

28 April 2021

Request to Stage a Plan (A42): Requirement for Provision of a Site Audit Statement and Site Audit Report under Condition B171 of SSD 7709 (MPW Stage 2)

Introduction

This request for staging of a plan has been prepared on behalf of Sydney Intermodal Terminal Alliance (SIMTA) under Condition A42 of the Moorebank Precinct West (MPW) Stage 2 development consent (SSD 7709). It seeks approval from the Planning Secretary to stage the delivery of the Site Auditor Statement A (SAS) and Site Auditor Report (SAR) required on completion of fill importation and placement, and prior to the construction of permanent built surface works, under Condition B171 of SSD 7709.

The following sections:

1. provide an outline of the scope of the proposed staging of B171;
2. identify the relationship between each proposed stage within the proposed staging of B171; and
3. outlines the triggers for progression between stages.

Scope for staging of B171

Condition B171 of SSD 7709 currently requires that a SAS/SAR be provided for the whole site, following completion of importation and placement of fill and prior to commencement of construction of permanent built surface works, demonstrating the site is fit for its intended land uses.

Importation and placement of fill into fill-pad Area C and Area D has been identified as being required first and before all other areas of MPW Stage 2, as Warehouse 5 and Warehouse 6 has been confirmed as being tenanted by Woolworths Group (Attachment A). The tenant proposes to construct 2 warehouse and distribution facilities to store and distribute palletised goods to consumers throughout Australia. The JR Warehouse (Warehouse 5) and the JN Warehouse (Warehouse 6) have a total gross floor area (GFA) of 34,663 m² and 40,749 m² respectively (total GFA 75,412 m²) and are located at the southern end of the MPW Stage 2 operational site (Attachment A). Total site area for the JN and JR facilities (i.e. warehousing plus carparking and ancillary facilities) is 25.85 ha.

Given no additional tenanting arrangements have been confirmed to date, the Proponent seeks to stage the delivery of the SAS/SAR requirements under B171 (noting B169 has already been satisfied) to enable permanent built surface works to commence on this portion of the site. Furthermore, staging of B171 would enable

permanent built surface works to be undertaken in areas covered by a SAR/SAS A (under B171) – whilst fill importation and stockpiling continues within other works areas (not covered by a SAR/SAS A) until such time that trigger requirements for B171 are met (see Trigger for Progression through Stages). This would deliver efficiencies in construction timing for the MPW Stage 2 project.

Identification of Stages and Relationship to Future Stages

Table 1 below summarises each stage associated with the proposed staging of B171, and the relationship between these stages.

Table 1: Proposed Staging of B171

Stage	Fill Areas	Fill pad area Identification (for Warehousing)	Relative area (ha)
1	Warehouse 5 and 6	C and D	25.85
2	Interstate Terminal (INTS) ¹	NA	20.40
3 ^{2,3}	Western Ring Road (north)	NA	2.3
4 ^{2,3}	Western Ring Road (south)	NA	1.17
5	Warehouse 1 - 4	A and B	24.82
6 ^{2,3}	Warehouse 7, 9 - 11	NA	30.00
7 ^{2,3}	Warehouse 8 and 12	NA	16.50
8	Lot 100 (including truck queuing area)	NA	6.00

Note:

¹ Stage 2 INTS also includes OSD 10, OSD 3, Moorebank Avenue Diversion Road (MADR) and ISRA

² Note future warehousing and associated ancillary development outside of the MPW Stage 2 (SSD 7709) operations footprint are subject to separate development consent prior to the construction of permanent built surface works.

³ The SSD 7709 instrument (specifically condition B164 – B169) allows for remediation works and importation of fill across the entire MPW Site (as shown in Figure 1 of the Consent) as construction activity. Inclusion of these areas in Table 1 (and Attachment B) demonstrates the progression of fill works across the MPW Site in accordance with MPW 2 SSD 7709.

Attachment B provides a plan showing the relationship between stages for application of B171 as detailed in Table 1.



Trigger for Progression through Stages

The trigger for subsequent stages of the B171 SAS/SAR requirement is the completion of the import and placement of fill for that respective stage and prior to commencement of permanent built surface works (where development consent has been issued to do so). It is noted that as construction works progress onsite and tenancing arrangements and requirements become known, some stages listed in Table 1 may be undertaken concurrently.

Under this proposed staging of B171, prior to commencement of permanent built surface works within each stage, a SAS/SAR is to be provided to the Planning Secretary demonstrating that that stage of the site is fit for its intended land use under SSD 7709. Construction of warehousing and associated ancillary facilities within that stage would then be able to commence.

Conclusion

SIMTA seeks Planning Secretary approval, under Condition A42 of SSD 7709, to stage the delivery of the SAS/SAR requirements of Condition B171. This would allow the commencement of construction of permanent built surface works (where approved and in response to tenancing requirements and market demands) to occur progressively and in parallel with progressive importation of fill. It would also deliver project efficiencies by enabling stockpiling and placement of imported material to occur within works areas and outside areas that have been stabilised and certified under B171 as fit for its intended landuse.

A number of stages are proposed under this Plan, with triggers for advancement to subsequent stages outlined above. It is noted that stages/areas within stages occurring outside of the MPW Stage 2 operations footprint (as indicated in Table 1) require development consent prior to commencement of construction of warehousing. However, under SSD 7709 (specifically condition B164 – B169) remediation and imporation of fill is permissible across the entire MPW Site, as defined in the Consent as MPW2 construction activity. This request to stage therefore considers the MPW Site as a whole.

If you require any additional information, please do not hesitate in contacting me.

A handwritten signature in blue ink, appearing to read 'Megan Kovelis', with a long horizontal flourish extending to the right.

Megan Kovelis
Associate
Aspect Environmental
0403 963 967



Attachment A – Approved Woolworths Warehouse Development (SSD 7709 Mod 1);
Proposed Stage 1 under B171

Section 4.55(2) – SSD 7709 (MOD 1)

Proposed Moorebank Intermodal Precinct West – Stage 2

Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

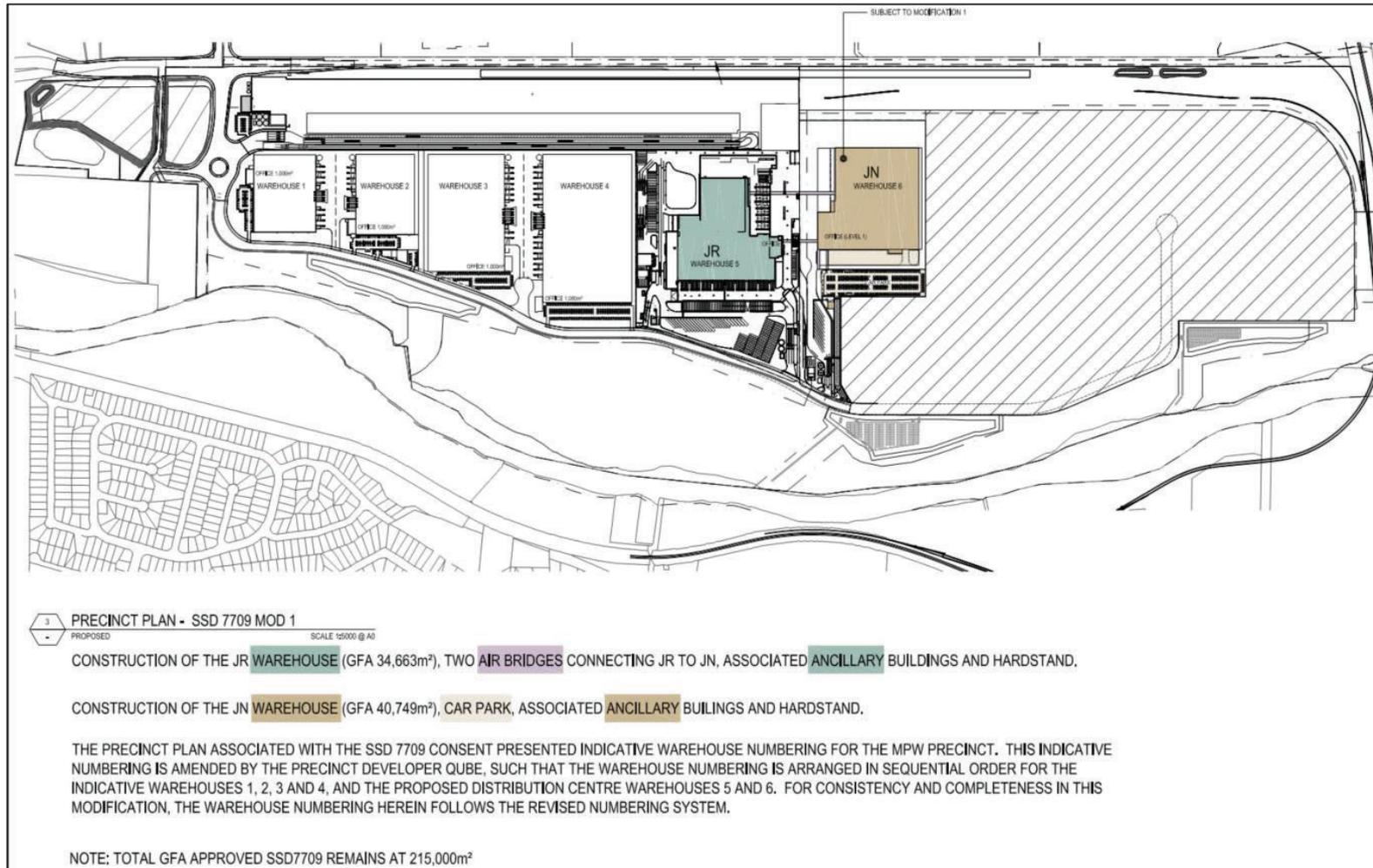


Figure 6 Proposed Precinct Plan across MPW Stage 2 as a Result of the Proposed Modifications (Source: Bell Architecture, 2020)



Attachment B – Staging Plan for Fill Importation under B171

