

Design Statement

The site at 11 Warren Road, Warnervale currently has the existing Woolworths Wyong Regional Distribution Centre (RDC) with both ambient and temperature controlled storage and distribution with a total GFA of 51 792m². Access to the site for both heavy vehicles and cars is via Warren Road, with cars for both team members and visitors turning off straight away into the carpark to minimise interaction between cars and heavy vehicles on the site.

The proposed extension includes extensions to both the ambient and temperature controlled distribution centres, a new returns transfer facility extension to the temperature controlled facility, a new truck maintenance & wash facility, refuelling facility, relocating the fire pumphouse and tanks, and extending the truck marshalling and hardstand areas. The proposed works also include upgrading the existing service entry from Woolworths Way to create an express entry for Woolworths trucks. The redeveloped Woolworths Wyong RDC including all site buildings will have a total GFA of 78 777m².

The building forms and elevational treatment of the proposed extensions will match in with the existing facility including building height and the new standalone buildings will be follow the original design intention as closely as possible to maintain a consistent appearance across the site.

Building materials will either match the existing as an absolute minimum, and where available will be upgraded to improve the thermal performance of the facility. Since the Woolworths Wyong RDC development is an existing building undergoing an extension and redevelopment, it is deemed as non-eligible under the Green Star Buildings rating tool. Therefore the project has established project specific sustainability initiatives based on the Global Sustainability Megatrends as covered in the ESD report.

Setbacks

The setbacks on site are

- 10m landscaping setback to street frontages
- 10m E2 setback to southern and eastern boundaries

Design

The existing Wyong Regional Distribution Centre is a crucial hub in the Woolworths supply chain for the receiving, storage and despatch of groceries, fresh produce, milk, dairy, meat and chilled goods throughout New South Wales. It is located in a well established industrial estate close to main transport routes while away from any residential precincts.

The extension has been designed to extend the life of the facility and allow for more efficient operations internally and externally. The addition of the secondary express entry increases the separation between heavy vehicles and team member / visitor cars on the site, and additional docks and hardstand cater for the quicker turnover of product through the facility and on to the consumers. The addition of the truck wash and maintenance facility and the refueling station means this activities can now be handled on site, reducing heavy vehicle traffic on public roads.

The extension has been designed to match the existing building profile and materials of the original Distribution Centre and blend in to the present rather than draw attention to it. The new works will also match the existing colour palette, which uses light natural colours to blend into it's environment.

The extension / upgrades to the facility help to make a more efficient and safe work environment for team members, while the upgrade / refurbishment to the lunch room will provide a relaxing and calming retreat for team members away from the work environment and a place to relax and socialize with fellow team mates.

