Major Projects application

NSW GOVERNMENT
Department of Planning

Date received: 19/05/06   Project Application No. 05_0121

1. Before you lodge

Under Section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the Act applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that before lodging this application you may need to conduct a Planning Focus Meeting that involves the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- complete ALL parts of this form, **and**
- submit all relevant information required by this form.

All applications must be lodged with the Director-General, by courier or mail.

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001

2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency: BURNS BRIDGE SERVICES P/L
ABN: 61 349 549 330

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name:
Family name:

STREET ADDRESS

Unit/street no.: L9/8-10
Street name: LOFTUS STREET

Suburb or town: SYDNEY
State: NSW
Postcode: 2000

POSTAL ADDRESS (or mark 'as above')

ATTN. GARRY SILK / GEOFF GREENAWAY AS ABOVE

Suburb or town:
State:
Postcode:

Daytime telephone: 8220 0805
Fax: 8220 0888
Mobile: 0412 826 200

Email: garry.silk@burnsbridge.com.au

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.	Street or property name
104 – 128	BRIENS ROAD

Suburb, town or locality	Postcode	Local government area
NORTHMEAD	2152	PARRAMATTA

REAL PROPERTY DESCRIPTION

LOTS 110 & 111, DP 800504

OR: A detailed description of the land to which this application applies is attached: ☐

The real property description is found on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed. However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.

4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

NORTHMEAD REDEVELOPMENT PROJECT
(see JBA letter dated 15th May 2006)

Is the application related only to a part of a Project? ☐ Yes ☐ No

You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing to do so may lead to your application being rejected.

Is a Preliminary Assessment attached:

Hard copy: see letter dated 15th May 2006. ☐ Yes ☐ No

Electronic version: ☐ Yes ☐ No

(NB: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format).

Is the Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)? ☐ Yes ☐ No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation? ☐ Yes ☐ No

CONCEPT PLAN

Is there an existing approved Concept Plan for the Site? ☐ Yes ☑ No

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project? ☐ Yes ☑ No

If Yes, does the Preliminary Assessment address the Department's *Concept Approval Guidelines*? ☐ Yes ☐ No

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)	120
Operational jobs (full-time equivalent)	105

5. Approvals from State agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- ☐ an aquaculture permit under Section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under Section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☐ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☑ a consent under Section 138 of the *Roads Act 1993*

6. Application fee

You are required to pay a fee for the assessment of a Major Project. This fee is based on the estimated Capital Investment Value of the Major Project.

The Department requires a proportion of the total fee to be paid with this application. You should consult with the Department before lodging this application to determine the proportion to be paid.

Estimated Capital Investment Value of Project: $ 140 million

7. Owner's Consent

As the owner(s) of the above property, I / we consent to the Proponent making this application on our behalf:

Signature	Signature
[signature]	
Name	**Name**
COLIN IVES PROJECT DIRECTOR – COCA COLA AMATIL	
Date	**Date**
31.05.2006.	

Note: The Department will **not** accept an application for a Major Project without having the signature of the owner of the land, **unless** the Major Project is subject to Clause 8F of the *Environmental Planning and Assessment Regulation 2000.*

8. Proponent's Signatures

As the Proponent(s) of the proposed Major Project proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1	Signature 2
G. N. Silk	
Name	**Name**
GARRY SILK	
Date	**Date**
31/5/06.	

JBA
UrbanPlanning
Consultants

05309
15 May 2006

Revised project application.

Mr Chris Wilson
Deputy Director General
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Mr Wilson

COCA-COLA AMATIL – NORTHMEAD REDVELOPMENT PROJECT
102-128 BRIENS ROAD, NORTHMEAD, SYDNEY
LOT 21 IN DP 632950 AND LOTS 110 AND 111 IN DP 800504

The purpose of this letter is to seek, on behalf of Coca Cola Amatil (CCA), the Director-General's Requirements in relation to the above project under Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act).

The Director-General, as delegate of the Minister for Planning, formed the opinion on 25 November 2005, that the proposed upgrade and expansion of Coca Cola's Northmead facility is a Major Project to which Part 3A of the Act applies (see attached).

CCA has, over the last 10 years, extensively investigated a range of options to increase the efficiency and reduce the economic and environmental costs of manufacturing, warehousing and distribution arrangements in NSW. The proposal the subject of this application is the outcome of this detailed assessment which concluded:

- the scale of existing investment and its location close to the demographic centre of Sydney dictate that Northmead will continue to be the focus of CCA manufacturing capacity in NSW;
- significant investment in infrastructure and efficiencies of scale make Northmead the optimum location for expansion of manufacturing capacity; and
- co-location of manufacturing and warehousing operations at Northmead is the logical extension of this strategy.

Details of the proposal are provided below to assist you in formulating the Director-General's Requirements.

Northmead manufacturing facility

CCA's 13.5ha site on Briens Road, Northmead, is its primary manufacturing facility in NSW. Commissioned in 1972, it is also the largest CCA operation in Australia, producing over 30 million cases (350M litres) of soft drink in 2005, of which approximately 6 million cases were exported to other states.

Over the last 30 years CCA has made a significant investment in site infrastructure at Northmead, including a high-volume dedicated water main, water treatment system, sugar storage, syrup room, refrigeration, waste-water treatment, and 25,000 square metres of special-purpose buildings (estimated total replacement cost, excluding land, in excess of $60M).

CCA has strong historic links with the locality, and currently directly employs over 700 people on site (excluding a further 300 mobile sales representatives and merchandisers that operate

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from Northmead). In addition, the Northmead plant contributes substantially to employment through sourcing of plastic bottles, cardboard, and aluminium cans from other Western Sydney-based businesses.

The capacity of the site in its current format has now been reached, resulting in a proliferation of external warehouse facilities and an increasing need to import product from other states. Currently one in seven CCA products consumed in NSW is imported from interstate. Unless additional production lines are installed at Northmead this will grow to one in five by 2012.

Due to space constraints, approximately 40% of total CCA NSW output (250,000 pallets per annum) is double-handled: loaded, transferred by B-double, and unloaded at another location prior to despatch to the customer. This places additional pressure on the regional road network, generating in excess of 12,500 B-double movements per annum.

Purpose and benefits of proposal

The re-development of the Northmead site is integral to CCA's strategy to expand capability and service forecast growth in sales to 2020 and beyond. CCA aims to increase manufacturing capacity and reduce supply chain costs by eliminating unnecessary product movements and reducing forklift handling. The strategy consists of the following elements:

- Consolidation of NSW warehouse operations at the Northmead through construction of a 32-metre high and 128-metre long, state-of-the-art, high-bay automated bulk distribution facility adjoining the existing manufacturing operation (cost: $95M). This facility, with capacity for 55,000 pallets, will despatch full-pallet product directly to Bulk customers (distribution centres of major grocery retailers), to CCA operations in other States, and to CCA's proposed mixed-pallet Distribution Centre at Eastern Creek. The 55,000-pallet capacity corresponds to the balance of the 70,000 pallets peak inventory forecast for the first year of operation (2008) not stored at the Smithfield or Eastern Creek facilities, and the 2020 forecast inventory requirement for the Bulk channel only. On commencement of operations the new warehouse will generate 15 new high technology jobs.
- Construction of a purpose-built mixed-pallet distribution centre on a 15ha parcel of land at Eastern Creek (cost: $50M). This facility (not the subject of this application) is designed to cater for deliveries of mixed product type on a carton-by-carton basis to Route customers (individual retail outlets such as corner stores, petrol stations, cafes etc). The Eastern Creek Distribution Centre will initially operate on a flow-through basis, with stock delivered just-in-time from Northmead. Storage capacity will be expanded to reach a target 55,000 pallets by 2020.
- Vacating and demolishing the existing Northmead warehouse area to enable reconfiguration and expansion of manufacturing operations and the installation of three new production lines (cost: $60M). With an initial anticipated $40M investment, this development will create 60 new full-time jobs within the next 18 months and a further 30 jobs by 2012. A fourth production line and associated infrastructure is anticipated to be constructed in the longer term.
- Relocation of 290 people employed in CCA NSW Equipment Services and CCA Australia Finance Operations to new premises adjoining the Northmead site (not the subject ofthis application).

The Northmead bulk distribution centre will be outfitted with racks and automated storage and retrieval machines (pallet-handling cranes) allowing 13-levels of storage. The high-bay design substantially reduces the storage footprint required thus enabling co-location of manufacturing and warehousing operations and space for expansion of the manufacturing facility.

The consolidation of warehouse and manufacturing operations will reduce product transfers and at start-up would eliminate a total of 26,000 B-double truck movements per year (or approximately 450,000 vehicle kilometres travelled (VKT) from the regional road network. This will grow to a total of 40,000 B-double movements (30 movements per hour at peak) and 675,000 VKT by 2020 when the Northmead facility will store product exclusively for Bulk deliveries and the Eastern Creek facility will be fully developed,

Associated savings in vehicle loading and unloading requirements will generate annual saving of 40,000 hours of forklift truck running time. from 2008, growing to 60,000 hours in 2020.

In combination, these efficiencies will save approximately 225,000 litres of diesel and 130 tonnes of LPG in 2008, and provide substantial environmental benefits through reduction of greenhouse gas emissions equivalent to almost 1,000 tonnes of CO_2, and around 10 tonnes of other noxious chemicals.

Proposed works
Approval is sought for the following works at Northmead:

- site preparation works;
- construction of a new 32 metre high and 128 metre long automated high-bay warehouse;
- adaptation of existing warehouse and installation of three new production lines;
- upgrading of the on-site stormwater drainage system;
- implementation of access and traffic circulation improvements, including new entrances;
- expansion of manufacturing services including boiler, refigeration, compressor and syrup room;
- site landscaping; and
- other support infrastructure including parking, offices, staff amenities etc.

Key issues

The following are the key issues and impacts potentially arising from the proposal:

- Impacts on the riparian zone associated with Toongabbie Creek, including potential overshadowing.
- Management of stormwater run-off and strategies for on-site detention.
- Impacts of truck movements on the local and regional road network as a result of changes in distribution.
- Impact of the warehouse on local residential amenity including visual effects and overshadowing.

We would welcome the opportunity to discuss with you the Director-General's Requirements as well as any matters and issues necessary to expedite the next stage of this application. Should you have any queries about this matter, please do not hesitate to contact me on 9409 4927.

We look forward to hearing from you.

Yours sincerely

Vivienne Goldschmidt

Vivienne Goldschmidt
Associate

cc. Mr Garry Silk – Burns Bridge Australia
Mr Colin Ives – Coca-Cola Amatil