

# Diana Pet Food (Symrise) - Rutherford NSW Architectural Design Report

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Client  
**LCI Consultants**



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## Document Distribution

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## Proposal Overview

The site will be developed to create a production, warehouse and distribution facility for pet food flavour, prepared by Diana Pet Food (Symrise). As the worldwide leader and reference in palatability, Diana Pet Food combines technical expertise and innovation to develop product concepts that improve pet food attractiveness by offering novel forms of palatability enhancement.

The Rutherford facility comprises one main building housing the administration, production and warehouse operations, and includes six unloading/ loading docks, along with a car park and ancillary buildings.

This facility will operate 24hours of the day, seven days a week, and it will serve the pet food manufacturing companies of Australia.



Figure 1: a view of the design proposal from the front of the site, from a North-Eastern viewpoint

## The Development Proposal

### Concept

The design concept for this project focuses on the provision of a high-quality, functional and technological building solution, which responds to the site and locality; creating a desired identity and aesthetic for Diana Pet Food, which is consistent with the design solutions of the international facilities within the group.

The selected site is part of an industrial precinct, within a greenfield environ. The design concept is a contemporary proposal that utilises colour, natural texture and form to break up the solid components of the building. The proposal considers the possible future requirements of Diana Pet Food and the flexibility of the working environment, which is appropriate for building users and visitors, and is relevant to the current nature of industrial practices.

The site layout addresses both the functionality of the warehousing and production operations and the high-quality presentation to the overall industrial estate. The administration building is a striking presence at the front of the site, and it is immediately visible from the main vehicular entry to the site.

The overall site layout is configured to provide rational and safe access to and from the facility. The staff and visitor car park is located at the front of the site, and from this point there is clear access to the administration building and controlled access to the production facility. A continuous path for heavy vehicle circulation within the site is proposed for safe and efficient movements. Whilst the pedestrian movement paths are separated from the heavy vehicle roadways to limit interactions between people and trucks, for safety.

The landscaping along the precinct road frontage is detailed to provide shade, texture and visual integration with the existing, surrounding vegetation.

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The tree canopy around the car park provides shade, and together with the light toned roof and wall cladding, and the lighter finish of the hardstand concrete, these design solutions are intended to support the reduction in the urban heat island effect across the site.

The design philosophy strives to integrate all elements of function and space, to achieve an efficient and comfortable working environment, capable of adapting to the ongoing requirements of Diana Pet Food.



Figure 2: a view towards the staff outdoor area, which is dedicated to worker amenity and the safe and secure pedestrian movement of staff.

#### Site Arrangement

There is a singular heavy vehicle access to the site off the precinct road, at the Eastern boundary of the site. There is a continuous one-way driveway around the site, which provides access to the unloading/loading docks, and exits the site at the Eastern boundary on the Northern side of the light vehicle driveway.

The ancillary buildings are generally located beyond the hardstand on the Eastern side of the main building, to service the operational requirements of Diana Pet Food.

#### Design

The travel paths of staff and visitors around the facility is an important aspect to the successful operation of the site, both staff and visitors arrive at the site via the car park area and then directly access their arrival buildings. The administration building is the arrival point for visitors to the site, and the staff Changerooms are the arrival point for staff members.

The entry to the administration building is emphasised by a tall, rectangular, archway, clad in red toned, panelised metal which is consistent with the Diana Pet Food brand. The façade of the administration building is clad in a mix of light grey precast concrete panels and painted cladding panels in a charcoal tone. The pattern of the concrete panels adds visual texture which contrasts with the sleek commercial aluminium window suite and the darker tone of the cladding panels. The window line is set back from the edge of the roofline for relief, shading and the protection of the fenestration. A colonnade of red fins line the Eastern façade of the administration building to provide morning shading to the windows, and they will cast light patterns onto the building and into the building as the angle of the sun changes.

The entry to the staff Changerooms is via the Staff Outdoor Area, which is shared with the Lunchroom space. The Staff Outdoor Area is a landscaped space dedicated to worker amenity, with an emphasis on personal health and wellbeing through the creation of various spaces supporting engagement with fellow workers, eating areas and opportunities for relaxation.

The warehouse/production building is expressed in simple volumetric forms, which display the functional aspect of the site operations, and allows for flexibility for the ongoing use of the facility. The hardstand zone is located on the Western side of the warehouse/production building, which is a function of the operation of the building.

The warehouse/production facility cladding is generally a prefinished, profiled, insulated panel lined with metal sheet, and there are precast concrete panels detailed at the Workshop, Boiler Room and CIP (Clean in Place) areas; at the NE corner of the building.

Canopies over the unloading/loading docks on the Western side of the warehouse/production building provide protection from the weather for the product unloading and loading processes. Notwithstanding the functionality of these low, pitched canopies, they offer additional articulation to the bulk form of the building.

As a single storey component, the administration building is positioned as a buffer to the taller warehouse/production facility behind. The warehouse/production facility building height steps up 8.4m, from the administration building height. This change in building height occurs at a setback of around 45m from the precinct road boundary.

The articulation of the Eastern façade of the warehouse/production facility is created by stepping the façade, such that the Northern half of the façade (precast concrete panels and insulated panels) is positioned immediately behind the office building and then, around the halfway point, the insulated wall panels step 11m back to the West, providing relief and creating an opportunity for shadows to be cast by the change in the form. Then wrapping around the building is a series of horizontal red lines tying together the red arch of the administration building entry with the warehouse/production facility, and these lines are positioned at a height to suit the human scale, and visually balance the overall height of the building.

**Levels**

The existing site topography has a high point at the southern boundary and a low point at the northeast corner of the site. In the main the site grades to the north-east at 3%, whilst other areas of the site generally grade to the north-west at 3%, as described in the Civil Engineer’s report.

The proposed levels of the development are:

- Warehouse/Production Facility Ground Floor Slab level 31.900 AHD (+/- 500mm)
- Warehouse/Production Facility Roof level 45.000 AHD (+/- 500mm)
- Administration Building Ground Floor Slab level 31.900 AHD (+/- 500mm)
- Administration Building Roof level 36.600 AHD (+/- 500mm)

**Site Access & Parking**

Both staff and visitors arriving by cars, on bicycles, or on foot will enter the site via the light vehicle driveway off the precinct road. Visitors will proceed to the administration building, and staff members will either attend the administration building or the production facility via the changeroom facilities located on the Southern side of the building, which is accessed through the Staff Outdoor Area.

Continuous perimeter access around the warehouse/production building for the NSW Fire Brigade is accommodated within the site.

Access for all heavy vehicles to the site is via the precinct road crossover at the Eastern boundary of the site. There is an intercom at the inbound driveway, where truck drivers will interact with the logistics team and be directed to attend a particular dock, the maintenance workshop or the waste collection area. The heavy vehicles travel in a clockwise direction around the site using the perimeter driveway, and this leads to the hardstand in front of the docks.



Figure 3: a view towards the proposed building from the entry to the site.

### Setbacks

The building setbacks along the street frontage and side and rear boundaries allow for fire brigade access around the buildings as per the BCA requirements for large isolated buildings.

The landscape setback/buffer zones are consistent with the objectives of the approved precinct scheme, including the 5m landscape setback from the precinct road.

The nominal setbacks of the buildings from the respective site boundaries area as follows:

- 30m setback of the administration building from the Precinct Road;
- 9m minimum setback from the Northern boundary
- 110m landscape setback from the Western (triangular) corner of the site to the utilities and residues stores;
- 9.5m minimum setback from the Southern boundary

### Landscape Architecture

The landscape design is appropriate to the context of the existing vegetation structure within the precinct. The design is robust and suitable for the proposed use of the development and it requires minimal maintenance once established.

At the Western side of the site, there is an existing creek and surrounding natural vegetation which the design proposes to retain. This area of natural vegetation is approximately 1,940m<sup>2</sup> and nominally extends 110m from the triangular boundary corner at the West of the site.

The proposed planting across the developed area of the site considers the selection of native species trees;

- The Lagerstroemia are deciduous trees and they are proposed to be located in front of the Staff Outdoor Area to allow access for the morning sun in the winter months. They are planted as a copse (meaning close together) as this will encourage them to grow in an upright stance.
- The Hymenosporum are a native Frangipani and have an upright growth habit. They positioned as the entry statement to the site. They are an evergreen plant and produce small yellow perfumed flowers during spring.
- The Corymbia Citridora is a dwarf variety and is appropriate for car park areas. They have a Y-shaped growth habit and will provide shading to the car park. It is a tree species that will attract local bird and bee wildlife as it is endemic to NSW.
- The low planting is selected for its hardiness and low maintenance. These native plant selections have tight growth habits to suppress weeds.

The landscape proposal within the Staff Outdoor Area is specifically designed to enhance the staff experience when the team arrives for work, and during their meal break. This area provides a variety of seating options, and flexibility in the arrangement of the space. This area is bounded by a blade screen, which provides acoustic attenuation and allows for glimpses to the site beyond the courtyard. The planting selections for the Staff Outdoor Area comprise;

- Callistemon 'Slim' as a hedging plant running along the southern fence line. This narrow plant is grown for screening, and as a sound barrier. It produces bottle brush flowers from spring to summer. It is a native variety and will grow well in this area.
- Callistemon with Acacia Cognata 'lime light' as underplanting. The Acacia Cognata is a small native shrub with lime green foliage. This plant will soften the area and complement the form of the Callistemon.
- Dichondra silver falls as ground cover. This silver plant will help capture the light.
- Lagerstromia is detailed to be planted within the large planter box with the bench seat, which will provide shading to this bench. The Lagerstromia is a hardy deciduous tree with small white flowers during summer, and it has interesting bark making it a feature all year round.
- The Lagerstroemia located behind the Staff Outdoor Area will provide shade and privacy to the courtyard space.
- The Alpinia is also a planter box feature plant. It is a subtropical plant with large upright variegated foliage, and it will thrive in sunny and shady environments.
- The lawn area at the Western side of the courtyard is included for seating and relaxation.

The boundary treatments around the site include a mix of 2.1m high palisade fencing and 2.1m high PVC coated chain mesh fencing. The palisade fencing occurs along the Eastern boundary, it then wraps around the Northern and Southern boundaries up to the sliding gate positions and then continues around the perimeter of the car park.

### Lighting

Lighting is to be provided with a combination of light poles and building mounted light fixtures around the site for on-site security and safety. The lighting is to be positioned and directed such that light is not cast in unintended directions, to minimise the light spill onto neighbouring properties.

The operational lighting shall comply with the Australian Standard AS 4282-1997 – *Control of Obtrusive Effects of Outdoor Lighting*.

**Signage**

There will be a combination of pillar signage (both identity and directional signs) at the entry point to the facility and building signage. The signage type shall be consistent with the Diana Pet Foods (Symrise) signage design guide. The proposed signage is illuminated.

For visibility from the car park and identification of the building entry, for visitors, an embossed logo is located above the administration building main entry point which is highlighted by the red entry archway. Also, a Diana Pet Food logo is placed at high level on the production facility, near the staff entry point to the building.



Figure 1: a view of the design proposal from the front of the site, from a South-Eastern viewpoint

**Food Safety**

The warehouse/production building is designed such that the construction detailing will comply with the relevant Food Safety Standards and meet the operational needs of Diana Pet Food. The design intent is to comply with the following food standards:

#	License / Certificate	Category	Included areas or Products
1	Food License NSW	Animal Food Processing Plant	Whole premise
2	Export Certificate (Export Control Act.) NSW	Pet Food (other)	China-Petfood EU-Processed Pet Food New Caledonia - Animal Food Taiwan-Petfood-DAFF Approved
3	FSSC 22000 (For New Plant)	Food Processing	Whole premise
4	ISO 22000	Category K	Manufacture of palatability enhancers for the pet food manufacturing and sales of palatability powders and functional ingredients for the petfood and aquaculture manufacturing industries
5	AS 5812	Pet Food Standard	Whole premise
6	AA 3.0	Approved Arrangement for Bio-Security Products	Whole premise

**Refuse Management**

The waste collection areas are situated to limit the impact to the site operations, and they are wholly located and accessible from within the site.

The waste collection area is located at the Western side of the site and is accessible from the hardstand and the perimeter driveway, and is positioned to limit the impact to the operations at the unloading/loading docks.

