



EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT MODIFICATION APPLICATIONS MOOREBANK INTERMODAL PRECINCT WEST - CONCEPT PLAN AND STAGE 1 (SSD-5066-Mod-2), AND STAGE 2 (SSD-7709-Mod-1)

Application No	SSD-5066-Mod-2 and SSD-7709-Mod-1
Location	Moorebank Avenue, Moorebank NSW 2170
Applicant	SIMTA (as Qube Holdings Limited)
Council Area	Liverpool
Consent Authority	Minister for Planning and Public Spaces or Independent Planning Commission

Description of the development consent

Moorebank Intermodal Precinct West – Concept Plan and Stage 1:

Concept Proposal: The Concept involves the use of the site as an intermodal facility, including a rail link to the Southern Sydney Freight Line, warehouse and distribution facilities, and associated works.

Early Works (Stage 1): involves: the demolition of buildings, including services termination and diversion, rehabilitation of the excavation/ earthmoving training area; remediation of contaminated land; removal of underground storage tanks; heritage impact remediation works; and the establishment of construction facilities and access, including site security.

Moorebank Intermodal Precinct West – Stage 2:

- earthworks including the importation of an additional 1,600,000 cubic metres (m³) of fill and vegetation clearing
- intermodal terminal (IMT) facility to accommodate 500,000 twenty-foot equivalent unit (TEU) container throughput capacity per annum
- container storage area
- rail connection and internal road infrastructure
- 215,000 square metres (m²) gross floor area (GFA) of intermodal warehouse use
- 800 m² GFA freight village including retail use
- stormwater management infrastructure, including six onsite detention (OSDs) basins
- upgrade of Moorebank Avenue/Anzac Road intersection
- ancillary works including utilities installation/connection, signage and landscaping.

Description of proposed modifications

Moorebank Intermodal Precinct West – Concept Plan and Stage 1 – MOD 2 – Adjustment to Operational Boundary and Approved Building Height (SSD-5066-Mod-2):

The proposed modification to the Concept Plan seeks to adjust the southern operational boundary of the MPW Stage 2 warehouse area and amend the maximum building height established across warehouse areas 5 and 6 from approximately 21 m up to and including 45 m.

Moorebank Intermodal Precinct West – Stage 2 – MOD 1 – Building Height Increase (SSD-7709-Mod-1):

The proposed modification seeks to adjust the southern operational boundary of the MPW Stage 2 warehouse area and amend the maximum building height established across warehouse areas 5 and 6 from approximately 21 m up to and including 45 m. Amendments are also sought to increase operational noise criteria and to allow for the storage of Dangerous Goods on-site at warehouse areas 5 and 6.

Exhibition Details

The modification application and accompanying documents will be exhibited from **Monday 10 August 2020** until **Monday 24 August 2020** and are accessible electronically on the Department's website (www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition).

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.

Have your say

Anyone can make a written submission about the modification application during the exhibition period.

If the application is approved, there is no right of appeal to the NSW Land and Environment Court by an objector.

Web submissions: To make an online submission, please go to the Department's Major Projects website at www.planningportal.nsw.gov.au/major-projects. Search for this project under



www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition. On the modification's webpage, click 'Make a Submission'. You will be required to log in or create a user account. Follow the online instructions.

If you cannot lodge online, you can post your submission to the address below. If you want the Department to withhold your personal information before publication, please make this clear at the top of your cover letter and do not include personal details in your attached submission. If you post your submission, it needs to be received by the Department before the close of the exhibition period.

Your submission should include the following:

- your name and address, at the top of the letter only;
- the name of the application and the application number;
- a statement on whether you 'support', 'object' to the proposal (or are only making a comment);
- the reasons why you support or object to the proposal; and
- a declaration of any reportable political donations you made in the previous two years.

Privacy statement: Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or call the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To find out what is reportable, and to access a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. The disclosure requirements apply to both postal and online submissions.

For more information: Contact (02) 9995 5531 or 1300 305 695

Address: Director Social and Infrastructure Assessments, Planning and Assessment, Department of Planning, Industry and Environment, Locked Bag 5022, PARRAMATTA NSW 2124.
