

Our ref: SSD-7709-PA-303

[REDACTED]  
[REDACTED] Aspect Environmental Pty Limited  
C/o Logos Property Pty Ltd  
Suite 117/25-27 Solent Circuit  
Baulkham Hills, NSW 2153

Email: [REDACTED]

03/05/2024

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**Moorebank Intermodal Precinct West (MPW) - Stage 2 (SSD-7709)**  
**Staging Report, Condition A44**

Dear [REDACTED]

I refer to the Staging Report submitted to the Planning Secretary in accordance with condition A44 of SSD-7709. I also acknowledge and thank you for your response to the Department's review comments, and request for additional information.

I note the Staging Report:

- was reviewed by the Applicant, and no issues were raised to the Department;
- has been prepared in consultation with Transport for NSW (TfNSW), where TfNSW has accepted the Traffic Assessment and associated modelling for the staged delivery of MAAI;
- was endorsed by the project's Environmental Representative as being consistent with the requirements of the consent;
- relates to the staged delivery of Moorebank Avenue and Anzac (Road) Intersection (MAAI) upgrade required by condition B84;
- allows for progressive opening of MAAI to coincide with the progressive commencement of warehouse operations across MPW Stage 2, with completion of works, except for the Moorebank Avenue Realignment tie-in phases, in Q2 2025;
- is consistent with phased delivery of MAAI previously approved under TfNSW Work Authorisation Deed (WAD);
- contains the information required by condition A44; and
- has been submitted to the Department prior to the commencement of any warehouse operations.

Accordingly, as nominee of the Planning Secretary, I approve the Staging Report, Revision 5 dated 5 April 2024, prepared by Aspect Environmental Pty Ltd, under condition A44 of SSD-7709, subject to the completion of MAAI Construction Phases 1A,B,C, 2A, 2B, 3 and 4 no later than 30 June 2025.

I remind you to update the relevant civil design and TCS plans and swept path analyses, and enter into updated WAD(s), as required, with TfNSW; and obtain all relevant approvals, such as those noted in conditions B97, B99, B100, B108 and B109. You are also required to submit the final Road Safety Audit with proposed corrective actions to the Department prior to any warehouse occupations as per condition B112B.

Further, I remind you to consult with the owners/occupiers of the ABB site on the staged delivery of MAAI as required under condition B91.

Please note that if there are any inconsistencies between the approved Staging Report and the conditions of consent, the conditions will prevail.

Also, please ensure you make the approved Staging Report and this approval letter publicly available on the project website at the earliest convenience.

If you have any questions, please contact [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

Director  
Infrastructure Management

As nominee of the Planning Secretary