

## Talia Walker

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**From:** noreply@feedback.planningportal.nsw.gov.au on behalf of Planning Portal - Department of Planning and Environment  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Tuesday, 15 June 2021 4:55 PM  
**To:** DPIE PSVC Special Activation Precincts Mailbox  
**Cc:** DPE PS ePlanning Exhibitions Mailbox  
**Subject:** Webform submission from: The draft Moree Special Activation Precinct Master Plan  
**Attachments:** version-2.0-[REDACTED]-moree-sap-15.06.2021.pdf

Submitted on Tue, 15/06/2021 - 16:52

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am submitting on behalf of my organisation

## Name

**First name**  
[REDACTED]

**Last name**  
[REDACTED]

**I would like my submission to remain confidential**

Yes

## Info

**Email**  
[REDACTED]

**Suburb/Town & Postcode**

Newstead, 4006

**Please select if you support or object the Moree SAP**

Support

**Submission file**

[version-2.0-\[REDACTED\]moree-sap-15.06.2021.pdf](#)

**Submission**

Dear Sir/Madam,

Please note an incorrect version of our submission was uploaded earlier please use corrected version 2.0 attached.

Best regards,

[REDACTED]  
[REDACTED]

**I agree to the above statement**  
Yes

[REDACTED]

15 June 2021

[REDACTED]

Special Activation Precinct Team  
Department of Planning, Industry and Environment  
Parramatta Square,  
12 Darcy Street,  
Parramatta, NSW 2150, Australia

Dear Sir/Madam,

**Submission - Moree SAP draft Master Plan**

Thank you for the opportunity to comment on the draft master plan and the vision for our site within that plan. [REDACTED] genuinely excited by the opportunities that Inland Rail brings to the region. We believe that the potential freight savings broader north western New South Wales community and not only our business. Moreover the transition of road freight to rail will also bring a safer freight operating environment for the eastern seaboard.

[REDACTED] vision is to fully develop the site to its highest and best use. We are open to various commercial structures including but not limited to partnerships with Government. To that end our objective is to maximize all commercial opportunities for the broad and comprehensive benefit of the region. For those objectives to be executed we believe that the following items are important considerations to achieve the highest levels of site utilization:

- **Grain and fertilizer facility:** A grain and fertilizer unloading facility; possibly two pits under the rail spur diverting fertilizer [REDACTED].
- **Fibre optic:** We understand that fibre optic cable runs through the site and access to high speed internet is considered to be very important ideally there should be an access node provided on site.
- **Water and electricity:** Upgrading of the mains water and electricity infrastructure to existing assets of the site.
- **Water management:** A comprehensive water management plan for the site.
- **Power lines:** To reduce the arcing risk associated with high lift equipment we would recommend that a section of high voltage power lines be moved to underground in order to maximise either the hard stand or warehousing capacity of the site.
- **Impact of residents:** Effects and consequences of the development and increased utilization on residents of Gwydirville.
- **Public Roads:** We would recommend that any proposed public roads traversing the site should be fully fenced.

On a final note we understand that there is a road proposal being considered that [REDACTED] [REDACTED] Such a proposal would be a substantial interruption to our quiet commercial enjoyment of the site and would require relocation of high capital cost infrastructure and increased cost of operation in the future. In order for [REDACTED] to continue to be able to move forward with the development of our business case [REDACTED] [REDACTED], clarity on the location of the proposed road needs to be provided as a matter of high priority. We



remain open to all suggestions in this area of the development but we do believe that there are potentially other solutions to efficient vehicular movements around the site. Nonetheless we want to reiterate that this is considered to be fundamentally important subject to be resolved as early as possible within the planning process.

We thank you again for the opportunity to comment on the draft master plan and our vision for the site. Please do not hesitate to contact us directly if you have any further queries.

