



SITE INSPECTION RECORDS

This site inspection is part of the determination process.	
Date: 17 June 2019	Time: 13:00
Project: Moorebank Precinct West Concept Proposal (SSD 5066 MOD 1) and Moorebank Precinct West Stage 2 (SSD 7709) (Projects)	
Meeting Place: Moorebank Precinct East – Piccolo Me Moorebank	
Attendees: <i>IPCN Members:</i> Dianne Leeson (Chair), Alan Coutts and John Hann <i>IPCN Secretariat:</i> David Way (Senior Planning Officer) SIMTA (the Applicant) Michael Yiend (Qube), Dan Blyde (Qube), Richard Johnson (Aspect Environmental) and Scott Warren (Elton Consulting)	
Meeting Purpose: For the Commission to familiarise itself with the context and layout of the Moorebank Precinct West (MPW) Projects.	
Agenda and Principle Site Inspection Stops: <ul style="list-style-type: none">• Introductions and safety briefing from the Applicant.• Stop 1: Site Office<ul style="list-style-type: none">- Discussion of the proposed layout for the MPW, the current cargo management capacity and long-term interstate and intrastate shipping options.- Safety induction.• Stop 2: Northern extent of MPW, near Bapaume Road<ul style="list-style-type: none">- Travel from site office, down Moorebank Avenue and entry via Chatham Avenue, travel through the MPW site to the northern boundary. Discussion of the warehouses constructed as part of Moorebank Precinct East (MPE), noting that the observable warehouses were mid-sized over the range of planned warehouse spaces.- Identification of notable receivers, including the Casula Powerhouse Arts Centre and ABB Australia, and key features including the proposed location of the onsite detention basins, sensitive ecologic areas.- Discussion on the extent of identified riparian vegetation as it relates to the northern section of MPW, noting the constraints of this section of the MPW site.• Stop 3: Drive to the banks of the Georges River<ul style="list-style-type: none">- Views of general site contour, and the “Dust Bowl” and changes in site contour from the developable area of the MPW site approaching the Georges River.- Identification of notable receivers, including Casula Powerhouse Arts Centre and surrounding residential areas.• Stop 4: Bridge and Rail overpass<ul style="list-style-type: none">- Travel south to eastern bank of Georges River near rail crossing bridge.- Discussion of rail alignment and engineering considerations for the crossing, rail approach to the MPE site and the options to functionally connect MPE and MPW, removing the need for Import Export capacity on MPW.• Stop 6: Moorebank Precinct East – Import Export facility<ul style="list-style-type: none">- View from elevated platform of constructed areas of MPE.- Discussion of the handling process for loading and distributing freight from the rail connection to the warehouses.- Discussion of the potential re-alignment of Moorebank Avenue along the eastern boundary of the MPE site, with a noted plan to upgrade Moorebank Avenue if the realignment cannot be achieved.• Return to Site Office and close of site inspection	
Site Inspection closed at: 16:30	