

Bunnings Warehouses

Project Overview

As part of a nationwide expansion program, Bunnings is opening numerous new stores in NSW metropolitan and country locations. Brown Consulting was contracted to deliver Development Consents for three new stores and provide due diligence for a number of potential new development sites.

Scope of Services

Due diligence advice on sites for potential purchase regarding:

- Property title research and boundary identification. Investigations of possible obstacles to development or encumbrances on title e.g. easements and restrictions.
- Town planning permissibility and Council land use or infrastructure restrictions for potential Bunnings stores.
- Locality investigations including site context, adjacent uses and urban design issues.

Preparation of Statements of Environmental Effects for the Development Applications required the following tasks:

- Review of statutory and merit based town planning controls.
- Input to design of the Bunnings stores and interpretation of specialist sub consultants reports to enable compliance with controls.
- Negotiation of Development Consents with Council's Planners.

Key Project Components

- Negotiated development approvals
- Joint Regional Planning Panel determination.

Fast Facts

- **Client:** Bunnings Group Limited
- **Location:** Smithfield, Marsden Park and Goulburn NSW
- **Project value:** All projects in excess of \$10M
- **Local authority:** Fairfield City Council, Blacktown City Council, Goulburn City Council
- **Date completed:** 2011
- **Key responsibilities:** Town planning advice and property title investigation in the due diligence consideration of sites for potential purchase. Statutory planning advice in the preparation of Statements of Environmental Effects for the Development Applications.

