


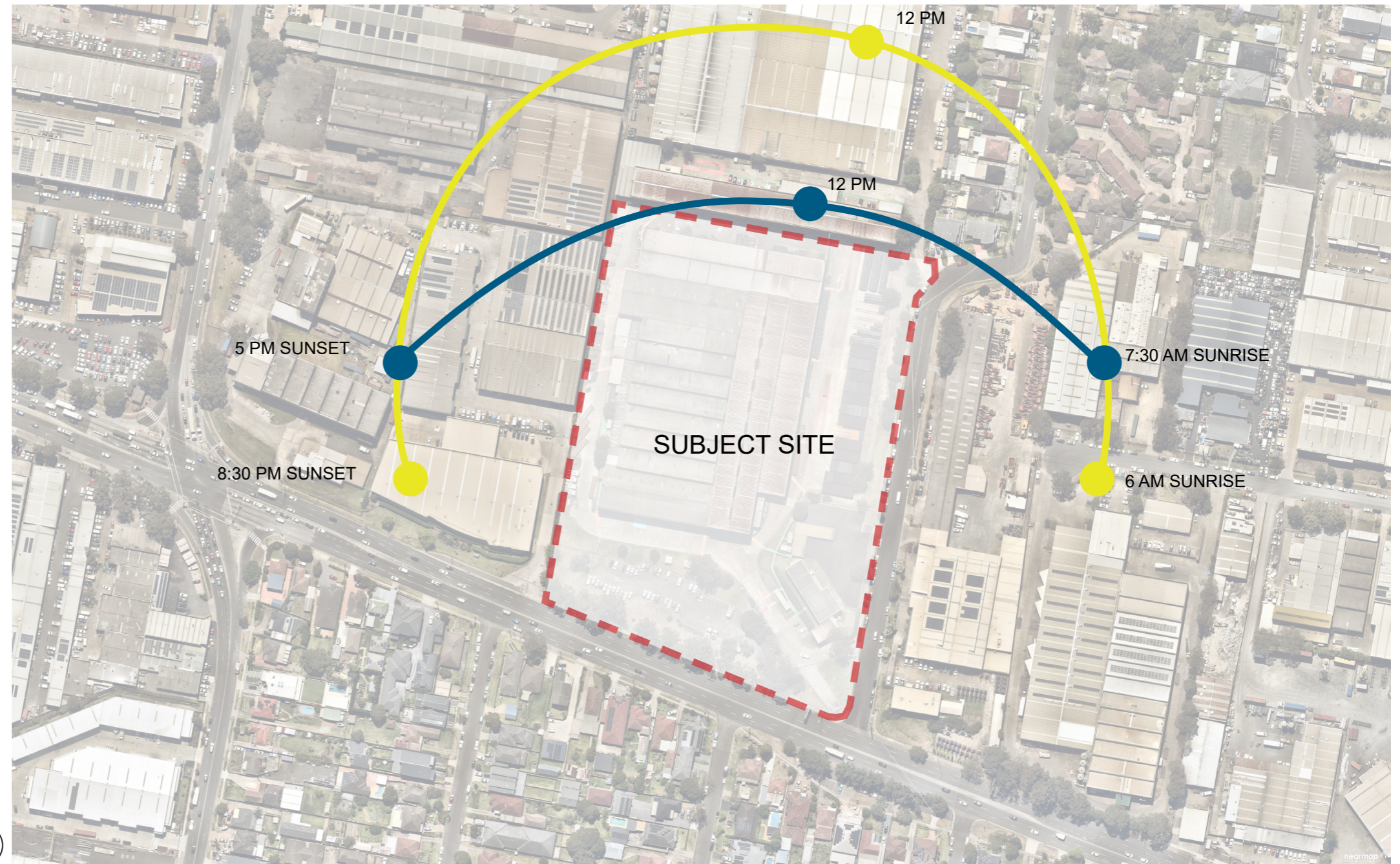
Site analysis

Sun path

LEGEND

 SUMMER SOLSTICE SUN PATH

 WINTER SOLSTICE SUN PATH



Site analysis

Surroundings

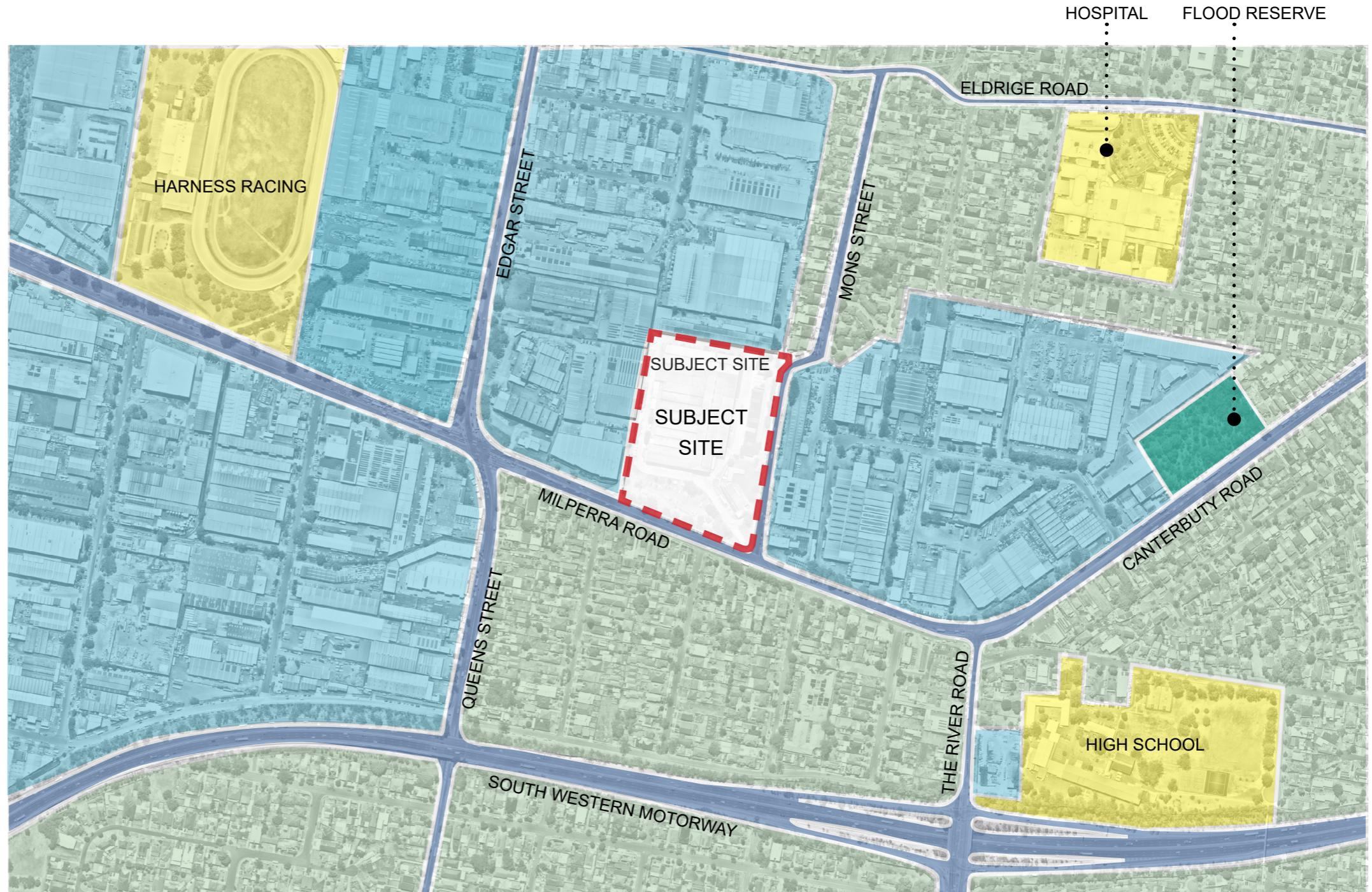
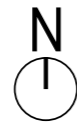
The upcoming development sits at the junction of Milperra Road and Mons Street in Revesby, within the local government area of the City of Canterbury-Bankstown.

The advantageous road network ensures seamless access to and from the site, effectively mitigating heavy vehicle congestion, enhancing accessibility for all future tenants.

The area's mix of residential and industrial sites plays a pivotal role in shaping facilities. By embracing this balance of land use, the development aims to seamlessly integrate into the fabric of Revesby, contributing positively to its growth while respecting its inhabitants.

LEGEND

- ROAD NETWORK
- INDUSTRIAL ZONE
- RESIDENTIAL ZONE
- PUBLIC PARKS / RECREATION
- PUBLIC SERVICES / INFRASTRUCTURE

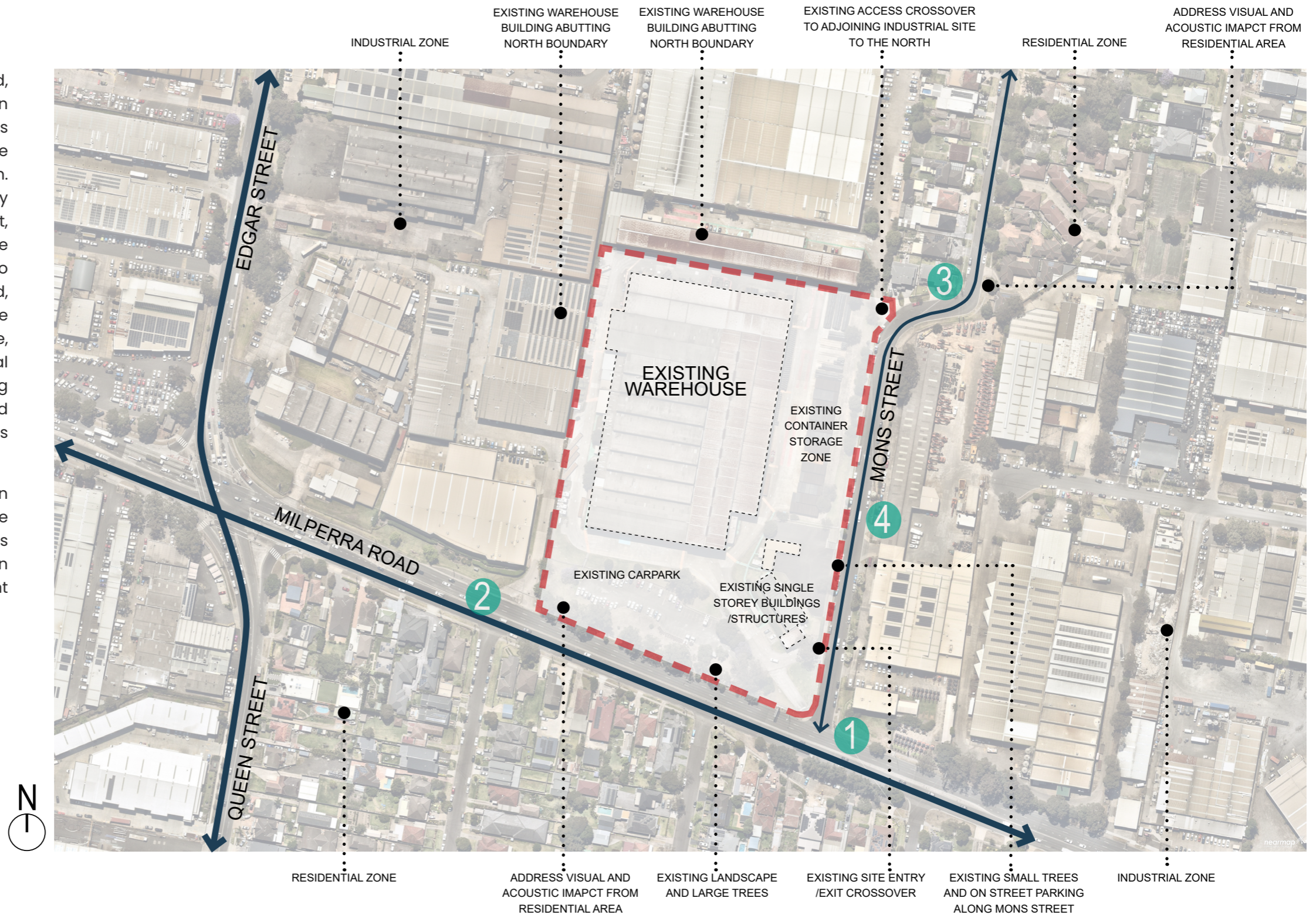


Site analysis

Existing conditions

To the south, the site fronts Milperra Road, with residential properties situated on the opposite side. The design prioritizes mitigating visual impact for residents while ensuring ample natural light penetration. Mons Street, serving as the primary access route to the site from the east, accommodates all vehicle crossovers. At the northeast corner, an existing access point to an adjoining industrial site will be preserved, maintaining connectivity. Adjacent to the northern boundary lies a residential zone, prompting the design to address visual and acoustic concerns effectively. Existing industrial developments flank the west and north boundaries, influencing the project's context.

A comprehensive landscape study has been conducted to preserve and enhance the existing vegetation, including mature trees along Milperra Road, ensuring the integration of quality greenery within the development while respecting the natural surroundings.



Site analysis

Streetscape



View from Milperra Road onto the subject site corner and Mons Street



View from Milperra Road onto the subject site corner and neighbouring building



View from Mons Street onto the subject site corner and neighbouring buildings

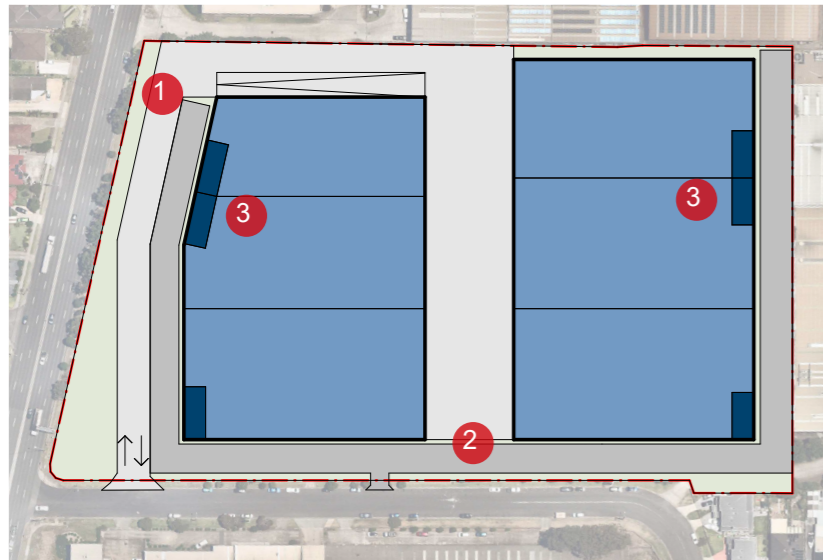


View from Mons Street onto the subject site and neighbouring buildings

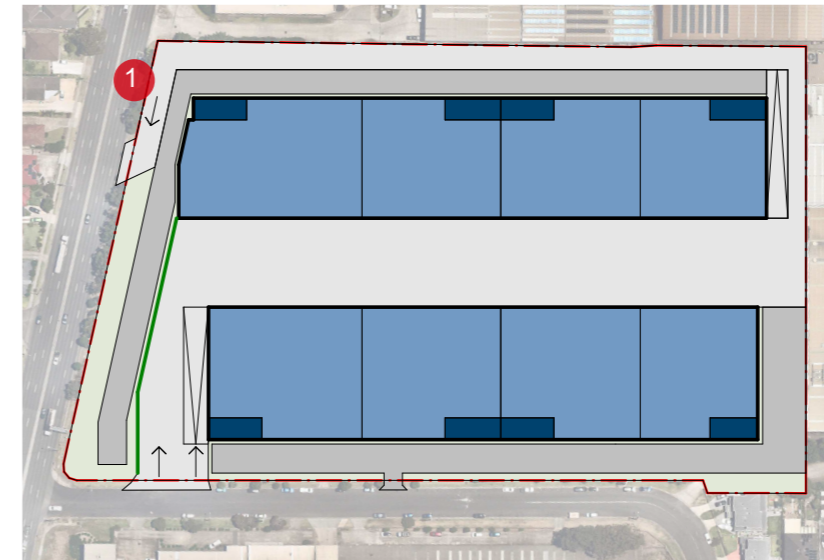
Design concept

Iterative process & Optimal design option

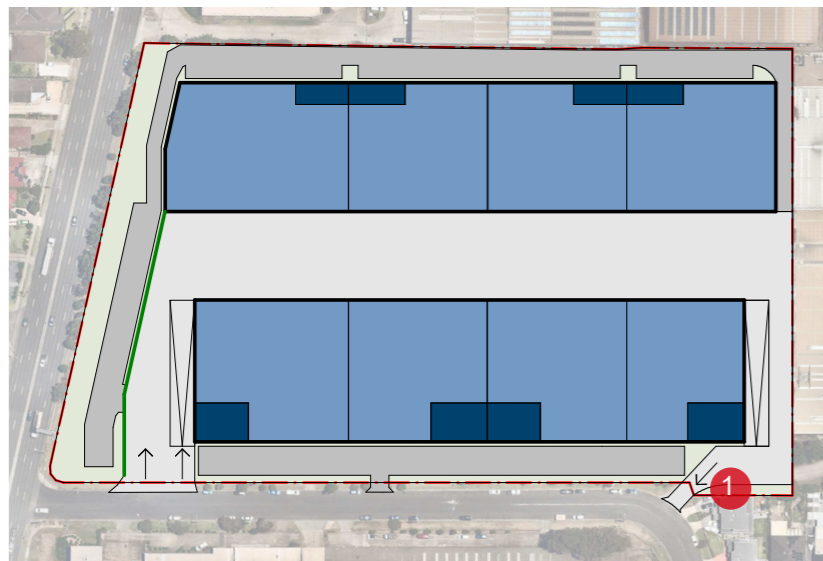
Various options have been considered and tested during the design process in order to address the potential impact on the areas surrounding the site, as well as the development objectives to provide a viable industrial facility. These include visual, acoustic, access, pedestrian and landscape amenity.



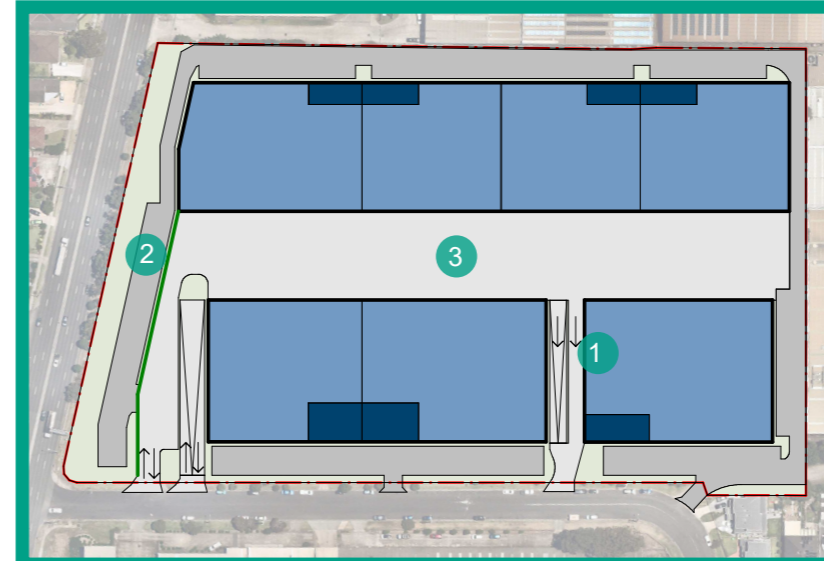
1. All trucks entering and exiting the site along Milperra Rd create a bigger acoustic impact to the residents and for a longer period of .
2. Impossibility to connect loading with Mons St due to level difference, forcing all truck movements to be 2-way, busier hardstand and not ideal for tenants.
3. Tenancies get too deep and with insufficient dock face will make them hard to lease.



1. Transport NSW has advised that a slip lane onto Milperra Road will be rejected.



1. Trucks cannot enter/exit the site at the north-east corner of the due to acoustic impact to the residents in this area.

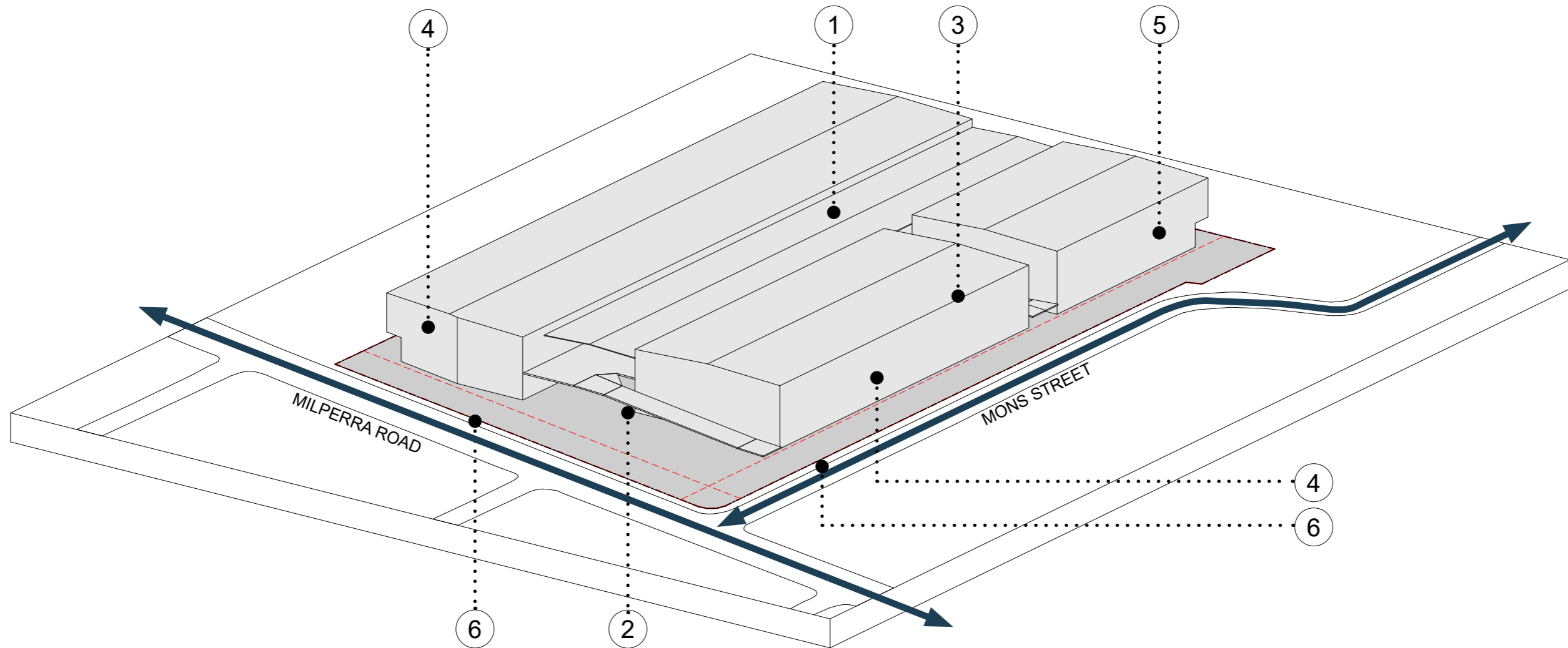


1. Trucks exit ramp (daytime only) shifted south to comply with acoustic restrictions. Night time trucks would exit the site from the south end of Mons St, away from the residents to the north-east corner.
2. Driveway and ramp along Milperra Rd will be acoustically treated with a 6m high acoustic wall integrated within the main facade and which will also visually hide truck movements in this area. The proposal includes a 10m landscape buffer retaining the majority of existing trees as well as a carpark with landscape bays to further setback the building from Milperra Road.
3. This option provides the best balance for tenancy ratios, operation and environmental considerations with both visual and acoustic impact.



Design concept

General massing & Design challenges



1 - Overall base
volumen split in 3
main blocks & central
hardstand over two
levels

2 - Acoustic
solution required
for trucks, ramp
and hardstand
facing Milperra

3 - Address visual
impact of multi-
storey industrial
building

4 - Articulate
building facade and
address pedestrian
scale along street
frontages

5 - Provide
sustainable office
and warehouse
building envelope

6 - Quality
landscape street
frontage to both
Milperra Rd &
Mons St

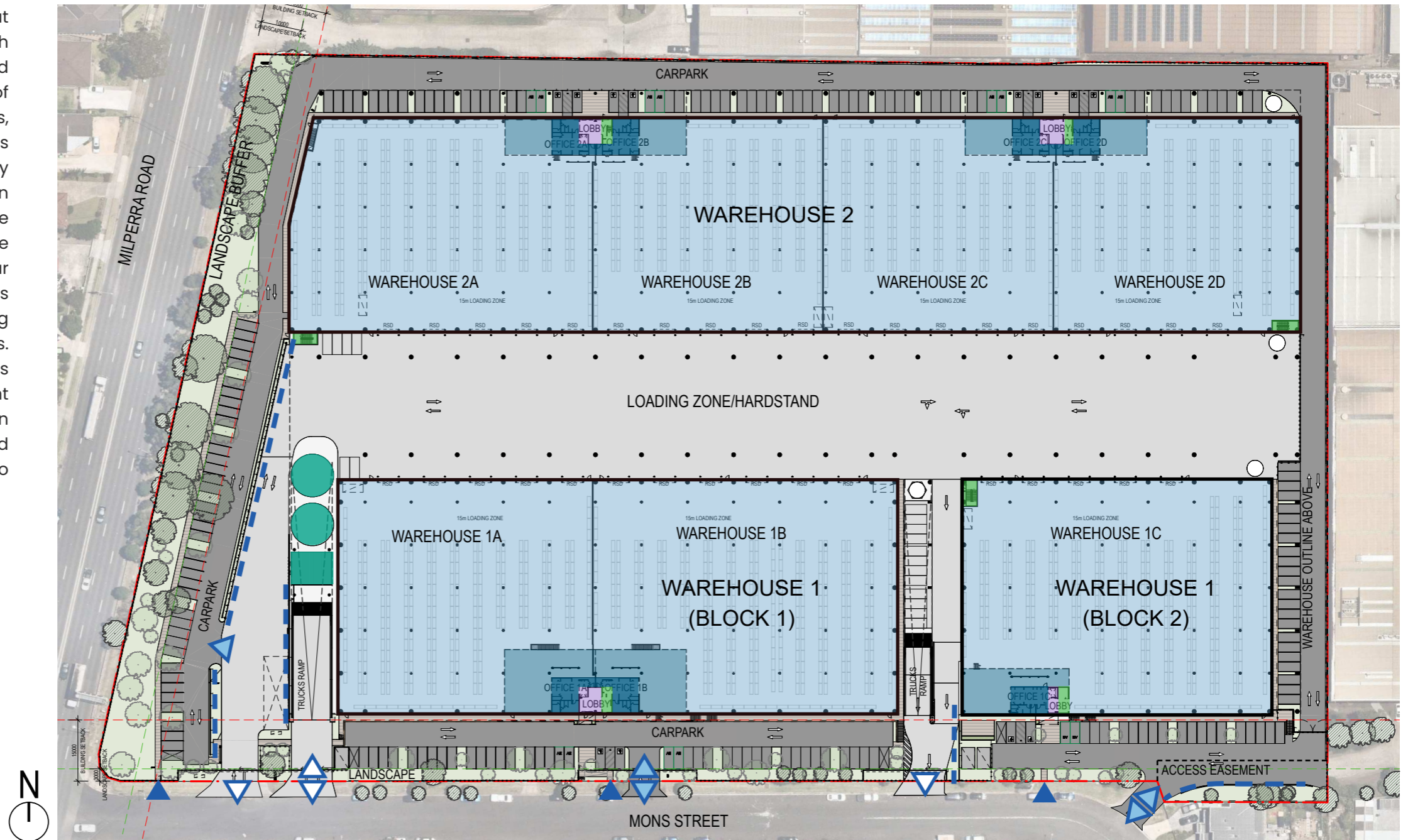
Design concept

Proposed layout

The design displays an efficient layout featuring two multilevel warehouses with adaptable configurations and a shared central hardstand on each level. One of the blocks is split to incorporate exit ramps, utilized exclusively during daytime hours to minimize noise disruption for nearby residential areas. Offices location ensure an equitable distribution of tenants. Each office spans two levels with amenities, private outdoor area, and a shared lobby. Vehicular access, thoughtfully dispersed along Mons Street, facilitates circulation while minimizing the mingling of heavy vehicles and cars. Pedestrian access and bicycle parking, is situated adjacent to the main entry point for offices. Acoustic screening have been included to the south end of hardstand and trucks driveway and ramp in order to mitigate noise pollution to the residences.

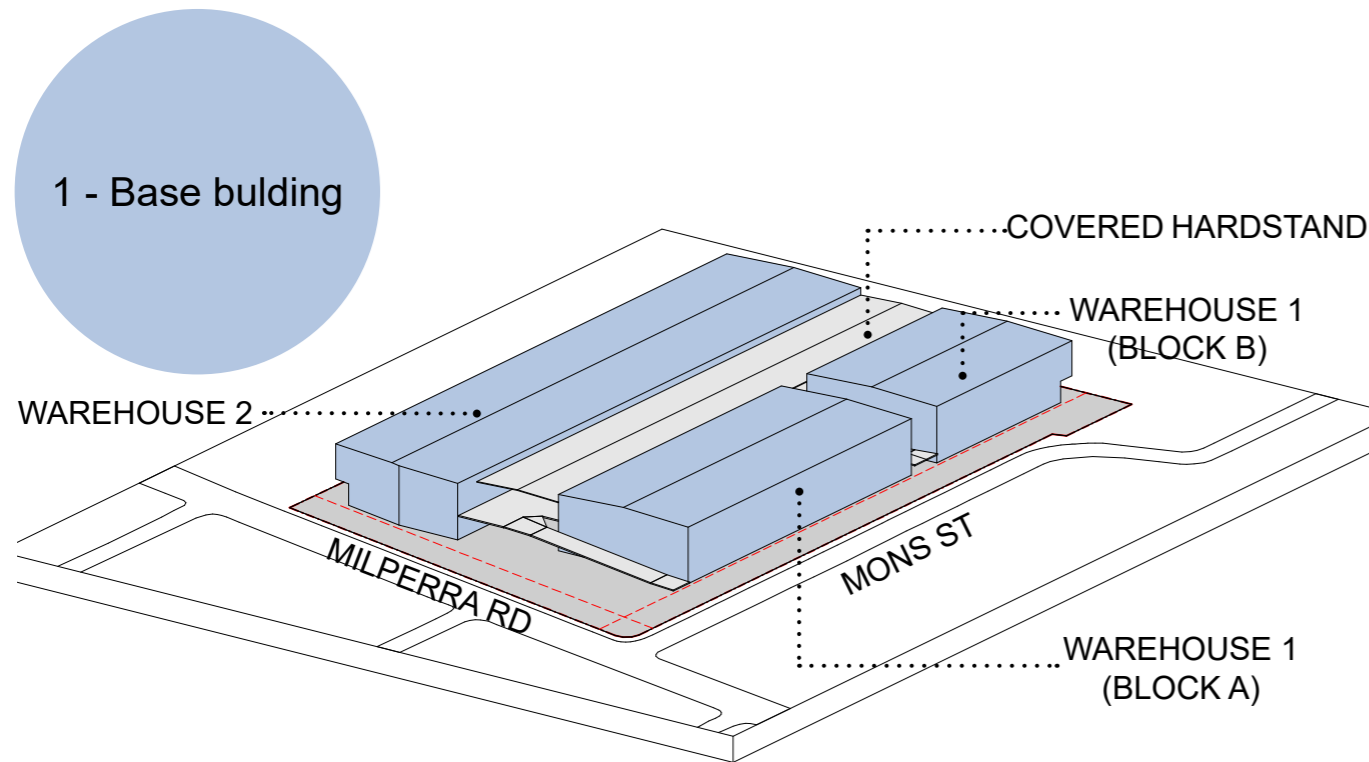
LEGEND

- WAREHOUSE
- COMMON LOBBIES
- OFFICE
- OFFICE MEZZANINE ABOVE
- EGRESS STAIR
- FIRE SERVICES
- LANDSCAPE
- ACOUSTIC BARRIER
- TRUCK ENTRY/EXIT
- CAR ENTRY/EXIT
- PEDESTRIAN /BICYCLE ACCESS

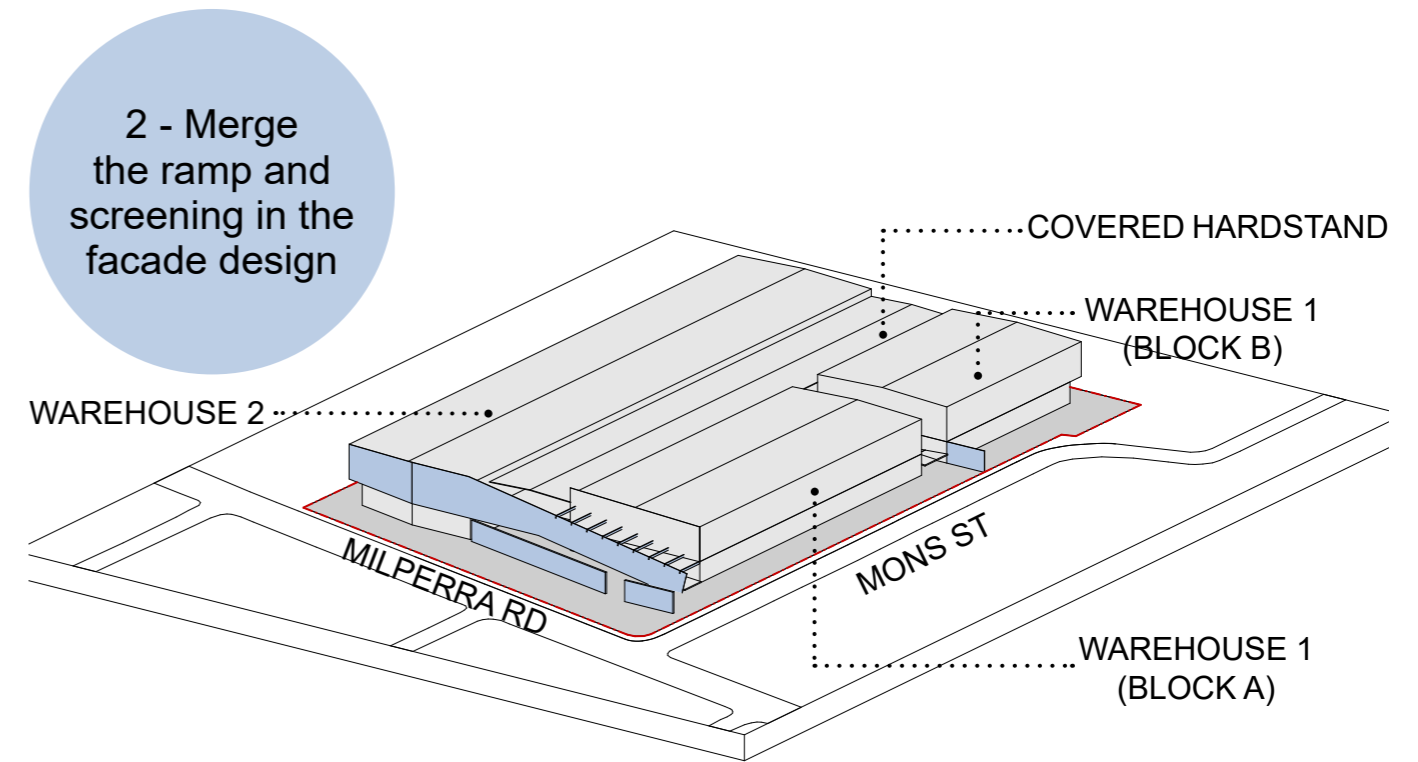


Design concept

Building envelope



The overall base volume consists on 3 main blocks comprising 2 levels of warehouse and ancillary office space, with a central hardstand/breezeway on both levels. The upper level hardstand is accessed via a couple of ramps, one fronting Milperra Road and another one splitting warehouse 1 into 2 blocks.

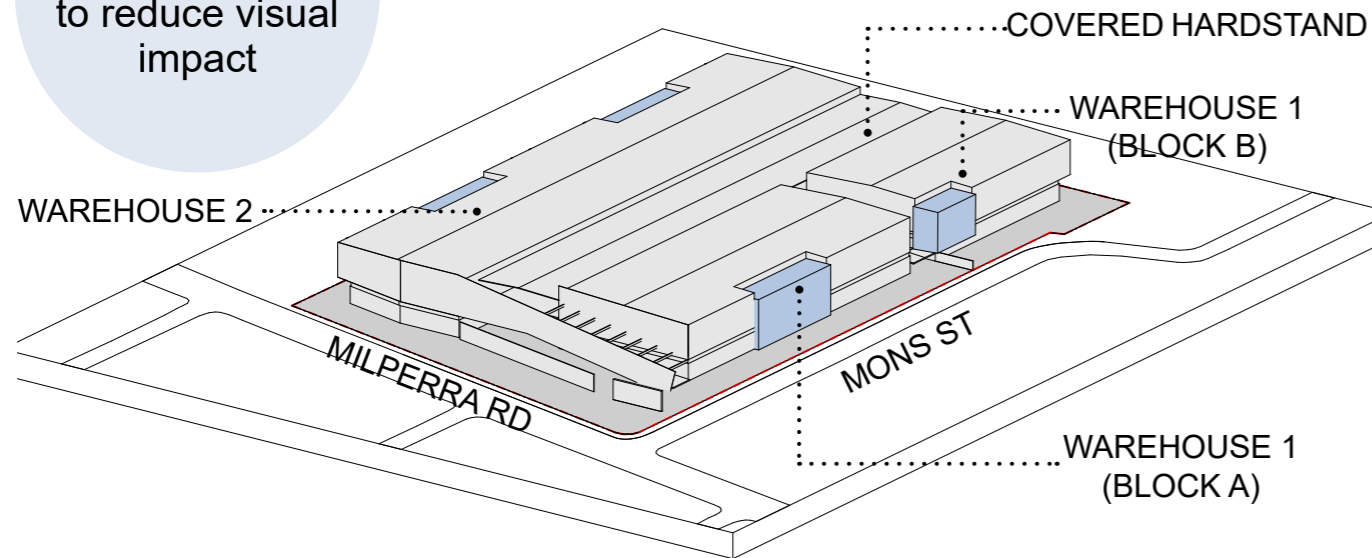


Acoustic treatment required to minimise acoustic impact to residences to the south of Milperra Road. This screening is considered and implemented in the facade design.

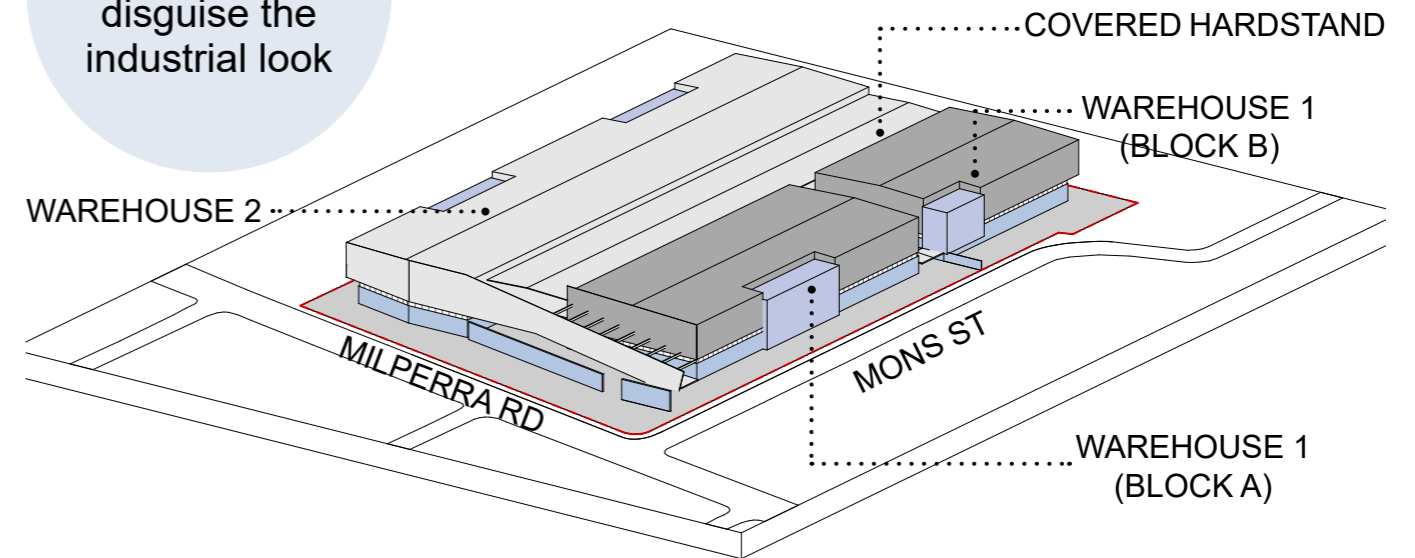
Design concept

Building envelope

3 - Split the bulk of the building to reduce visual impact



4 - Layering the volume to disguise the industrial look

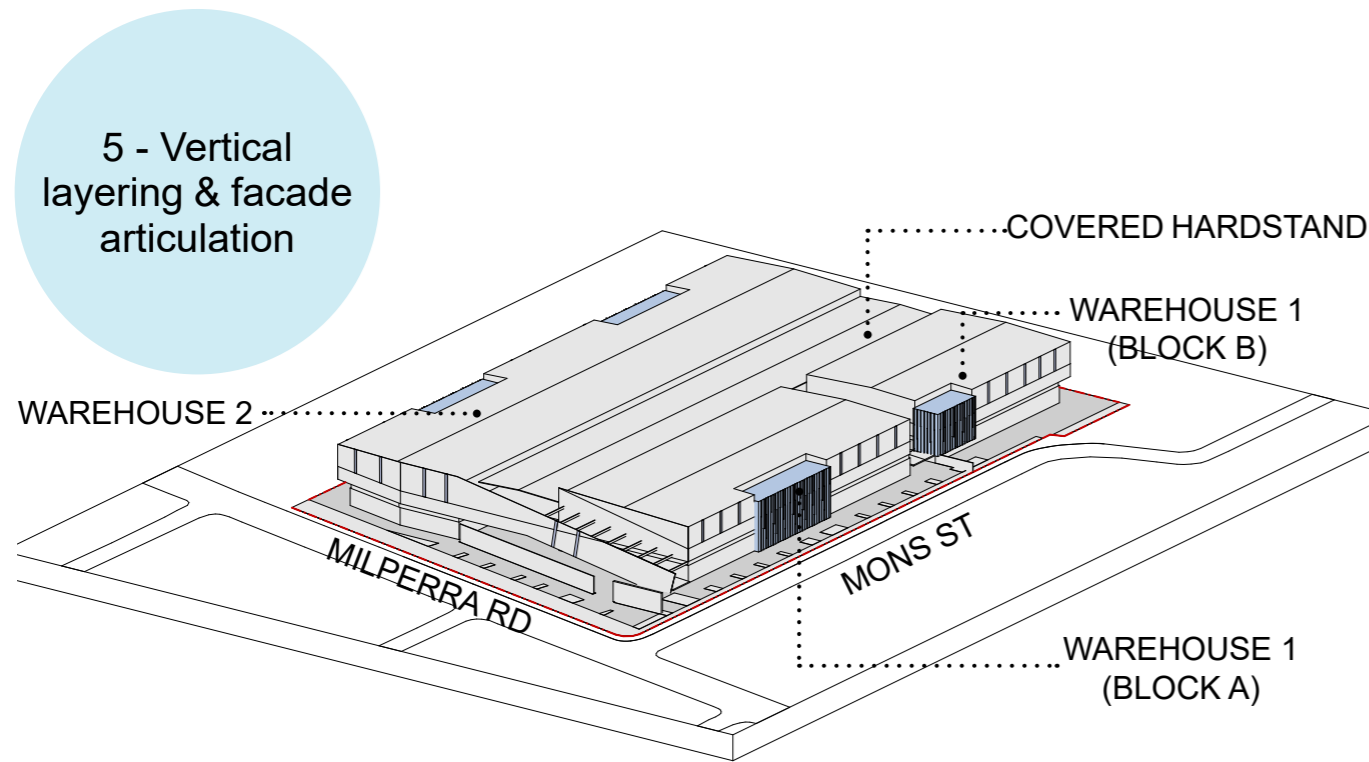


Glazed offices will slightly protrude from the warehouse facade line in order to accentuate its presence along the street frontage whilst maintaining minimum setback requirements. The warehouse roof above the offices is proposed to be in order to further articulate and reduce the overall mass of the building.

The visual impact of the multi-level industrial building is addressed by providing different layers to the facade which will break up the overall parapet height of the building. These layers will consist in the use of different materials such as metal cladding with different rib spacing, glass and a more natural and solid look to the base at street level to ground building and addressing the pedestrian scale along the street frontage and carparking areas.

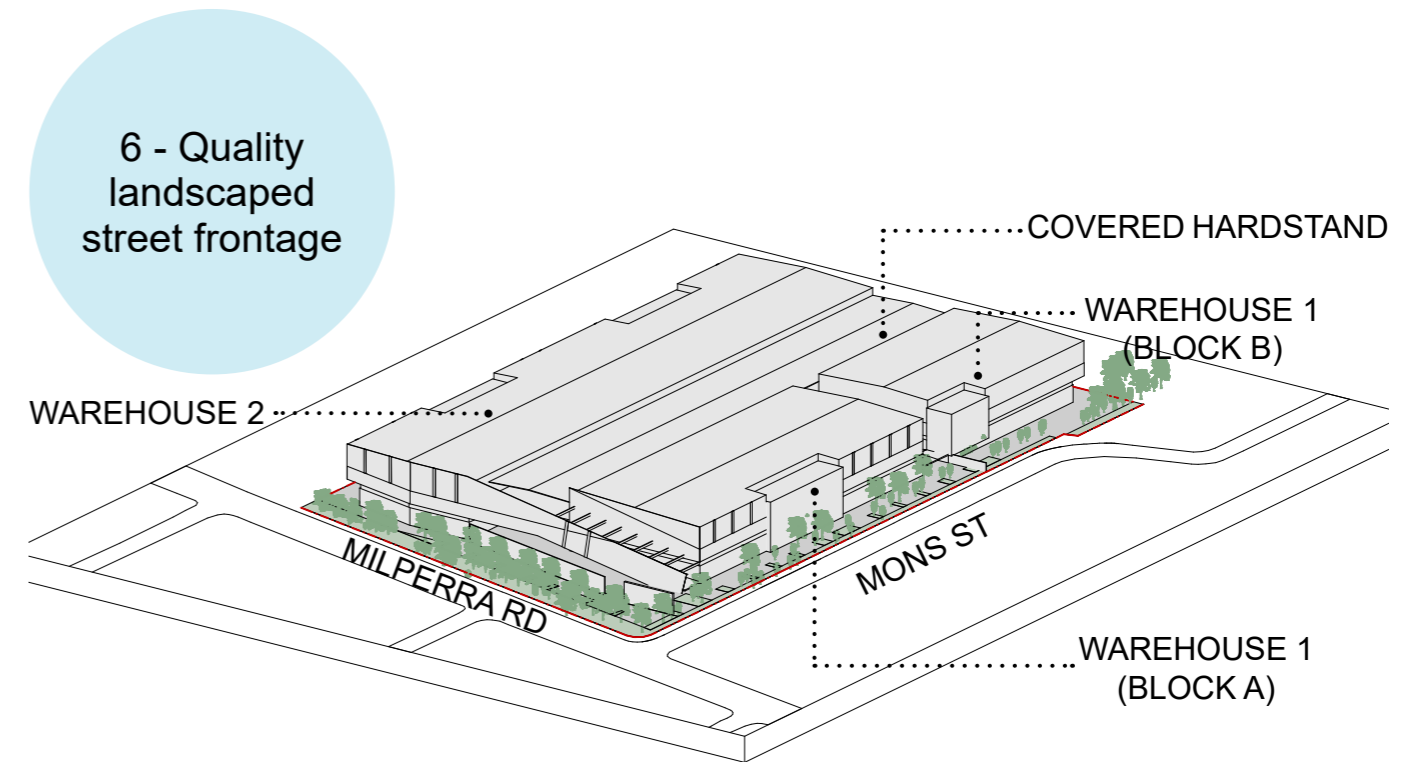
Design concept

Building envelope



Further articulation of the facade with metallic vertical accents around both warehouse cladding and the offices. The vertical louvres to the office facade and use of colour-back glazing will provide a response to the horizontal sun from the east/west aspect of the office areas.

The verticals on the warehouse are proposed as reflective aluminium panels which will further break up the solid walls of the warehouse component.



A minimum 10m setback along Milperra Rd is maintained with existing and new proposed canopy trees which will provide shade to the carparking area and soften the street frontage along Milperra Road.

Alongside Mons Street, we propose a 3m landscape setback with canopy trees and landscaped bays with a second row of trees every 5-6 parking bays, proportional to the road width and reduced traffic volume of this road.

Design concept

Architectural precedents



Warehouse volume cut-outs



Glazed office facade with vertical battens



Quality landscape to Milperra road & Mons street



Vertical shrouds to further articulate and provide three dimensional aspect



Feature vertical elements - facade articulation



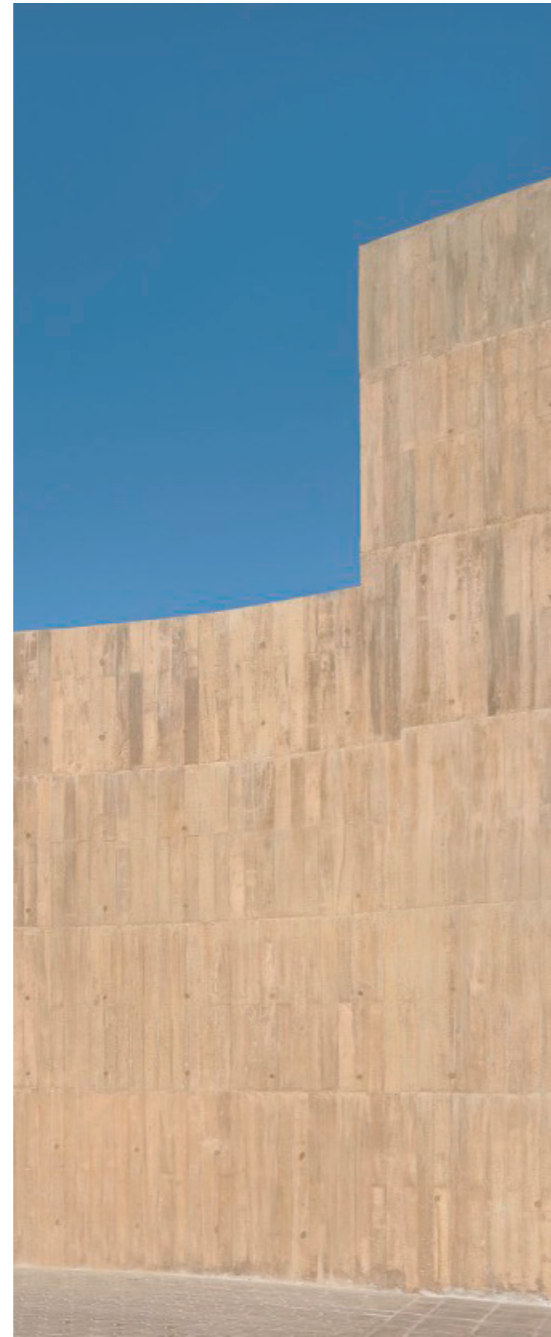
Facade vertical breakup & angles

Design concept

Building sample material images



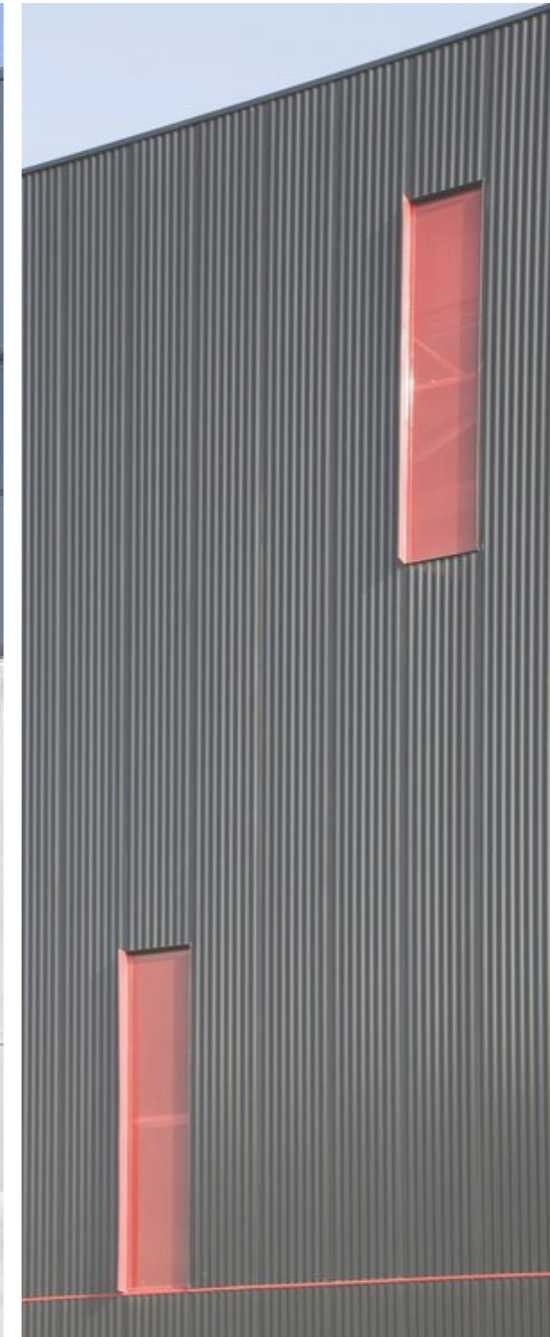
Standing seam cladding - warehouse facade



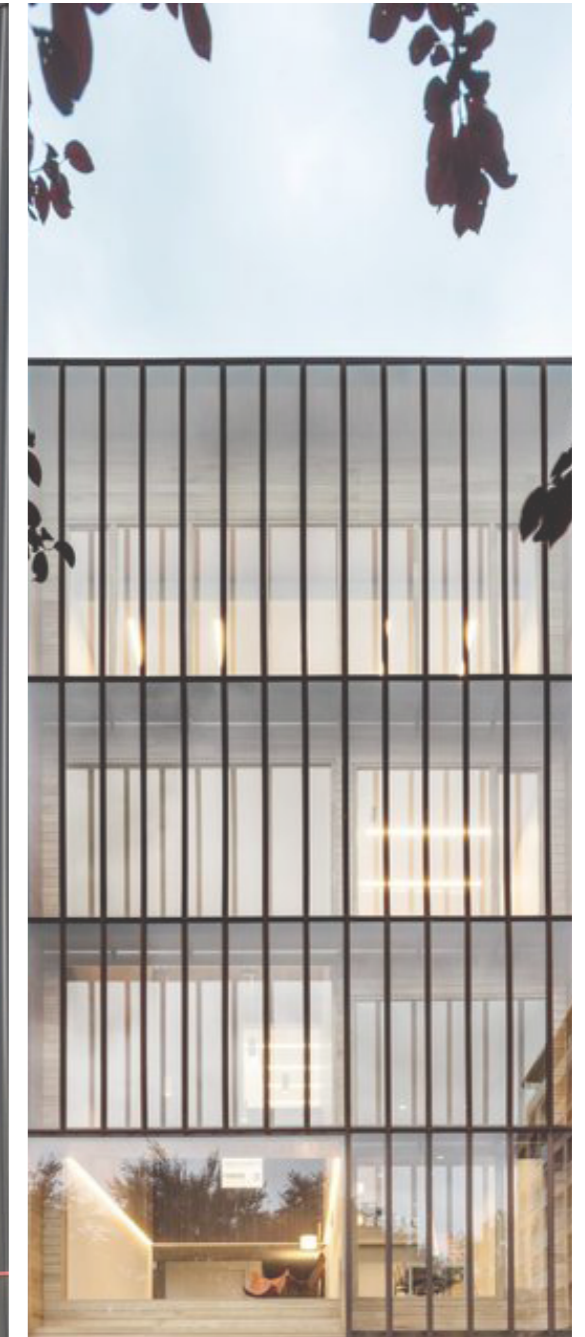
Pigmented concrete - grounded materiality



Horizontal clear glazing to warehouse facade



Warehouse vertical reflective cladding



Glazed office facade

Design concept

Volume and context

