

Southern Distribution Business Park

Goulburn NSW



THE PROJECT

- The proposed Southern Distribution Business Park at Goulburn is an integrated industrial, distribution, logistics and warehousing suburb spread over 4.5 million square metres.





DEVELOPMENT TEAM

A Mariner Project

- Mariner Land Ltd, a subsidiary of the ASX-listed Mariner Financial Ltd that has a current market capitalisation of \$134 million and over \$817m funds under management





STRATEGIC LOCATION

- 4km from Goulburn adjacent to the Hume.
- Strategically placed for road, rail, air and port access
- Direct links to Port Kembla, Port Botany and Pyrmont.
- Facilitating freight and bulky goods transport and distribution throughout the eastern states.





THE PROJECT

- **A MAJOR REGIONAL INITIATIVE**
- **A STATE SIGNIFICANCE PROJECT**
- **CRITICAL TO THE FUTURE OF GOULBURN**
- **SUSTAINABLE GROWTH FOR REGIONAL AUSTRALIA**



IMPACT ANALYSIS- NSW GOVERNMENT

Economic benefits

- \$170m into state and local economy annually at year 10
- \$100m public infrastructure by year 15
- 2500 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

Environmental Benefits

- Innovative harvesting and management of water and waste technologies best practices
- Contributes to Goulburn's water supply solution



JOBS & OPPORTUNITIES

- The SDBP represents investment of over \$1 billion in significant new infrastructure and the creation of a new industry on the important Sydney-Melbourne transport route.
- Over 2,500 jobs in the transport, warehousing, logistics and distribution businesses will be created in the first 15years
- The flow on effects for Goulburn and district will be jobs, services and associated industries



GOULBURN'S ABSOLUTE ADVANTAGE



Goulburn's absolute strategic advantage is its location.

The SDBP project will draw on the community's existing capacity and invest in new infrastructure to benefit the whole community.

The existing essential infrastructure of land, transport links, gas, sewerage and electricity exceed the project's requirements.

The SDBP will showcase new water technologies and innovation that will restore business confidence and encourage investment in the city.





PLANNING & DEVELOPMENT TIMEFRAME

- Major projects Part 3A application before government
- Site preparation to commence on project approval
- Construction could commence 2007
- First services operational in late 2008/9



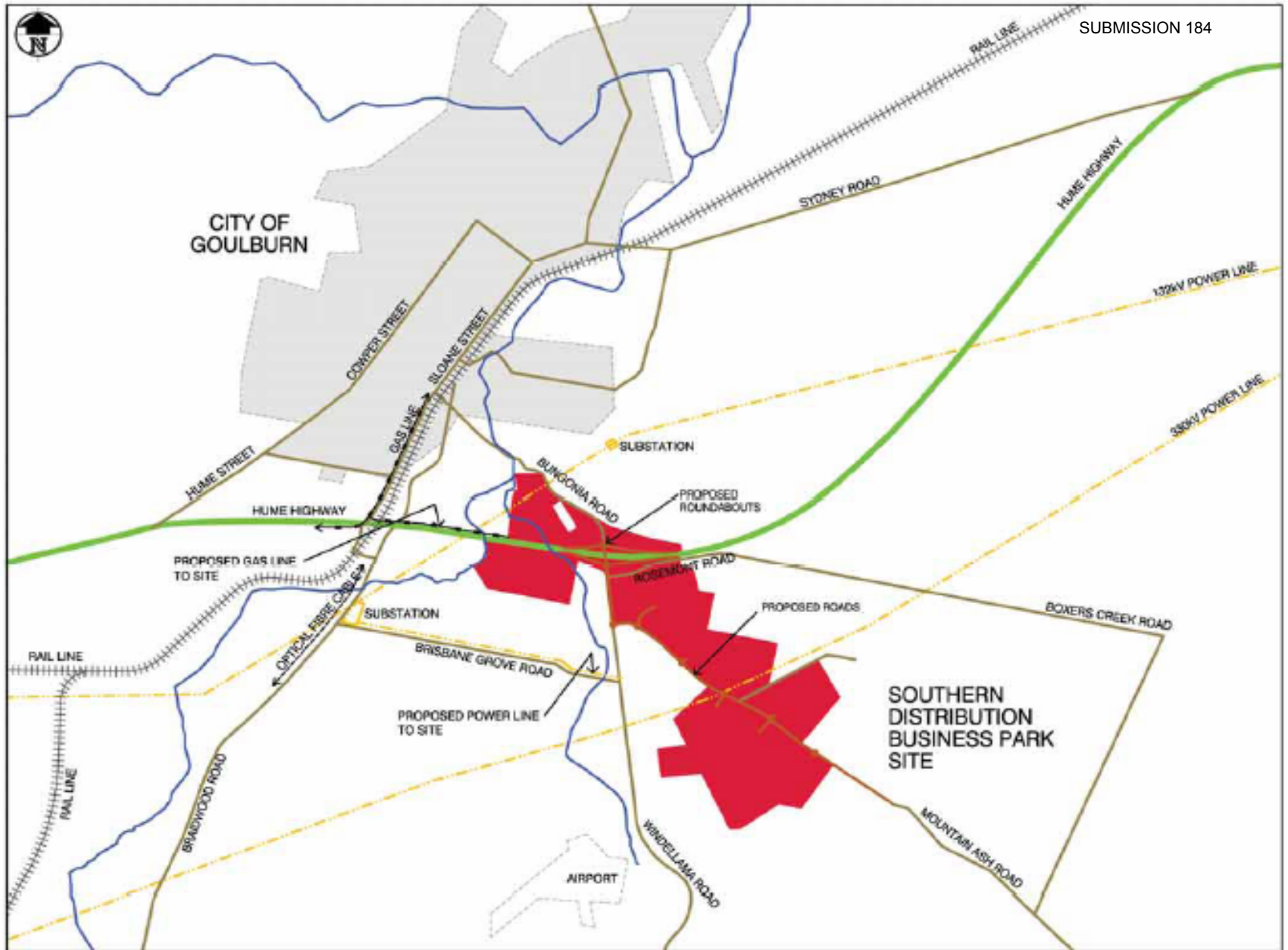


Figure 4.2 Existing and proposed Infrastructure plan.



NEW PUBLIC INFRASTRUCTURE

The SDBP Project will develop significant new public infrastructure at no net cost to the NSW Government:

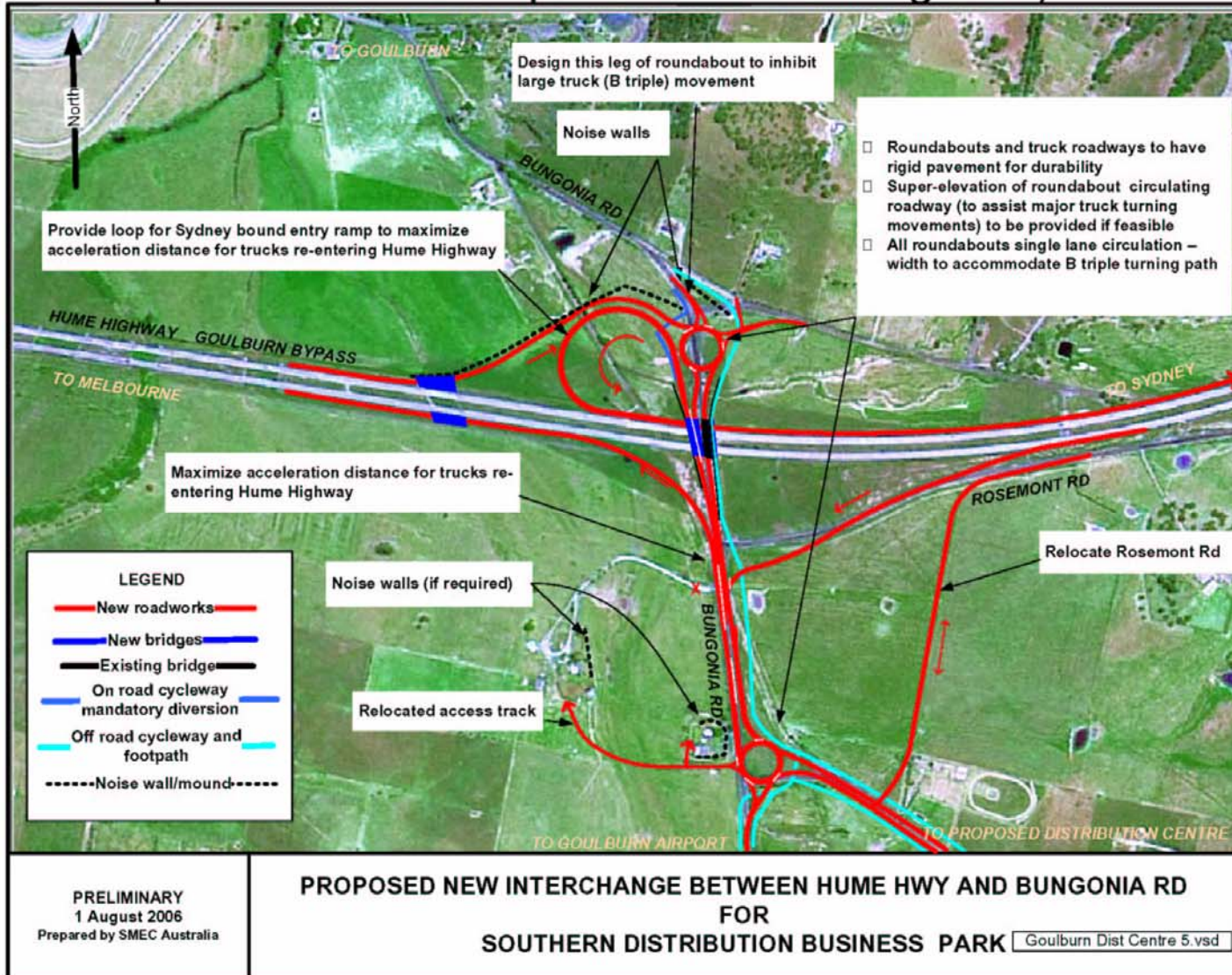
- The construction of a new highway interchange at Goulburn
- Associated road infrastructure
- Telecommunications infrastructure
- Proposed rail connection to maximise linkages to rail freight infrastructure

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

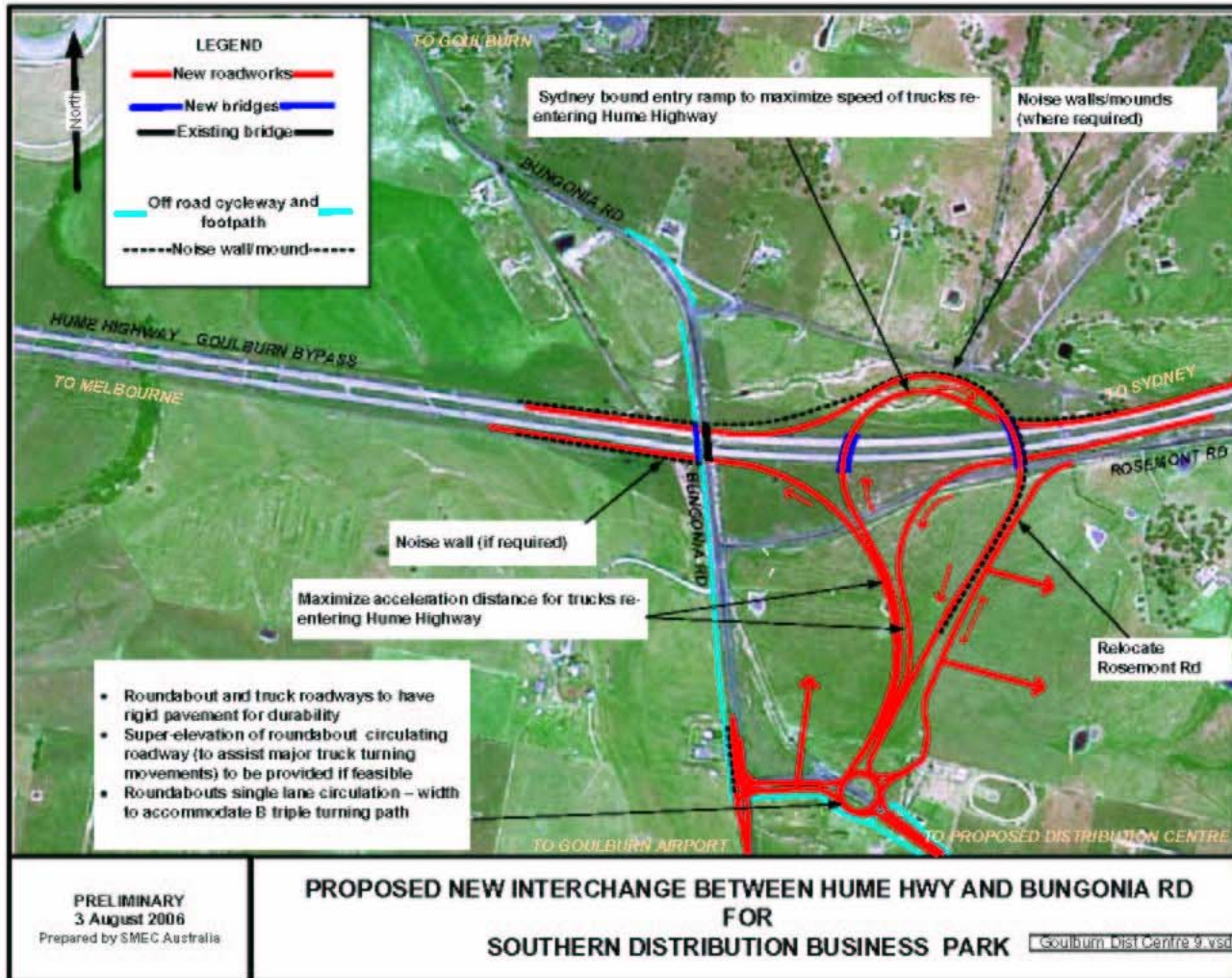
- Warehousing and distribution facilities
- Training and administration facilities
- Water and waste water infrastructure
- Transport industry logistics and services

Option 5 – Parclo A

(similar to Option 4 but more space for noise mitigation)



Option 9 – Semi-direct







Traffic

Existing Environment

- Trucks per day on Hume Highway
- Minimal traffic on local roads near site

Project Impacts

- Construction works on interchange
- Could result in minor traffic delays
increase in traffic on local roads
- Construction of third interchange

Mitigation

- Design and construction supervision
of interchange by RTA

Strategically Located





GOULBURN'S WATER CHALLENGE

One of the important challenges for attracting business investment to the region is a sustainable water solution for the city of Goulburn.

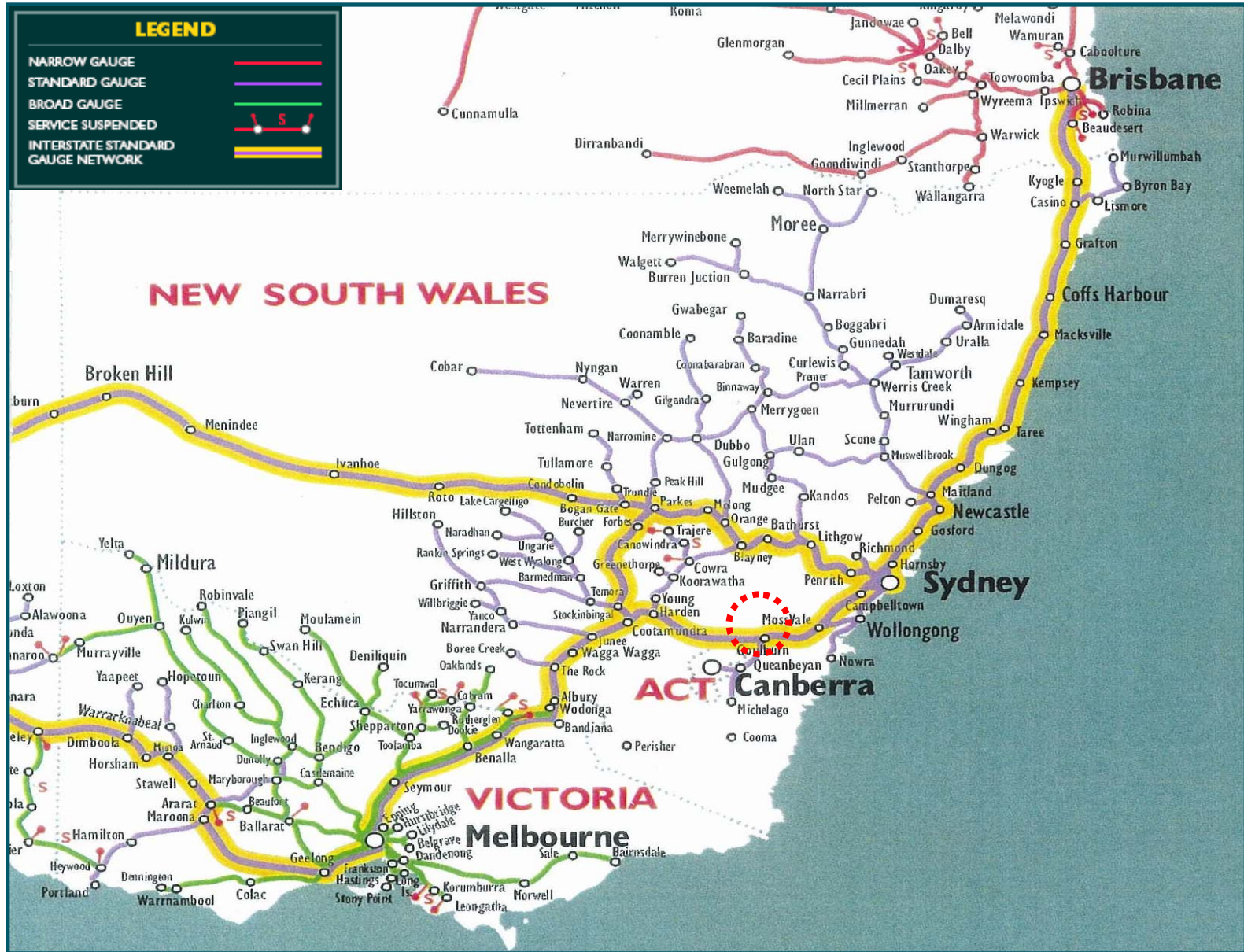
Any new industry therefore must provide solutions and options to meet its own water requirements.



SDBP HAS ITS OWN WATER SOLUTION

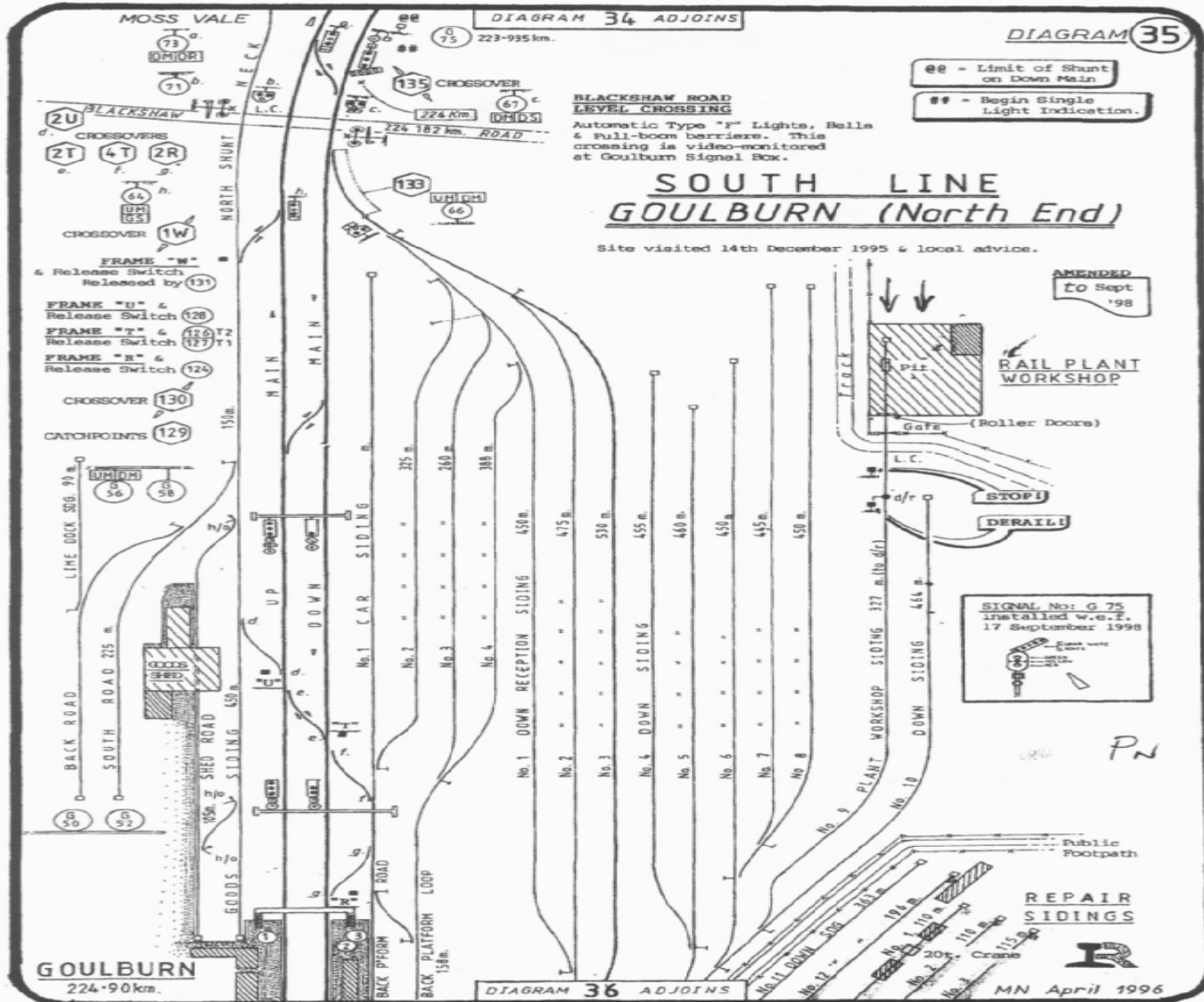
- **The SDBP will have a stand alone on-site water management plan based on best environmental practice in water collection, treatment and recycling.**
- **The Park will contribute to Goulburn's water availability in the long term and can add value to the Goulburn Mulwaree Sustainable Cities Project.**

National Rail Network



Map by courtesy of Australasian Railway Association Inc

South Yard - Goulburn



Thank You

Our next challenge is the public exhibition assessment.

We are very pleased with the progress and response to date.

Website: www.sdh.net.au