



Planning & Environment

Ms Karen Jones
Director
Infrastructure Projects
Development Assessments Systems and Approvals
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our ref: 14/14486

Your ref:

Dear Ms Jones

Planning Proposal [PP_2012_LPOOL_004_00] - Alteration of Gateway Determination

I refer to your letter of 22 August 2014 in relation to revisions to Planning Proposal [PP_2012_LPOOL_004_00] and seeking an extension of time to complete Planning Proposal to rezone the proposed Moorebank Intermodal Terminal site located at Moorebank Avenue, Moorebank.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 26 August 2013 for [PP_2012_LPOOL_004_00] (as altered). The Alteration of the Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Cho Cho Myint to assist you. Ms Myint can be contacted on (02) 9860 1167.

Yours sincerely


1/10/14

Simon Manoski
A/General Manager, Metropolitan
Planning Services

Encl:
Alteration to Gateway Determination



**Planning &
Environment**

Mr Carl Wulff
General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Our ref: 14/14486

Your ref:

Dear Mr Wulff

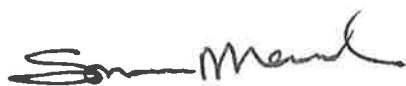
Planning Proposal [PP_2012_LPOOL_004_00] - Alteration of Gateway Determination

I am writing in regards to the proposed rezoning of the Moorebank Intermodal site located at Moorebank Avenue, Moorebank and to advise that a revised Planning Proposal has been submitted for a revised Gateway determination.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to alter the Gateway determination dated 26 August 2013 for [PP_2012_LPOOL_004_00] (as altered). The Alteration of the Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Cho Cho Myint to assist you. Ms Myint can be contacted on [(02) 9860 1167].

Yours sincerely


1/10/14

Simon Manoski
A/General Manager, Metropolitan
Planning Services

Encl:
Alteration to Gateway determination



Alteration of Gateway Determination

Planning proposal : [PP_2012_LPOOL_004_00]

I, Acting General Manager, Metropolitan Delivery, at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the Environmental Planning and Assessment Act 1979 ("EP&A Act") to alter the Gateway determination dated 26 August 2013 (as since altered) for the proposed amendment to the Liverpool Local Environmental Plan 2008 as follows:

1. Change the description of the Planning Proposal

from [to rezone the Moorebank Intermodal site located at Moorebank Avenue, Moorebank to E3 Environmental Management and IN1 General Industrial, allocate a maximum floor space ratio of 1:1, minimum lot size of 2,000sqm and maximum building height to 21m and permit additional uses, public utility undertakings, rail infrastructure facilities and drainage on the site]

to [rezone the Moorebank Intermodal Terminal site located at Moorebank Avenue, Moorebank from SP2 Special Uses (Defence) to E3 Environmental Management and IN1 General Industrial, include 'satisfactory arrangement' clause for infrastructure, inclusion of three proposed rail options, allocate a maximum floor space ratio of 1:1 and a maximum building height to 21m, and permit additional uses, public utility undertakings, rail infrastructure facilities and drainage on the site].

2. Delete:

"condition [1 and 2]

3. Delete:

"condition [13]"

and replace with:

a new condition [The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination as altered on this ~~first~~ day of October 2014.]

**Simon Manoski
A/General Manager, Metropolitan
Planning Services
Department of Planning and
Environment**

Delegate of the Minister for Planning

Table 2 – Outline of amendments to planning proposal

Section of the planning proposal	Outline of amendments to the May 2013 version
Section 1: Introduction	• Amended to ensure consistency with the draft EIS. • Details provided on the three alternate rail access options (northern, central and southern rail access options).
Section 2: Site Information	• Amended to provide details of the land affected by the three rail access options. • Amended to ensure consistency with the draft EIS. • Amended to provide updated status of the Sydney Intermodal Terminal Alliance (SIMTA) Project.
Section 3: Planning proposal Part 2 – Explanation of provisions	• Amended to provide discussion on the rail access options and requirement for Part 7 (additional local provisions) amendments. • Revised draft zoning map provided to rezone land to the west of the Georges River (Lot 4 DP 1130937) to E3 Environmental Management • Updated to identify the proposed amendments to Part 7 (additional local provisions) to provide for construction and operation of the rail access options. • Updated to include arrangements for regional transport infrastructure, or 'satisfactory arrangements' relating to infrastructure upgrades. • Removal of the proposed minimum lot size control. This control was originally proposed primarily to avoid multiple ad hoc developments along Moorebank Avenue which would have adverse amenity and traffic impacts on the surrounding environment. This control is now not considered necessary.
Section 3: Planning proposal Part 3 – Justification	• Amended to ensure consistency with the draft EIS.
Section 3: Planning proposal Part 4 – Stakeholder and community consultation	• Updated to provide details of recent consultation. • Updated to include consideration of the NSW Ports and Freight Strategy (2013). • Updated to include consideration of Ministerial direction 6.2 Reserving Land for Public Purposes • Table 3 updated to include additional assessment of visual impact and light spill.
Section 4: Conclusion	• Updated to ensure consistency with the Planning Proposal amendments (as described above).
Appendix A – E	• Amended plans provided.

Table 1 – Outline of Gateway Determination amendments

Gateway Condition	Section of planning proposal	How planning proposal has addressed Gateway condition
1	Appendix A-E	All maps have been updated to include the site boundaries. A key sites map has been included at Appendix C.
2	Part 2 – Explanation of provisions	Amended.
3	Section A – Need for planning proposal	3.5.1.3 revised.
4		Noted. No change required.
5	Section B - Ministerial directions	Table 3.3 updated.
6	Section B - Ministerial directions	The EIS provides sufficient information to address this condition.
7	Section B - Ministerial directions	The EIS provides sufficient information to address this condition.
8	Section B - Ministerial directions	Consultation with RFS has been undertaken. Table 3.3 reflects this consultation.
9	Section B – Strategic planning framework	SEPP 55 has been addressed in the EIS
10		Noted.
11		Consultation with these agencies will be undertaken during the exhibition of the PP and EIS.
12		Noted.
13		Noted.

