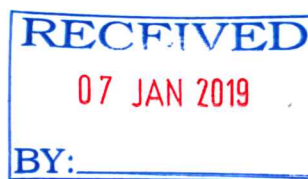




IRF18/7022

Professor Mary O'Kane AC  
Chair  
Independent Planning Commission  
GPO Box 3415  
SYDNEY NSW 2001



Dear Professor O'Kane

Please find enclosed the Department's assessment report and recommended instrument for the subdivision of the Moorebank Precinct East (MPE) (SSD 7628).

As you may be aware, on 31 January 2018, the Commission granted partial consent to SSD 7628. The partial consent allows for construction and operation of stage 2 of an intermodal facility comprising: earthworks, approximately 300,000m<sup>2</sup> gross floor area of warehousing including fit out, an ancillary freight village, internal road network, an upgrade to Moorebank Avenue, and associated intersection upgrades.

However, the Commission's consent expressly excluded subdivision of the site. The Commission concluded that sufficient subdivision information had not been provided to enable proper consideration of the proposed subdivision element of the application.

In granting partial approval, the Commission:

- noted that it had not refused the proposal for subdivision
- allowed the Applicant to later seek approval for subdivision — as part of the MPE Stage 2 development application (SSD 7628) and without requiring a new development application to be submitted — upon submitting additional information.

The Applicant has since submitted further information, and now seeks subdivision approval as part of the SSD 7628. The Department has finalised its assessment of the subdivision proposal and concludes the application is approvable, subject to conditions.

Should the Commission have any further enquiries about this matter, I have arranged for Ms Karen Harragon, Director, Social and Other Infrastructure Assessments, to assist you. Ms Harragon can be contacted on (02) 9274 6358.

Yours sincerely

**Marcus Ray**  
**Deputy Secretary**  
**Planning Services**

21/12/2018