



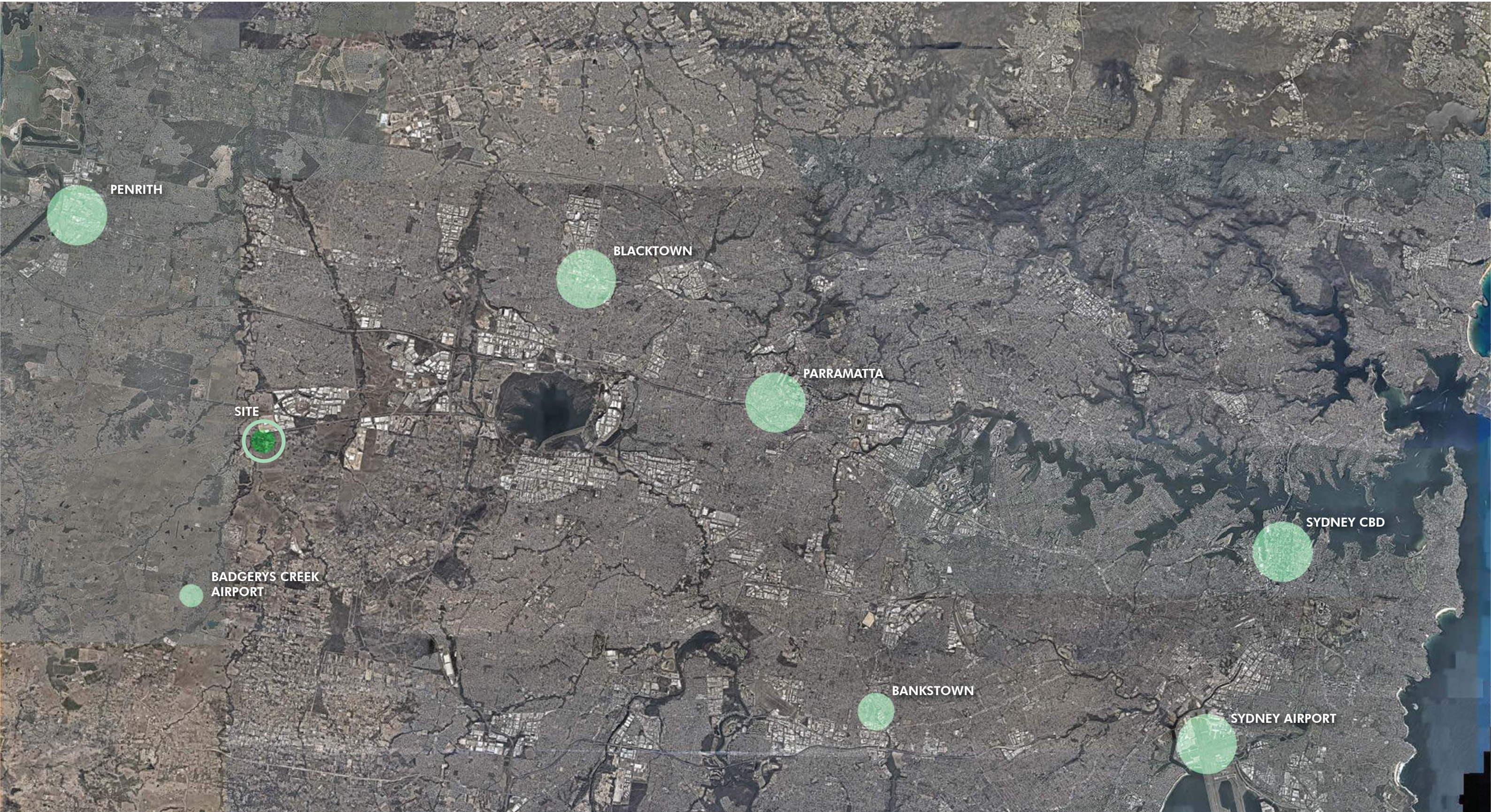
FRASERS
PROPERTY

ALTIS
PROPERTY PARTNERS

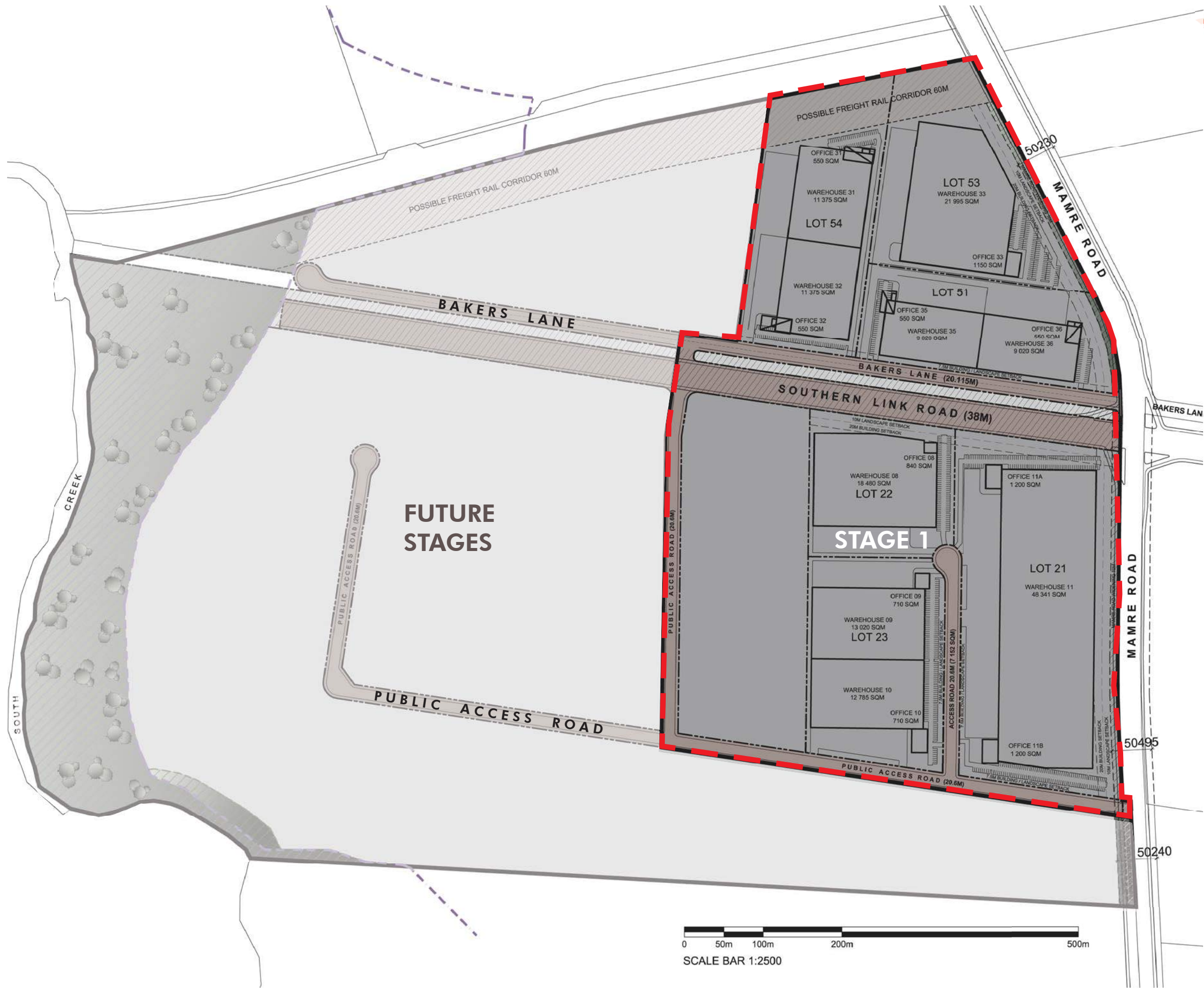
KEMPS CREEK INDUSTRIAL ESTATE ARCHITECTURAL DESIGN REPORT

MARCH 2019

nettletontribe

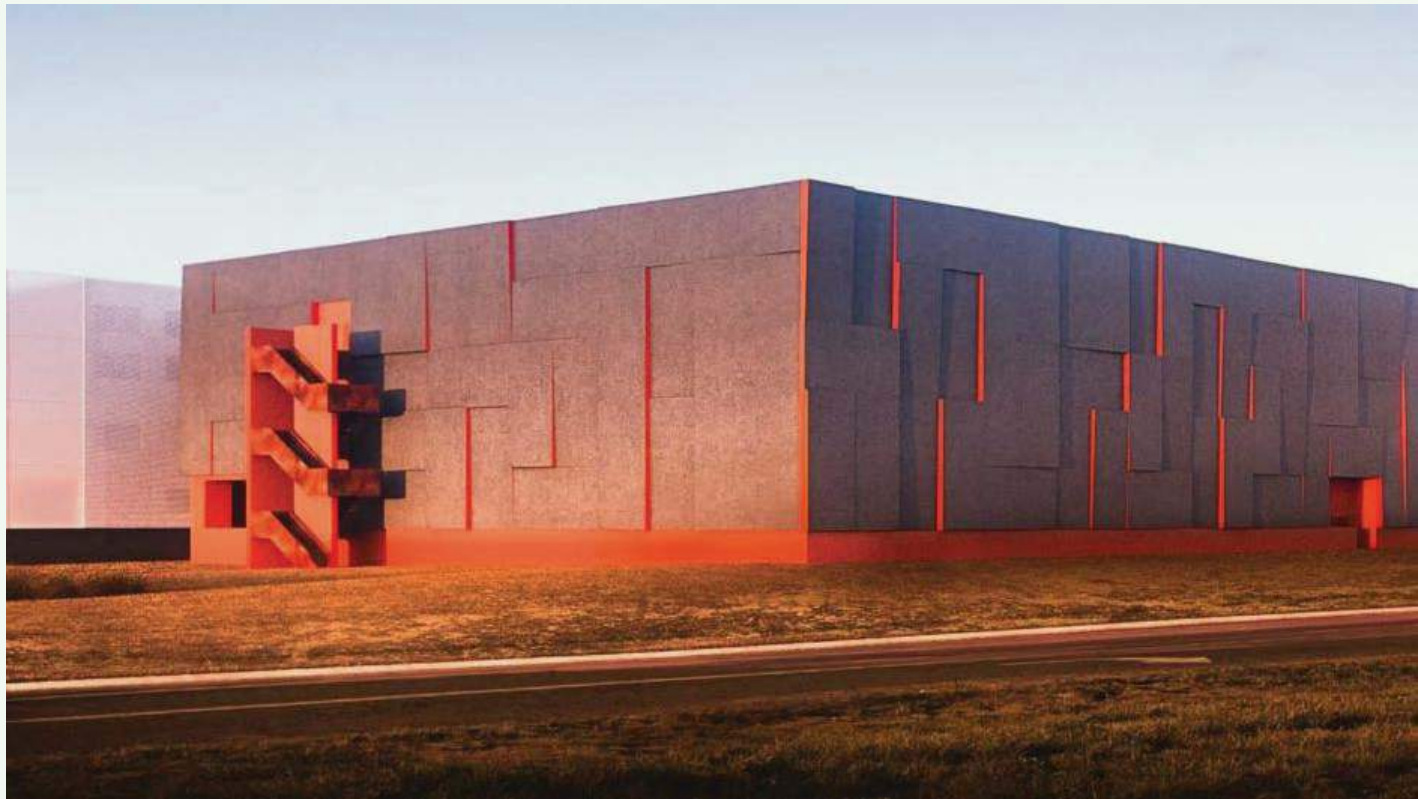






ARCHITECTURAL EXPRESSION

LIGHT AND SHADOW



DYNAMIC ROOF FORMS & EXPRESSED EAVES



TEXTURAL CONTRAST & RELIEF



VARIABLE SPACINGS & OPTICAL EFFECTS



WAREHOUSES



ESTATE DISCIPLINE

PRECEDENT STUDY:
HORSLEY DRIVE BUSINESS PARK, FRASERS PROPERTY



The purpose of this document is to guide proposed developments in the Kemps Creek Industrial Estate. Rather than prescribing a rigid set of architectural details to be adhered to, this document seeks to provide a framework to enable future developments to contribute to the character envisaged for the estate and in keeping with its core principles of sustainability. The resultant estate should be architecturally harmonious, not homogenous nor disjointed.

Horsley Drive Business Park is an estate with a similar approach, albeit with a different architectural language. Some of these are highlighted below.

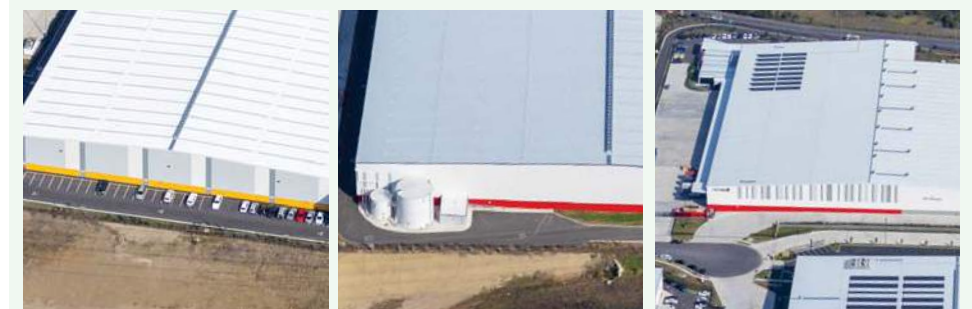
DESIGN FEATURES

WALLS



Vertical wall patterns featuring brightly coloured stripes characterise the buildings in this development.

CORPORATE IDENTIFICATION



Primary colour dado walls and horizontal stripes provide warehouses with a corporate identification.

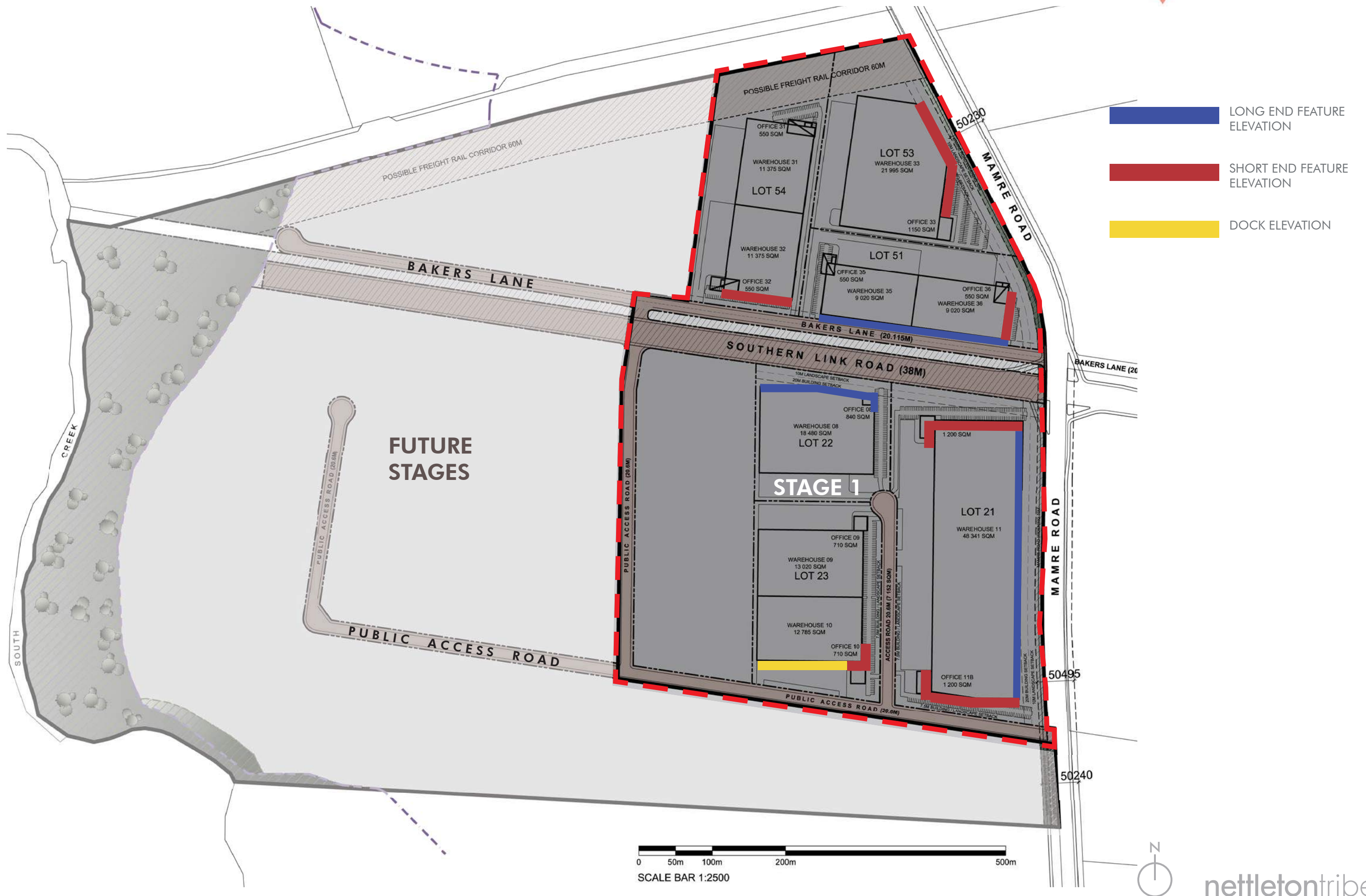
OFFICES



The office components express the same primary colour accents.

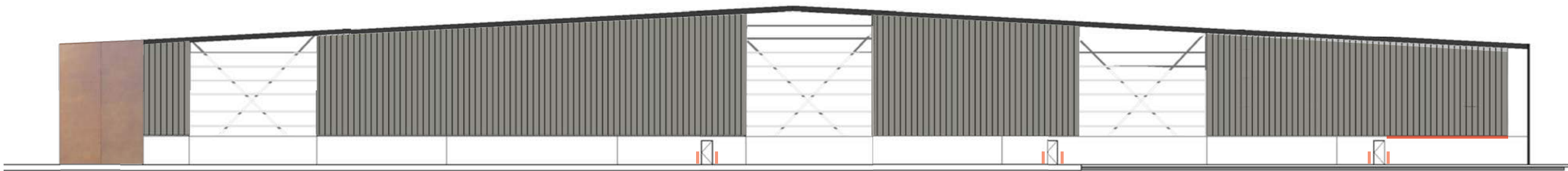


PROMINENT ELEVATIONS



KEY DESIGN FEATURES - STANDARD WAREHOUSE

PROMINENT SHORT-END ELEVATION



WALLS

General wall materials and finishes should be applied in accordance with the “Prominent Elevation” diagram earlier in this document. Prominent elevations contribute to the character of the development. Textural/material contrasts, shadows and translucency should be considered.



FEATURE CORNERS / ACCENT MATERIAL

Each warehouse should express an accent material at corners of prominent elevations. Where required, estate numbering should be incorporated into this use of this material. This accent material should be viewed as a warehouse identity and should be expressed in the office design as well. The chosen materials should be in keeping with the sustainable identity of the estate:
Timber, green wall/trellis, corten, precast, or equivalent materials.



ROOFS

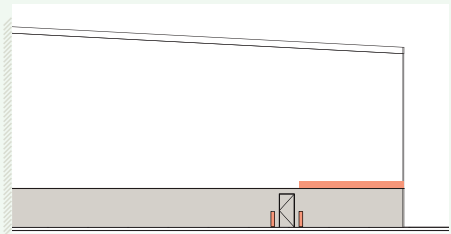
Dynamic forms, expressed eaves and overhangs on prominent corners should be incorporated in the roof design. Light colours should be used on the roof as darker colours absorb more heat. Roof top solar panels should be implemented to harvest energy. Rainwater collection strategies should also be considered.



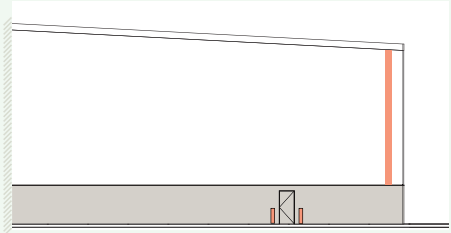
- DUNE
- SURFMIST
- SHALE GREY

CORPORATE IDENTIFICATION

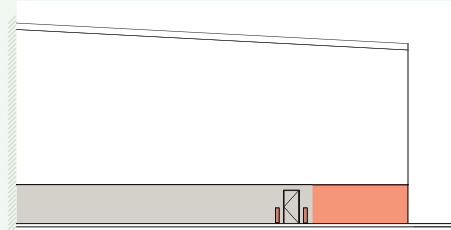
Corporate identification colours should be expressed with subtlety on the corners of warehouses as per the diagrams below:



- Bollards
- Thin horizontal band



- Thin Vertical stripe



- Block of colour on the dado wall

PALETTE

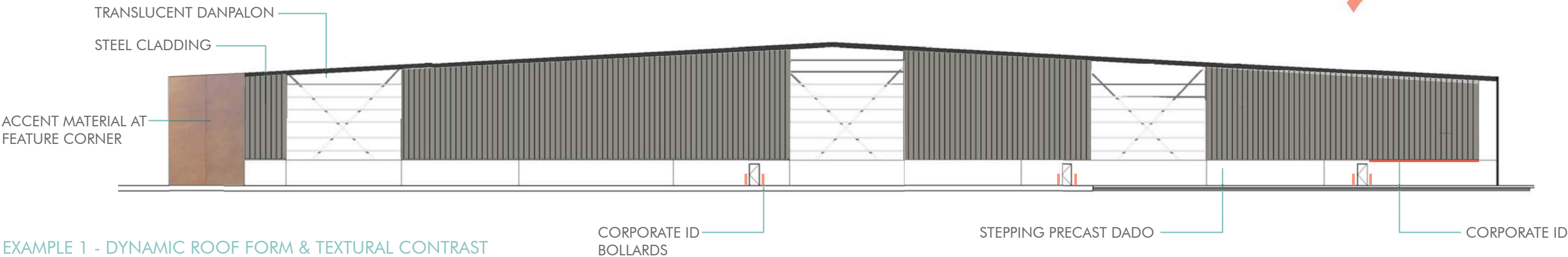


OR



KEY DESIGN FEATURES - STANDARD WAREHOUSE

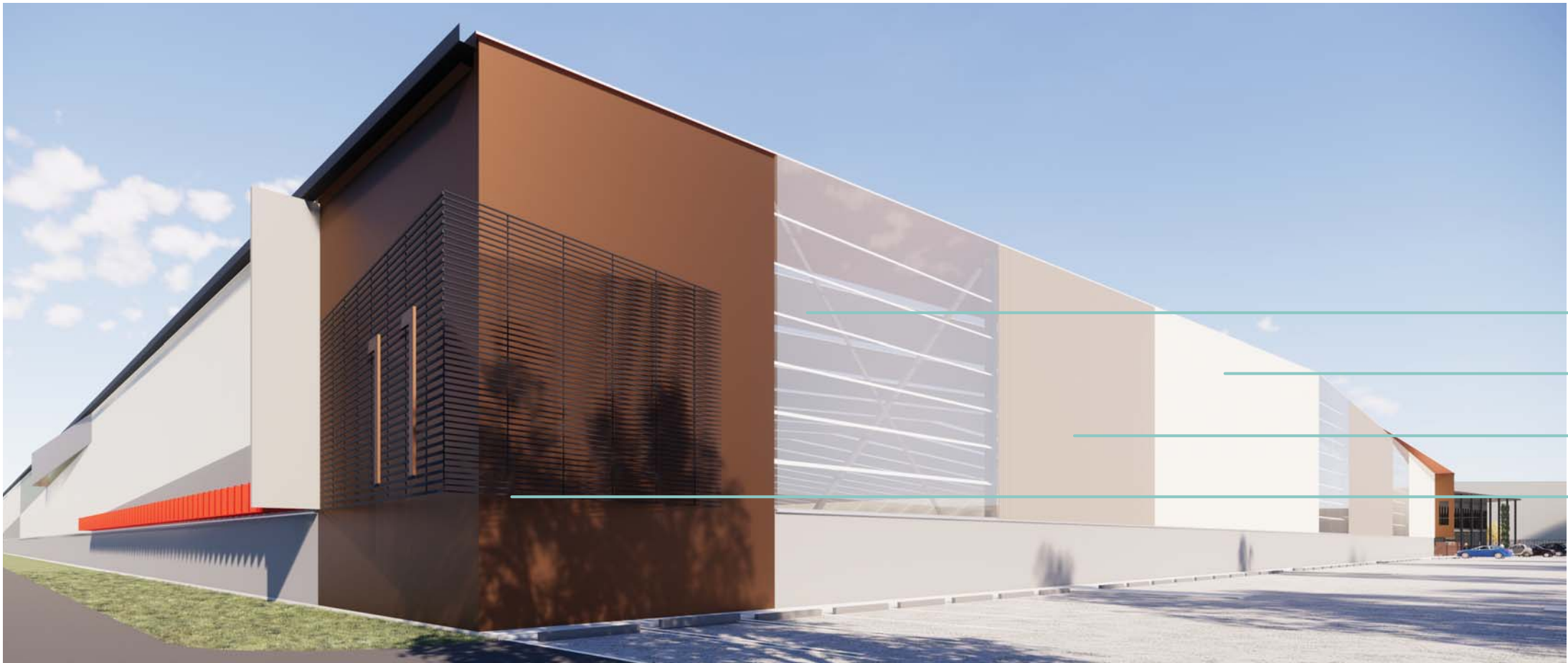
PROMINENT SHORT-END ELEVATION



EXAMPLE 1 - DYNAMIC ROOF FORM & TEXTURAL CONTRAST

Dynamic roof form

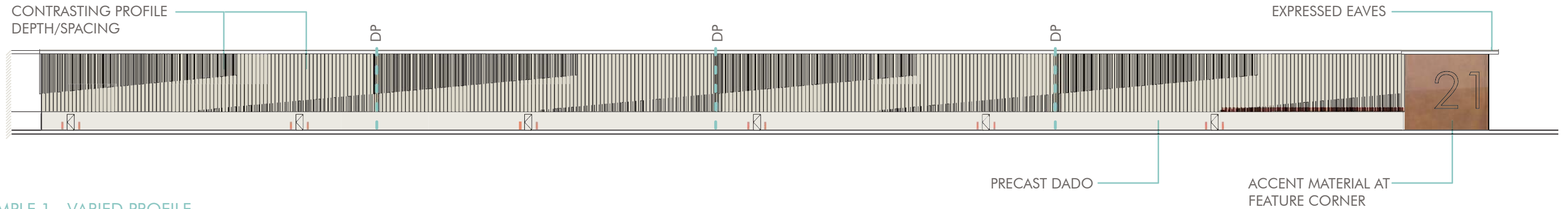
Contrast bewteen solid and translucent cladding



- PALETTE
- DANPALON
 - SURFMIST
 - GULLY
 - ACCENT MATERIAL WITH INTEGRATED ESTATE NUMBERING PRECAST (NAWKAW FINISH)

DESIGN FEATURES - STANDARD WAREHOUSE

PROMINENT LONG-END ELEVATION



EXAMPLE 1 - VARIED PROFILE

DESIGN INTENT & PRINCIPLES





Regular breaks in material, texture, patterning or in the articulation of the form should be used to avoid relentless long-end elevations.

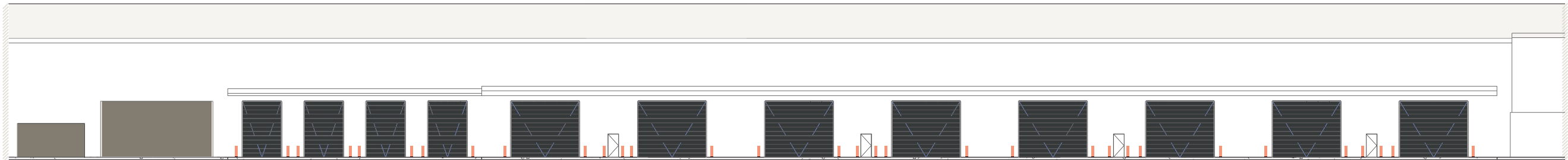
Textural contrasts are encouraged in addition to material colour changes for prominent elevations.

Downpipes should be considered as a part of the elevational composition. They could be expressed as a feature or their locations could inform the breakup.



PALETTE

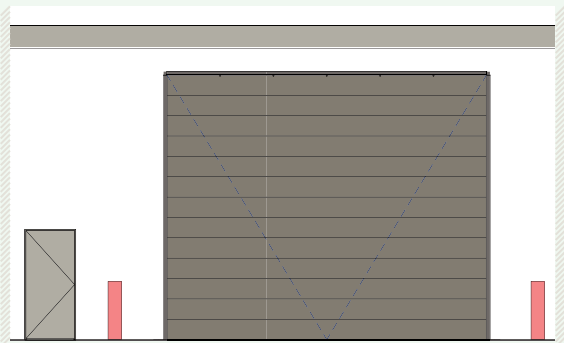
-  DUNE (NARROW-SPACED PROFILE)
-  SURFMIST (BROAD-SPACED PROFILE)
-  ACCENT MATERIAL WITH INTEGRATED ESTATE NUMBERING PRECAST (NAWKAW FINISH)
-  CORPORATE ID (BAND)




DOORS, BOLLARDS & STAIRS

Due to the number of roller shutters, doors etc. present on this elevation, less relief/articulation is required. Roller shutter colour should contrast with the walls surrounding it and should reference the accent colour present elsewhere in the scheme.


Corporate ID colour, either for Altis/Frasers JV or tenant ID should be expressed in the bollard colour.







Corporate ID
Fraser's/Altis






Corporate ID
Tenant



Warm Neutrals

JASPER
GULLY
DUNE
SURFMIST

Greys

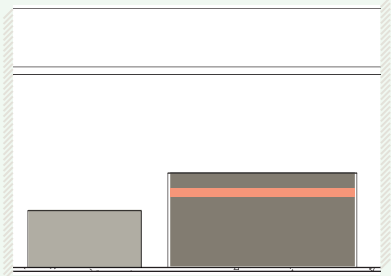
MONUMENT
BASALT
SHALE GREY

SPRINKLER TANKS & PUMP ROOMS

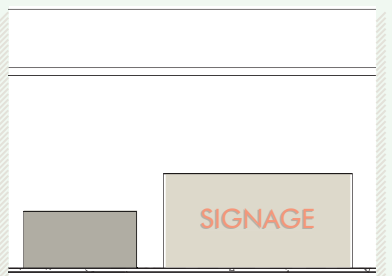
Sprinkler tanks and pump rooms should be located away from prominent elevations if possible. Finish and colour should be sympathetic to that of the rest of the warehouse.



If the location of a tank is visually prominent, measures should be taken to arrive at a good architectural outcome. Acceptable options below:

CORPORATE ID ACCENT





SIGNAGE



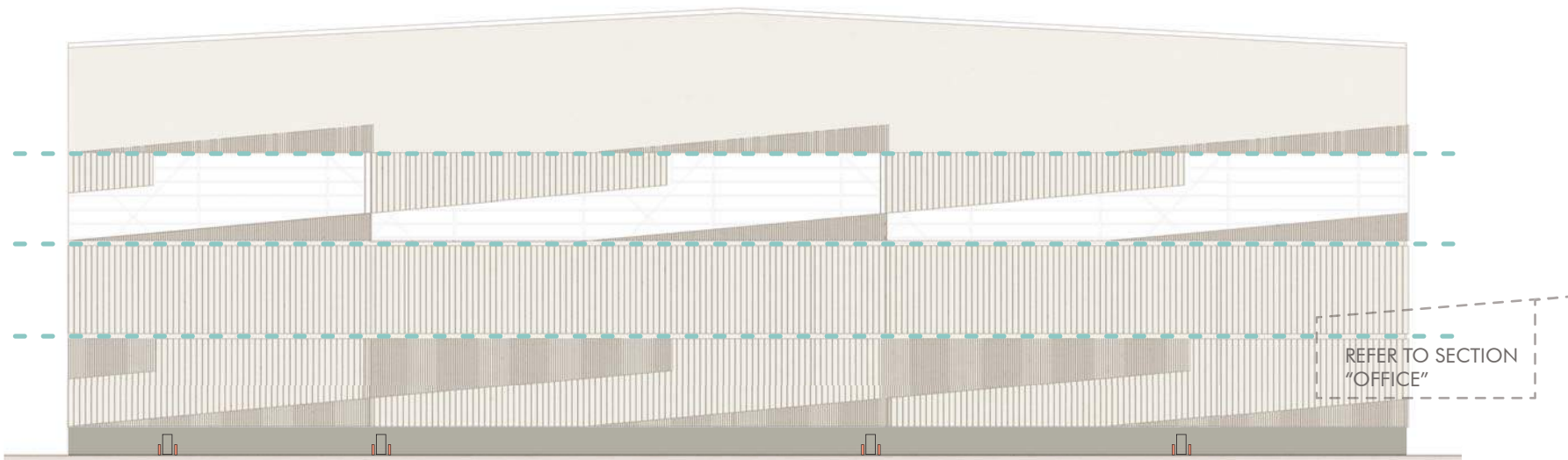


DOWNPIPES

Similar to the long-end elevations, downpipe locations should be considered as a part of the dock elevational composition. Downpipe locations can inform pattern or material breakup.



DESIGN FEATURES - HIGH-BAY WAREHOUSE



DESIGN INTENT & PRINCIPLES

In the case of tall or over-sized warehouse developments, expression of verticality in the materials and patterns can exaggerate the height and can present an overbearing scale.

The perceived scale of the elevation should be reduced by breaking it down by emphasising horizontal delineations. Darker colours should be applied closer to the ground.



- DANPALON
- SURFMIST
- GULLY



FRASERS
PROPERTY

ALTIS
PROPERTY PARTNERS

OFFICES

MATERIAL PALETTE -
EXTERNAL

DESIGN INTENT & PRINCIPLES

- Sustainable, low-impact materials
- Natural, robust
- Unfinished/raw
- Recycled/local where appropriate
- Palette should evoke 'sustainability'

TIMBER



LONGLINE



TEXTURED CONCRETE



GLAZING



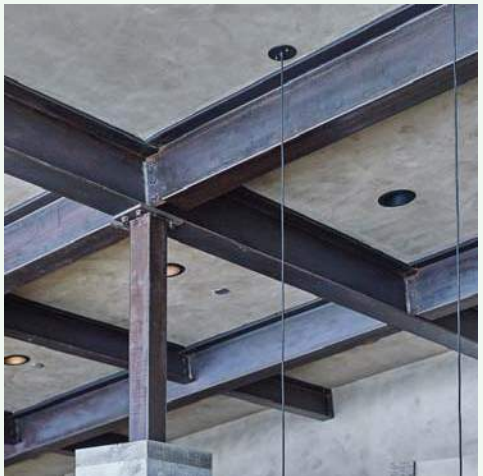
BRICK/PAVER



GREEN WALL



STEEL STRUCTURE



CORTEN



FC



GLAZING



STEEL CLADDING



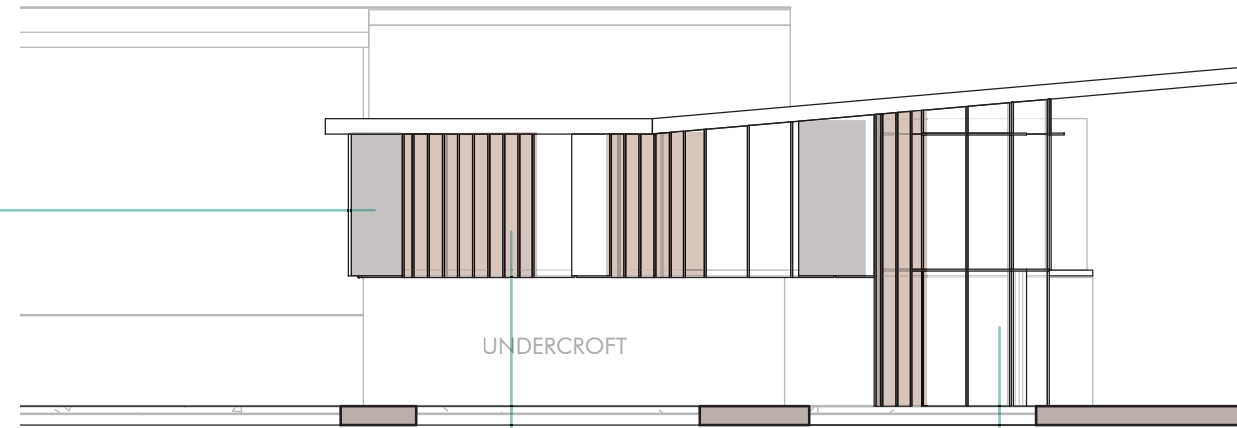
PREFINISHED METAL CLADDING



- Note: These materials have been selected as preferred, equivalent materials can be used.

DESIGN FEATURES

DOUBLE STOREY OFFICE



ACCENT MATERIAL

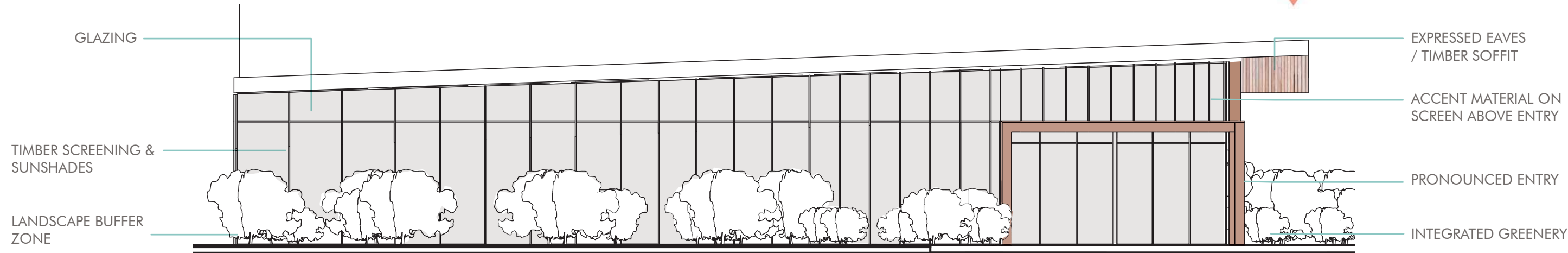
SUNSHADING

OFFICE ENTRY

PRONOUNCED EAVES & SOFFITS



DESIGN FEATURES
SINGLE STOREY OFFICE



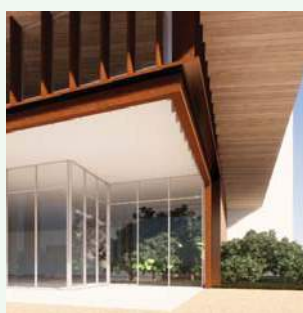
EXTERNAL / INTERNAL LANDSCAPE



Landscaping should be considered as an integral part of the office design.

Planting can provide solar & privacy screening

PRONOUNCED OFFICE ENTRY



SUNSHADING



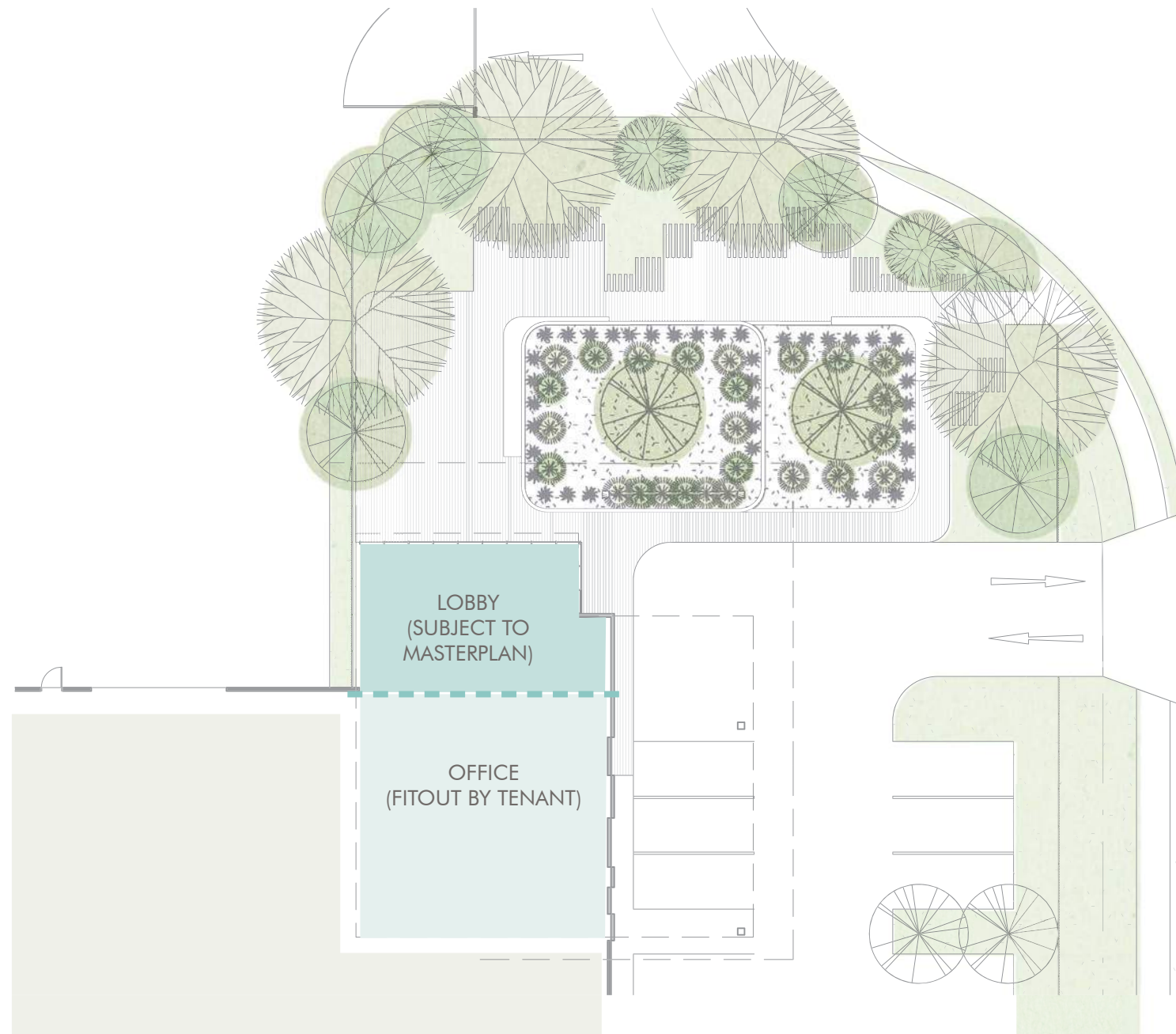
Adequate sunshading should be provided to lessen solar heat-gain load.

Accent material chosen for estate numbering could be referenced

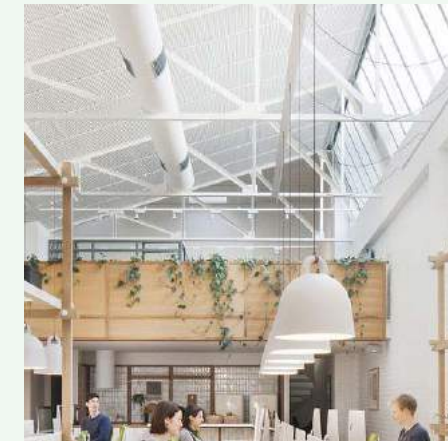
PALETTE

- GLASS
- CORTEN
- TIMBER
- PREFINISHED METAL CLADDING



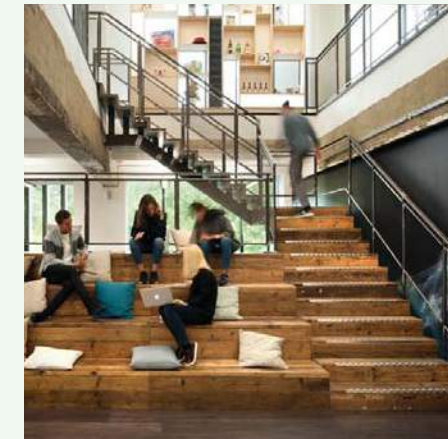


The lobby/reception areas of the offices are subject to this architectural masterplan. The office areas beyond this are by the tenant and are not considered in this document.



Exposed roof structure and building services are encouraged rather than suspended ceilings.

This provides both a more generous volume and the opportunity for natural lighting through high-level windows or skylights.



The material palette should be consistent with that noted earlier in this document.

In addition to loose items, some furniture and seating could be an integrated part of the interior lobby spaces.



Green walls or other feature planting should be included.

EXTERNALS

DESIGN FEATURES



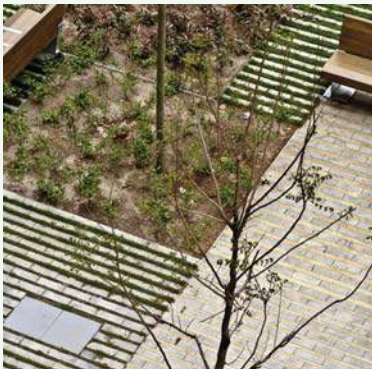
LANDSCAPING

Landscaping of office areas should be considered as an integral part of the design of the office component. A mixture of hard and soft landscaping should be employed. Water sensitive design principles/rain gardens etc. should be employed. Terracing/level changes are encouraged. Deep soil zones should be provided for large trees. Native/indigenous plants should be selected.



PEDESTRIAN PATHWAY

Pedestrian pathways should be considered and are encouraged to deliberately channel movement through landscaped areas.



BICYCLE PARKING

Bike parking should be integrated in the landscape design and should be located in close proximity to office entry.



DESIGN FEATURES



OUTDOOR STAFF AREA

Outdoor staff area should be meaningfully incorporated in the design of the office component. Office undercroft areas are encouraged to be utilised rather than ad-hoc external shade structures. Planting and furniture should be sympathetic to architectural language.



ON-GROUND PLANT

On-ground plant should be located away from the public areas. Screening and planting with a sympathetic architectural language should be used to obscure machinery from view.



LIGHTING

Landscape lighting should be of a high quality and should be meaningfully included in the landscaping design around office areas.

