### **Tasman Logistics Services** 521 Geelong Road, Brooklyn

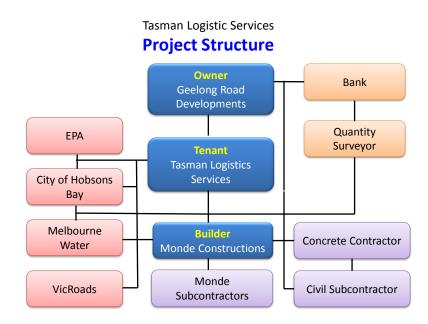


Presentation to BCRG Forum 14<sup>th</sup> November 2012

Peter Wallis Project Manager, Monde Constructions



Tasman Logistic Services



### Tasman Logistic Services Site History

- <1938 Vacant
- 1938 1990 Gadstone Rheem tanks & cable factory
- 1990 Southcorp purchase can manufacturing & packaging
- 2001 EPA Notice extensive environmental testing and soil and ground water decontamination
- 2002 Visy puchase steel & plastic drum manufacturing & packaging warehouse
- 2004 Tasman Logistics Services
- 2009 EPA commenced dust monitoring in Brooklyn
- May 2010 EPA issued Pollution Abatement Notice to TLS

## Tasman Logistic Services Existing Conditions



### Tasman Logistic Services Cemetery Road



After (2012)

Before (2011)

# <figure>

### Tasman Logistic Services Scope of works



### Tasman Logistic Services

### **Key Facts**

• Site area:	52,120 m2
<ul> <li>Buildings demolished:</li> </ul>	2,140 m2
<ul> <li>Building area (remaining):</li> </ul>	17,810 m2
<ul> <li>New canopy:</li> </ul>	2,100 m2
New office:	227 m2
<ul> <li>Yard area (new pavement):</li> </ul>	30,000 m2
<ul> <li>New stormwater drainage:</li> </ul>	1,100 lin. m
<ul> <li>New concrete pavement: (1,300 truck loads)</li> </ul>	8,576 m3

### Tasman Logistic Services Project Timeline

521 Geelong Road TLS Upgrade Works Program 1-12-2011								
10	Task Nime	Rascurea Names	Duration	Start	Finish	2012 too Nove Date Janual Feature Match April: May June July Augus Septe Octoo Anne Date Janual Petro, Match April: May June July Augus Septe Octoo Anne Date Janual Petro, Match April: May June July Augus Septe Octoo Anne		
X.	Architectual site planning	EC & Pellicano	46 days	Tue 1/02/11	Tue 5/04/11	EC & Pellicano		
2	Auction advertising period	Auction advertisir	40 days	Wed 6/04/11	Tue 31/05/11	Auction advertising		
з	Auction	Auction	1 day	Wed 1/06/11	Wed 1/06/11	₹ Auction		
4	Post Auction Negotiations	Agent	30 days	Thu 2/06/11	Wed 13/07/11	Agent-		
6	Decision to upgrade site	Lessor	1 day	Mon 3/10/11	Mon 3/10/11	T Lessor		
0	Soft spot removal	DMC	10 days	Mon 17/10/11	Fri 28/10/11	DMC		
7	Structural slab design	Intrax	6 days	Fri 18/11/11	Fri 25/11/11	ត្រ Intrax		
+	Civil design	Intrax	10 days	Fri 18/11/11	Thu 1/12/11	Te Intrax		
9	Preliminary quotes & cost estimate	Monde	7 days	Fri 2/12/11	Mon 12/12/11	To Monde		
10	Project feasibility & funding negotiations	Monde & Lessor	7 days	Tue 13/12/11	Wed 21/12/11	Konde & Lessor		
11	Finalise "use" planning drawings	EC & Intrax	6 days	Thu 22/12/11	Fri 20/01/12	EC & Intrax		
12	Endorse "use" planning drawings		15 days	Mon 23/01/12	Fri 10/02/12	<b>E</b> ,		
13	Prepare "works" planning drawings	EC+&Intrax	10 days	Mon 13/02/12	Fri 24/02/12	≝. EC+&Intrax		
14	Endorse "works" planning drawings	HBCC	15 days	Mon 27/02/12	Fri 16/03/12	ты насс		
15	Working drawings	EC+&Intrax	10 days	Mon 19/03/12	Fri 30/03/12	<b>≦</b> ,EC+&Intrax		
10.	Sub contract tender	Monde	10 days	Mon 2/04/12	Fri 13/04/12	🍒 Monde		
17	TLS temporary relocation off site	TLS	5 days	Mon 2/04/12	Fri 6/04/12	T.TLS		
18	Monde Site Establishment	Monde	6 days	Mon 9/04/12	Fri 13/04/12	5-Monde		
19	Building permit & approvals	Mc Kenzie	15 days	Mon 2/04/12	Fri 20/04/12	👝 Mc Kenzle		
20	Demolition works	ТВА	20 days	Mon 23/04/12	Fri 18/05/12	тва		
21	Construction works	Monde	110 days	Mon 21/05/12	Fri 19/10/12	Monde		
22 23	TLS return to site	TLS	6 days	Mon 22/10/12	Fri 26/10/12	TLS		

# Tasman Logistic Services Stage 1 completed (Nov. 2012)



# Tasman Logistic Services Community Benefit & Commercial Reality

- Compliance with EPA Notices is mandatory
- Compliance with Council Planning Permit conditions is mandatory
- Industry is an **essential contributor** to economic prosperity (rates & taxes), employment creation and quality of life in the community (goods & services)
- Impacts of industry (trucks, dust, odour etc.) must be controlled and managed by companies, authorities & regulators in the community interest
- · Commercial viability is essential driver of corporate decision making
- Net community benefit requires a balance between environmental regulation, enforcement & aspirations and the cost benefit (risk & return) of capital expenditure on site improvements for owner & tenant (higher rent)
- Investment on this project was driven by,
  - acceptance of corporate responsibility
  - long term vision & business growth optimism
  - adoption of industry best practice

### Tasman Logistic Services Recommended Approach

We believe the ingredients to achieve the best solutions & outcomes to issues include...

- Non-confrontational engagement, consultation & co-operation between all stakeholders (public agencies, private enterprise & community)
- Shared recognition & understanding of core issues
- Identification & assessment of viable and innovative options and consensus on optimal solution
- Commitment to (international) industry best practice