	12197
TITLE	SCALE	DRAWN
DESIGN PRESENTATION & STATEMENT	NTS	SBA
CHECKED	DWG No.	ISSUE
APPROVED	DA-13	D



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Approved Application No. SSDI 2 - 5705

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PERSPECTIVE - AERIAL

PERSPECTIVE - OFFICE VIEW 1

PERSPECTIVE - OFFICE VIEW 2

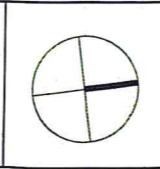


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ISSUE	REV.	DESCRIPTION	DATE
D		REVISED DEVELOPMENT APPLICATION	18.03.13
C		DEVELOPMENT APPLICATION	05.12.12
B		ISSUED FOR APPROVAL	26.11.12
A		ISSUED FOR APPROVAL	22.11.12



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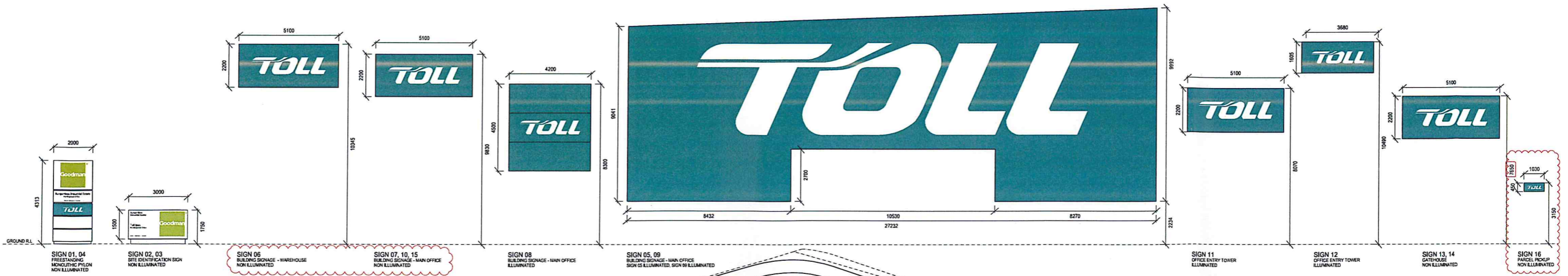
PROJECT

Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE

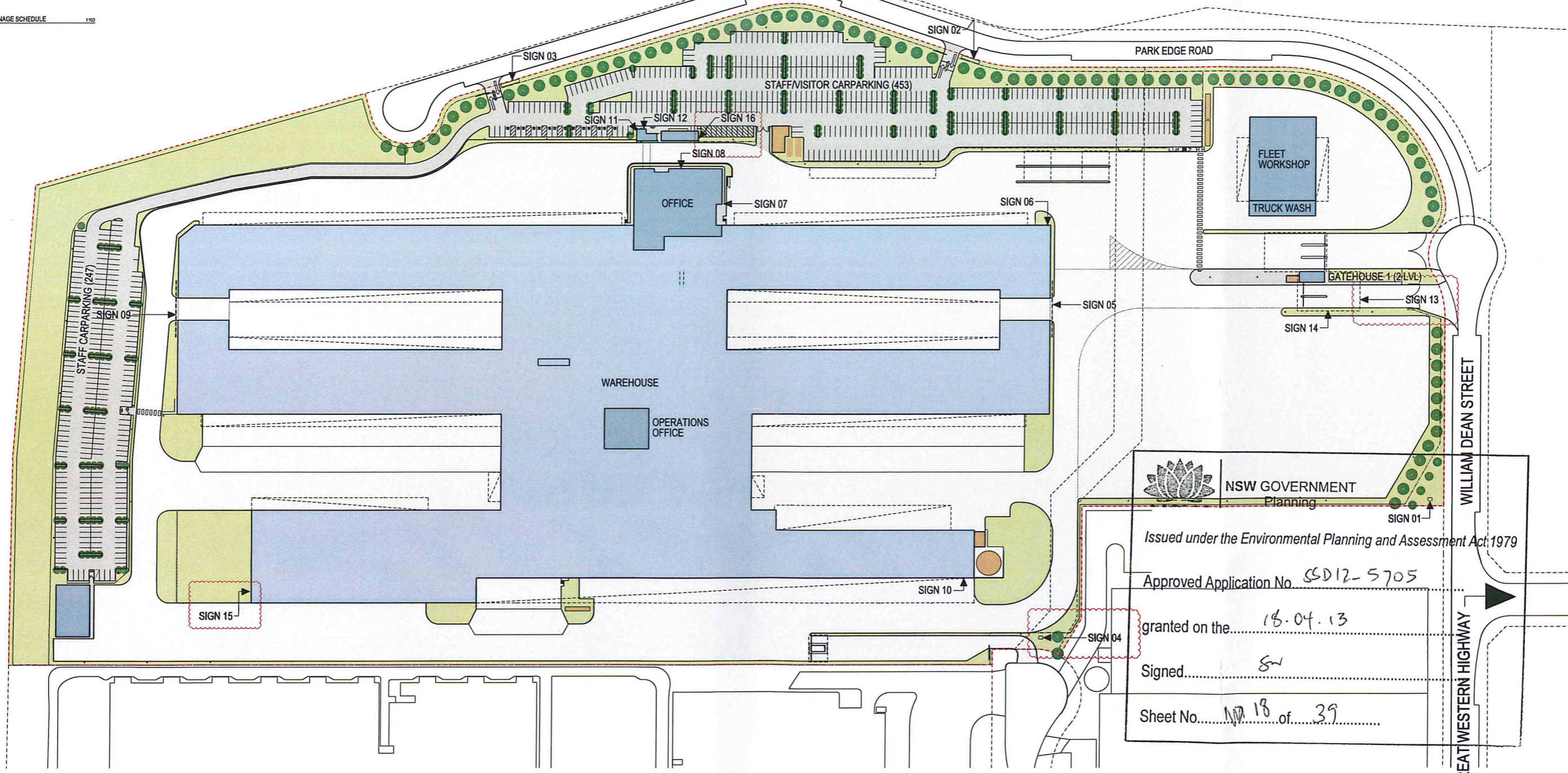
TITLE

PERSPECTIVES

DATE	15.10.1012	PROJECT No.	
SCALE	NTS		12197
DRAWN	SBA	DWG No.	
CHECKED		ISSUE	
APPROVED		DA-14	D



01 SIGNAGE SCHEDULE 1102



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granted on the... 18.04.13

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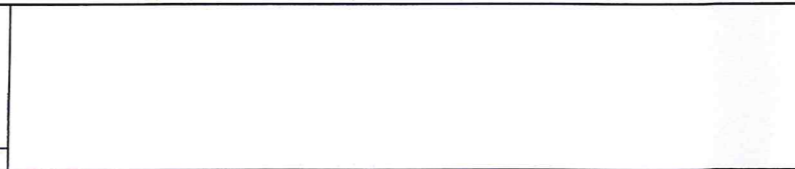
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ISSUE	REV.	DESCRIPTION	DATE
C	1	REVISED DEVELOPMENT APPLICATION Sign 15 added as shown on paragraphs Sign 15 replaced sign 10 on south elevation Sign 14 height revised Sign 10 and 12 height revised Sign 13 relocated, height revised Sign 04 relocated Sign 08 to be illuminated DEVELOPMENT APPLICATION ISSUED FOR APPROVAL	15.03.13
B	1		05.12.12
A	1		28.11.12



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PROJECT	DATE	PROJECT No.
Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE	15.10.1012	12197
TITLE	SCALE	DRAWN
SIGNAGE PLAN	1:1000, 1:100 @A1	SBA
CHECKED	DWG No.	ISSUE
APPROVED	DA-15	C