

Mr Bradley James
Principle Case Manager
Office of the Independent Planning Commission NSW
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Via email: [REDACTED]

Dear Mr James

Re: Moorebank Intermodal Precinct West Stage 3 SSD 10431

I write in response to your letter dated 1 April 2021 in relation to the Moorebank Intermodal Precinct West Stage 3 (SSD 10431) Project, currently before the Independent Planning Commission (Commission) for determination.

Within this letter it was identified that *"the Commission would be assisted by further comment from Council on the Department's Assessment Report and Recommended Conditions of Consent and whether the concerns raised by Council in its submission have been adequately addressed"*.

Council staff have reviewed the Department of Planning, Industry & Environment (DPIE) Assessment Report and Recommended Conditions of Consent. Council remain concerned about the proposed subdivision of the site as facilitated by the Clause 4.6 variation request, especially given the significance of the variation sought. As previously stated, Council expects the holistic operation and management of the MPW site in alignment with the original MPW Concept Plan (as amended), specifically condition E26.

It is noted that conditions D12, D13 and D14 provide requirements for the operational management of the development. While the requirement for a Precinct Operational Environmental Management Plan (OEMP) is welcomed, Council remain concerned about the creation of an industrial park or estate development devoid of holistic management and accountability.

Should you require additional information on this matter, please contact Luke Oste, Executive Planner on [REDACTED] or [REDACTED].

Yours sincerely



Luke Oste
Executive Planner