



## 13 Percy Street, Auburn

### DESIGN REPORT

September 2020

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# 01

## INTRODUCTION



## 1.1 Executive Summary

Woolworths is planning a new online customer fulfillment centre (CFC) to service the growing demand for home delivery of groceries in the western Sydney suburbs.

nettletribe have been appointed by Woolworths Group Limited to prepare this report in accordance with the technical requirement of the Secretary's Environmental Assessment Requirements (SEARs), and in support of the SSD- 10470 for the design, construction and operation of a warehouse and distribution centre with associated offices at 13 Percy Street, Auburn.

This design report has been prepared to outline the design process from client brief through to the SSD application. This process has been extensive in terms of exploration and inclusive of the stakeholder team input.

We trust that the report assists the Department in their assessment and responds to the criteria requested.







## 02 LOCATION & CONTEXT



## 2.1 Site Location



The subject site is located in the suburb of Auburn, approximately 7km from Paramatta CBD and 1km from Auburn station.

2 sides of the site interface enjoy street and creek frontages, the main frontage being Percy Street to the north west and Haslams Creek to the south east.

The site is situated in the centre of general industrial area which is surrounded by Paramatta Road, M4 motorway and St Hilliers Road.

Urban Context



## 2.2 Suburb Character

Auburn is a western Sydney suburb, situated 16km west of Sydney CBD and 8km east of the centre of Paramatta. For its convenient location, Auburn owns a good mixture of residential and industrial characters.

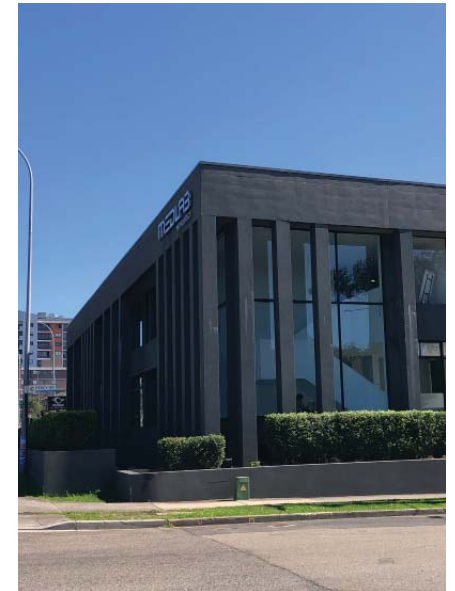
In the recent years, it has become one of the most multicultural suburbs in Sydney area and a popular area for future growth.



Industrial



Medium Density Residential



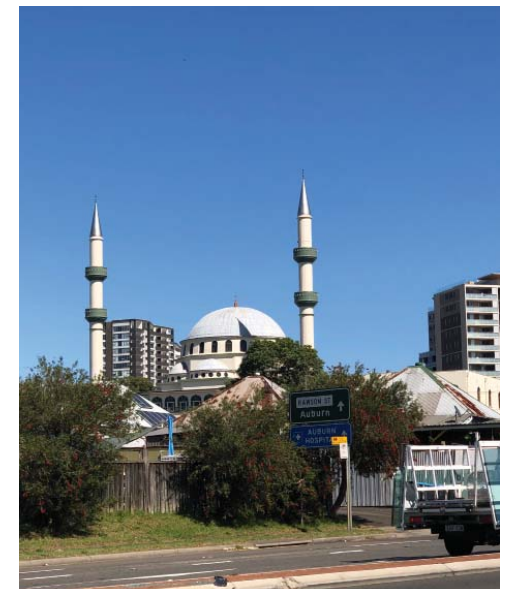
Office



Low Density Residential



Park



Public Building



## 2.3 Vehicular Road Network



The site is located along Percy Street, and surrounded by Metroad 6, Paramatta Road and Western Motorway.

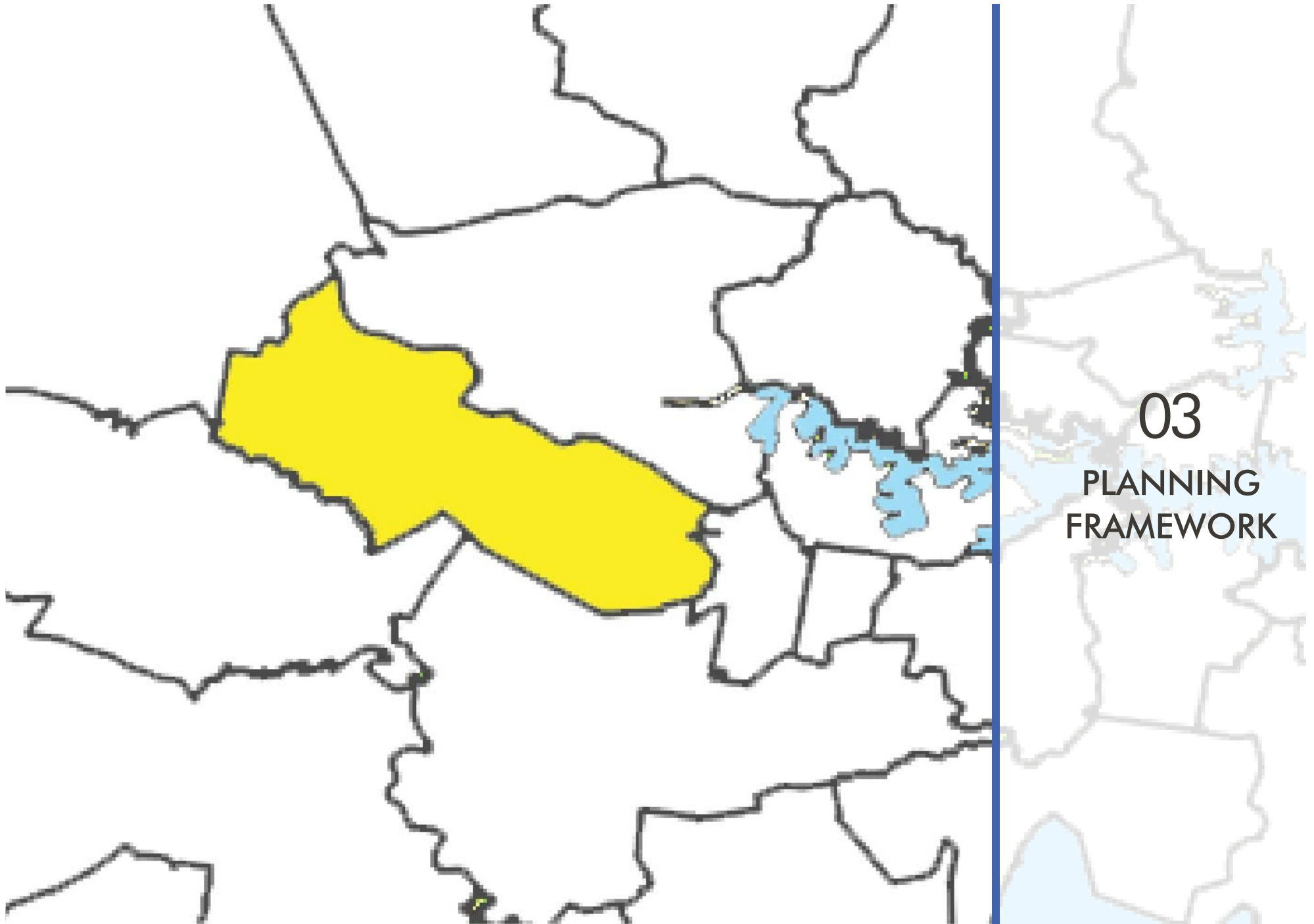
Vehicular access to the site is mainly through Percy Street and Hall Street.

Other significant roads in the greater context include the Princes Highway intersecting Edinburgh Road to the west and Standmore Road intersecting Enmore Road to the north.

Situated in close proximity to train stations as well as future metro stations.

- Site
- T Train Station
- B Bus Stop
- Main Road
- Secondary Road





# 03 PLANNING FRAMEWORK



## 3.1 Central City District Plan

### Future Character

"The Central City District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney Region Plan, A Metropolis of Three Cities."

The vision seeks to achieve a liveable, productive and sustainable future for the District.

### The Site

The site is located at eastern side of Auburn region, within a close proximity to Economic Corridor that links between the Metropolitan Centre, Great Parramatta and the Strategic Centre, Sydney Olympic Park.

The District Plan provides ten key objectives for a Metropolis of Three Cities. The objectives most relevant to the proposed development are as below

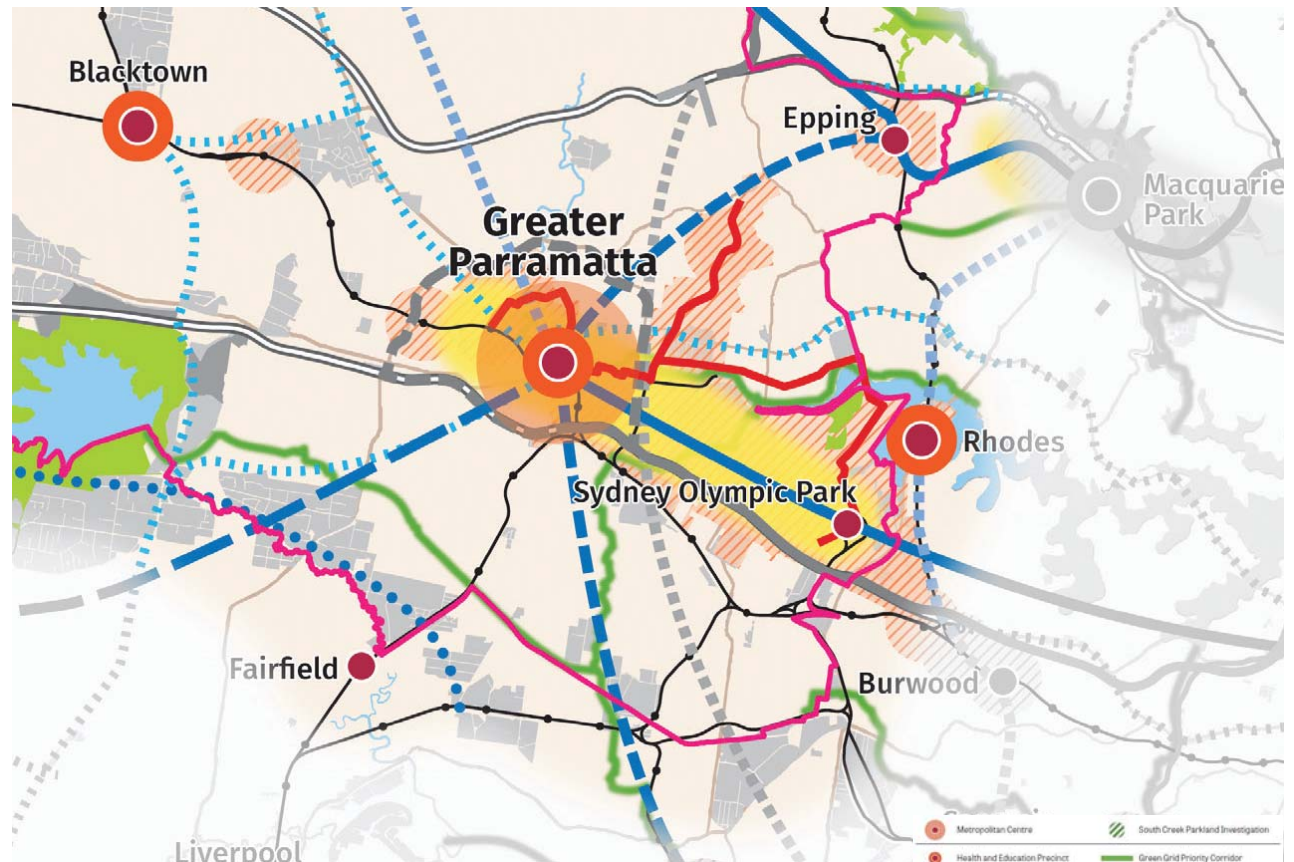
A well connected city



Jobs and skills for the city



A city in its landscape



Metropolitan Centre	South Creek Parkland Investigation
Health and Education Precinct	Green Grid Priority Corridor
Strategic Centre	Train Station
Local Centre	Committed Train Link
Economic Corridor	Train Link/Mass Transit Investigation 0-10 years
Western Sydney Employment Area	Train Link/Mass Transit Investigation 10-20 years
Industrial Land	Train Link/Mass Transit Visionary
Land Release Area	Freight Rail Investigation
Transit Oriented Development	City Serving Transport Corridor
Urban Renewal Areas	Light Rail
Greater Parramatta to Eastern Creek Growth Area	Motorway
Urban Area	Committed Motorway
Protected Natural Area	Road Investigation 10-20 years
Metropolitan Rural Area	Road Visionary
Major Urban Parkland including National Parks and Reserves	District Boundary
Waterways	



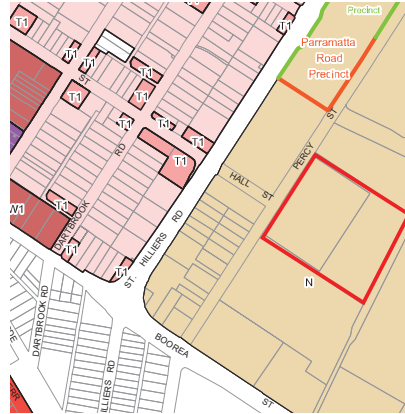
# Auburn Local Environmental Plan 2010



## 01 Land Zoning

The subject site

Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
DM	Deferred Matters
MD	SEPP (Major Development Project) 2005
Cadastre	
	Cadastre 07/09/2017 © Land and Property Information (LPI)



## 02 Floor Space Ratio

The subject site

Maximum Floor Space Ratio (n:1)	
D	0.5
F	0.6
I	0.75
N	1.0
P1	1.2
P2	1.25
P3	1.29
R1	1.4
R2	1.49
S1	1.5
S2	1.7
T1	2.0
T2	2.4
T3	2.49
U1	2.5
U2	2.6
V	3.0
W1	3.6
W2	3.75
Z	5.0



## 03 Foreshore Line

The subject site

### Foreshore Building Line

	Land below foreshore building line
	Foreshore Building Line



# Auburn Development Control Plan 2010

## 2.0 Built Form

### Objectives

- a. To ensure that the form, scale, design and nature of development maintains and enhances the streetscape and visual quality of industrial areas.
- b. To ensure that the scale of any new industrial development is compatible with surrounding industrial buildings.
- c. To ensure the intensity of development recognises the environmental constraints of the site and its locality.

### Performance criteria

The built form of proposed development is consistent with the existing character of the locality, horizontal and vertical.

## 3.0 Streetscape and urban Character

### Objectives

- a. To ensure that all new development is compatible with the existing and intended future character of the locality in which it is located.
- b. To promote industrial development which is both functional and attractive in the context of its local environment through appropriate design.
- c. To encourage innovative industrial design which adds to and enhances the quality of the existing industrial areas of the Auburn local government area whilst recognising the design attributes of traditional industrial development

### Performance criteria

- P1 The appearance of the development is consistent with the streetscape of the locality.
- P2. Development conserves and enhances the visual character of the street particularly in relation to architectural themes, landscape themes and fencing styles.

New Warehouse on Percy Street



Existing Warehouse on Percy Street







## 04 SITE CONTEXT





## The Site



Local Context

### Site Context

Located in the centre of Auburn industrial area, the site is surrounded by new and old industrial buildings, and a brick office building cross Percy Street.



New built Industrial Units



Office



New Warehouse



Old Industrial Units



# Photographic Survey

Brick



Glazed Facade & Translucent Sheeting



Framing Feature



Landscape





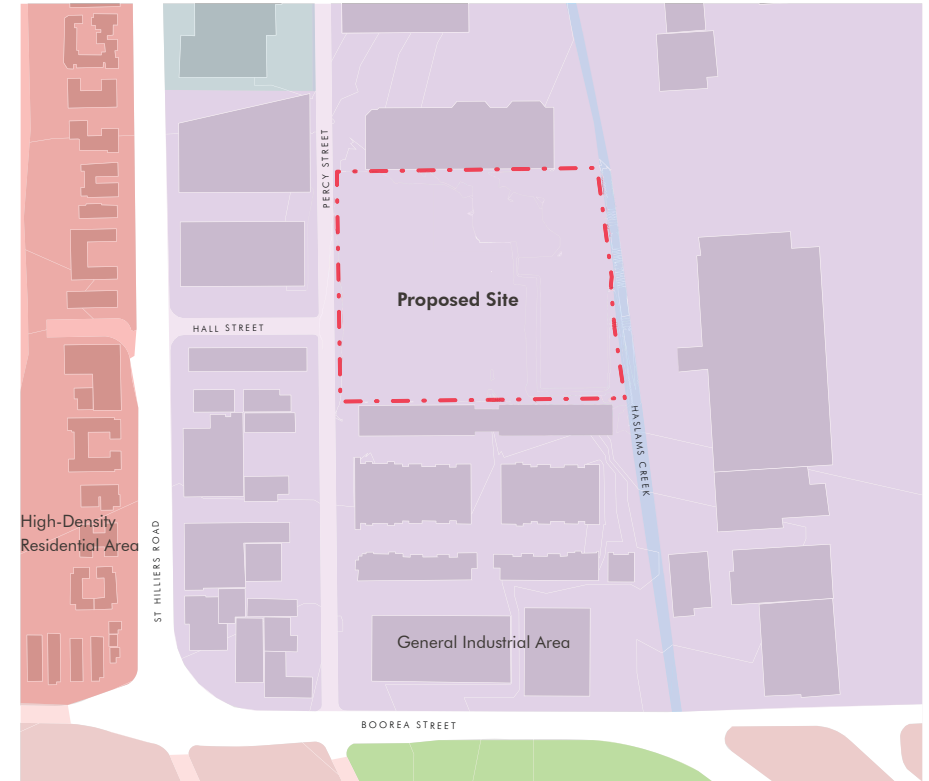
## Site Analysis



### Building Height

The proposal is situated within a general industrial district.

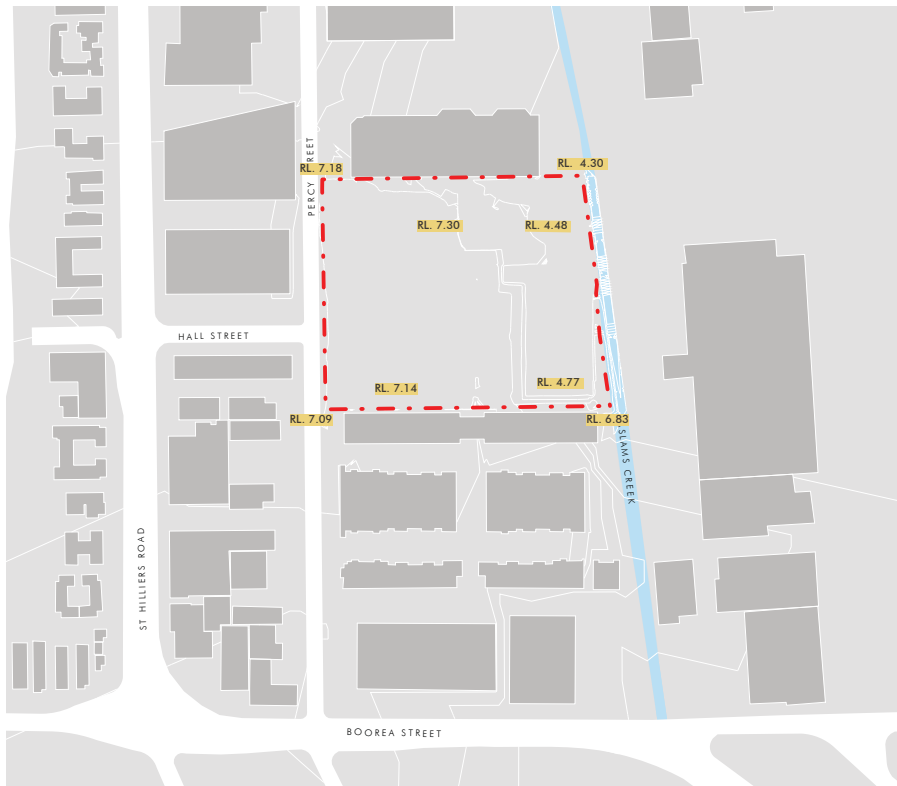
There is a new warehouse development, Bevchain, at the northern end of Percy Street. Adjacent to the subject site 67 St Hilliers Road is a 4 storey commercial building. Existing Toohey warehouse and associated office is in a close proximity of the site.



### Land Use

The site is situated within a general industrial zone.

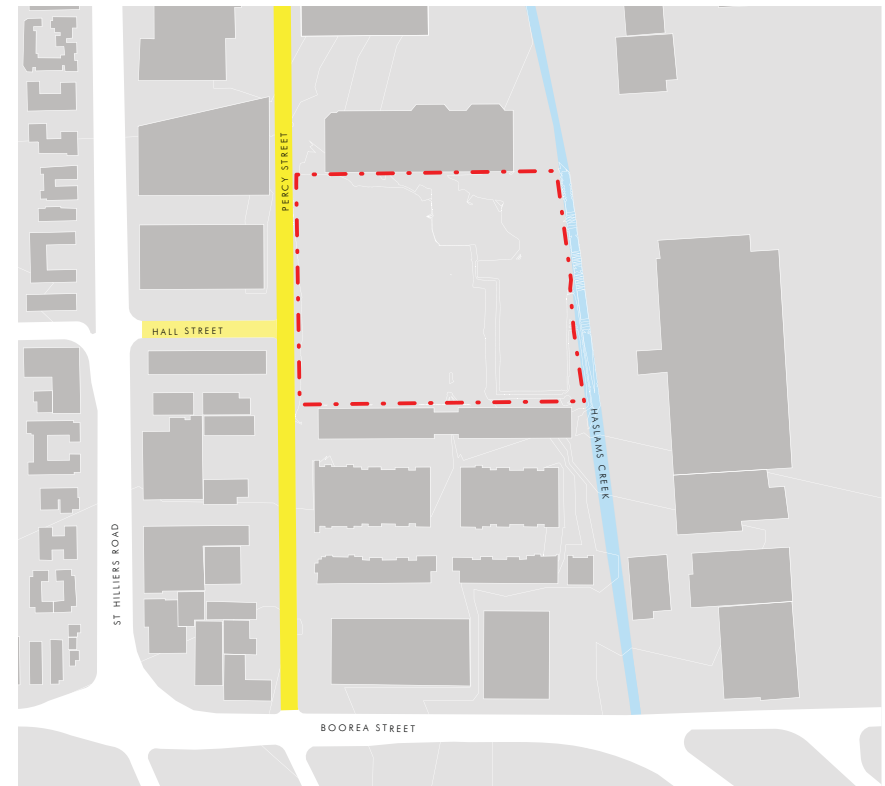
- General Industrial
- Low Density Residential
- High Density Residential
- Public Recreation
- Enterprise Corridor



## Topography

NW of the site is relatively flat while NE part steps down to Haslams Creek gradually.

- - - - - Site Boundary
- Existing Buildings

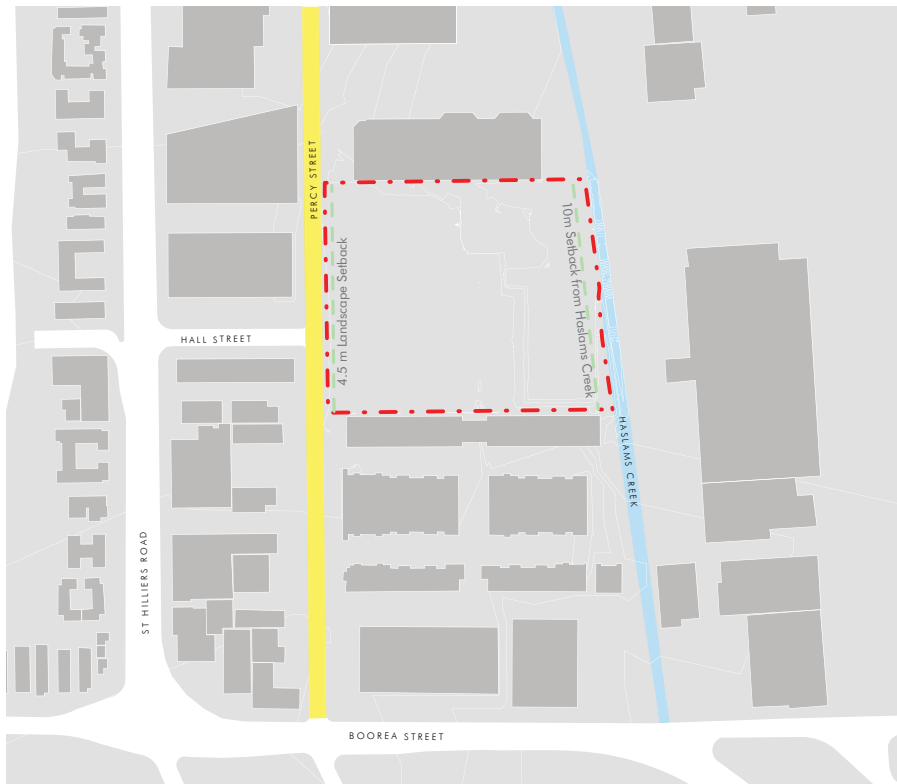


## Street Frontages

The site has only one street frontage: Percy Street.

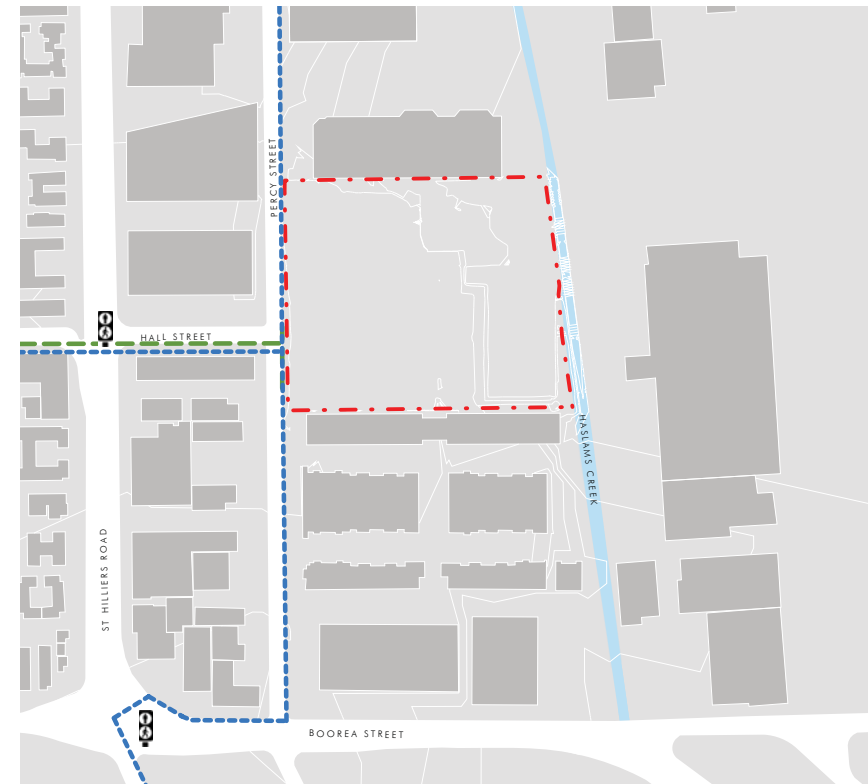
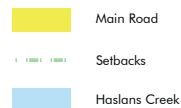


# Site Analysis



## Site Constrains

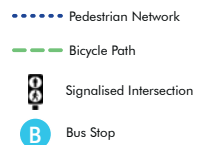
1. 4.5m setback along Percy Street
2. 10m setback to Haslams Creek



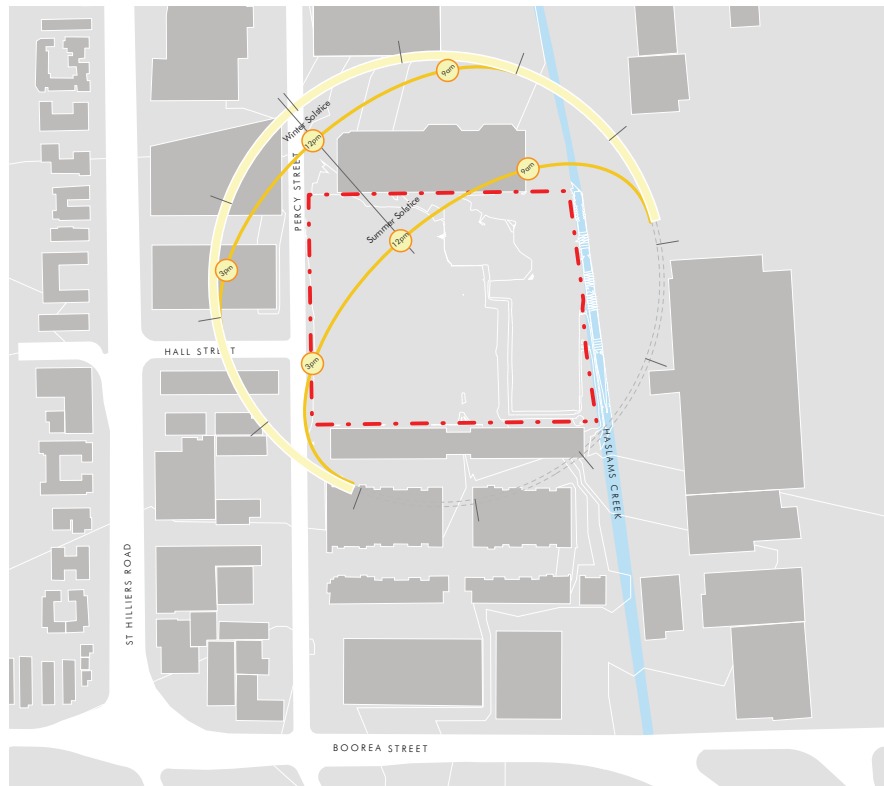
## Pedestrian & Transport Network

Bus stops of M92 metro service are at the northern end of Percy Street. Auburn Station sits to the south of the site with well linked bus services.

Hall street footpath links the the site to an existing cycle path is about 0.5km to the west of the site along Northumberland road, connecting Auburn Stration.

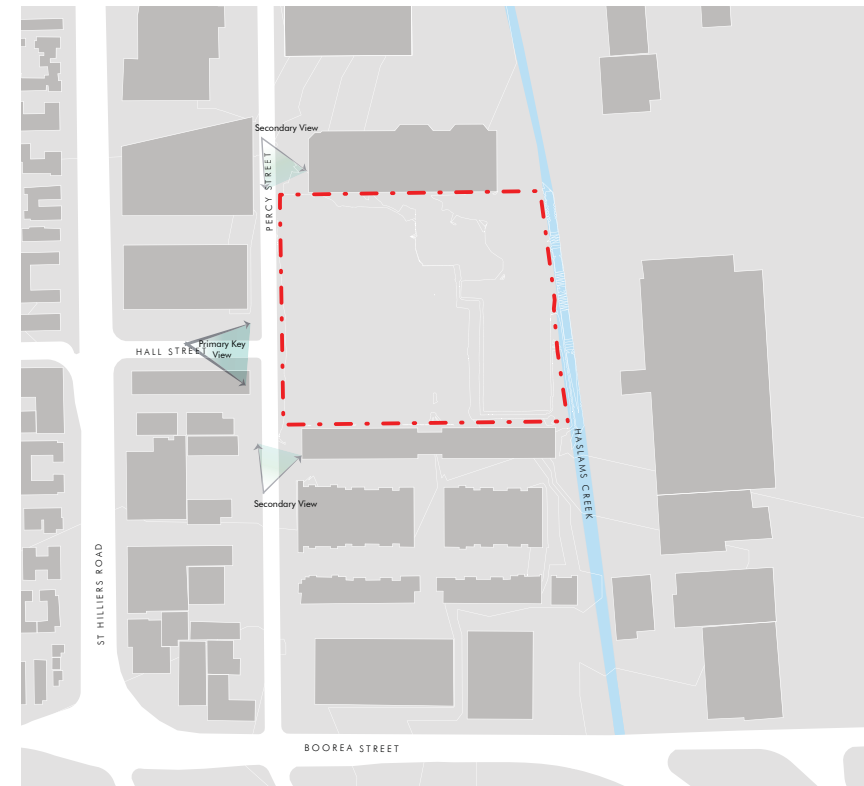


## Site Analysis



### Solar Access

The site enjoys good solar access on the north.



### Key Views of Site

The primary view of the building comes from Hall Street, further views can be obtained from the north east and south west of Percy Street.



# 05

## DEVELOPMENT STRATEGIES

# Option 1

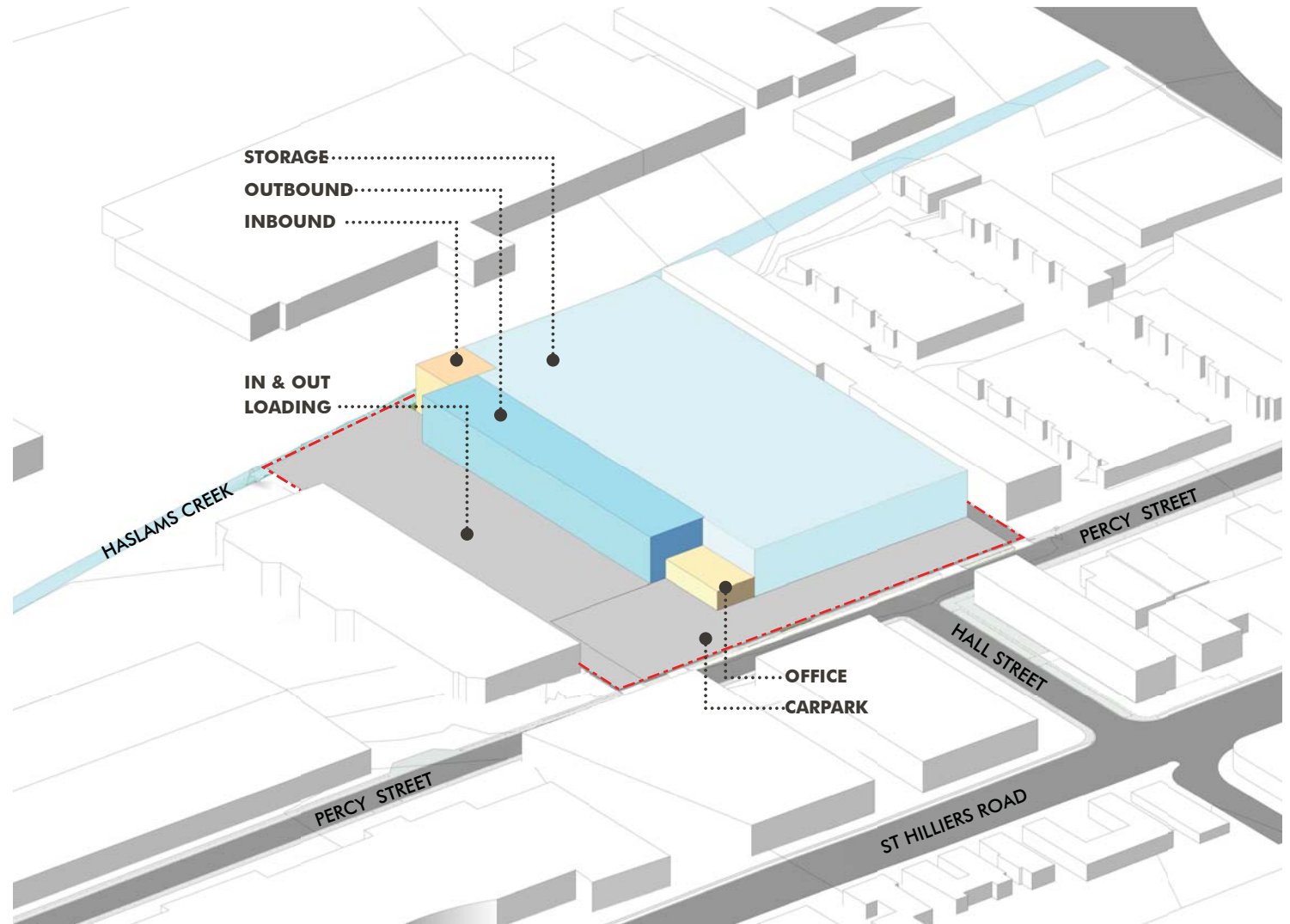
## North facing warehouse & office

### Pros:

- North facing office
- Ongrade carpark

### Cons:

- Lacking street & creek landscape setback
- mixed inbound & outbound loading area
- not meeting brief





## Option 2

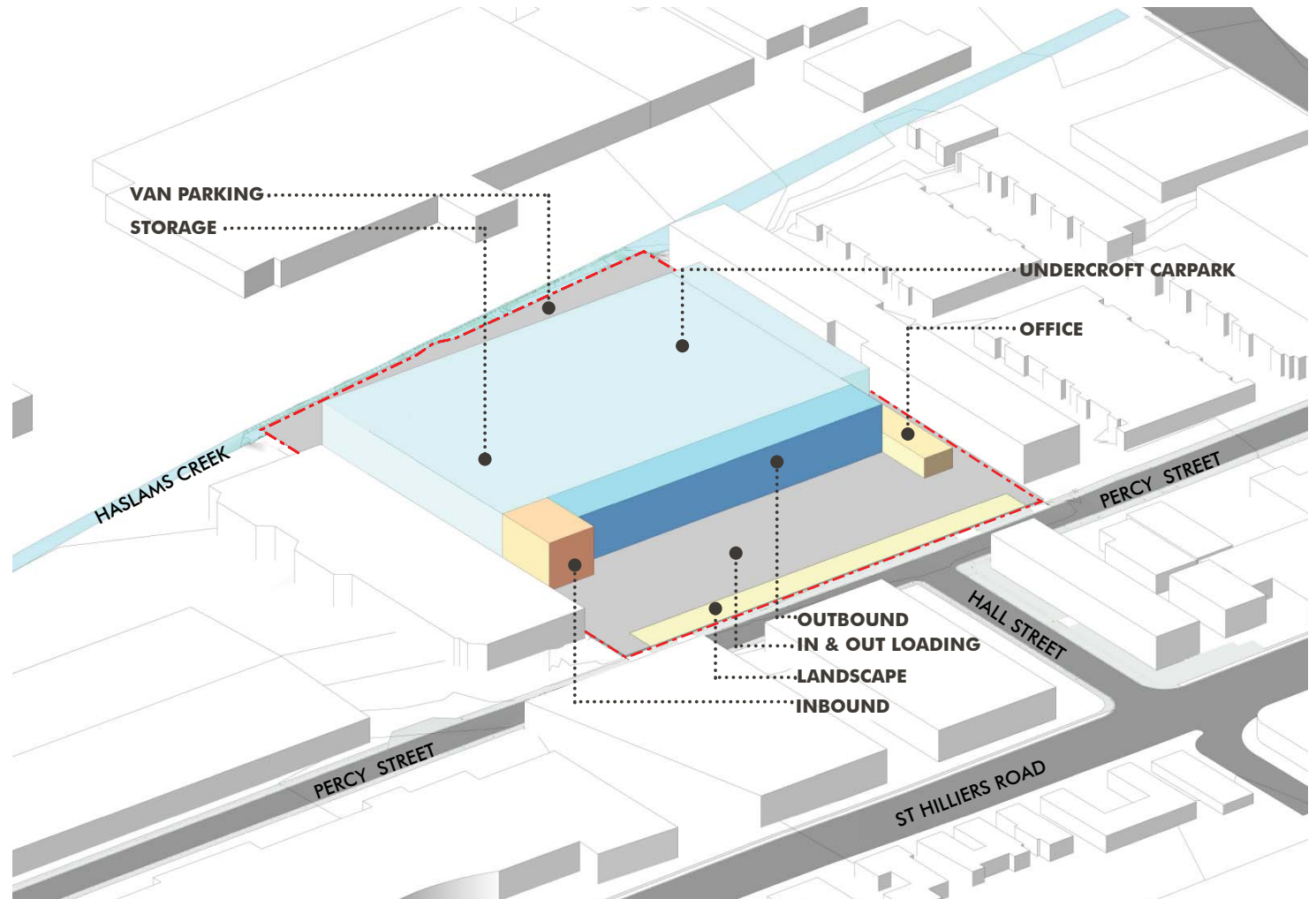
Percy Street facing loading hardstand with undercroft staff carpark

### Pros:

- looping access for operations
- possible creek landscape setback

### Cons:

- South orientating office
- not meeting brief
- excavation for undercroft carpark



## Option 3

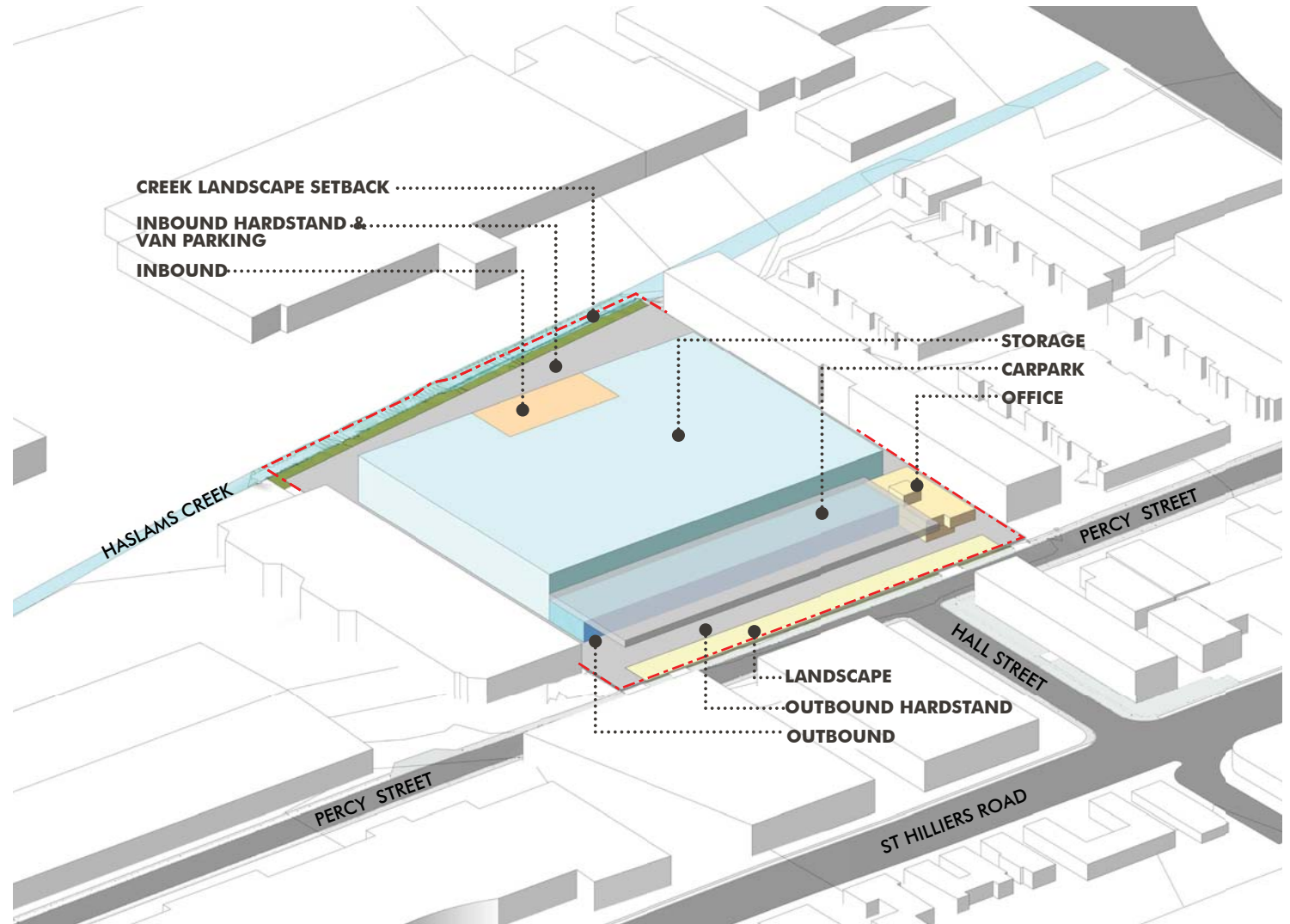
Separated inbound & outbound  
hardstand with elevated staff carpark

### Pros:

- Separated operation for inbound & outbound
- Separated staff parking
- provision of pick up facility for online shopping
- Satisfies project brief.

### Cons:

- South orientating office







## 06 DESIGN PROPOSAL

## Design Principles

- Context & Location
- Future Growth
- Built form & Scale
- Functionality & Quality
- Legibility
- Amenity
- Landscape
- Sustainability
- Safety
- Aesthetics



## Development Summary

**19,260m<sup>2</sup>**

Last mile logistics

**1,220m<sup>2</sup>**

Ancillary office

**135m<sup>2</sup>**

Online shopping  
pick-up area

**350**

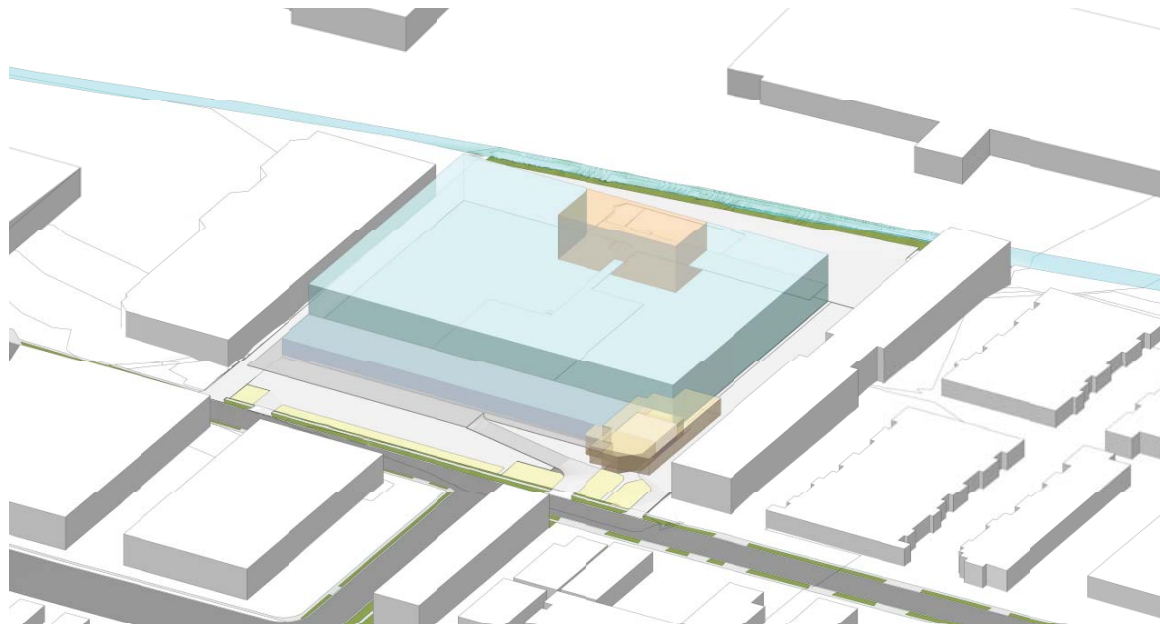
Jobs to be created

**2,510m<sup>2</sup>**

Landscape

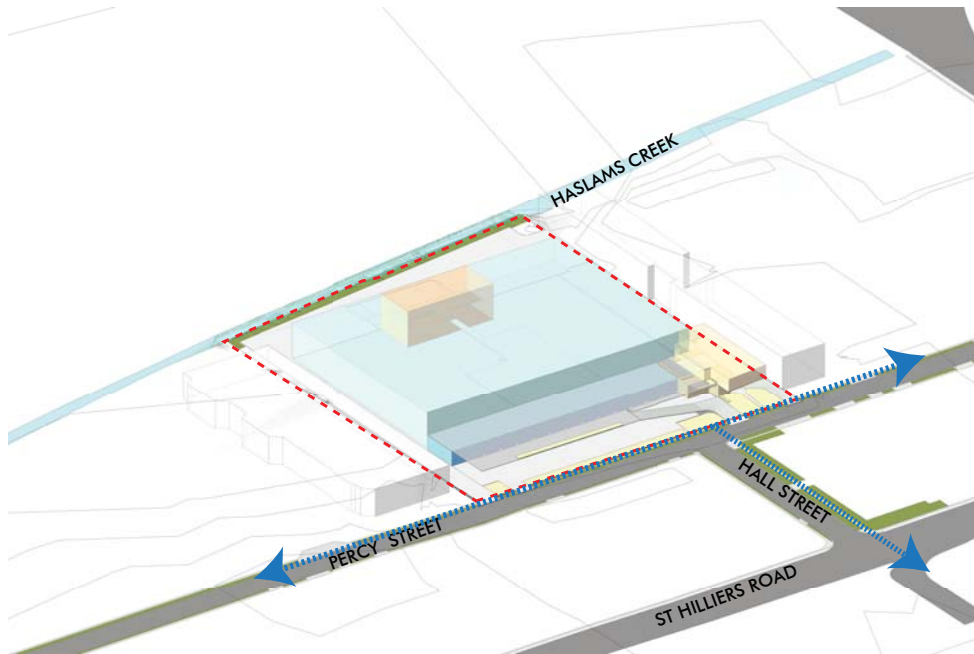
**210m<sup>2</sup>**

Outdoor staff  
recreational area



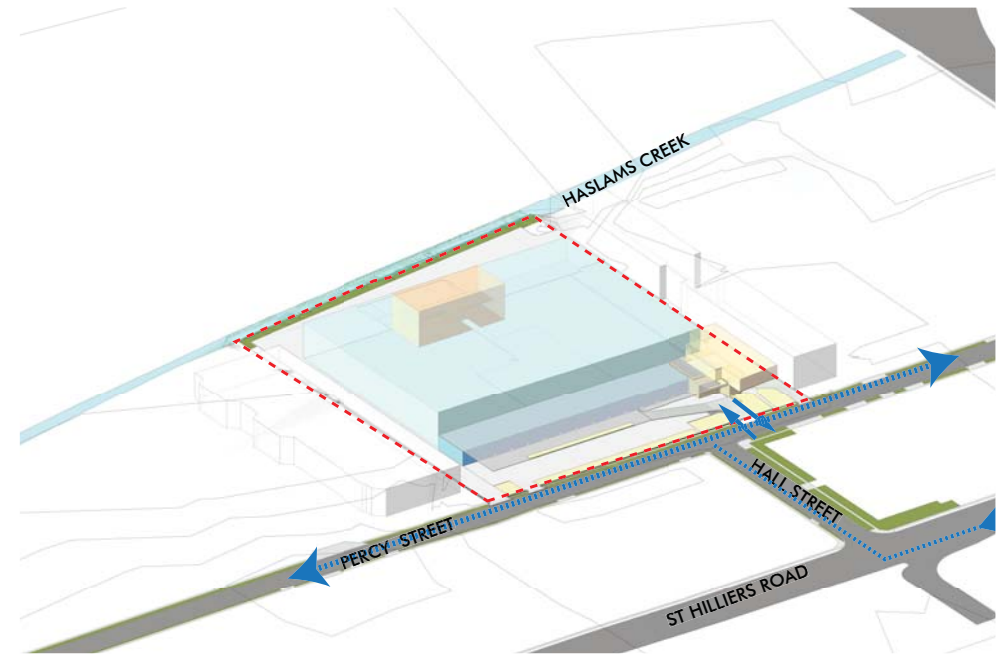
Concept Massing

## Massing Strategy



### Public access

- Percy Street is the main pedestrian access connecting people from Auburn train station, bus stops on Paramatta Road and adjacent area.
- The pedestrian footpath on Hall Street links the site to an existing cycle path along Northumberland road.

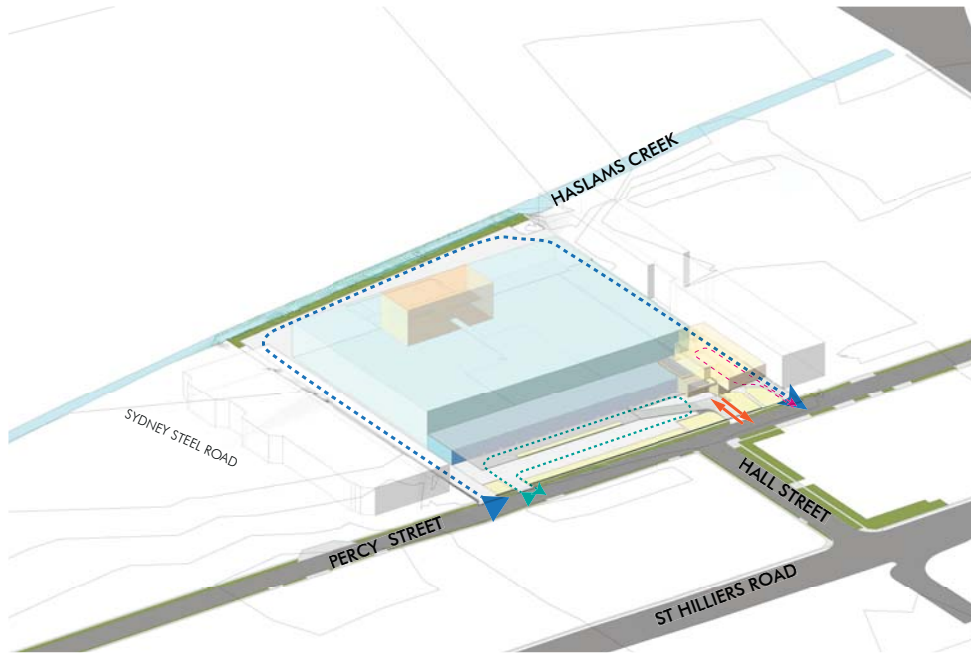


### Employee access

- Car parking for employees is proposed at the south of the site, close to the intersection of Percy Street and Hall Street.
- Vehicle access will be from north and south of Percy Street and from St Hilliers Road through Hall Street.
- Onsite secured bicycle parking and end of trip facility also encourage employee to arrive the site by public transport and bicycles.

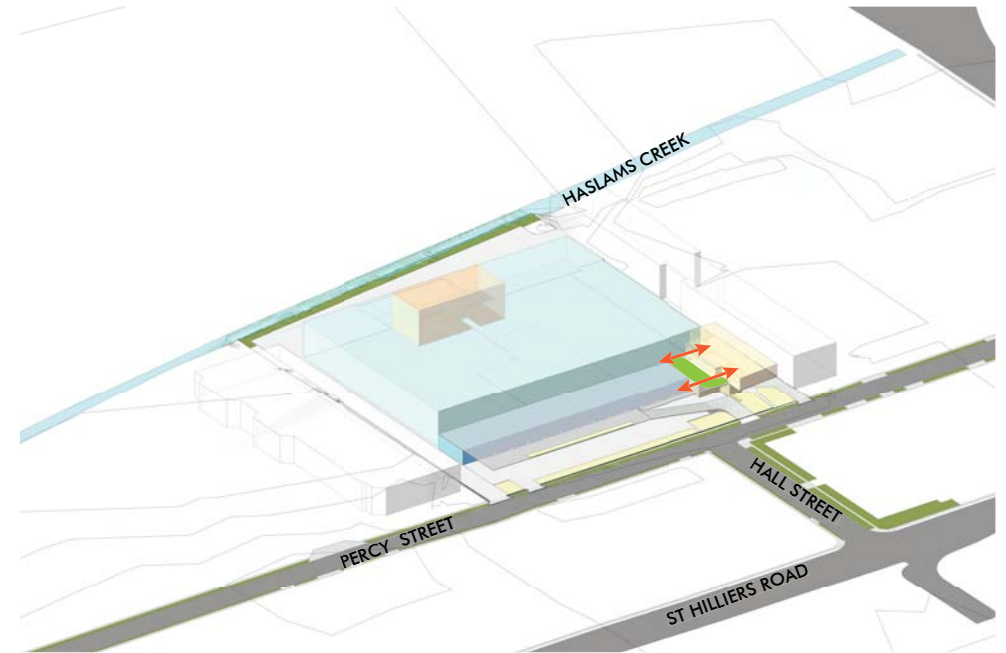


## Massing Strategy



### Vehicle Access

- Heavy vehicle access the site adjacent to the north and south boundaries of the site.
- Separate access is proposed on Percy Street for last mile delivery vans.
- Online shopping customers will use the south boundary driveway for goods pickup.



### Office Amenity

- Main office component is proposed on L1 to enjoy natural sun light and flat access to carpark.
- North facing staff recreational space is located in front of Team Room with fully opened sliding doors, which also can be utilised as a multi-function space.

## Conceptual Drivers



- framed entry

- continuity of profiled metal sheeting to roof and wall



- perforation to carpark

- vertical blades

- blades variation



- colonnade



## Office Component

### Materiality



profiled metal cladding



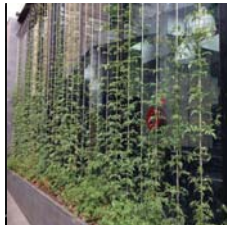
aluminium sun blades



concrete look CFC panels



painted frame -  
"Jasper" or similar



vertical climbing plants



vision glazing



brick planter box

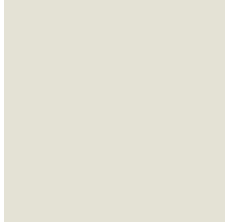


## Outbound Hardstand & Carpark Component

### Materiality



aluminium blades -  
"Jasper" or similar



painted precast concrete -  
"Surfmist" or similar



painted concrete columns -  
"Monument" or similar



metal wall cladding -  
"Wallaby" or similar



raised planter box in carpark



brick to planter box





## Streetscape

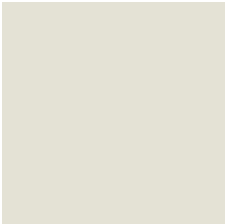
### Materiality



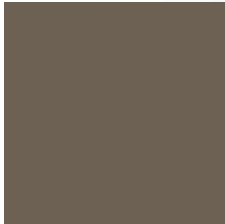
profiled metal cladding



aluminium sun blades



painted precast concrete -  
"Surfmist" or similar



painted frame -  
"Jasper" or similar



vertical climbing plants



vision glazing



brick planter box

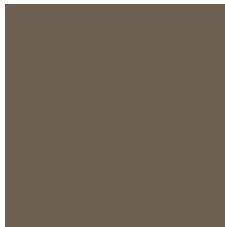


## Staff Recreational Area

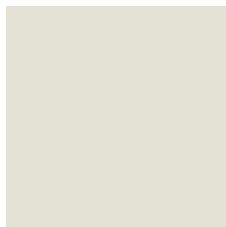
### Materiality



profiled metal cladding



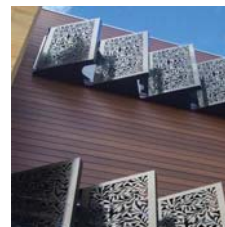
painted frame -  
"Jasper" or similar



painted precast column -  
"Surfmist" or similar



concrete look CFC panels



aluminium sun blades



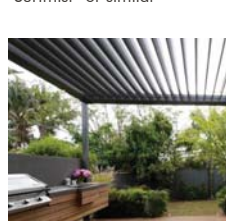
vision glazing



brick planter box



raised planter boxes



Vergola - "Monument" or similar



