

SOUTHERN DISTRIBUTION BUSINESS PARK

The Chairperson
Joint Standing Committee on Public Works
Parliament House
CANBERRA 2600



Submission No. 02

(NAA Mitchell)

Date: 16/08/12

Re: The Proposed New National Archives Preservation Facility and Refurbishment of the Existing Mitchell Facility for the National Archives of Australia

We are aware that the Committee is currently considering the request from the National Archives of Australia to enter into a pre-commitment lease with a developer to design, construct and maintain the NAPF for a period of approximately 30 years, as well as negotiating a new lease with the owner of the Mitchell facility to deliver the refurbishment of that facility.

We have read the Statement of Evidence by the National Archives of Australia and acknowledge the highly complex and challenging responsibilities that the NAA has in relation to storing public records.

The Statement of Evidence highlights the challenges of maintaining and managing facilities in each capital city that do not meet National Construction Code 2011 (NCC) standards.

On behalf of the Southern Distribution Hub Pty Ltd, located outside Goulburn NSW, I submit that the Committee consider looking beyond the borders of the ACT for its new facility. We submit that there is a unique opportunity to consider the benefits of expanding the reach and influence of the National Archives of Australia, as a cultural institution, by creating what would become an effective satellite facility of the national capital.

There are sound cultural and economic arguments to support the Government's consideration of such a proposal.

These include:

- The opportunity to have a purpose built facility meeting ecologically sustainable development principles, clean energy, and climate controlled environment for the storage and preservation of materials;
- The capacity to stage the development and acquisition of facilities over a program over several budget cycles and plan for future need.
- The opportunity to revise the decision to upgrade and expand Chester Hill facilities.
- The economic benefit of lower rents available outside the ACT.
- Future expansion/ consolidation opportunities for national repository and conservation facilities on a greenfield site.

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- The capacity for building state of the art digitisation resources as part of a new facility to meet the needs of several institutions seeking to digitise their archives.
- Generating new economic activity within the region and attracting conservators and specialists to a specialist facility.

SDH Pty Ltd is well aware that consideration of the NAA future needs is well advanced. However we seek the interest of the Committee in encouraging the NAA and other national cultural institutions to consider how their future repository considerations can align with the Federal ,NSW and ACT Governments' regional development policies .

Goulburn is now a highly desirable area within commuting distance to and from Canberra. Current estimates (May 2012) are that more than 600 people commute daily between Canberra and Goulburn because housing prices are significantly lower, rental and accommodation costs are highly competitive and because of the amenity of the region.

Goulburn's location between Sydney and Canberra is considered a strategic advantage, and the cost benefits of moving warehousing facilities out of high yield commercial precincts to less costly areas are significant.

Please find attached a presentation document about the Southern Distribution Business Park which highlights the features and benefits of considering a regional solution to key government storage, repository and archiving needs.

We would welcome the opportunity to present to the Committee a comprehensive economic benefits case for a national archives and preservation facility in Goulburn.

Yours sincerely,

Bob Stephens

Director

27 June 2012



Goulburn – a Regional Hub

Mark Lamond

SDH Pty Ltd

Accelerating success.

Australian Financial Review 12 May 2011

Commercial property will benefit indirectly from the billions of dollars to be spent on infrastructure and regional strategies outlined in the budget.

Colliers International

Proposed changes to taxation treatments for private sector investment in new infrastructure will make a significant contribution to the development of major transport infrastructure in the long term.

This will open opportunity for property development and investment especially in industrial and residential sectors on the outskirts of Australia's major cities.

Colliers view of 2011 Leasing Trends



- Large national and multinational companies are expanding and following their 10-15 year plans.
- Medium sized companies are on hold.
- Lack of prime grade warehouses above 10,000m² that are vacant and available to lease.
- Pre-leases have begun to occur and some speculative development is beginning to emerge.
- The strong Australian dollar is increasing demand for space from importers and distributors.
- Companies and organisations not requiring highly accessible facilities are moving from high-yield commercial rental spaces to outer suburbs and regional facilities

Why Goulburn! – A Colliers view



- *Taking into account the lack of current available vacant industrial land and lands zoned for future employment use in Western, South Western Sydney & Canberra, regional towns that are located nearby and with existing infrastructure will have to take on the future growth.*
- *Canberra will be the first to take advantage of the HUB development in Goulburn*

Market Update Industrial Leasing Comparisons



Warehouse 10,000m² and above

Outer South West Sydney

- Prime - \$85 – \$90psm net
- Secondary - \$70 - \$75psm net





Canberra

- Prime - \$115 - \$120psm net
- Secondary - \$80 - \$85psm net




Outer West Melbourne

- Prime - \$70 - \$75psm net
- Secondary - \$50 - \$55psm net

Leasing Deals

Photo	Address	Lessee	Building Area	Rate psm	Term
	Hoxton Park Airport, Building 1	Big W	90,000m ²	\$100/m ² net approximately	20 years
	Hoxton Park Airport, Building 2	Dicksmiths	43,000m ²	\$110/m ² net approximately	20 years
	25 Williamson Road, Ingleburn	Steelforce	12,000m ²	\$90/m ²	10 years + 5 years + 5 years
	16 Williamson Road, Ingleburn	Recco	10,660m ²	\$90/m ² net	10 years + 5 years + 5 years

Leasing Deals

Photo	Address	Lessee	Building Area	Rate psm	Term
	50 Airds Road, Minto	Fielders	10,936m ²	\$80/m ² net	10 years + 5 years
	Unit 3, 10 Williamson Road, Ingleburn	M Power	5,083m ²	\$90/m ²	5 years
	72-74 Jedda Road, Prestons	CSR / Sugar Australia	6,382m ²	\$100/m ² net	10 years
	SDH	Confidential	15,000	\$65/m ²	15 years

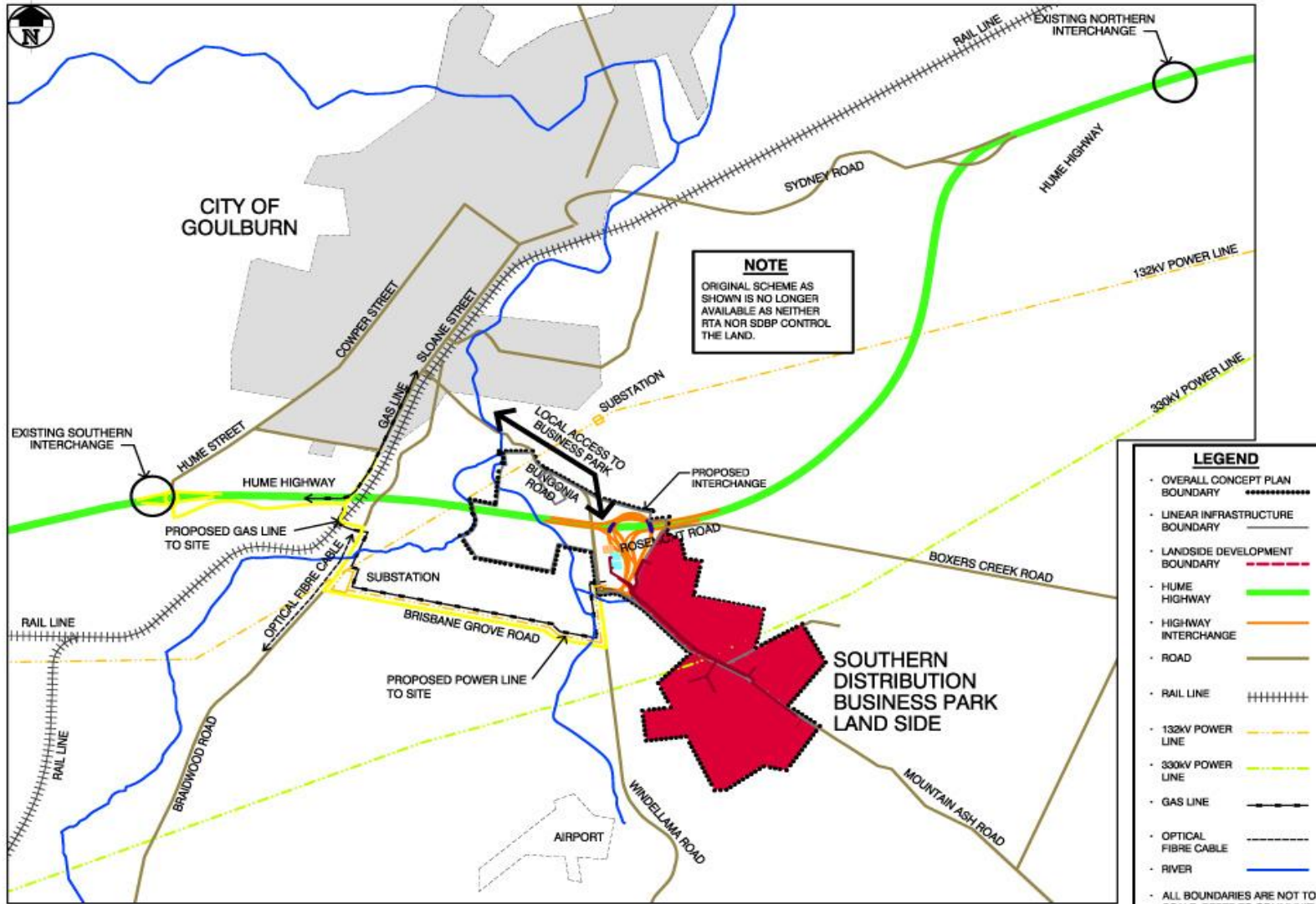
Advantages of the Southern Distribution Hub



- **Strategic location:** 263 hectares of land adjacent to the Hume Hwy
- **Greenfield site with clean technology features**
- **Existing Development Approval** for staged building precincts - up to 1.5m square metres including warehousing, distribution, assembly, manufacturing, clean technology.
- **ESD** - environment management plan .
- Accessible by rail ,road and air **transport** infrastructure
- Located on the Sydney-Canberra **growth corridor**.

Abundant Infrastructure – Sound Planning Principles

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NO.	DATE	DESCRIPTION
D	01/08/06	ISSUED FOR INFORMATION
F	08/11/06	ISSUED FOR INFORMATION
E	06/04/06	ISSUED FOR INFORMATION
D	02/04/06	ISSUED FOR INFORMATION
G	02/04/06	ISSUED FOR INFORMATION
O	11/04/06	ISSUED FOR INFORMATION
A	05/05/06	ISSUED FOR INFORMATION

DENNY LINKER & CO

CQ environmental

PARSONS BRINCKERHOFF

SMC AUSTRALIA PTY LTD

CM+ Conyers Marrion

BG & E CONSULTING ENGINEERS

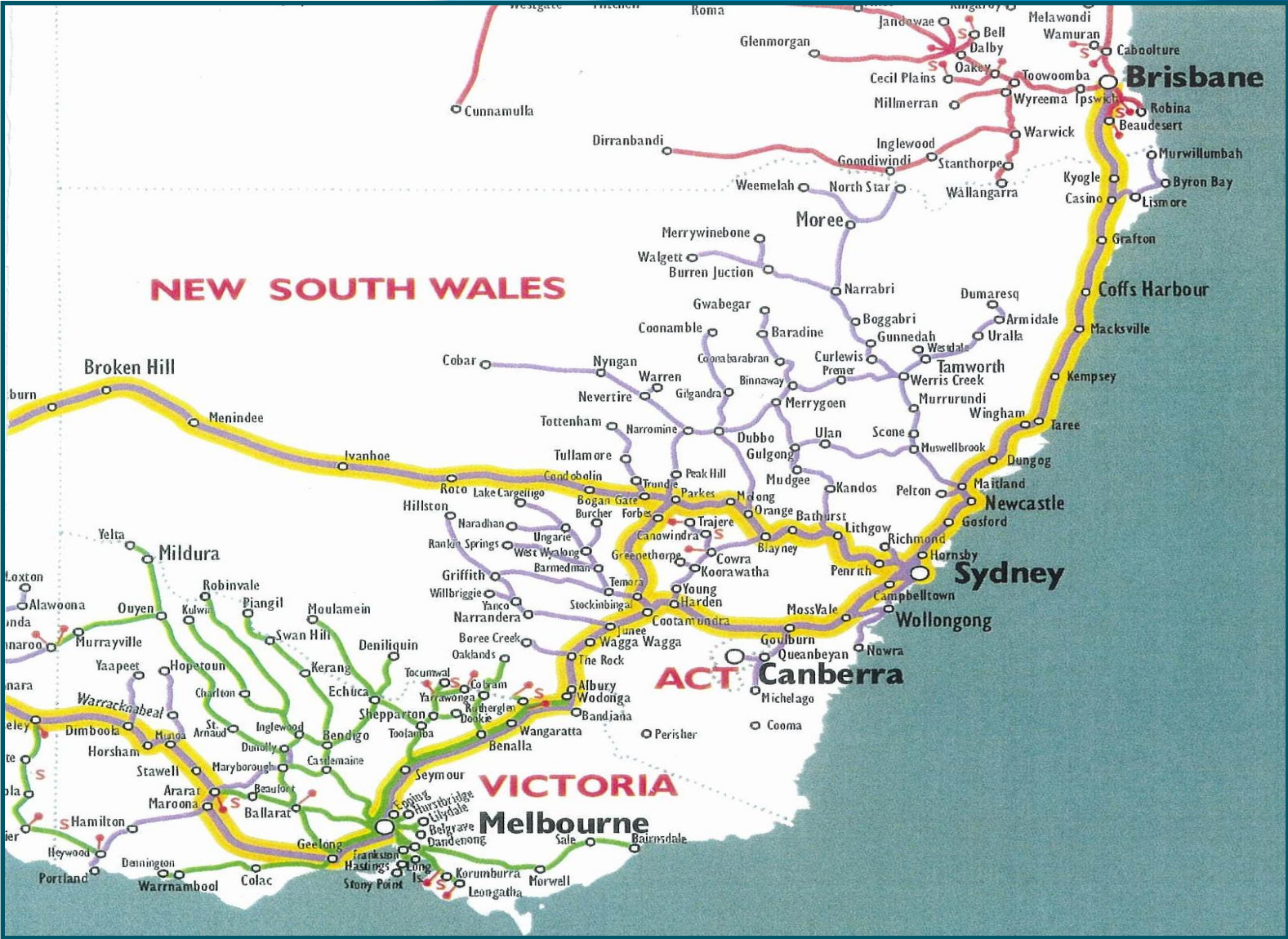
MARINER LAND

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SOUTHERN DISTRIBUTION BUSINESS PARK, GOULBURN N.S.W.

FIGURE 4.2 INFRASTRUCTURE PLAN

NSW Rail Network



Location Advantage



Road Access	Distance	Approx Driving Time
Goulburn – Sydney	205km	2 hours
Goulburn – Canberra	94km	1 hour
Goulburn – Melbourne	673km	9.5 hours
Goulburn – Wollongong	140km	1.5 hours

Rail Access	Distance	Approx Driving Time
Goulburn – Sydney	222km	2.75 hours
Goulburn – Canberra	104km	1.75 hour
Goulburn – Melbourne	850km	8 hours

- **Development plans feature sustainability solutions:**
 - harvest, recycle, store and manage the water on site. Has the long term capacity to contribute to Goulburn's water supply.
 - Massive solar array for power supplementation.
- **Employment generating activity**
 - construction will create 300 jobs
 - and direct employments of 3,160 jobs over 10-15 years.
- **New capital investment to region**
 - in excess of \$1 billion over a 15 year period
 - Anticipated contribution to NSW economy > \$170 million pa.
- **Sustainable Growth & Development**
 - Take up rates determine growth
 - Growth – but not all at once – sustainable growth without the boom and bust factor

Some of the benefits:

- One of Australia's oldest inland cities.
- Existing and underutilised infrastructure – road, rail, airport, power, gas, fibre optic, shopping, cafes and restaurants.
- Affordable housing, quality schools and recreational facilities
- Location – 2 hours to Sydney and 1 hour to Canberra.
- Community amenity, land values and house and land packages.
- Stable workforce, under-employment, private and government training providers
- B-Double and B-Triple approval route.

The Regional and State Benefits



Economic benefits

- \$170m into state and local economy annually at year 10
- \$100m public infrastructure by year 15
- 3160 regional jobs

Social benefits

- Improvements to transport industry occupational health and safety
- Underpinning of population growth along Sydney-Canberra corridor
- Releases higher job yielding lands in Sydney
- Relieves transport stress on Sydney

Environmental Benefits

- Innovative harvesting and management of water and waste technologies best practices
- Emphasis on Solar energy
- Green building code support

The project itself is **robust** and will be **competitive** in the marketplace.

Project support from local, state and federal government and regional organisations (RDA, SEATS)

NSW Government (on a case by case basis)

- Payroll tax relief maybe available
- Assistance with staff and employee relocation costs
- Rural Relocation Allowance
- Training incentives

Federal Government

- \$4.3b regional strategy underpinned by infrastructure and skills initiatives
- \$1b to Regional Development Australia
- NBN

The SDH Development Strategy



- Take advantage of planned and future developments in logistics and manufacturing sectors as industries are being encouraged to vacate high value urban land and relocate to employment lands beyond major city boundaries.
- Emphasise the commercial benefits and incentives for regional positioning
- Align with NSW and Federal government regional development priorities of building on strategic regional assets for economic investment and supporting private sector involvement.
- Benefit from workforce availability in regional areas
- Take up rates determine growth

Thank you



CONTACT

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