



Planning & Environment

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Ms Rachel Cumming
Regional Director
Metro Delivery (West)
Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2124

Attn: Cho Cho Myint

Dear Ms Cumming

Planning Proposal PP_2012_LPOOL_004_00 – Alteration to Planning Proposal for Moorebank Intermodal Terminal, Liverpool

The Infrastructure Projects division of the Department requests a variation to the above planning proposal. The planning proposal has been revised to include provisions for 'satisfactory arrangements' and to facilitate an amendment to the site which is subject to the planning proposal with the inclusion of 3 rail link options across the Georges River.

The attached tables summarises the sections within the planning proposal which have been amended. Amendments have also been made throughout the planning proposal to ensure consistency between the planning proposal and the Environmental Impact Statement (EIS); these changes are included in the attached table.

Should you have any questions, please contact Mr Andrew Beattie on the above contact details.

Yours sincerely



Karen Jones 22.8.14.
Director
Infrastructure Projects

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.

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.