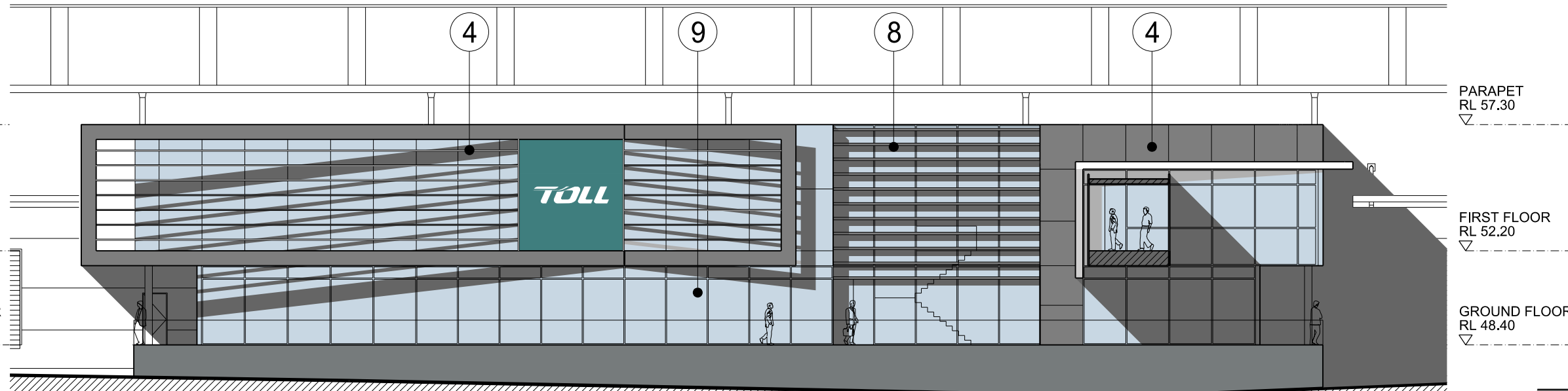
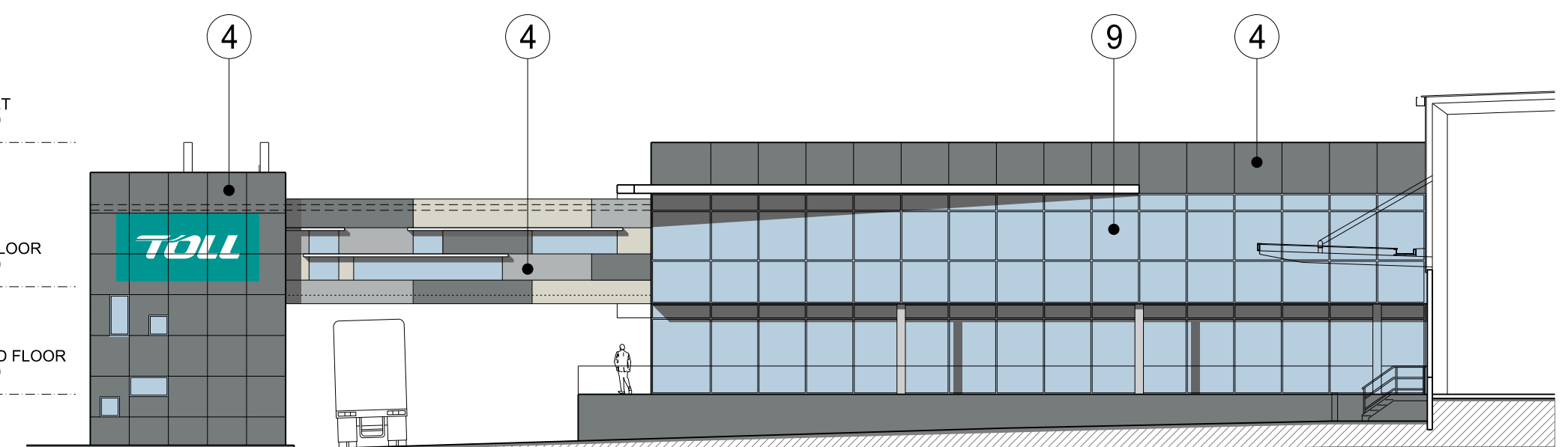


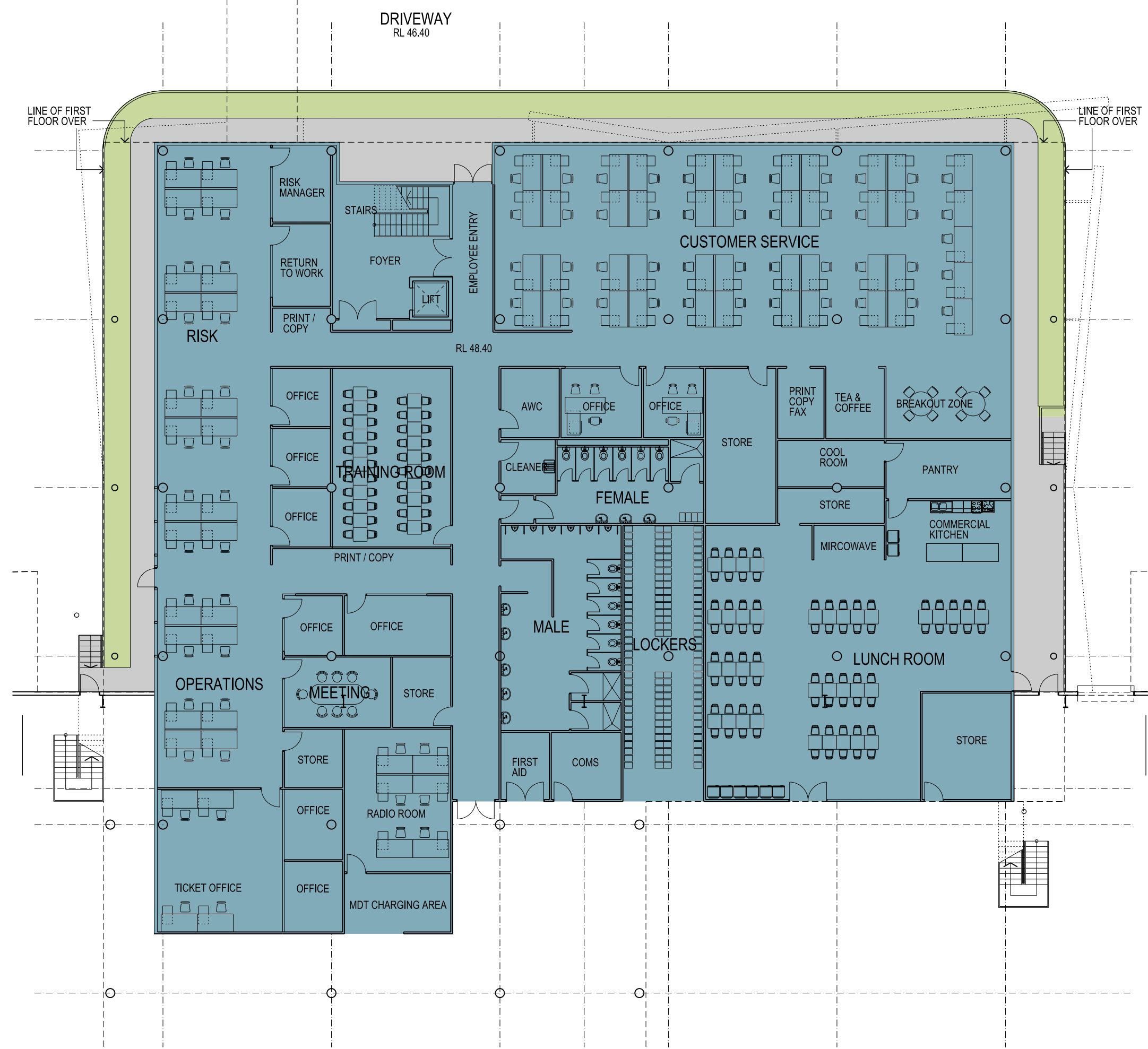
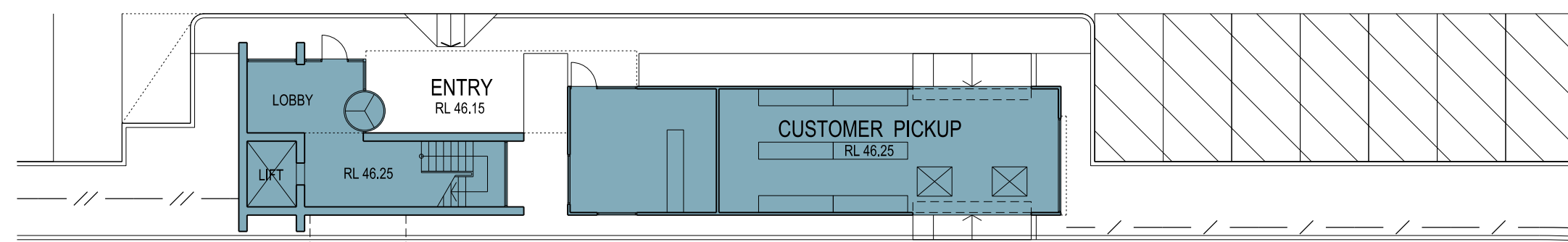
03 MAIN OFFICE - NORTH ELEVATION 1:200



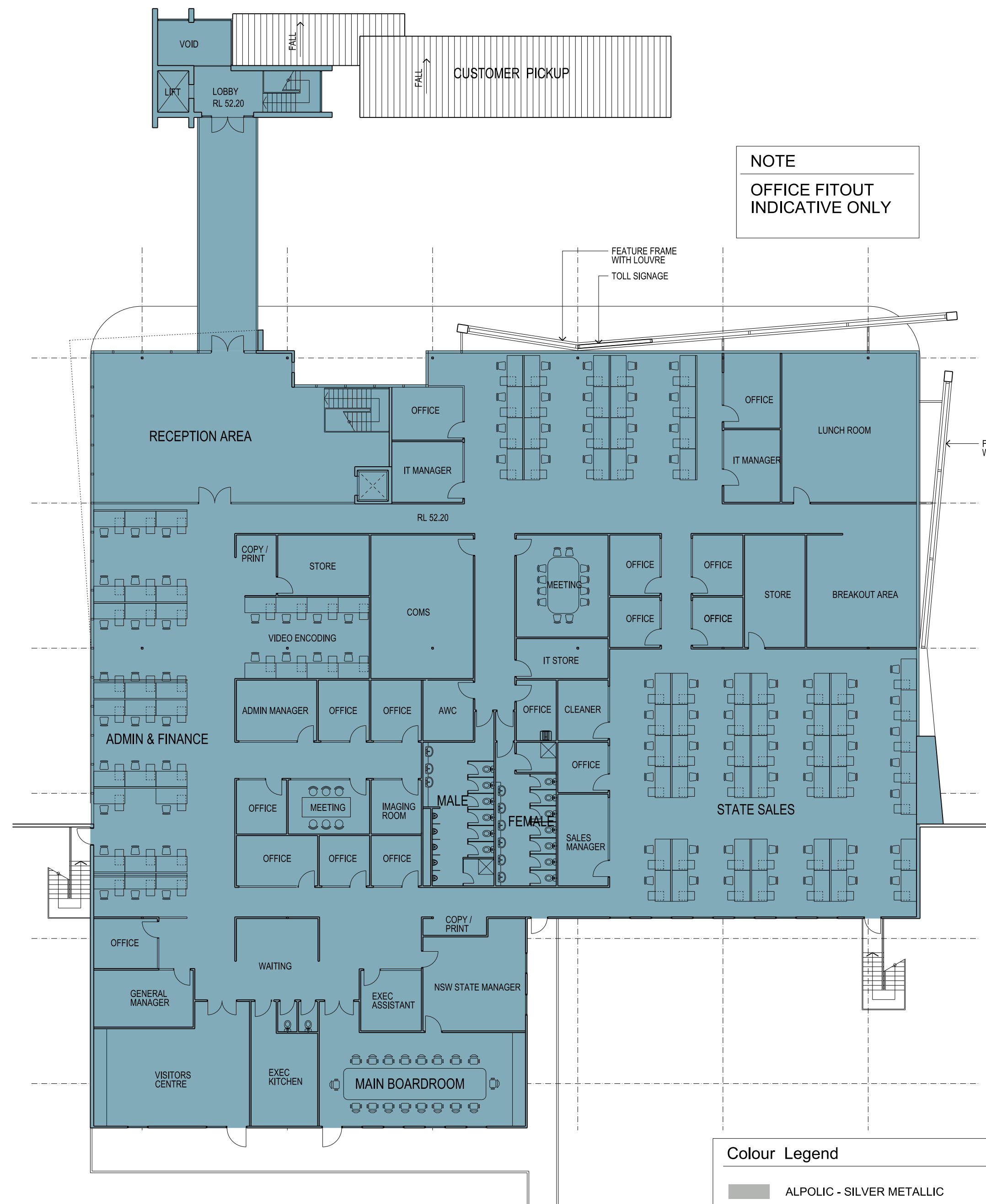
04 MAIN OFFICE - WEST ELEVATION 1:200



05 MAIN OFFICE / ENTRY - SOUTH ELEVATION 1:200



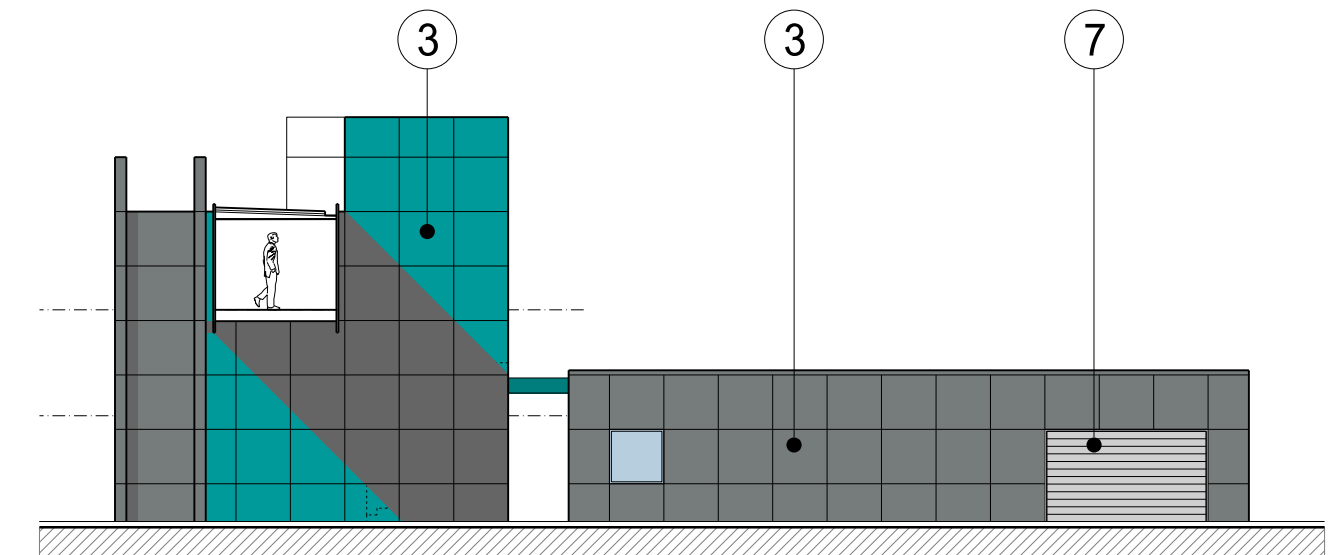
01 MAIN OFFICE - GROUND FLOOR PLAN 1:200



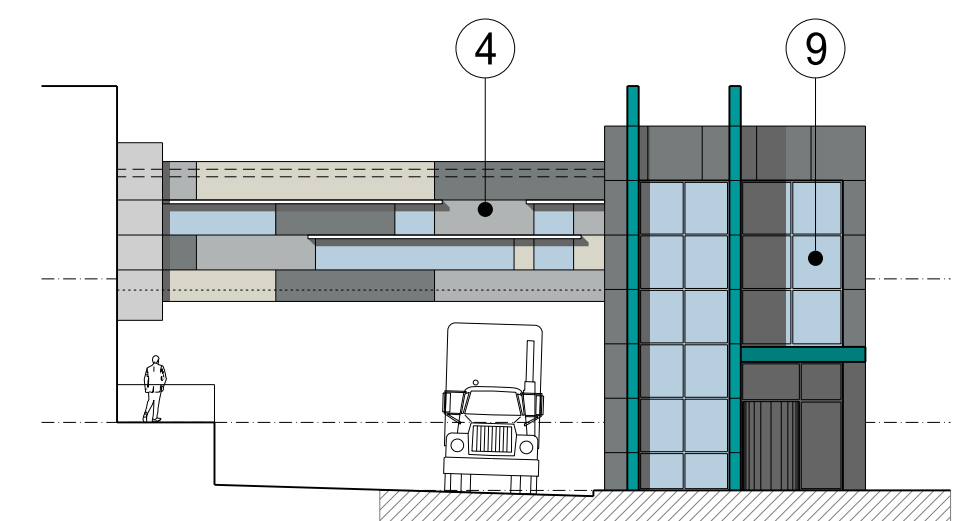
02 MAIN OFFICE - FIRST FLOOR PLAN 1:200

NOTE
OFFICE FITOUT
INDICATIVE ONLY

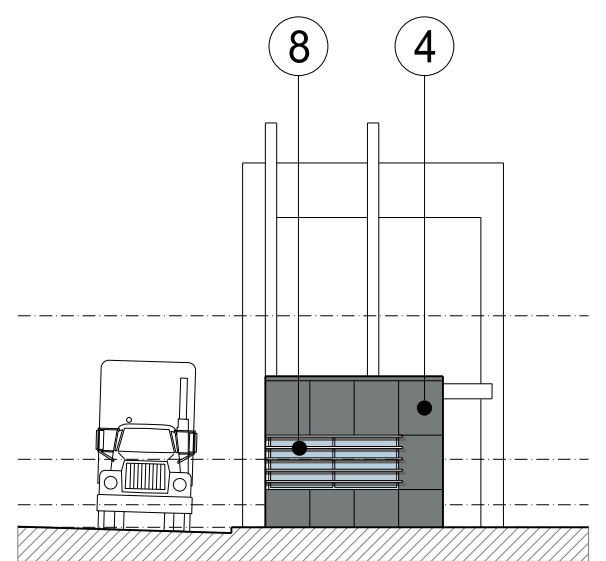
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	ALPOLIC - CHAMPAGNE METALLIC
	ALPOLIC - DARK GREY METALLIC
	DULUX - DRAGON GREEN



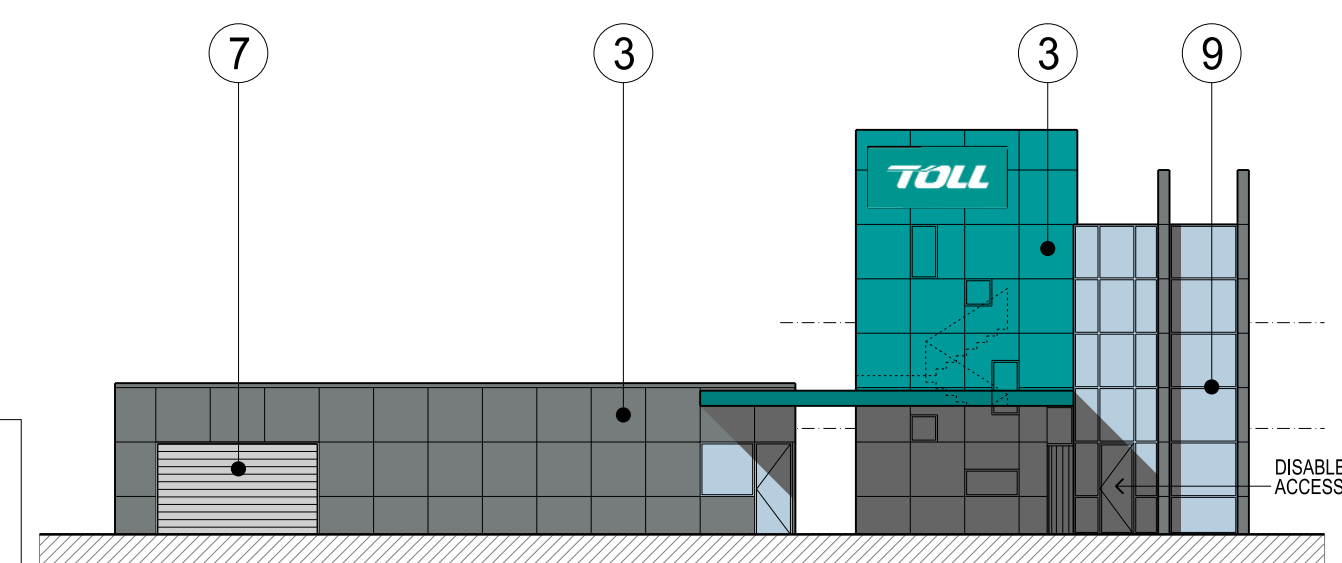
06 ENTRY / CUSTOMER PICKUP - EAST ELEVATION 1:200



07 ENTRY - NORTH ELEVATION 1:200



08 CUSTOMER PICKUP - NORTH ELEVATION 1:200



09 ENTRY / CUSTOMER PICKUP - WEST ELEVATION 1:200

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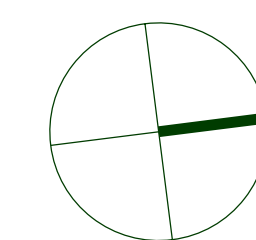
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ISSUE	REV.	DESCRIPTION	DATE
J	1	DEVELOPMENT APPLICATION	05.12.12
H	2	ISSUE FOR DA APPROVAL	20.11.12
G	3	ISSUE FOR DA APPROVAL	22.11.12
F	4	GENERAL AMENDMENTS	20.11.12
E	5	REVISION CLOUDS ADDED	15.11.12
D	6	Elevations added	15.11.12
C	7	Office facade amended	13.11.12
B	8	CLIENT REVIEW	06.11.12
A	9	PRE DA MEETING	02.11.12
	10	PRELIMINARY	02.11.12

Indicative External Finishes Legend

① PROFILED METAL WALL CLADDING COLORBOND	⑥ TRANSLUCENT ROOF SHEETING	⑪ AWNING FASCIA - BOATING GREEN
② TRANSLUCENT WALL CLADDING	⑦ METAL ROLLER SHUTTER DOOR POWDER COATED	⑫ EAVES GUTTERS AND DOWNPIPES COLORBOND
③ PAINTED PRECAST CONCRETE DADO PANELS	⑧ METAL LOUVRES	⑬ STRUCTURAL FRAMING - PAINT FINISH
④ ALUMINIUM COMPOSITE CLADDING	⑨ ALUMINIUM FRAMED WINDOWS POWDER COATED	
⑤ PROFILED METAL ROOFING		



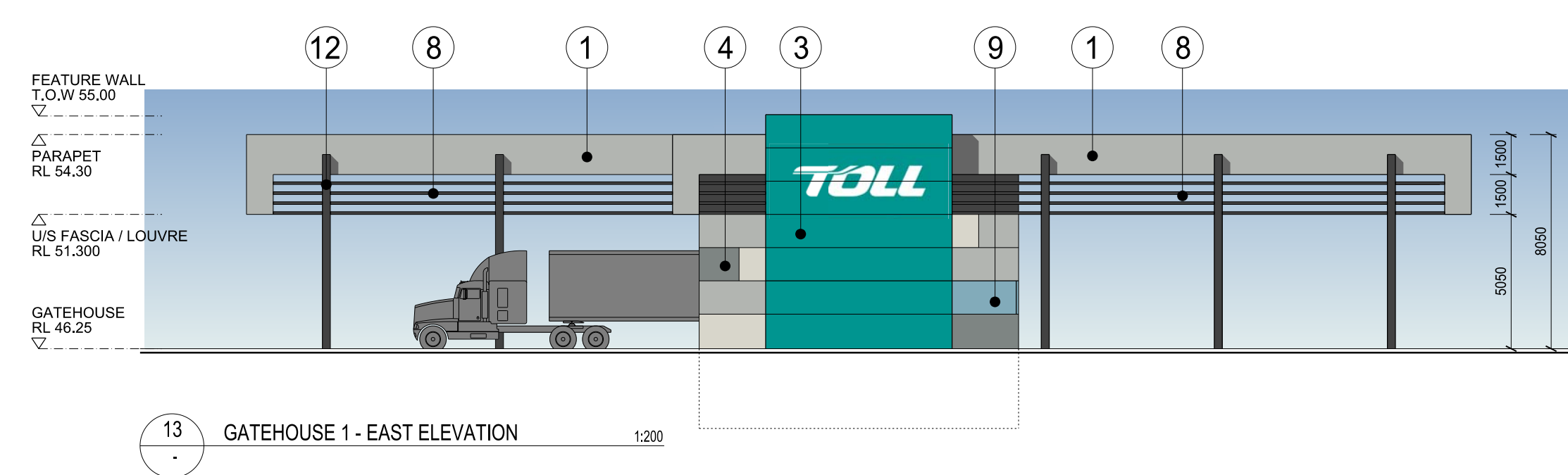
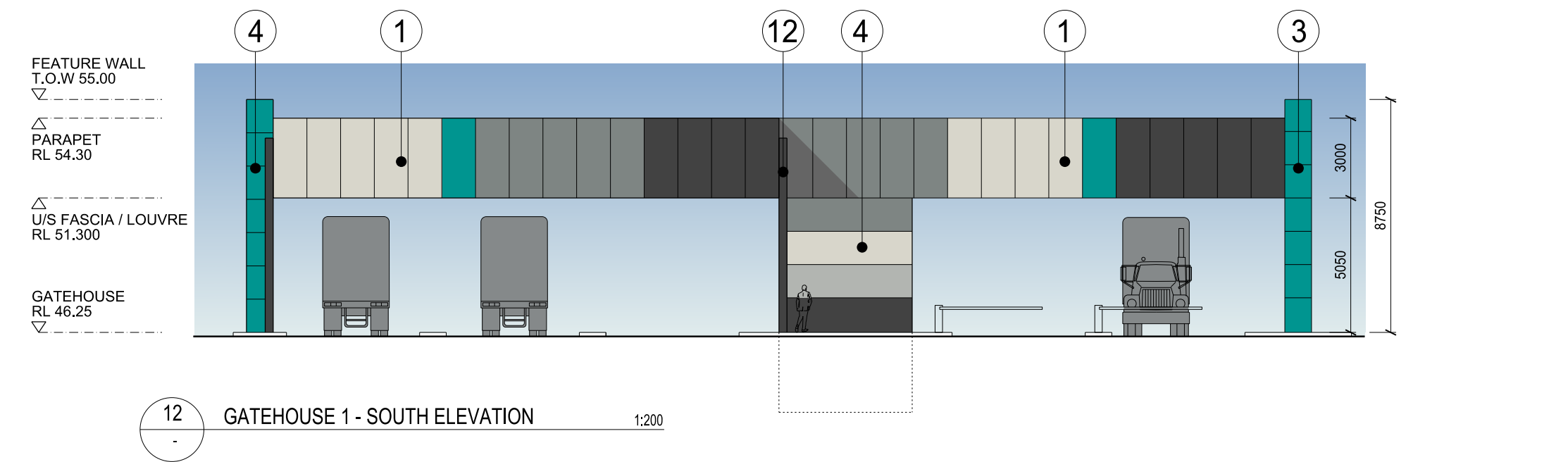
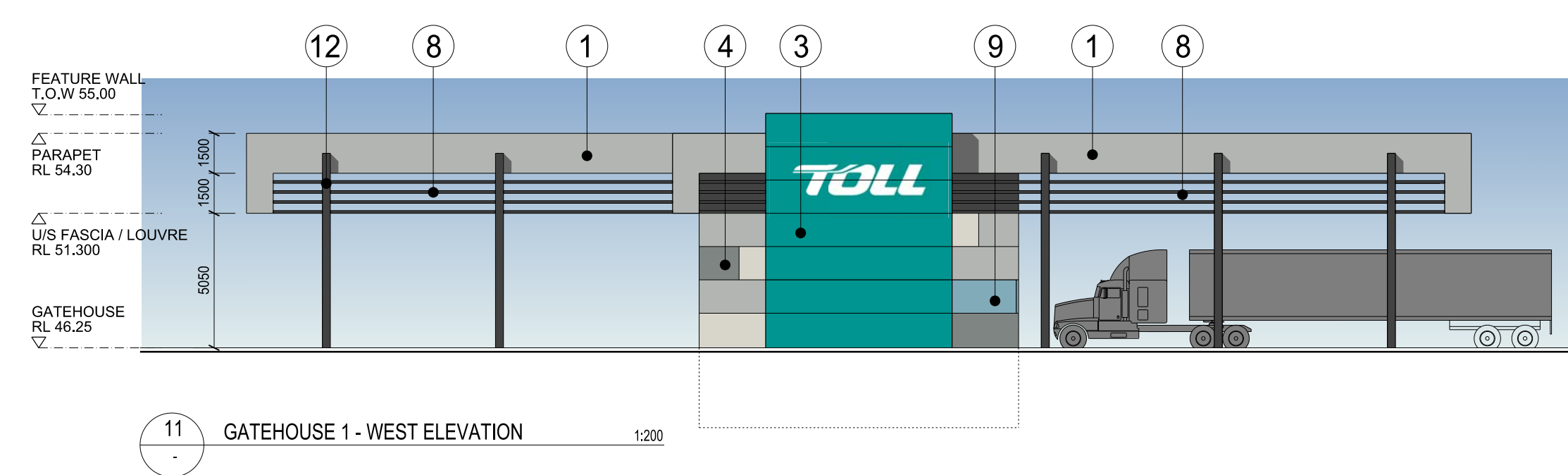
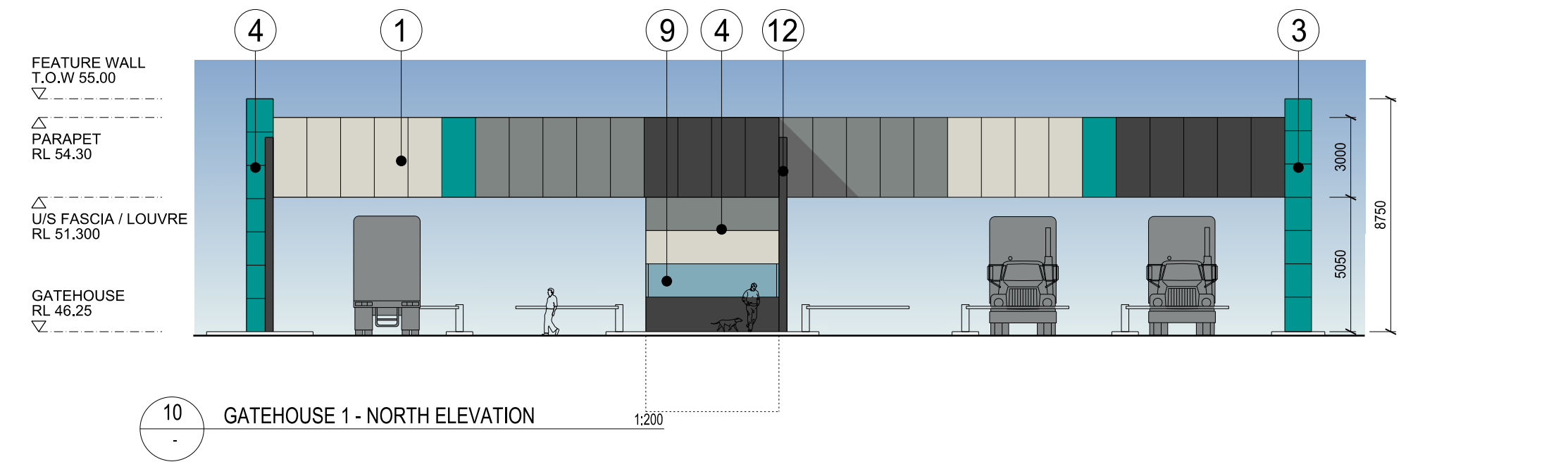
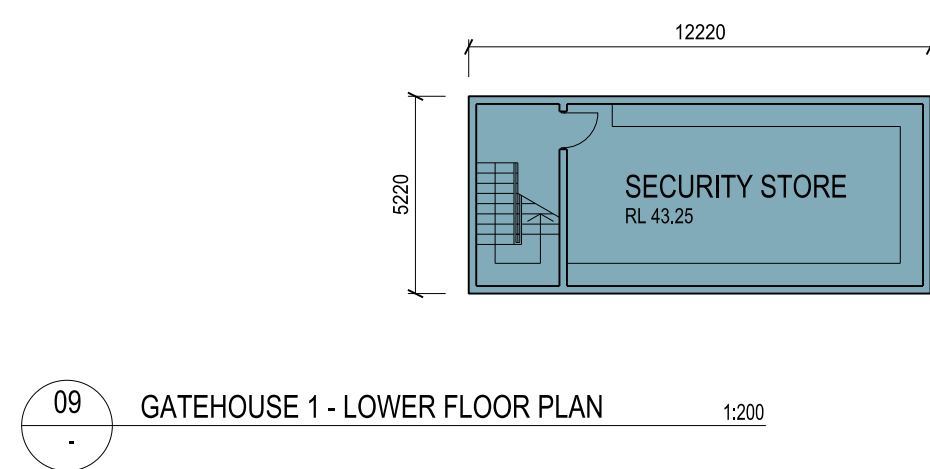
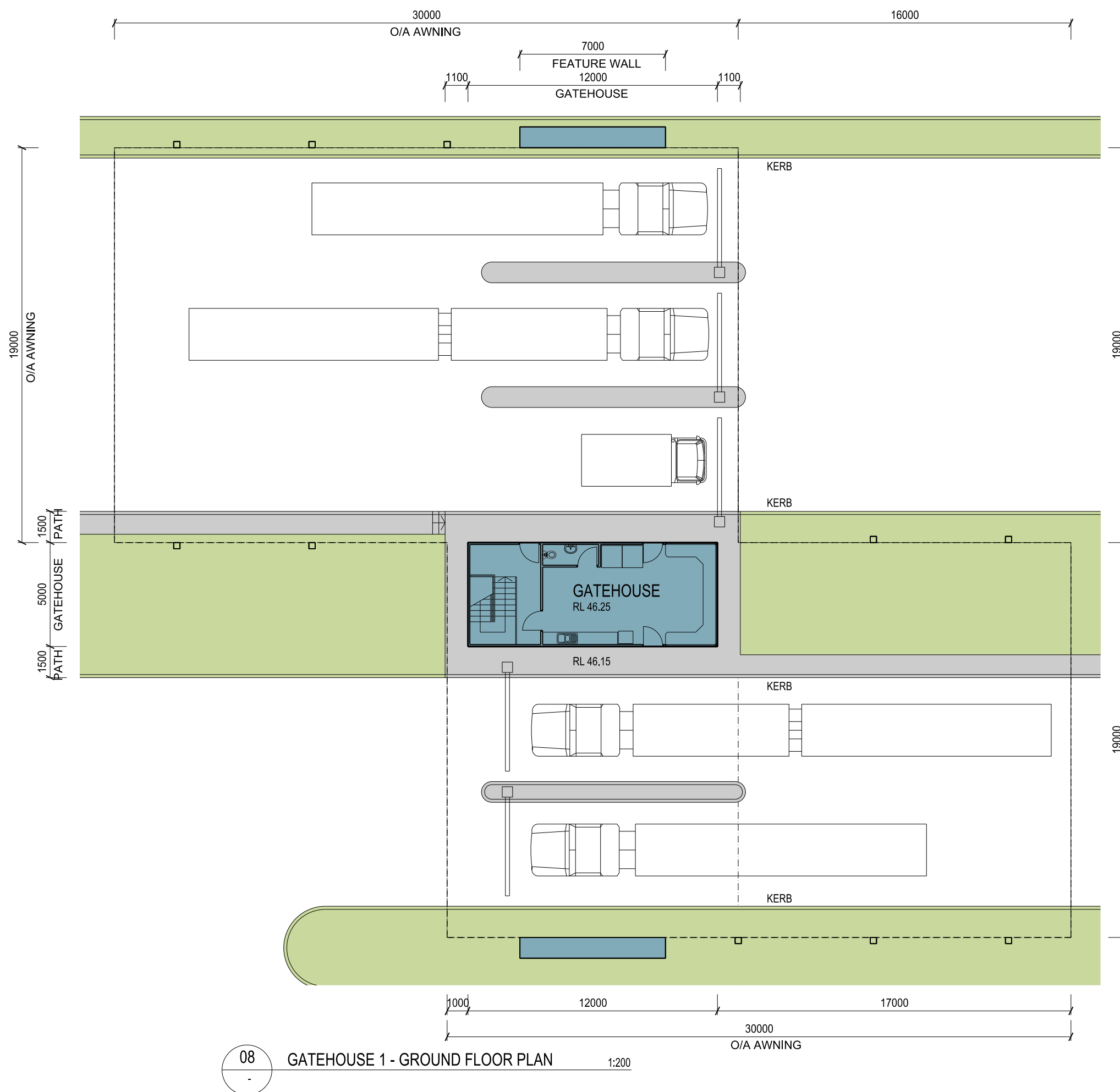
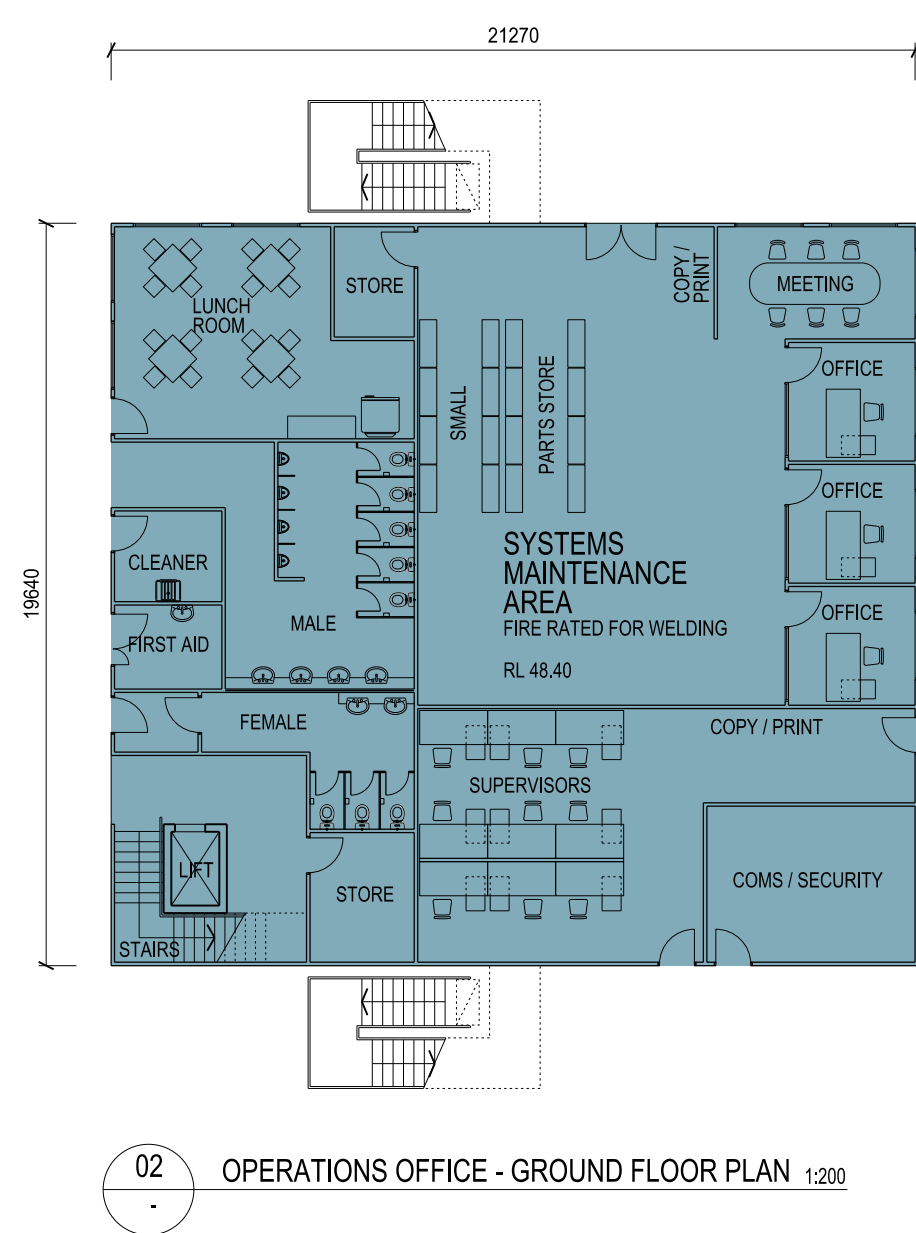
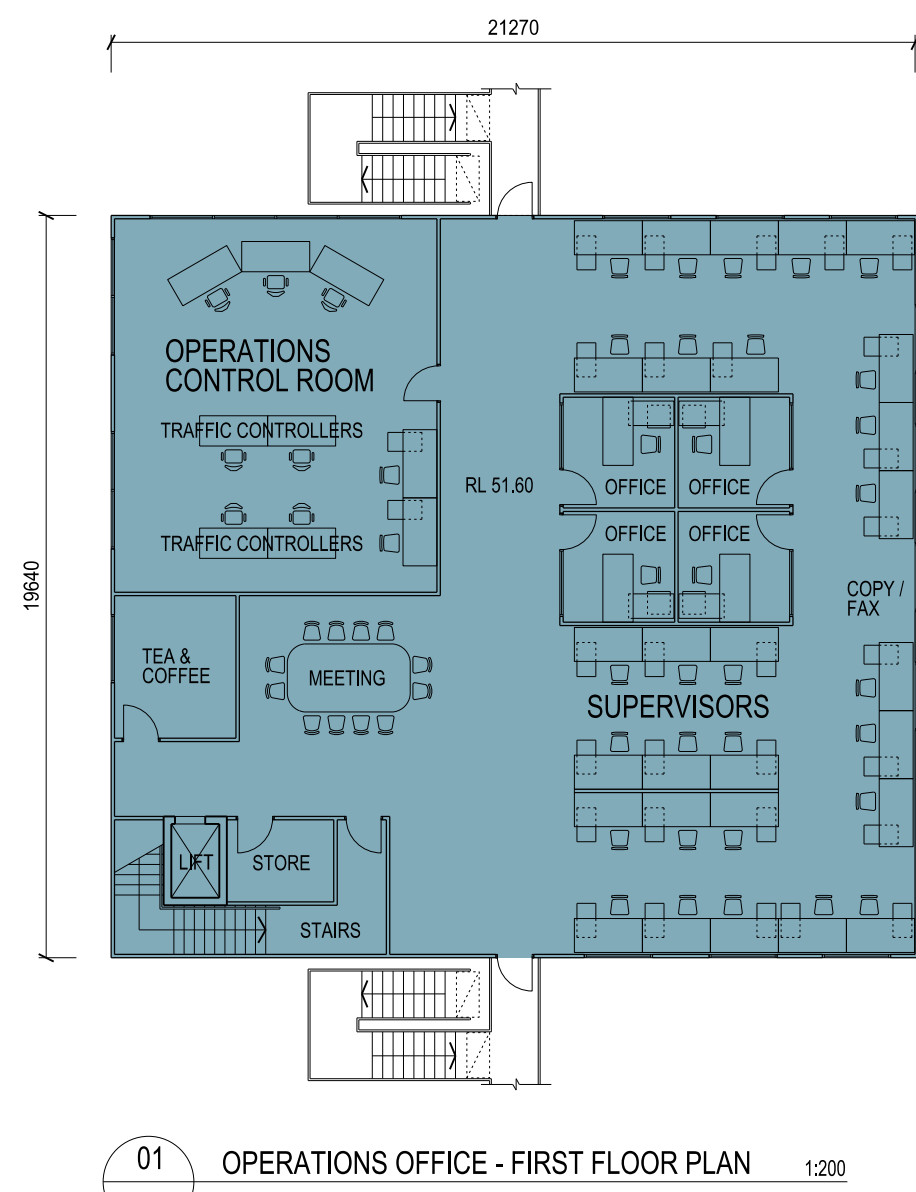
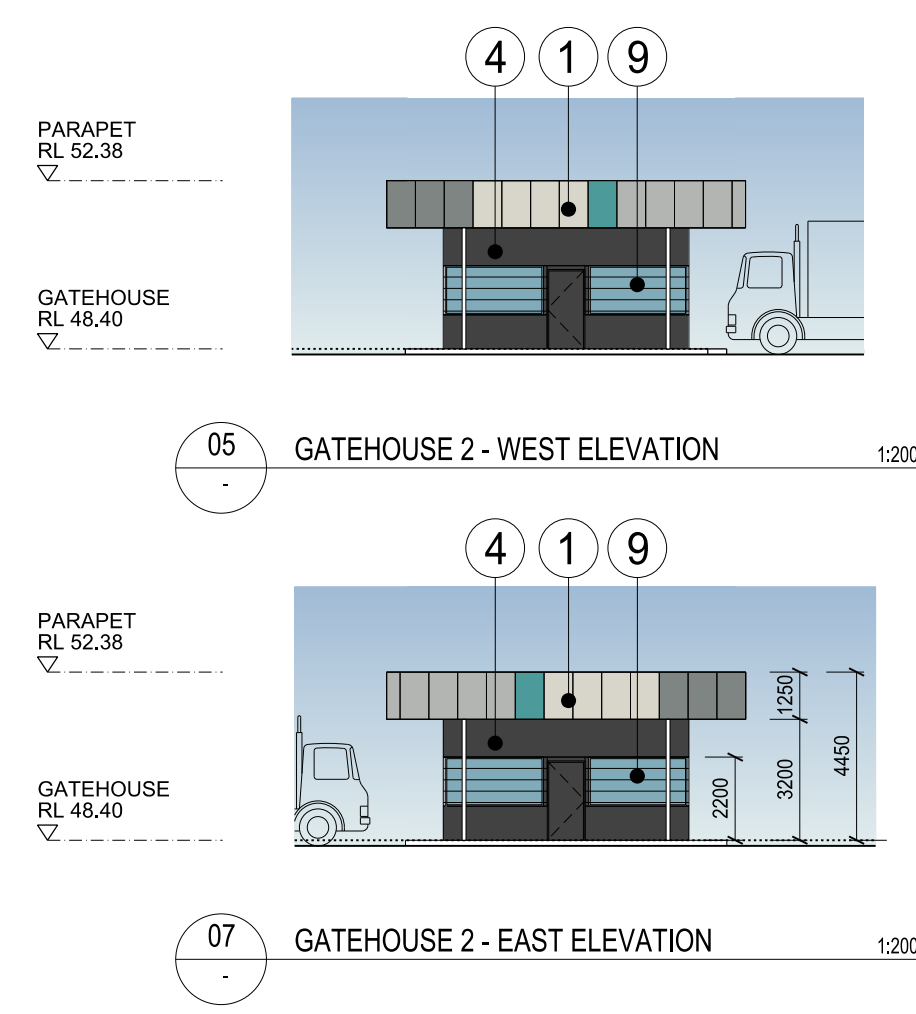
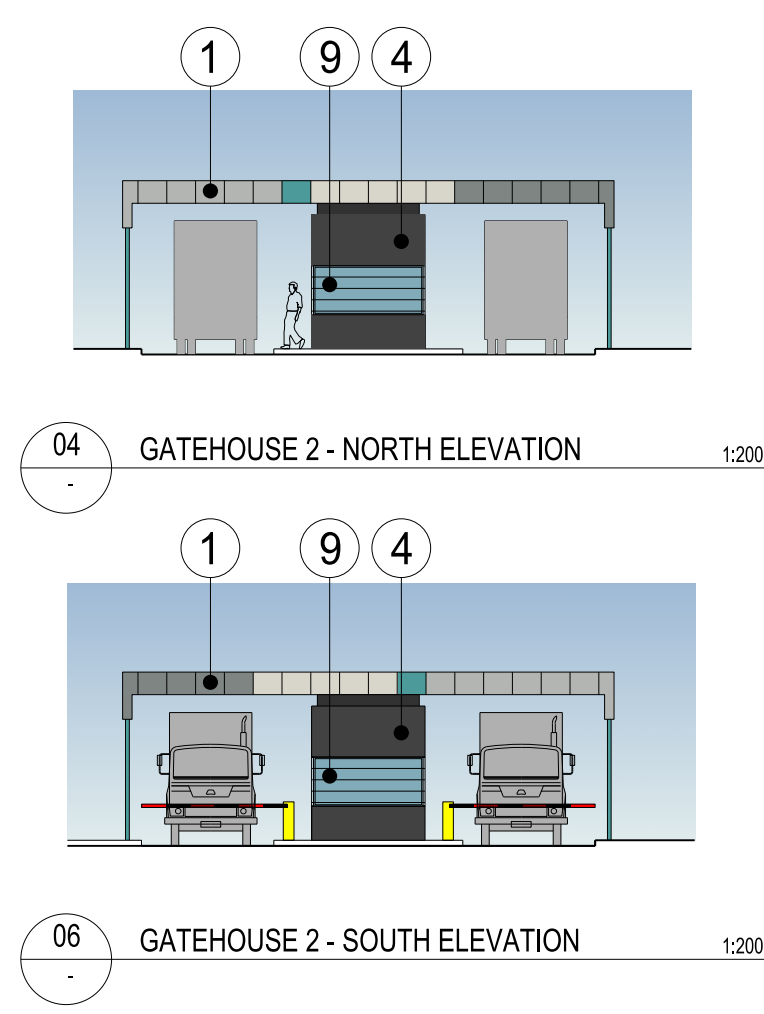
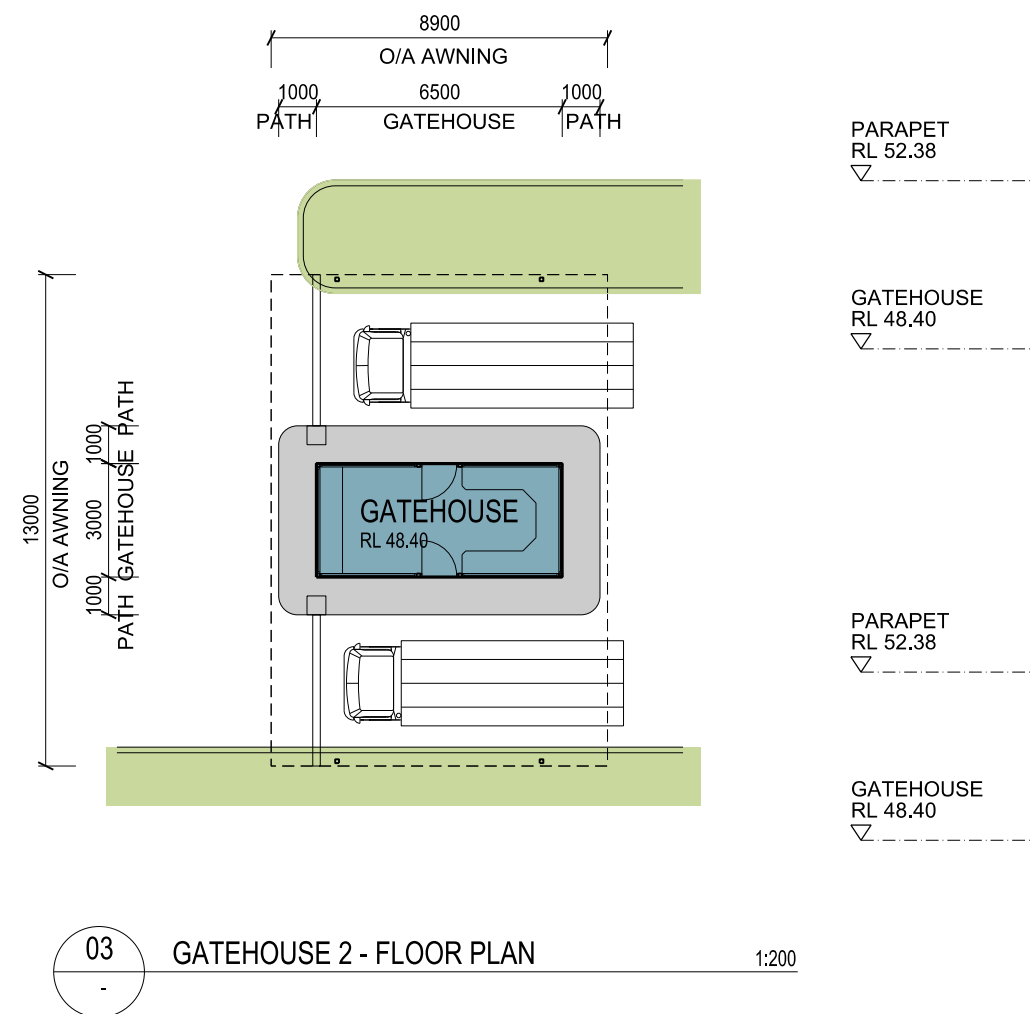
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CLIENT
Goodman

PROJECT
Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE

TITLE
MAIN OFFICE PLANS & ELEVATIONS

DATE	15.10.1012	PROJECT No.	12197
SCALE	1:200 @ A1	DRAWN	SBA
CHECKED		DWG No.	DA - 09
APPROVED		ISSUE	J



Colour Legend	
	COLORBOND - SHALE GRAY
	COLORBOND - MONUMENT
	COLORBOND - SURFMIST
	COLORBOND - WIND SPRAY
	TRANSLUCENT SHEETING
	PAINT FINISH TO MATCH SHALE GRAY
	PAINT FINISH TO MATCH MONUMENT
	DULUX - DRAGON GREEN
	ALPOLIC - SILVER METALLIC
	ALPOLIC - CHAMPAGNE METALLIC
	ALPOLIC - DARK GRAY METALLIC

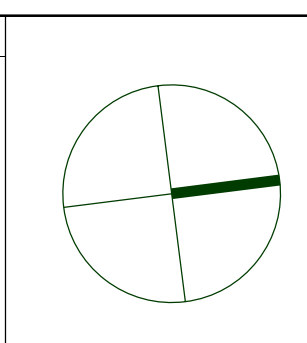
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ISSUE	REV.	DESCRIPTION	DATE
E		DEVELOPMENT APPLICATION	06.12.12
D		ISSUED FOR APPROVAL	28.11.12
C		ISSUED FOR APPROVAL	22.11.12
B		COORDINATION ISSUE	20.11.12
A		CLIENT REVIEW	13.11.12

Indicative External Finishes Legend			
①	PROFILED METAL WALL CLADDING COLORBOND	⑥	TRANSLUCENT ROOF SHEETING
②	TRANSLUCENT WALL CLADDING	⑦	METAL ROLLER SHUTTER DOOR POWDER COATED
③	PAINTED PRECAST CONCRETE DADO PANELS	⑧	METAL LOUVRES
④	ALUMINIUM COMPOSITE CLADDING	⑨	ALUMINIUM FRAMED WINDOWS POWDER COATED
⑤	PROFILED METAL ROOFING	⑩	AWNING FASCIA - BOATING GREEN
		⑪	EAVES GUTTERS AND DOWNPIPES COLORBOND
		⑫	STRUCTURAL FRAMING - PAINT FINISH



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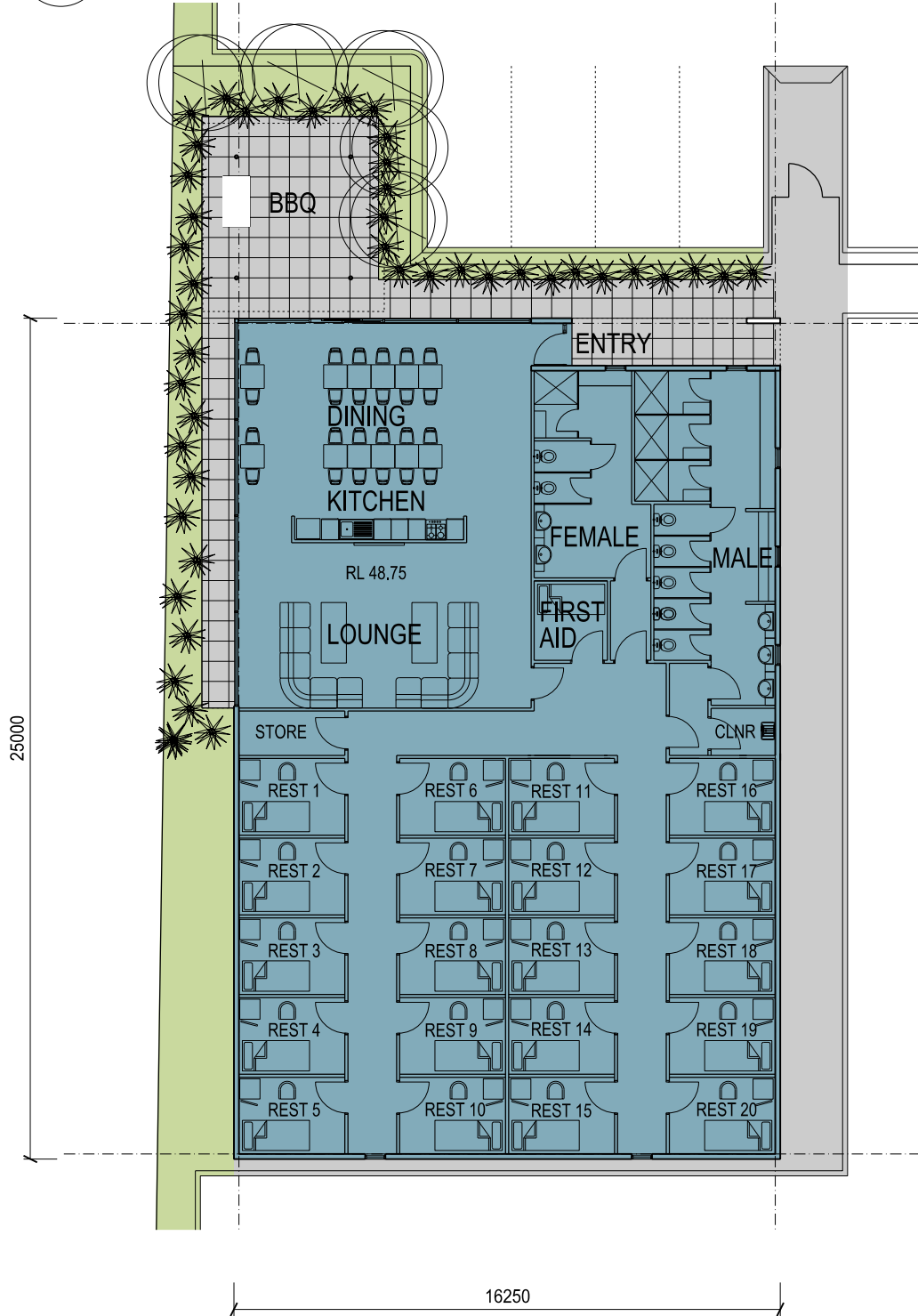
CLIENT

Goodman

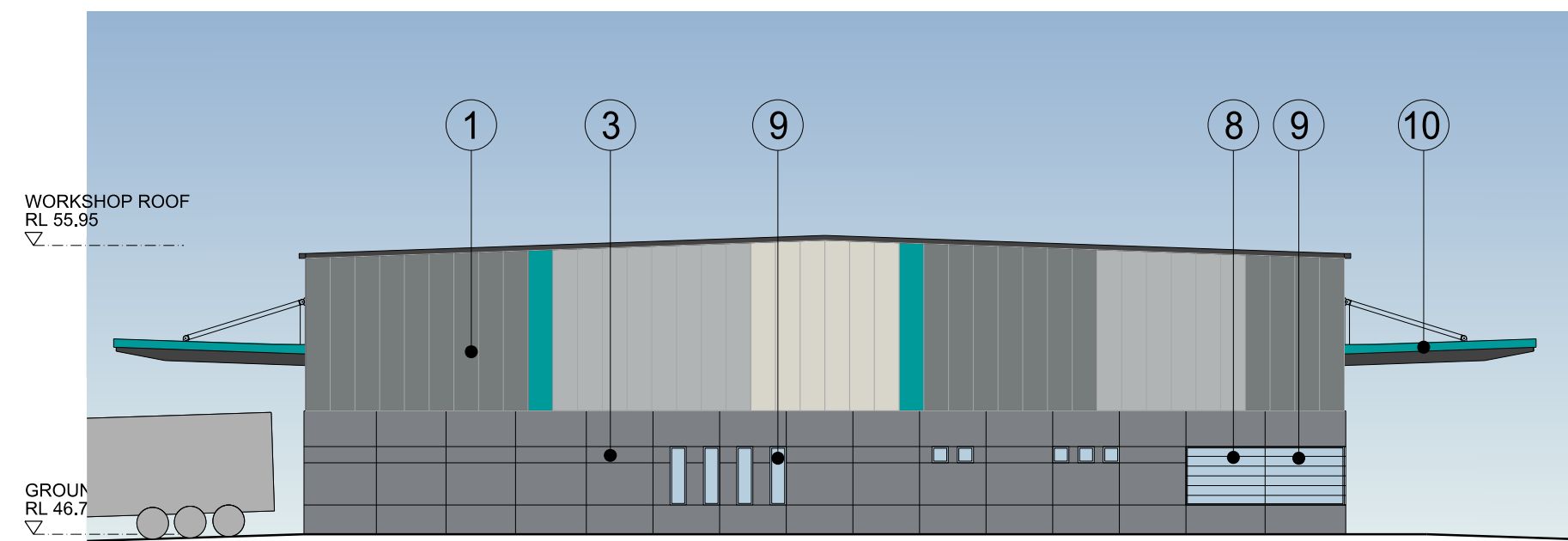
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Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE	SCALE	1:200 @ A1		12197
TITLE	DRAWN	SBA	DWG No.	ISSUE
OPERATIONS OFFICE & GATEHOUSES	CHECKED		DA - 10	E
	APPROVED			



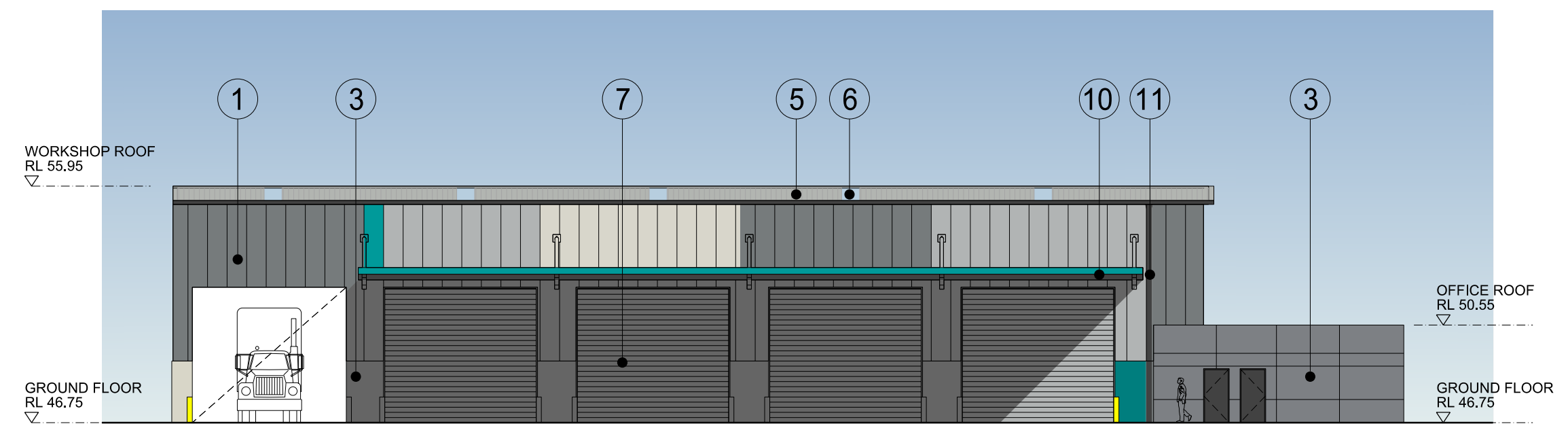
01 FLEET WORKSHOP - FLOOR PLAN 1:200



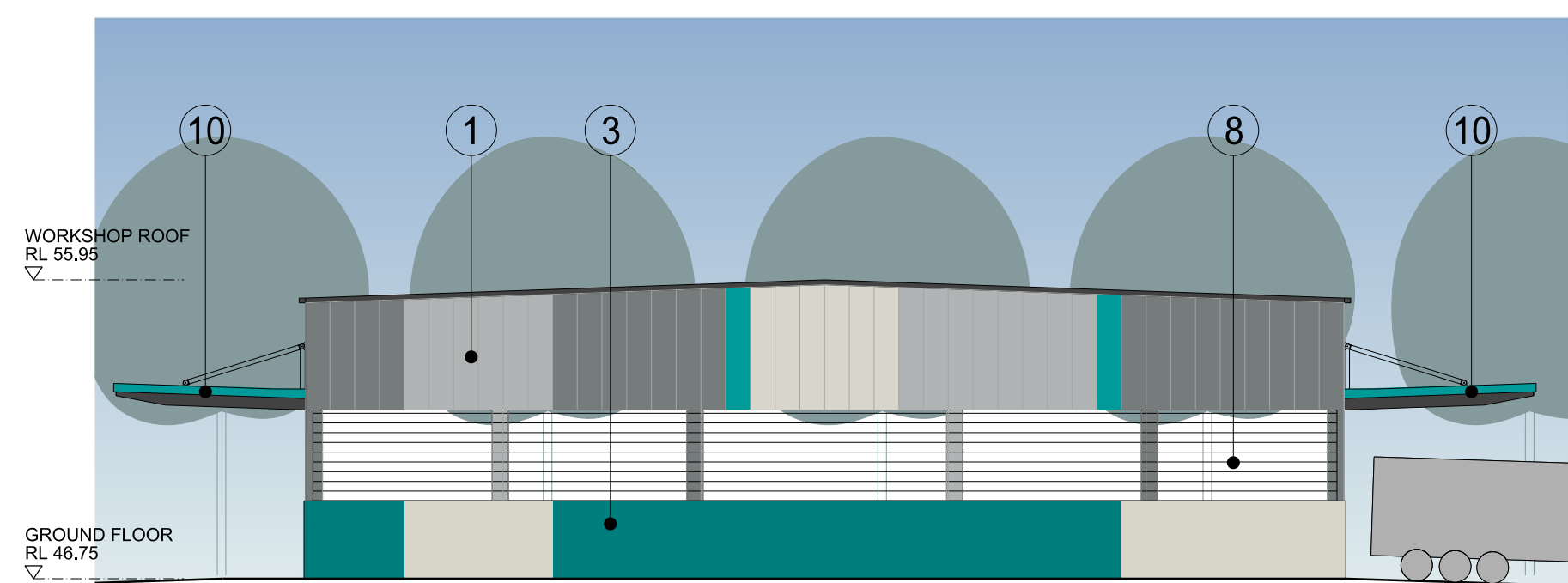
06 DRIVERS REST - FLOOR PLAN 1:200



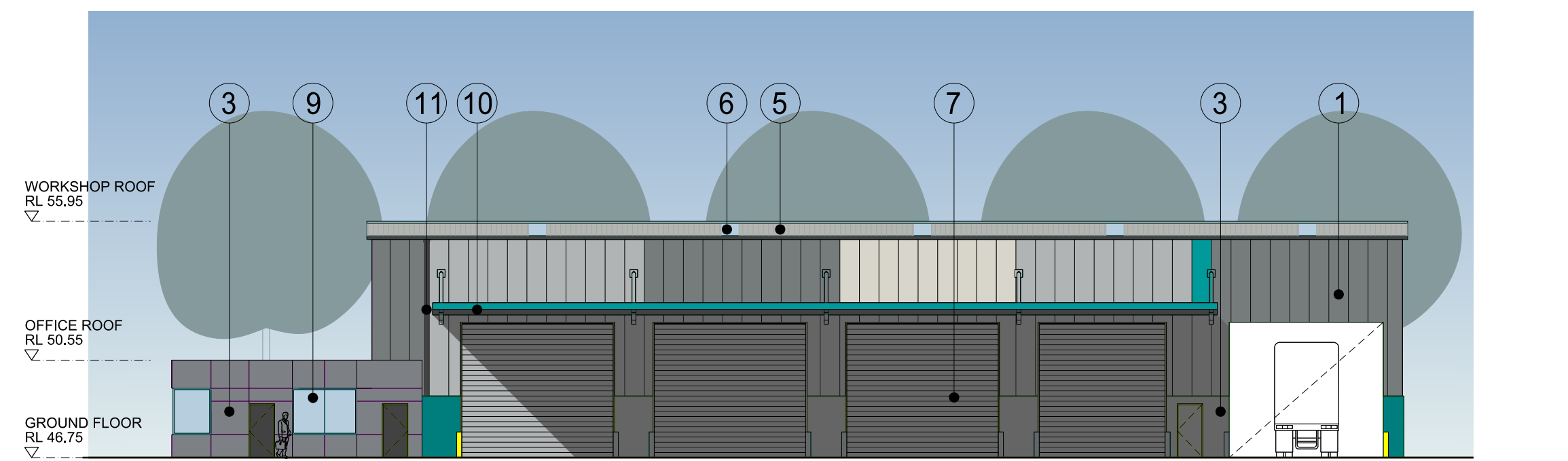
02 FLEET WORKSHOP - WEST ELEVATION 1:200



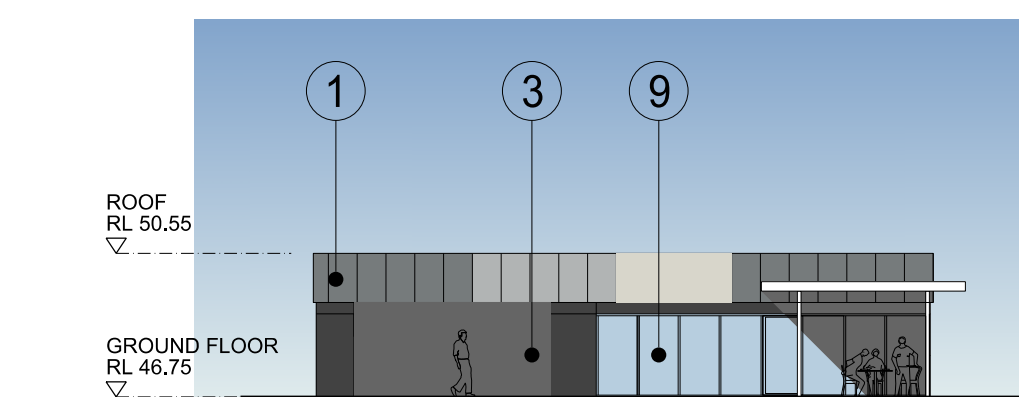
03 FLEET WORKSHOP - NORTH ELEVATION 1:200



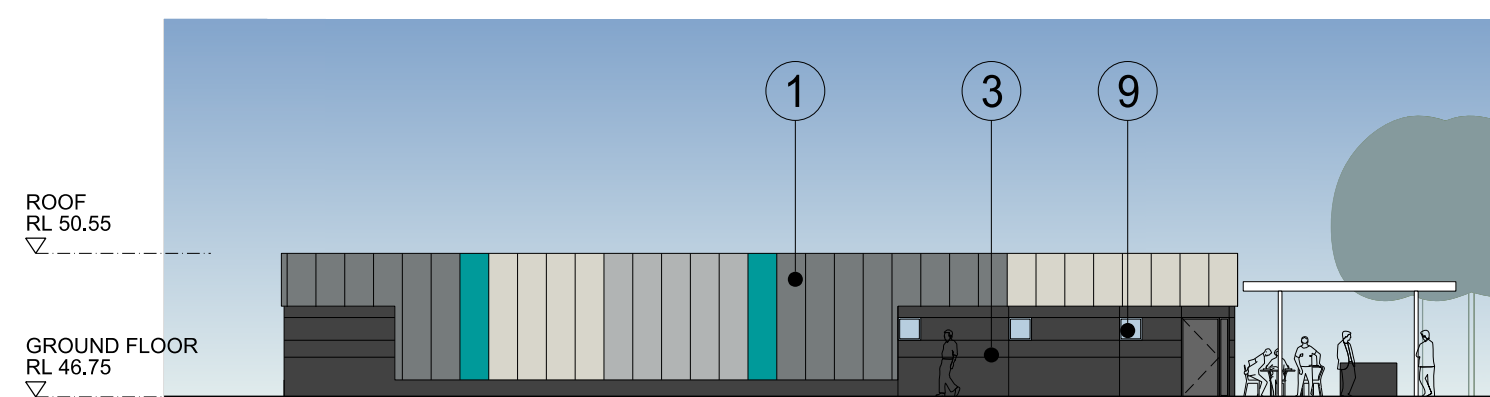
04 FLEET WORKSHOP - EAST ELEVATION 1:200



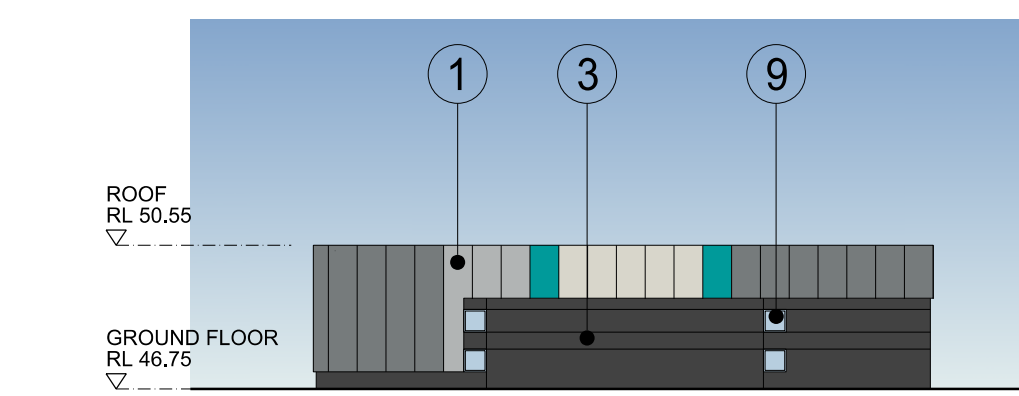
05 FLEET WORKSHOP - SOUTH ELEVATION 1:200



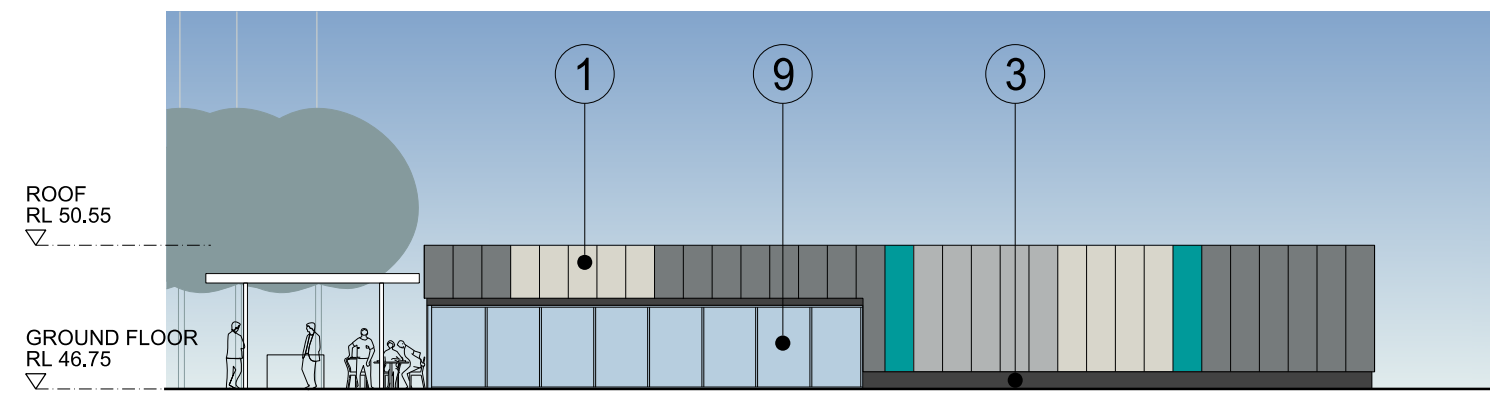
07 DRIVERS REST - WEST ELEVATION 1:200



08 DRIVERS REST - NORTH ELEVATION 1:200



09 DRIVERS REST - EAST ELEVATION 1:200



10 DRIVERS REST - SOUTH ELEVATION 1:200

Colour Legend	
	COLORBOND - SHALE GRAY
	COLORBOND - MONUMENT
	COLORBOND - SURFMIST
	COLORBOND - WIND SPRAY
	TRANSLUCENT SHEETING
	PAINT FINISH TO MATCH SHALE GRAY
	PAINT FINISH TO MATCH MONUMENT
	DULUX - DRAGON GREEN
	ALPOLIC - SILVER METALLIC
	ALPOLIC - CHAMPAGNE METALLIC
	ALPOLIC - DARK GRAY METALLIC

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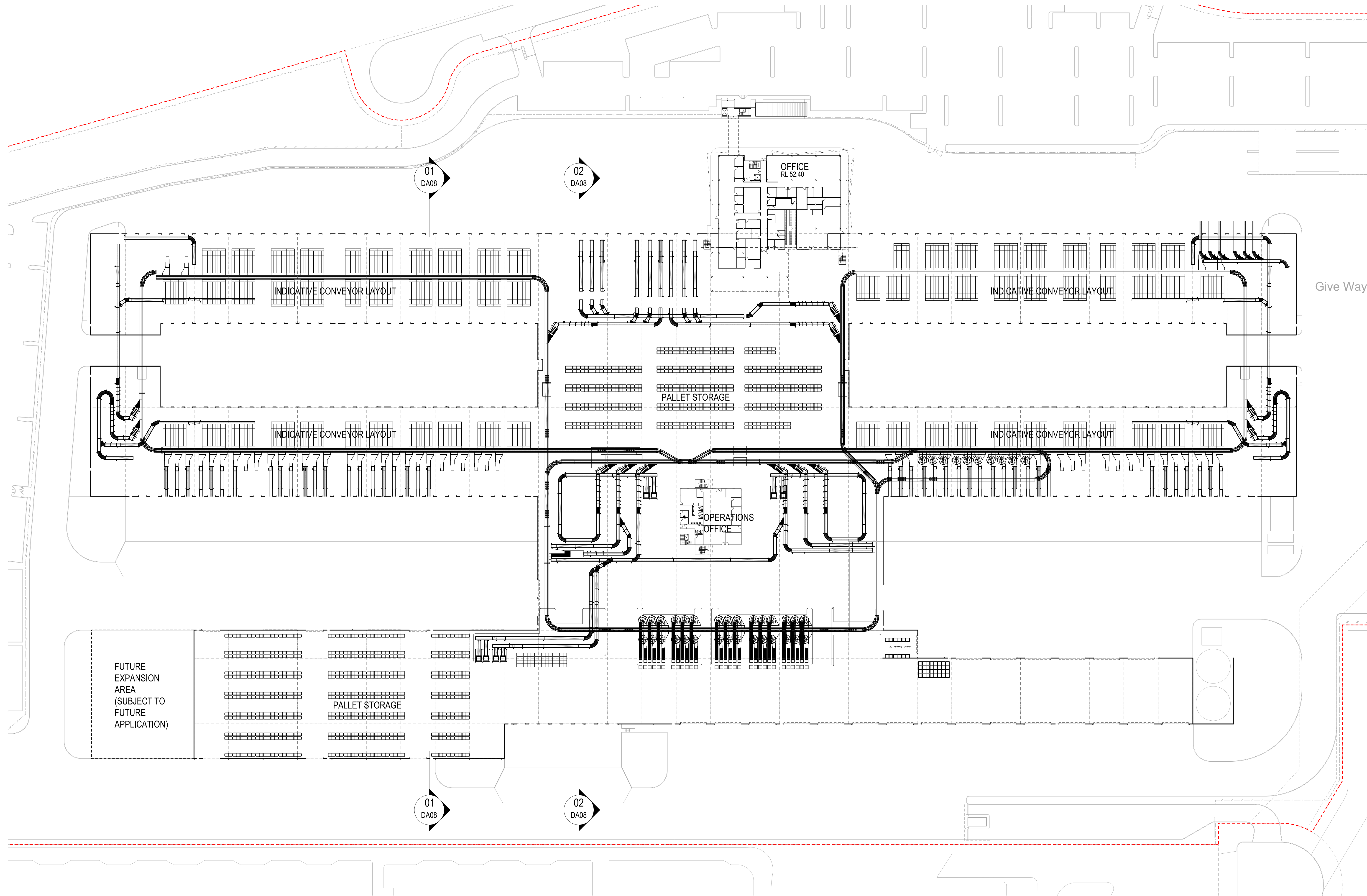
ISSUE	REV.	DESCRIPTION	DATE
H		DEVELOPMENT APPLICATION	06.12.12
G		ISSUE FOR APPROVAL	04.12.12
F		ISSUE FOR APPROVAL	28.11.12
E		ISSUE FOR APPROVAL	22.11.12
D		CO-ORDINATION ISSUE	20.11.12
C		CLIENT REVIEW	15.11.12
B	2	Drivers rest plan updated	
A	1	Elevations added	
		CLIENT REVIEW	13.11.12
		PRE-ON MEETING	08.11.12

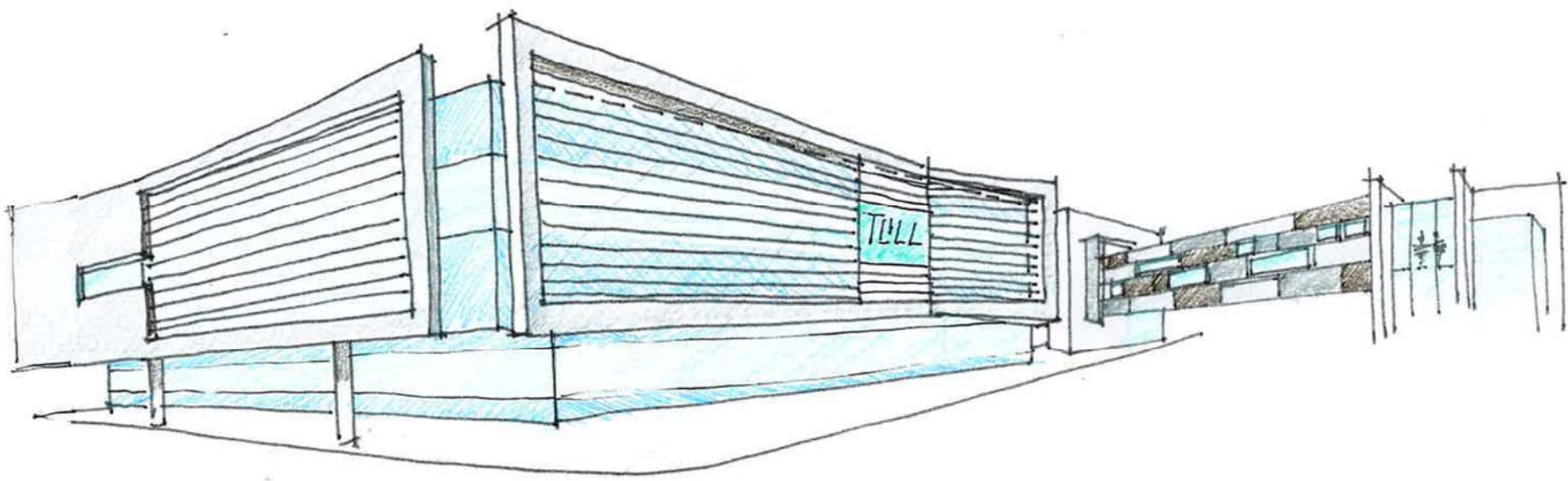
Indicative External Finishes Legend			
①	PROFILED METAL WALL CLADDING COLORBOND	⑥	TRANSLUCENT ROOF SHEETING
②	TRANSLUCENT WALL CLADDING	⑦	METAL ROLLER SHUTTER DOOR POWDER COATED
③	PAINTED PRECAST CONCRETE DADO PANELS	⑧	METAL LOUVRES
④	ALUMINIUM COMPOSITE CLADDING	⑨	ALUMINIUM FRAMED WINDOWS POWDER COATED
⑤	PROFILED METAL ROOFING	⑩	AWNING FASCIA - BOATING GREEN
		⑪	EAVES GUTTERS AND DOWNPIPES COLORBOND
		⑫	STRUCTURAL FRAMING - PAINT FINISH

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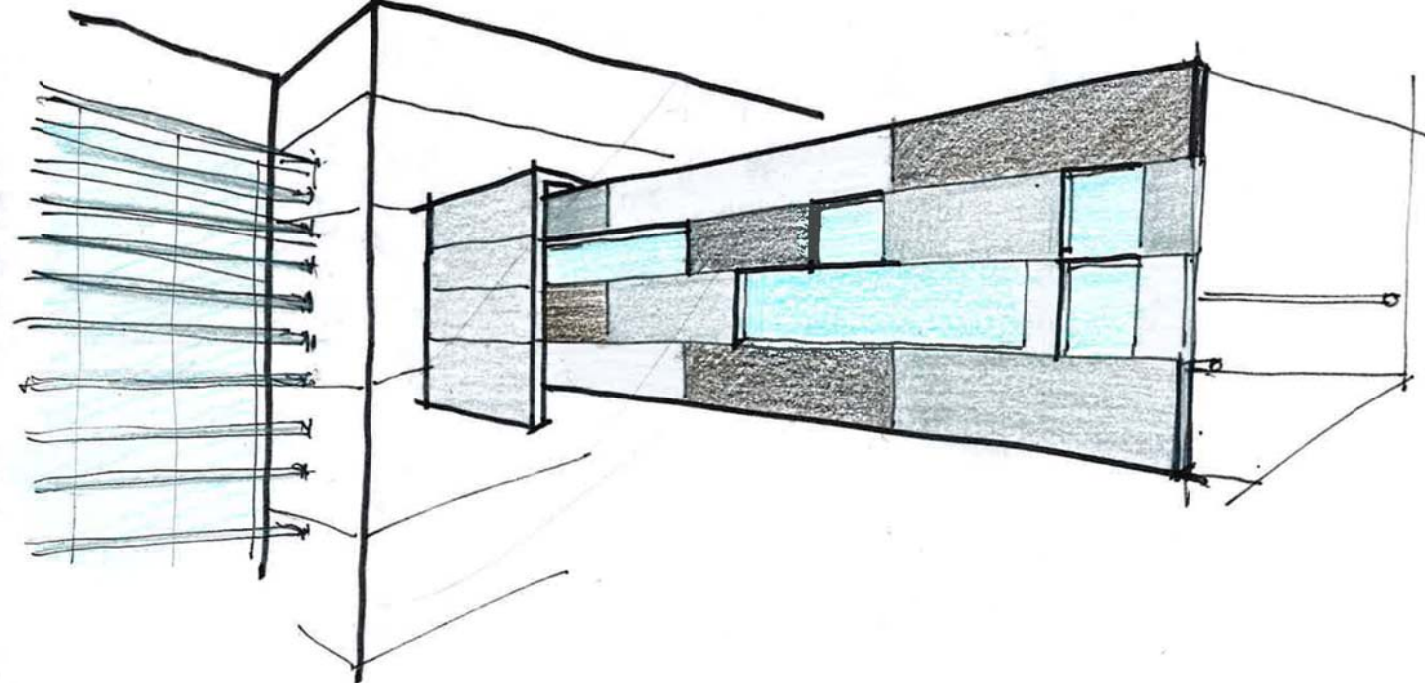
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PROJECT	DATE	15.10.1012	PROJECT No.	
Toll IPEC Freight Transport Warehouse and Distribution Facility BUNGARRIBEE INDUSTRIAL ESTATE	SCALE	1:200 @ A1		12197
TITLE	DRAWN	SBA	DWG No.	ISSUE
FLEET WORKSHOP & DRIVERS REST AREA	CHECKED			
	APPROVED		DA - 11	H

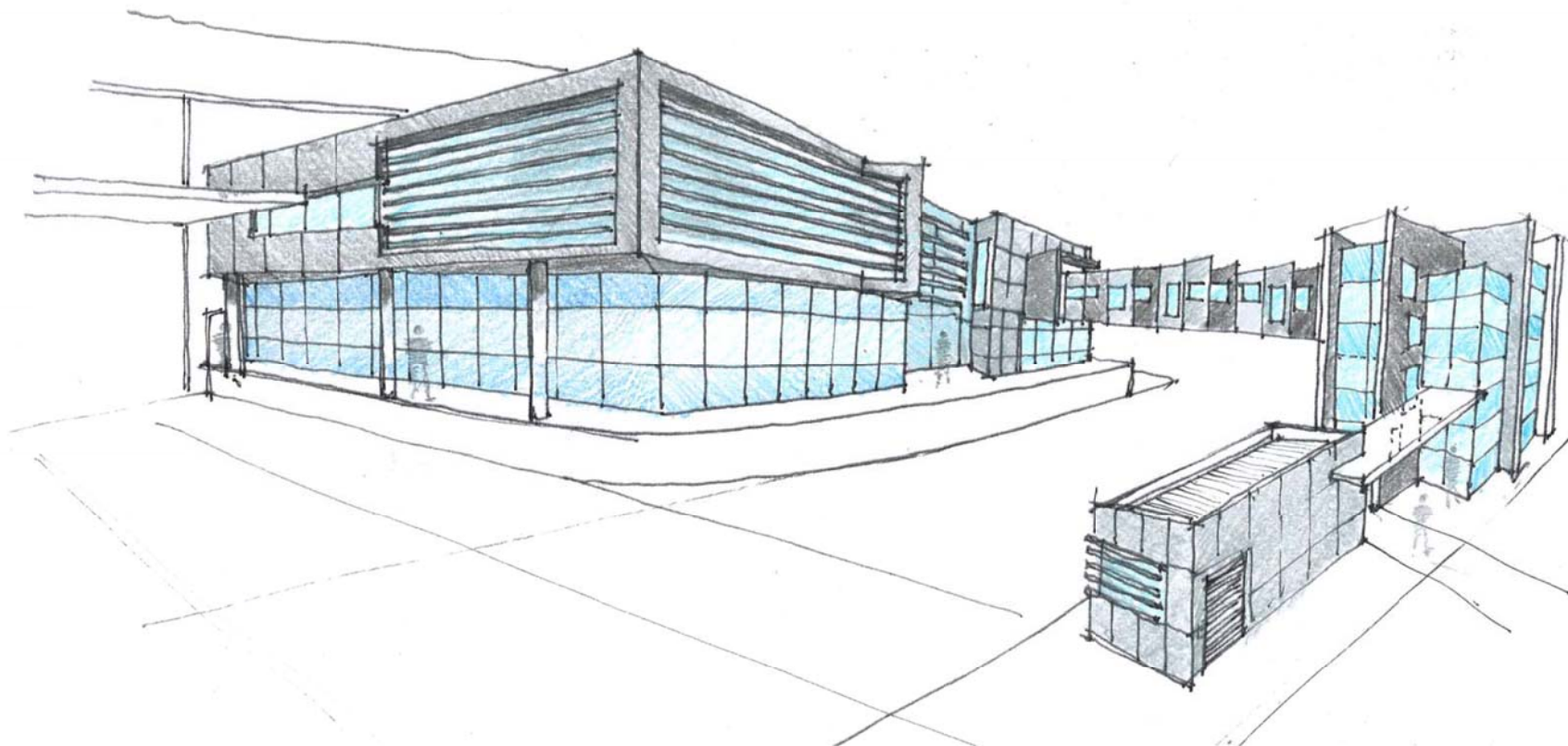




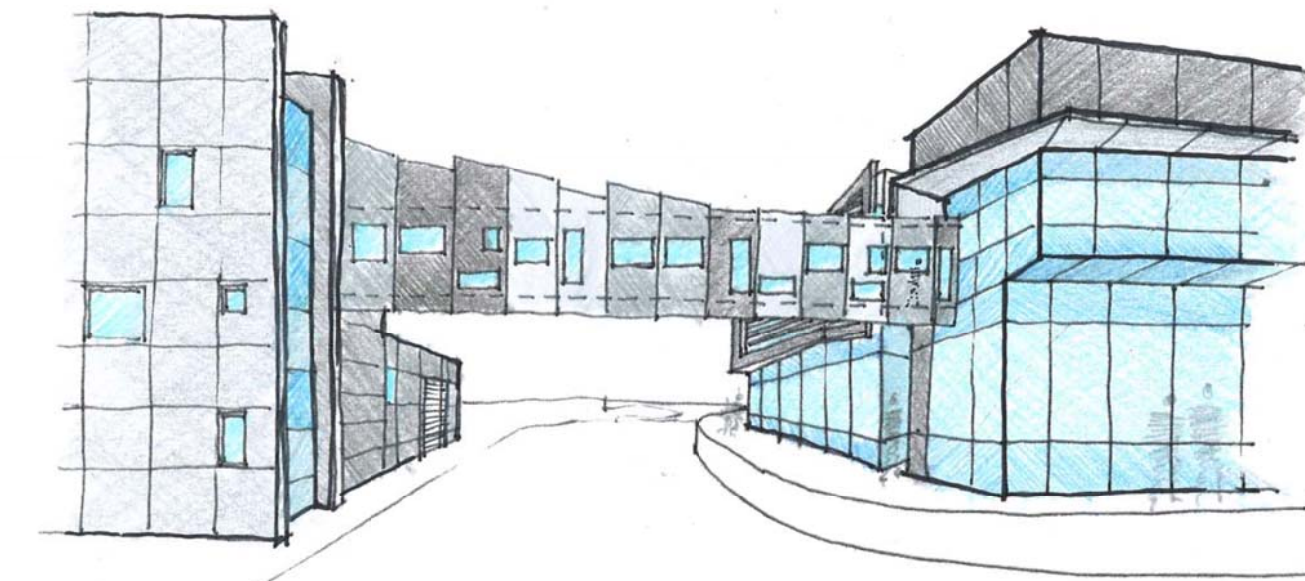
OFFICE CONCEPT - OPT 3 (SELECTED DESIGN)



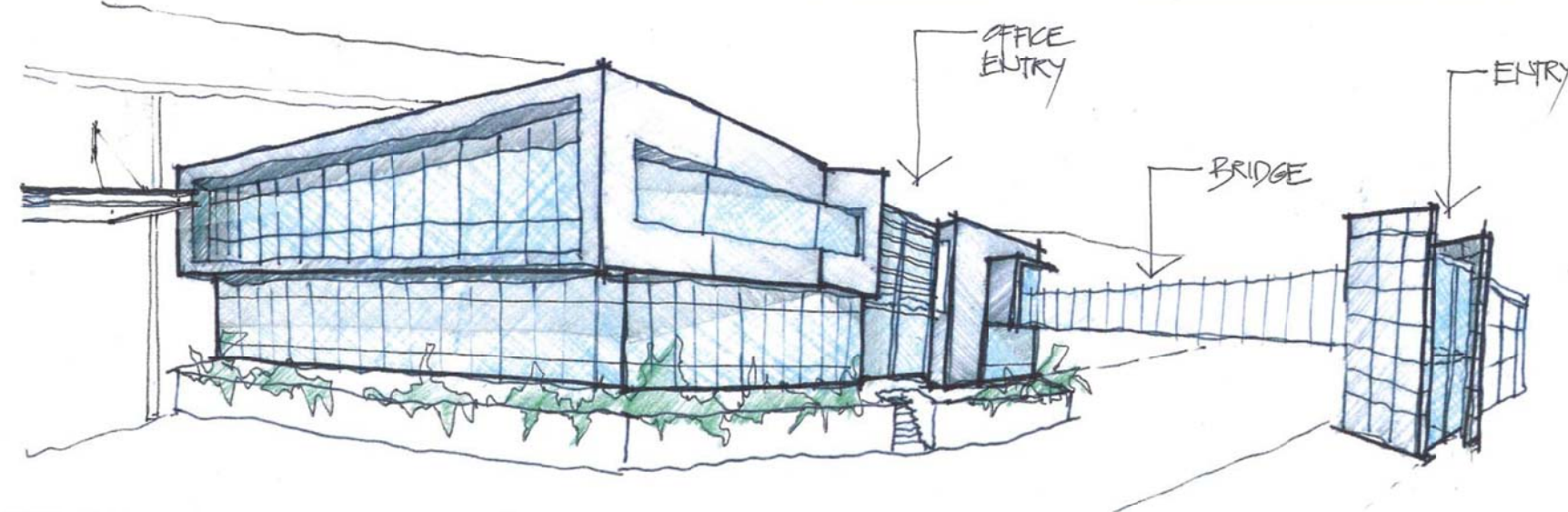
ENTRY BRIDGE - OPT 3 (SELECTED DESIGN)



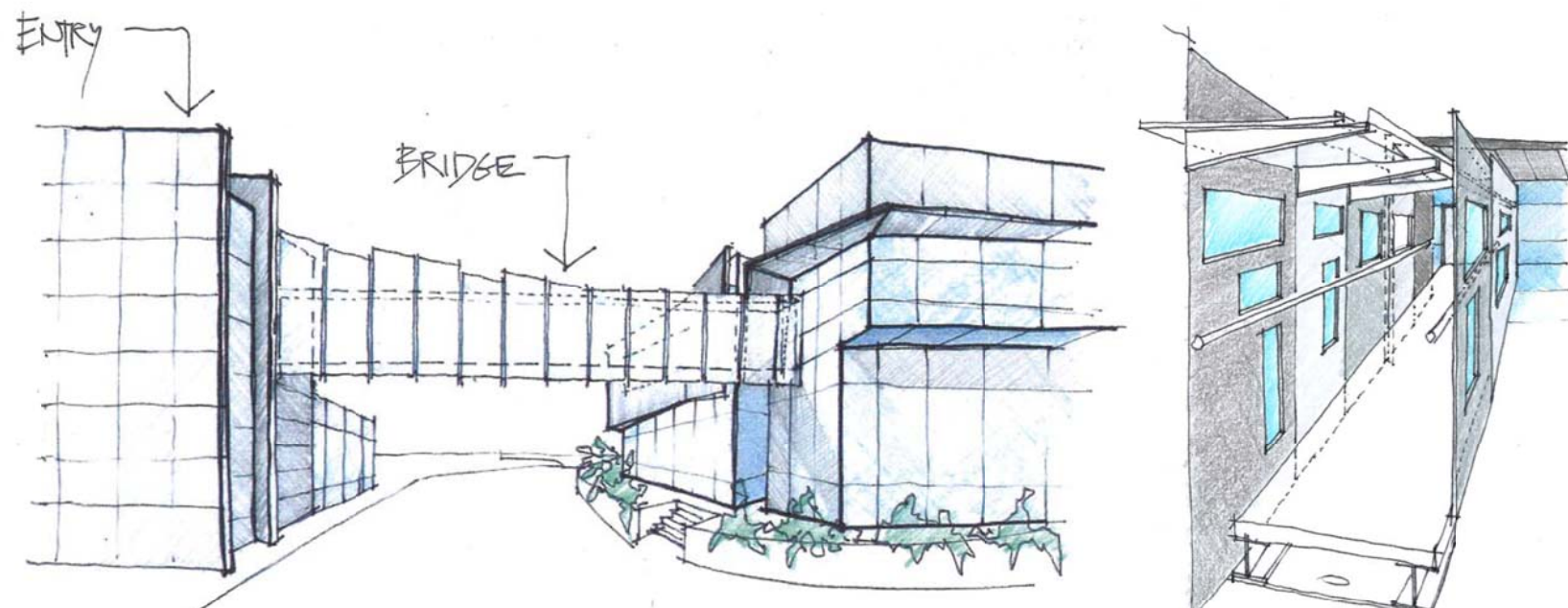
OFFICE CONCEPT - OPT 2



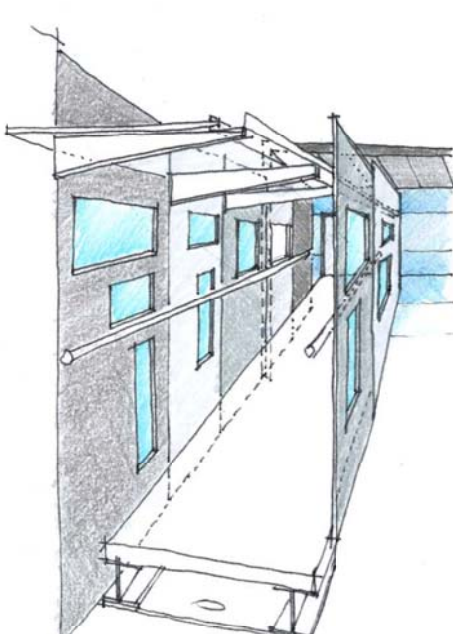
ENTRY BRIDGE - OPT 2



OFFICE CONCEPT - OPT 1



ENTRY BRIDGE - OPT 1



ENTRY BRIDGE - DETAIL

TOLL IPEC Freight Transport Facility Bungarrabee Industrial Estate

Architectural Design Statement

The proposed freight transport facility has been designed for Toll IPEC to adapt to the increasing demands and changing needs of their customers. The proposed building is considered a flagship facility within the Bungarrabee Industrial Estate complimenting the existing Metcash Facility located adjacent to our site.

The overall development accommodates extensive freight processing floor space which is directly supported by an office component incorporated into the building footprint. The proposed building form characteristically represents that of industrial warehousing & distribution which reflects the main functional requirements of the proposed development. The overall scale of the proposed building is similar to that of other typical industrial buildings within the Bungarrabee Industrial Estate, also accommodating similar functional requirements and activities.

The ESD requirements are incorporated into the design where application and selection of materials is inspired by environmental awareness (reusable materials or materials with a low toxicity index are recommended). The translucent sheeting to walls and roof provides all work areas with natural light throughout the facility, while the application of louvres provides shading to windows with a northern and western aspect and to office facades with extensive floor to ceiling glazing.

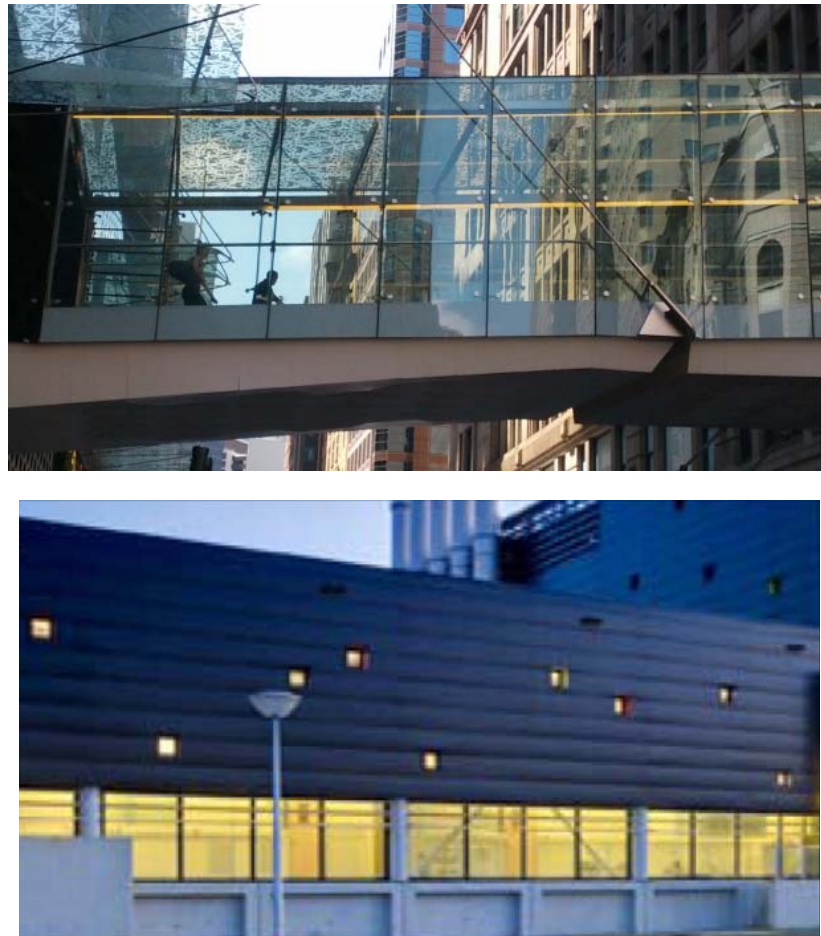
The design has taken into account safety of the employees by providing access to the office through the Office Entry Tower with the bridge suspended over the truck access driveway. This provides the development with a prominent presence which is readily identifiable. Various forms, including columns, downpipes and blades have been utilised to further express & articulate the various vertical forms so as to minimise the predominantly horizontal form of the warehouse development within the streetscape.

Application of colour including the overall selection as well as composition of materials and finishes was also considered essential to the overall presence of the development within the streetscape. The vastness of the estate and its surrounding environment is reflected within the application of green (Toll corporate colour) woven into cool and warm greys as the main colour palette for the structural components of the proposed development. The main warehouse walls have been designed to present an articulated form where visible from the public roads. The application of various tones of cladding minimises the perceived scale & mass within the streetscape while adding positively to the overall streetscape.

Within the constraints of the project's brief, the proposed design encapsulates high commercial and industrial standards providing a visually balanced form, using various configurations of scale and colour to achieve an aesthetically balanced building. The overall design of the proposed building has aimed to contribute pivotal architectural elements that are anticipated to positively contribute to, and set standards for, future local architecture within the immediate streetscape.

Given the overall composition of the proposed development within the streetscape, an opportunity to integrate the "TOLL" logo within the elevations was considered appropriate. The signage is proposed and integrated into cladded feature walls of the main entry Gatehouse and the Office Entry tower. The logo has then been further adapted to the secondary facades addressing traffic circulation throughout the site. The strategic location for pylon signage facing public roads was considered to clearly identify the premises without excessive repetition.

The site is screened off by an extensive planting along the William Dean Street and Park Edge Road. Landscaping is designed to further compliment the surrounding environment by usage of native plants which would regenerate bushland that is native to the local environment.

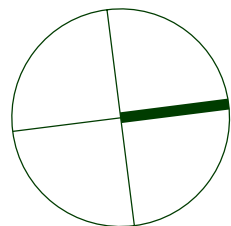


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C	DEVELOPMENT APPLICATION	05.12.12	
B	ISSUED FOR APPROVAL	28.11.12	
A	ISSUED FOR APPROVAL	22.11.12	
ISSUE	REV.	DESCRIPTION	DATE



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CLIENT



PROJECT
Toll IPEC Freight Transport
Warehouse and Distribution Facility
BUNGARRIBEE INDUSTRIAL ESTATE

TITLE
DESIGN PRESENTATION & STATEMENT

DATE 15.10.1012

SCALE NTS

DRAWN SBA

CHECKED

APPROVED

PROJECT No.

12197

DWG No.

DA - 13

ISSUE

C



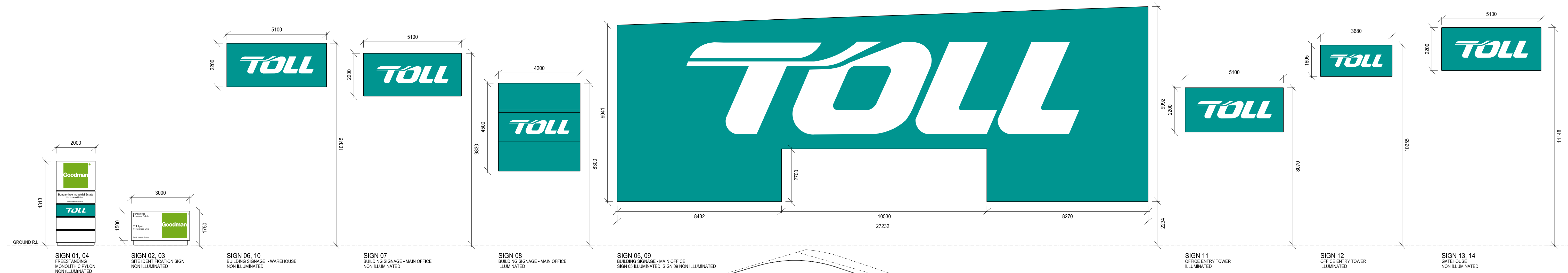
PERSPECTIVE - AERIAL

PERSPECTIVE - OFFICE VIEW 1



PERSPECTIVE - OFFICE VIEW 2





01 SIGNAGE SCHEDULE 1:100

