

Design Statement - Elevation at Greystanes

Lots 107, 63 & 10 Clunies Ross Street, Greystanes.



Image supplied by Mark Walker Digital

BUILDING 2 - VIEWED FROM CLUNIES ROSS STREET

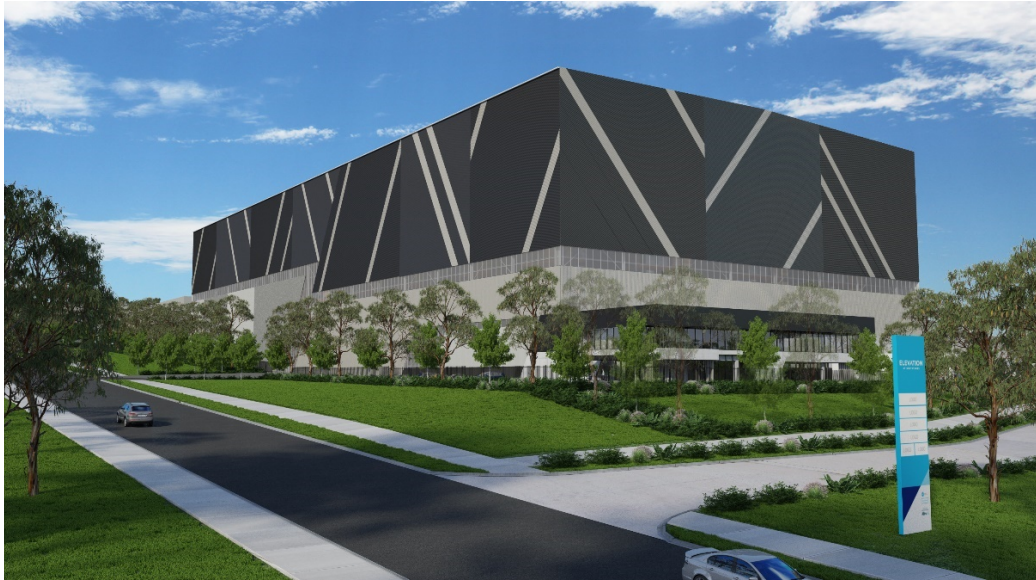
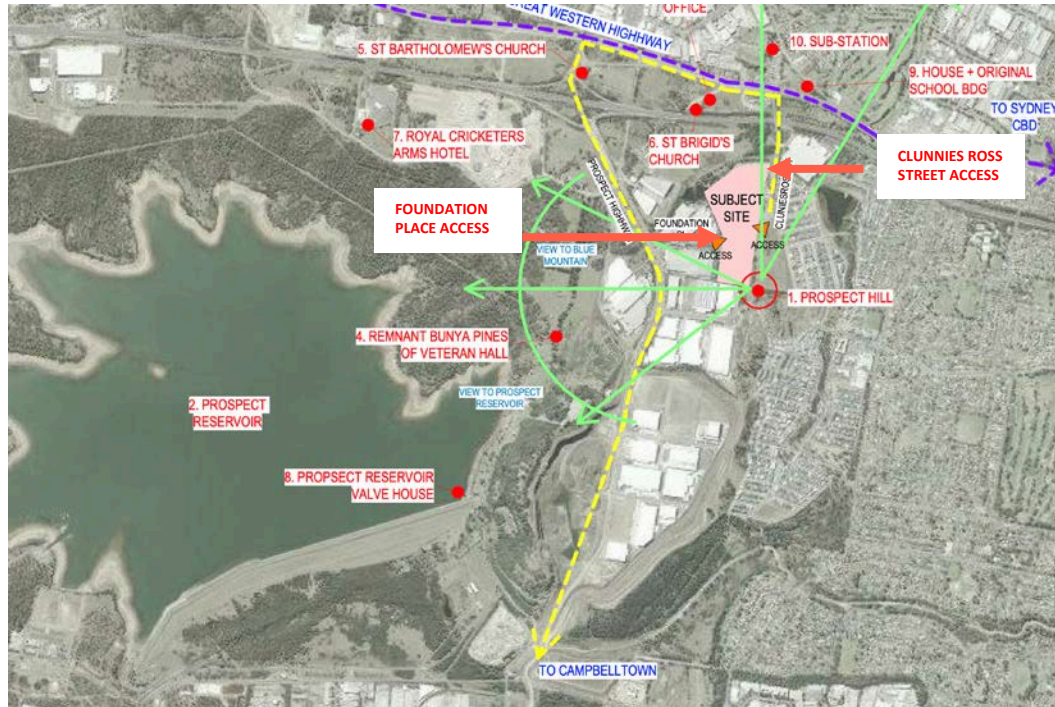


Image supplied by Mark Walker Digital

BUILDING 1 VIEWED FROM CLUNIES ROSS STREET

Elevation at Greystanes Vision

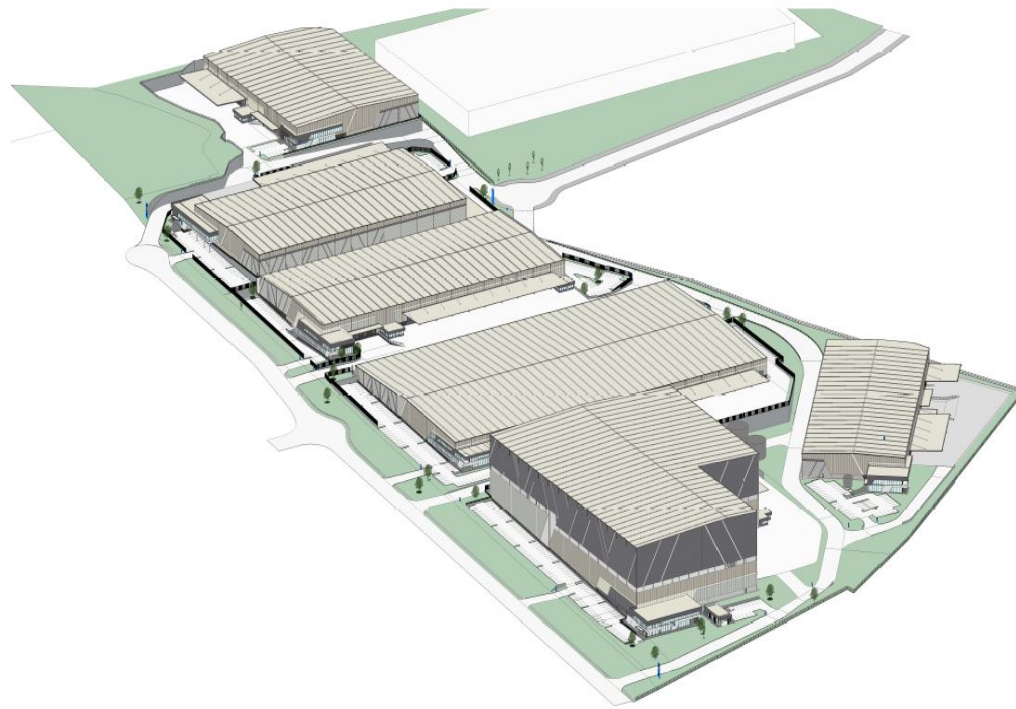
Elevation at Greystanes Industrial Estate will be a state of the art industrial & employment park for south western Sydney built on the principals of integrating excellence in urban design, architecture, landscaping & environment.



LOCATION PLAN

The site

The site is located to the south of the Great Western Highway, east of Prospect Highway and adjacent to Clunies Ross Street, with a total area of 186,596.5sqm. & a total development area of 94,376sqm. The site offers many opportunities for a combination of uses including high quality industrial, commercial & distribution developments consistent with its industrial zoning.



SITE MASSING

The Development

The proposed development consists of seven warehouses, with a total gross floor area of 87,501sqm, and 7,992sqm of office space. Access points are via Foundation Place and Clunies Ross Street. The proposed internal road layout, has been designed to provide maximum flexibility & convenient access to the estate lots. All access roads will be heavily landscaped.

The lots on the southern side, warehouses 1-5 run north- south, while warehouse 6 in the north/western corner runs east-west, and warehouse 7 on the north/eastern corner runs parallel with the Sydney Water easement, adding variety to the streetscape and allowing for a more varied architectural typology. Along Clunies Ross Street buildings typically have a setback of 20m. with a landscape setback of 5m. There will be parking provision for 564 cars across the estate. Car & truck access to each lot is separated for safety & functionality.



SITE PLAN

Key master planning principles

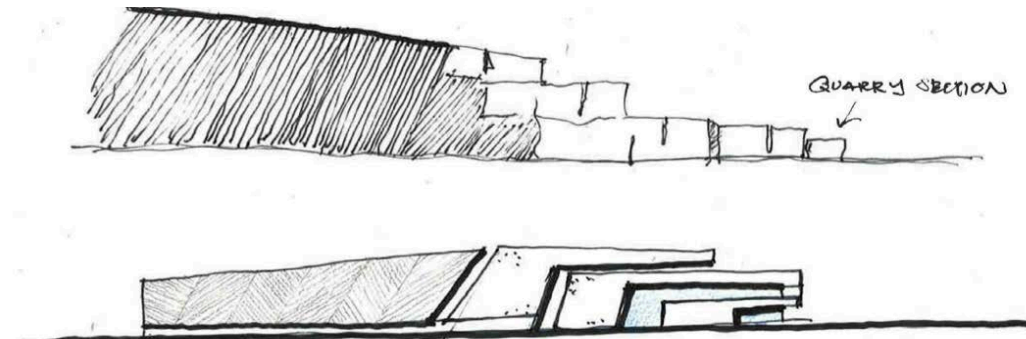
Buildings have been setback from the boundary along Clunies Ross Street by 20 meters, including 5m of landscape to the residences across the road. The development is orientated on the site to facilitate access from Foundation Place and Clunies Ross Street, as well as allowing trucks to circulate around the facility internally.

Warehouses have generally been orientated east-west to step down the slope of the site, presenting their shortest side. This assists in reducing the scale of the buildings and also provides articulation, thus reducing its visual impact.

Offices are located adjacent to Clunies Ross Street, providing the development with articulation and visual interest along the predominant street frontage, a ready identifiable presence and official street address. Care has been taken to reduce the impact of the development on the heritage reserve in the south-east corner of the site by locating hardstands of warehouses towards the hill and buildings further away. The maximum heights of the buildings are lower than the height of the existing office building adjoining Prospect Hill. This maintains important view corridors to and from the top of the heritage reserve.



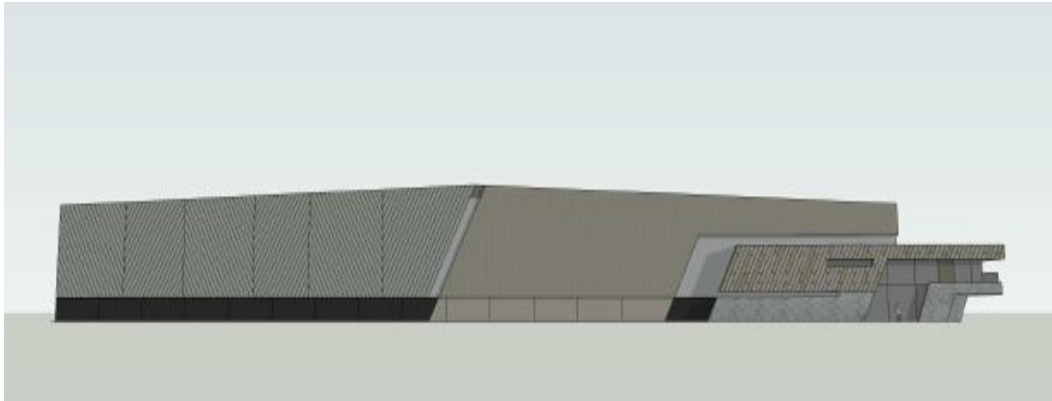
INDIGENOUS ART



CONCEPT SKETCH STEPPING AND CARVING

Proposed concept

The overall concept for the development is to connect to the history of the site, as a quarry, a brick manufacturing plant, and the importance of Prospect Hill as a gathering place historically for Aboriginal people. This is illustrated by the idea of “carving and sculpting” the buildings, using deep recesses and by the use of dark shaded colours. This represents the spatial qualities of carved rocks found in the quarry. Along Clunies Ross Street the carved geometries are stacked like the quarried blocks along the natural slope of the street. Other design principles used are industrial materials, which reflect the colours and patterning of rock patterns used in indigenous art. This has been done with the diagonal chevrons pattern and the layering of dark and light cladding. Building forms reflects the main functional requirements and offer a cutting-edge design for industrial warehousing. The overall scale of the building is in line with other adjoining industrial buildings within the area.



TYPICAL WAREHOUSE ELEVATION



BLACK PAINT FINISH

CONCRETE FINISH

CONCRETE BRICK

DUNE - COLOUR

FINISHES

Design language for Warehouses

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. External articulation of the buildings has been achieved through the balance of large expanses of cladding. Dark and cool greys, off whites and sand colours form the main colour palette, which express & articulate the form so as to minimise the scale of the development.

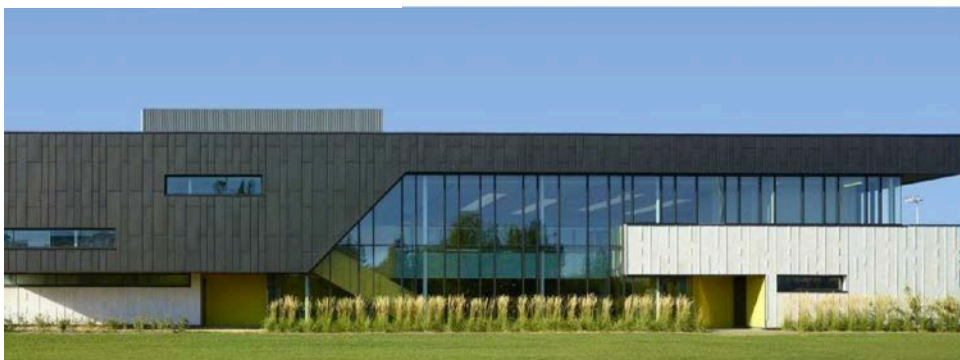
Materials have been selected to reflect the industrial nature of the building, being concrete, steel and metal cladding. In areas cladding has been shown diagonally to represent the Aboriginal rock art. Precast concrete dados have been used to “float” the warehouse and define the ground plane. Changes in colour and texture have been incorporated into the design of all the buildings on the estate, providing a consistent architectural language.



CONCEPT OFFICE STUDY

Design language for Offices

The main offices throughout the development, have been positioned on the corners of the warehouses. Incorporating diagonal metal cladding, with overhangs to provide shade and cover from the elements. Each office has outdoor areas on both the upper and lower levels. Office entries consist of a double volume space, adding a focal point and a sense of entry. Glazing to the office is made up of large horizontal slots with diagonal ends, consistent with the theme of the development, representing the “carved” elements of the concept.



OFFICE IMAGE



GLAZING IMAGE



Image supplied by Mark Walker Digital

BUILDING 3 – VIEWED FROM CLUNIES ROSS STREET

Integration of architecture & landscape

The frontage along Clunies Ross Street, will be landscaped to provide a visual buffer and screen the parking areas, and the bulk of the buildings. The building setback area adjacent to the street, will be utilized for parking and will be landscaped, providing a subtle visual barrier. The landscape design has been designed to further enhance the existing surrounding environment.

Given the overall composition of the proposed development, an opportunity to integrate tenancy signage within the elevations is considered appropriate. Building Signage will integrate with the wall pattern, addressing the immediate street frontage. This approach has been further adapted to the secondary facades facing internal roads with company signage, clearly identifying the premises.