



11 November 2022

Dr Kerry Schott, AO  
Chair  
Independent Review into the Inland Rail project  
Via email: [IR.Review@infrastructure.gov.au](mailto:IR.Review@infrastructure.gov.au)

Dear Dr Schott

Thank you for the opportunity to provide a submission into the independent review into the Inland Rail project. This submission addresses the key theme of the Review that relates to access and locations of intermodal terminals.

LOGOS is the largest development pipeline of logistics parks in Australia, including the Moorebank Logistics Park (MLP) a 243 hectare logistics and intermodal precinct in central Sydney, providing approximately 850,000 square metres of high specification warehousing. As a result, LOGOS is in a strong position to provide an authoritative view on the role industry can play in increasing the resilience of Australia's freight supply chain and meeting its growing freight requirements. In this respect we provide the following views to the Inland Rail review, with a particular bias on the Terminal Infrastructure and the lack of decision making to date, particularly in Victoria.

LOGOS is a strong believer that crucial to the success of Inland Rail is a national network of connected Terminals and a shift from road to rail transport. These efficient linkages will ensure resilience in Australia's supply chain.

Cooperation and co-investment between government and industry is essential to delivering a successful and resilient sector. Government investment brings strategic and planning certainty for the long-lead times required to develop intermodal terminals and freight precincts. Industry brings the funding capacity, development expertise and innovation in sustainability to deliver the required private development.

In order for industry to confidently deliver its side of the equation, LOGOS believes that an outcome of the review must be to provide greater certainty around the sequencing and location of government infrastructure, such as intermodal terminals and associated logistics parks. This is crucial in ensuring industry successfully partners with Government on major projects.

For example, LOGOS has projects under development in Truganina and Ravenhall, in Melbourne's west and Craigieburn in Melbourne's north. These projects were acquired due to local logistics benefits such as land zoning and road connectivity, however they also have the additional benefit of their proximity to possible future intermodal terminals ie the Western Intermodal Freight Terminal (WIFT) or the Beveridge Intermodal Freight Terminal (BIFT). When committing to our facilities, our customers make property decisions often 3-5 years ahead of commencement of operations and are currently making these decisions based on assumptions about anticipated Government infrastructure investment. Industry needs certainty on government's commitment to the WIFT and BIFT (and their associated logistics park locations) to ensure it can play its part in delivering the private network required to support the public network of Inland Rail and its terminals.

LOGOS notes that BIFT is generally better placed to be delivered at this time and we support an approach that would see the BIFT delivered first while investigating ways to reduce the costs and times of delivering WIFT to the market. Above all, LOGOS believes that both terminals are required for Melbourne.

These are generational investments and as such, need to be considered comprehensively by Government given consequences for the Industrial property market and associated supply chains. LOGOS is keen to work with Government to deliver Terminals and Logistics Parks at BIFT and WIFT, connecting them to our and other local estates under development including the MLP.

LOGOS would welcome further opportunities to participate in the Review beyond the scope of our submission. We believe we can provide an objective view as to the needs of industry across the East Coast, especially reflecting on the needs of those occupiers currently committed or in discussions with LOGOS at MLP.



Yours sincerely

A handwritten signature in blue ink, appearing to be 'Darren Searle'.

**Darren Searle**  
Head of Australia and New Zealand  
LOGOS