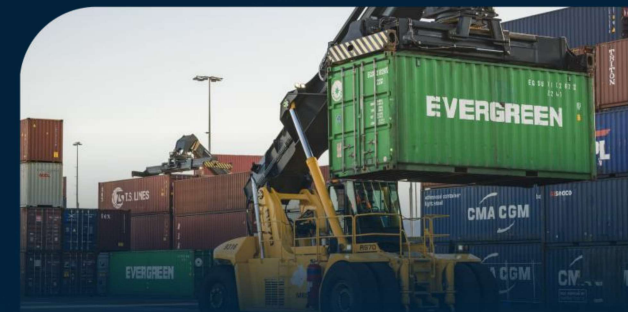


PIANC APAC 2024

MEDLOG EMPTY CONTAINER PARK DEVELOPMENT

28 AUGUST 2024



nswPorts

Context

- Site use at the time was LPG Storage
- Long term tenant at the site (approx. 40 years)
- Significant changes in Sydney at that time
- Gateway development
- Container logistics chain under pressure



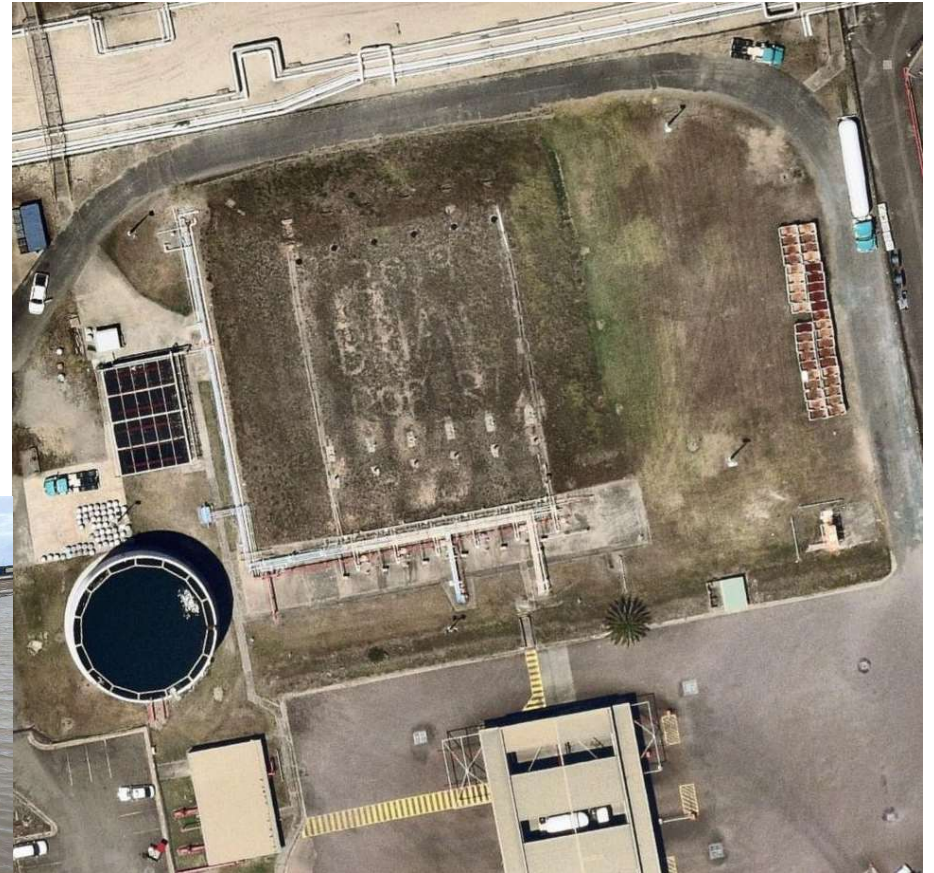
Process

- Expression of Interest issued to market
- Submissions received from range of parties
- Existing tenant made submission
- Evaluated against NSW Ports key drivers
- Clarification and negotiation of submissions
- Preferred party identified
- Conceptual development plan submitted
- Final lease negotiations



Site Decommissioning

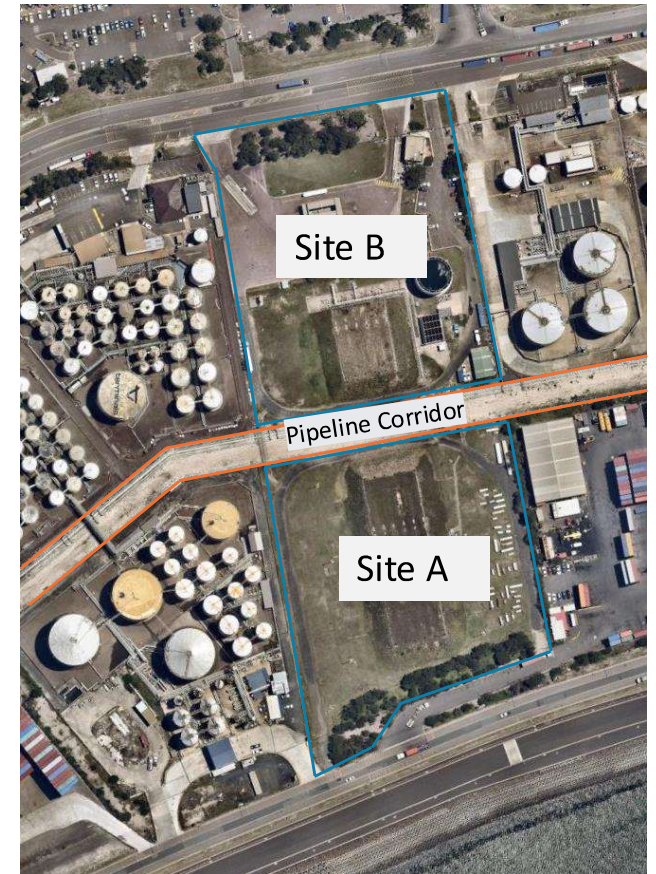
- Undertaken by existing tenant
- Bring site back to original condition
- Extensive demolition contract
- Operations ceased end of March 2021
- Demolition completed end of June 2022



Development

Design

- Site split into 2 halves by hydrocarbon pipelines
- Southern site was an awkward shape
- Potentially lots of lost leased area
- Collaboratory design development
- Optimising terminal operations
- Significant innovation built into design
- Facility fully designed by NSW Ports consultants



Development

Procurement

- Two distinct packages
 - Civil Works
 - Pipeline Works
- Procured as Construct Only packages
- Invited tenders only for both packages
- Civil works tender period 4 weeks
- Pipeline works tender period 6 weeks
- Both contracts awarded before decommissioning complete



Development

Construction – civil works

- Site grading, levelling and compaction
- Stormwater network and treatment facilities
- Electrical, comms and hydraulic services
- Heavy duty pavement
- Administrations building
- Workshop
- Pre Treatment and Steam Clean pad
- Vehicle refueling facility
- Carpark



Development

Construction pipeline works

- Relocate 10 hydrocarbon carrying pipelines
- Maximum pipeline outage of 14 days
- Cathodic protection for direct buried pipelines
- Modification and extension of heat tracing
- Extensive temporary works
- Purging of pipelines



Sustainability

- Base materials for heavy duty pavements
- Low carbon concrete
- Recycling of materials
- Development include PV panels and battery



Innovation

- Tenant development include:
 - Fully automated truck processing
 - Use of ANPR technology
 - Automated scanning of containers for damage
 - Paperless direction to truck drivers

