

Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Sent by email: nathan.heath@planning.nsw.gov.au

Re: Major Projects – New Request for Advice - Moorebank Intermodal Precinct West - Stage 3 (SSD-10431)

Dear Mr Heath,

This letter is in response to the Moorebank Intermodal Precinct West - Stage 3 (SSD-10431) Response to Submissions provided by the proponent Sydney Intermodal Terminal Alliance (SIMTA). Council previously provided a formal letter of submission (dated 1 June 2020) regarding the proposal.

Council maintains its objection to the proposal, particularly the proposed subdivision and resulting non-compliance with Clause 4.1 of the Liverpool Local Environmental Plan 2008. It is acknowledged that Aspect Environmental Pty Limited has provided the Response to Submissions document that specifically responds to Council's concerns regarding the proposal in Section 4.12 of the document.

Within this section of this report, the following justification is provided regarding the proposed subdivision:

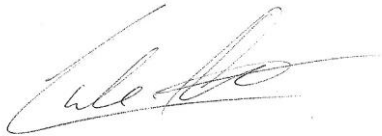
“Compliance with the development standard is considered unreasonable as subdivision of the MPW Site is consistent with the intent of the approved Concept Plan. The development consent (SSD 5066 MOD1), as approved on 30 October 2019, included conditions regarding the ‘ability to subdivide the site as part of a future development application’. Given the site is approximately 189.4 ha, compliance with the existing minimum lot size requirements (120 ha) would prohibit any such subdivision at the MPW Site... The proposed subdivision will facilitate the allocation of distinct management responsibility for the separate functions of the site being: the freight terminal, rail connection, warehousing and distribution activities and the conservation area.”

It is noted that the development consent as modified includes conditions to enable the subdivision of the site as part of a future development application. It is also acknowledged that the proposed subdivision is seeking the separation of functions for the MPW site. However, the subdivision proposed currently seeks further separation than to simply separate MPW functions, with distinct warehouses and groups of warehouses separated into individual lots. It is reinforced that Council wishes to safeguard the holistic operation and management of the MPW site and avoid the creation of an industrial park or estate development.

Council is pleased to see the provision for a pedestrian connection to Casula Parklands as indicated on the consolidated landscape plan for the MPW site and provides in-principle support for this piece of community infrastructure. This will help to improve cycling and walking connections alongside the Georges River and provide links through to existing active routes to the east. We request that Council be involved in the design and implementation of such a pedestrian connection over the Georges River to ensure it best links with existing cycling and walking connections, the Casula Parklands and the Casula Powerhouse and Arts Centre, and railway station.

Should you require additional information on this matter, please contact Luke Oste, Executive Planner on 8711 7886 or ostel@liverpool.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Luke Oste', with a long horizontal flourish extending to the right.

Luke Oste
Executive Planner