

18 NEW BUNNINGS STORES FOR NSW

\$600 MILLION AND 6,600 JOBS

Bunnings plans to open 15 new warehouses and 3 additional stores in NSW over the next three years, supporting 6,600 jobs and more than \$600 million in investment.

“This is another major investment in NSW,” Premier Kristina Keneally said.

The proposed new sites would continue Bunnings expansion throughout the state, creating jobs and investment in metropolitan, regional and rural parts of the state.

Since 2009, Bunnings has opened five new stores and two trade centres with warehouses at Armidale, Wagga Wagga, Narellan, Morisset, purchase of an existing business at Cowra, and trade centres in Tuggerah and Unanderra.

The expansion comprises:

- Three new stores are under construction now at Seven Hills (scheduled to open in October 2010), Port Stephens (December 2010) and Chatswood (February 2011);

- Sites have been identified for 12 new stores (subject to relevant approvals), at Alexandria, Balgowlah, Batemans Bay, Castle Hill, West Gosford, Greenacre, Rouse Hill, Tamworth, Marsden Park, Wallsend, Smithfield, and East Gardens; and

- Three further sites have been identified: an existing Lithgow business has been secured and plans for trade centres at St Peters and Cromer are underway.

The NSW Government is working, through the planning system, to ensure the development applications for the proposed sites are assessed efficiently and on their merits.

Where applicable, development applications for the new sites will be assessed by Joint Regional Planning Panels, providing a professional, depoliticised decision making process.

And the Planning Department’s new Project Delivery Managers, who work across Government agencies to resolve planning issues, are working with Bunnings.

Ms Keneally today made the announcement with Bunnings Managing Director, John Gillam, at the site of the future Alexandria Bunnings Warehouse, approved in July 2010.

The warehouse will be located on a 2.6 hectare site on Euston Road, Alexandria. At almost 20,000m² it will be Australia’s largest home improvement and outdoor living store.

Scheduled to start construction by June 2011 and open in mid-2012, this store alone will create more than 345 jobs during construction, and 255 permanent jobs once completed.

“Almost anyone who has ever built, renovated or even moved home in recent years has probably made several trips to a Bunnings store,” Ms Ke-



neally said.

“Today’s announcement, that another 18 sites are proposed throughout NSW over the next three years, will be welcome news for NSW families and tradies alike.

“It is also great news for the NSW economy, with the new sites expected to support about 3,900 construction jobs and 2,700 retail jobs, and more than \$600 million in state investment.

“Importantly, at least five of these sites will be located outside of the greater Sydney area, providing employment and economic stimulus to regional and rural economies.

“This is a major vote of confidence in the NSW planning system, the NSW employment market, and the NSW economy.”

Bunnings Managing Director, John Gillam, said Bunnings Warehouse is looking forward to the expansion, delivering a wide range of products for NSW families.

“Since the first Bunnings warehouse opened in 1994, we’ve become a significant employer with 187 warehouses, 58 small stores and 29 trade centres in Australia and New Zealand,” Mr Gillam said.

“In NSW alone, we already have 77 operating sites, including 53 warehouse stores, with a state-wide workforce of 7,300 team members.

“Today’s announcement is part of our continued network expansion strategy across the country.

“We are particularly excited about the strength and complementary nature of the sites we have secured, which will enable us to accelerate our NSW opening program.”

Development applications for the sites, where applicable, will continue to be assessed by Joint Regional Planning Panels and / or local councils, depending on their size, investment value and other relevant factors. The Government recognises the significant investment and economic benefits that multi-site commercial development programs deliver, particularly in rural and regional NSW.

The Government is currently investigating ways of further improving the planning system, to allow for the efficient roll-out of programs such as that announced by Bunnings today.

Background notes

Bunnings Warehouse in NSW
 • The first Bunnings store opened in

Western Australia in 1886, and the first Bunnings Warehouse opened 108 years later in Melbourne in 1994.

- The first NSW Bunnings store opened in Sydney in 1998. Bunnings now has 77 operating sites in NSW comprising 53 Bunnings warehouse stores, 17 small format stores, 5 trade centres and 2 frame and truss plants. Bunnings employs over 7,300 team members in NSW.

Bunnings Warehouse planning approvals and planning process

- Joint Regional Planning Panels have already approved a number of development applications for proposed Bunnings stores, including

- Tamworth – approved by the Northern Region JRPP on 11 Feb 2010. A modification application for this store was also subsequently approved by the panel on 21 June.

- Rouse Hill – approved by the Sydney West Region JRPP on 5 August 2010.

- Castle Hill – approved by the Sydney West Region JRPP on 5 August 2010.

- Balgowlah – approved by the Sydney East Region JRPP on 22 July 2010.

- On 1 June this year, the Department of Planning gave a ‘gateway’ approval to allow Fairfield Council to progress rezoning necessary for the proposed Bunnings store at Smithfield.

- The new comprehensive Armidale Dumaresq LEP, gazetted by the Planning Minister in February 2008, also included a rezoning necessary for the Armidale store to be approved.

- The proposed Marsden Park store is located within the Marsden Park Industrial Precinct, which forms part of the Sydney’s North West Growth Centre. The Department of Planning placed a planning package for the precinct on exhibition in early 2010 and has considered submissions received. Should the precinct be approved by the Planning Minister, it will be rezoned and development can commence (subject to individual development approvals).

Project Delivery Managers and Bunnings Warehouse

- In June 2009, the NSW Govern-

ment allocated \$12 million to establish the Project Delivery Branch within the Department of Planning.

- The role of the branch is to drive jobs growth and investment in NSW by increasing efficiency in the assessment of major projects, Local Environmental Plans, and rezonings.

- The Department’s Project Delivery Unit works with Government agencies to pro-actively address agency issues and concerns, thereby avoiding delays in the planning process and allowing investors such as Bunnings to more smoothly navigate the planning system.

- An example of this work is how the Department worked with the RTA and Council to resolve traffic and transport issues in relation to Bunnings’ application for its proposed store at Alexandria. The discussions were primarily in relation to site access arrangements to retain a green link corridor for future pedestrian/cycle use, and intersection arrangements to support the site operation and minimise impacts on the road network.

- The Department’s involvement ensured that concerns were addressed and overcome in a timely manner, with planning approval granted by Council in July this year.

NSW Jobs and economy

- Data from the Australian Bureau of Statistics shows the 5 per cent unemployment rate for NSW for August 2010 is below Victoria’s (5.5 per cent) and Queensland’s (5.4 per cent).

- 23,679 jobs were created in NSW in the last month alone, and since March 2009, 120,132 jobs have been created in NSW – about a third of all jobs created in Australia.

- On a trend basis, jobs in NSW have grown for 18 consecutive months and the number of full time jobs has grown for 9 consecutive months.

- Since its peak in March last year, NSW’s unemployment rate has fallen further than any other state’s – a drop of 1.8 per cent compared to a 0.6 per cent fall nationally.

- The NSW jobs growth of 23,679 jobs in August this year means NSW accounted for 77 per cent of all new jobs created in Australia.

- Jobs growth in NSW is strong compared to Queensland, where 12,402 jobs were lost last month.