



Planning & Infrastructure

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Mr Peter Goth
Regional Director
Sydney Region West
Department of Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124

Attn: Cho Cho Myint

Dear Mr Goth

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, without the need for the revised planning proposal to be heard at the LEP Review Panel. The planning proposal has been revised to respond to the conditions of the Gateway Determination and also facilitate an amendment to the site which is subject to the planning proposal.

The planning proposal submitted to Sydney Region West on 7 December 2012 included land within Lot 3001 DP 1125930 on the eastern side of Moorebank Avenue within the SP2 (Defence) zone. The proposal included the rezoning of this portion of land to E3 Environmental Management, consistent with the intention to allocate this land for future biodiversity offsets. This area of land has now been removed from the planning proposal, to reflect that other options for meeting the project's offset requirements will be considered through the State Significant Development process. It is expected that any future biodiversity offsets will meet both State and Commonwealth requirements.

The attached tables outline how the Gateway Determination has been addressed, and 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 Chris McGillick on the above contact details.

Yours sincerely


Karen Jones 30/5/13
A/Director
Infrastructure Projects

Table 1 – Outline of Gateway Determination amendments

Gateway Condition	Section of planning proposal	How planning proposal has addressed Gateway condition
1	Section 3, Appendix 1	New and updated figures including Figures 3, 4, 5, 6 and Appendix 1 figures.
2	Part 2 – Explanation of provisions	Reference to amend Schedule 1 of the LEP to include additional permitted uses removed. This section has been amended such that the planning proposal now seeks to amend Part 7 (additional local provisions) of the <i>Liverpool Local Environmental Plan 2008</i> to allow for the development of certain land at Casula and Moorebank.
3	Section A – Need for planning proposal	Addition of this section to clarify the need to reclassify public owned land, zoned RE1 Public Recreation from 'community' to 'operational'.
4		Noted. No change required.
5	Section B - Ministerial directions	Table 1 updated.
6	Section B - Ministerial directions	Table 1 updated.
7	Section B - Ministerial directions	Table 1 updated.
8	Section B - Ministerial directions	Table 1 updated.
9	Section B, Point 6 – Strategic planning framework	Item 9 updated.
10		Noted.
11		Consultation with these agencies will be undertaken during the exhibition of the PP and EIS.

Table 2 – Outline of amendments to planning proposal

Section of the planning proposal	Outline of amendments to the December 2012 version
1. Background	• DP&I guidelines updated to October 2012 versions (throughout the planning proposal)
Figure 4,5,6	• New figures added to address Item 1 of the Gateway Determination to clearly identify the land subject to the planning proposal and key sites referred to in the proposal
Part 1 – Objectives or intended outcomes	• Deletion of item referring to the land to the east of Moorebank Avenue
Part 2 – Explanation of provisions	• Amendments in accordance with Item 2 of the Gateway Determination to remove reference to amending Schedule 1 of the LEP to include additional permitted uses. This section has been amended such that the planning proposal now seeks to amend Part 7 (additional local provisions) of the <i>Liverpool Local Environmental Plan 2008</i> to allow for the development of certain land at Casula and Moorebank
Section A – Need for planning proposal	• Amended wording describing the conservation of land within the planning proposal • Deleted reference to land to the east of Moorebank Avenue • In accordance with Item 3 of the Gateway Determination, addition of this section to clarify the need to reclassify public owned land, zoned RE1 Public Recreation from 'community' to 'operational'
Section B – Strategic planning framework	• Addition of section on Draft Metropolitan Strategy for Sydney to 2031 • Amendments to the NSW Long Term Transport Master Plan which was adopted in 2012 • Amendments to the South West subregion: Draft Subregional Delivery Plan, in line with the Draft Metropolitan Strategy • Amendments to SEPP 19, SEPP 44, SEPP 55 and the Georges River REP to ensure consistency with the EIS and in accordance with Item 9 of the Gateway Determination
Section B - Ministerial directions	• Updates to Table 1 in accordance with Items 5, 6, 7 and 8 of the Gateway Determination and to ensure consistency with the EIS and environmental studies undertaken
Section C – Environmental, social and economic impact	• Amendments to remove reference to land to the east of Moorebank Avenue • Updated to ensure consistency with the Draft EIS to be lodged for adequacy