



Ms Dianne Leeson
Chair, Independent Planning Commission Panel
Level 3, 201 Elizabeth Street
Sydney NSW 2000

Dear Ms Leeson

Moorebank Precinct West Concept MOD 1 and Stage 2 – Response to Commission’s requests

I refer to correspondence from Ms Anna Summerhayes of the Commission Secretariat, firstly dated 2 August 2019, requesting consolidated drawing/s be provided by the Applicant, SIMTA showing constraints to be protected under recommended condition B2. Also correspondence dated 12 August 2019, requesting the Department’s comments on condition changes requested by the Applicant.

In relation to the Commission’s 2 August 2019 letter, the Department has reviewed the response prepared by the Applicant and provided by the Applicant to the Commission directly. The submitted documentation has not demonstrated that Georges River riparian corridor complies with the design criteria set out in recommended Condition B2. It is noted specifically that the Applicant’s response does not include a ‘top of bank’ determined by a registered surveyor from physical survey of the site, as requested.

As a 40m minimum setback from ‘top of bank’ is a requirement of the Concept approval, the recommended conditions should continue to require that survey work is completed, which may result in changes to the western site boundary as shown. Specific notes in relation to the Applicant’s response are provided at **Attachment 1**. Accordingly, further information would need to be provided post-determination for the Applicant to be able to demonstrate compliance with this requirement.

In relation to the Commission’s 12 August 2019 letter, the Applicant has requested changes to a number of recommended conditions that would allow site design criteria to be amended with the agreement of Planning Secretary post-determination. The Department has previously been made aware of some, but not all of the Applicant’s suggested condition changes. However, the Department considers that the suggested changes are not appropriate, as this would reduce the certainty provided for in the recommended conditions. The Department considers that the recommended conditions provide achievable and enforceable criteria for the final development layout, and the recommended conditions should be retained in their proposed wording.

Should you have any further queries, do not hesitate to contact Dominic Crinnion at the Department on 9274 6495 or by email at Dominic.Crinnion@planning.nsw.gov.au.

Yours sincerely

9/9/2019

David Gainsford
Executive Director
Infrastructure Assessments
Attachment 1: Department comments



Attachment 1

Department comments on *Moorebank Precinct West Concept Proposal (SSD 5066 Mod 1)* and *Moorebank Precinct West Stage 2 (SSD 7709) — Independent Planning Commission: Request for Additional Information*, prepared by Aspect Environmental Pty Ltd, and dated 14 August 2019.

1. The drawings do not provide any updated survey detail prepared by a registered surveyor identifying the top of bank
2. The purple line “top of bank” is the same as the dotted purple line in the original ‘riparian corridor’ drawings, i.e. “typical flow (4 m wide)” based on Nearmap imagery
3. The solid purple line on the original ‘riparian corridor’ drawings is the surveyed location of existing retaining walls
4. The aqua line is 40 m from 2. above
5. The Applicant’s drawings do not illustrate the position of the top of bank established by a registered surveyor plus recommended buffers, but rather a 10 m vegetation buffer + 3 m maintenance track buffer from 2. & 3. above.