

## Design Statement

SBA Architects have been engaged by Goodman Property Services to design a new state of the art multi level fulfillment facility on Lot 2B at Oakdale West Estate.

The proposed 51,310sqm distribution centre will, consist of ground floor and three floor levels, with associated office accommodation. The main office is located on the ground floor and as an annex to the main building. The facility is positioned on the North Western side of the Proposed Southern Link Road, forming an integral part of the Oakdale West Estate. There will be parking for 1127 cars and 154 Trucks. Trucks will enter and leave the site from Estate road 03, while cars will enter separately by four driveways along the same road.

The building form reflects the main functional requirements and offers a cutting edge design for industrial warehouse and distribution facilities. The overall scale of the building is in line with other adjoining industrial buildings within the proposed estate.

Within the constraints of the project brief, the proposed design reflects high commercial and industrial standards, providing a visually balanced form. The overall design aims to use architectural elements that will blend and contribute to the standards of architecture within the immediate streetscape and estate. Common elements such as planted trellises, adjacent to outdoor seating areas, concrete blade walls and overhanging vertical cladding have been incorporated into the design of all the buildings on the estate, providing a consistent architectural language.

External articulation of the building has been achieved through the balance of circulation stair towers, spirals and refrigerant volumes. Horizontal windows add scale, while concrete blade wall provide visual brakes between metal cladding and glazed stairwells. Large expanses of cladding including dark grey tones, cool greys & crisp whites form the main colour palette, these colours express & articulates the form so as to minimise the scale of the development. The cladding on the corner elements runs vertically and has a different scale to add variety to the building form. A crisp blue pinstripe of colour, reflects the corporate colours of the occupants, matching the signage. Materials have been selected to reflect the industrial nature of the building, being concrete, steel and metal cladding. The warehouse walls have been designed to present a contemporary form where visible from public roads, reflecting its industrial function.

The main office component on the western side of the complex, has deep overhangs for shading and cover from the elements. The entry consists of a double volume space with a large cantilevered canopy, adding a focal point to the entry. The glazing at the entry, is screened by metal screens, with signage attached. The long expanse of the offices, has been broken up with planted screens, concrete blades overhanging fascia and glazing which is consistent with other buildings in the estate.

Given the overall composition of the proposed development, an opportunity to integrate the company logo within the elevations is considered appropriate. The logo is integrated in the wall pattern, addressing the immediate street frontage. This approach has been further adapted to the secondary facades facing public roads with a smaller logo & company signage, clearly identifying the premises without excessive repetition.

The facility has been setback from the Proposed Southern Link Road, by approximately 75.5 meters, 112 meters from the Proposed Estate Road.03 and 76 meters from the Proposed Estate Road.01.

The development is orientated on the site to facilitate access off Estate Road 03, extensive glazing maximises the available natural daylight into the offices and with setback from the street by 112 meters from the main access road. This assists in reducing the scale of the building and also provides articulation. The building has been orientated to present the shortest side towards South link Road, thus reducing its visual impact. The office component is located adjacent to Estate Road 03, providing the development with a readily identifiable presence & an official street address. Office and amenity components have been placed on all four corners, to further articulate the façade. The south-west corner of the building, facing the future South Link Road, has been articulated with glass and cladding for the full height of the building, providing a distinct identity for the precinct.

The corner of South Link Road and Estate Road 01, will be heavily landscaped to provide a visual buffer and screen to loading docks. The setback area adjacent to Estate Road 03, will be utilised for parking and will be extensively landscaped, providing a subtle visual barrier. A comprehensive landscape plan will be designed to further enhance the existing surrounding environment & habitats.