

OUR REF: 08063Citr

11 December 2008

The Department of Planning
23-33 Bridge Street
Sydney NSW 2000

Attention: Rebecca Newman

Dear Rebecca,

**RE: SECTION 75W MODIFICATION TO CONCEPT PLAN APPROVAL 05_0047
GATEWAY BUSINESS PARK NO. 213 SYDNEY ROAD KELSO NSW**

On behalf of Gateway Land Corporation, the proponents of the above-mentioned project, we hereby submit a Section 75W Modification to the Minister for the Approved Concept Plan (05_0047) for a Road/Rail Freight Terminal, Great Western Highway, and Kelso.

The Section 75W modification proposes a revised building layout, road and layout, larger riparian zone and introduces two new uses to the approved highway uses. The proposal has a similar total floor area and building footprint as the approved one, comprises similar uses, maintains the protection zone of the watercourse with a larger riparian zone, and revised stormwater controls and maintains the location of access points. It is for this reason it is a Section 75W Application.

Please find enclosed eight (8) copies of the Section 75W Submission and one (1) electronic copy of the Section 75 Submission. The Section 75W Submission contains the Section 75 Planning Report and following annexures to the report including:

1. Masterplaning Drawings – Crawford Architects;
2. Operations Summary - Crawford Architects;
3. Proposed Rail Siding and Operational Requirements – Wands Solutions Pty Ltd;
4. Landscape Design Report - Guy Sturt & Associates;
5. Landscape Concept Masterplan – Guy Sturt & Associates;
6. Visual Assessment - Crawford Architects;
7. Noise Assessment – Indigo Acoustics Pty Ltd;
8. Indigenous Heritage Assessment - OzArk EHM Pty Ltd;
9. Flora and Fauna Assessment – Geolyse Pty Ltd;



GARY SHIELS & ASSOCIATES PTY LTD
ABN 18 003 667 963

95 Puddington Street
Puddington NSW 2021

T 02 9362 3364

F 02 9362 3073

E info@gsaplanning.com.au
www.gsaplanning.com.au



10. Preliminary Assessment of Muldoons Quarry Kelso, NSW for Contamination –Enviroseer;
11. Preliminary Assessment of Reedy's Orchard Kelso, NSW for Contamination – Enviroseer;
12. Stormwater Flooding and Riparian Corridor Assessment – Worley Parsons Resources and Energy;
13. Traffic Report – Colston Budd Hunt and Kafes Pty Ltd;
14. Conditions of Approval – Department of Planning.

As discussed we understand payment will be required when the extent of the assessment is determined. We trust that this information is of assistance to you however, should you require any further material, please do not hesitate to contact our office on 9362 3364.

Yours faithfully,



George Karavanas
DIRECTOR