

# SSD2 Application

## Introduction & Notes

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This application form is required to apply for the consent of the Minister to carry out State Significant Development under Part 4 of the *Environmental Planning & Assessment Act 1979*.

**You should not lodge this form unless you have previously submitted a request for Director General's Requirements and been provided with Director General's Requirements.**

This form must contain all relevant information required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*, otherwise it may be rejected.

If your application is rejected, you will be advised within 14 days of lodgement. If the application and EIS are accepted, you will be contacted regarding the exhibition arrangements. You may also be asked to submit further information on the application or EIS prior to exhibition.

Persons lodging applications are required to declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, go to [www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems/Donations-and-Gift-Disclosure](http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems/Donations-and-Gift-Disclosure).

## Applicant Details

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## Site details

Site Title:	Moorebank Precinct West
Site Location:	Moorebank Avenue, Moorebank 2170
Site Government Area:	Liverpool LGA
Lot/DP:	<p>Land identified in the MPW Concept Approval (SSD 5066) is to be impacted by the MPW Modification Proposal (Mod 1). Additional lots impacted are shown bold, underlined and italics.</p> <p><u>Intermodal site:</u> Land generally described as being located on the western side of Moorebank Avenue, between the M5 Motorway and the East Hills Passenger Line, Moorebank, comprising:</p> <ul style="list-style-type: none"> <li>• Lot 1 DP 1197707</li> <li>• Lot 101 DP 1049508</li> <li>• Lot 100 DP 1049508</li> <li>• Lot 2 DP 1197707</li> <li>• <b><u>Lot 3 DP 1197707</u></b></li> <li>• <b><u>Public road reserve of Moorebank Avenue, part Bapaume Road and part of Anzac Road</u></b></li> </ul> <p><u>Rail Corridor:</u> Land generally described as being located between the intermodal site and the East Hills Passenger Line to the south, and the northern portion of the Glenfield Waste Disposal Facility <b><u>and the South Sydney Freight Line</u></b> to the west, comprising:</p> <ul style="list-style-type: none"> <li>• Lot 5 DP 833516</li> <li>• Lot 51 DP 515696</li> <li>• Lot 104 DP 1143827</li> <li>• Lot 103 DP 1143827</li> <li>• Lot 102 DP 1143827</li> <li>• Lot 4 DP 1186349</li> <li>• <b><u>Lot 1 DP 1130937</u></b></li> <li>• <b><u>The segment of the George's River between Lot 5 DP833516 and Lot 1 DP 1197707</u></b></li> <li>• <b><u>A Crown public road reserve, separating Lot 50 DP229438, Lot 51 DP515696 and Lot 52 DP517310 from Lot 5 DP833516</u></b></li> </ul> <p>No change to the area previously identified in the MPW Concept Approval (SSD 5066) as the 'Rail Corridor'.</p>
Is new land involved?	Yes
Changes:	<p>Additional lots (included within the modification) are identified above and include:</p> <ul style="list-style-type: none"> <li>• <b><u>Lot 3 DP 1197707</u></b></li> </ul>

	<ul style="list-style-type: none"> <li>• <u>Public road reserve of Moorebank Avenue, part Bapaume Road and part of Anzac Road.</u></li> <li>• <u>Lot 1 DP1130937</u></li> <li>• <u>The segment of the George's River between Lot 5 DP833516 and Lot 1 DP 1197707</u></li> <li>• <u>A Crown public road reserve, separating Lot 50 DP229438, Lot 51 DP515696 and Lot 52 DP517310 from Lot 5 DP833516</u></li> </ul>
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## Staged Development

Staged DA:	Yes
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## Project Details

### State & Regional Development SEPP - Schedule 1 - State Significant Development

- Clause 19: Rail and related transport facilities / Modification to previous approval/Clause 12: Warehouses or distribution centres

### State & Regional Development SEPP - Schedule 2 - State Significant Development

N/A

### Ministerial Call In

- The development was not called in by the Minister for Planning & Environment

### Online information provided by the applicant

Title	Moorebank Precinct West – Modification Proposal (SSD 5066 MOD 1)
State Significance	Clause 19: Rail and related transport facilities/Clause 12: Warehouses or distribution centres
Description	<p>MPW CP Mod 1 seeks to modify the Concept Approval for the MPW Project (SSD 5066) to include the following:</p> <ul style="list-style-type: none"> <li>• Importation of clean general fill – importation of 1,600,000m<sup>3</sup> of clean general fill for the purposes of site formation (to be undertaken as part of Stage 2 of the MPW Project)<sup>1</sup></li> </ul>

<sup>1</sup> The Amended Modification Proposal would see the physical importation of fill undertaken as part of Stage 2 of the MPW Project (subject to separate approval), rather than Stage 1 Early Works as initially proposed under the MPW Concept Modification (Modification Proposal).

	<ul style="list-style-type: none"> <li>• Altered construction footprint – impact on additional parcels of land for the purposes of construction of the MPW Project</li> <li>• Interaction between MPW and MPE sites – transfer of operational vehicles between the MPW and MPE sites for the purposes of container handling between the IMTs and warehouses on each site</li> <li>• Intermodal terminal facility (interstate, intrastate and port shuttle rail freight) – re-classification of the freight that can be handled through the existing approved interstate terminal to include intrastate and port shuttle rail freight movements</li> <li>• Re-arrangement of existing approved uses – land function adjustments associated with freight village, truck parking and OSDs</li> <li>• Maximum building heights – adjustment of building heights (identified in the MPW Project)</li> <li>• Staging of future applications – alteration to future staging of the MPW Project</li> <li>• Subdivision – subdivision of the MPW site.</li> </ul>
Capital Investment Value	\$6,900,000 (ex. GST)
Construction "jobs"	Approximately 35 construction jobs
Operational "jobs"	N/A
Landowner's Consent Provided?	No, to be submitted separately.

## Critical habitat and threatened species

Critical Habitat	No
Development threatens habitats	The development will result in clearing of threatened species and ecological communities and their habitat.
Biodiversity compliant	<p>An Ecological Impact Assessment (PB, September 2014) and Biodiversity Offset Strategy (PB April 2015) was prepared for the MPW Concept Approval (SSD 5066).</p> <p>A Biodiversity Impact Assessment (Arcadis, 2016) (Appendix G of the MPW Concept Modification Report) as updated by Section 7.1.3 of the MPW Concept Modification RtS (Arcadis, 2016) has been prepared for this Modification.</p>

## Approvals

Would the development otherwise, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

**Bolded** legislation recognises where legislation applies for the MPW Concept Approval (as modified by Mod 1).

- the concurrence under Part 3 of the Coastal Protection Act 1979 of the Minister administering that Part of that Act
- a permit under section 201, 205 or 219 of the Fisheries Management Act 1994
- **an approval under Part 4, or an excavation permit under section 139, of the Heritage Act 1977**
- **an Aboriginal heritage impact permit under section 90 of the National Parks and Wildlife Act 1974**
- an authorisation referred to in section 12 of the Native Vegetation Act 2003 (or under any Act repealed by that Act) to clear native vegetation or State protected land
- **a bush fire safety authority under section 100B of the Rural Fires Act 1997**
- **a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the Water Management Act 2000**

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- an aquaculture permit under section 144 of the Fisheries Management Act 1994
- an approval under section 15 of the Mine Subsidence Compensation Act 1961
- a mining lease under the Mining Act 1992
- a petroleum production lease under the Petroleum (Onshore) Act 1991
- **an environment protection licence under Chapter 3 of the Protection of the Environment Operations Act 1997 (for any of the purposes referred to in section 43 of that Act)**
- **a consent under section 138 of the Roads Act 1993**
- a licence under the Pipelines Act 1967
- **an aquifer interference approval under section 91 of the Water Management Act 2000**

#### Online information provided by the applicant

- Refer to: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7722](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7722)

## Consultation and concurrence

Would the development, but for Section 79B (2A) of the EP&A Act have required a concurrence under Section 79B of the Act, including a concurrence under the Threatened Species Conservation Act 1995?

#### Online information provided by the applicant

- No

## Supporting Documents

#### Submitted files:

- MPW Modification Report (Arcadis, 2016)
- MPW Concept Modification Response to Submissions (Arcadis, 2016)

- MPW Concept Modification Supplementary Response to Submissions (Arcadis, 2017)
- Refer to information provided online:  
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7722](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7722)

## Political Donation

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Do you need to make a political donations disclosure statement?

### Online information provided by the applicant

- No

## Submitter details

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Name	Steve Ryan
Capacity	Managing Director – Tactical Group
Submitted	07/11/2017 (Originally submitted 23/06/2016)

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