



Annexure 8

Architectural Design Intent Statement (prepared by HBO + EMTB)

Design Intent Statement: Urban Design and Built Form

Potts Hill Business Park

The proposed development of a new support facility for the NSW Police Force at Potts Hill Business Park comprises three new buildings with associated parking, a storage yard and helicopter landing pad. The overall design intent is to provide operationally successful, environmentally amenable, secure accommodation.

The site topography is flat but elevated, adjacent to Sydney Water reservoirs and heritage landscape features to the west, with views east to the city. The site is bound by other allotments to the north and south, a steeply landscaped easement to the east, and a proposed new road to the west.

The arrangement of the buildings responds strongly to these site influences, and the form of the buildings strongly responds to the activities within.

Road access to the site is from entrances located in the north east corner near Building 1, and off the proposed new road to the west, between Buildings 2 and 3. Access will be security controlled and monitored, as will all activity on site. Pedestrian access will be provided adjacent to the road access.

Adequate car parking and disabled car parking has been provided on site in line with the local council's requirements. Sufficient area has been allowed between the buildings on site to accommodate larger vehicle movements.

Building 1 is a three storey modern administration building, with some associated garages and workshops on the ground floor, and office accommodation in the upper two floors. The form and elevation of this building will be most visible from surrounding properties and passing traffic along Rookwood Road, so the office accommodation has been located on the north and east of the building, presenting a typical office façade.

Extensive landscaping is proposed for the embankment in the 20 metre setback easement along the eastern site boundary. A helipad for infrequent operational use is provided adjacent to the northern site boundary near to this building and sufficiently clear from all obstacles.

Garages and vehicle workshops have been orientated to face into the site, minimising the view to these activities looking into the site.

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The building is primarily constructed from coloured, textured pre-cast concrete, proprietary metal panel systems, with a metal sun shading system to the eastern, northern and western facades where some glazing is installed. This system will result in an environmentally efficient envelope for a building of this type.

Building 2 is a two storey vehicle services building, consisting predominantly of vehicle workshops and storage areas on the ground floor, with some office accommodation on the upper floor. The same design principles used for Building 1 have been applied to Building 2. Garages and vehicle workshops are orientated to face into the site, minimising exposure to these activities looking into the site. The building is orientated to present a long facade addressing the proposed new road to the west.

The building is primarily constructed from coloured, textured pre-cast concrete, proprietary metal panel systems, with a metal sun shading system to the western facade where some glazing is installed on the upper level. Environmental considerations and internal planning allow for ground floor walls facing west to be mainly solid construction with some high level protected glazing where required.

Building 3 is a single storey high bay warehouse, purpose built for storage of police exhibits. A small office suite located at ground level in the corner of the building provides accommodation for permanent on-site staff and visitors, with direct access to the Yard to the south of Building 3.

The building is primarily constructed from coloured, textured pre-cast concrete, and requires limited natural lighting, with some high level protected glazing where required.

The Yard will be used to store larger items and be screened from view by a solid metal fence. The yard will be paved with pervious recycled pavers.



Graeme Allen
Director

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