

## **CALIBRE, Eastern Creek**

The proposed industrial business park, Calibre, located at 60 Wallgrove Road Eastern Creek NSW, has been designed by SBA Architects for Mirvac to provide a high quality commercial environment to service industrial and logistics users seeking to be located in Sydney's premier industrial precinct, with close access to Sydney's major transport routes.

The proposed estate includes 5 new warehouse buildings of varying sizes and includes office and parking facilities for each building. The site sits at the corners of Wallgrove Road and the M4 Western Motorway and is adjacent to the Pinegrove Cemetery along its northern and western boundaries.

The preparation of the project masterplan incorporated an integrated and rigorous design process which ensured coordination of the urban strategy, landscape strategy, project colour and material selections, warehouse and office architecture to achieve a cohesive design proposal and a pleasant urban environment.

Design excellence has been achieved in the urban environment with a clear legible framework of well-defined and coordinated streets and paths for vehicular and pedestrian movement through and around the site. Separation of vehicular, pedestrian and truck movement is designed with well landscaped, well lit gardens that safely direct people on site. Office buildings are clearly addressed to streets with well-designed entry courtyards (rarely included in similar industrial estates) that celebrate the entrances and also provide welcome safe, sheltered outdoor recreation and break-out spaces for the office populations. The integration of office entry courtyards also adds substantially to the deliberate strategy of having an abundant and well-designed landscape across the entire proposed new estate.

Signage has also been well considered and incorporated across the site to compliment the landscaping and architectural strategies in a well-controlled manner. This further enhances the quality of the design of the estate.

The selection of the muted colour scheme for warehouse and office buildings is a deliberate strategy to allow the landscape design to be paramount across the estate, with buildings recessing in the foliage. This move to 'play down' the built elements and 'play up' the landscape will ensure that views from neighbouring properties to the site are well mannered, integrated with existing boundary landscaping, unobtrusive and will have minimal impact on neighbours.

Warehouse design is integrated with the office buildings through use of a patterned off-form concrete base wall, or 'dado'. The dado panel, (required for protection to lower walls of the warehouses), has been designed to add feature detail to the buildings and to assist with way-finding through the estate. This is done with the integration of building numbering into the design of this concrete dado. The patterned concrete dado wall wraps into each office building through the under-croft car park to become a uniting built element joining the office and warehouse buildings. The graphic 'arrow' motif, recessed into the concrete dado, references the branding and marketing of the estate, adds relief, identity and texture to the materials palette and to the estate.

The offices have been designed to offer fully equipped modern commercial administrative facilities to the tenants on the site. They incorporate a high level of amenity to staff including large viewing windows across landscaped gardens, lunch, breakout and outdoor BBQ areas. Bike facilities and showers are also provided.

A feature of the proposed office design is the entry courtyard space that integrates with the site landscape to provide an exciting and dynamic entry to each office, which is comparable to any high quality inner-city commercial space. The entry courtyards feature a diverse and tactile range of materials in an attempt to soften the spatial experience of working in a large scale industrial estate. Outdoor seating and urban design features are incorporated into the courtyards to provide additional flexible outdoor breakout, meeting and lunch recreational space and define a high benchmark for the design quality of these commercial facilities. Lay-by vehicular drop-off areas and pedestrian paths ensure that front entries are legible and accessible.

Lighting to the warehouses is supplemented with day light using translucent polycarbonate roof sheets. Natural ventilation is also provided through roof mounted ventilator units. Finishes to the warehouses is typically steel sheet cladding in an alternating pattern of dark and mid grey colorbond tones, as noted on the architectural drawings and finishes schedule. This palette has been selected to compliment the considerable site landscaping that has been designed by Habit8 Landscape Architects.

Signage has been considered and integrated artistically into the estate through use of larger site pylons to identify and assist with way-finding across the site. Individual tenant pylon signs also enable tenant companies to express their individual branding information within an overall site design language.

The development has been designed to be attractive from the adjacent M4 and M7 motorways, reflective of the sites history and integrated with surrounding key urban features such as pedestrian crossings, bike-ways and public transport pick-up areas. Extensive landscaping has been provided across the site, at the front entry to provide a high quality landscaped environment that is robust, water-wise and well suited to the Western Sydney region. Following consultation with neighbouring site owners, substantial landscaping is also proposed along the north and west boundaries of the development site, adjoining the Pinegrove Cemetery. This will ensure that there is a continuity of landscape between the sites and provide a reduction and softening of views to the warehouse facilities from within the cemetery grounds.

Calibre's design excellence is further exhibited in the detailed design of the office buildings. Social, environmental and functional considerations come together in an attractive suite of buildings that offer a very high level of accommodation for the administrative staff of high profile prospective new corporate organisations occupying the estate. Office buildings have been designed to complement each other in a 'family of forms', yet subtle differences in plans, colours and materials allows for diversity and individual expression within the cohesive design language. A tactile and diverse range of materials have been selected for use on the office buildings and in the landscaped entry courtyards. These materials have been deliberately selected for their tactile quality, natural qualities and warmth, which will set Calibre apart from standard similar developments and reflects the development team's commitment to design excellence throughout the estate.

The high quality design of this industrial business park reflects its premium location and Mirvac's business model of owning and developing, owning and managing its facilities for the long term.