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Architectural Design Statement – Building 7 Proposed Warehouse Development
Lot 8 585-649 Mamre Road, Orchard Hills

23 August, 2018

Prepared for:

ALTIS PROPERTY PARTNERS

Development Summary

This design statement is to accompany the development proposal for Building 7 at First Estate and forms part of the SSD submission. The proposal takes in to account the SEAR's for the First Estate Warehouse and Distribution Estate and specifically addresses the Urban Design and Visual items and Clause 31 of SEPP WEA 2009.

The Urban Design and Visual items to be addressed in the SEARs are:

- Design principle – including;
 - o The development is of a high quality design, and
 - o A variety of materials and external finishes for the external facades are incorporated, and
 - o High quality landscaping is provided, and
 - o The scale and character of the development is compatible with other employment-generating development in the precinct concerned

This statement should be read in conjunction with Landscape Design report, Traffic and Car parking Report, Civil Engineering details and other consultant reports that also address Urban Design and Visual items of the SEARs.

Project Description and Proposal

The site consists of 50,350sqm of regular shaped allotment and is bound on 2 sides by Mamre Road to the east and Distribution Drive to the south, with the lands surrounding the site are zoned for industrial uses.

The intended use for the site is for a high quality Industrial Warehouse facility consisting of 30,316 sqm of warehouse and office facilities with associated hardstand /parking areas that fits within the current planning controls under Penrith City Council zoning requirements.

Concept

The design concept for this project is based on a vision to provide high quality functional building design solutions, which respond to site and place, by providing a flexible working environment appropriate for building users and visitors alike, relevant to the current nature of industrial practices.

The Snackbrand Design Concept Report [Appendix 1.0](#) addressed 3 options, taking into consideration the bulk and scale of the proposed development. The preferred concept (option 2), a breakup of horizontal layers creating a protruded ribbon effect in earthy tones. The horizontal layering has been used to subtly address the functional height of the building, whilst using lighter and neutral tones of colour in the materials.

The overall site layout is configured to provide fluid access to and from the facilities provided therein, while offering safe and continuous circulation of vehicle and pedestrian movement within the bounds of the site itself.

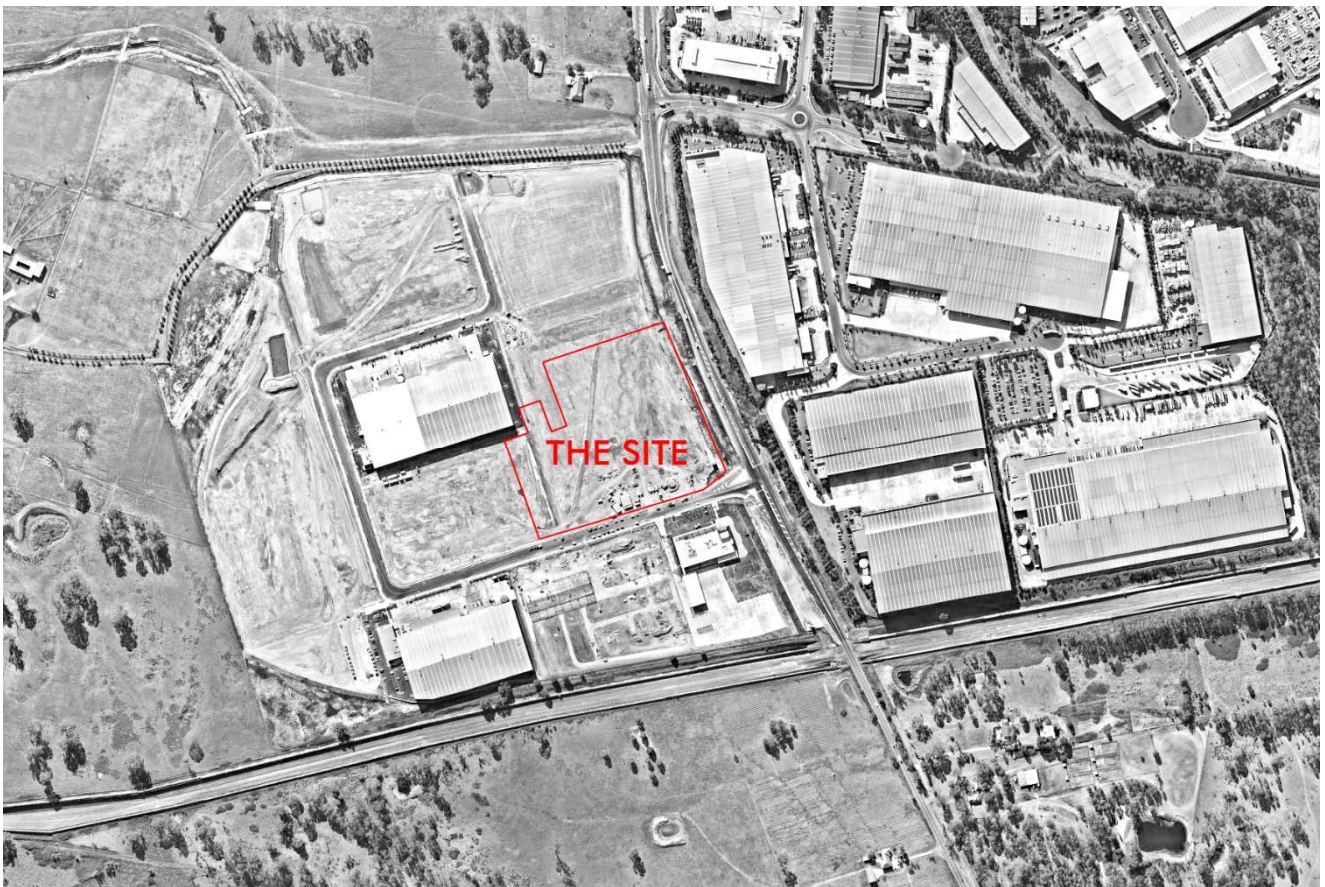
The functionality of building type is architecturally articulated through language of simple contrast, with the solid volume of warehouse space fronting the corner Mamre Road and Distribution Drive. The layout addresses both the functionality of the warehousing/logistics operations and high-quality presentation to the entry of the industrial estate. The office element is positioned at the junction of both building forms and creates an identity and visual interest on Mamre Road.

The design philosophy strives to integrate SEAR's design principles, with the use of variety of materials and external finishes for the external façade with the use of horizontal layers. The protruding ribbon effect creating a considered design outcome to the proposed development at the entry of the estate.

Visual Assessment

Aerial perspectives of the proposal illustrate the bulk and scale of the development in context with the surrounding environment. Approaches to the site along Mamre Road from the north and south are currently used from adjoining industrial development zones, fitting within the context of the zoning.

Photomontages have been prepared from street level to demonstrate how setbacks that are greater than minimum requirements and which are heavily landscaped to help mitigate the bulk and scale of the buildings. The positioning of the built-form is central and on the eastern side of First Estate industrial precinct, allowing for future warehouses to the west within the overall estate to break down the height of the high bay warehouse. The planting along Mamre Road and Distribution Drive creates another buffer level to help conceal and reduce the scale of the proposed development.



Source: Nearmap Dated 28 May, 2018

Refer to the Landscape Architects Visual Assessment report and architectural drawings for photomontage imagery.

Design

The Warehouse building is expressed in simple volumetric forms, which displays the functional aspect of the site operations, reflecting flexibility for future expansion. The hardstand zone is located at the Western side of the building, which is a function of the operation of the building.

A generous 32m wide canopy offering protection from the weather defines the western elevation along with the protruding dock office between the on-grade and recessed docks to facilitate access and functionality of the hardstand area. Traditional building height of 13.7m with sheet metal cladding wrapping the vertical surfaces in varying neutral tones are complemented with a solid painted precast base wrap around to the southern and western façades. The

highbay component of this development is located at the corner of the site between Mamre Road and Distribution Drive that accommodates a ridge height of 36.8m above the ground level below. The articulation of the façade takes on a ribbon effect to breakdown the overall height of the element, where change in colour and folding façade breakup elements occur. Here colour and material direction are used to blend with the architectural forms and large format panels at low level on the corner, provides a commercial façade to the estate entry. The use of translucent façade sheeting to the warehouse component fronting Mamre Road is to create visual interest and allow natural light to transmit into the warehouse area.

The associated office components, located on the eastern façade with detailed design elements, which are responsive to site environmental conditions by the use of various complementary volumetric shapes and materials, conducive to transparency of function and response to sustainable building practices.

The design approach to the office, situated on Mamre Road between the high-bay and the warehouse built-form has been considered in a response to the overall length of the façade along the main street frontage and create elements and breaks in the façade that are interesting and aesthetically pleasing. The Journey on the office takes you from the cantilevered roof element and fully glazed eastern façade, that links to the folding façade element and use of the translucent wall sheeting of the warehouse above. These are in turn separated with glazing and timber look panelling. The timber panelling is drawn from the façade spandrel element to highlight the main entry to the building. Vertical blades and protruding façade elements are used to shade the glazed façade elements. The northern office façade creates a recessed façade by overhanging the roof beyond the external wall and maintain the roof and façade slope to create weather protection to the recreation area at ground level.

Levels

Warehouse 7 – FFL 36.450 (+/- 500mm)

Site Access and Parking

Access for heavy vehicles to the western hardstand and waste collection areas are located away from the corner of Mamre Road and Distribution Drive. Driveway access for both light and heavy vehicles is from Distribution Drive and have separate vehicular access from each other for safety and minimising the congestion of traffic flow across the estate. Perimeter access for NSW Fire Brigade, has been accommodated within the site constraints.

Setbacks

Building Setbacks follow the required setbacks along both street frontages. Side and rear setbacks vary and allow for fire brigade access around buildings as per BCA requirements for large isolated buildings. Landscape setback/buffer zones are consistent with other developments in the estate and are as follows:

Mamre Road – Minimum 20m Building setback

Distribution Drive – Minimum 7.5m Building setback

Lighting

Lighting is to be provided with a combination of light poles and building mounted lighting around the site for on-site security and safety. Lighting is to be positioned to shine inward onto the site to minimise the light spillage onto adjoining properties. The layout of the buildings, internal roads and loading areas will ensure neighbouring properties will not be affected by light spill.

Signage

Signage will be considered on an estate wide basis, such that there will be consistency in materials and finishes of the signs throughout the estate. Signage will be a combination of building mounted signage for individual buildings and tenant identification signage in landscape setbacks along Distribution Drive at driveway and building entries. The signage to provide placemaking and wayfinding principles for safety and user experience of the estate.

In conclusion the design reflects a modern industrial estate embracing its position with maximising exposure on the approach view from the main intersection from Mamre Road. The use of building form, materials and its surroundings and transient nature of its location, come together to create the desired identity and aesthetic for the estate.

Conclusion

The design and layout will provide a high quality work environment for Warehousing, Distribution and Administrative uses not dissimilar to nearby facilities.

Yours faithfully,
nettletontribe

A handwritten signature in black ink, reading "Donal Challoner". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Donal Challoner

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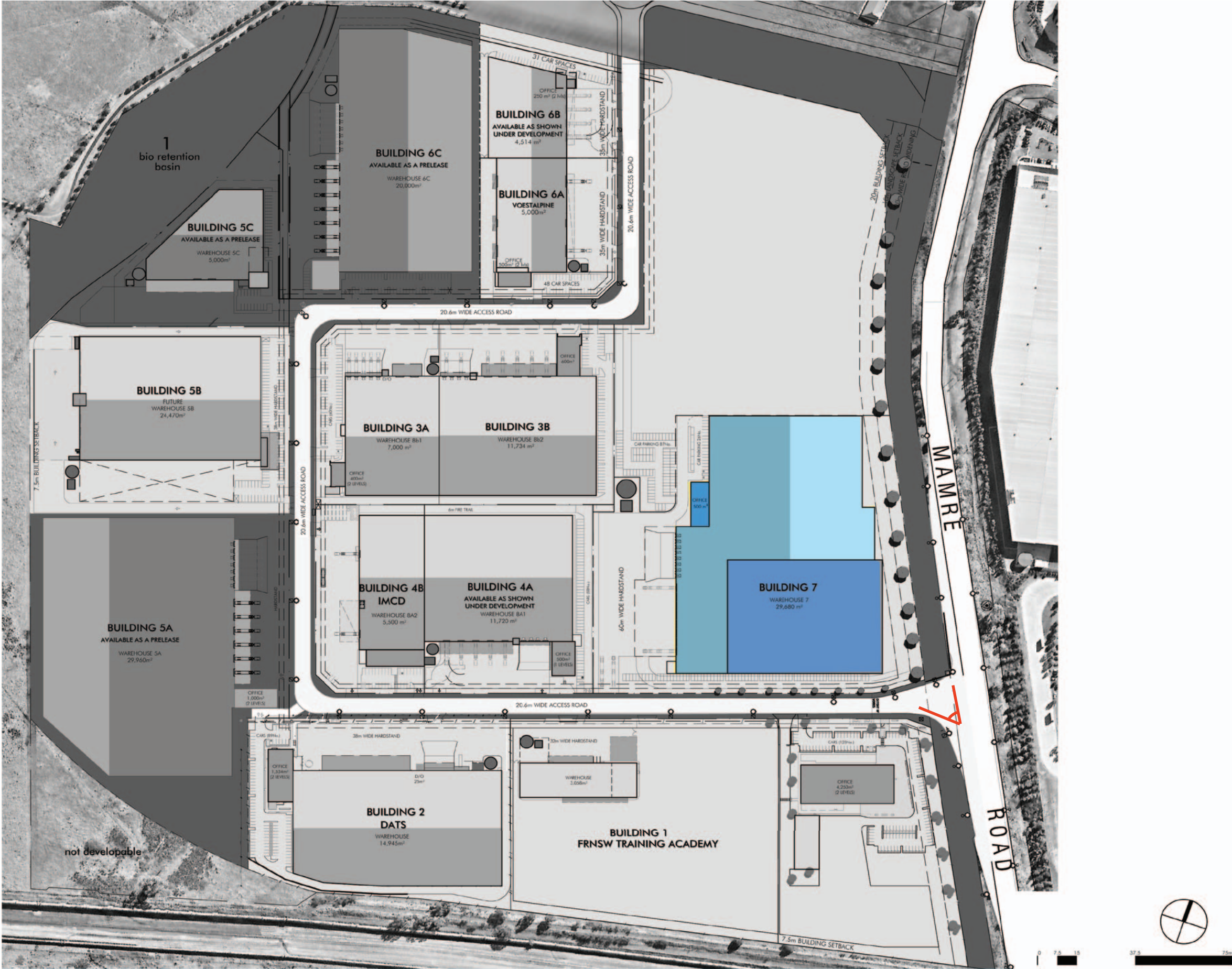
APPENDIX 01 – Snackbrands Design Concept Report



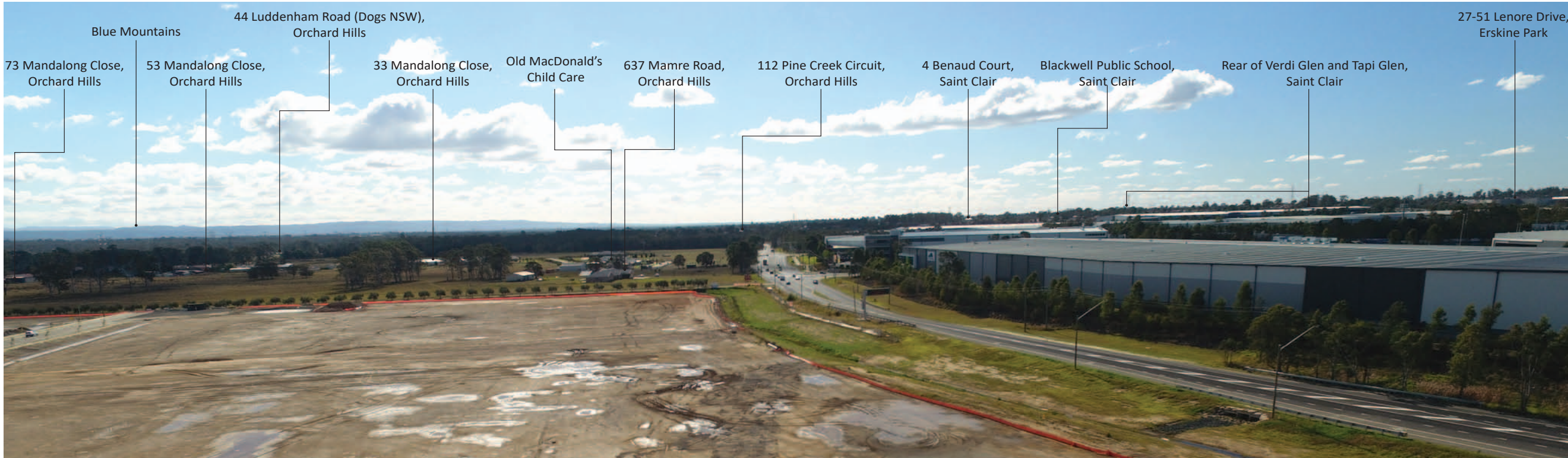
Snackbrands Design Concept Report

June 2018

First Estate Masterplan



Site Aerial Photos



01 Height: 32m AGL
Perspective: North

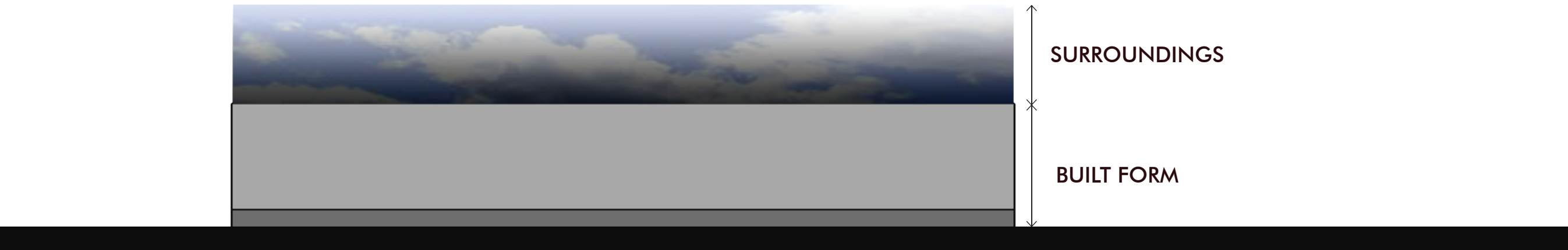


02 Height: 32m AGL
Perspective: East

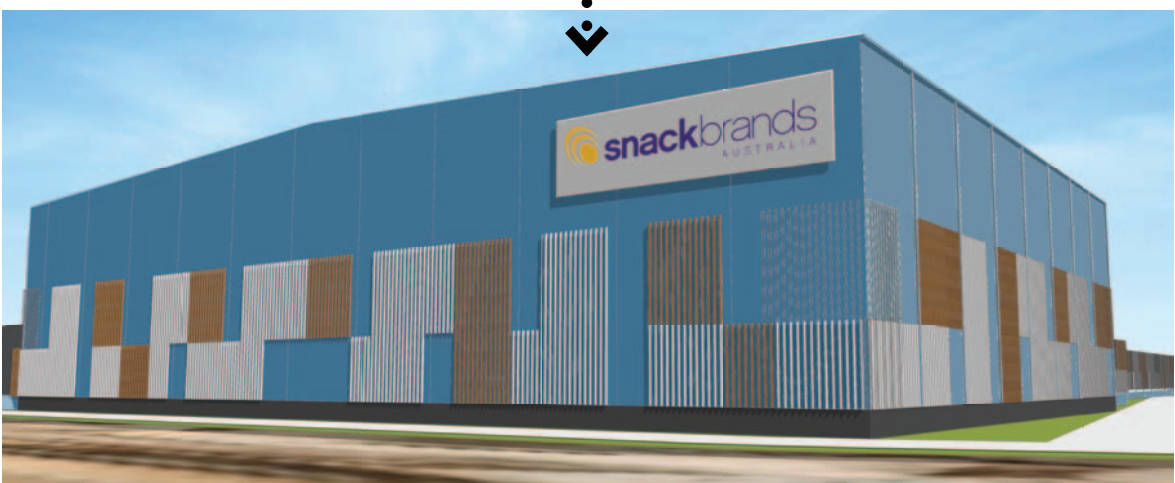
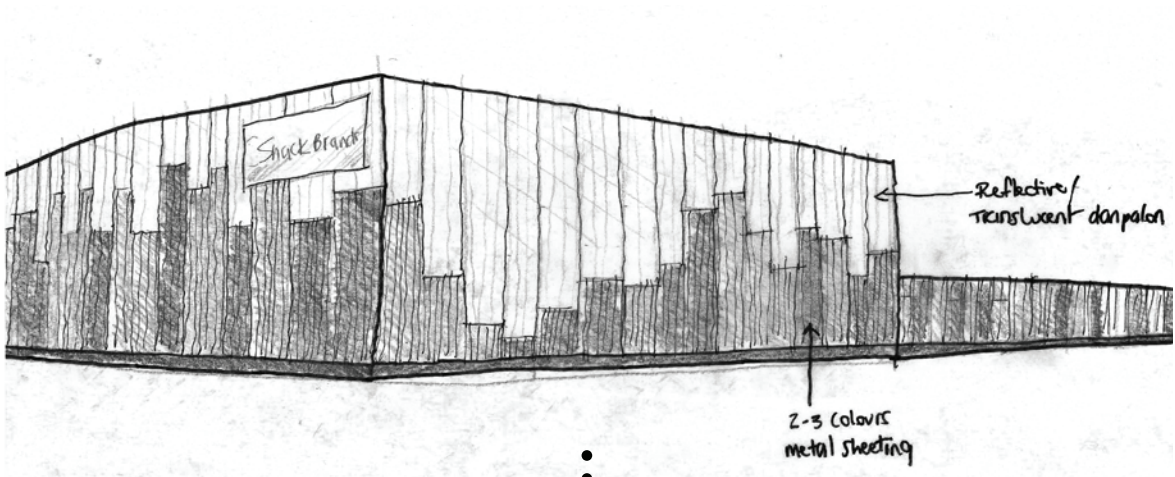
Site Photos

Preliminary Concept - Opt.1

Conceptual Beginning



Design Evolution



Precedents



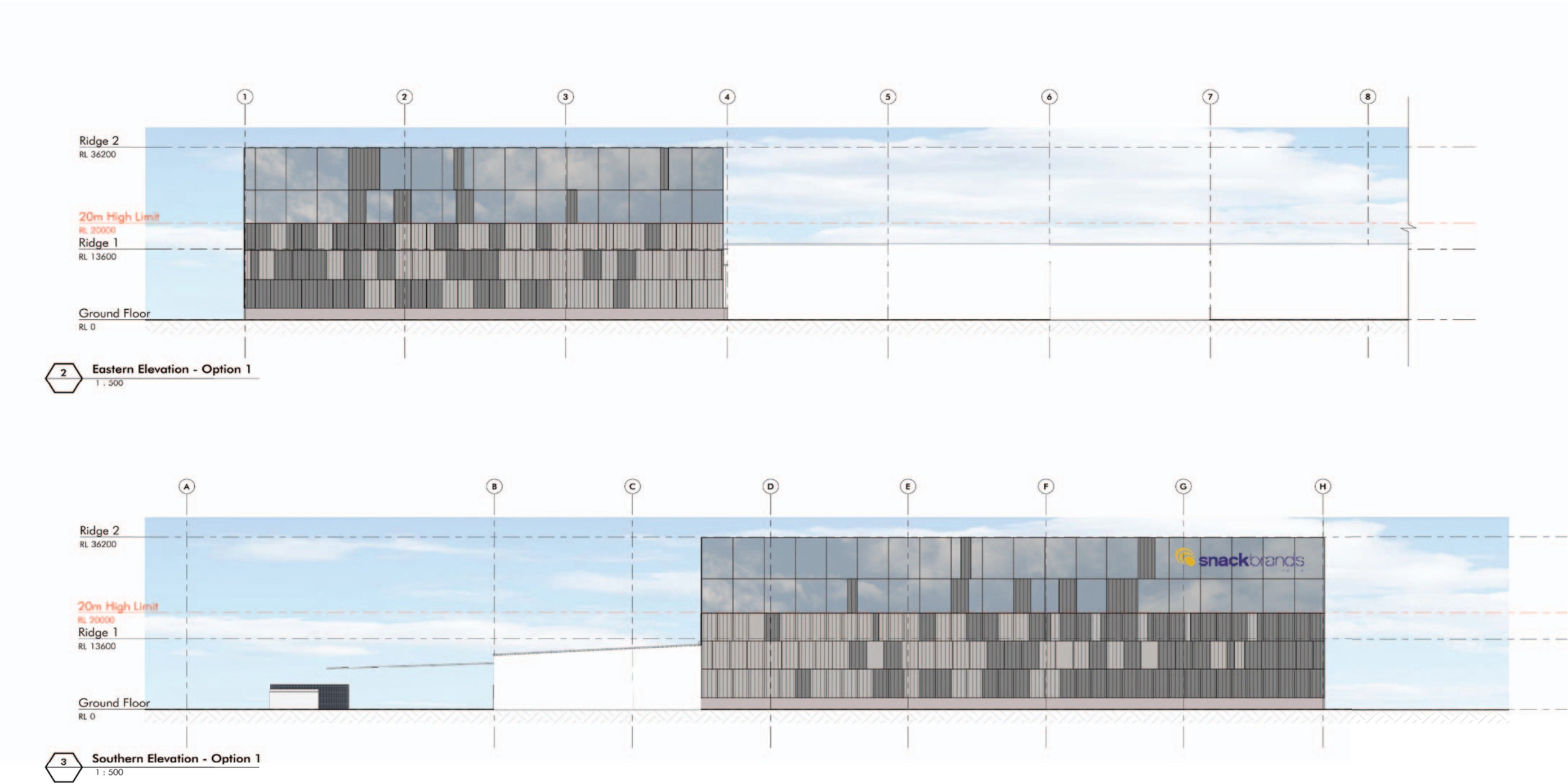
Preliminary Concept - Opt.1

Final Preliminary Option



Preliminary Concept - Opt.1

Elevations

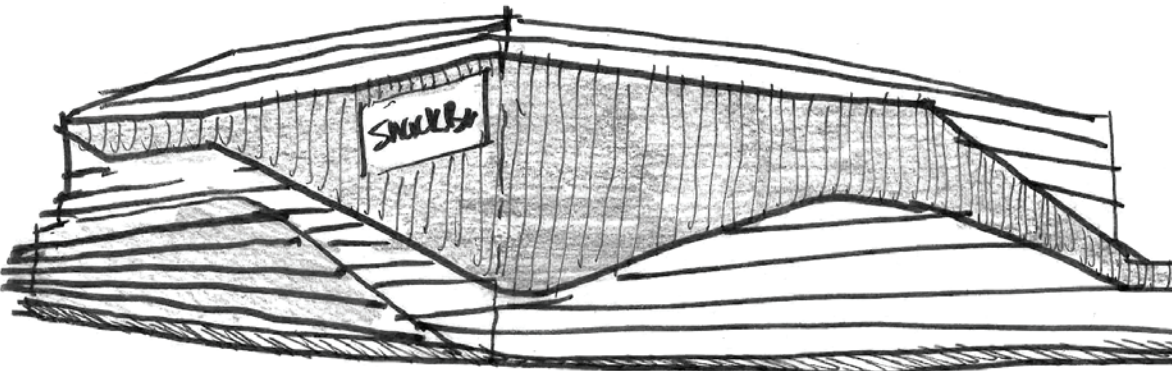


Preliminary Concept - Opt.2

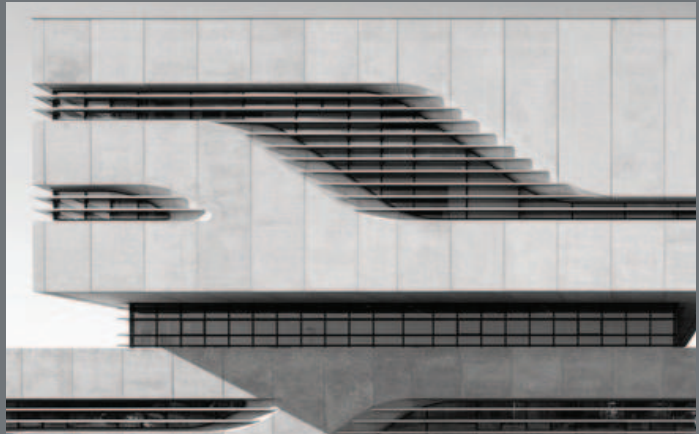
Conceptual Beginning



Preliminary Sketch



Precedents



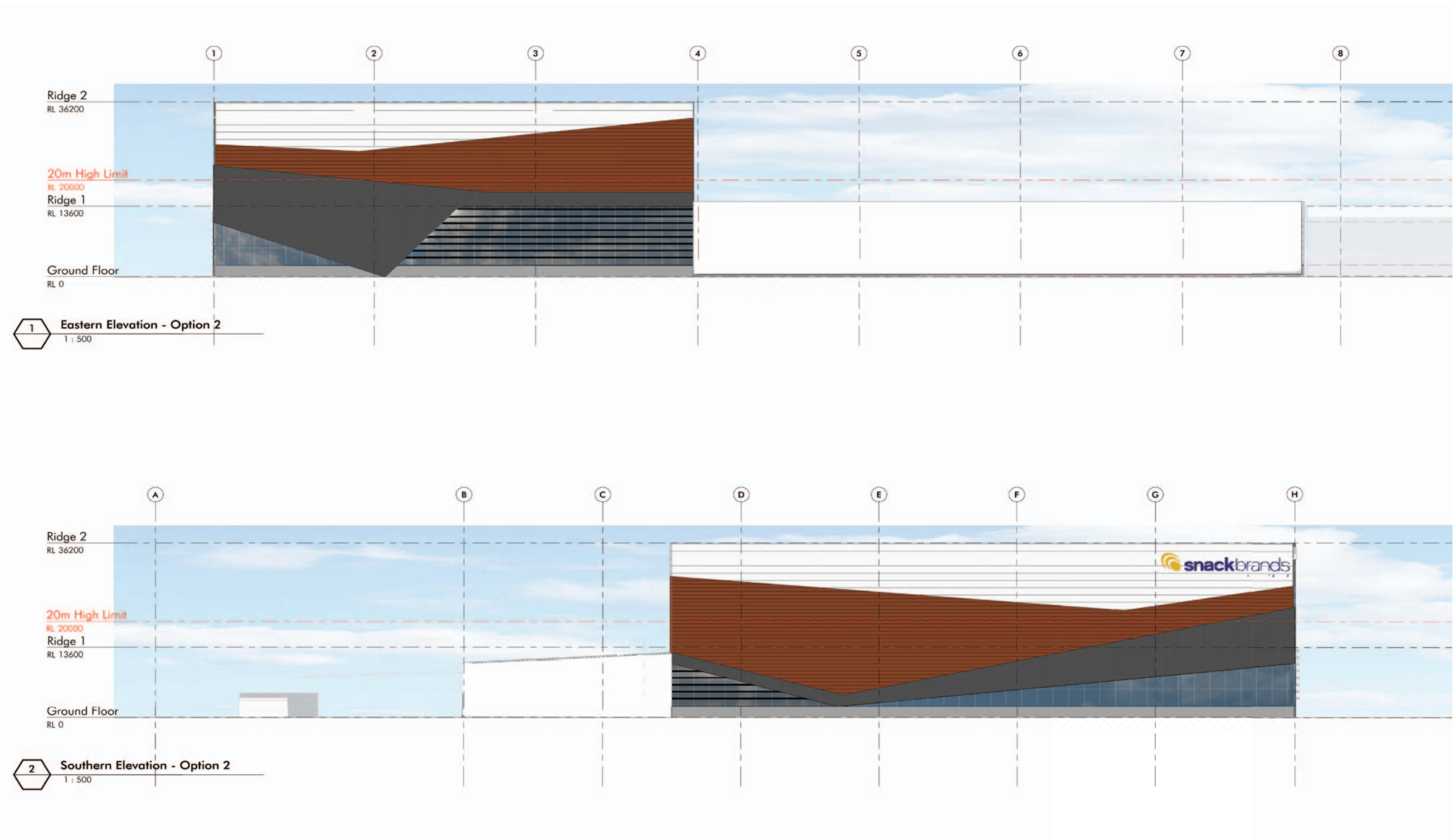
Preliminary Concept - Opt.2

Final Preliminary Option



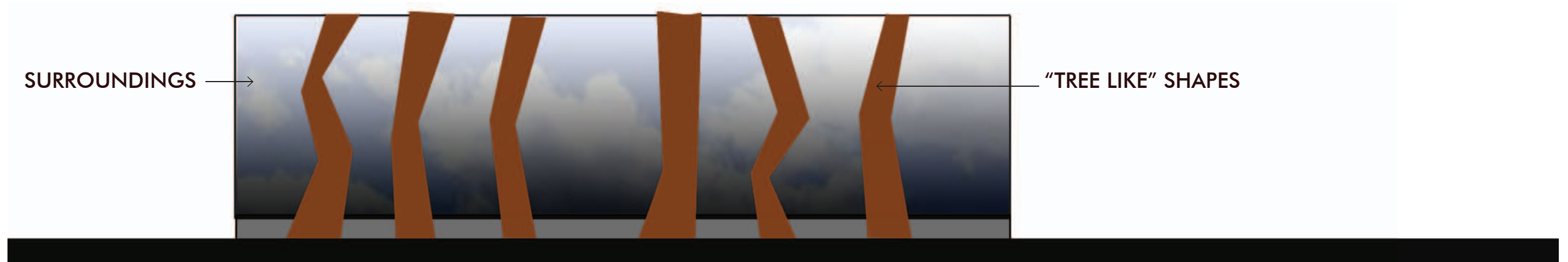
Preliminary Concept - Opt.2

Elevations

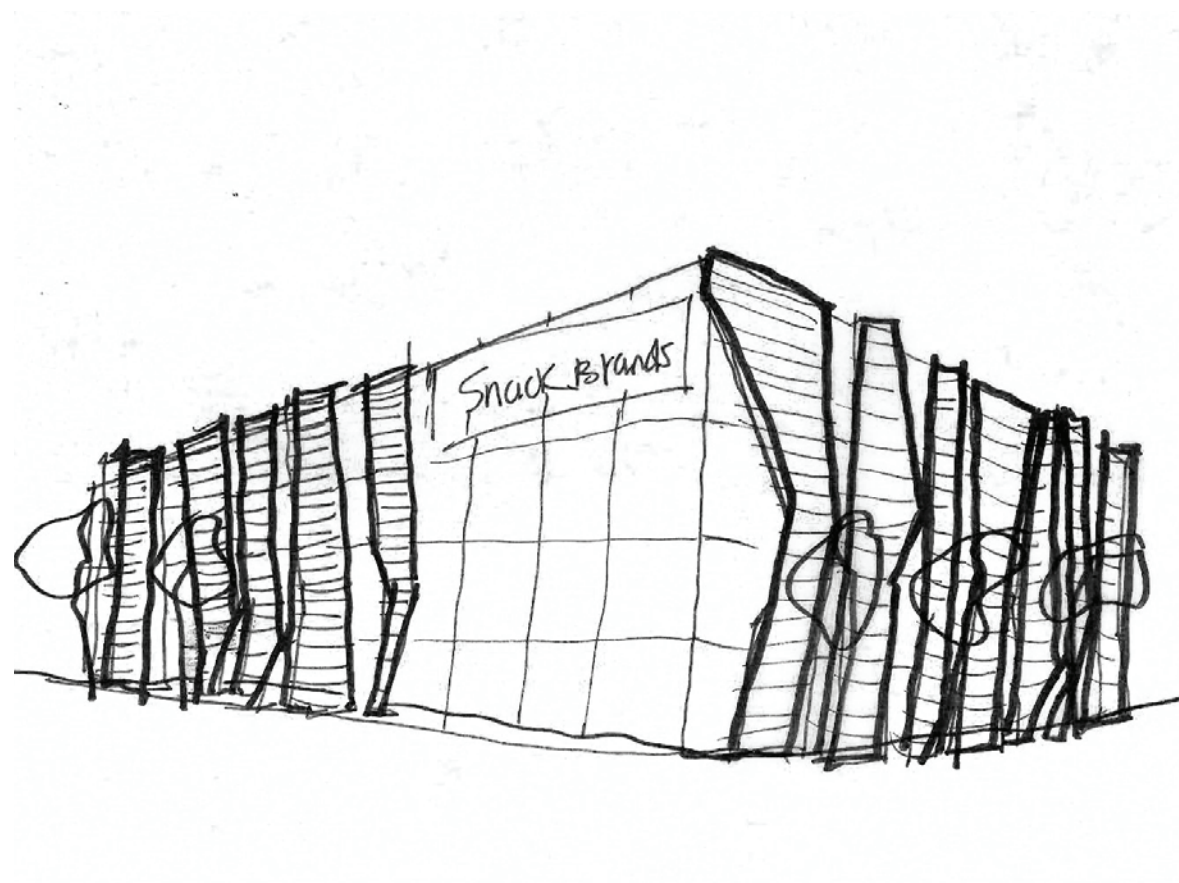


Preliminary Concept - Opt.3

Conceptual Beginning



Preliminary Sketch



Precedents



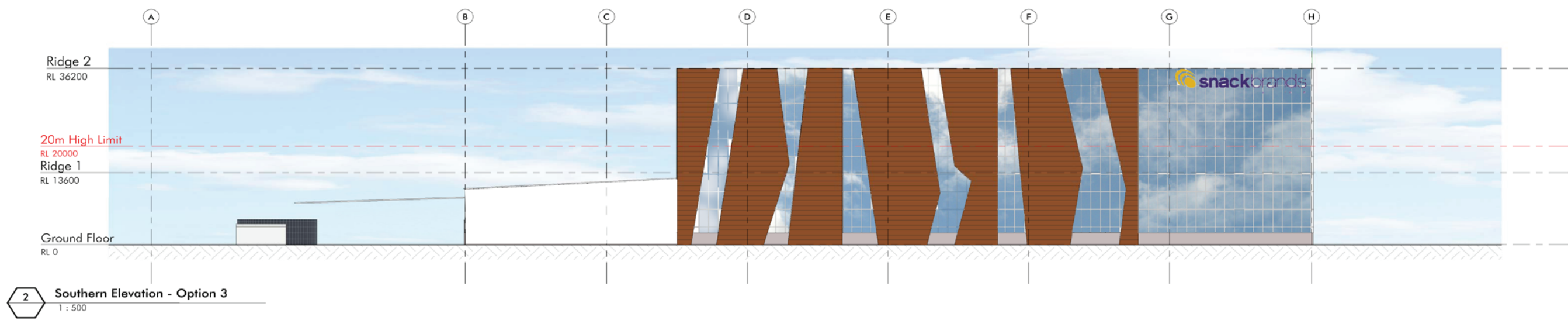
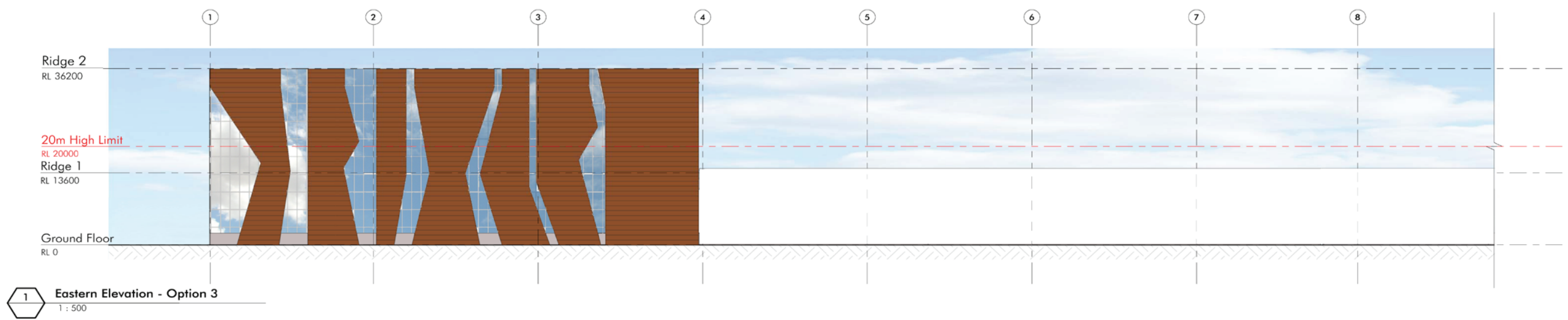
Preliminary Concept - Opt.3

Final Preliminary Option



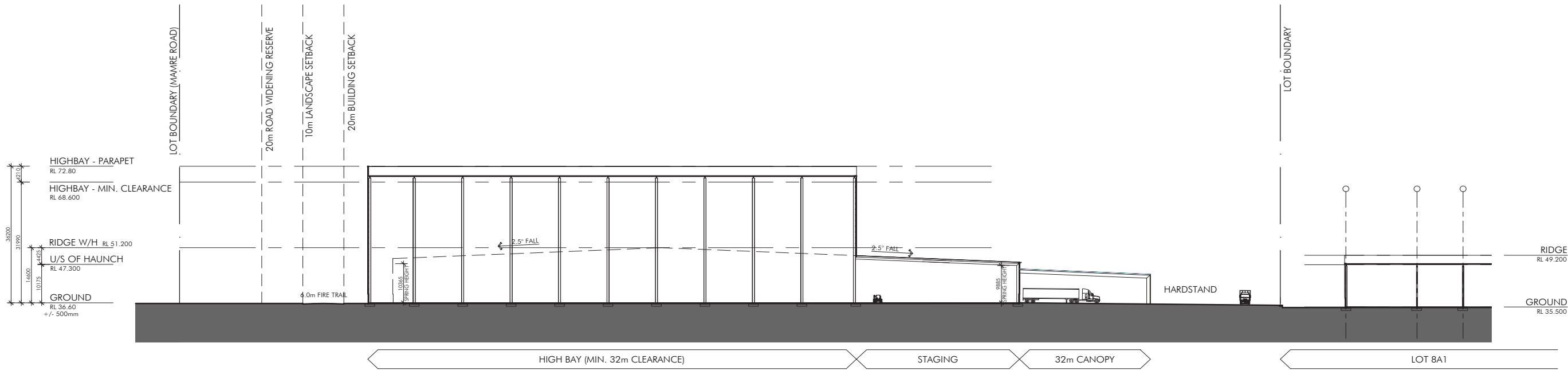
Preliminary Concept - Opt.3

Elevations

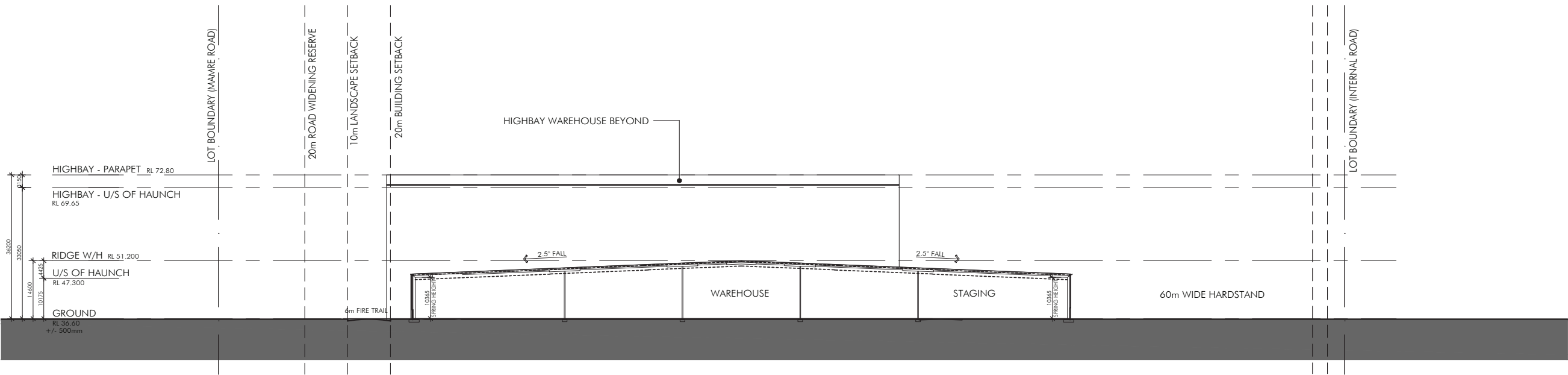


Preliminary Concept

Sections



01 BUILDING SECTION
1:500 @ A1



01 BUILDING SECTION
1:500 @ A1