



Professor Mary O'Kane AC
Chair
Independent Planning Commission of NSW
Level 3, 210 Elizabeth Street
Sydney NSW 2000

Dear Professor O'Kane

Moorebank Intermodal Precinct West – Stage 3 (SSD-10431)

The Department has completed its assessment of the merits of the application for the development of Moorebank Intermodal Precinct West – Stage 3.

In accordance with clause 8A of the State Environmental Planning Policy (State and Regional Development) 2011 and Section 4.5 of the Environmental Planning and Assessment Act 1979 (EP&A Act), the application is referred to the Independent Planning Commission for determination, as the Liverpool City Council (Council) objected to the development.

The Department exhibited the application and accompanying Environment Impact Statement (EIS) from 30 April 2020 to 27 May 2020. During this period, the Department received a total of 40 submissions, including 10 comments from public authorities, one objection from Council, 25 individual public submissions (all objections) and 4 special interest group submissions (all objections).

The Department made the Response to Submissions (RtS) publicly available and referred the RtS to public authorities and Council. During this period, the Department received 4 further comments from public authorities, one from Council and one individual public submission. Council reiterated their objection to the project.

In assessing the merits of the project, the Department considered the environmental, social and economic impacts of the project, submissions on the EIS and RtS, relevant environmental planning instruments, the suitability of the site for the project, and the public interest, in accordance with the EP&A Act.

Based on its assessment, the Department believes that the project is approvable subject to a range of conditions.

A copy of the Department's assessment report and all other publicly made documents relevant for the Commission's consideration is available on the Department's major project website:
<https://www.planningportal.nsw.gov.au/major-projects/project/27156>.

For any further information or to arrange a briefing, please contact Karen Harragon, Director, Social and Infrastructure Assessments, on 02 9274 6358.

Yours sincerely

15/03/2021

David Gainsford
Deputy Secretary
Assessment and Systems Performance
Planning and Assessment