

Major Projects application



NSW GOVERNMENT
Department of Planning

Date received: 06 / 02 / 07

Project Application No. S 06/00007-1

1. Before you lodge

Under Section 75E of the *Environmental Planning and Assessment Act, 1979* (the Act) this form is required to apply for the approval of the Minister to carry out a Project to which Part 3A of the Act applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your Project.

Please be aware that before lodging this application you may need to conduct a Planning Focus Meeting that involves the Department, relevant agencies, Council or other groups identified by the Department. If you are required to conduct a Planning Focus Meeting, you will need to provide details on the meeting and any outcomes arising from it.

So that your application to carry out a Project is accepted as being duly made, you will need to

- complete ALL parts of this form, **and**
- submit all relevant information required by this form.

All applications must be lodged with the Director-General, by courier or mail.

Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001

2. Details of the Proponent

Part 3A identifies that the Proponent as the person proposing to carry out development comprising all or any part of the project.

Company/organisation/agency	ABN
Southern Distribution Hub Pty Limited	119 177 123

x Mr ☐ Ms ☐ Mrs ☐ Dr ☐

Other

First name

Family name

Contact: Bob

Stephens

STREET ADDRESS

Unit/street no.

Street name

Level 1/91

Bourke Street

Suburb or town

State

Postcode

Goulburn

NSW

2580

POSTAL ADDRESS (or mark 'as above')

As above

State

Postcode

Daytime telephone

Fax

Mobile

4822 1830

4821 0159

0417698731

Email

bstephens@sdh.net.au

3. Identify the land you propose to develop

STREET ADDRESS

Unit/street no.

Street or property name

Off Hume Highway

Suburb, town or locality

Postcode

Local government area

Goulburn

NSW

Goulburn Mulwaree

REAL PROPERTY DESCRIPTION

See **Attachment 1**

OR: A detailed description of the land to which this application applies is attached: ☒

The real property description is found on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the Major Project applies to more than one piece of land, please use a comma to distinguish between each real property description.

If Clause 8F of the *Environmental Planning and Assessment Regulation 2000* applies to this Project, then this section does NOT need to be completed.

However, you must ensure that the documents required by Part 4 below identify the land to which this Project applies.

4. Proposed Major Project – Description and other Requirements

Provide a brief title for your Project that includes all significant components. If the application relates to only part of a Project, include a clear title that describes the relevant part.

Southern Distribution Business Park

The proposal is for an integrated industrial logistics, service, warehousing and distribution business park adjacent to the Hume Highway along the Sydney-Canberra corridor approximately 4 kilometres from Goulburn in New South Wales

The concept plan application comprises two aspects:

- the subdivision, use and development of land (**landside development**); and
- a road interchange with the Hume Highway and associated roadworks, ancillary infrastructure and environmental measures on Council roads, for which a declaration as a "linear infrastructure project" is sought (**linear infrastructure**).

A Statement of Commitments (see Chapter 8 of Environmental Assessment) specifies the standards and ongoing mitigation measures. A Draft Heads of Agreement with the RTA is attached in relation to the linear infrastructure.

The Minister's approval is sought for a concept plan for the SDBP Goulburn "project" in the following form:

Continued over page

A. For approval under section 75O with the Minister exercising his discretion under section 75P(1)(c) that no further application, environmental assessment or approval under Division 2 is required.

A1. Subdivision

Approval for

-The subdivision of the land into four development lots (described as Precincts 1, 2, 3 and 4) and one community property lot under the *Community Land Development Act 1989*, as shown in **Drawing CP4.4**.

A2. Land Use (Landside Development)

Approval for

The use of the land within Precincts 1–4 for the following purposes:

- Industries (except hazardous and offensive industries);
- Warehouses;
- Road transport terminals;
- Bulk stores;
- Any use ordinarily ancillary or incidental to the above uses (**Drawing No. CP4.9**); and
- Community property - water, waste water, recycling transfer station and sewerage works as shown in **Drawing Nos CP4.1 and CP4.4**.

A3. Hume Highway interchange (Linear Infrastructure)

Approval for:

- The location of a road interchange with the Hume Highway and associated works and facilities within the locality shown in **Drawing Nos. CP3.4, CP 4.1 and CP 4.3** and
- The design of the road interchange with the Hume Highway and associated works and facilities generally as shown in **Drawing No. CP4.8** and in accordance with RTA design requirements.

A4. Gross floor area

Approval for the development of 1,446,800 square metres and up to a maximum of 1,500,000 square metres of gross floor area over the land, generally distributed (but subject to final determination as end users are committed) as shown in the following table:

Precinct	GFA by use (m2)					Total (m2)
	Industries	Warehouses	Road transport terminals	Bulk stores	Ancillary	
1	35,000	42,000	42,000	14,000	7,100	140,100
2	44,700	120,300	29,800	75,000	29,800	299,600
3	112,800	311,100	150,400	150,400	27,000	751,700
4	76,600	51,100	51,100	63,800	12,800	255,400

Note: Other uses not listed above may be approved subject to the submission of separate applications for approval.

B. For approval under section 75O with the Minister exercising his discretion under section 75P(1)(a) that further applications, assessments or approvals are required prior to proceeding to Part 4A. (For example, separate project applications for the location, physical form, erection and use of individual buildings on the land (other than for 'exempt development'), consistent with the concept approval, are to be assessed and submitted for approval.)

B1. Building form

- A maximum height for building and structures determined on merits with a maximum height from natural ground level of 18 metres, excluding plant and mobile equipment
- A building footprint of approximately 60% of the area of the lot on which the building is located; and
- A setback to the primary internal road frontage of 10 metres with may incorporate car parking, vehicular access and hardstand areas as well as landscaping.

B2. Water management and other infrastructure

The construction, provision and implementation of the following works:

- On site groundwater bore extraction;
- Water collection, storage, treatment and recycling;
- Constructed wetlands and water quality ponds;
- Sewage treatment plant;
- Recycling transfer station;
- Roads;
- Other infrastructure services and facilities.

As shown in **Drawing No. CP4.9.**

B3. Landscaped areas

Construction, restoration and embellishment of:

- Landscaped areas;
- Ecological, bushfire, noise and visual buffer areas; and
- Riparian areas.

As shown in **Drawing No. CP4.5.**

Is the application related only to a part of a Project? ☐ Yes ☒ No

You are also required to provide a Preliminary Assessment and address any matters required by the Director-General in accordance with 75E of the Act. Failing to do so may lead to your application being rejected.

Is a Preliminary Assessment attached:

Hard copy: ☒ Yes ☐ No –
Previously provided

Electronic version: ☒ Yes ☐ No

(NB: An electronic copy is required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format).

Is the Preliminary Assessment consistent with the requirements of any Guideline produced by the Department (including any draft)?

☒ Yes ☐ No

Does the Preliminary Assessment include additional matters required by the Director-General, such as evidence of a Planning Focus Meeting and consultation? ☒ Yes ☐ No

CONCEPT PLAN

Is there an existing approved Concept Plan for the Site? ☐ Yes ☒ No

If Yes, the Preliminary Assessment must provide details on the Concept Plan approval.

Does this application involve submitting a Concept Plan for the Project? ☒ Yes
☐ No

If Yes, does the Preliminary Assessment address the Department's *Concept Approval Guidelines*? ☒ Yes
☐ No

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed Major Project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

150

Operational jobs (full-time equivalent)

3,160

5. Approvals from State agencies

Does the proposed Major Project require any of the following: (tick all appropriate)

- ☐ an aquaculture permit under Section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under Section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☒ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☒ a consent under Section 138 of the *Roads Act 1993*

6. Capital Investment Value

The Capital Investment Value of the development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding land costs).

Estimated Capital Investment Value of Project:

\$ Estimated \$1 billion over 15 years

7. Owner's Consent

As the owner(s) of the above property, I / we consent to the Proponent making this application on our behalf:

Signature

Private land owners' (except Council for the linear infrastructure aspect) and the RTA consent has been obtained and provided as required under the *Environmental Planning and Assessment Regulation 2000*.

Signature

Name

Name

Date

Date

Note: The Department will **not** accept an application for a Major Project without having the signature of the owner of the land, **unless** the Major Project is subject to Clause 8F

of the *Environmental Planning and Assessment Regulation 2000*.

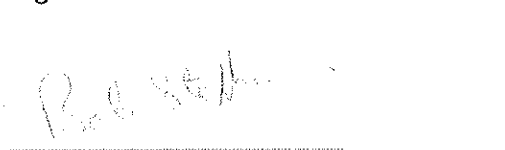
8. Proponent's Signatures

As the Proponent(s) of the proposed Major Project proposing to carry out development comprising all or any part of the project and, in signing below, I / we hereby:

- have provide an accurate description of the Project and have addressed all matters required by the Director-General pursuant to Section 75E of the Act, and
- request the Director General, subject to satisfying Clause 8D of the *Environmental Planning and Assessment Regulation 2000*, to prepare Environmental Assessment Requirements pursuant to Section 75F of the Act, and
- declare that the information contained within this application is accurate.

Signature 1

Signature 2



Name

Name

Bob Stephens

Date

Date

5 February

2007

Attachment 1 :**Detailed Property Description****Linear infrastructure aspect**

Title reference (folio identifier) & Ref on CP3.4	Owner
102/876430 (B1 & B2)	Roads and Traffic Authority of New South Wales
104/876430 (H)	Roads and Traffic Authority of New South Wales
105/876430 (J)	Roads and Traffic Authority of New South Wales
100/804050 24	Roads and Traffic Authority of New South Wales
11/702645 (V)	Roads and Traffic Authority of New South Wales
12/702645 (V)	Roads and Traffic Authority of New South Wales
Book 3773 No. 127 Being lot 7A section 11 DP979723 (D)	Roads and Traffic Authority of New South Wales
106/876430 (C)	Goulburn City Council and Mulwaree Shire Council
108/876430 (K)	Goulburn City Council and Mulwaree Shire Council
109/876430 (C)	Mulwaree Shire Council
110/876430 (C)	Goulburn City Council
3/706477	Goulburn City Council
3/747688 (W)	Mulwaree Shire Council
Bungonia Road ¹	Goulburn Mulwaree Council
Windellama Road ²	Goulburn Mulwaree Council
Mountain Ash Road	Goulburn Mulwaree Council
Rifle Range Road ³	Goulburn Mulwaree Council
Rosemont Road	Goulburn Mulwaree Council
<p>and part of the Landside development aspect lots as required in respect of Hume Highway interchange, road works and associated works and facilities</p> <p>¹(including 107/876430) – part of Bungonia Road.</p> <p>²(including 13/702645, 14/702645 and 15/702645 in the name of Mulwaree Shire Council) - part of Windellama Road.</p> <p>³(including area of 4363m² shown on DP706477) – part of Rifle Range Road.</p>	

Landside development aspect

Title reference (folio identifier)	Owner	Land owners consent – letters emailed to DoP
103/876430 (E & F)	Roads and Traffic Authority of New South Wales	103/876430
1/853498 (20)	Norma Joyce Fife	Yes
1/779194 (25)	Medtest Pty Ltd, Kulgara Holdings Pty Ltd and Carl Christopher Nicholas	Yes
103/70346 (26)	Aust-Pac Capital Pty Limited	Yes
104/126140 (27)	Aust-Pac Capital Pty Limited	Yes
105/126140 (28)	Aust-Pac Capital Pty Limited	Yes
106/126140 (29)	Aust-Pac Capital Pty Limited	Yes
1/835278 (30)	Harold Raymond Crocker and Helena Olive Croker	Yes
2/835278 (38)	Deven Arthur Taylor and Mary Ellen Taylor	Yes
3/835278 (41)	Darrell Frederick Roberts and Julie Anne Roberts	Yes
1/731427 (42)	Reece Morton Taylor and Margaret Ruth Taylor	Yes
22/811954 (48)	Michael Thomas Battiste and Fiona Battiste	Yes
23/811954 (49)	Diamonte Pty Limited	Yes
24/811954 (55)	Arthur Frederick Davey and Margaret Rae Davey	Yes