

Melanie Gibbons MP

Member for Holsworthy



21 August 2020

**RE: Moorebank Intermodal Precinct West: Concept Plan and Stage 1 – MOD 2 –
Adjustment to Operational Boundary and Approved Building Height (SSD-5066-
Mod-2)**

To whom it may concern,

I write on behalf of the local residents in the Holsworthy Electorate, who I have joined with for over nine years, to voice our concerns on the negative impacts the Moorebank Intermodal will have on the local area.

We were already concerned with the original proposal, and it has become more detrimental with each subsequent application. The overall project has grown by increments, but if submitted in this form originally, I would be very surprised if it would have been approved. I ask you to see this, not as just a few changes, but as part of the larger, more impactful picture.

This submission is therefore, in objection to the proposed Moorebank Intermodal Precinct West (MPW) Concept Plan and Stage 1 – MOD 2.

The Stage 1 - Mod 2 proposal seeks development consent for an adjustment to the operational boundaries for warehouse areas that were originally approved as part of MPW Stage 2. It also seeks to amend the maximum building height from approximately 21m up to and including 45m.

I believe that it is in the best interest of the community that the MPW Stage 1 – Mod 2 application be rejected as the requested height increases will in fact have an impact on neighbouring residential areas. An increase in height may also result in an increased operating capacity which will lead to further congestion on local roads.

In the visual assessment reports, each warehouse height increase is assessed individually. While it is all that is required for planning documents, this is extremely misleading for residents reading the documents, as it does not represent what the changes will look like in reality. They may therefore, be less likely to object as the true impact is not clear.

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Furthermore, viewpoint 6 for warehouse JR (NTS2) provides an outline of the building which shows that it is covered by heavy vegetation. This same outline is not applied to warehouse JN (UNDC), which is the building that is much more visible to residents. Not providing the outline of the warehouse in the JN (UNDC) visual assessment, makes it difficult to see the true impact it would have on residents due to lighter digital render covered partially behind a single tree. Taking the photos from a few steps further to the side would also show a much greater visual impact.

The planning proposal reaffirms the visual assessment report, saying that the height increase is negligible, however it is contradictory as the increase in building height, when taken in isolation, is indeed significant.

It also states that the modifications sought are "substantially the same" development. I find this hard to believe, as an increase in height is to allow for additional storage and improved operational efficiencies. This is likely to create further changes to traffic conditions on our local roads, which are already set to be extremely congested from each of the previous approvals.

The planning proposal also mentions that the Intermodal will provide further employment opportunities close to where people live. For years, residents have made it clear that the negative impacts of the Moorebank Intermodal far outweigh the positive job generating opportunities regularly stated. Our community would prefer to be able to live and move about in a healthy environment, over any potential, and perhaps temporary, employment benefits.

I have strongly objected to the Moorebank Intermodal plans and proposals for almost a decade and find it extremely disappointing that proposals and amendments continue to be put forward, without addressing the genuine concerns that are regularly raised.

I continue to and will always firmly stand by my view, and the community's, that we are not the only location for a freight terminal of this scale, and we are definitely not the best option. I ask that you refuse this application and join with the community by halting any further impacts on us.

Yours sincerely,



Melanie Gibbons MP
State Member for Holsworthy
Parliamentary Secretary for Families, Disability and Emergency Services