

PERLINK LOCATED
ADJACENT OFFICE TO
ENABLE SECURITY
SURVEILLANCE.

VIEWS OVER ENVIRONMENTAL
ZONE FROM OFFICE

LOT 3
CARPARK CLOSE
TO OFFICE TO
REDUCE WALKING
DISTANCE.

CARPARK

OFFICE

SINGLE ENTRY/
EXIT SECURITY
CHECK POINT
ESSENTIAL

AMENITY
PRECINCT
5900sqm

HARDSTAND

WAREHOUSE
PROPORTIONS TO
ACCOMMODATE
INTERNAL RACKING
& AUTOMATION
SYSTEM.

NORTH FACING
HARDSTAND
TO MITIGATE
IMPACT FROM
ADVERSE
WEATHER
CONDITIONS

① NORTH FACING
HARDSTAND

FUNCTIONAL HARDSTAND
TO SATISFY SIGMA
DOCKING REQUIREMENTS

LOSS OF CARPARKING
DUE TO INCREASE IN
BUILDING LENGTH

INSUFFICIENT
QUEUING FOR
TRUCKS AT
SECURITY CHECK
POINT

JCT 3

DOCKS EXPOSED
TO CALD WINDS
& WIND DRIVEN
RAIN FROM
SOUTH



LEFT HAND DOWN
REVERSING
MANOEUVRE NOT
ACCEPTABLE FOR
TRUCKS

HARDSTAND

3A

OPACE

AMENITY
PRECINCT
5800sqm

IMPACT ON RACKING &
AUTOMATION SYSTEM
DUE TO E2 ZONE
SETBACK

② SOUTH FACING
HARDSTAND

JCT 3

Estate Road 04

1:1 BUILDING PROPORTIONS
NOT SUITABLE DUE TO
INEFFICIENT MOVEMENT
& STORAGE OF MATERIALS

DISCONNECT BETWEEN
OFFICE/SECURITY & DOCKS

INSUFFICIENT QUEUING
FOR TRUCKS ENTERING &
EXITING HARDSTAND

INSUFFICIENT LENGTH IN
HARDSTAND TO ACCOMMODATE
SIGMA REQUIREMENTS

③ EAST FACING
HARDSTAND

STEADY WINDS
IMPACTING DECK FACE

INSUFFICIENT QUEUING
FOR TRUCKS ENTERING &
EXITING HARDSTAND

INCREASED
SOLAR GAIN
FROM WEST ON
OPERATIONAL
AREAS

HARDSTAND

INSUFFICIENT LENGTH IN
HARDSTAND TO ACCOMMODATE
SIGMA REQUIREMENTS

!! BUILDING PROPORTIONS
NOT SUITABLE DUE TO
INEFFICIENT MOVEMENT
OF STORAGE & MATERIALS

DISCONNECT BETWEEN
OFFICE / SECURITY & DOCKS

Estate Road 04

OFFICE

CARPARK

AMENITY
PRECINCT
5800sqm

JCT 3

④ WEST FACING
HARDSTAND