

MEMORANDUM

DATE 12 March 2014
ATTENTION Andrew Beattie (Department of Planning and Infrastructure)
SENDER Tactical Group
PROJECT SIMTA Moorebank Intermodal Terminal Facility (MP10_0193)
FILE NUMBER 111103
SUBJECT SIMTA European Heritage (DNSDC facility)

Further to recent discussions and subsequent meeting held with the Department of Planning and Infrastructure (DP&I) 11 March 2014, DP&I have requested further information relating to the proposed mitigation measures that are available to the SIMTA proposal in relation to the current listing of the SIMTA site on the Commonwealth heritage register. Additionally, DP&I have requested further information relating to the issues regarding any retention of existing warehouses in-situ.

It is understood that Liverpool City Council have commenced proceedings towards requesting that the SIMTA site is listed on local and state heritage registers.

Currently the site retains heritage significance due to the occupation and current operations of DNSDC, upon decommissioning these operations it is believed that a portion of the heritage characteristics of the site is diminished. It is understood that upon Defence vacating the SIMTA site that Defence are required to remove the Commonwealth listing.

The current warehousing that is identified as containing heritage value on site have been significantly modified since the initial erection of these timber-framed structures. The original cladding of these structures have been replaced, leaving the timber frame structure as the only original aspect of the warehouses. This structure is not suitable for any ongoing warehouse use due to the following:

- Height, the warehousing is not a standard height
- Column centres – these column centres do not allow for modern day warehouse racking
- Safety for the operation of the warehouse – the gauge and grading of the timber is not suitable for working warehouse industrial equipment around, as it is not suitable for collision with a standard pallet fork.
- Meeting current fire code requirements for industrial warehouse
- Age and condition of the timber is still to be assessed in detail, however it is believed that it is nearing the end of its serviceable life as timber framing.

These facts are reflected in the Defence justification for the relocation off the DNSDC site to new modern warehousing facilities adjoining the site. There is no viable ongoing use of the timber framing in its current form.

SIMTA have identified a number of mitigation measures available to maintaining the historic value of the site's previous use and characteristics, including:

- Architectural interpretation and adaptive re-use of warehouse timber structures into ancillary uses of the warehousing and intermodal services i.e. Freight Village, commercial office space and landscaping.
- Extensive photographic and archival record of the site and warehouse structures as they configured as part of the DNSDC operation.

Further information relating to the European heritage of the site can be referred to within the Concept Plan Environmental Assessment (August 2013).

Should further information be required to satisfy the request made by DP&I, do not hesitate in contacting Steve Ryan (Tactical Group) on +61 406 995 822.