

21 June 2023

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

Introduction

In April 2021 LOGOS Property Group Pty Ltd (LOGOS) (the Applicant) submitted a request to the NSW Planning Secretary for the staging of a plan under Condition A42 of Moorebank Precinct West (MPW) Stage 2 development consent (SSD 7709).

Specifically, the request sought approval to stage the delivery of the Site Audit Statement A (SAS A) 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 request was approved by NSW Department of Planning and Environment (NSW DPE) on 14 May 2021.

As construction works on MPW Stage 2 have progressed the proposed staging of the delivery of B171 SAS and SAR is required to be updated to reflect progression of works. This advice has been prepared to update the previously approved staging of the B171, to reflect current construction timing and priorities. It also includes details on stages that have had SAS and SAR issued by the Site Auditor under B171.

The following sections provide:

1. an outline of the scope of the proposed staging of B171;
2. identify the proposed stages of B171; and
3. outline the triggers for progression between stages.

Scope for staging of B171 and proposed updates

Condition B171 of SSD 7709 currently requires that a SAR and a SAS A 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 use.

Staging of B171 has enabled 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 (addressed below). The staging process has, and will continue to, deliver efficiencies in construction timing for the MPW Stage 2 Development.

This revised plan updates the previously documented stages to reflect current and future stages of B171.

Identification of Stages

Table 1 summarises each stage associated with the staging of B171. It also identifies those stages where a SAR/ SAS A has been issued.

Table 1: Proposed staging of B171

Stage	Fill Areas	Relative area (ha)	SAS/SAR Status
1	Warehouse 5 and 6	26.0	Received
2	Western Ring Road (north), Service Pad, Loop Road	7.5	Received
3	Interstate Terminal (INTS) ¹	30.1	Received
4 ^{2, 3}	Western Ring Road (south)	1.9	Received
5	Anzac	1.9	Received
6	OSD's 5,6 & 8	8.5	Pending
7	Warehouses 1 and 2	10.1	Received
8	Warehouses 3 and 4	17.0	Pending
9	Eagles Beak	2.5	Pending
10 ^{2, 3, 4}	Warehouses 7-12	50.7	Pending
11	Lot 100 (including truck queuing area)	3.8	Pending
12	Biodiversity areas	31.5	Pending

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 A) demonstrates the progression of fill works across the MPW Site in accordance with MPW 2 SSD 7709.

⁴ As shown in Attachment A, Stage 10 has been broken into a number of sub-stages (10a – 10h) as this area of the MPW Site will be progressively developed based on market and tenant demands. The use of sub-stages in this area will allow a SAS/SAR to be issued for a single sub-stage, or combination of a number of sub-stages, within Stage 10 as required.

Attachment A provides a plan showing the identified 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 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.

Conclusion

LOGOS has previously obtained Planning Secretary approval, under Condition A42 of SSD 7709, to stage the delivery of the SAS/SAR requirements of Condition B171. This allowed 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 also delivered project efficiencies by enabling stockpiling and placement of imported material to occur within works areas that have been stabilised and certified under B171 as fit for their intended land-use.

This revised plan updates the previously documented stages to reflect current and future stages of B171 and is provided to the Planning Secretary for information.

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 importation of fill is permissible across the entire MPW Site, as defined in the Consent as MPW2 construction activity. This request to stage considers the MPW Site as a whole.

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

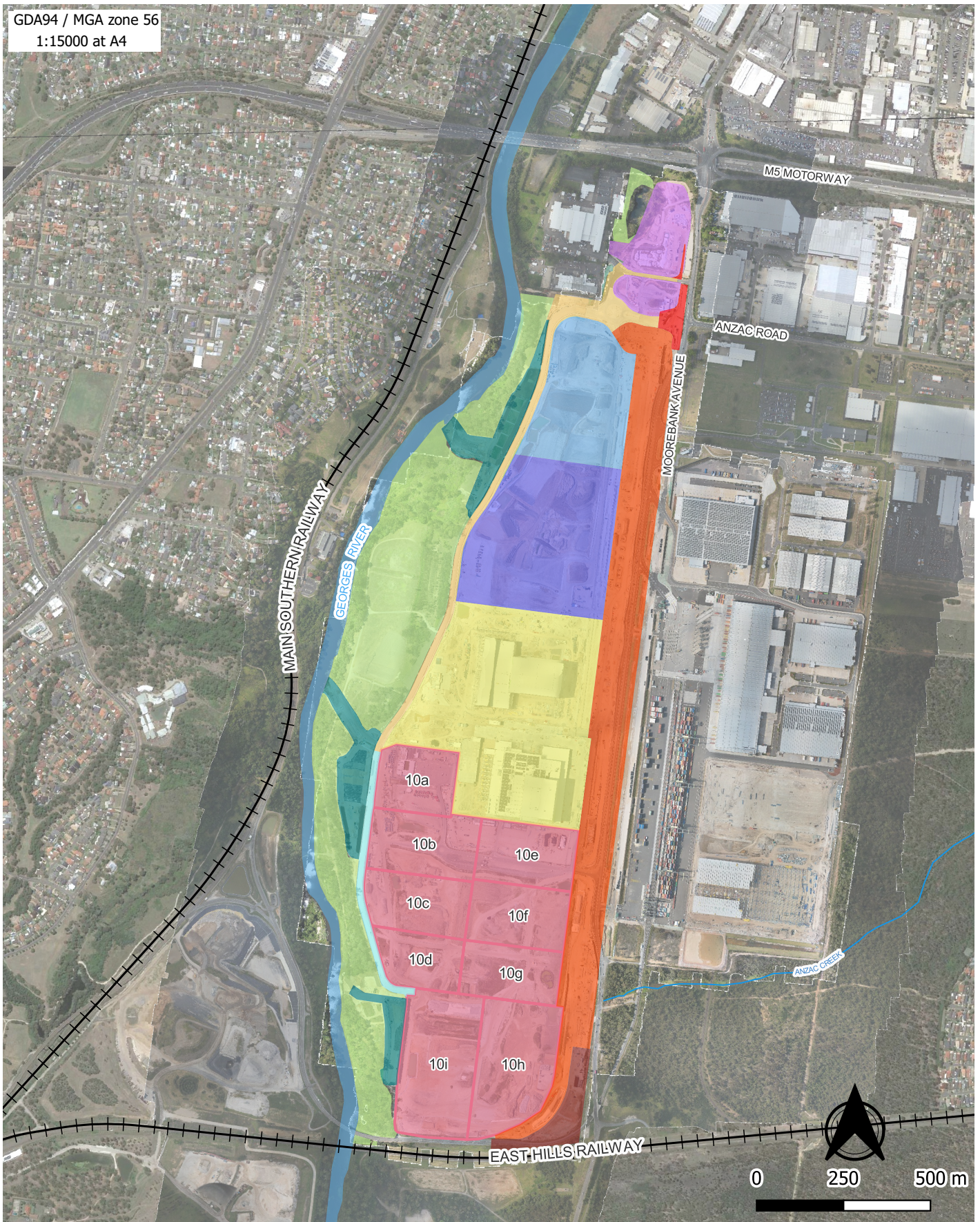
A handwritten signature in blue ink, appearing to read 'Megan Kovelis', with a long horizontal flourish extending to the right.

Megan Kovelis
Associate
Aspect Environmental
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Attachment A – Staging Plan for Fill Importation under B171

GDA94 / MGA zone 56
1:15000 at A4



LEGEND

- | | | |
|---|---|--|
| Stage 1 | Stage 6 | Stage 11 |
| Stage 2 | Stage 7 | Stage 12 |
| Stage 3 | Stage 8 | Existing railway |
| Stage 4 | Stage 9 | Watercourse |
| Stage 5 | Stage 10 | |

LOGOS

