

FEBRUARY 2025

CENTURIA ENFIELD NSW

CONCEPT DESIGN REPORT

CLIENT

Centuria

PREPARED FOR

Centuria

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INTRODUCTION

EXECUTIVE SUMMARY

Centuria is seeking to develop a multilevel industrial facility at 94-98 Cosgrove Road, Strathfield South NSW

THE PROPOSAL : Construction of a multilevel industrial facility with 6 Warehouses, 6 offices over 3 Levels.

TOTAL SITE AREAS	43,100 sqm
TOTAL GROSS FLOOR AREA	68,960 sqm
TREE CANOPY COVER	9.7%
WAREHOUSE GFA	62,360 sqm
OFFICE GFA	6,600 sqm
CONSTRUCTION JOBS	478 (Direct)
OPERATIONAL JOBS	467 (Direct)
EST. ANNUAL OUTPUT	\$189.4m
CAR PARKS	353

01 Site Context

01 SITE CONTEXT

LOCALITY

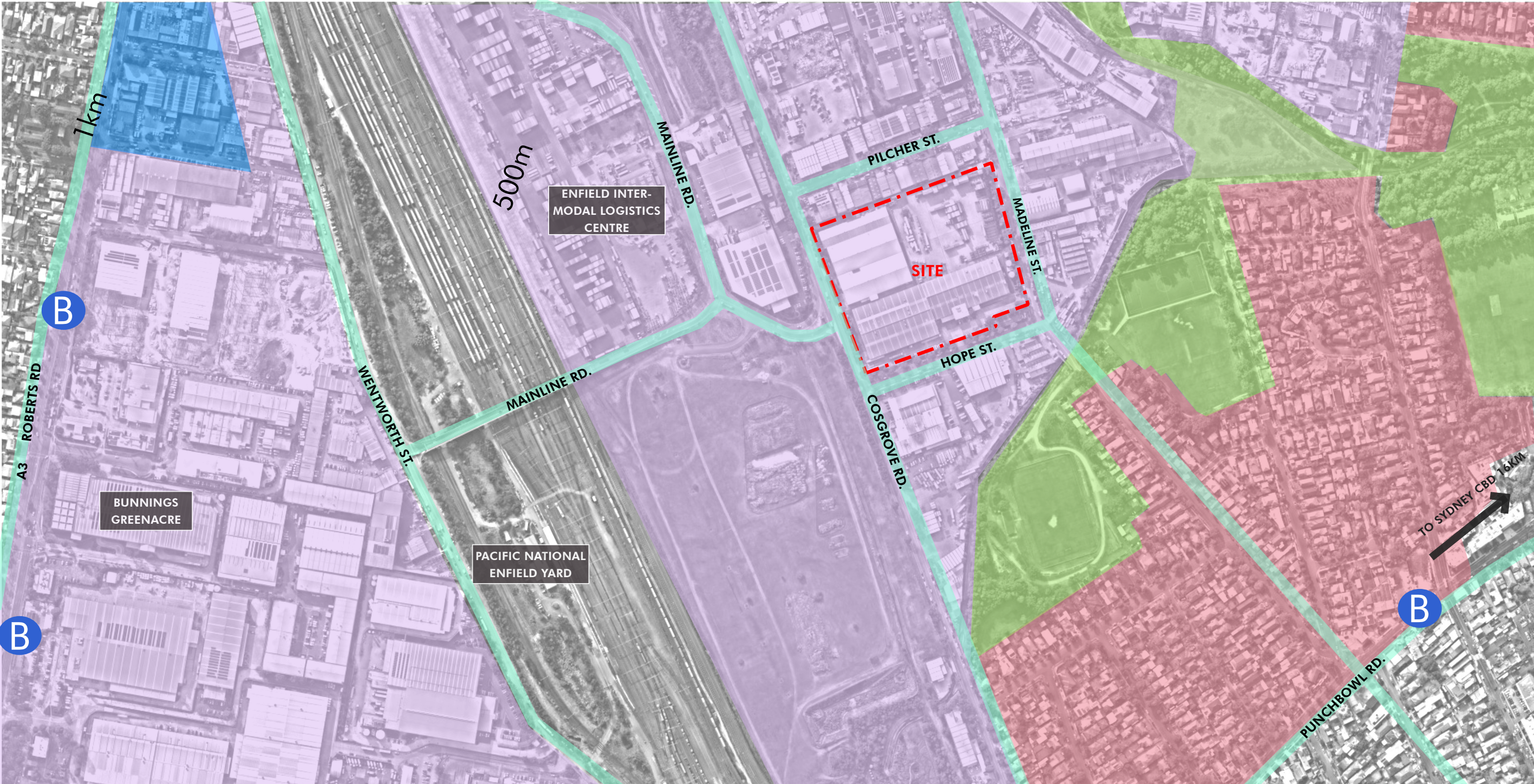
Strathfield South is a suburb located in Sydney's Inner West, New South Wales, Australia. Situated 11 kilometres southwest of Sydney's Central Business District, it falls within the Municipality of Burwood. The suburb is relatively small, bordered by Liverpool Road to the north, Coronation Parade to the west, Mitchell Street to the south, and Burwood Road to the east.

A modest commercial area can be found along Liverpool Road, particularly around the intersection with Coronation Parade and The Boulevarde. While there are additional commercial establishments in this vicinity, they are within the neighbouring suburbs of Strathfield, Burwood, and Strathfield South. Larger commercial zones are located around Strathfield and Burwood stations.



01 SITE CONTEXT

CONTEXT ANALYSIS



01 SITE CONTEXT

SITE ANALYSIS

The site is located in Strathfield South, New South Wales, and features three street frontages: Hope Street to the south, Cosgrove Road to the west, and Madeline Street to the east.

The site is surrounded by industrial units on all sides, establishing a predominantly industrial environment. Notably, there is an existing building in the southeast corner of the site, currently occupied by a flooring contractor at 65 Madeline Street. Additionally, the zoning begins to transition to residential towards the southeast of the site. Consequently, any future development on the site will have to consider environmental impacts to residential receivers to the south-west including noise and air quality.

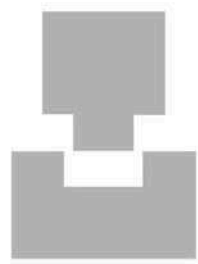


STREET FRONTAGES

MAIN ROADS

ADJOINING BUILDING - RAIN-BOW FLOOR SERVICES

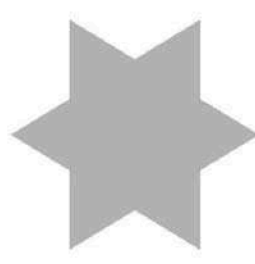
02 Design Proposal



BETTER FIT

This proposal seeks to enable the future development of a multi-level warehouse and distribution facility in South Strathfield, New South Wales. Strategically located within an established industrial zone and in close proximity to a residential area to the southeast, this development is meticulously designed to harmonise with the surrounding industrial landscape. The facility's design has been tailored to better fit the site, optimising both functionality and integration within the existing industrial hub. Its layout and structure are intended to enhance operational efficiency and support a cohesive industrial environment, improving upon existing facilities in the area.

By reinforcing the industrial sector's economic impact and fostering regional growth, the proposed development will provide a significant boost to the local economy. Our goal is to create a dynamic and innovative space that not only strengthens the current industrial base but also opens new avenues for expansion and economic development in the region.

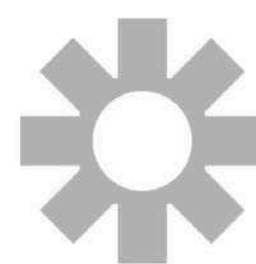


BETTER LOOK AND FEEL

The architectural design of the proposed multi-level warehouse has been strategically positioned to address all three frontages—Cosgrove Road, Hope Street, and Madeline Street—the building features corner office spaces that enhance visibility and engage meaningfully with the surrounding roadways and landscape. This thoughtful placement underscores the building's role within the local context.

The form and scale of the structure have been meticulously designed to optimise functionality and operational flow, ensuring a smooth integration with neighbouring uses. This approach not only improves the building's operational efficiency but also supports a cohesive and vibrant urban environment.

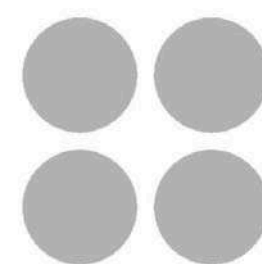
The design incorporates a contemporary approach to urban development, emphasising sustainability, aesthetic appeal, and the creation of a productive space that supports continued employment growth and economic vitality in the region.



BETTER WORKING

The facility will significantly contribute to the economic development of Sydney's Inner West by enhancing the region's industrial landscape and connectivity. Situated within an existing industrial area, its design complements and integrates seamlessly with the surrounding industrial environment. By providing advanced logistics and distribution capabilities, the facility will attract businesses that prioritise efficient operations, thereby strengthening the economic resilience of the Inner West.

The development will create a range of job opportunities across various skill levels, supporting the local workforce and stimulating economic growth. Additionally, its presence will bolster the area's industrial base, enhancing regional connectivity and further embedding the facility into the broader economic fabric of Sydney's Inner West. This alignment with the existing industrial zone ensures that the facility not only fits within but also contributes positively to the area's ongoing development and success.



BETTER FOR COMMUNITY

The proposal, is designed to offer substantial benefits to the local community. Situated within an established industrial zone and in close proximity to a residential area to the southeast, this development is strategically positioned to enhance both economic and community outcomes.

By creating a variety of job opportunities, the facility will provide meaningful employment for local residents, contributing to the economic well-being of the community. The range of positions available will support diverse skill levels, helping to meet the needs of both current and future job seekers. Additionally, the facility's advanced logistics and distribution capabilities will attract businesses that value efficient operations, further bolstering the regional economy.

The development has been carefully designed to fit within the existing industrial area while addressing the needs of the nearby residential community. Its integration into the local industrial base will ensure that it complements and strengthens the area's economic fabric without disrupting the surrounding residential environment. By supporting local industry and providing job opportunities, the facility will contribute to a more resilient and vibrant community, enhancing the overall quality of life for residents and fostering long-term economic growth in the region.

02 DESIGN PROPOSAL

PLANS - SITE

SITE PLAN



CONTROL SUMMARY	
SITE AREA	43,100 sqm
ZONE	E4 GENERAL IN
FSR	1:1
HEIGHT LIMIT	12m

GFA AREA SUMMARY	SQM
WAREHOUSE 1	7,780
OFFICE 1a	550
OFFICE 1b	550
WAREHOUSE 2	12,150
OFFICE 2a	550
OFFICE 2b	550
WAREHOUSE 3	7,780
OFFICE 3a	550
OFFICE 3b	550
WAREHOUSE 4	13,640
OFFICE 4a	550
OFFICE 4b	550
WAREHOUSE 5	7,780
OFFICE 5a	550
OFFICE 5b	550
WAREHOUSE 6	13,230
OFFICE 6a	550
OFFICE 6b	550
TOTAL WAREHOUSE GFA	62,360
TOTAL OFFICE GFA	6,600
TOTAL BUILDING GFA	68,960
SITE COVERAGE	1.6:1
CAR PARKING REQUIRED	340
CAR PARKING PROVIDED	353

NOTE

1. CAR PARKING REQUIREMENTS BASED ON STRATHFIELD CONSOLIDATED DEVELOPMENT CONTROL PLAN

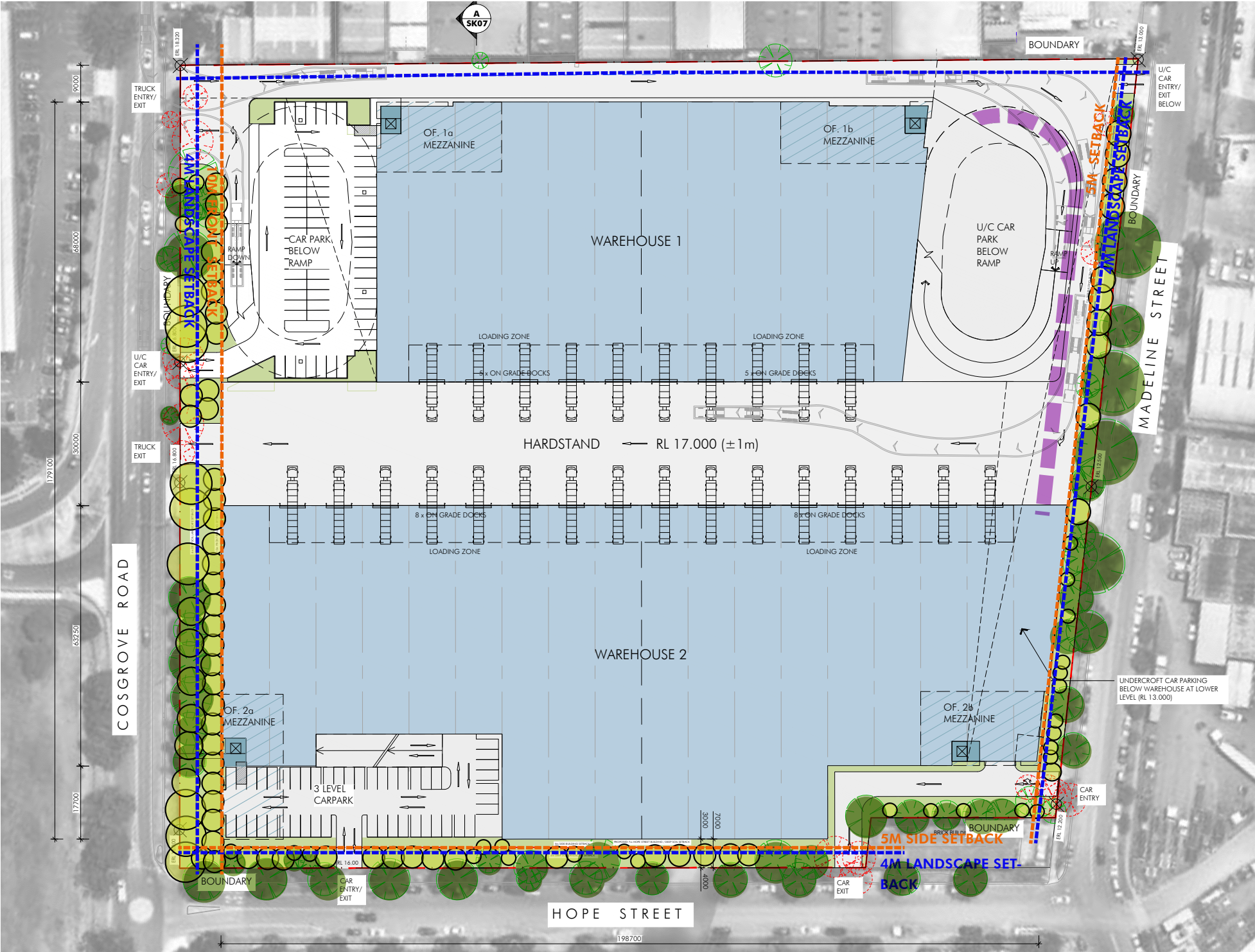
- WAREHOUSE: 1 PER 300m2
- OFFICE: 1 PER 50m2

2. GROSS FLOOR AREA (GFA) AS DEFINED BY STRATHFIELD LEP2012 (EXCLUDING LOADING ZONES)



02 DESIGN PROPOSAL

SITE CONTROLS & BUILDING ENVELOPE

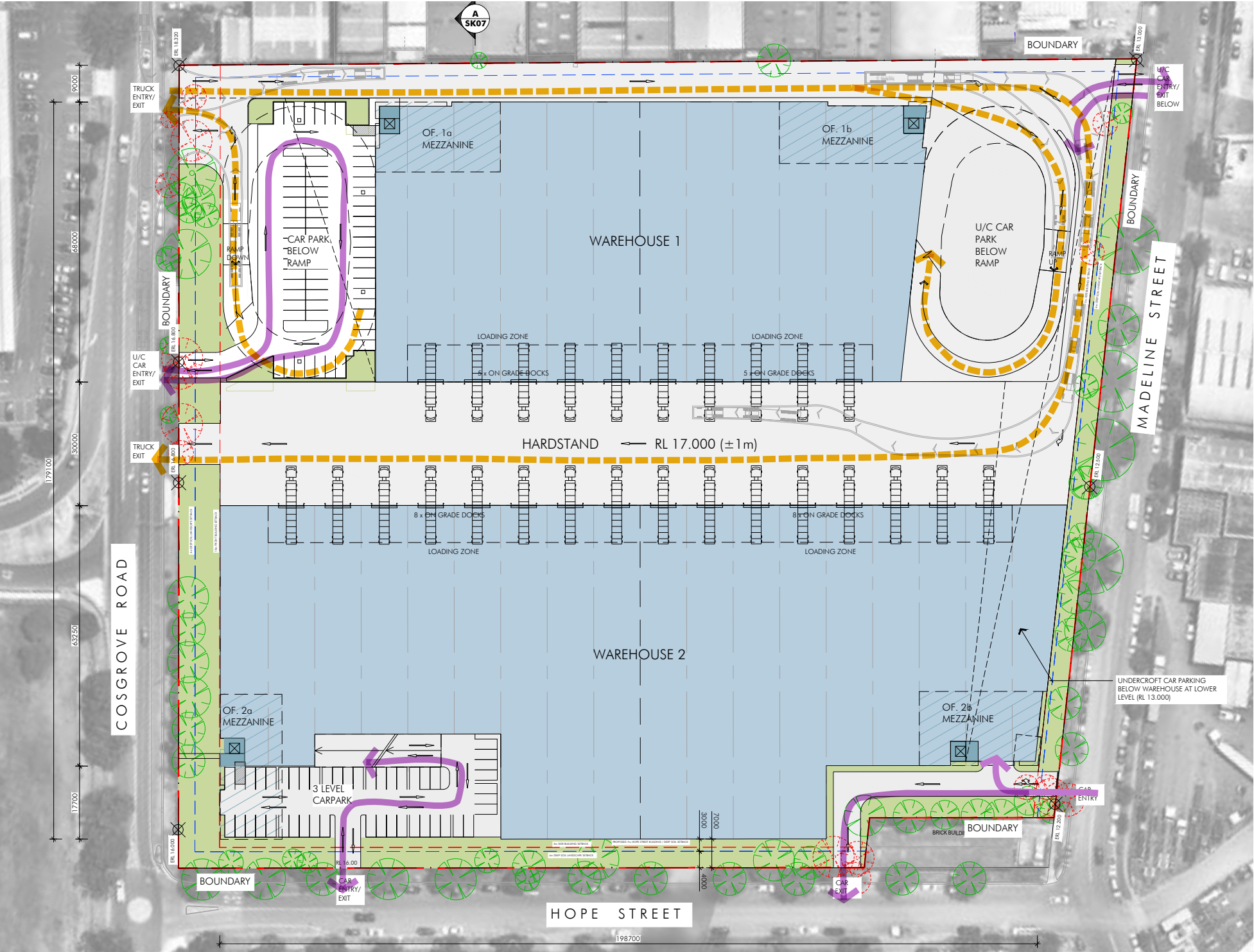


LEGEND


- BUILDING SETBACK
- LANDSCAPE SETBACK
- ACOUSTIC SCREEN
- PROPOSED NEW TREES
- EXISTING RETAINED TREES


02 DESIGN PROPOSAL

TRAFFIC MANAGEMENT



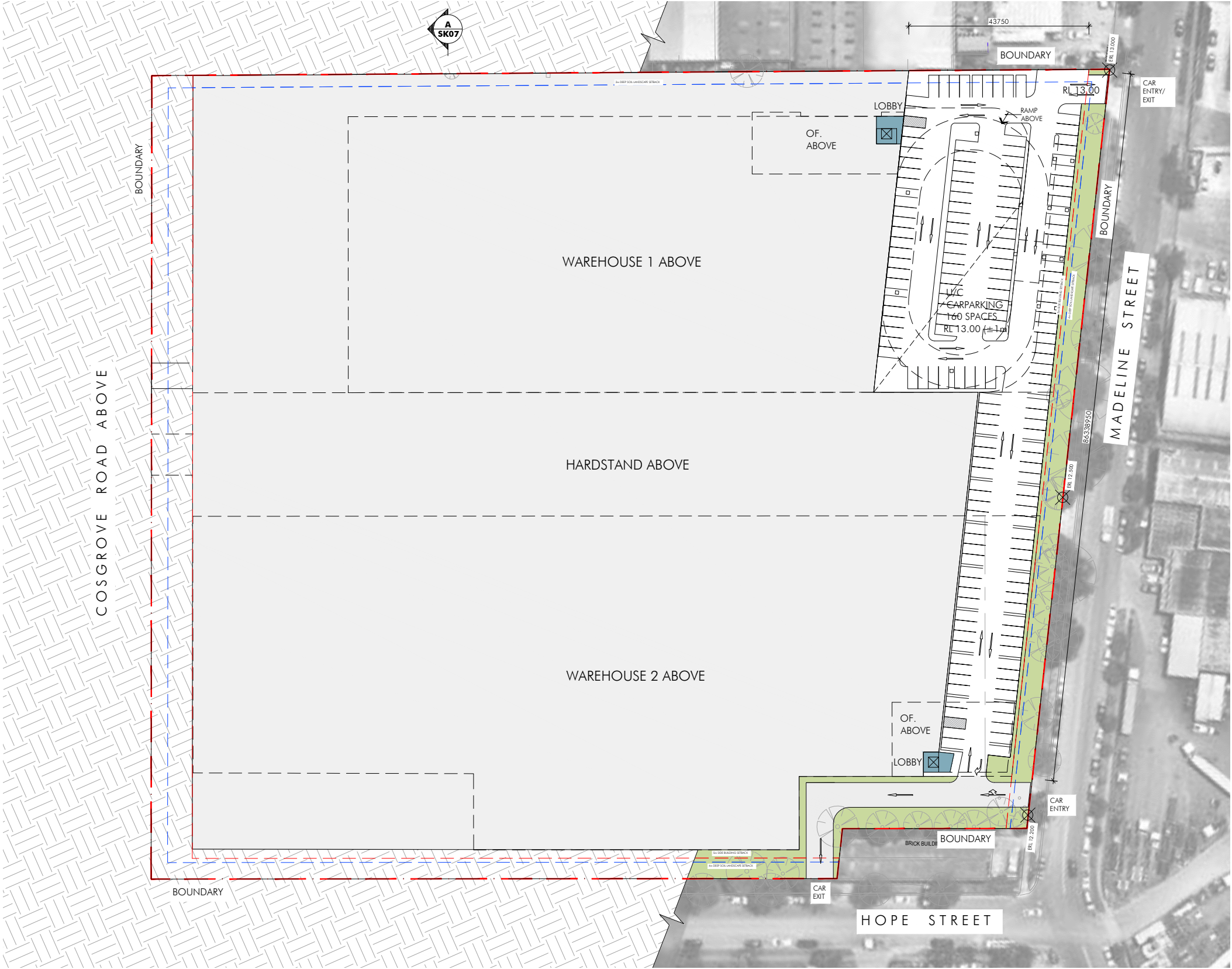
LEGEND

 TRUCKS PATH

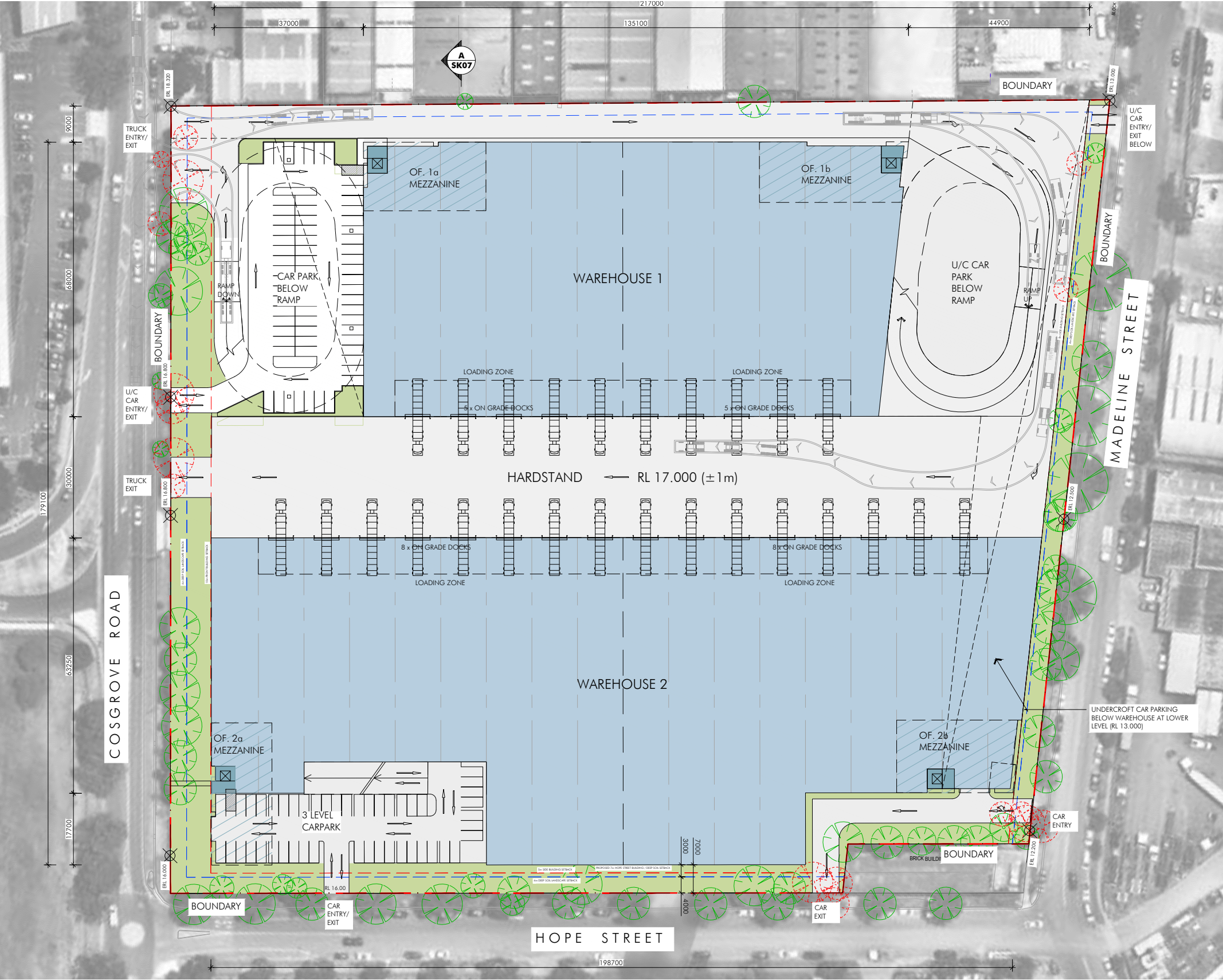
 CARS PATH

02 DESIGN PROPOSAL

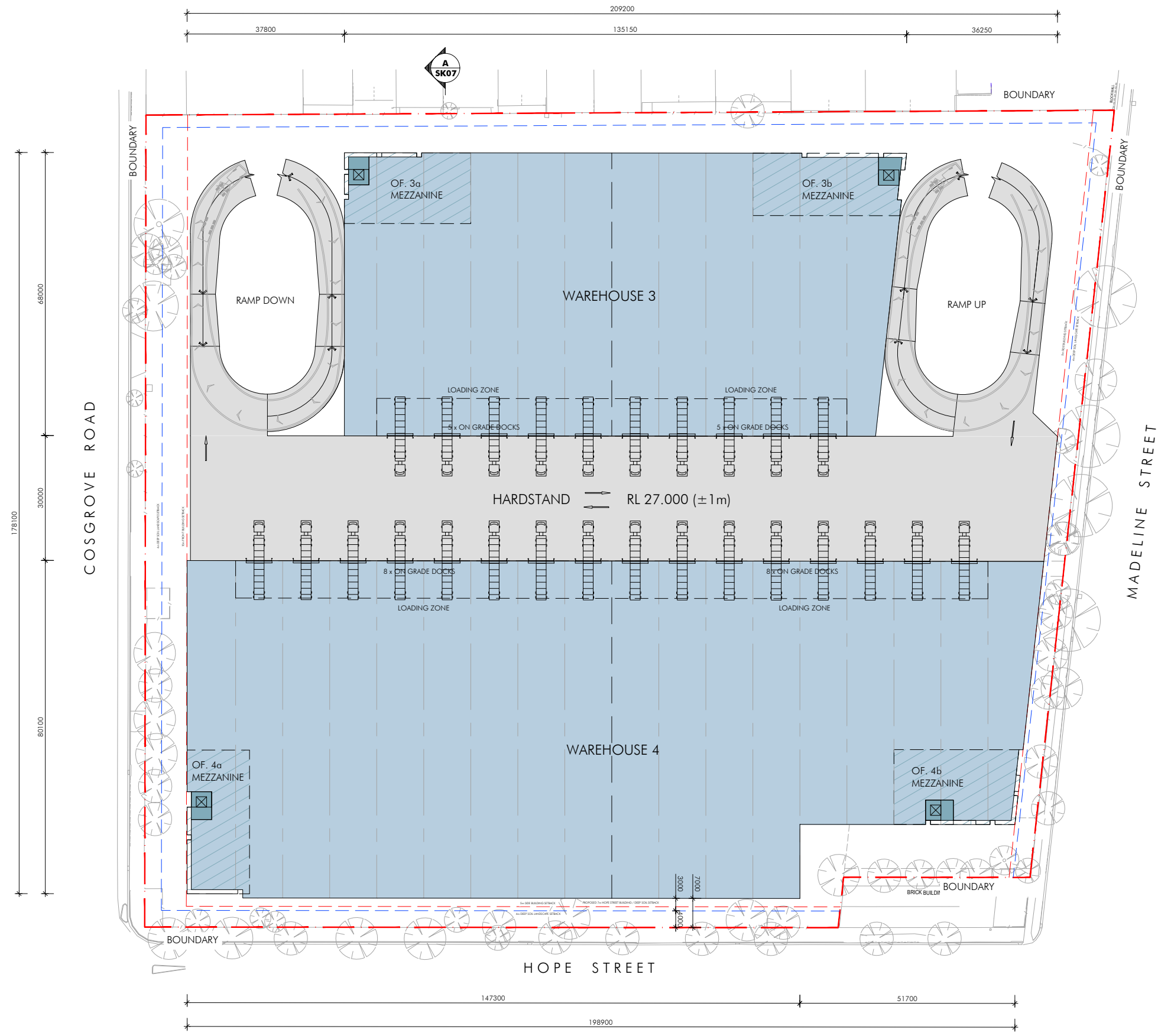
PLANS - LOWER GROUND



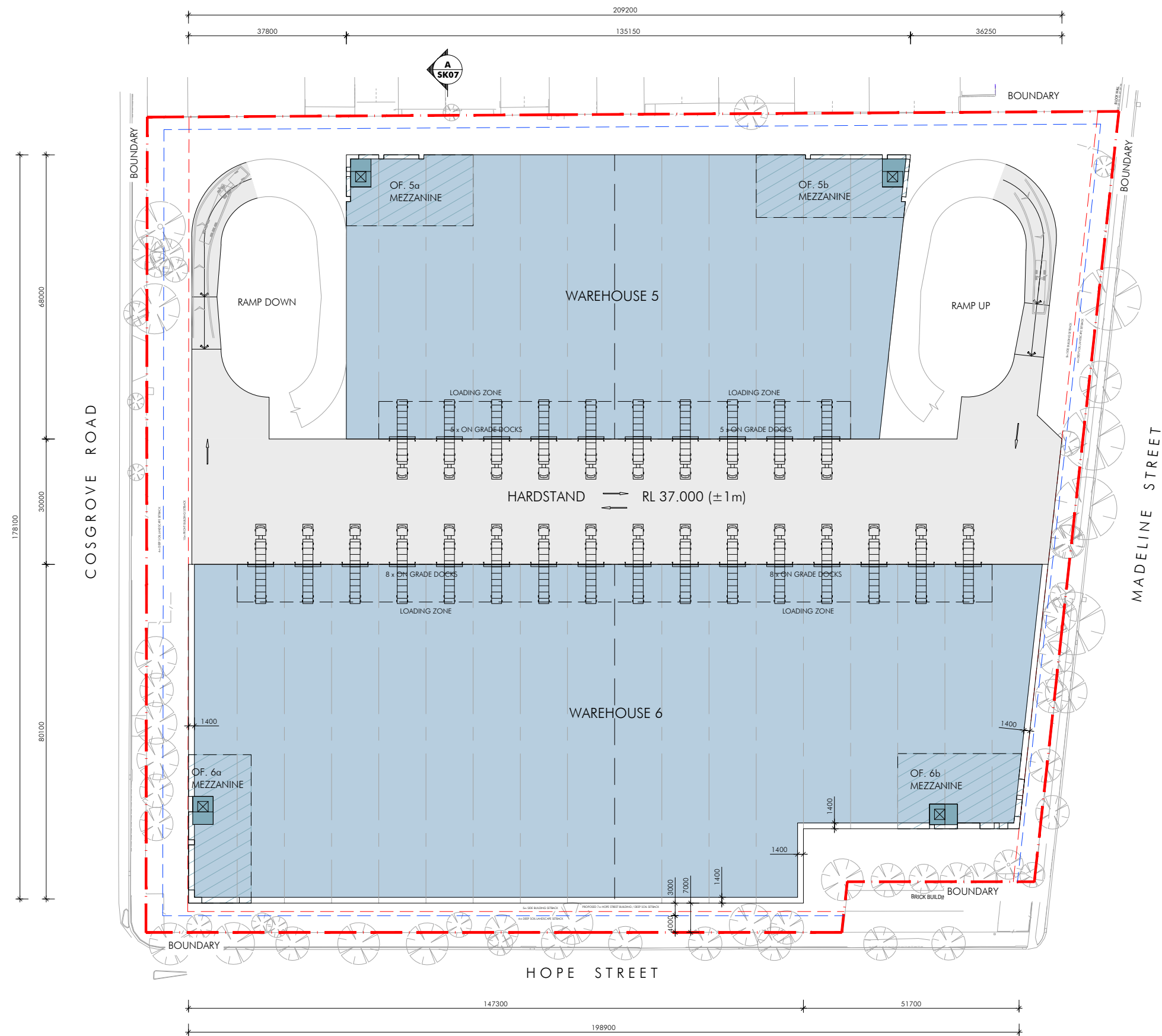
02 DESIGN PROPOSAL
PLANS - GROUND FLOOR



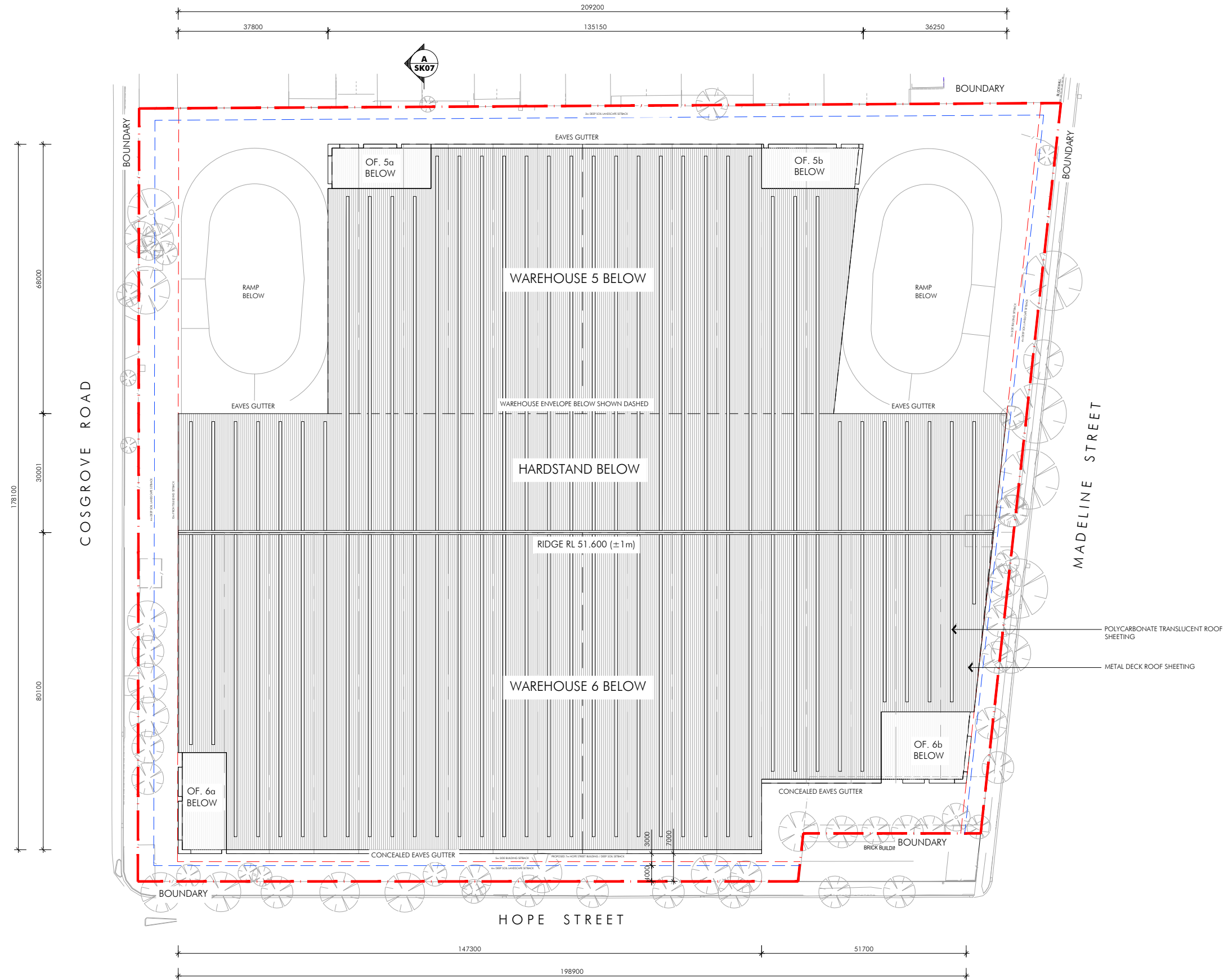
02 DESIGN PROPOSAL
PLANS - LEVEL 1



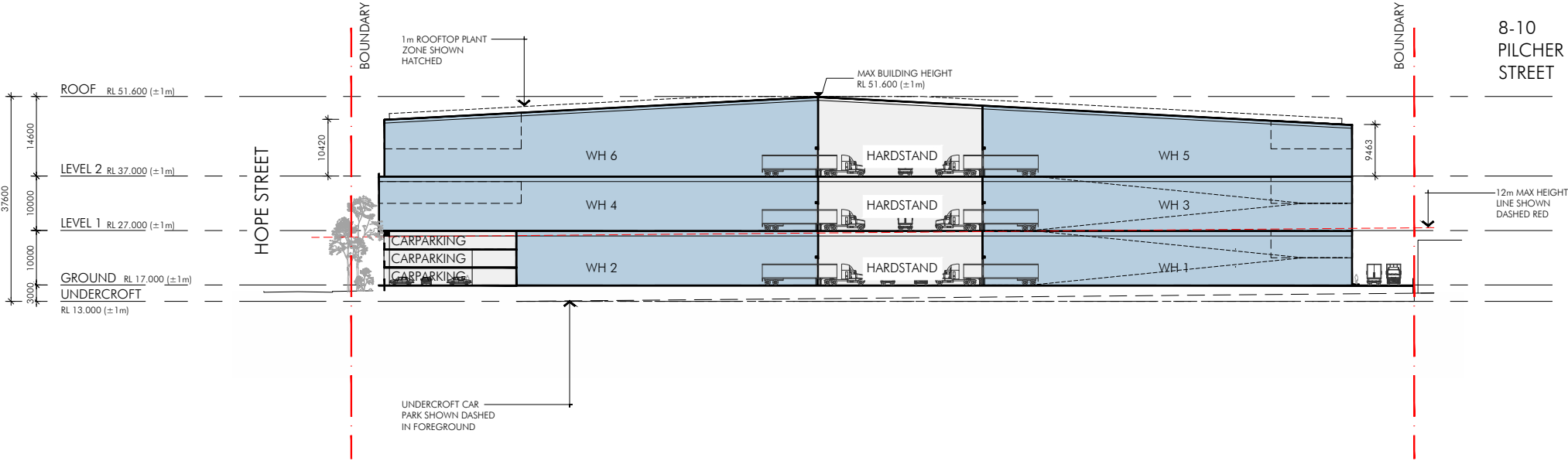
02 DESIGN PROPOSAL
PLANS - LEVEL 2



02 DESIGN PROPOSAL
PLANS - ROOF

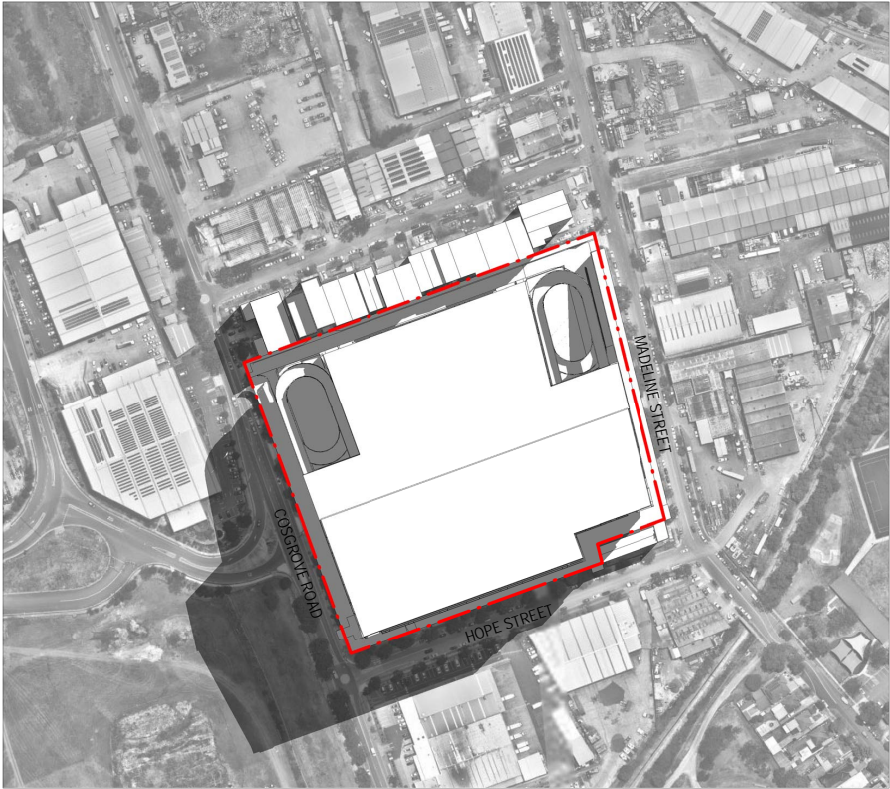


02 DESIGN PROPOSAL
SECTION

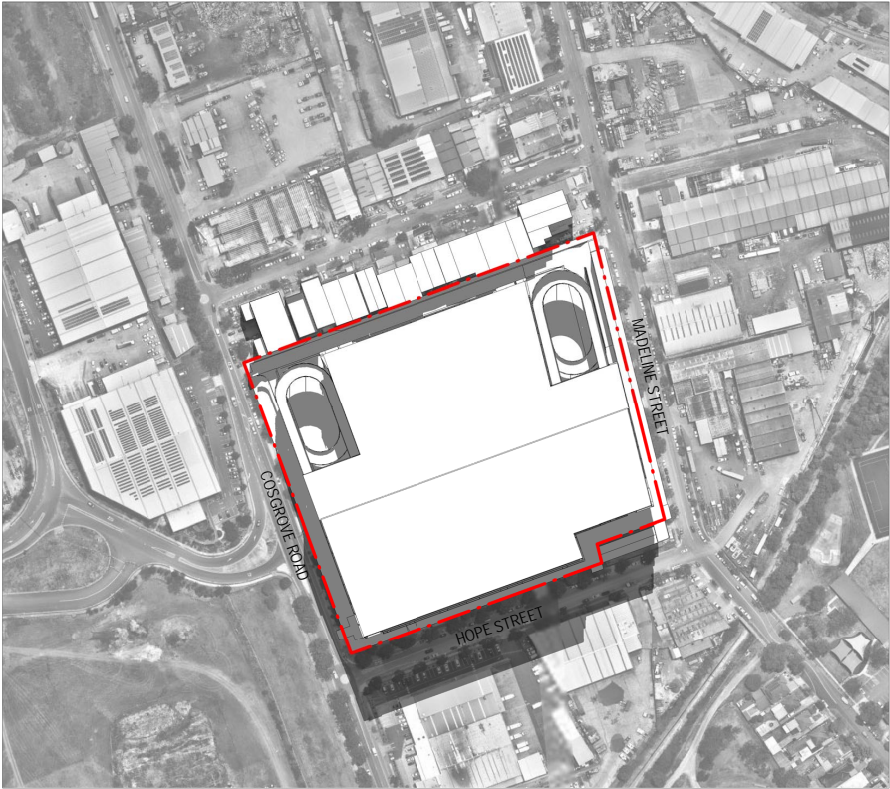


02 DESIGN PROPOSAL

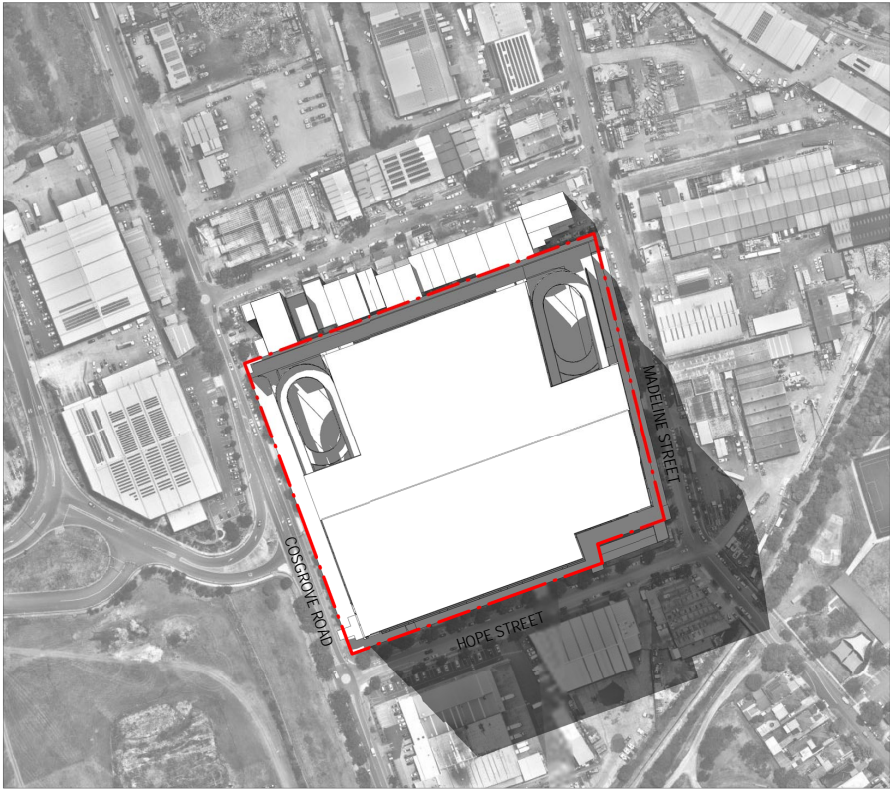
SHADOW DIAGRAMS - WINTER



Shadow Diagram - 9am Winter



Shadow Diagram - 12pm Winter

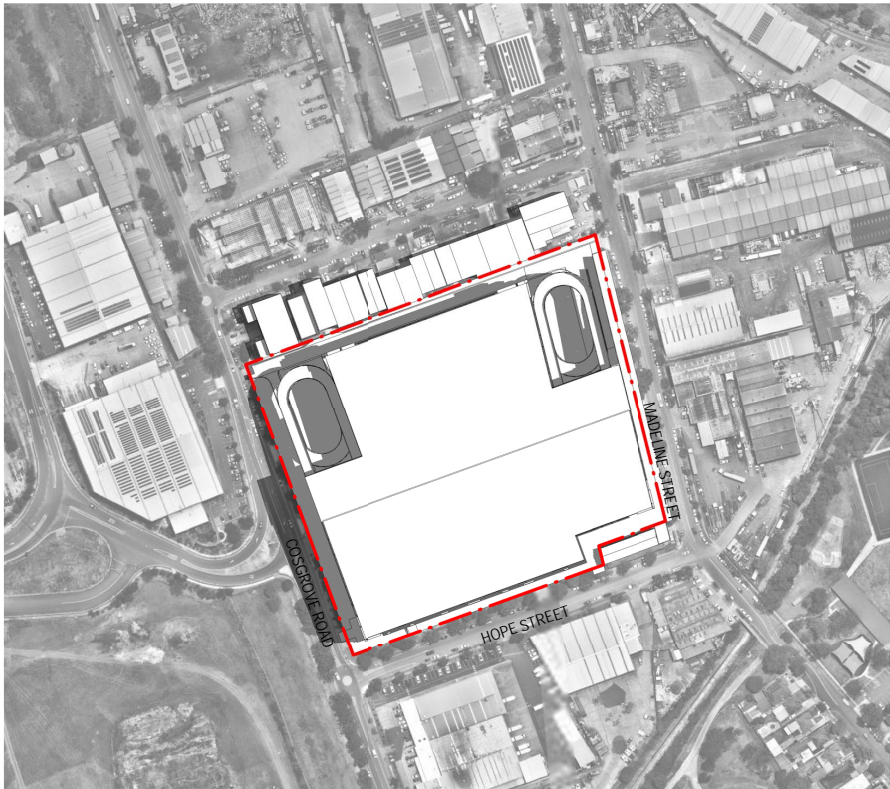


Shadow Diagram - 3pm Winter

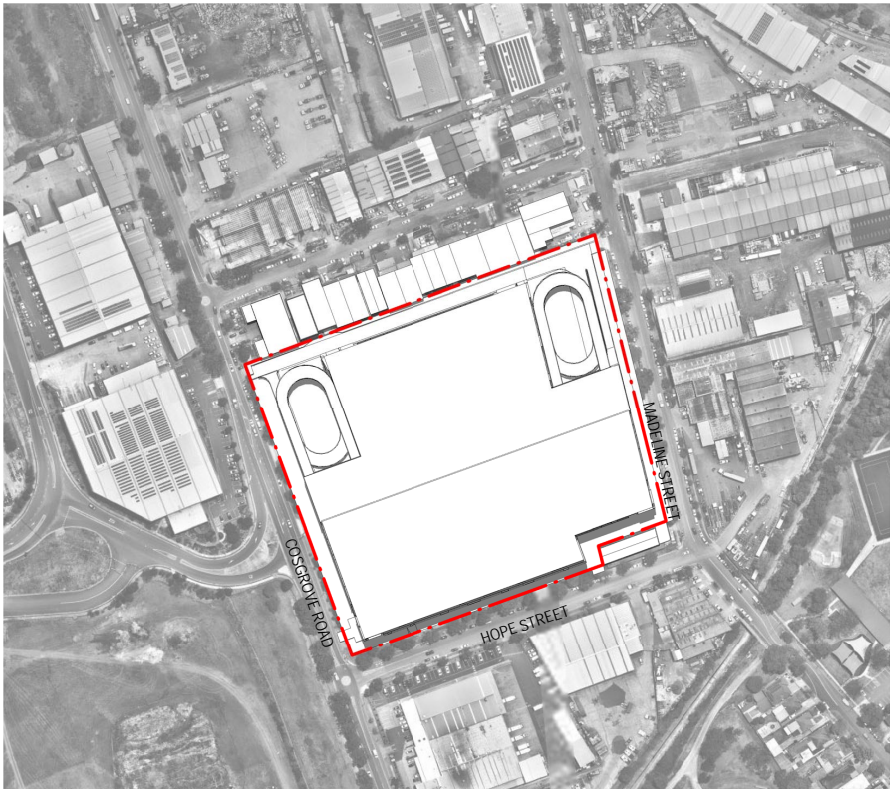


02 DESIGN PROPOSAL

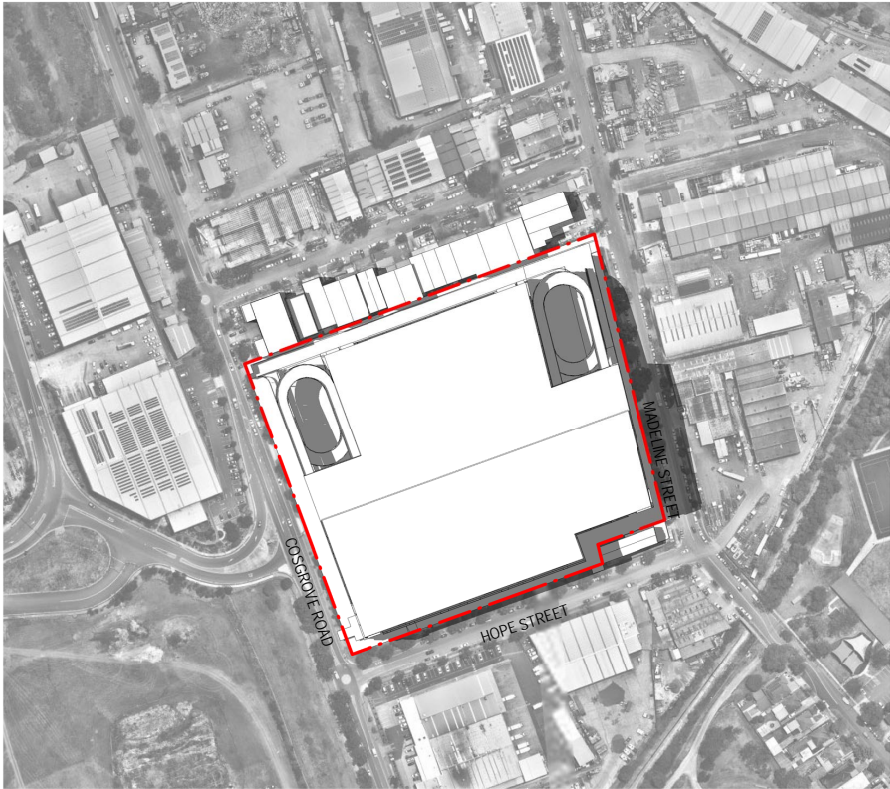
SHADOW DIAGRAMS - SUMMER



Shadow Diagram - 9am Summer

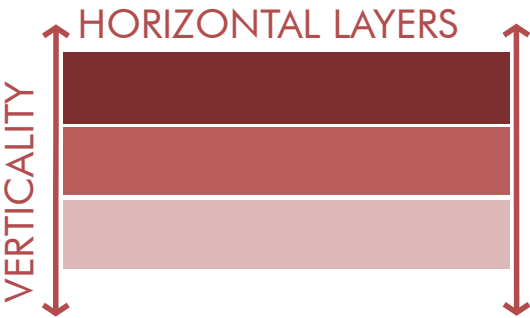
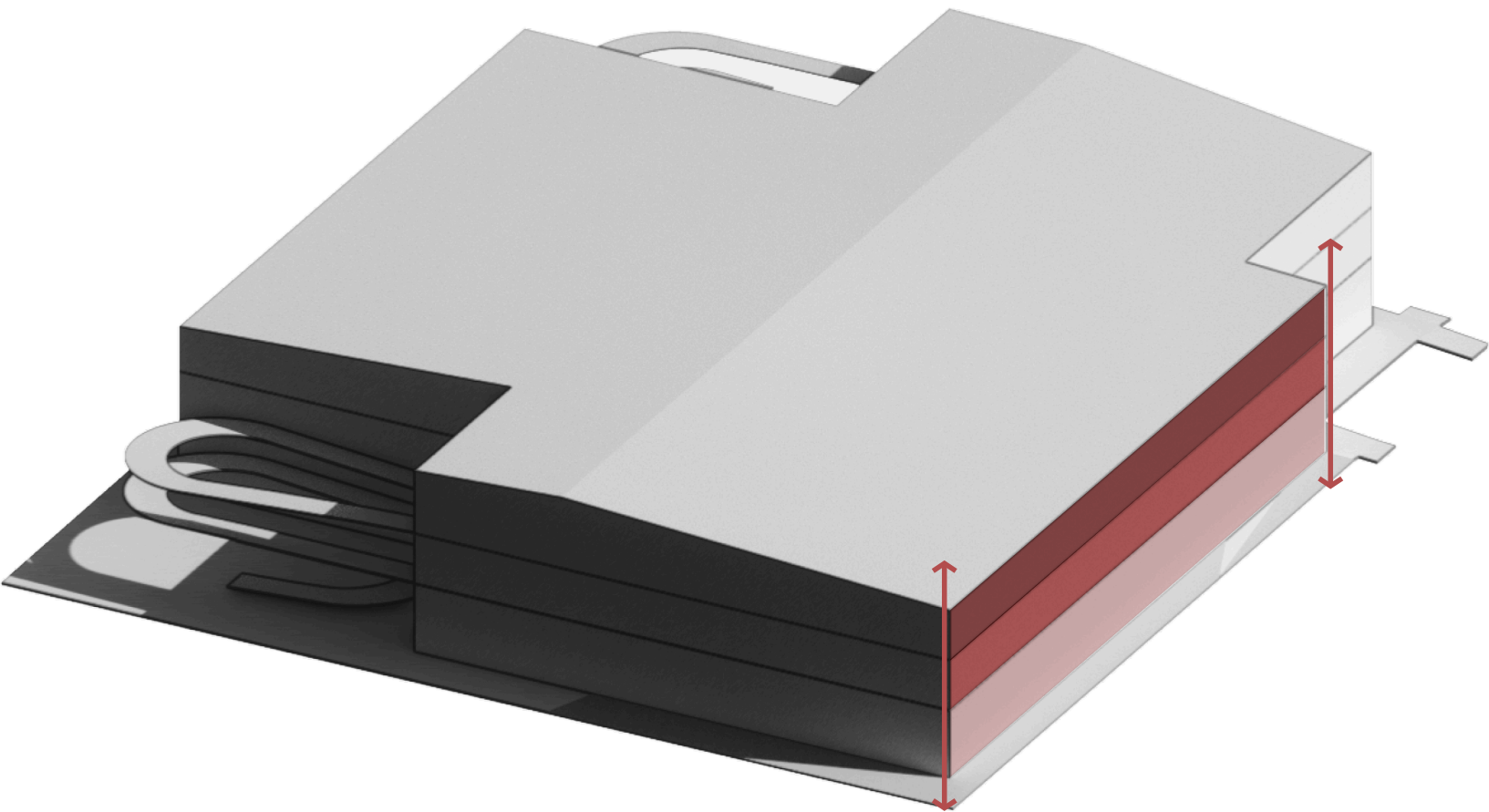


Shadow Diagram - 12pm Summer



Shadow Diagram - 3pm Summer





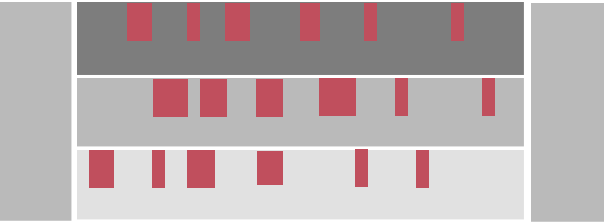


CORNER ACTIVATION (OFFICE)





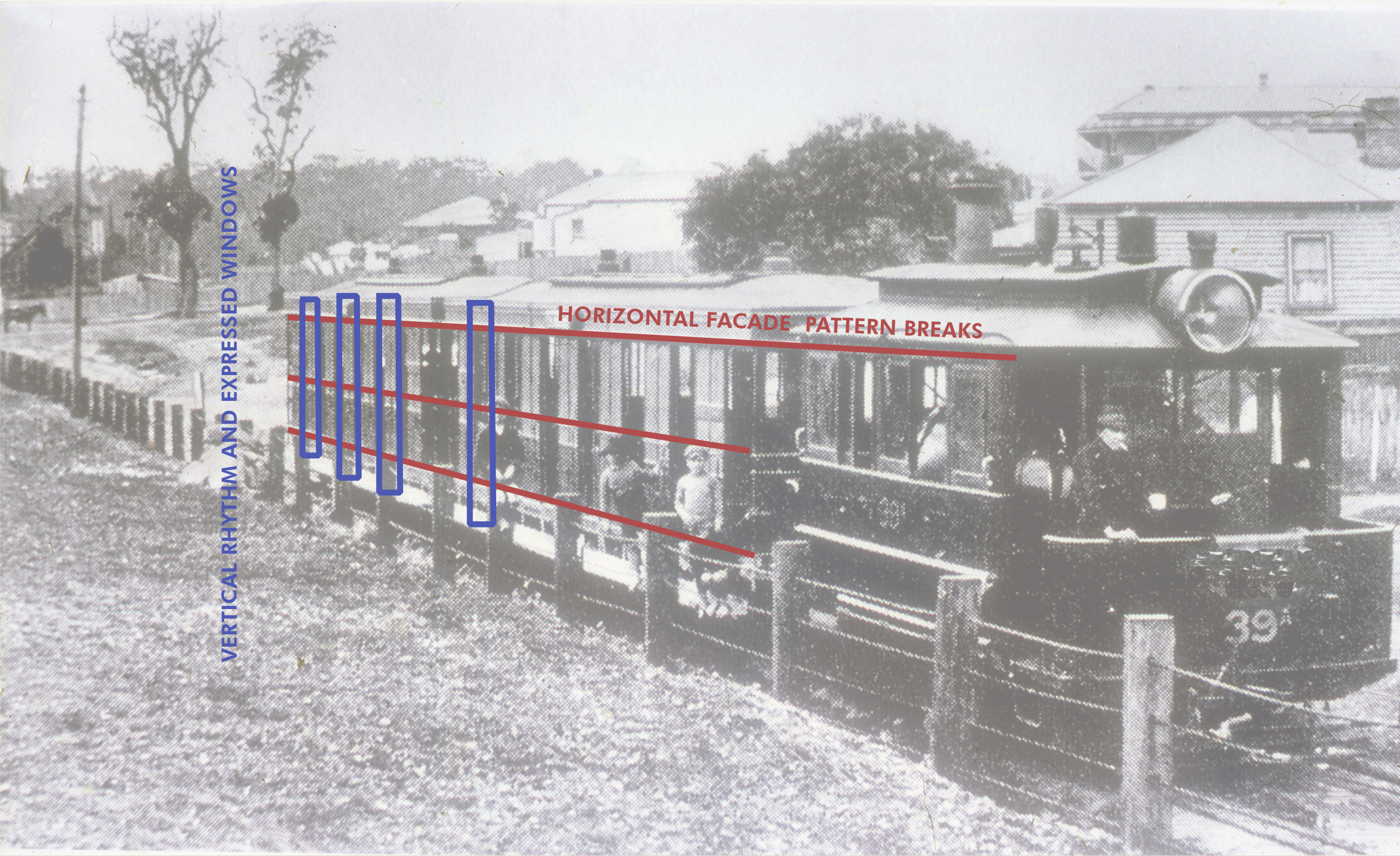
FACADE BREAKUP (WINDOWS)



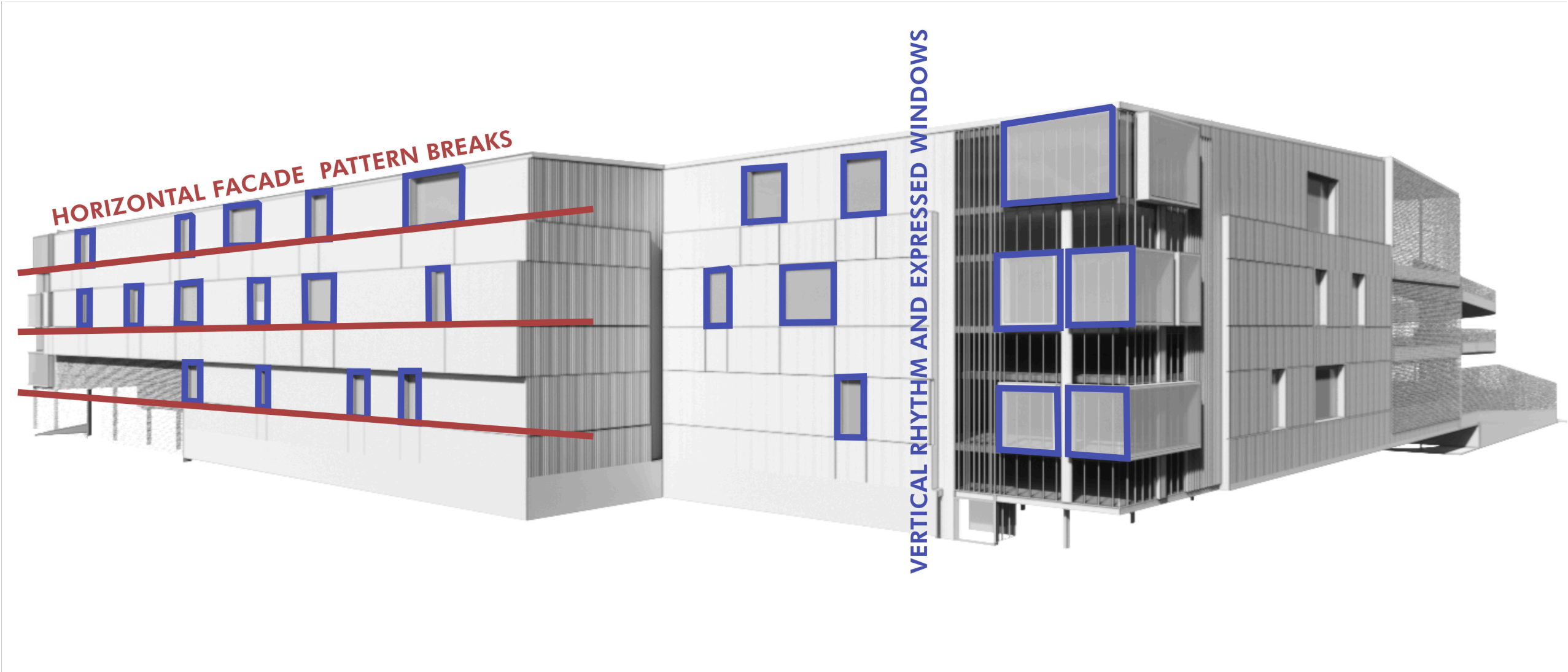
02 Look & Feel



Enfield Tram



Enfield Tram

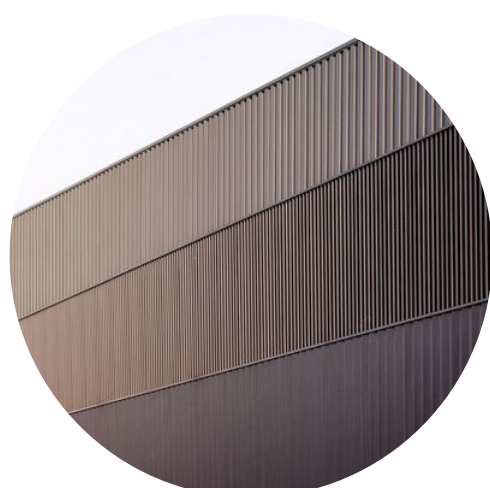


03 LOOK & FEEL
PRECEDENTS

PERFORATED MESH/ACOUSTIC
RAMP SCREENING



METAL SHEETING TO
WAREHOUSE WALLS



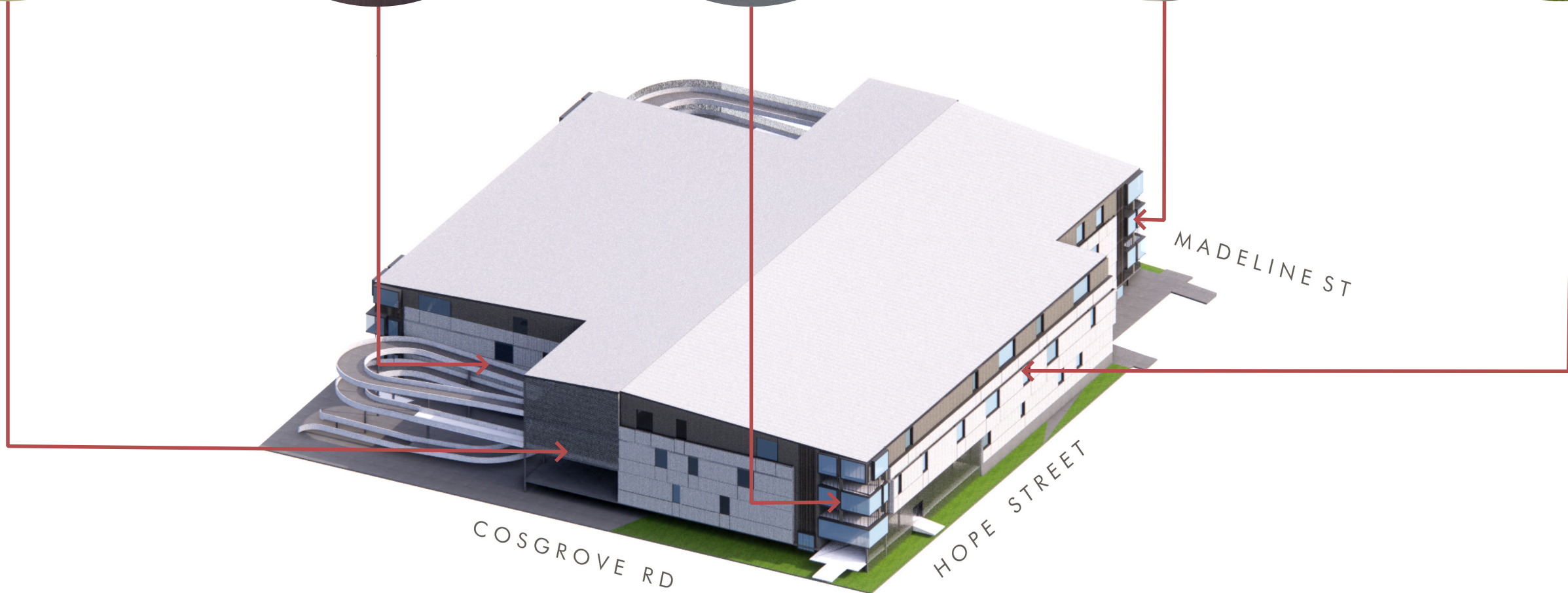
GLAZING AND METAL
CLADDING TO OFFICES AND
VERTICAL CIRCULATION



EXPRESSED WINDOWS TO
OFFICES

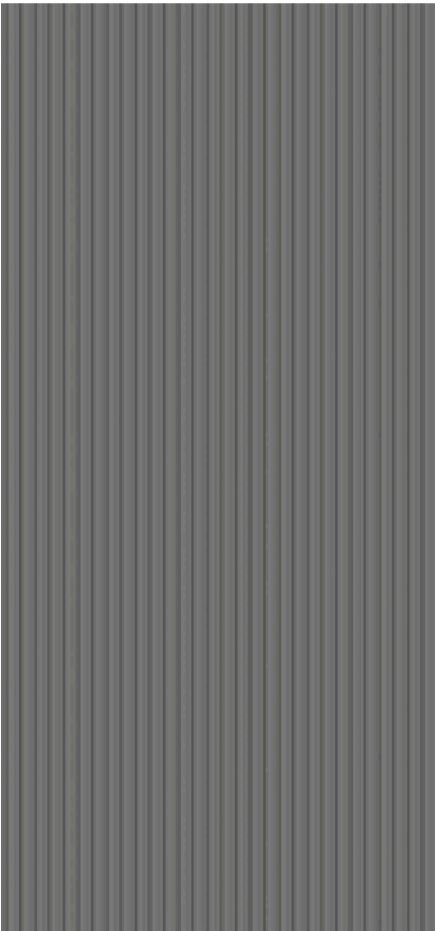


HORIZONTAL LINES AND
VERTICAL WINDOWS TO
WAREHOUSE WALLS



03 LOOK & FEEL

MATERIAL PALETTE



Profiled Metal Sheet



Precast Concrete



Earthy Tones



Clean Transparency to Office Facades

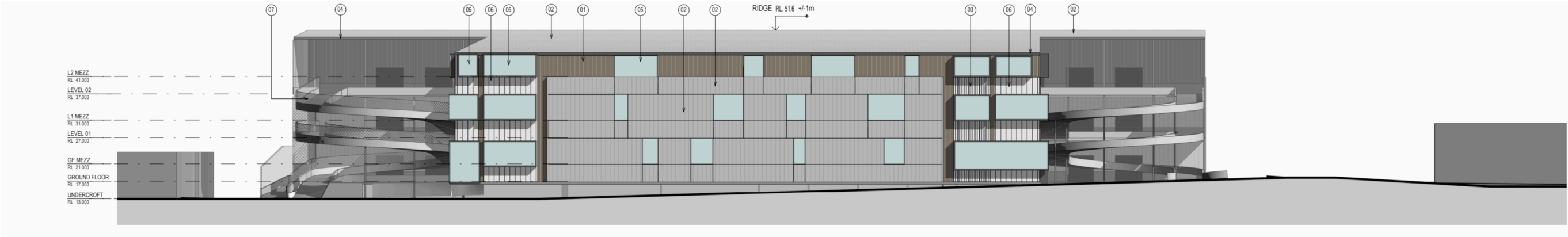


Dark Charcoal Exposed Windows

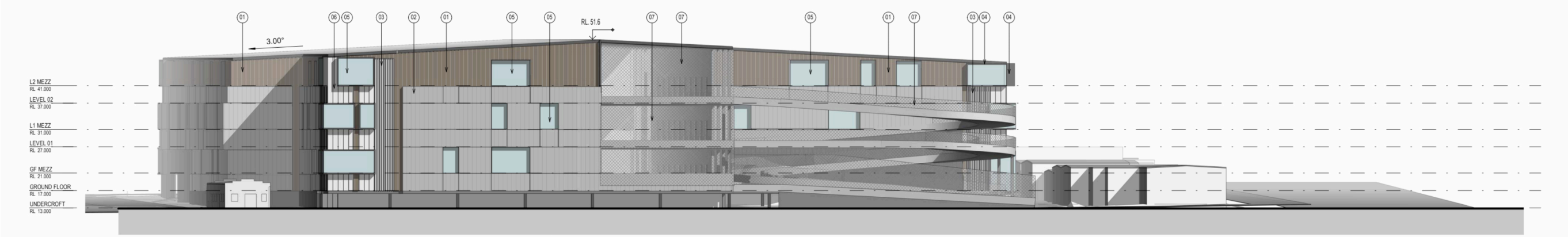


Translucent Sheet

03 LOOK & FEEL
ELEVATIONS



North Elevation



East Elevation

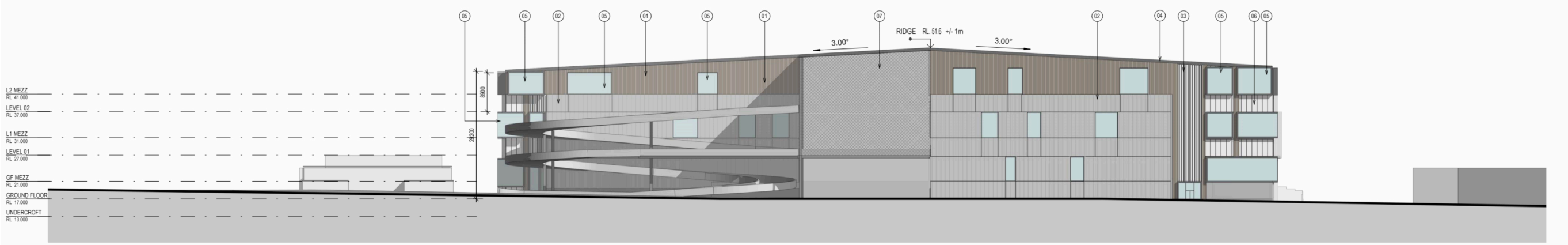
MATERIAL LEGEND

	1 - JASPER METAL SHEETTING		3 - POWDERCOATED JASPER		5 - CENTURIA BLUE GLASS		7 - SHALE GREY POWDERCOATED PERFORATED SCREEN
	2 - SHALE GREY METAL SHEETTING		4 - MONUMENT POWDERCOATED		6 - CLEAR GLASS		8 - PRECAST CONCRETE

03 LOOK & FEEL
ELEVATIONS











South Elevation



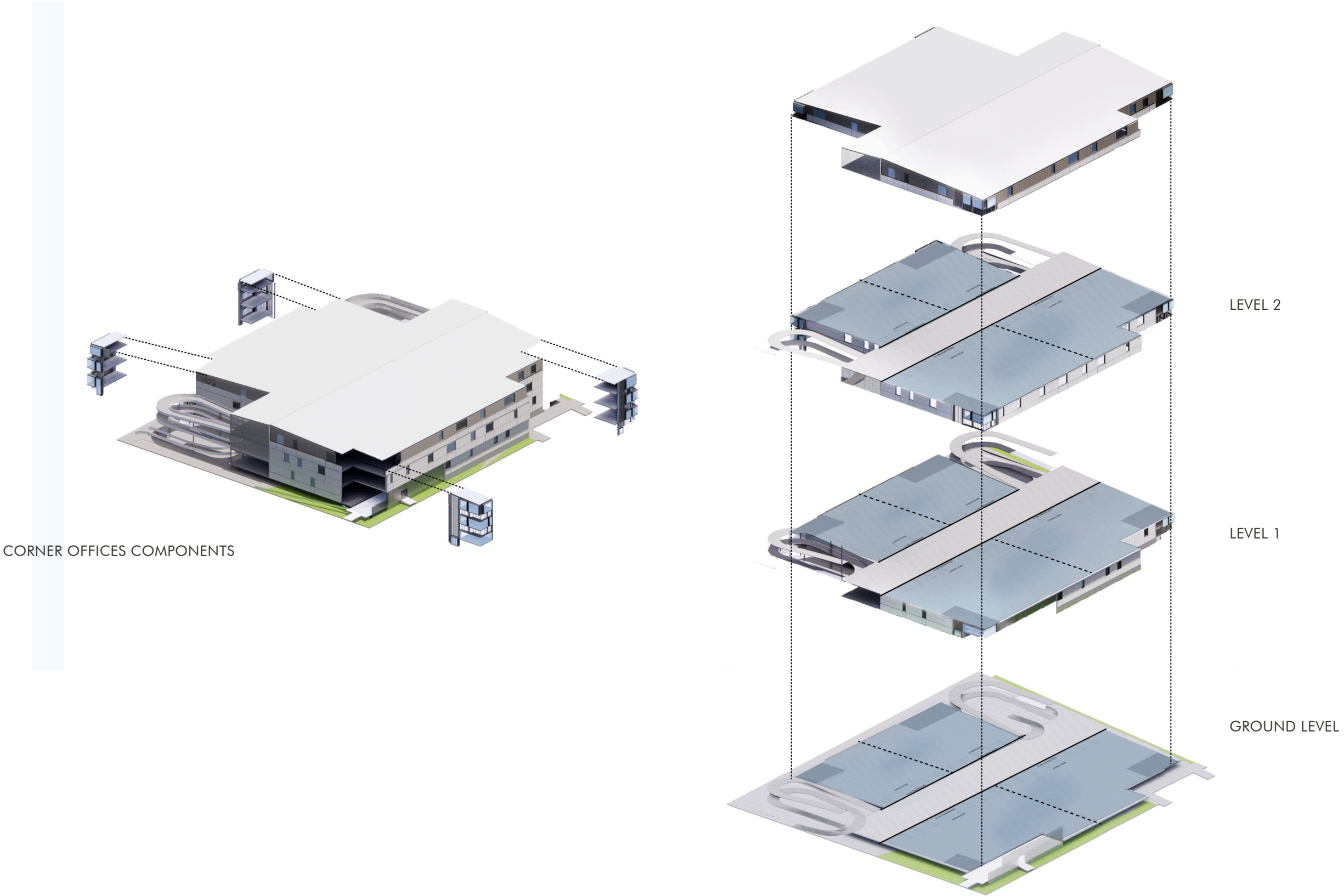
West Elevation

MATERIAL LEGEND

	1 - JASPER METAL SHEETING		3 - POWDERCOATED JASPER		5 - CENTURIA BLUE GLASS		7 - SHALE GREY POWDERCOATED PERFORATED SCREEN
	2 - SHALE GREY METAL SHEETING		4 - MONUMENT POWDERCOATED		6 - CLEAR GLASS		8 - PRECAST CONCRETE

03 LOOK & FEEL

BUILDING BREAKUP DIAGRAM



03 DESIGN CONCEPT
PERSPECTIVES

COSGROVE ROAD - HOPE ST CORNER

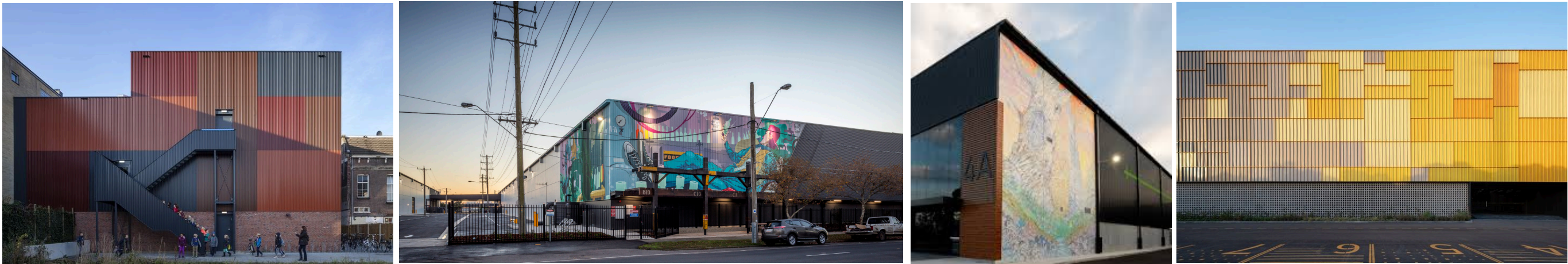




03 DESIGN CONCEPT

FACADE OPTIONS

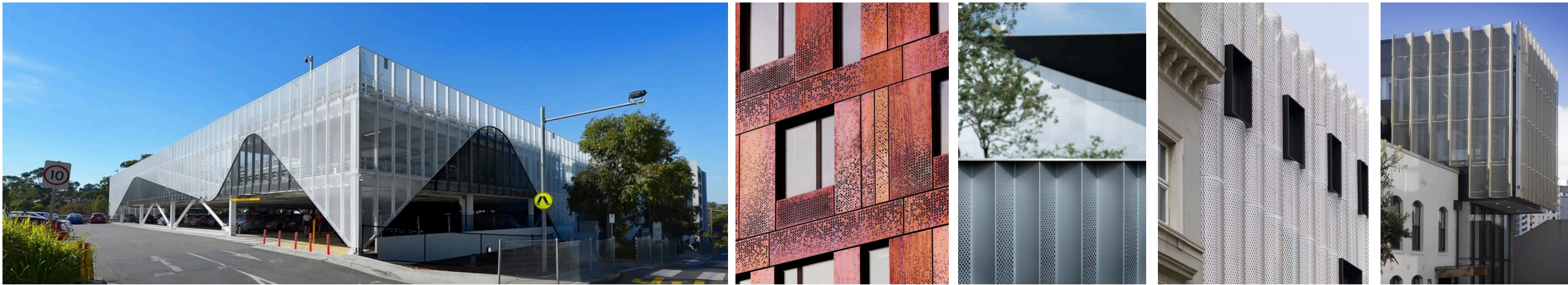
OPTION 01 - MURAL ART WORK BY LOCAL ARTIST



OPTION 02 - GREEN WALL



OPTION 03 - PERFORATED MESH SCREENS WITH CUSTOM PATTERN



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