

# 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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Title:	Mr
First name:	Michael
Surname:	Yiend
Day Phone:	+61 2 9080 1900
Fax:	+61 2 9080 1999
Mobile:	
Email:	michael.yiend@qube.com.au
Company:	SIMTA, as Qube Holdings Limited
ABN:	141 497 230 53
Physical Address:	Level 27, 45 Clarence Street, Sydney, NSW 2000
Postal Address:	Level 27, 45 Clarence Street, Sydney, NSW 2000

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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>The Proposal site includes:</p> <ul style="list-style-type: none"><li>• Lot 1 DP 1197707</li><li>• Lots 100 and 101 DP1049508</li><li>• Lot 2, DP 1197707</li><li>• <b><u>Public road reserve of Moorebank Avenue, part Bapaume Road and part of Anzac Road</u></b></li><li>• Lot 3 of DP 1197707</li></ul> <p>The Rail link to be utilised for the operation of the Proposal includes the following:</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>• Lot 1 DP 1130937</li><li>• The segment of the George's River between Lot 5 DP833516 and Lot 1 DP 1197707</li><li>• A Crown public road reserve, separating Lot 50 DP229438, Lot 51 DP515696 and Lot 52 DP517310 from Lot 5 DP833516</li></ul>
Is new land involved?	No (note that additional land is to be impacted above that identified in SSD 5066 which is addressed through the MPW Concept Approval Mod 1 (submitted separately to this SSD Application).
Changes:	Refer to above.

## 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 / 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 – Stage 2 Proposal (SSD 7709)
State Significance	Clause 19: Rail and related transport facilities / Clause 12: Warehouses or distribution centres
Description	<p>The Proposal represents Stage 2 of the MPW Project, which received Concept Approval (SSD 5066) on 3 June 2016.</p> <p>The key components of the Proposal comprise:</p> <ul style="list-style-type: none"> <li>• IMT facility, including: <ul style="list-style-type: none"> <li>– Infrastructure to support a container freight throughput volume of 500,000 twenty-foot equivalent units (TEUs) per annum</li> <li>– Installation of nine rail sidings and associated locomotive shifter</li> <li>– Truck processing, holding and loading areas</li> <li>– Container storage area serviced by manual handling equipment</li> <li>– Container wash-down facilities and de-gassing area</li> <li>– Administration facility, engineer's workshop and associated car parking</li> </ul> </li> <li>• Rail link connection: <ul style="list-style-type: none"> <li>– Construction of the Rail link connection, which links the sidings within the IMT facility to the Rail link (which would be constructed as part of the MPE Project (SSD 14-6766))</li> <li>– The operation of the Rail link connection and the Rail link (from the Rail link connection to the SSFL)</li> </ul> </li> <li>• Warehousing area – construction of 215,000 m<sup>2</sup> Gross Floor Area (GFA) of warehousing, with warehouses ranging in size from 21,000 m<sup>2</sup> to 61,000 m<sup>2</sup>. Included within the warehousing area would be ancillary offices, truck and light vehicle parking, associated warehouse access roads.</li> <li>• Freight village – construction and operation of approximately 800 m<sup>2</sup> of retail premises, with access from the internal road</li> <li>• Upgraded intersection on Moorebank Avenue, which would provide site access and egress</li> <li>• Ancillary works – including vegetation clearing, earth works (including the importation of 1,600,000 m<sup>3</sup> fill), utilities installation/connection, signage and landscaping.</li> </ul> <p>The Proposal (IMT and warehouse) would operate 24 hours a day, seven days a week.</p>
Capital Investment Value	\$444,000,000 (ex. GST)
Construction "jobs"	Approximately 500 construction jobs per year during construction

Operational "jobs"	Approximately 1,300 construction jobs per during operations
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	A Biodiversity Assessment Report (BAR) (Arcadis, 2017) has been prepared in accordance with the NSW Framework for Biodiversity Assessment.

## Approvals

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

**Bold** indicates where legislation, if not SSD, would apply for the MPW Stage 2 Proposal.

- 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=7709](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7709)

## Consultation and concurrence

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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

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### Submitted files:

- MPW Stage 2 EIS (Arcadis, 2016)
- MPW Stage 2 RtS (Arcadis, 2017)
- Refer to: [http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7709](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7709)

## 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

Name	Steve Ryan
Capacity	Managing Director – Tactical Group
Submitted	07/11/2016