



ACN: 146 035 707 ABN: 54 146 035 707  
Suite 4, Level 7, 100 Walker Street  
North Sydney NSW 2060  
P: 02 9929 6974  
enquiries@willowtreeplanning.com.au  
www.willowtreeplanning.com.au

Karen Harragon  
NSW Department of Planning, Industry & Environment  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

**RE: SECTION 4.55(2) MODIFICATION TO SSD 5066 – PROPOSED CONCEPT PROPOSAL AND EARLY WORKS FOR INTERMODAL FACILITY**

**PROPERTY AT: MOOREBANK AVENUE, MOOREBANK (LOT 1 DP 1197707)**

Dear Karen,

Reference is made in relation to the subject State Significant Development (SSD) Application – **SSD 5066** – that was approved by the Minister for Planning on 3 June 2016 for a Concept Proposal for the use of the Site as an Intermodal Facility; and Early Works (Stage 1) across the Subject Site – Moorebank Avenue, Moorebank (Lot 1 DP 1197707).

Following a review of the NSW Department of Planning, Industry and Environment's (DPIE's) request for the Response to Submissions (RTS), dated 13 November 2020, the matters raised have been taken into consideration and are accurately addressed in the response matrix that is attached this letter. Clause 82 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), permits the Planning Secretary of the NSW DPIE to request the Applicant to provide a written response in relation to the issues raised within the submissions following public exhibition. This RTS aims to fulfil the request from the Secretary.

It is considered, that this information now provides the NSW DPIE with all the necessary facts and relevant particulars related to the proposed modifications subject to this Modification Application (**SSD 5066 MOD 2**); thereby, enabling the assessment to be finalised and the Proposal determined.

We look forward to the NSW DPIE's feedback on the information provided and look forward to progressing with the assessment of this Modification Application.

Should you wish to discuss further, please contact the undersigned.

Yours Faithfully,

Chris Wilson  
Managing Director  
Willowtree Planning Pty Ltd  
ACN 146 035 707

## **Section 4.55(2) – SSD 5066 MOD 2**

Proposed Concept Proposal and Early Works for Intermodal Facility  
Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

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### **Enclosed:**

- **Appendix 1 – Visual Impact Assessment JN**
- **Appendix 2 – Visual Impact Assessment JR**

**Section 4.55(2) – SSD 5066 MOD 2**

Proposed Concept Proposal and Early Works for Intermodal Facility  
Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

**Table 1: Response Matrix**

Relevant Entities Response to Submissions	Formalised Response
<b>NSW Department of Planning, Industry and Environment Visual Impact Assessment</b>	
<p>1. <i>Additional visual impact surveys, to be taken from private vantage points at the worst affected elevated residences at Casula Road (i.e. from the residence itself);</i></p>	<p>A number of additional visual impact analysis viewpoints and investigations were undertaken to demonstrate the potential visual impact of both the future JR and JN sites (SSD 7709 MOD 1) on the elevated residential buildings along both Casula Road and Canberra Avenue.</p> <p>The photos were taken from the residential building's windows / balconies looking towards the Subject Site to ensure they provide an accurate representation of the future high-bay warehousing locations. The additional private vantage points were carefully selected from the areas that are more likely to be affected by the future built form proposed under SSD 7709 MOD 1. In general, the visual impact on the studied vantage points are assessed as moderate to moderate / low. The Proposal will be partly covered by the existing and proposed landscaping and will sit in line with the skyline from more elevated vantage points, for which existing views and vistas <u>would not</u> be considered to be adversely impacted.</p> <p>Additional private vantage points investigated include:</p> <ul style="list-style-type: none"> <li>▪ 5 Casula Road: <ul style="list-style-type: none"> <li>○ Located along Casula Road in close proximity to the proposal (in comparison to the rest of Casula neighbourhood).</li> <li>○ Is facing the Proposal.</li> <li>○ Have an unobstructed view over the Proposal with no street trees in front of the residential building for screening.</li> </ul> </li> <li>▪ 9 Casula Road: <ul style="list-style-type: none"> <li>○ Located along Casula Road in close proximity to the Proposal (in comparison to the rest of Casula neighbourhood).</li> <li>○ Land is more elevated.</li> <li>○ Is a corner lot with more open views towards the Proposal.</li> <li>○ There is a gap in the street trees fronting the residential building.</li> </ul> </li> </ul>

**Section 4.55(2) – SSD 7709 MOD 1**

Proposed Moorebank Intermodal Precinct West – Stage 2

Moorebank Avenue, Moorebank (Lot 1 DP 1197707)

	<ul style="list-style-type: none"><li>▪ 26 Canberra Avenue:<ul style="list-style-type: none"><li>○ Oriented towards the Proposal.</li><li>○ Land is more elevated.</li><li>○ There is no residential building or trees in the lot fronting the residential building.</li></ul></li><li>▪ 46 Canberra Avenue:<ul style="list-style-type: none"><li>○ Located along Canberra Avenue in close proximity to the proposal (in comparison to the rest of Casula neighbourhood).</li><li>○ Most elevated location along Canberra Avenue.</li><li>○ Two-storey building with upper level balcony overlooking the proposal.</li><li>○ Have an unobstructed view over the proposal with no trees in front of the residential building for screening.</li></ul></li></ul>
2. <i>Amendments to remove the erroneous reference to 7 Casula Road for View Point 9; and</i>	Noted and agreed. All discrepancies have been rectified in <b>Appendix 1 &amp; 2</b> of this Submission.
3. <i>Ensure that the reports revisit each of the vantage points used to inform the visual impact analysis for the approved Stage 2 application.</i>	<p>The vantage points have been revisited by Roberts Day (refer to <b>Appendix 1 &amp; 2</b>) to ensure the Visual Impact Assessment covers the areas of higher sensitivity or the areas that are more likely to be affected by the Proposal. In general, the selected vantage points include:</p> <ul style="list-style-type: none"><li>▪ Surrounding public roads.</li><li>▪ Surrounding Regional Park, Parkland and recreational areas.</li><li>▪ Casula Arts Centre.</li><li>▪ Surrounding residential buildings / private vantage points, including the elevated residential buildings overlooking the proposal along Casula Road, Canberra Avenue and Carroll Park.</li></ul>

## **Section 4.55(2) – SSD 5066 MOD 2**

Proposed Concept Proposal and Early Works for Intermodal Facility  
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## **Appendix 1**

### Visual Impact Assessment JN

## **Section 4.55(2) – SSD 5066 MOD 2**

Proposed Concept Proposal and Early Works for Intermodal Facility  
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## **Appendix 2** Visual Impact Assessment JN