

19 September 2013

Mr Sam Haddad
Director-General
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

ILC – OG745

Attention: Ms Karen Jones, A/Director Infrastructure Projects

Dear Mr Haddad,

ADDENDUM ASSESSMENT REPORT

Modification No.8 to Major Project MP 05_0147 – Intermodal Logistics Centre (ILC) at Enfield: Subdivision Changes and Amendments

I refer to an email from Mary Mikulandra, dated 16 September 2013, which requested additional information regarding proposed amendments to Lot 22 of the subdivision layout plan for the Enfield Intermodal Logistics Centre (ILC) site, submitted as part of Modification Application No. 8. This Addendum Assessment Report provides further detail in relation to two (2) minor amendments shown in Figure 2 of the Modification Application No. 8 Assessment Report dated 2 September 2013 (i.e. the proposed subdivision layout of the ILC) and assesses their impacts.

Proposed Subdivision

Section 2.2 of the Assessment Report outlines the proposed subdivision amendments. In addition to the amendments described in the Assessment Report, NSW Ports proposes to modify the subdivision layout of the ILC site (as shown in Figure 2 of the Assessment Report i.e. DWG: 120225SUB-7 issue 10 dated 5 April 2013) by reducing the allotment size of Lot 22. The details and reasons for proposing these further amendments are outlined below:

- Part of Lot 22 adjoining Lot 6 is proposed to be modified. The previously approved subdivision layout (i.e. Figure 1 of the Assessment Report) showed part of allotment 22 adjoining the property boundary of Lot 5. This portion of land was required to provide vehicular access from Cosgrove to Lot 5. Due to the amalgamation of Lots 5 and 6 into one allotment (i.e. Lot 6 under the current proposal), the access road to the west of Lot 6 is no longer required. This portion of land is therefore proposed to be incorporated into Lot 6.

- Part of Lot 22, which adjoins Lots 8 and 11, is also proposed to be modified. Similar to the above, vehicular access is required to be provided to both Lots 8 and 11. The previously approved subdivision layout extended the road access area into allotment 11 more than what is required under the current leasing arrangement. In order to maximise the use of Lot 11 for leasing purposes and to facilitate development works proposed to be undertaken by the ILC terminal operator, it is proposed to reduce the area of allotment 22.

As part of the final land survey and registration of the subdivision plan, further minor boundary adjustments could be made to the subdivision layout shown in Figure 2, similar to those described above. It is noted that condition of approval 1.15 requires the subdivision plan to be generally in accordance with the approved plan and that the final subdivision plan must be submitted to the Director-General prior to registration.

Assessment

The proposed amendments to the subdivision layout of the ILC site as described above are minor. The amalgamation of part of Lot 22 into Lot 6 will not result in any changes to the approved warehouse footprints as outlined in condition of approval 1.6. Similarly the reduction of allotment 22 adjoining Lots 8 and 11 will not impact on Lots 8 and 11 having vehicular access to Cosgrove Road.

As previously stated, the purpose of the subdivision layout is to facilitate the construction and operation of the ILC site. The subdivision layout proposed under Modification Application No. 8 allows for the site to be leased for periods exceeding 5 years in order to develop and operate the ILC site in accordance with the Project Approval.

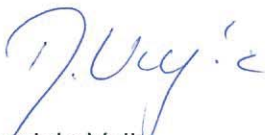
It should be noted that the small portion of land adjoining Lots 11 and 12 (i.e. land shaded purple) marks the road bridge footing. This parcel of land forms part of allotment 22.

Conclusion

The additional amendments to the subdivision layout of the ILC site, as outlined in this Addendum Report, will not result in any significant environmental impacts and therefore no additional mitigation measures are required.

I trust that the above information addresses your Department's request. Should you require further information to assist with the assessment of this Application, please do not hesitate to contact me on ph: 9296 4720.

Yours sincerely,



Daniela Vujic
Senior Planning and Environmental Manager