

**NSW Planning Assessment Commission Determination
Moorebank Precinct East Concept Plan MOD 2 (MP 10_0193 MOD 2) and
Moorebank Precinct East Stage 2 development application (SSD 7628)**

31 January 2018

The Planning Assessment Commission has determined that the Moorebank Precinct East Concept Plan Modification 2 (MP 10_0193 MOD 2) and Moorebank Precinct East Stage 2 State Significant Development (SSD 7628) applications be approved, subject to a number of modifications and conditions.

The Commission notes that development of the Moorebank intermodal will contribute to improving the productivity of the freight network, including minimising road congestion and boosting the economic potential of the greater Sydney Region.

Several concerns raised by the community related to fundamental objections to the already approved project and raised issues that were unrelated to, or outside of, the scope of the current applications. Similarly, there were requests for these applications not to be determined in isolation of other applications for the intermodal facility currently being assessed by the Department of Planning and Environment. The Commission is limited to determining the applications that it has before it. The Commission has therefore had regard to those comments only as they relate to the specific aspects of these particular applications.

Overall the Commission found the modification to the Concept Plan to be acceptable and concluded that it does not fundamentally change the essential nature of the development in its currently approved concept form. The Commission has responded to concerns raised by the public, Liverpool City Council and in written submissions by adopting a number of amendments to the Future Environmental Assessment Requirements that will strengthen the future assessment of issues such as traffic, noise, air quality, stormwater, flooding, biodiversity and contamination.

The Commission considers that the impacts of the proposed SSD application are also acceptable and has amended a number of conditions to ensure that the stage 2 development can be managed through the mitigation measures proposed within the instrument of approval. The Commission found that the SSD application is generally consistent with the Future Environmental Assessment Requirements established within the approved Concept Plan Modification 2.

The Commission has however determined to exclude the subdivision component from the SSD determination. The Commission considers it appropriate to grant partial development consent at this time because it has not been provided with sufficient information to enable proper consideration of the subdivision against the Concept Plan Future Environmental Assessment Requirements.

In reaching these decisions, the Commission considered carefully the applications under section 79C of the *Environmental Planning and Assessment Act 1979*, the concerns raised by the community in written comments and at the public meeting conducted at Club Liverpool on 12 December 2017, the views of Liverpool City Council, relevant government agencies and the Department of Planning and Environment's assessment report.