

17 August 2022

2210316

Alexander Scott
A/ Director Freight Team – Transport Assessments
Department of Planning & Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Alexander,

Hexham Long Term Train Stabling Facility Modification 2 (SSI-6090-Mod-2) – Project Amendment

The purpose of this submission is to request that the scope of the modification to the approved State Significant Infrastructure Project for the Hexham Long Term Train Support Facility (LTTSF Project) (SSI-6090 – Mod 2) be amended prior to finalisation of the assessment. This modification is for the development of a depot, warehouse and wagon storage (the Modification Proposal) at the LTTSF, and has been submitted under Section 5.25 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This Project Amendment has been prepared by Ethos Urban, on behalf of Aurizon, and is accompanied by Revised Modification plans provided in **Attachment A**, and a revised Landscaping Plan provided at **Attachment B**.

Proposed Amendments

It is now proposed to amend the proposed modification as a result of design refinements instigated to reduce the capital cost of the depot and warehouse buildings. Fundamentally, the proposed amendments relate to reducing the scale and complexity of buildings and structures, as well as associated infrastructure (such as the car park), meaning that the amendments will not result in any increase to any impacts already assessed. It also does not necessitate any changes to the information provided in the Response to Submissions previously submitted. Revised Modification plans are provided in **Attachment A**, and a summary of the key changes is provided below.

- The warehouse will be reduced in height from 12.3m to 10m. Changes to the materials and finishes, although the warehouse will still be finished predominantly in colourbond steel. .
- The depot / office building will be reduced to 500m² with a simplified entry foyer. The height of the building will also be reduced to approximately 4m. Changes to the materials and finishes, although the building will still be finished with a combination of fibre-cement sheeting and colourbond steel.
- The car parking area will be simplified, rationalised, and the total extent of hardstand reduced, whilst providing for 71 car parking spaces, including 3 accessible spaces, and 5 motorcycle parking spaces. Landscaping throughout the car parking area has been modified as part of the revised car park design, and a revised Landscaping Plan is provided at **Attachment B**.
- The amendment will also delete the vehicle wash bay and simplify the motorcycle parking shelter.

No change to the wagon storage area or the size of rainwater tanks, or to the construction approach, or to site access of the operational activities, which remain as described in the Modification Report.

Strategic and Statutory Context

The strategic and statutory planning context for the Modification Application are not affected by the proposed amendments. In particular, the proposed amendment make only minor reductions in the scale of the proposed facilities, without changing the nature of the building sand structures, and without changing the fundamental uses or objectives of the Modification.

Assessment of Impacts

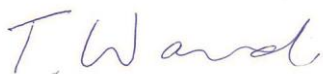
The footprint of proposed buildings and hardstand areas has reduced, and so the overall works area would also be reduced. The reduced works area will ensure that there are fewer potential impacts arising during construction in relation to soil and water management, flooding, and heritage. The reduced footprint and/or height of proposed buildings will ensure that the visual impacts are improved. There are no proposed changes to the use of the proposed warehouse and deport buildings, the access arrangements, or the other operational activities proposed under the Modification Report. With consideration of the above, it is clear that the proposed amendments will result in marginal reduction in the assessed impacts (or at least that they will be no worse) compared to what was assessed in the Modification Report. No changes to the proposed mitigation measures are required.

Justification of the Amended Modification

The proposed amendments will ensure that the full operational objectives of the Modification are retained, whilst reducing the capital costs associated with delivering the buildings, structures and hard stand. The site remains suitable for the activities and functions proposed under the Modification Application, and the proposed modifications remain in the public interest.

We thank DPE of the opportunity to submit this amendment tot eh modification, and welcome further discussion. Do not hesitate to contact either Harry Egan (Aurizon – Senior Advisor Environment - 0438 136 697 / harry.egan@aurizon.com.au) or the Tim Ward (details below) should you have any questions.

Regards,

A handwritten signature in blue ink that reads 'T. Ward'.

Tim Ward
Director – Planning
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