

**PROJECT BRIEF: House of Representatives Standing Committee on Transport and
Regional Services**

PROJECT: The Southern Distribution Business Park Project – Goulburn, NSW.

BACKGROUND:

- The SDBP is an integrated, industrial, distribution, logistics and warehousing suburb spread over a 4.5million square metres site, 4km from Goulburn.
- It fits within the NSW government’s commitment to the development of regional warehousing and distribution centres. Goulburn was chosen by the Department of State and Regional Development as a pilot study to evaluate the scope for a distribution hub development.
 - *“Supporting and planning for the establishment of regional distribution hubs and encourage regional investment and job creation;”*
 - *“Investment in strategic regional infrastructure, including transport infrastructure”*
 - *“Stimulating regional economies through supported investment”*

**The Regional Distribution Centres Attraction Strategy - David Campbell,
Minister for Regional Development and Small Business 2005.**
- The SDBP project will create 2500 jobs in the transport, warehousing, logistics and distribution businesses in the first 15 years of operation.It will be operating within two years of development consent.
- Growth pressures within the Sydney metropolitan basin are pushing the costs of land to unprecedented rates, making industrial land within the basin highly desirable for redevelopment and urban consolidation. This project will help

*“..to avert a crisis in employment and land supply
within the Greater Metropolitan Region”*

The Metropolitan Growth Strategy 2005
- The Department of Infrastructure, Planning and Natural Resources Planning Strategy integrates land use and transport, highlighting the need for efficient movement of freight within the greater metropolitan area. This project compliments that strategy.
- With an estimated private capital investment of \$1 billion over 15 years, creating 2500 jobs, this project is consistent with criteria for projects of state significance to be assessed under the new NSW planning and assessment regime.

CURRENT SITUATION

- In June 2005 new state environmental planning legislation was passed which outlines developments to be classed as State significant and requiring the Minister's approval. This single policy replaces provisions in 85 separate planning instruments, directions and declarations.
- The SDBP project is advanced in terms of planning, land acquisition and engineering studies.

- Traffic, environmental, geological and engineering studies have been undertaken. A statement of environmental effects has been developed as part of the development assessment process.
- The SDBP will showcase best practice in environmental sustainability, using demonstration technologies to contribute to meeting the ongoing water supply challenges of Goulburn. This will be achieved through the development of a closed system of water collection, treatment management and reuse.
- The project is being considered as a catalytic regional investment project.

PROJECT DETAILS

- The project is being undertaken by Mariner Property Group. The \$1bn project is being developed by an Australian company, Southern Distribution Hub Pty Ltd. SDH Pty Ltd comprises independent investors and Mariner Land Ltd, a subsidiary of the ASX-listed Mariner Financial Ltd
- The SDBP is a strategic regional investment project. The development involves the construction of a third interchange into Goulburn, opening up the Sydney-Canberra corridor to planned development that complies with the broader corridor strategy and the revised regional environment plan.
- The SDBP will have a **stand alone on-site water management plan** based on best environmental practice in water collection, treatment and recycling. The Park will contribute to Goulburn's water availability in the long term and can add value to the Goulburn Mulwaree Sustainable Cities Project
- The project will generate significant employment during the construction stage- some 300 jobs, and 2500 jobs as the logistics and warehousing centres are established.
- This employment growth will generate flow-on effects in the surrounding community increasing demand for services, including housing, skills training and development and investment in high-end logistics services and maintenance.
- The SDBP Project includes almost \$100m of new public infrastructure at no net cost to the NSW Government:
 - The construction of a new highway interchange at Goulburn
 - Associated road infrastructure
 - Water and waste water infrastructure
 - Telecommunications infrastructure
 - Proposed rail spur to maximise linkages to rail freight infrastructure
 - Environmental management infrastructure

And capital investment of almost \$900 million in private infrastructure

 - Warehousing and distribution facilities
 - Training and administration facilities
 - Transport industry logistics and services
- Goulburn's prime location on the Hume corridor is one of the most strategic and important in Australia in terms of freight and distribution for the eastern seaboard. Located just two hours of the Sydney Airport, and within three hours of Sydney and Wollongong ports, SDBP offers significant opportunities for alleviating the freight-driven congestion into and out of Sydney's southern corridors.

- **The location of the Southern railway line and the existence of extensive, under-utilised rail infrastructure in Goulburn add to the important advantages of the SDBP location. A dedicated rail spur is proposed as part of the master plan for the development to accommodate rail-based freight.**
- The project proposal includes the development of the third interchange into Goulburn that was planned and partial built in the 1990s by the RTA. The land for the interchange is owned by the RTA. This RTA land is adjacent to the project site and will be acquired as part of upgrading the access.
- The project will drive the local economy for the next two decades as new companies maximise the strategic advantages of Goulburn. The SDBP is located adjacent to the Hume Highway with the Sydney - Canberra - Melbourne railway line just south of its boundary, and the adjacent Goulburn airport.
- Land Acquisition – the project involved the consolidation of 33 properties and the critical mass of properties has been acquired.

SUMMARY:

- *“A REGIONAL INITIATIVE OF STATE SIGNIFICANCE AND CRITICAL TO THE FUTURE OF GOULBURN”*

Economic benefits

- \$170m into state economy annually
- \$100m public infrastructure
- 2500 regional jobs

Social benefits

- Mitigation of transport stresses in Greater Metropolitan Area
- Improvements to transport industry occupational health and safety demands
- Underpinning of population growth along Sydney-Canberra corridor

Environmental Benefits

- Enhances environmental flows to Sydney Water Catchment
- Innovative water and waste technologies practices
- Contribute to Goulburn’s water supply solution

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