

# 94-98 Cosgrove Road, Strathfield South

## Proposed warehouse redevelopment

4 July 2024

Dear neighbour,

**Centuria is planning to redevelop its current industrial site at 94-98 Cosgrove Road, Strathfield South, and is undertaking a staged planning process. We are getting in touch to provide you with an overview of the project, the planning process, and future feedback opportunities.**

### What is the project vision?

The proposal aims to deliver an efficient and modern warehouse and distribution centre strategically located near the Enfield Intermodal facility, which connects to major interstate rail networks. The project will support Sydney's logistical supply chain and meet significant demand associated with e-commerce and consumer goods.

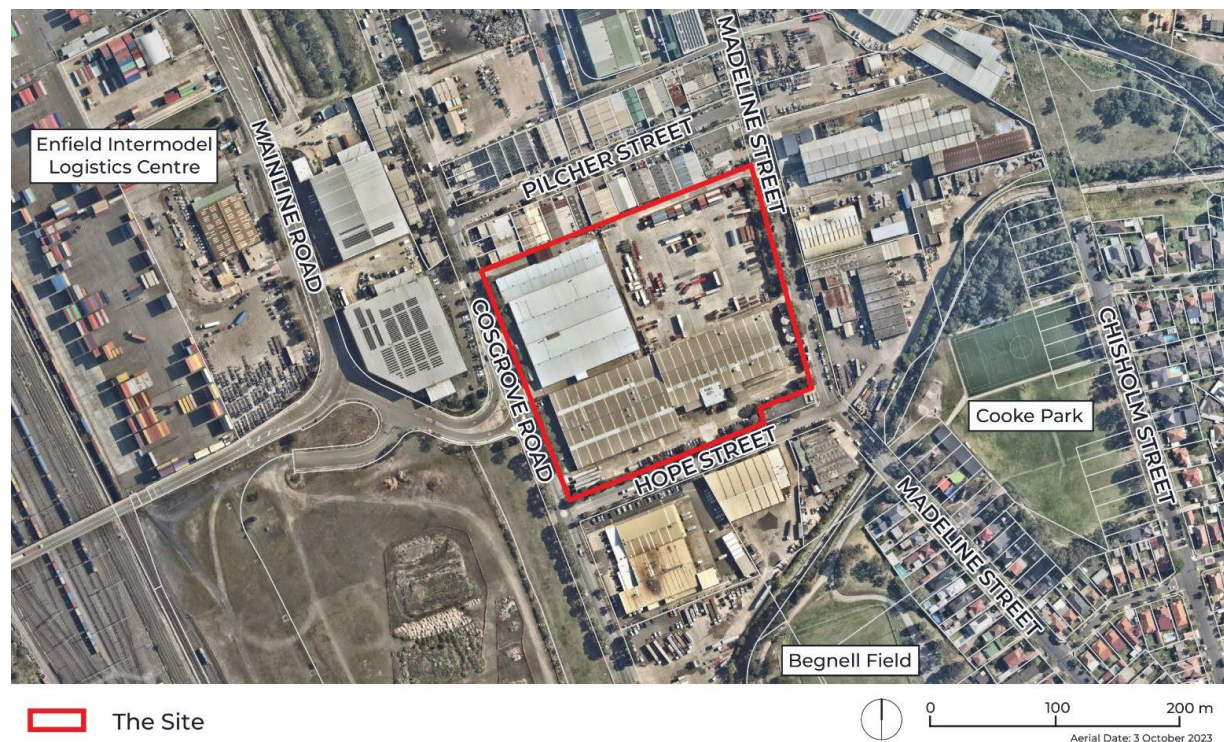
The proposal seeks to amend planning controls to allow future delivery of a high-quality warehousing facility which makes good use of the existing industrial precinct land, while increasing job opportunities in the local area. The design will be responsive to its local context and incorporate principles of environmentally sustainable design through its design, materials and operations.

### Project status

A staged planning process is being undertaken with the team currently preparing a Planning Proposal, which will be followed by a State Significant Development Application (SSDA).

The team is aiming to submit the Planning Proposal to Strathfield Council later this year. If accepted, the team will then prepare an SSDA, which will be submitted to the NSW Department of Planning, Housing and Infrastructure by 2026.

### Project site



**Figure 1. Site location** (site boundary in red).



### What is being proposed?

The Planning Proposal will seek to amend the Strathfield Local Environmental Plan (LEP) 2012, specifically for the Site to:

- amend the Height of Buildings Map from 12m to 35m; and
- amend the Floor Space Ratio Map from 1:1 to 1.6:1.

If accepted, the SSDA will seek approval for the development and delivery of a three-storey warehousing facility, comprising:

- two buildings on the northern and southern side of the site;
- a central hardstand area to service loading docks;
- consolidated heavy vehicle access points to the amalgamated site; and
- two circular ramps that will enable vehicle access to Level 1 and 2.

### Consultation and feedback

We are currently in the early planning stages of the project and are working with a team of technical specialists to prepare the Planning Proposal and will be consulting with Council as part of this process.

During the preparation of the future SSDA, we will be in touch again with an update on the project and a proposed concept design. There will be opportunities to provide feedback directly to the project team ahead of lodgement of the application, as well as during the NSW Department of Planning, Housing and Infrastructure's formal public exhibition period post-lodgement.

### Get in touch

We have engaged specialist consultation firm Ethos Urban to support with community relations for the project. If you have any questions at this stage, please don't hesitate to contact the project engagement team on the details below, between 9am – 5pm Monday to Friday.



1800 270 980



[consultation@ethosurban.com](mailto:consultation@ethosurban.com)

Yours faithfully,

**Centuria 94-98 Cosgrove Road Project Team**