

ATTENTION **NATHAN CAIRNEY**
SENDER **SONG KITCHARAYOTHIN**
DATE **13/04/2016**
PROJECT NUMBER **116101**
SUBJECT **MINTO DESIGN STATEMENT**

MINTO INDUSTRIAL FACILITY

Dear Nathan,

Please below architectural statement for Proposed Minto Industrial Facility.

Planning Layout

The site is approximately 29.63ha comprising regular allotments of land bound on four sides by Rose Payten Drive (South), Airds Road (West and North) and the Main Southern Railway (East). The site is also partially divided into Eastern and Western sections with a road running South from Airds Road through its centre, Culverston Road.

The proposal consists of four industrial facilities of varying sizes along the Western side with the Eastern side being proposed as external storage. The site layout addresses the necessity for a visually appealing streetscape, building form and orientation whilst also allowing for rational access and operational functionality for the intended users. This creates a compatible proposal that responds to the existing industrial context and supports a positive interaction with the streetscape. The promotion of safety and a high level of functionality and amenity are also key considerations in proposal.

Within the site, building layouts address the main street frontages including Rose Payten Drive, Airds Road, and Culverston Road and conceal loading areas within the site where possible. As an additional measure, landscape buffers have also been introduced to improve visual amenity.

Building Form and Character

Building form and character have been designed to create an attractive industrial development through high quality design and considered urban planning. Safety through design has been maintained as a core principle, particularly regarding pedestrian access and the separation of light and heavy vehicles. Focal points and important vistas have been designed to present a high quality façade that offers articulation and generates visual interest through the use of selective colour palettes and materials. The proposal generally adheres to Building Setbacks that are stipulated by the Planning Control documents with intention to promote a positive streetscape through scale and density of planting in landscaped areas.

Car Parking and Access

The proposal has dedicated and direct access off Culverston Road which permits the separation of car parking areas and heavy vehicle loading docks. Each of the proposed buildings also allow for free flowing, safe movement of traffic throughout the site. Pedestrian access is also available from the street and car parks (Disabled access and parking is also allowed for).

Landscaping

The landscape area is designed to enhance the existing streetscape and promote scale and density of planting to soften the visual impact of the proposed industrial buildings. The existing trees are retained where possible in consideration of the existing context and streetscape amenity.

Outdoor Storage Areas

The outdoor storage areas are generally confined within the site and are appropriately screened with landscaped areas reducing the visual impact on the streetscape and surrounding areas.

Signage strategy

Signage is designed to integrate with building scale and relevant access and egress areas;
Signage is to be designed to complement the architectural character of the built form, and landscape treatments.

Should you have any questions please do not hesitate to contact the undersigned on 02 9954 5011.

Yours sincerely

for and on behalf of
REID CAMPBELL (NSW) PTY LTD

Song Kitcharayothin
Director