

Design concept

Sustainable design response

Our design approach emphasizes both functionality and environmental responsibility. We plan to incorporate landscaping and canopy trees along the street frontages and main parking areas, integrating natural light into all warehouse spaces across both levels through the use of clear glazing windows to the lower level warehouse and roof skylights to the upper level spaces. Additionally, we aim to provide natural cross ventilation throughout the warehouses and loading zones for optimal airflow. To address noise concerns, we will implement acoustic barriers strategically.

The incorporation of high-performance glazing in office facades enhances the overall quality of the workspaces by providing ample natural light while effectively mitigating uncomfortable direct sunlight. Complemented by sunshading devices integrated into the facade, occupants are shielded from excessive glare and heat, ensuring a comfortable indoor environment conducive to productivity. Despite these protective measures, the design maintains a seamless connection to the exterior, allowing occupants to enjoy uninterrupted views of the landscape, greenery, and outdoor areas.

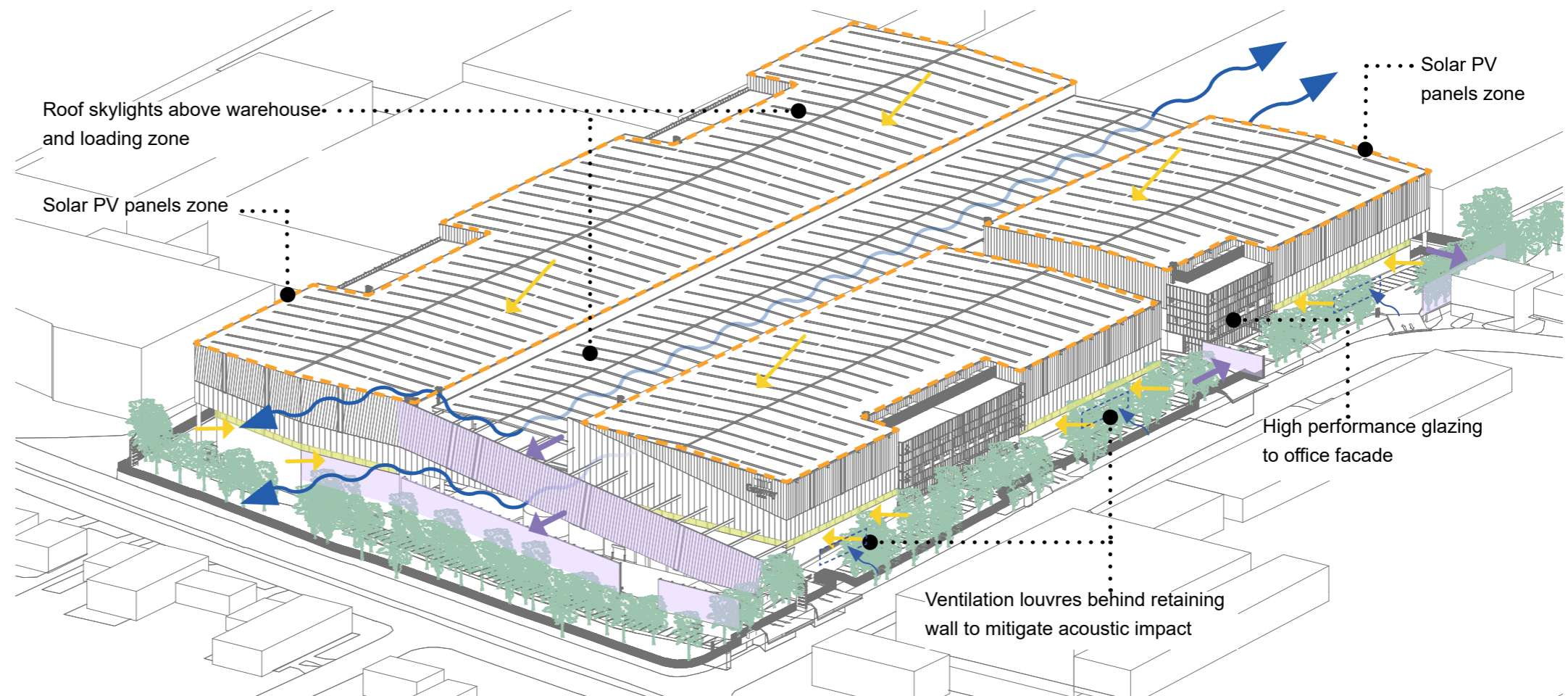
This reflects our commitment to creating a practical yet sustainable working environment that considers the needs of both occupants and the surrounding community.

Landscaping and canopy trees along street frontages and main parking areas

Natural light to all warehouse tenancies on both levels & use of solar panels

Natural cross ventilation to warehouse and loading zones

Acoustic barriers to address noise impact

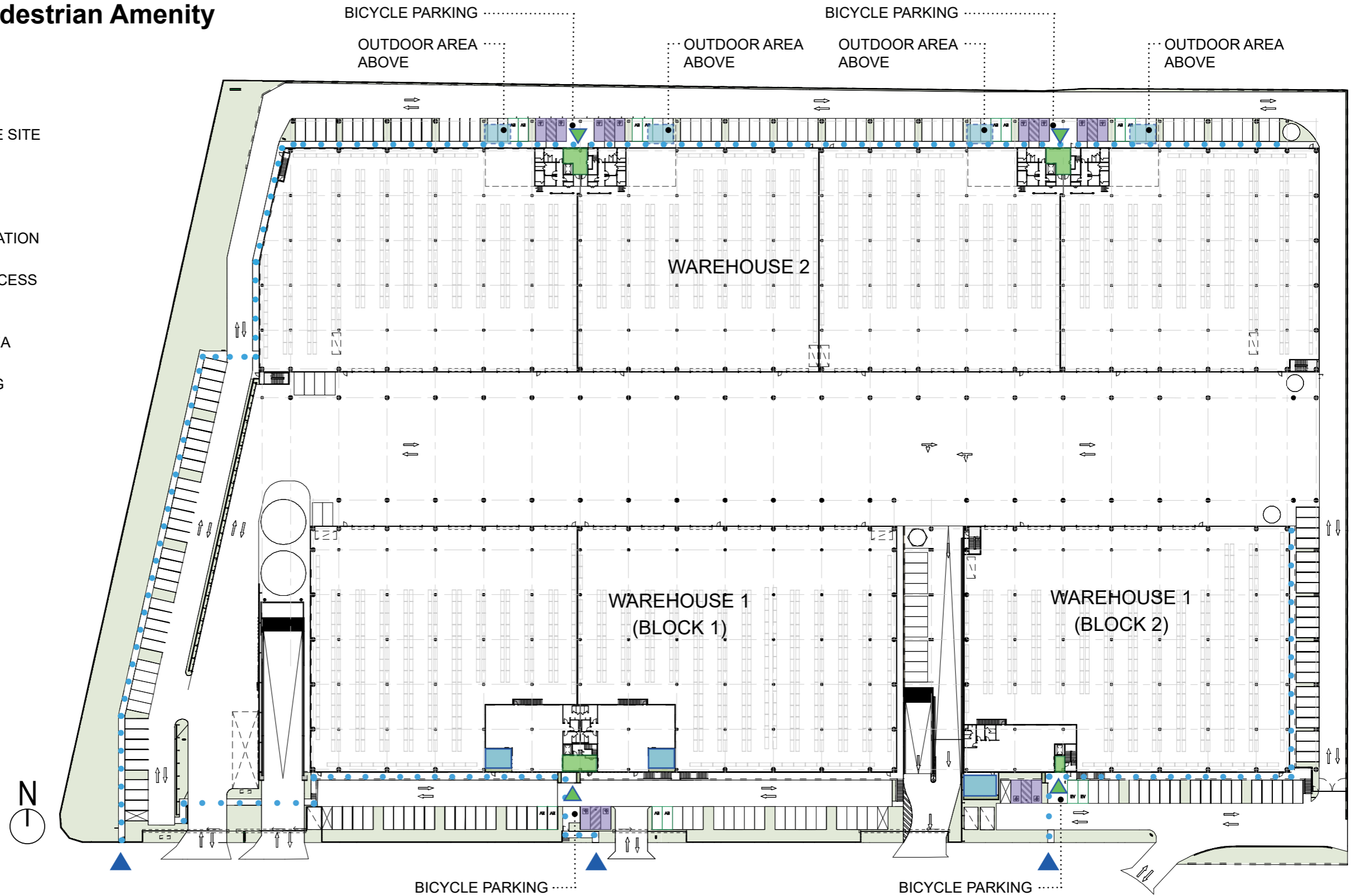


Design concept

Landscape & Pedestrian Amenity

LEGEND

- ▲ PEDESTRIAN/BICYCLE SITE ACCESS
- ▲ OFFICE ENTRIES
- PEDESTRIAN CIRCULATION
- OFFICE LOBBY TO ACCESS UPPER LEVELS
- STAFF OUTDOOR AREA
- ACCESSIBLE PARKING BAYS



Design concept

Vehicle circulation - Ground floor

LEGEND

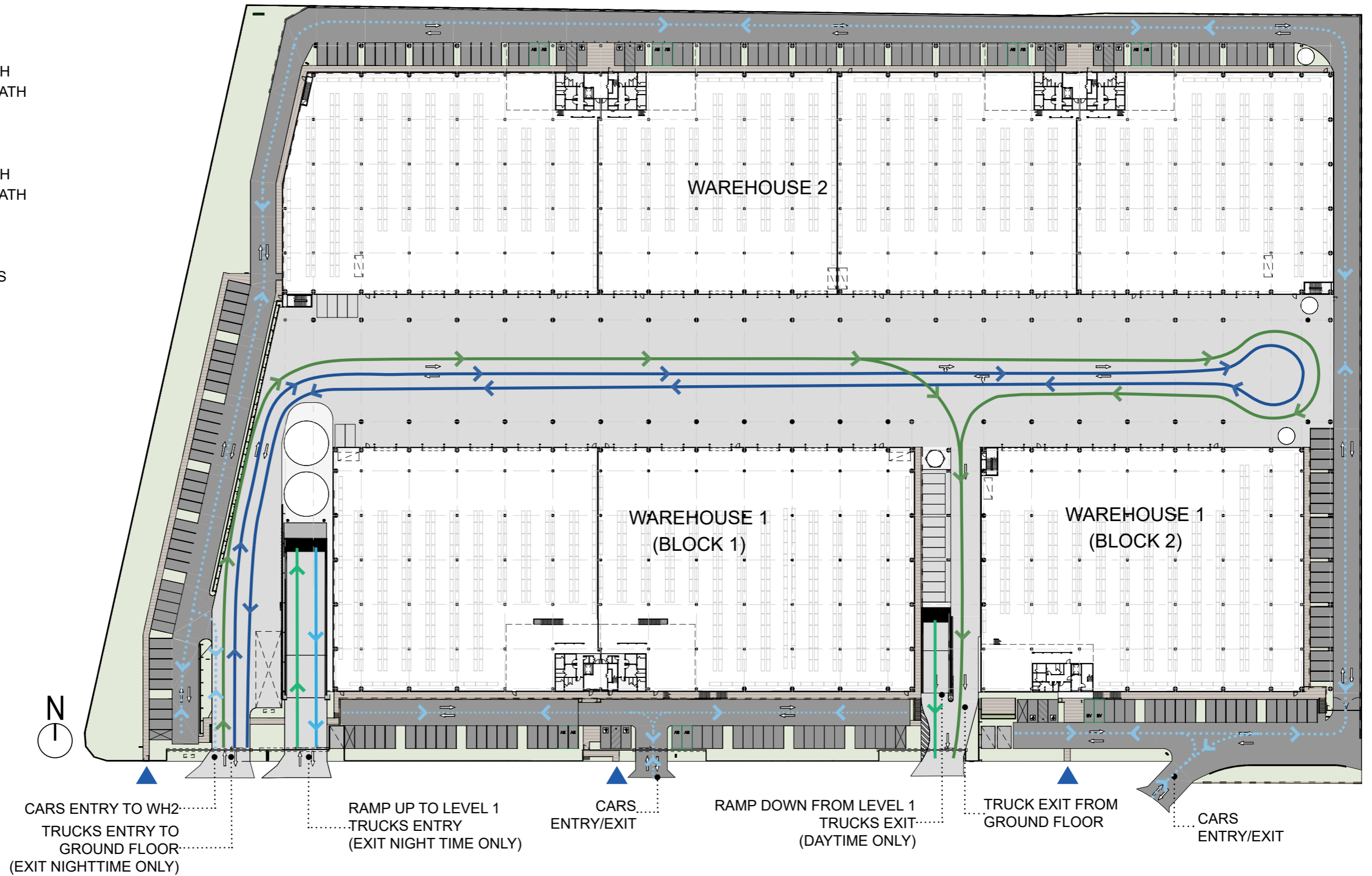
GROUND FLOOR:

- DAY TRUCKS PATH
- NIGHT TRUCKS PATH
- ⋯ CARPARK PATH

LEVEL 1:

- DAY TRUCKS PATH
- NIGHT TRUCKS PATH

- ▲ PEDESTRIAN /BICYCLE ACCESS



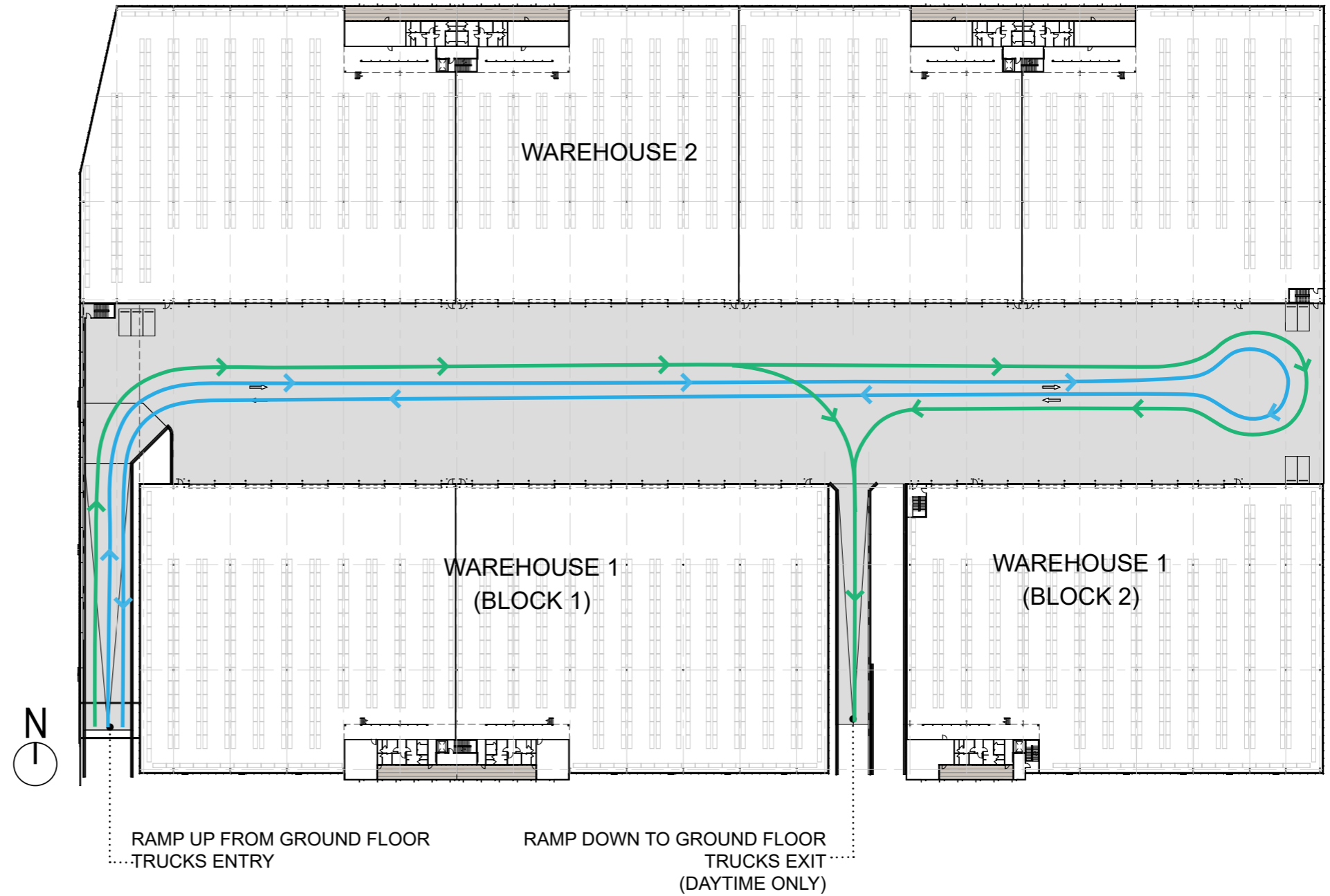
Design concept

Vehicle circulation - Level 1

LEGEND

LEVEL 1:

- DAY TRUCKS PATH
- NIGHT TRUCKS PATH

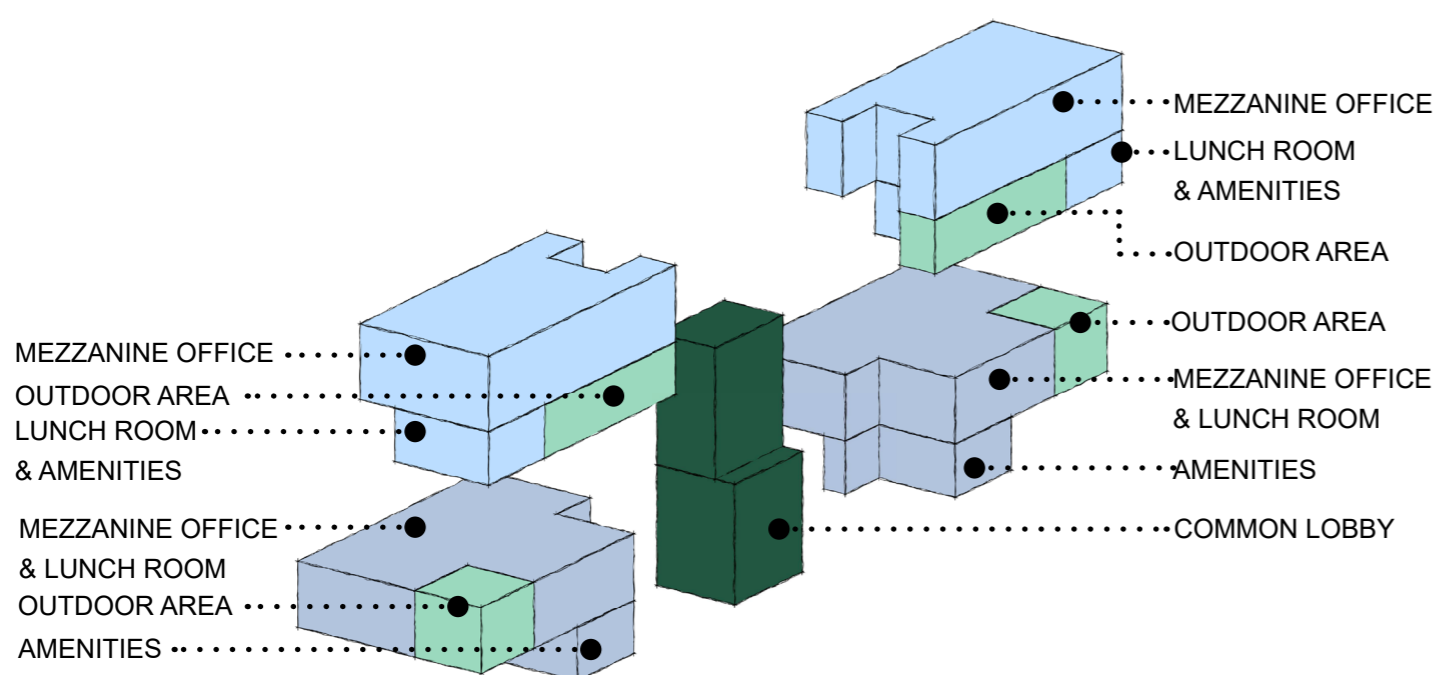
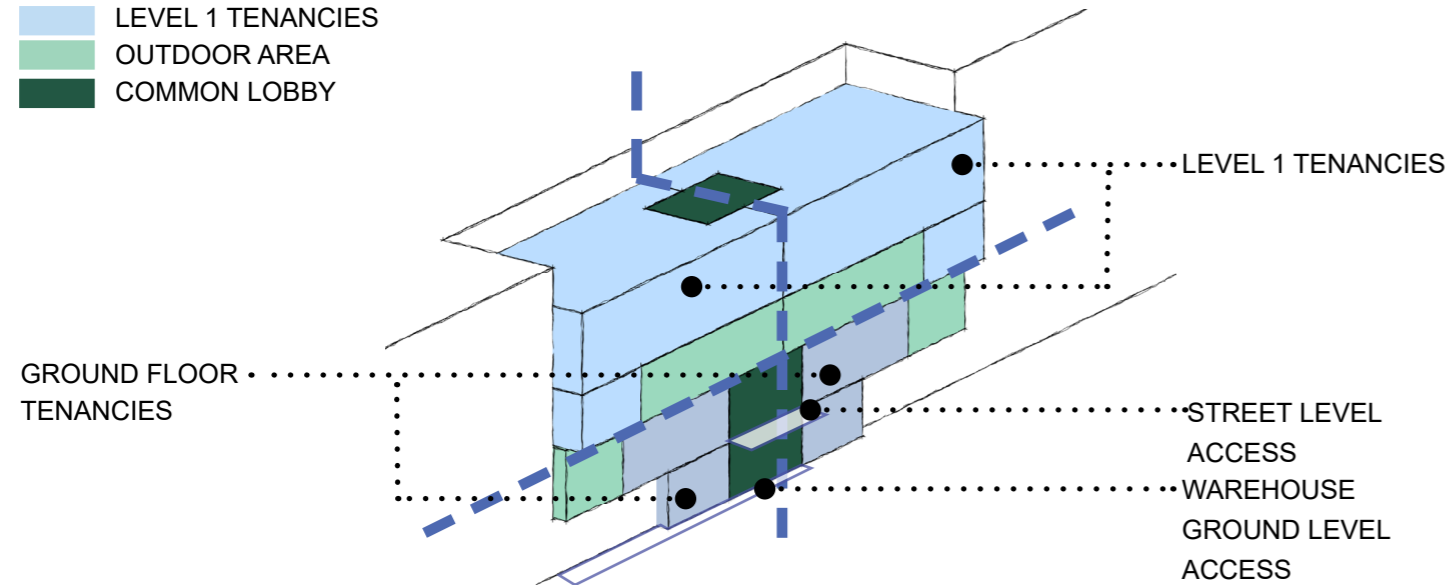


Design concept

Office volume & design

LEGEND

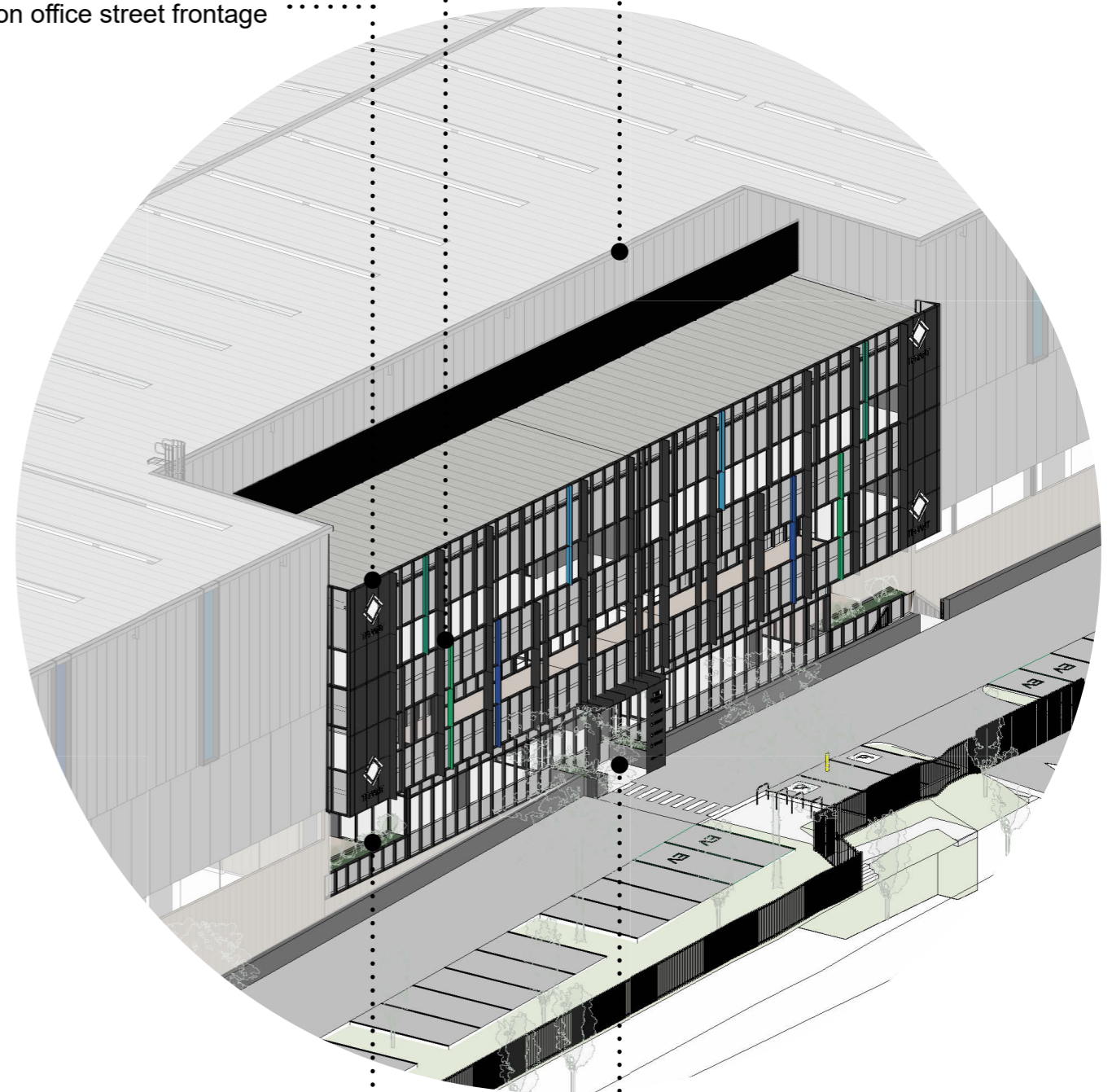
- GROUND FLOOR TENANCIES
- LEVEL 1 TENANCIES
- OUTDOOR AREA
- COMMON LOBBY



Vertical blades for facade articulation and protect from horizontal sun

Tenant signage exposed on office street frontage

Warehouse cut-out provides break up of main volume & space to set back roof plant from facade line

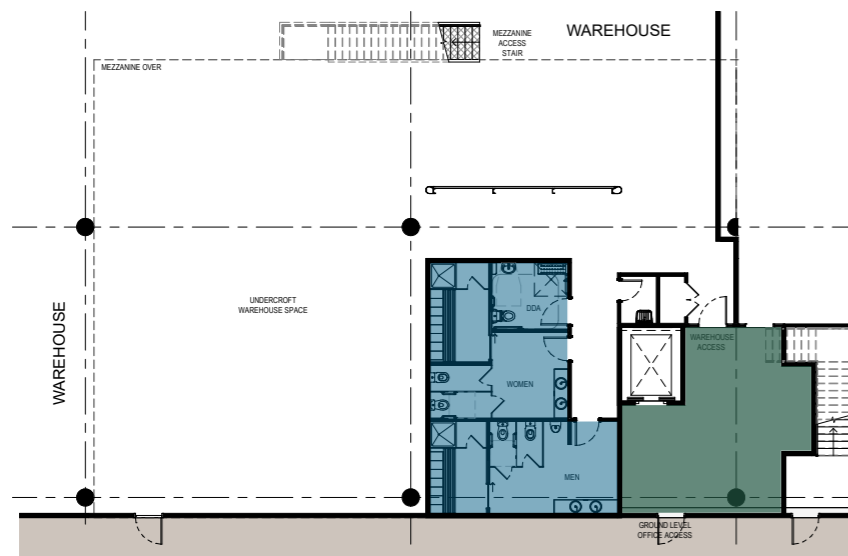


Individual staff outdoor area for each tenant overlooking the street

Under cover and emphasized office entry

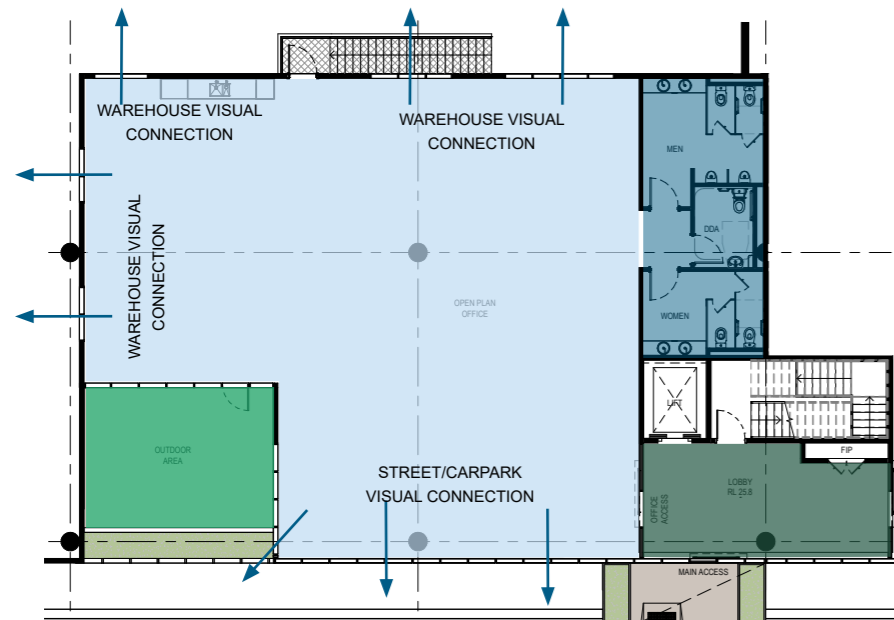
Design concept

Office volume & design



LEGEND

- OPEN PLAN OFFICE
- AMENITIES
- OUTDOOR AREA
- COMMON LOBBY
- VISUALS

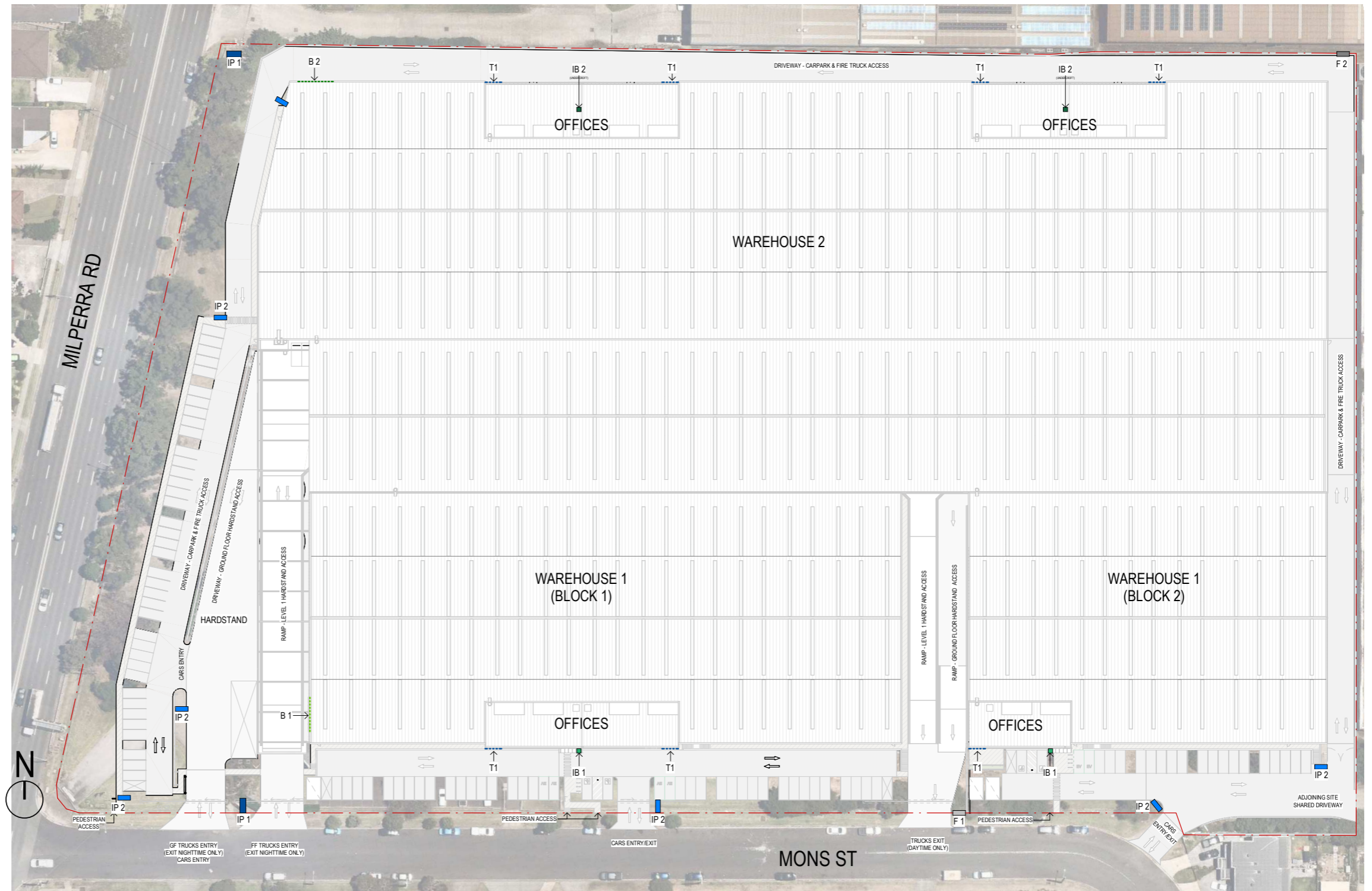
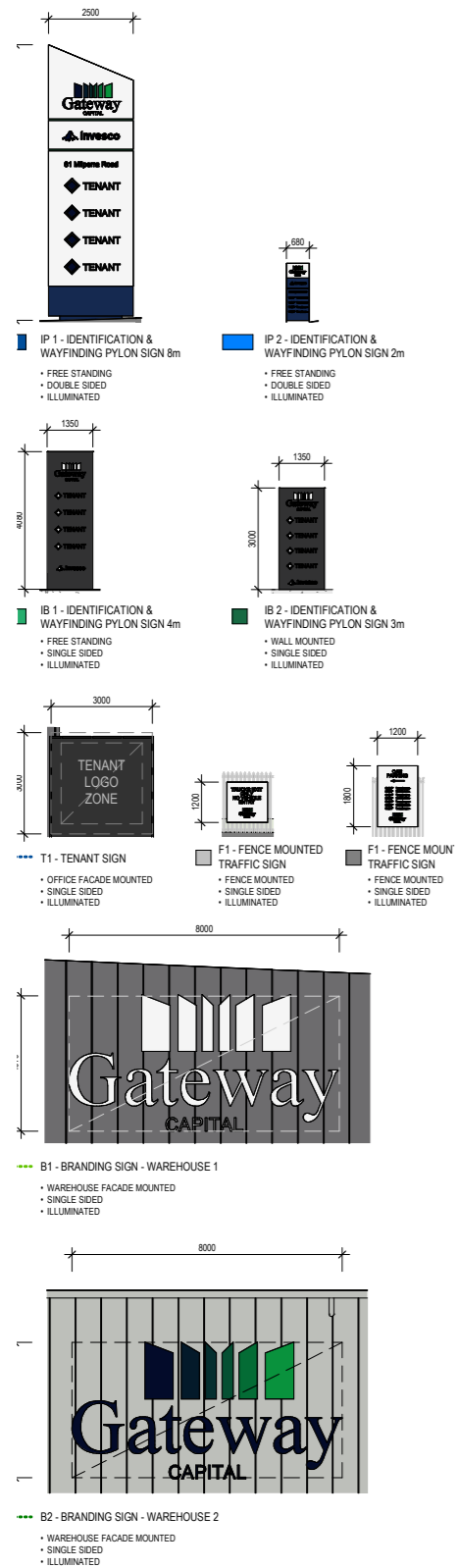


OFFICE MEZZANINE



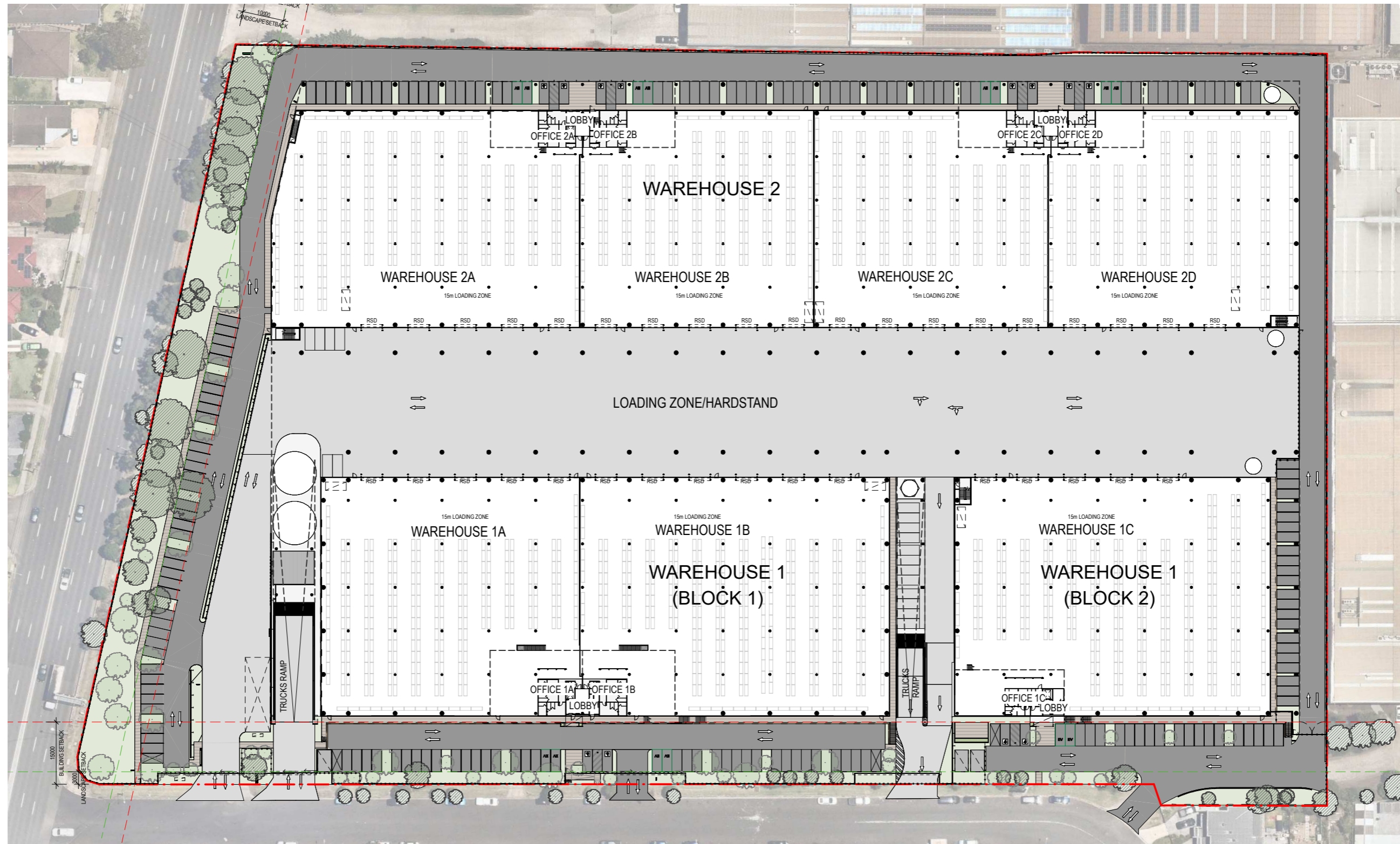
Design concept

Signage & Wayfinding



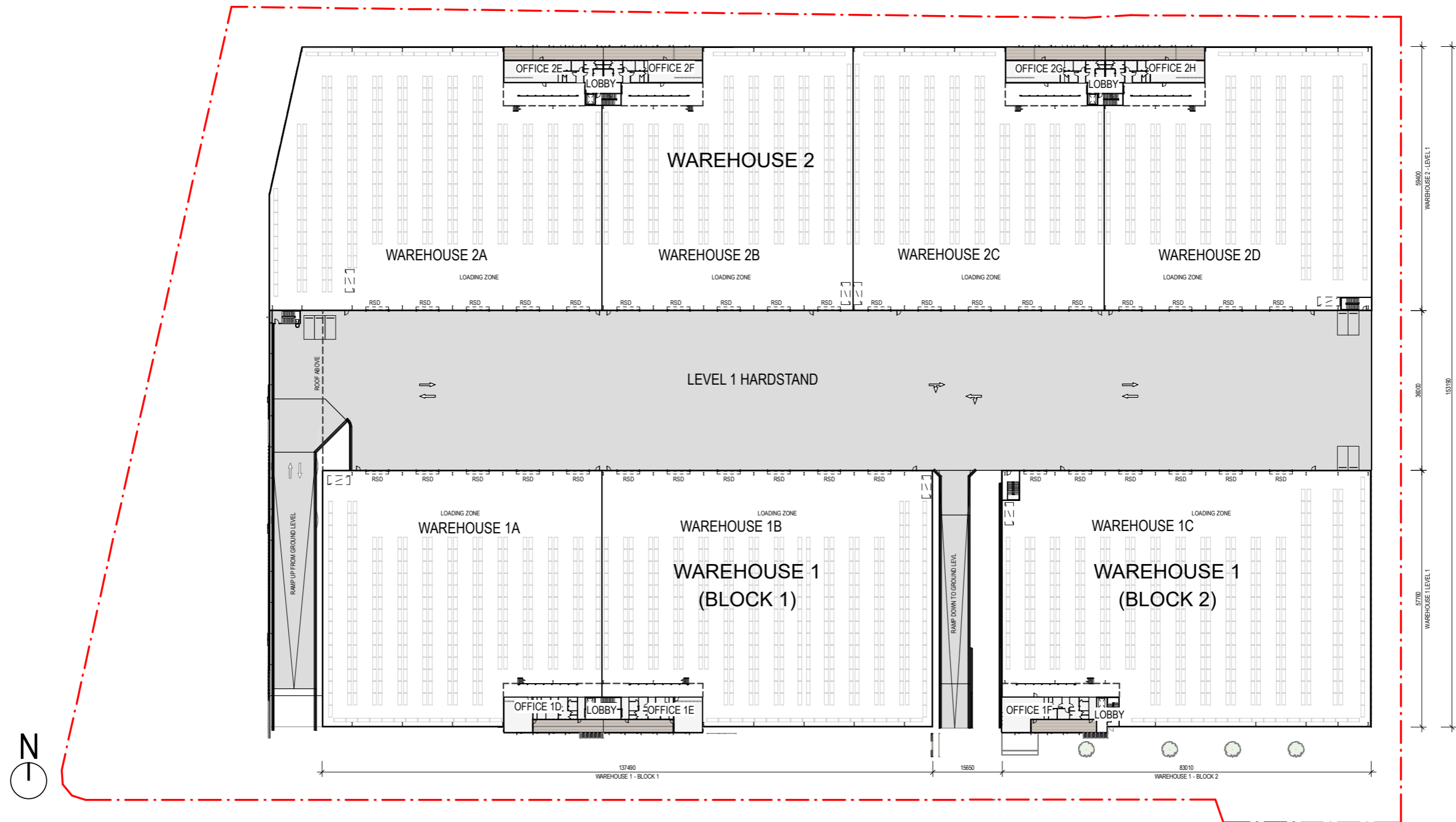
Proposed design

Ground floor plan



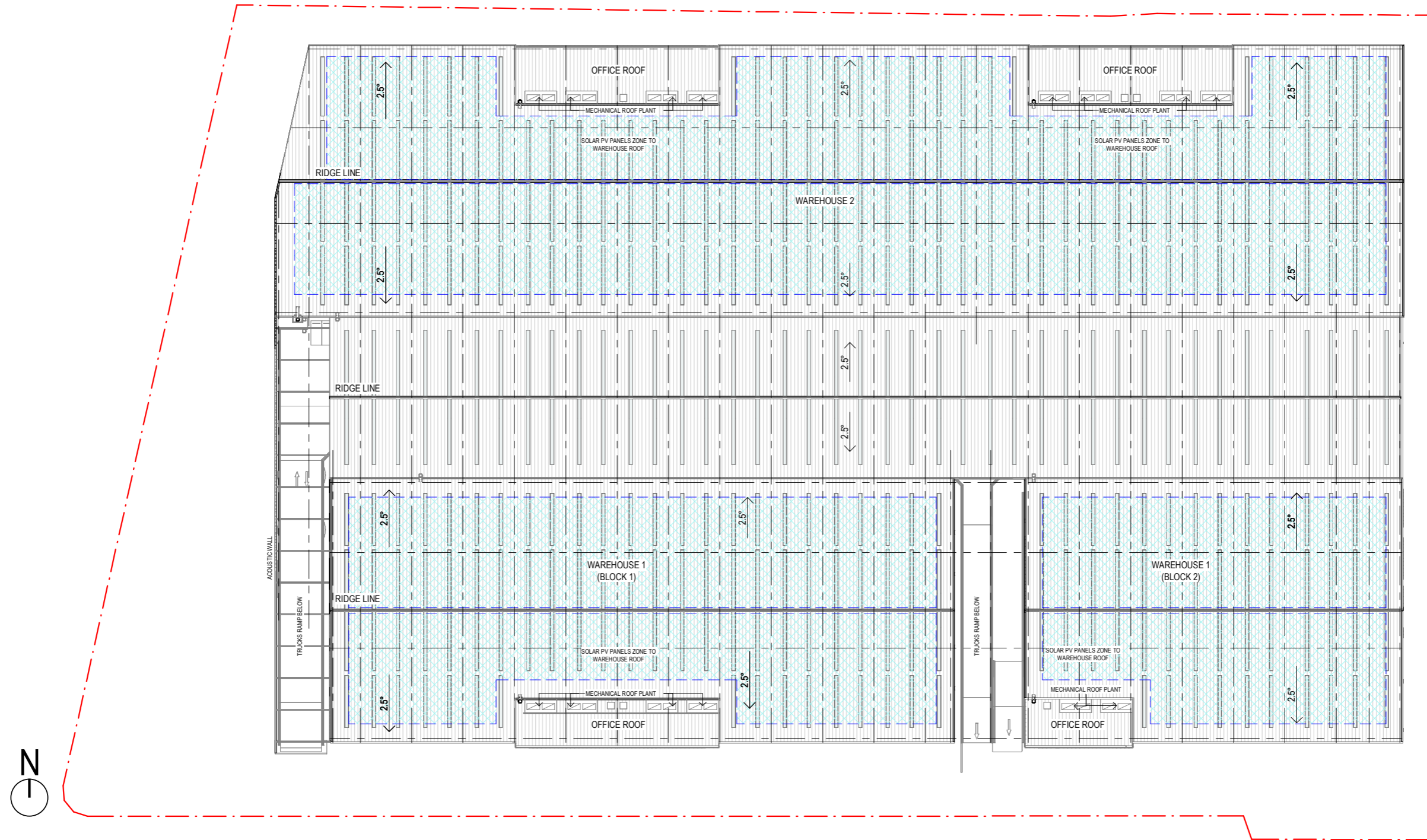
Proposed design

Level 1 plan



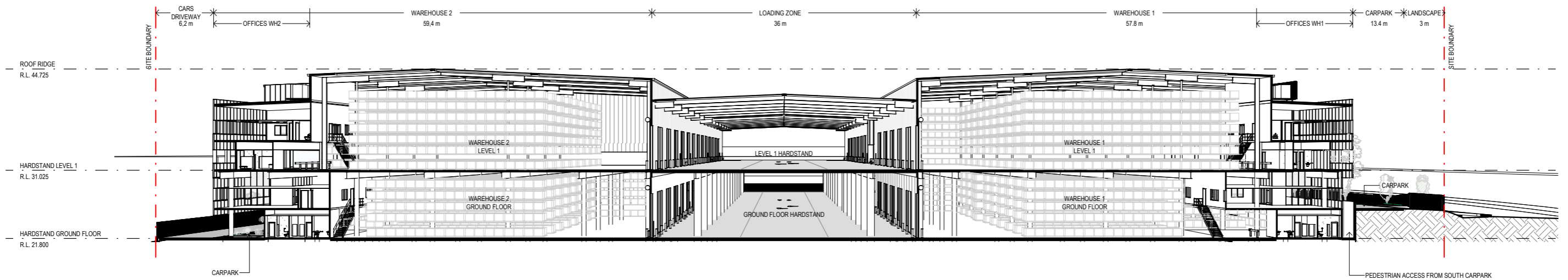
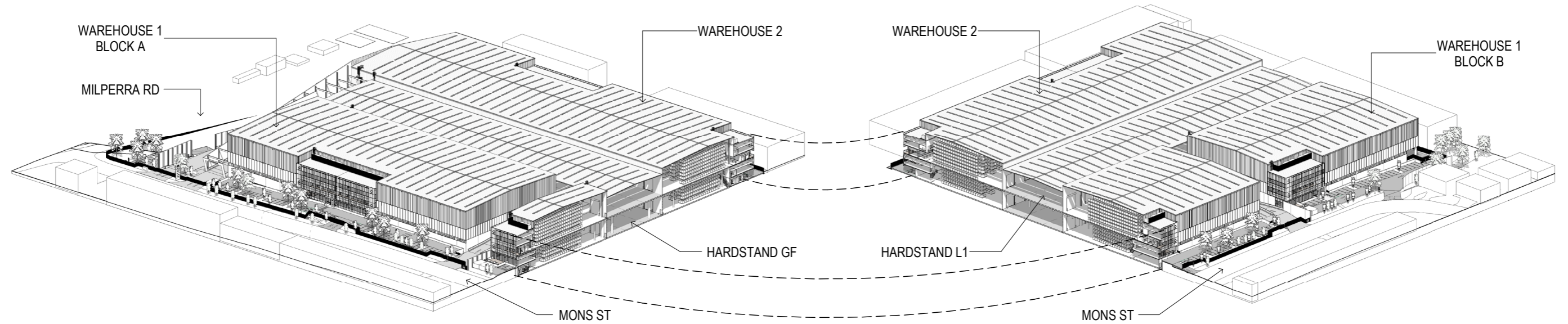
Proposed design

Roof plan



Proposed design

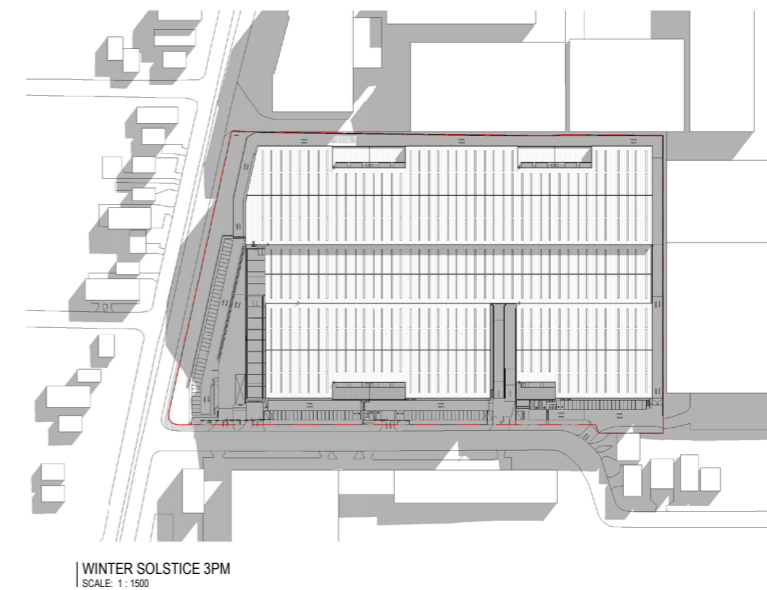
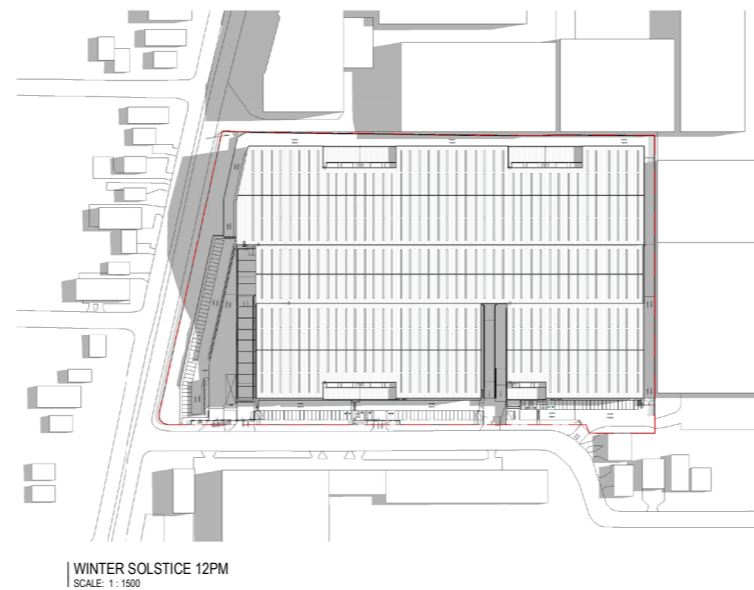
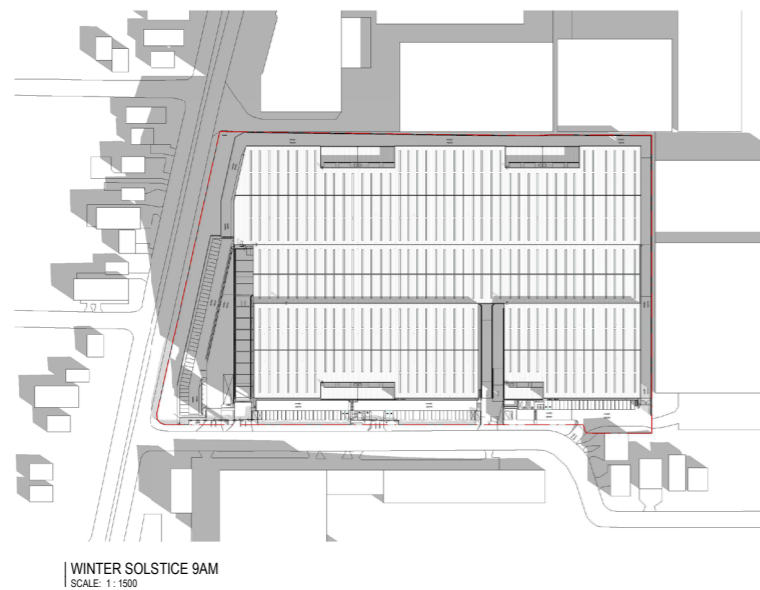
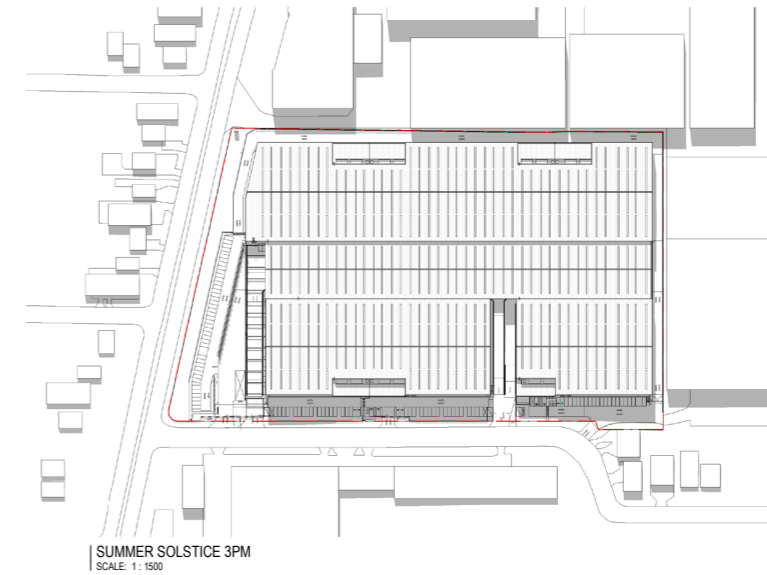
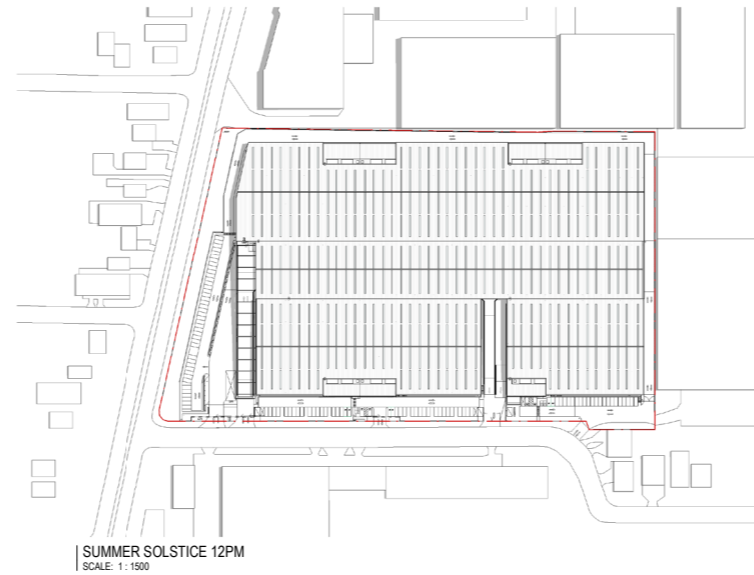
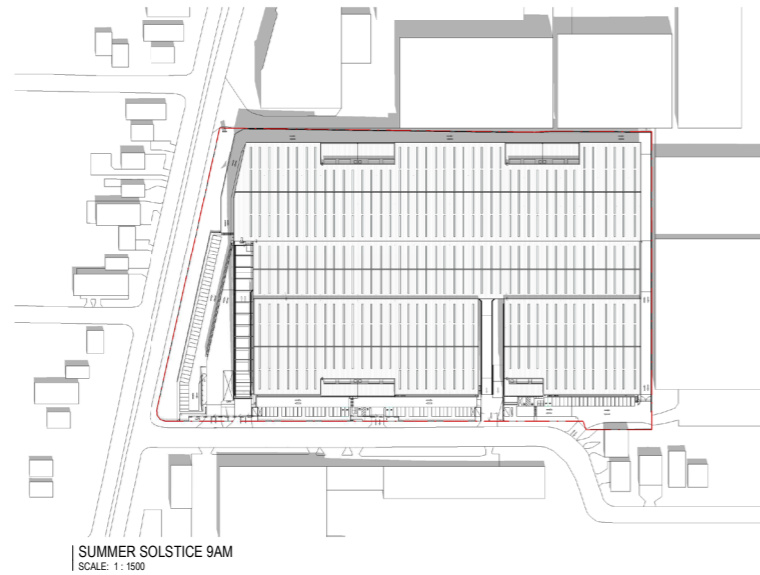
Sections



Proposed design

Shadow diagrams

With the proposed development, the residences to the south of Milperra Road will still maintain minimum of 3h sunlight between 8am and 4pm at the mid-winter solstice. There's no overshadowing on the private open spaces for any dwelling near the development.



Proposed design

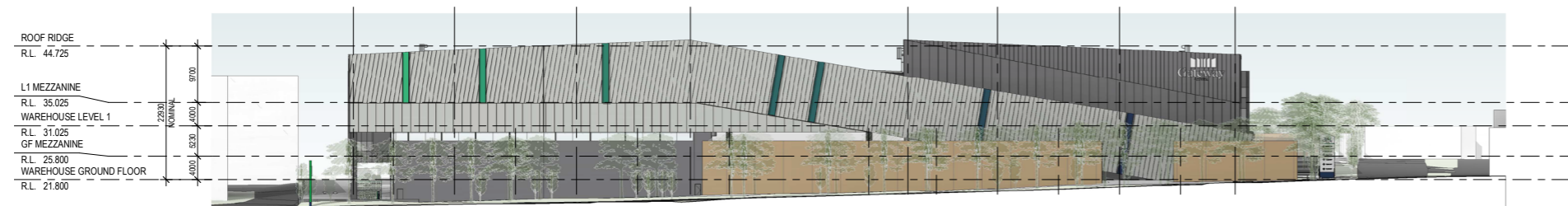
Elevations



WEST ELEVATION



EAST ELEVATION



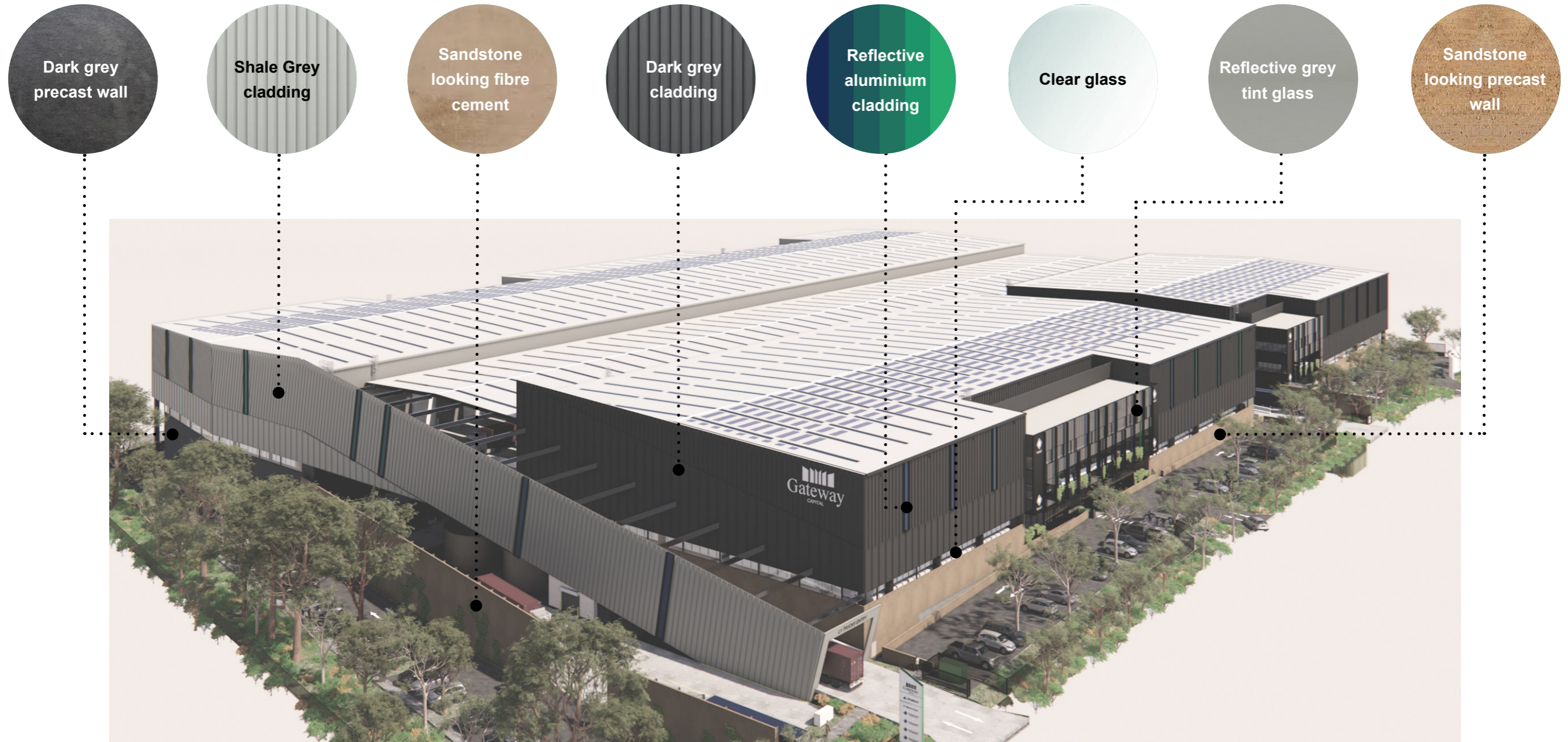
SOUTH ELEVATION



NORTH ELEVATION

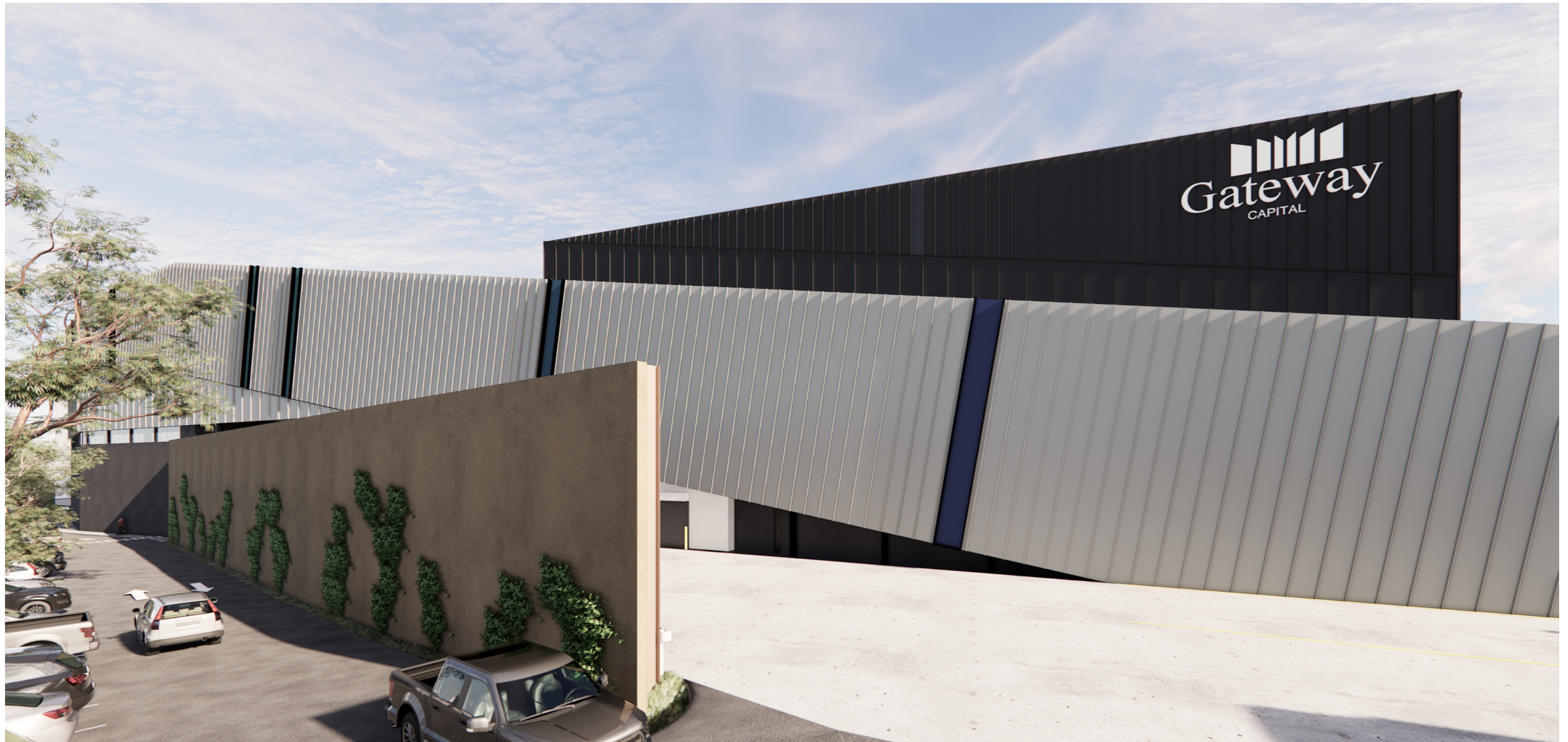
Proposed design

Material finishes



Renders

South access



Renders

South-east corner - aerial view

