

COMMUNITY NEWS UPDATE

As we move towards construction of the Moorebank Intermodal Terminal, there are a number of planning processes either underway or soon to be lodged with the Department of Planning & Environment on which we wish to update you.

The processes required for a development of this type can be complex but we will continue to keep you fully informed at each step along the way and how you can provide your views to SIMTA and the DP&E.

This newsletter, our last of 2016, deals with the following applications:

- » Moorebank Precinct West (MPW) Stage 2 EIS
- » MPW Concept Plan Modification Application
- » Moorebank Precinct East (MPE) Stage 2 EIS
- » MPE Concept Plan Modification Application

Details on each of these applications, and how you can submit your feedback, are included on page 3. We plan to lodge the MPE Stage 2 EIS and MPE Concept Plan Modification in December 2016. At this stage, it is unclear if lodgement will occur before the Department's pre-Christmas deadline. If the applications do go on exhibition in December, DP&E will extend the 4-week exhibition period by at least two weeks through to 31 January 2017. If the applications are lodged after the December deadline, the MPE Stage 2 EIS and Modification will go on exhibition from early February.

We would also like to update you on some changes to our original MPW Concept Plan and Early Works Modification application (SSD5066_MOD1). As you will be aware, that Modification initially also sought dual approval to undertake the importation of 1.6 million cubic metres of clean fill material as part of both the Concept Plan and the Early Works, both of which are already approved. Having re-considered the timing and planning processes involved, SIMTA will no longer seek to modify the Early Works component of that approval. Instead, the modification application will now only seek to amend the MPW Concept Plan to allow for the importation to occur. The application to physically carry out that importation is now included in the broader MPW Stage 2 EIS, currently on exhibition.

SIMTA has continued to consult and brief a large number of stakeholders interested in this development.

EARLY WORKS

The Early Works approved under the MPW Concept Plan are focusing on the preparation of the site for the MPW Stage 2 development currently on exhibition (details on page 3).

A number of those activities are underway while we continue to consult with stakeholders to finalise our construction environment management plan (CEMP) which is expected to be approved in November.

The works underway while we await CEMP approval are:

- » Establishing construction facilities and access, including site security and environmental control measures
- » Disconnecting and de-commissioning existing electrical, water and sewer to the site.
- » Removal of non-structural internal elements of buildings and structures in readiness for their demolition after approval of the CEMP.

We have also been continuing to work closely with planning officers at Liverpool and Campbelltown City Councils to ensure they are fully briefed on all planning processes underway so we can hear their feedback and respond to any concerns raised as the development progresses.

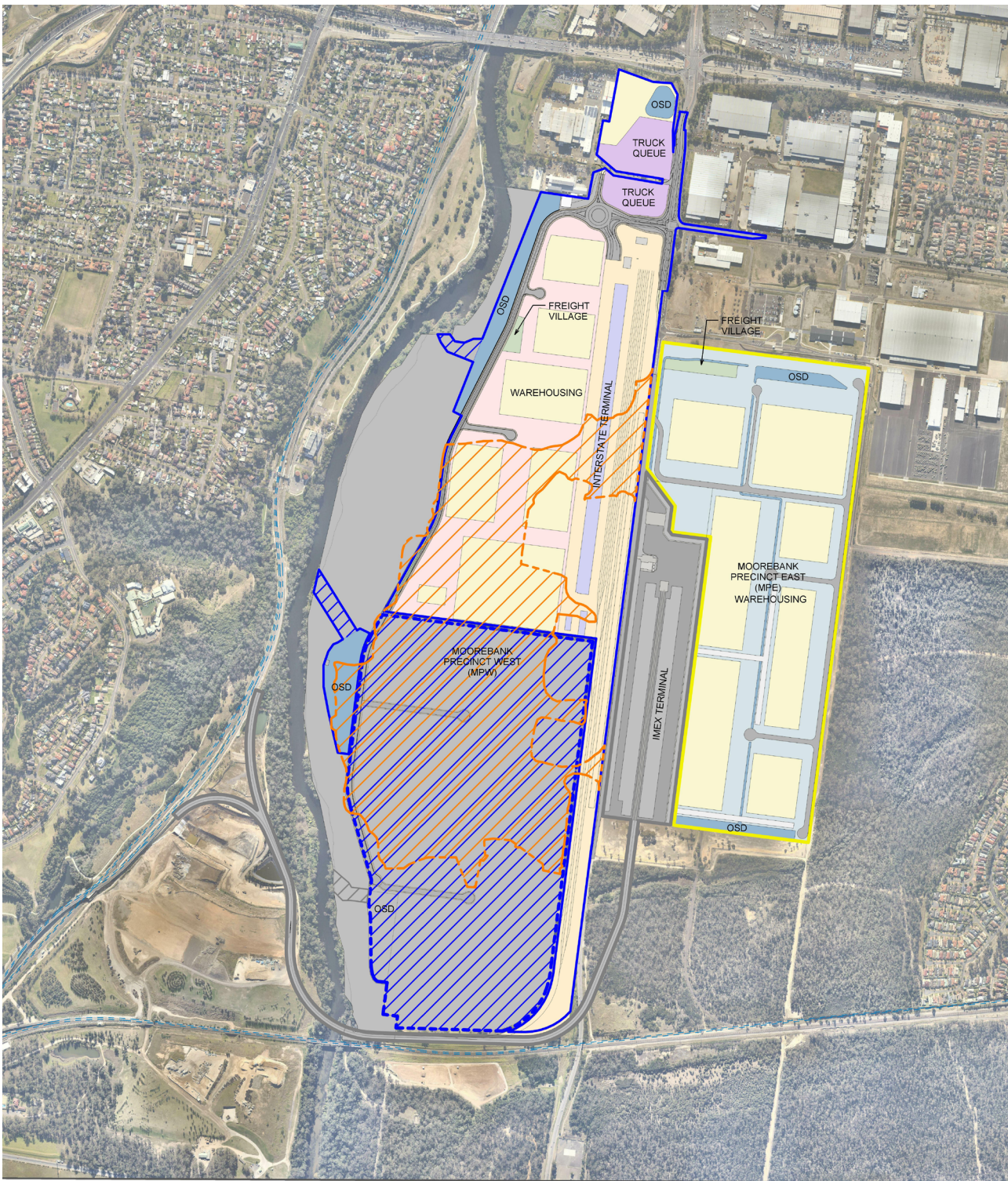
As detailed in our September newsletter, the Early Works component of the MPW Concept approval are well underway. Details of current activities are available in the box above.

For more information on any of these matters, please go to our regularly updated website at simta.com.au.

As mentioned, this will be the final newsletter of 2016. However, if you have any questions about anything in this newsletter, or the project more widely, you can contact us using the details provided on the back of this document.

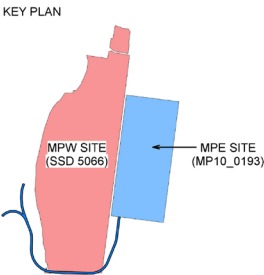
We wish you a Merry Christmas and a Happy New Year, and look forward to working with the community to continue delivering this important project in 2017.

Moorebank intermodal terminal precinct



- MPW SITE (SSD 5066)**
- MPW EARLY WORKS MODIFICATION AREA MOD16_7722 (SSD 5066)
 - MPW STAGE 2 (TERMINAL, WAREHOUSING AND RAIL) SSD 7709
 - MPW STAGE 2 SITE CLEARING AND BULK EARTHWORKS AREA ONLY

- MPE SITE (MP10_0193)**
- MPE STAGE 1 SSD 6766
 - MPE STAGE 2 SSD 7628



MPW Stage 2 EIS (SSD16_7709)

SIMTA has recently submitted an EIS for Stage 2 of the MPW Project, which received Concept Plan Approval (SSD5066) on 3 June 2016. The MPW Stage 2 application has been given number SSD 16_7709.

The key components of the Proposal comprise:

- » Intermodal terminal facility, including:
 - Installation of nine rail sidings and locomotive shifter
 - Truck processing and loading areas
 - Container storage area
 - Administration facility, workshop and car parking.
 - Rail link connection
 - Warehousing area with approximately 215,000m³ GFA of warehousing, plus ancillary offices and warehouse access roads
- » Upgraded intersection on Moorebank Avenue and construction of an internal road
- » Ancillary works.

As referenced on the first page of this newsletter, the activity of importation of clean fill previously included in the MPW Modification Application (SSD5066MOD1) is now included in MPW Stage 2.

This imported clean fill material comprises excavated sandstone from other Sydney infrastructure projects which are under construction. A large proportion of the fill is already being transported in trucks travelling through the Liverpool area on their way to sites further west. This aspect of the Application seeks to reduce the impact of importing the required fill by having it brought directly to Moorebank in that one journey rather than the fill continuing on further west and be stockpiled with a possible second trip required to bring the material back to the Moorebank site.

As laid out in the planning process overleaf, we have lodged an Environment Impact Statement (EIS) with DP&E.

The EIS has been placed on exhibition by the DP&E for public comment. To view the proposal and make a submission, visit www.planning.nsw.gov.au (ref: SSD 16_7709) by 25 November 2016.

MPW Modification Application No. 1 (SSD5066_MOD1)

The MPW Concept Plan modification will now only be a modification to concept and no longer seeks to modify the Stage 1 Early Works. This modification to the Concept Plan will now seek:

- » Approval to allow for the future importation of 1,600,000m³ of fill material and bulk earthworks
- » Staging of future applications including works to be included in MPW Stage 2 and future stages
- » Maximum building height increases to account for the final site levels adjusted as a result of the fill importation and bulk earthworks
- » Land use changes to alter the location of key built form elements and additional parcels of surrounding land impacted by the Project
- » Subdivision of the MPW site.

MPE Stage 2 EIS (SSD16_7628)

SIMTA will soon submit an EIS for Stage 2 of the MPE Project, which received Concept Plan Approval (MP10_0193) on 29 September 2014. The MPE Stage 2 application has been given number SSD 16_7628.

The key components of the Proposal comprise:

- » Construction and operation of 300,000m² of warehouses and distribution facilities on the SIMTA site at Moorebank
- » Upgrading of Moorebank Avenue for approximately 1.5kms from the northern boundary of the MPE site to approximately 200m south of the southern boundary of the MPE site
- » Establishment of internal site roads, a freight village, and ancillary supporting infrastructure (stormwater and drainage)
- » Utilities relocation and installation
- » Vegetation clearing, remediation, earthworks, signage and landscaping
- » Subdivision of the MPE site

MPE Concept Plan Modification Application No. 2

As a result of developing the detailed design for the MPE Stage 2 EIS, several elements have been identified as potentially requiring a modification to the MPE Concept Plan (MP10_0193). We are currently in the process of finalising the scope of this modification and preparing the modification report and this is anticipated to include:

- » Staging of the development and subdivision of the MPE site
- » Importation of additional clean fill material to the MPE site
- » Changes in position, location and land uses across the site including the freight village, internal roads, and an interim access point.
- » Road upgrades along Moorebank Avenue adjacent to the MPE site to improve network efficiency

As indicated earlier, the timing of the exhibition for both the MPE Stage 2 EIS and MPE Concept Plan Modification Application No. 2 depends on whether lodgement occurs before the Department's pre-Christmas deadline. If exhibition does commence in December, the application will be placed on an extended six-week exhibition over the holiday period. If not, the MPE Stage 2 applications will be placed on exhibition in February 2017. We will keep you updated about the timing of these processes via our website, www.simta.com.au.

When the EIS and Modification are placed on exhibition by the DP&E, you can view the proposals and make a submission by visiting www.planning.nsw.gov.au (ref: SSD16_7628 and MP10_0193MOD2) by 31 January 2017.

Planning process

Step 1	Lodgement of request for SEARs	Request for Secretary's Environmental Assessment Requirements (SEARs) lodged with the NSW Department of Planning and Environment (DP&E)	
Step 2	SEARs Issued	DP&E issues SEARs for the Proposal	
Step 3	Preparation of Environmental Impact Statement (EIS)	SIMTA prepares EIS including detailed environmental studies for the Proposal	WE ARE HERE MPE STAGE 2
Step 4	Lodge State Significant Development (SSD) EIS / Modification Report	SIMTA lodges the SSD EIS / Modification Report with DP&E	
Step 5	DP&E Review	DP&E makes a decision on whether the Proposal's EIS / Modification Report can be placed on public exhibition	
Step 6	Public exhibition	Public exhibition of the Proposal's EIS / Modification Report for public submission	WE ARE HERE MPW STAGE 2
Step 7	Response to submissions	SIMTA responds to submissions received during public exhibition and lodges a Submissions Report with DP&E	WE ARE HERE MPW MOD
Step 8	Assessment by NSW DP&E	Assessment of the Proposal's EIS / Modification Report by DP&E	
Step 9	Determination of SSD / Modification	Determination is placed on the DP&E website and SIMTA, as well as all people who lodged written submissions, are notified of the determination	
Step 10	Preparation of a Modification Report of the approved SSD	SIMTA prepares a Modification Report to the approved SSD as required	

Contact Us

Please visit our website



www.simta.com.au
for more information.

For specific questions, please



call 1800 986 465



or send written enquiries or feedback to
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