

8 May 2009

The Director General  
**Department of Planning**  
 23-33 Bridge Street  
 SYDNEY NSW 2000

Attention: Mr Chris Wilson, Executive Director, Major DA Assessment

Dear David,

**Re: TNT Express – Chullora Business Park, Bankstown;  
 Project Description Report**

**1.0 INTRODUCTION**

Goodman International Limited (Goodman) proposes to redevelop an existing site at 62 Hume Highway, Chullora to create a new purpose built facility for TNT Express within the Bankstown local government area (See Figure 1).

This Project Description Report has been prepared by Goodman to assist the Department of Planning's initial consideration of the proposal under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).



Figure 1: Site Location Plan

## 2.0 BACKGROUND

TNT Express is a global express delivery company. In order to accommodate business growth as well as generate further efficiencies in their freight distribution and logistics service, TNT intend to consolidate a number of existing facilities (located at Chullora, Homebush and Enfield) into a single warehouse and distribution facility within the Chullora Business Park.

The Chullora Business Park is an established business park within the precinct identified as the Chullora Technology Precinct in the Bankstown Local government area (LGA).

## 3.0 PROJECT OBJECTIVE

The objective of the project is to provide a single warehouse and distribution facility for TNT Express which would perform a range of freight logistics services. The need for this has arisen from the organic growth of the business as well as the opportunity to generate efficiencies in the current operation.

## 4.0 LAND THE SUBJECT OF THIS APPLICATION

The subject site is located at 62 Hume Highway, Chullora (See Figure 2) and is legally described as Lot 2, DP1009196. It is located within the Chullora Business Park; an existing industrial area in Zone 4(a) – General Industrial in the *Bankstown LEP 2001*.



Figure 2: Aerial Photograph

The site is an irregular shaped parcel with a total area of approximately 106,490m<sup>2</sup>. There are currently three existing warehouses with ancillary office of varied sizes (See Figure 3) which are leased to a number of warehouse and industrial users. The site is currently owned by Goodman.





Figure 3: Existing Site Plan

## 5.0 PROPOSED PROJECT

Goodman is currently preparing a project application for the redevelopment of the site to create a new purpose built facility for TNT. The project would consist of the following:

- Demolition of all existing buildings and structures on site
- Construction of a new purpose built warehouse facility comprising:
  - A 41,430m² warehouse with 3 x two storey dock offices of 450m² and a freestanding two storey office of 3,000m²;
  - On-grade and single storey deck car parking for 600 cars
- Landscaping of the site; and
- Use of the completed building by TNT Express.

A preliminary master plan is shown in Figure 4, however this design is subject to further refinement. The proposed development is a 'turnkey' and therefore once the project is completed, TNT Express would own and operate the facility.

The project would result in approximately 350 jobs during construction and approximately 700 jobs during operations.

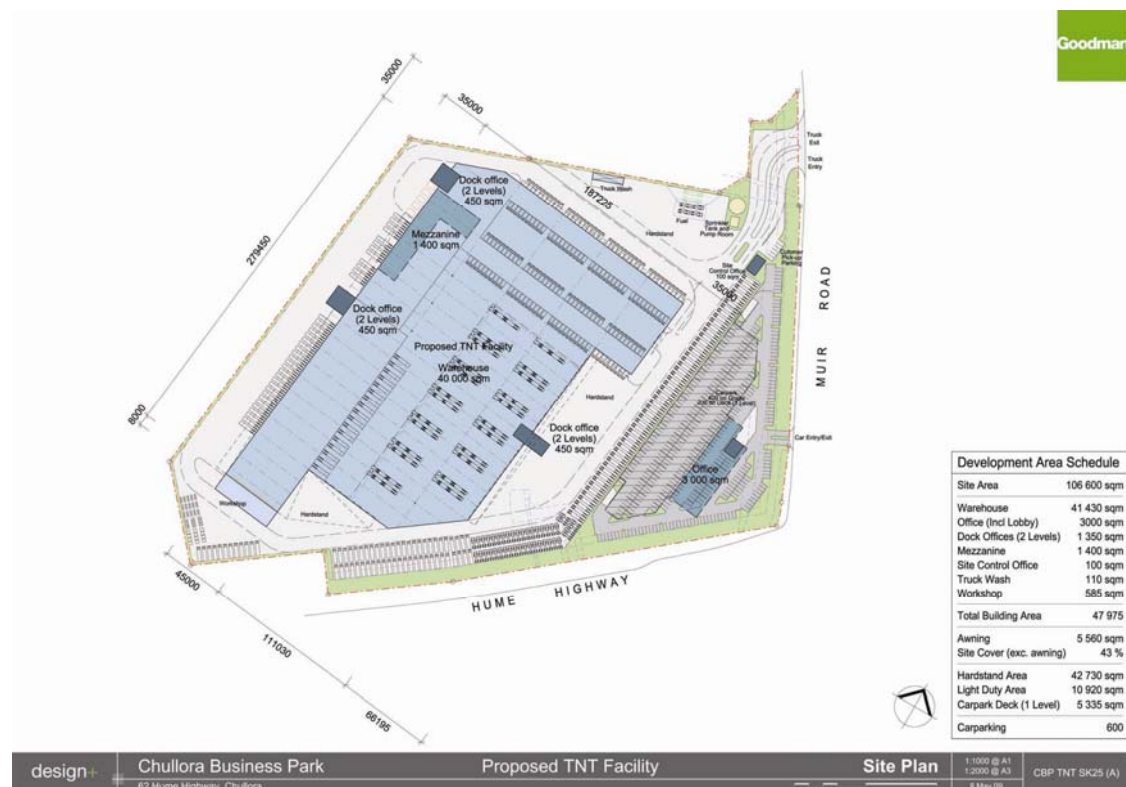


Figure 4: Indicative Preliminary Project Layout

The project has an estimated total capital investment value of \$35million and therefore satisfies Clause 12 of Schedule 1 of the *SEPP (Major Projects)* by being development for the purposes of distribution and storage facilities with a capital investment value in excess of \$30 million.

## 6.0 CONSULTATION

Agencies and other key stakeholders that may have an interest in the proposal and would be consulted during the application process include:

- Bankstown Council
- Roads and Traffic Authority (RTA)
- Sydney Water
- Energy Australia
- RailCorp

It is not anticipated that any other agency approvals will be required.

## 7.0 STATUTORY CONTEXT

### Major Project

The proposal is classified as a major project under Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act), because it involves development for the purpose of container storage facilities, or storage or distribution centres, with a capital investment value of more than \$30 million and therefore triggers the criteria in Clause 12 of Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*.

Consequently, the Minister for Planning is the appropriate approval authority for the project.

### Permissibility

The land the subject of the proposed Major Project Application is currently zoned:

- Zone 4(a) – General Industrial

under the *Bankstown Local Environmental Plan (LEP) 2001*. The proposal, as development for the purpose of warehouse or distribution centre is currently permissible with consent under the *Bankstown LEP 2001*.

***Other Environmental Planning Instruments***

The following environmental planning instruments are of relevance to the proposed Major Project:

- *State Environmental Planning Policy (SEPP) – Infrastructure;*
- *SEPP 33 – Hazardous and Offensive Development;*
- *SEPP 55 – Remediation of Land;*
- *Draft SEPP 66 – Integration of Land Use and Transport;*
- *Bankstown Local Environmental Plan 2001;*
- *Blacktown Development Control Plan 2005;*
- *Bankstown Section 94 Plan 2001; and*
- *Hume Highway Section 94 Contributions Plan 2007*

## 8.0 ENVIRONMENTAL ISSUES

Goodman is currently undertaking environmental assessment of the land the subject of the proposed project application. A brief summary of the scope of this environmental assessment is provided in the following table.

**Table 2: Environmental Assessment Summary**

<i>Built Form and Landscaping</i>	The Environmental Assessment will address the proposed height, density, bulk and scale of the development and relation to the surrounding development, landscape and topography. A landscape concept plan will be developed with reference to Bankstown Council standards.
<i>Traffic, Access and Parking</i>	<p>Halcrow MWT Pty Ltd has been engaged to undertake an assessment of the traffic and parking impacts associated with the proposed development. This assessment will include the following:</p> <ul style="list-style-type: none"> <li>• Provision of traffic advice to assist design of the facility to ensure practical and safe use of the site by heavy vehicles and compliance with the relevant Australian Standards; and</li> <li>• Analysis of the proposed traffic generation (with reference to the existing traffic generation) to determine the impact on the external road network.</li> </ul>
<i>Soil and Water</i>	<p><i>Geology and Soils</i></p> <ul style="list-style-type: none"> <li>• A Geotechnical investigation is currently being prepared by GHD Pty Ltd which will confirm the suitability of the geology and soils for the proposed construction particularly with respect to proposed foundation systems and investigate any salinity or acid sulphate soils.</li> </ul> <p><i>Site Contamination</i></p> <ul style="list-style-type: none"> <li>• A Phase I and Preliminary Phase II Environmental Site Assessment will be prepared by GHD and included with the Environmental Assessment. It may not be possible to fully characterise the site until after demolition of the existing buildings (due to access restrictions imposed by the existing buildings and tenancies). If this is the case, the Phase II investigation would be completed prior to demolition / construction. In accordance with SEPP 55, if contaminated material is identified a Remediation Action Plan (RAP) will also be prepared prior to construction.</li> </ul> <p><i>Stormwater</i></p> <ul style="list-style-type: none"> <li>• A stormwater management plan will be prepared for the site by GHD. This will include the implementation of water sensitive urban design (WSUD) features where possible as well as establishing a preliminary water balance model for the site to consider opportunities for rainwater capture and re-use.</li> </ul> <p><i>Flooding</i></p> <ul style="list-style-type: none"> <li>• The site has not been identified as flood affected on the Bankstown LEP 2001 maps. However further investigation will be conducted to ensure there will be no overland flow impact on the adjacent properties resulting from the proposed development.</li> </ul>
<i>Heritage</i>	The site is located within the Chullora Technology Park. Part D6 of the <i>Bankstown DCP 2005</i> requires that a development that proposes to demolish or remove any structures or buildings from the site must be accompanied by advice from the Railway Heritage Committee (RailCorp). The advice must address the removal or protection of the item, an account of its significance and recommendations for preservation if applicable. This advice is currently being sought and will be provided with the Environmental Assessment, however it is not anticipated that the existing buildings have any significant heritage value.
<i>Hazardous Materials</i>	The proposal includes the demolition of existing structures on site. A Hazmat report will accompany the Environmental Assessment to determine the existence and extent of hazardous materials on site. Once completed, the project is not expected to result in any significant hazards (such as the storage of dangerous goods).
<i>Noise</i>	Given the nature of the proposal, it is not expected to generate significant noise impact to surrounding land users. However a noise impact assessment is being prepared by Heggies Pty Ltd to be provided with the Environmental Assessment.

<i>Sustainability</i>	A sustainability report will accompany the Environmental Assessment. This report will consider the greenhouse gas emissions of the existing facilities and that expected of the proposed facility.
<i>BCA Compliance/Fire Engineering</i>	A preliminary BCA report will be prepared to assess compliance of the proposal with the provisions of the Building Code of Australia. This will accompany the Environmental Assessment. In addition, a fire engineering strategy will be prepared to address the alternate solutions required.
<i>Air Quality</i>	The proposal is not expected to generate any adverse impacts on air quality.
<i>Tree Removal / Protection of Existing Trees</i>	There are some existing trees along the southern boundary of the site. Where possible these trees will be retained. An arborists report will be prepared if required to support any tree removal.
<i>Construction &amp; Demolition Management</i>	An Environmental Management Plan for the construction phase of the development will be submitted with the Environmental Assessment to manage the environmental impacts associated with noise, traffic, waste, erosion and sedimentation control.
<i>S94 Contributions</i>	It is anticipated that the proposed development will attract contributions made pursuant to section 94 of the <i>EP&amp;A Act</i> , calculated in accordance with the City of Bankstown Section 94 contribution plans.
<i>Waste Management</i>	A Waste management plan will be included in the Environmental Assessment to guide management of operational waste.

## 9.0 CONCLUSION

Goodman trusts that the information contained in this Project Description Report provides the Department of Planning sufficient information to enable its initial consideration of the proposed TNT Express facility under Part 3A of the *EP&A Act*. In this regard, Goodman requests that the Department:

- Seek the opinion of the Minister for Planning that the TNT facility is a project to which Part 3A of the *EP&A Act* applies;
- Issue Director-General's environmental assessment requirements (DGRs) for the Major Project application under Section 75F of the *EP&A Act* respectively.

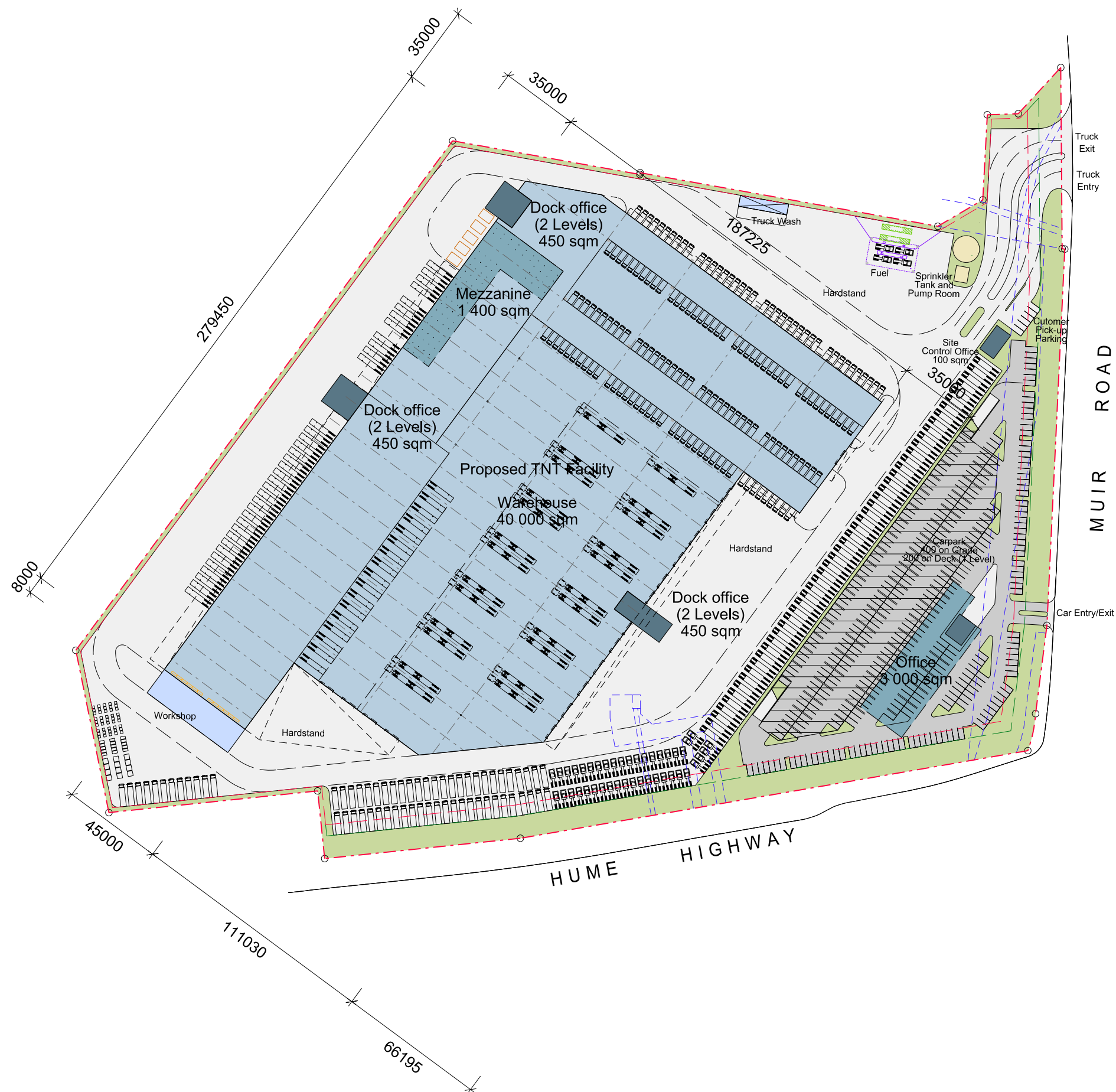
Should you require any further information, please do not hesitate to contact the undersigned on (02) 9230 7297.

Yours Sincerely,

**Richard Seddon**  
Planning Manager

**Attachment:** Indicative Preliminary Project Layout prepared by Goodman, dated 8 May 2009





Development Area Schedule	
Site Area	106 600 sqm
Warehouse	41 430 sqm
Office (Incl Lobby)	3000 sqm
Dock Offices (2 Levels)	1 350 sqm
Mezzanine	1 400 sqm
Site Control Office	100 sqm
Truck Wash	110 sqm
Workshop	585 sqm
Total Building Area	47 975
Awning	5 560 sqm
Site Cover (exc. awning)	43 %
Hardstand Area	42 730 sqm
Light Duty Area	10 920 sqm
Carpark Deck (1 Level)	5 335 sqm
Carparking	600

