

## Carolyn stanley

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**Subject:** FW: GANSW Consultation - MPE Stage 2 UDLP

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**From:** Jake Shackleton <Jake.Shackleton@planning.nsw.gov.au>

**Sent:** Thursday, 22 October 2020 9:48 AM

**To:** Richard Johnson <richard@aspectenvironmental.com.au>; Carolyn stanley <Carolyn@aspectenvironmental.com.au>

**Subject:** RE: GANSW Consultation - MPE Stage 2 UDLP

Carolyn, the GANSW have previously reviewed the sub-plans in the original submission back in 2018-19, and have provided ad hoc comments here and there over the different stages. Often the post-approval team has had to join the dots on what the GA are inferring in order to complete the review.

Unless there are any major red flags and post-approvals needs to seek GANSW advice during the review period, then we can safely assume that consultation with the GA on UDLP for MPE Stage 2 is closed.

Regards

**Jake Shackleton**

**Acting Director– Infrastructure Management**

Planning and Assessment | Department of Planning, Industry and Environment

T 02 8275 1168 | E [jake.shackleton@planning.nsw.gov.au](mailto:jake.shackleton@planning.nsw.gov.au)

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

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**From:** Jake Shackleton <[Jake.Shackleton@planning.nsw.gov.au](mailto:Jake.Shackleton@planning.nsw.gov.au)>

**Date:** Wednesday, 21 October 2020 at 12:20 pm

**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>, Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>

**Subject:** RE: GANSW Consultation - MPE Stage 2 UDLP

Please see GANSW comments attached.

Kind regards

**Jake Shackleton**

**Acting Director– Infrastructure Management**

Planning and Assessment | Department of Planning, Industry and Environment

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**From:** Jake Shackleton <[Jake.Shackleton@planning.nsw.gov.au](mailto:Jake.Shackleton@planning.nsw.gov.au)>

**Sent:** Wednesday, 21 October 2020 10:06 AM

**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>

**Subject:** RE: GANSW Consultation - MPE Stage 2 UDLP

Hi Carolyn,

I'll keep chasing them up.

The response will be sent back via email as there hasn't been a workflow initiated from your end yet in the portal yet. Once you have incorporated the GANSW comments, you can then submit the documents to Infrastructure Management via the portal.

Kind regards

**Jake Shackleton**

**Acting Director– Infrastructure Management**

Planning and Assessment | Department of Planning, Industry and Environment

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**From:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>

**Sent:** Wednesday, 21 October 2020 9:41 AM

**To:** Jake Shackleton <[Jake.Shackleton@planning.nsw.gov.au](mailto:Jake.Shackleton@planning.nsw.gov.au)>

**Subject:** Re: GANSW Consultation - MPE Stage 2 UDLP

Good morning Jake,

I'm just following up on our previous email re the comments for the Consolidated UDLP.

Thank you and kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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**From:** Jake Shackleton <[Jake.Shackleton@planning.nsw.gov.au](mailto:Jake.Shackleton@planning.nsw.gov.au)>  
**Sent:** Thursday, 8 October 2020 12:43 PM  
**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>  
**Cc:** Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>  
**Subject:** GANSW Consultation - MPE Stage 2 UDLP

Hi Carolyn,

Following up from your missed call earlier, I have spoken to GANSW Office and Garth Paterson. They are finalising their report on the UDLP and are aiming to have this sent early next week.

I've asked them to keep me in the loop, so if I haven't heard from them by Tuesday morning I will follow up with a reminder.

Kind regards

**Jake Shackleton**  
**Acting Director – Infrastructure Management**

Planning and Assessment | Department of Planning, Industry and Environment  
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*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

Project	SSD 7628
Document name:	MPE Stage 2
Date received by DPIE:	
Date DPIE comments sent to Qube	

GARTH PATERSON COMMENTS: DENOTED IN RED 14/10/2020

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response 2 Nov 2020	Amendment Made? (Y/N)	Page/Section
1	A14	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	Section # Table # Appendix #			-	-	-
2	A15	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy plan or program.				-	-	-
3	A19	<b>Where conditions of this consent require a document to be prepared in consultation with an identified party, the Applicant must:</b>				-	-	-
4		(a) consult with the relevant party prior to submitting the subject document to the Secretary for approval;				-	-	-
5		(b) provide evidence that at least two weeks was provided for the relevant party to comment on the document; and				-	-	-
6		(c) include in the document:				-	-	-
7		(c)(i) details of the consultation undertaken;				-	-	-

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response 2 Nov 2020	Amendment Made? (Y/N)	Page/Section
8		(c)(ii) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant the party consulted; and				-	-	-
9		(c)(iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				-	-	-
10	A22	Prior to construction, the Applicant must prepare amended <b>Development Layout Plans and Design Plans</b> to the satisfaction of the secretary which achieve the improvements and revision referred to in conditions B140 B141 including integration of Water Sensitive Urban Design (WSUD) and landscape design.		The plans and relevant documents supplied contain sufficient information for this review to be carried out by Garth Paterson, Registered Landscape Architect. Director of Paterson Design Studio. Landscape Architects.		Noted	-	-
11	A23	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that:				-	-	-
12		(a) the stormwater and drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development application (SSD 7709) that have not been incorporated in this development, unless development consent has been granted for those works under SSD 7709 prior to the commencement of early works and fill importation.		Not qualified to comment		Noted	-	-
13		(b) adequate overland flow paths have been provided I the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.		Not qualified to comment		Noted	-	-
14		(c) onsite detention basins are visually unobtrusive		The OSD #9 associated with MPE Stage 2 Area 1 Precinct is indicated on Ground Ink's plans UDLA -04 as a concrete open channel		The OSDs as indicated in the consolidated UDLP plans (Appendix 0B) are consistent with the approved stormwater design plans for the MPE Site, and no	Y	Section 3.2.3

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response 2 Nov 2020	Amendment Made? (Y/N)	Page/Section
				<p>structure with concrete upstand and associate barrier fencing facing Moorebank Drive. (refer proposed Section A-A) It is suggested that this solution for several years will be visually obtrusive from views from Moorebank Drive. A suggested solution is earth mounding and dense shrub and tufted herbs and native grass planting and native canopy trees to mitigate the proposed concrete upstand wall. As is suggested in Section C-C on drawing #UDLA-03.</p> <p>It is suggested that if batters and setbacks are achievable that OSD Basin #1 &amp; #2 Refer Drawing # W3W4-GNK-LN-DWG-2001 adopt a more organic form “Billabong” like form rather than an engineered trapezoidal / oblong form. The planting proposed and associated with this OSD would prove a less obtrusive impost in this highly visible landscape particularly prior to the proposed vegetation is established.</p> <p>OSD basins #'s 1,2 &amp; 9 represent large volumes of water storage capacity, their shape and configuration are determined by the space available left over between warehouse, hardstand and property boundaries.</p>		<p>significant engineering revisions to OSD basins are anticipated or required. The OSDs are considered to be visually unobtrusive as they will be flush with final design ground levels within the site, and where possible, have been designed to reflect natural geomorphic processes. Appropriately selected water efficient plants and/or indigenous vegetation for OSD landscaping will be adopted to provide treatment of stormwater whilst contributing a screening and visual buffer to neighbouring sensitive receivers. Landscape design of the OSDs will incorporate tree and vegetation plantings to represent a random natural environment which is consistent with the surrounding built form. OSD 9 will be screened by appropriate landscape planting including a proposed mixture of local provenance and native tree planting with differing heights; refer to UDLA-03 and UDLA-04 (Appendix 1) for landscape sections including OSD 9.</p> <p>OSD design and landscaping is further detailed in Section 3.2.3.</p>		
15		(d) that the detail of the basins, and associated setbacks and fencing, ensures public safety		<p>The Landscape drawings in plan and section need to indicate black toned painted palisade barrier fences where required. This is not evident Section C-C on drawing #UDLA-03.</p>		<p>Where required, relevant drawings have been updated to reference proposed fencing to architect's details, including Drawing W3W4-GNK-LN-DWG-2001 &amp; WHP5-GNK-LN-DWG-1001 (Appendix 2). Typical fencing and signage are provided in Appendix 0C (SSS2-RCG-AR-SKC-180). UDLA-04 (Appendix 1) provides proposed fencing and safety signage to be implemented adjacent to OSD 9.</p> <p>In accordance with <i>Planning for Bushfire Protection 2006</i> (and the more recent <i>Planning for Bushfire Protection 2019</i>) provisions, non-combustible fencing will be installed throughout the site to manage bushfire threat and maintain the required performance standards of asset protection zones across the Precinct. Safety fencing will manage unauthorised access to specific areas of the site.</p>	Y	<p>Section 4.7</p> <p>Appendix 1</p> <p>Appendix 2</p> <p>Appendix 0C</p>

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16		(e) adequate site area has been provided for stormwater treatment		Not qualified to comment		Noted	-	-
17		(f) design of stormwater treatment systems minimises the risk of failure, and		Not qualified to comment		Note	-	-
18		(g) setbacks of drainage work and fencing has been finalised in consultation with RMS		Not qualified to comment		Noted	-	-
19	A24	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that:				-	-	-
20	B140	Prior to commencement of permanent built surface and/or landscaping, or as otherwise agreed by the Secretary, an <b>Urban Design and Landscape Plan (UDLP)</b> must be prepared. The <b>UDLP</b> must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:				-	-	-
21		(a) identification of design objectives, principles and standards based on -				-	-	-
22		(a)(i) local environmental values		<p>The use of endemic plant species is not clear on the applicants planting schedules (reference drawing # W3W4-GNK-DWG-2101 as species are noted as native and note endemic CPW species as requested by Council.</p> <p>The "Random "natural character of the existing landscape setting needs to be further expressed in areas within the site (for</p>		<p>The planting schedule shows Cumberland Plain Woodland species - refer to UDLA-02 (Appendix 1) and MPE2-GNK-LN-DWG-1000 (Appendix 0C).</p> <p>CoC B140(c) requests details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species <i>where practicable</i>). Endemic planting selected as per Cumberland Plain Woodland has been implemented along the warehouse boundaries and internal roads leading to Warehouses 3, 4, and 5. Plantings throughout the remainder of the Precinct are intended to be</p>	Y	<p>Section 4.1</p> <p>Appendix 1</p> <p>Appendix 0C</p>

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				<p>example the OSD's) currently this objective is not apparent in the set of plans.</p> <p>OSD basins #'s 1,2 &amp;9 represent large volumes of water storage capacity, their shape and configuration are determined by the space available left over between warehouse, hardstand and property boundaries. Their fragmented nature has no reference back to the environmental values of the adjacent Georges River.</p>		<p>consistent with existing plantings within Area 1 and Area 2. This will be further detailed in the Detailed Landscape Documentation Packages for each Area.</p> <p>Tree locations and densities are shown indicatively in the UDLP set. Exact tree locations, species, and details will be shown in the Detailed Landscape Documentation Package. The site's 'random' natural character is discussed in Section 4.1 and will be further evident in the Detailed Landscape Documentation Package.</p>		
23		(a)(ii) urban design context		The plans reviewed achieve the objectives noted in this section		Noted	-	-
24		(a)(iii) sustainable design and maintenance,		<p>The plans reviewed achieve the objectives noted in this section</p> <p>It is recommended that the Landscape Vegetation Management Plan dated 8 May 2020 incorporate an industry standard Landscape Maintenance Manual that is clear on long- and short-term Landscape outcomes.</p>		The Landscape Maintenance Schedule for Moorebank is provided in the updated Appendix OC and within the Landscape Vegetation Management Subplan (LVMSP).	Y	Appendix OC LVMSP
25		(a)(iv) community, visitor and worker safety, amenity and privacy, including 'safety by design' principles where relevant;		The plans reviewed achieve the objectives noted in this section		Noted	-	-
26		(a)(v) relevant design standards and guidelines		The plans reviewed achieve the objectives noted in this section		Noted	-	-
27		(a)(vi) addressing the visual amenity and value of adjoining receivers,		The plans reviewed achieve the objectives noted in this section.		Noted	-	-
28		(a)(vii) minimising and addressing the footprint of the project (including at operational facilities), and		<p>At the Masterplan level the approach of the configuration between landscape zones and developed hardstand/ built areas is that of creating fragmented left over, unconnected landscape spaces, either as strip planting, car park planted bays or OSD Basins. This does not represent best practice approach to amenity creation for visitors or works nor creating meaningful growing environments for canopy tree and shrub vegetation.</p> <p>As noted previously the OSD basins #'s 1,2 &amp;9 represent large volumes of water storage capacity, their shape and configuration are</p>		The intended and approved use of the industrially-zoned site is for use as an integrated intermodal facility, incorporating large-scale elements including an Import-Export (IMEX) rail terminal, a freight village, warehouses and freight distribution facilities. The comprehensive landscape plan includes perimeter and screen plantings in key areas to provide visual buffers from sensitive receivers and contributing to natural landscape zones throughout the site. Mixed understory planting consisting of native shrubs and ground cover will form barriers when mature which will mitigate views from surrounding areas, in conjunction with proposed screen fencing and feature walls. Cycle paths and walkways connect workplaces	Y	This Plan, which has been updated and revised, where required, to accommodate DPIE/GANSW and LCC comments and recommendations



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				determined by the space available left over between warehouse, hardstand and property boundaries.		through a landscaped environment to recreational areas and bushland. The result is a high quality urban landscape incorporating an attractive integrated landscape and amenity that is functional, pedestrian friendly and efficient, whilst retaining the flexibility to accommodate the varying nature of tenants and market demands of the intermodal facility.  As noted in Comment 14, OSDs as indicated in the consolidated UDLP plans (Appendix 0B) are consistent with the approved stormwater design plans for the MPE Site, and no significant engineering revisions to OSD basins are anticipated or required.		
29		(a)(viii) the urban design principles outlined in the documents referred to in condition A2		The plans reviewed achieve the objectives noted in this section		Noted	-	-
30		(b) landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula		The plans reviewed achieve the objectives noted in this section as a minimum vegetated screening outcome.		Noted	-	-
31		(c) details of the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Detail of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, topsoil and vegetation to be removed must be reused;		<p>The use of endemic plant species is not clear on the applicants planting schedules (reference drawing # W3W4-GNK-DWG-2101 as species are noted as native and note endemic CPW species as requested by Council.</p> <p>The “Random “natural character of the existing landscape setting needs to be further expressed in areas within the site (for example the OSD’s) currently this objective is not apparent in the set of plans.</p> <p>It is industry standard that buffer landscapes at DA stage reflect in the schedules the minimum densities &amp; spacing of vegetation: below is a suggested industry standard:</p> <ul style="list-style-type: none"> <li>• 1 canopy tree every 10M2 planted in groups of 2-3</li> <li>• 6 shrubs per 10M2 planted in groups of 5-10</li> </ul>		<p>Typical planting species and densities, including Cumberland Plain Woodland species, are provided in Appendix 0C (MPE2-GNK-LN-DWG-1000). Proposed planting mixtures and locations are provided on the landscape plans for each Area. Exact tree and planting locations, species, and details will be shown in the Detailed Landscape Documentation Package.</p> <p>Section 4.1 provides comment on how site landscaping expresses the site’s random natural character whilst achieving local design objectives.</p>	Y	<p>Section 4.1</p> <p>Appendix 0C</p> <p>Appendices 1 to 6</p>

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				<ul style="list-style-type: none"> <li>6 -8 tufted native grasses / herbs tubes / Hiko M2 in groups of 20-50 plants</li> </ul>				
32		(d) details of pedestrian movement through the site and to surrounding areas for employees		The plans indicate little or no pedestrian connectivity between the eight (8) warehouses in this stage. Minor footpaths link each warehouse to the office and employee outdoor meal break area.		<p>The Cycling and Pedestrian Access and Facilities Subplan (CPAFSP) provides details regarding pedestrian connectivity throughout the Precinct. Shared pathways have been incorporated into the built environment and landscape design throughout the Precinct to encourage healthy living and improved working environments. Employee outdoor meal break areas will incorporate landscape screenings to promote the natural environment.</p> <p>Appropriate lighting and signage (will be implemented for safety and security, and efficient way-finding for pedestrians and cyclists; refer to the Lighting Subplan (LSP) and Signage Subplan (SSP) for more details.</p>	Y	CPAFSP LSP SSP
33		(e) incorporate the following:				-	-	-
34		(e)(i) a minimum landscaped width of 10m with the 18m setback from Moorebank Avenue		The plans reviewed achieve the objectives noted in this section as a minimum vegetated screening outcome.		Noted	-	-
35		(e)(i) a minimum landscaped width of 10m with the 18m setback from Moorebank Avenue		<p>The plans reviewed achieve the objectives noted in this section as a minimum vegetated screening outcome.</p> <p>Note this setback includes the OSD in the calculation.</p>		Noted	-	-
36		(e)(ii) the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;		<p>The plans reviewed achieve the objectives noted in this section:</p> <p>Note:</p> <p>The plans reviewed achieve the objectives noted in this section as a minimum vegetated screening outcome.</p> <p>The area reviewed is for Warehouse #3 &amp;4 on the Eastern Boundary.</p>		Noted	-	-

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37		(e)(iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;		<p>The plans reviewed achieve the objectives noted in this section:</p> <p>Note:</p> <p>The internal road between warehouse #'s 3&amp;4 indicate several areas drawn as turf that could be planted with additional canopy trees. It is suggested that no turf areas be used with a strong preference for canopy trees planted in a bed of native tufted grasses.</p>		<p>Noted.</p> <p>Locations of underground services limit the plantings of additional canopy trees adjacent to the internal road between Warehouses 3 and 4.</p> <p>A mixture of planting densities and spacings, incorporating low understorey planting ranging to upright trees within perimeter buffer and car parking areas will provide visual screening to the warehouse buildings.</p>	N	-
38		(e)(iv) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;		<p>The plans reviewed achieve the objectives noted in this section:</p> <p>Note:</p> <p>The plans reviewed achieve the objectives noted in this section as a minimum vegetated screening outcome.</p> <p>The internal road between warehouse #'s 3&amp;4 indicate several areas drawn as turf that could be planted with additional canopy trees.</p>		<p>Noted</p> <p>Locations of underground services limit the plantings of additional canopy trees adjacent to the internal road between Warehouses 3 and 4.</p>	N	-
39		(e)(v) minimum rate of 1 canopy tree per 30m2 of landscaped area		The plans reviewed achieve the objectives noted in this section:		Noted	-	-
40		(e)(vi) a 2.5m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade		<p>The plans reviewed achieve the objectives noted in this section:</p> <p>The space provided for canopy trees is a minimum in terms of root zone and available soil volumes.</p>		Noted	-	-
41		(e)(vii) perimeter and on site detention and biofiltration/ bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire.		The documents reviewed achieve the objectives noted in this section:		Noted	-	-

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42		(f) include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities and deep soil areas containing soil (not spoil);		<p>The use of endemic plant species is not clear on the applicants planting schedules (reference drawing # W3W4-GNK-DWG-2101 as species are noted as native and note endemic CPW species as requested by Council.</p> <p>The “Random “natural character of the existing landscape setting needs to be further expressed in areas within the site (for example the OSD’s) currently this objective is not apparent in the set of plans</p> <p>It is industry standard that buffer landscapes at DA stage reflect in the schedules the minimum densities &amp; spacing of vegetation: below is a suggested industry standard:</p> <ul style="list-style-type: none"> <li>• 1 canopy tree every 10M2 planted in groups of 2-3</li> <li>• 6 shrubs per 10M2 planted in groups of 5-10</li> <li>• 6-8 tufted native grasses / herbs tubes / Hiko M2 in groups of 20-50 plants</li> </ul> <p>The Landscape Detail by Ground Ink Drawing # UDLA-10 dated 09/03/2020 does not meet industry standard in terms of:</p> <ul style="list-style-type: none"> <li>• Indicate minimum depths of the two suggested soil horizons, only provides a maximum depth of 600mm over heavily compacted fill material.</li> <li>• Indicate at what depth the drip WSUD irrigation should be located</li> <li>• As drawn an agricultural pipe would do little to drain the soil horizon “c” and is unclear if this system is for all trees on the site.</li> <li>• Industry standard would recommend that for large landscape areas that the “c” horizon and then be mechanically ripped / chisel ploughed into the subgrade to a depth of min 250mm depth to incorporate the</li> </ul>		<p>Refer to response to Comment #31.</p> <p>MPE2-GNK-LN-DWG-9000 (Appendix OC) provides typical landscape details in relation to soil, bed preparation, drainage and irrigation. The depth and specifications of each soil horizon are identified on the plan, as well as details of how existing substrate will be prepared to ensure appropriate permeability and success of planting. The plan indicates that the low volume drip irrigation system is to be installed and adequately covered under the 75mm layer of mulch.</p> <p>The LVMSPP has been updated to include these details.</p>	Y	Section 4.1 Appendix OC LVMSPP

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				ameliorants ameliorated (TBD as recommended by a suitably qualified soil scientist). Remove all visible stone > 50mm during this process.				
43		(g) a description of the retaining walls, including the graphics such as sections, perspective views and material details;		Not qualified to comment		Noted	-	-
44		(h) details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;		TBD		-	-	-
45		(i) graffiti management commitments and provisions;		Not qualified to comment		Noted	-	-
46		(k) details of where and how recommendations from the UDLP and sub plans have been incorporated into the				-	-	-
47		(k)(i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;		Not qualified to comment		Noted	-	-
48		(k)(ii) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;		Not qualified to comment		Noted	-	-
49		(k)(iii) updated OEMP required by condition C3		Not qualified to comment		Noted	-	-
50		(l) details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40		It would be best practice for a project of this size to incorporate passive irrigation and other WSUD devices / initiatives for distribution of managed storm water run off into vegetated areas. This initiative could supplement the proposed irrigation noted on the Landscape Architects drawings. It is assumed that this irrigation system is utilising OSD water captured on site.		Rainwater tanks within Areas 1 to 5 will be used to collect roof water from the onsite buildings, which will be used, as required, for irrigation.  OSDs are an integral part of the site's stormwater quality management system. Where sufficient water is available in OSD 10 within Area 6 and is of appropriate water quality for irrigation use, OSD water may be used for irrigation of Area 6; otherwise, water carts may be used to irrigate Area 6, as required.	Y	Section 4.1.4-
51		(m) details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;		Not qualified to comment		Noted	-	-
52		(n) details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and		Not qualified to comment		Noted	-	-

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response 2 Nov 2020	Amendment Made? (Y/N)	Page/Section
		final Development Layout, Stormwater Management Plan and Architectural Details;						
53		(o) details of where and how recommendations from the Flora and Fauna Management Plan for adjoining offset area (condition B108) have been incorporated into the UDLP		Not qualified to comment		Noted	-	-
54		(p) details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP		Not qualified to comment		Noted	-	-
55		(q) details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the UDLP; and		The plans reviewed achieve the objectives noted in this section:		Noted	-	-
56		(r) evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP <i>Note.</i>		Not qualified to comment		Noted	-	-
57		the UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.		Not qualified to comment		Noted	-	-
58		<i>Note. The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.</i>				-	-	-
59	B141	The Urban Design and Landscape Plan must include the following sub-plans: (a) Landscape Vegetation Management Sub Plan (b) Lighting Sub Plan (c) Cycling and Pedestrian Access and Facilities Sub Plan (d) Employee Outdoor Meal Break Area Sub Plan			See comments above regarding cycling, pedestrian access, employee facilities. Please note that signage plan is subject to a modification. DPE is currently reviewing the Sub-plans.	Noted	Y	The CPAFSP, EOMBASP, LSP, SSP and LVMSP have been updated to reflect DPIE/GANSW and Council comments and recommendations.

Mr Michael Yiend  
Development Director  
Qube Property Development Management Services  
Level 27, 45 Clarence Street  
Sydney NSW 2000

04/09/2020

Dear Mr Yiend

**Moorebank Precinct East – Stage 2 (condition B140, SSI 7628)  
Urban Design and Landscape Plan**

I refer to your submission dated 14 May 2020 requesting approval of the Urban Design and Landscape Plan (UDLP), Rev 9B dated 12 August 2020, and Sub Plans for Area 1 and Area 2 only in accordance with condition B140 of SSI 7628. I also acknowledge your response to the Department's review comments and requests for additional information. I note that these plans have been staged under condition A14 of SSD 7628.

The UDLP for Area 1 and Area 2 and associated Sub Plans have been reviewed and I note that these plans:

- have been reviewed by SIMTA and no issues have been raised
- have been prepared in consultation with Liverpool City Council
- have been reviewed by the Government Architect of NSW.

As nominee of the Planning Secretary, I approve the following documents under condition B140 and B141 for Area 1 and Area 2 only:

Document	Revision
Urban Design and Landscape Plan	Rev 9C, dated 12 August 2020
Landscape and Vegetation Management Sub Plan	Rev 6C, dated 31 July 2020
Lighting Sub Plan	Rev 6C, dated 31 July 2020
Cycling and Pedestrian Access and Facilities Sub Plan	Rev 5C, dated 12 August 2020
Employee Outdoor Meal Break Area Sub Plan	Rev 5C, dated 12 August 2020
Signage Sub Plan	Rev 5C, dated 31 July 2020

Please note that this approval does not extend to condition B140 (e)(vi) for Area 1, as this matter is still outstanding and has been referred to DPIE Compliance for review. I note that Area 2 meets the requirements of condition B140 (e)(vi).

I also note that the approved development layout plan has been amended (Reference: SSS2-RCG-AR-SKC-159, dated 11-08-2020). I approve the amended development layout under condition A22. I remind you that you must seek approval for any future changes made to the development layout of the site under condition A22.

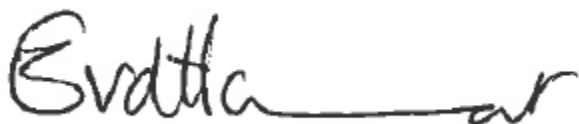
You are also reminded that in my letter dated 24 April 2020, I approved the UDLP for MPE Stage 1 subject to you providing additional compensatory landscaping on MPE Stage 2. You must detail how this will be achieved in future stages of the MPE Stage 2 UDLP.

Further, in the subsequent consolidated UDLP and Sub Plans for the MPE Stage 2 site, you must satisfy all the requirements of condition B140 for the site overall, and must demonstrate that requirements not achieved in Areas 1 and 2 have been achieved overall. A copy of the review table containing outstanding matters will be provided to you for your reference.

Please note, if there are any inconsistencies between the approved documents and the conditions of consent, then the requirements of the conditions of consent prevail.

Please ensure that the approved plan is placed on the project website at the earliest convenience. If you wish to discuss the matter further, please contact Jake Shackleton on 8275 1168 or [jake.shackleton@planning.nsw.gov.au](mailto:jake.shackleton@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Erica van den Honert', with a long horizontal flourish extending to the right.

Erica van den Honert  
Director  
Infrastructure Management

As nominee of the Planning Secretary



**From:** [Carolyn stanley](#)  
**To:** [Jake Shackleton](#)  
**Cc:** [Andrew Wiltshire](#); [Richard Johnson](#)  
**Subject:** RE: Carolyn Stanley shared "MPE S2 UDLP Area 2 revisions - Aug 2020" with you  
**Date:** Thursday, 13 August 2020 12:08:00 PM  
**Attachments:** [image002.png](#)

---

Hi Jake,

Thank you for confirming. Please let me know if you need any further information.

Kind regards,

Carolyn Stanley  
Associate  
**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



Suite 117,  
25 Solent Circuit  
Baulkham Hills  
NSW 2153

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**From:** Jake Shackleton <[Jake.Shackleton@planning.nsw.gov.au](mailto:Jake.Shackleton@planning.nsw.gov.au)>  
**Sent:** Thursday, 13 August 2020 12:06 PM  
**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>  
**Subject:** RE: Carolyn Stanley shared "MPE S2 UDLP Area 2 revisions - Aug 2020" with you

Hi Carolyn,

Dropbox link received and I believe the items have been received in the portal.

Kind regards

**Jake Shackleton**

**Team Leader – Infrastructure Management**

Planning and Assessment | Department of Planning, Industry and Environment

**T** 02 8275 1168 | **E** [jake.shackleton@planning.nsw.gov.au](mailto:jake.shackleton@planning.nsw.gov.au)

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

**From:** Carolyn Stanley (via Dropbox) <[no-reply@dropbox.com](mailto:no-reply@dropbox.com)>  
**Sent:** Wednesday, 12 August 2020 7:42 PM  
**To:** Jake Shackleton <[Jake.Shackleton@planning.nsw.gov.au](mailto:Jake.Shackleton@planning.nsw.gov.au)>  
**Subject:** Carolyn Stanley shared "MPE S2 UDLP Area 2 revisions - Aug 2020" with you



Hi Jake,

Carolyn Stanley ([carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)) invited you to edit the folder "MPE S2 UDLP Area 2 revisions - Aug 2020" on Dropbox.

Carolyn said:

*"RE: Revised MPE Stage 2 UDLP - Area 2 Hello Jake, In accordance with your Requests for Additional information (dated 9 July 2020) and in response to comments from DPIE/GANSW, please find attached the revised UDLP report as well as the revised Cycling and Pedestrian Access and Facilities Subplan and the Employees Outdoor Meal Break Area Subplan for MPE Stage 2 UDLP for Area 2. Included in this link are pdfs of the revised UDLP report and separate appendices, compiled subplans, and responses to DPIE/GANSW comments for each of the report and subplans. Word versions of the documents are also included. Please let me know if you require any further information. Please note that these documents will also be uploaded to the DPIE portal. Kind regards, Carolyn Stanley"*

Go to folder

Enjoy!

The Dropbox team

Project	SSD 7628
Document name:	UDLP V9a MPE Stage 2 (Area 2)
Date received by DPIE:	
Date DPIE comments sent to Qube	

GARTH PATERSON (Government Architect NSW) COMMENTS: DENOTED IN RED

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
1	A14	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	Section 1.4		Complies  <b>DPIE Comment</b> The UDLP appears to be staged in accordance with the condition. This has previously been verified in approval letter dated 05/06/20 relating to Area 1 UDLP.  Status: Closed	-	-	-
2	A15	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy plan or program.	Section 1.4		Complies  <b>DPIE Comment</b> This submission of UDLP Rev 9 relates to Stage 2 works. The plan refers to the need to provide further submissions of the plan for approval prior to commencing subsequent stages of the project.  Status: Closed	-	-	-
3	A19	Where conditions of this consent require a document to be prepared in consultation with an identified party, the Applicant must:	-		-	-	-	-
4		(a) consult with the relevant party prior to submitting the subject document to the Secretary for approval;	Section 1.6 appendix B1		Complies.  <b>DPIE Comment</b> Consultation with Liverpool City Council and Government Architect NSW has occurred. Comments from Council have been included in the UDLP whereas GANSW comment are included in this document. The applicant is to consider GANSW feedback and demonstrate how the aspects raised have been incorporated into the final UDLP.  Status: open	Consultation regarding Area 1 is provided in Appendix A1, noting that the UDLP for Area 1 has already been approved by DPIE. Council has deemed UDLP documentation for Area 2 as satisfactory and has provided no outstanding concerns with regards to Area 2 (refer to Appendix B1). DPIE/GANSW comments and advice have been incorporated into the UDLP and subplans, including updates to text and figures; please refer to responses to comments in relation to the UDLP and subplans, including this report, for relevant updates to the UDLP documentation.	Y	Section 1.6  Appendix B1  Various sections throughout the UDLP report and subplans, including text and figures
5		(b) provide evidence that at least two weeks was provided for the relevant party to comment on the document; and	Section 1.6 Table 7		Complies  <b>DPIE Comment</b> The required 2 week consultation timeframe for stakeholders is demonstrated in UDLP.	-	-	-

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
					Status – closed			
6		(c) include in the document:	Appendix B1		Complies  <b>DPIE Comment</b> The document includes evidence of consultation as appendix B1. It is noted that the GANSW will need to be incorporated into the final UDLP.  Status – closed	-	-	-
7		(c)(i) details of the consultation undertaken;	Appendix B1		Complies  <b>DPIE Comment</b> The document includes evidence of consultation as appendix B1  Status – closed	-	-	-
8		(c)(ii) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant the party consulted; and	Appendix B1		<b>DPIE Comment</b> Liverpool City Council has raised the following concerns which have not been satisfactorily resolved; <ul style="list-style-type: none"> <li>Visual Impact assessment and screening of warehouses</li> <li>Screening of water bin areas</li> <li>Details of Heritage Interpretation strategy</li> <li>How the recommendations of the UDLP will be included into the OEMP</li> <li>Specifications for soil and irrigation</li> </ul> Further consultation will be required to resolve these aspects.  Status – open	Refer to response to Comment #4 Appendix B1 has been updated to include consultation from Liverpool City Council, whereby Council has deemed the UDLP and subplans for Area 2 to be satisfactory. Council’s concerns as noted were addressed in the consultation process, and all concerns for Area 2 were resolved.	Y	Section 1.6 Appendix B1 Various sections throughout the UDLP report and subplans, including text and figures
9		(c)(iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Appendix B1		Consultation process is ongoing.  <b>DPIE Comment.</b> This condition will remain open until all Liverpool City Council and GANSW comments have been satisfactorily met. Outstanding items raised by Liverpool City Council are highlighted above.  Status: Open.	Refer to responses to Comments #4 and #8. Appendix B1 has been updated to include consultation from Liverpool City Council, whereby Council has deemed the UDLP and subplans for Area 2 to be satisfactory.	-	Section 1.6 Appendix B1
10A22		Prior to construction, the Applicant must prepare amended <b>Development Layout Plans and Design Plans</b> to the satisfaction of the secretary which achieve the improvements and revision referred to in conditions B140 B141 including integration of	Appendix B1 and H2	The plans and relevant documents supplied contain sufficient information for this review to be carried out by Garth Paterson Director of Paterson Design Studio. Landscape Architects.	<b>DPIE Comment</b> GANSW comment noted. The development layout plans and design plans have been updated and approved as part of Modification 2 however it is noted that the layout of carparking, underground detention tanks and warehousing is inconsistent with the currently approved Design Plans and Development Layout Plans which form the current approval.	The MPE Site layout plan provided as part of the MOD2 submission (Reid Campbell drawing SSS2-RCG-AR-SKC-161; dated 20/01/2020) was predictive and prior to tenanting of the warehouses. The current warehouse footprints (Reid Campbell drawing SSS2-RCG-AR-SKC-159; dated 11/08/2020) are ‘as built’, driven by tenant requirements and considered substantially the same as the conceptual footprints provided in the approval. Importantly,	Y	Section 1.5

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
		Water Sensitive Urban Design (WSUD) and landscape design.			<p><b>As configuration of Warehouse 3 varies from the currently approved development layout design please confirm this current and the layout approval is being sought for? please also confirm with the revised design that carparking and loading bay requirements are still being met.</b></p> <p><b>Status: Open</b></p>	<p>the warehousing GFA requirements of the consent have been maintained. The revised layout more effectively manages access and egress to perimeter roads and movement throughout the site.</p> <p>The Proponent has considered that there was no need for a modification application in this case, as the revised site plan does not constitute a significant change to the development design, and there is no significant change to the environmental impacts resulting from this development layout plan from the previous layout design.</p> <p>The revised site layout meets car parking and loading bay requirements in accordance with relevant development control plans, standards and guidelines. Water sensitive urban design (WSUD) principles have been incorporated into the site's approved stormwater management plans, and are reflected in the use of OSD basins including underground detention tanks. The revised development layout plans provided with this updated UDLP are therefore consistent with relevant SSD 77628 CoC, including A22 and A23, and meets landscaping requirements in accordance with CoC B140 and B141.</p>		
11	A23	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that:	Section 6, Appendix H1 and H2.		<p><b>DPIE Comment</b></p> <p><b>The stormwater management plan as required by B40 has been approved by DPIE on 18/03/20. It is however noted that the design and layout of warehouse 3 is not consistent to the approved design plan (see comment above).</b></p> <p><b>Status: Open</b></p>	<p>Refer to response to comment #10</p> <p>As discussed above, the revised site layout plans for Area 2 reflect 'as built' development. The approved stormwater plan for MPE incorporates WSUD principles, which have been accommodated into the revised site layout design.</p> <p>Updated WSUD plans for Areas 1 and 2 are provided in Appendix H2.</p>	Y	Section 1.5 (A22) Appendix H2
12		(a) the stormwater and drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development application (SSD 7709) that have not been incorporated in this development, unless development consent has been granted for those works under SSD 7709 prior		N/A	<p>N/A</p> <p>Condition not triggered for this stage of work.</p> <p>Status: Closed</p>	-	-	-

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
		to the commencement of early works and fill importation.						
13		(b) adequate overland flow paths have been provided I the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event.	Appendix H2 / B2	N/A	<p>Complies</p> <p><b>DPIE Comment</b> Stormwater infrastructure appears to be shown as per the approved overland flow paths shown on plan CO13455.04C411 in the stormwater management plan. It is also noted that the drainage arrangements of warehouse 3 will be updated to be consistent with the approved layout development plans and approved stormwater plan.</p> <p><b>Status: Closed</b></p>	-		
14		(c) onsite detention basins are visually unobtrusive	Appendix B2	<p>The OSD #9 associated with MPE Stage 2 Area 1 Precinct is indicated on Ground Ink's plans UDLA -04 as a concrete open channel structure with concrete upstand and associate barrier fencing facing Moorebank Drive. (refer proposed Section A-A) It is suggested that this solution for several years will be visually obtrusive from views from Moorebank Drive. A suggested solution is earth mounding and dense shrub and tufted herbs and native grass planting and native canopy trees to mitigate the proposed concrete upstand wall. As is suggested in Section C-C on drawing #UDLA-03.</p> <p>It is suggested that if batters and setbacks are achievable that OSD Basin #1 Refer Drawing # W3W4-GNK-LN-DWG-2001 adopt a more organic form "Billabong" like form rather than an engineered trapezoidal / oblong form. The planting proposed and associated with this OSD would prove a less</p>	<p><b>DPIE Comment</b> GANSW comments are noted. Please demonstrate how visual impacts of OSD Basin #1 can be softened through plantings, setbacks and built form whilst still achieving the stormwater management requirements.</p> <p><b>Status: Open</b></p>	<p>The OSDs as indicated in revised UDLP plans are consistent with the approved stormwater design plans for the MPE Site, and no significant engineering revisions to OSD basins are anticipated or required. The OSDs are considered to be visually unobtrusive as they will be flush with final design ground levels within the site, and where possible, have been designed to reflect natural geomorphic processes. Appropriately selected water efficient plants and/or indigenous vegetation for OSD landscaping will be adopted to provide treatment of stormwater whilst contributing a visual buffer to neighbouring sensitive receivers. Landscape design of the OSDs will incorporate tree and vegetation plantings to represent a random natural environment which is consistent with the surrounding built form.</p> <p>OSD design and landscaping is further detailed in Section 3.2.3.</p>	Y	Section 3.2.3

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
				obtrusive impost in this highly visible landscape particularly prior to the proposed vegetation is established.				
15		(d) that the detail of the basins, and associated setbacks and fencing, ensures public safety	Appendix B2	The Landscape drawings in plan and section need to indicate black toned painted palisade barrier fences where required. This is not evident Section C-C on drawing #UDLA-03.	<p><b>DPIE comment.</b></p> <p><b>GANSW comments noted. Please update relevant drawings to show the black toned palisade barrier fences. Also include in plan how the applied setbacks ensure public safety i.e. reference applicable guideline.</b></p> <p><b>Status: Open</b></p>	<p>Where required, relevant drawings have been updated to reference proposed fencing to architect's details, including Drawing W3W4-GNK-LN-DWG-2001 &amp; WHP5-GNK-LN-DWG-1001 (Appendix B2). Typical fencing and signage are provided in Appendix A4 (SSS2-RCG-AR-SKC-180).</p> <p>In accordance with <i>Planning for Bushfire Protection 2006</i> (and the more recent <i>Planning for Bushfire Protection 2019</i>) provisions, non-combustible fencing will be installed throughout the site to manage bushfire threat and maintain the required performance standards of asset protection zones across the Precinct. Safety fencing will manage unauthorised access to specific areas of the site.</p>	Y	Section 4.7 Appendix A4 Appendix B2
16		(e) adequate site area has been provided for stormwater treatment	Appendix H2	N/A	<p>Complies</p> <p><b>DPIE Comment</b> It is noted that the UDLP refers to drawing CO13455.04-C411 demonstrating the sizing of the OSD and relevant stormwater management system.</p> <p>Status: Closed</p>	-	-	-
17		(f) design of stormwater treatment systems minimises the risk of failure, and	Appendix H2	N/A	<p>Complies</p> <p><b>DPIE comment</b> The approved stormwater plan as required by B40 has been adopted in the plan. Noting the inconsistencies with the layout development plan.</p> <p>Status: Closed</p>	-	-	-
18		(g) setbacks of drainage work and fencing has been finalised in consultation with RMS		N/A	<p>Condition Not Triggered</p> <p>RMS is not the road authority for areas in or adjoining Area 2.</p>	-	-	-
19A24		Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council	Appendix H2		<p>Complies</p> <p><b>DPIE Comment</b> The Water Sensitive Urban Design principles nominated in the approved stormwater management plan are included in the UDLP Appendix H2.</p> <p>Status: Closed</p>	-	-	-



Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
		policies, plans and specifications, and address condition B40, to ensure that:						
20	B140	Prior to commencement of permanent built surface and/or landscaping, or as otherwise agreed by the Secretary, an <b>Urban Design and Landscape Plan (UDLP)</b> must be prepared. The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:	Section 1.4.3 Author details  App B2		<p>Additional advice on bed preparation, quality of soil and ameliorants to be used needs to be sought by a qualified soil scientist.</p> <p><b>DPIE Comment</b>  <b>The Planning Secretary agreed to the staging of the UDLP in letter to applicant on 05/06/2020. Section 1.4.3 also notes that subsequent stages of development require the UDLP to be submitted and approved prior to commencement of construction. The UDLP has been prepared by Arcadis in consultation with Reid Campbell (Architects) and Ground Ink (Landscape Architects). Qualifications and experience of persons preparing the plan confirm they are suitable.</b>  <b>Liverpool City Council has been consulted during the development of the plan. Feedback has been incorporated into the plan however not all of it has been satisfactorily addressed as per A19(a(ii)). This document includes consultation feedback from GANSW.</b></p> <p>Please note comments from GANSW in relation to 140 (f). Please demonstrate advice has been sought by a qualified soil scientist to determine appropriate types of soil and ameliorants to be used, bed preparation and drainage and irrigation requirements.</p> <p><b>Status: Open</b></p>	<p>Appendix B1 has been updated to include consultation from Liverpool City Council, whereby Council has deemed the UDLP and subplans for Area 2 to be satisfactory. Council's concerns as noted were addressed in the consultation process, and all concerns for Area 2 were resolved</p> <p>Table 2 of Section 1.5 has been updated to reflect consultation with Stone Will Landscaping, together with SESL Australia (2020) as qualified geotechnical soil scientists, for preparation of the UDLP.</p>	Y	Section 1.5 Appendix B1
21		(a) identification of design objectives, principles and standards based on -	Sections 2.8 / 2.9	<p>GANSW to provide comment on how this will be achieved overall as part of the consolidated UDLP that is currently with GANSW for consultation.</p> <p><b>Design objectives</b></p> <p>Local environmental values  Urban design context  Sustainable design and maintenance  Community, visitor and worker safety, amenity and privacy, including 'safer by design' principles where relevant  Addressing the visual amenity and values of adjoining receivers</p>	<b>GANSW to provide further comment.</b>	TBA	TBA	TBA



Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
				<p>Minimising and addressing the footprint of the project (including at operational facilities)</p> <p><b>Principles</b></p> <p>Responsive Community Considerate Connectivity Identity Adaptability Sustainability Movement Visually appealing</p> <p><b>Standards</b></p> <p>Liverpool Development Control Plan (DCP) 2008 Green Building Council of Australia (GBCA) Green Star Rating Clean Energy Finance Corporation Mandatory Sustainability Initiatives AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting Guidelines under section 79C of the Environmental Planning and Assessment Act 1979 (Department of Urban Affairs and Planning 2001) State Environmental Planning Policy (SEPP) 64 – Advertising and Signage AUDP principles.</p>				
22		(a)(i) local environmental values	Sections 2.8 / 2.9	<p>The use of endemic plant species is not clear on the applicants planting schedules (reference drawing # W3W4-GNK-DWG-2101 as species are noted as native and note endemic CPW species as requested by Council.</p> <p>The “Random “natural character of the existing landscape setting needs to be further expressed in areas within the site (for example the OSD’s) currently this objective is not apparent in the set of plans.</p>	<p>GANSW comment noted.</p> <p><b>DPIE Comment.</b></p> <p>Planting schedule to be updated to reflect locally endemic plant species that comprise the pre-existing vegetation community (Cumberland Plain Woodland) as requested by Liverpool City Council. Further develop the ‘random’ natural character of the design to articulate the existing landscape setting particularly in planting areas surrounding the OSD plating area.</p> <p>Status: Open</p>	<p>The planting schedule shows Cumberland Plain Woodland species (refer to UDLA-02, W3W4-GNK-LN-DWG-2101, WHP5-GNK-LN-DWG-1101).</p> <p>CoC B140(c) requests details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species <i>where practicable</i>). Endemic planting selected as per Cumberland Plain Woodland has been implemented along the warehouse boundaries and internal roads leading to Warehouses 3, 4, and 5. This will be further detailed in the Detailed Landscape Documentation Package for Area 2.</p>	Y	<p>Section 4.1</p> <p>Appendix A2</p> <p>Appendix B2</p>

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
						Tree locations and densities are shown indicatively in the UDLP set. Exact tree locations, species, and details will be shown in the Detailed Landscape Documentation Package. The site's 'random' natural character is discussed in Section 4.1 and will be further evident in the Detailed Landscape Documentation Package.		
23		(a)(ii) urban design context	Sections 2.8 / 2.9	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted.  Status: Closed	-	-	-
24		(a)(iii) sustainable design and maintenance,	Sections 2.8 / 2.9	The plans reviewed achieve the objectives noted in this section  It is recommended that the Landscape Vegetation Management Plan dated 8 May 2020 incorporate an industry standard Landscape Maintenance Manual that is clear on long- and short-term Landscape outcomes.	DPIE comment GANSW comments are noted. Please incorporate an industry standard Landscape Maintenance Manual that is clear on long- and short-term Landscape outcomes. DPIE notes that it was notified by Aspect Environmental on 7 July 2020 by phone that the LVMP submission was incomplete and will be updated and resubmitted via RFI previously issued. Status: Open	The Landscape Maintenance Schedule for Moorebank is provided in Appendix H1.  The updated LVMS for Area 2 was submitted to DPIE for review and approval on 31 July 2020.	Y	Section 4.1  Appendix H1.
25		(a)(iv) community, visitor and worker safety, amenity and privacy, including 'safety by design' principles where relevant;	Sections 2.8 / 2.9	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
26		(a)(v) relevant design standards and guidelines	Sections 2.5	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
27		(a)(vi) addressing the visual amenity and value of adjoining receivers,	Section 2.2.1 and 2.6	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
28		(a)(vii) minimising and addressing the footprint of the project (including at operational facilities), and	2.7	N/A	Complies  DPIE comment Operational areas of the project are consistent with the approved GFA of 308,000m2.  Status: Closed	-	-	-

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
29		(a)(viii) the urban design principles outlined in the documents referred to in condition A2	2.8	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
30		(b) landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula	2.2.1	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
31		(c) details of the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Detail of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, topsoil and vegetation to be removed must be reused;	Appendix B	<p>The use of endemic plant species is not clear on the applicants planting schedules (reference drawing # W3W4-GNK-DWG-2101 as species are noted as native and note endemic CPW species as requested by Council.</p> <p>The “Random “natural character of the existing landscape setting needs to be further expressed in areas within the site (for example the OSD’s) currently this objective is not apparent in the set of plans.</p> <p>It is industry standard that buffer landscapes at DA stage reflect in the schedules the minimum densities &amp; spacing of vegetation: below is a suggested industry standard:</p> <ul style="list-style-type: none"> <li>• 1 canopy tree every 10M2 planted in groups of 2-3</li> <li>• 6 shrubs per 10M2 planted in groups of 5-10</li> <li>• 6 tufted native grasses / herbs tubes / Hiko M2 in groups of 20-50 plants</li> </ul>	<p>DPIE Comment GANSW comments are noted. For all planting types please include in the planting schedule species numbers / total plant numbers. Also mark on the drawings the total plantings in each bed so it can be easily understood by all stakeholders. Demonstrate in plant numbers that the percentage of locally endemic plantings demonstrate consistency with adjacent plant type communities to meet the locally relevant design objective. Please demonstrate how a random natural character can also be used to achieve local design objectives. As noted by GANSW clumped plantings may be used to achieve this. Despite GANSW comments in relation to canopy trees condition 140 E(v) prevails, requiring 1 canopy tree per 30m2. Current design demonstrate compliance with this requirement.</p> <p>Status: Open</p>	<p>Tree and planting locations and densities are shown Y indicatively in the UDLP set (refer to Appendix B2, Drawing W3W4-GNK-LN-DWG-2001 &amp; WHP5-GNK-LN-DWG-1001). Exact tree and planting locations, species, and details will be shown in the Detailed Landscape Documentation Package.</p> <p>The planting schedules for Areas 1 and 2 provided in UDLA-02, W3W4-GNK-LN-DWG-2101 and WHP5-GNK-LN-DWG-1101 show Cumberland Plain Woodland species.</p> <p>Section 4.1 provides comment on how site landscaping expresses the site’s random natural character whilst achieving local design objectives.</p>	-	Section 4.1 Appendix A2 Appendix B2
32		(d) details of pedestrian movement through the site and to surrounding areas for employees	Appendix B	The plans reviewed achieve the objectives noted in this section	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
33		(e) incorporate the following:		-	-	-	-	-

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
34		(e)(i) a minimum landscaped width of 10m with the 18m setback from Moorebank Avenue		The plans reviewed achieve the objectives noted in this section	Condition not triggered for Stage 2 Status: Closed	-	-	-
35		(e)(i) a minimum landscaped width of 10m with the 18m setback from Moorebank Avenue	Appendix B	The plans reviewed achieve the objectives noted in this section:  Note this setback includes the OSD in the calculation.	Complies  DPIE comment GANSW comments are noted. OSDs are accepted in calculation as they will be vegetated.  Status: Closed	-	-	-
36		(e)(ii) the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;		The plans reviewed achieve the objectives noted in this section:  Note:  The area reviewed is for Warehouse #3 &4 on the Eastern Boundary.	DPIE Comment GANSW comments are noted however the Warehouse #3 layout in the UDLP is not consistent with the development layout plan as per the consent. As such further revision of this area will be required to meet compliance.  Status: Open	Refer to response to comment #10.  As discussed above, the revised site layout plans for Area 2 reflect 'as built' development and are considered to be substantially the same as the conceptual footprints provided in the approval.  The Proponent has considered that there was no need for a modification application in this case, as the revised site plan does not constitute a significant change to the development design, and there is no significant change to the environmental impacts resulting from this development layout plan from the previous layout design.  The revised development layout plans provided with this updated UDLP are consistent with relevant SSD 77628 CoC, including A22 and A23, and meet landscaping requirements in accordance with CoC B140 and B141.	Y	Section 1.5
37		(e)(iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;	Appendix B	The plans reviewed achieve the objectives noted in this section:  Note:  The internal road between warehouse #'s 3&4 indicate several areas drawn as turf that could be planted with additional canopy trees.	DPIE Comment GANSW comment noted. Additional canopy trees to be demonstrated in turfed areas. Aspects associated with compliance of the layout to be addressed.  Status: Open	Locations of underground services limit the plantings of additional canopy trees adjacent to the internal road between Warehouses 3 and 4.  A mixture of planting densities and spacings, incorporating low understorey planting ranging to upright trees within perimeter buffer and car parking areas will provide visual screening to the warehouse buildings.	N	-
38		(e) (iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;	Appendix B	GANSW to provide comment	DPIE comment Site plans to show total percent of site under landscaping and percentage of landscaped area as soft landscaping	Site plans UDLA-07, W3W4-GNK-LN-DWG-2201 and WHP5-GNK-LN-1201 provide areas and percentages for soft and hard landscaping, and total landscaping within each Area.	Y	Appendix A2 Appendix B2 Appendix H1

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
					Status: Open	Total area of site under landscaping and percentage of site coverage is provided in Appendix H1 (SSS@-RCG-AR-SKC-159).  Further details regarding MPE precinct landscaping coverage has been provided in the Consolidated UDLP documentation.		
39		(e)(v) minimum rate of 1 canopy tree per 30m2 of landscaped area	Appendix B	The plans reviewed achieve the objectives noted in this section:	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
40		(e)(vi) a 2.5m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade	Appendix B	The plans reviewed achieve the objectives noted in this section:	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
41		(e)(vii) perimeter and on site detention and biofiltration/ bioretention basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire.	Appendix B	The documents reviewed achieve the objectives noted in this section:	Complies  DPIE comment GANSW comments are noted. Status: Closed	-	-	-
42		(f) include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities and deep soil areas containing soil (not spoil);	Appendix B	<p>The use of endemic plant species is not clear on the applicants planting schedules (reference drawing # W3W4-GNK-DWG-2101 as species are noted as native and note endemic CPW species as requested by Council.</p> <p>The “Random “natural character of the existing landscape setting needs to be further expressed in areas within the site (for example the OSD’s) currently this objective is not apparent in the set of plans</p> <p>It is industry standard that buffer landscapes at DA stage reflect in the schedules the minimum densities &amp; spacing of vegetation: below is a suggested industry standard:</p> <ul style="list-style-type: none"> <li>1 canopy tree every 10M2 planted in groups of 2-3</li> </ul>	<p>DPIE Comment GANSW comments are noted. For all planting types please include in the planting schedule species numbers / total plant numbers. Also mark on the drawings the total plantings in each bed so it can be easily understood by all stakeholders.</p> <p>Demonstrate in plant numbers that the percentage of locally endemic plantings demonstrate consistency with adjacent plant type communities to meet the locally relevant design objective.</p> <p>Please demonstrate how a random natural character can also be used to achieve local design objectives. As noted by GANSW clumped plantings may be used to achieve this.</p> <p>Despite GANSW comments in relation to canopy trees condition 140 E(v) prevails, requiring 1 canopy tree per 30m2. Current design demonstrate compliance with this requirement.</p>	<p>Refer to response to Comment #31</p> <p>UDLA-10 (Appendix A2), and W3W4-GNK-LN-DWG-2601 and WHP5-GNK-LN-DWG-1205 (Appendix B2) have been updated to provide further details in relation to soil, bed preparation, drainage and irrigation. The depth and specifications of each soil horizon are identified on the plans, as well as details of how existing substrate will be prepared to ensure appropriate permeability and success of planting. The plans indicate that the low volume drip irrigation system is to be installed and adequately covered under the 75mm layer of mulch.</p> <p>The LVMSP has been updated to include these details.</p>	Y	<p>Appendix A2</p> <p>Appendix B2</p> <p>LVMSP</p>

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
				<ul style="list-style-type: none"> <li>6 shrubs per 10M2 planted in groups of 5-10</li> <li>6 tufted native grasses / herbs tubes / Hiko M2 in groups of 20-50 plants</li> </ul> <p>The Landscape Detail by Ground Ink Drawing # UDLA-10 dated 09/03/2020 does not meet industry standard in terms of:</p> <ul style="list-style-type: none"> <li>Indicate minimum depths of the two suggested soil horizons, only provides a maximum depth of 600mm.</li> <li>Indicate at what depth the drip WSUD irrigation should be located</li> <li>As drawn an agricultural pipe would do little to drain the soil horizon “c” and is unclear if this system is for all trees on the site.</li> <li>Industry standard would recommend that for large landscape areas that the “c” horizon and then be mechanically ripped / chisel ploughed into the subgrade to a depth of min 250mm depth to incorporate the ameliorants ameliorated (TBD as recommended by a suitably qualified soil scientist). Remove all visible stone &gt; 50mm during this process.</li> </ul>	<p>Please note the GANSW comments in relation to soil, bed preparation, drainage and irrigation.</p> <p>Please provide details of the depth and specifications of each soil horizon to be installed including details of how existing substrate will be prepared to ensure appropriate permeability and success of planting.</p> <p>Please provide further details of the depth of irrigation lines in the plant bed.</p> <p>These comments may best be included in the updated LVMP.</p> <p>Status: Open</p>			
43		(g) a description of the retaining walls, including the graphics such as sections, perspective views and material details;	Appendix B	N/A	<p>Complies.</p> <p><b>DPIE Comment</b> Area 2 does not require retaining walls based on flat topography.</p> <p>Status: closed</p>	-	-	-



Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
44		(h) details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;	Section 4.7	TBD	<p><b>DPIE Comment</b> Please show elevation detail of fencing used to screen waste areas as an insert on the plan.</p> <p>Status: Open</p>	Elevation details of indicative fencing used to screen warehousing waste storage areas are provided as Figure 4.1 within Section 4.1, and shown on W3W4-GNK-LN-DWG-2305 (Appendix B2).	Y	Section 4.7 Appendix B2
45		(i) graffiti management commitments and provisions;	Section 5	N/A	<p>Complies.</p> <p><b>DPIE Comment</b> Section 5 of the UDLP includes reasonable measures to manage graffiti.</p> <p>Status: Closed</p>	-	-	-
46		(k) details of where and how recommendations from the UDLP and sub plans have been incorporated into the following:	-	-	-	-	-	-
47		(k)(i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;	Appendix H2	N/A	<p><b>DPIE Comment</b> The final development layout plan has been updated and approved as part of modification 2. As such the current UWSD and UDLP plans should reflect consistency with this. The current UDLP drawing show inconsistencies with this.</p> <p>Status: Open</p>	Refer to response to Comment #10 and #11.  WSUD plans for Areas 1 and 2 have been updated and are provided in Appendix H2.	Y	Section 1.5 (A22 and A23) Appendix H2
48		(k)(ii) updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls	Appendix H1	N/A	<p>Complies.</p> <p><b>DPIE Comment</b> Architectural features have been communicated in the visual impact assessment. It is understood that minimisation of blank wall has been assessed under A24.</p> <p>Status: Closed</p>	-	-	-
49		(k)(iii) updated OEMP required by condition C3	Section 1.5 Table 2 and section 5.	N/A	<p>The UDLP details OEMP is yet to be developed.</p> <p><b>DPIE Comment</b> Operational state environmental obligations from this plan are required to be incorporated into the OEMP.</p> <p>Status: Open</p>	<p>Updates to the OEMP will be required, and will include (but may not be limited to) the following:</p> <ul style="list-style-type: none"> <li>• Inclusion of the procedure for reporting and removal of graffiti</li> <li>• Management of pavement, landscaping, lighting and stormwater infrastructure</li> <li>• Updates to the landscaping, lighting and building design opportunities to mitigate visual impacts to sensitive receivers</li> <li>• Clarification of tenant and occupation activities to be undertaken within the freight village</li> <li>• Monitoring of light spill impacts, and updates to implementation of permanent lighting.</li> </ul>		Section 1.5

Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
50		(l) details of how the principles of Ecologically Sustainable Development listed at condition B142, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40	Section 6 table 11	N/A	Complies  <b>DPIE Comment</b> The UDLP identifies underground rainwater tank to capture runoff and solar panels on the roof top of the warehouses in area 2.  Status: Closed	-	-	-
51		(m) details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;	Section 6.2.2 Table 11	N/A	<b>DPIE Comment</b> The UDLP indicates that the Heritage Interpretation Plan is still under development. Please include details of how heritage will be incorporated as part of this plan.  Status: Open	The site will not be a public venue, and therefore audiences to view onsite heritage interpretation items and elements are largely confined to employees and site visitors including Aboriginal groups, local community and/or history groups, military history enthusiasts, and/or school students. To be accessible to the widest possible audience, heritage interpretive measures should be located in the Freight Village, which will be used by staff daily and be a focal point for onsite visitors (refer to the approved Heritage Interpretation Plan; Artefact, 2019) on the SIMTA website <a href="https://simta.com.au/wordpress/wp-content/uploads/2019/12/Moorebank-Intermodal-Terminal_Heritage-Interpretation-Plan_27062019_final_redacted.pdf">https://simta.com.au/wordpress/wp-content/uploads/2019/12/Moorebank-Intermodal-Terminal_Heritage-Interpretation-Plan_27062019_final_redacted.pdf</a> .  The Heritage Interpretation Plan recommends that 'Final modifications to the on-site interpretive elements be included within the Urban Design Landscaping Plan and at the detailed design stage of the Freight Village'. Accordingly, the heritage interpretive measures are discussed in Section 6.2.3 and further details regarding heritage interpretive measures within the Freight Village will be detailed during progressive design planning for Area 4.	Y	Section 6.2.3
52		(n) details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final Development Layout, Stormwater Management Plan and Architectural Details;	Section 6.2.2 Table 11	N/A	Complies.  <b>DPIE Comment</b> Urban heat island mitigation measures are included in the plan.  Status: Closed	-	-	-
53		(o) details of where and how recommendations from the Flora and Fauna Management Plan for	Section 1.5 Table 2	N/A	Complies.  <b>DPIE Comment</b>	-	-	-



Comment No.	Condition	Requirement	Document reference	Paterson Design Studio/GANSW comments	DPIE comments	Project team Response (11/08/2020)	Amendment Made? (Y/N)	Page/Section
		adjoining offset area (condition B108) have been incorporated into the UDLP			<b>Bushfire mitigation measures have been included in the plan.</b>  Status: Closed			
54		(p) details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP	Table 11.	N/A	Complies.  <b>DPIE Comment</b> <b>Bushfire mitigation measures have been included in the plan.</b>  Status: Closed	-	-	-
55		(q) details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the UDLP; and	CPAFSP EOMBASP SSP	The plans reviewed achieve the objectives noted in this section:	Complies  <b>DPIE comment</b> <b>This aspect has been met</b>  Status: Closed	-	-	-
56		(r) evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP <i>Note.</i>	Appendix B	N/A	Complies  <b>DPIE comment</b> <b>This aspect is discussed in further detail above. Refer DPIE comment A19 C (ii).</b>  Status: Closed	-	-	-
57		the UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.	Section 1.3, 1.4 and 1.5 Table 2	N/A	Complies  <b>DPIE comment</b> <b>GANSW comments are noted.</b> Status: Closed	-	-	-
58		<i>Note. The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.</i>			Noted	-	-	-
59	B141	The Urban Design and Landscape Plan must include the following sub-plans: (a) Landscape Vegetation Management Sub Plan (b) Lighting Sub Plan (c) Cycling and Pedestrian Access and Facilities Sub Plan (d) Employee Outdoor Meal Break Area Sub Plan	See submission		See comments above regarding cycling, pedestrian access, employee facilities. Please note that signage plan is subject to a modification. DPE is currently reviewing the Sub-plans.	UDLP subplans for Area 2, including the CPFASP, have been revised in response to DPIE and GANSW comments and have been resubmitted for review and approval.	Y	Along with the UDLP report, the UDLP subplans for Area 2 have been resubmitted for review and approval

Mr Michael Yiend  
Development Director  
Qube Property Management Services  
Level 25, 45 Clarence Street  
SYDNEY, NSW, 2000  
BY EMAIL ONLY: Steve Ryan ([sryan@tacticalgroup.com.au](mailto:sryan@tacticalgroup.com.au))

05/06/2020

Dear Mr Yiend,

### **Approval of Urban Design and Landscape Plan – Moorebank Logistics Park East (SSD 7628)**

I refer to your correspondence requesting the Planning Secretary's approval for the staged Urban Design and Landscape Plan (UDLP) for Area 1 only under condition B140 of SSD 7628. This plan has been staged with the approval of the Planning Secretary in accordance with the requirements of conditions A14 and A15.

The UDLP for Area 1 has been carefully reviewed and I note that the plan:

- has been reviewed by SIMTA and no issues have been raised
- has been prepared in consultation with Liverpool City Council
- has been reviewed by the Government Architect of NSW.

As nominee of the Planning Secretary, I approve the UDLP for Area 1 (Revision 8, dated 11 March 2020) only pursuant to condition B140, excluding condition B140 (e)(vi).

I also approve the amended development layout plan (Reference: SSS2-RCG-AR-SKC-161A), including the amended layout of OSD 9 pursuant to condition A22 of SSD 7628.

I note that the landscaping for the as-constructed car park within Area 1 does not satisfy the requirements of condition B140(e)(iv) and has therefore not been approved. This matter has been referred to the Department's Compliance team for review.

I note that Area 1 does not achieve all the minimum landscaping requirements of condition B140. However, I note your commitment that future stages will achieve the minimum landscaping requirements of condition B140 for the MPE Stage 2 overall. You are also reminded that in my letter dated 24 April 2020, I approved the changes to the UDLP for MPE Stage 1 subject to you providing additional compensatory landscaping on MPE Stage 2. You must detail how this will be achieved in future stages of the MPE Stage 2 UDLP.

You are reminded that If there is any inconsistency between the approved documents and the conditions of consent, then the requirements of the conditions of consent will prevail.

If you require any further information please contact Jake Shackleton, Team Leader Infrastructure Management at [jake.shackleton@planning.nsw.gov.au](mailto:jake.shackleton@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to read 'Evdthar', with a long horizontal line extending to the right.

Erica van den Honert  
Director, Infrastructure Management  
Infrastructure Management

As nominee of the Planning Secretary

**From:** [Carolyn Stanley](#)  
**To:** [Kweku Aikins](#)  
**Cc:** [Richard Johnson](#); [Luke Oste](#)  
**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you  
**Date:** Friday, 16 October 2020 3:58:00 PM  
**Attachments:** [image003.png](#)  
[image008.png](#)  
[image010.png](#)  
[LCC UDLP Response Areas 3-6 - ASP.docx](#)

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Good afternoon Kweku and Luke,

Thank you again for providing Liverpool Council comments regarding the MPE Stage 2 Consolidated UDLP. Please find attached our response to Council's comments.

Please don't hesitate to contact me if you have any further questions.

Kind regards,

Carolyn Stanley  
Associate  
**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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25 Solent Circuit  
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**From:** Carolyn Stanley  
**Sent:** Monday, 28 September 2020 4:02 PM  
**To:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>  
**Cc:** Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>; Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>  
**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Good afternoon Kweku,

Thank you very much for getting back to me with Council's review of the Consolidated UDLP. I will review Council's comments, and provide a response to Council's concerns.

Kind regards,

Carolyn Stanley  
Associate  
**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
<b>Primary Condition</b>						
B140	Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared.	This plan	This UDLP has been prepared to satisfy this condition prior to commencement of permanent built surface works and/or landscaping.	Noted	-	
	The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s).	Title page Section 1.6 Appendix 0F	<p>This UDLP has been contributed to by architects and landscape architects, and prepared by those with environmental science and management qualifications, as identified on the title page of this UDLP.</p> <p>Liverpool City Council (LCC) were consulted during the development of this UDLP. A summary of consultation undertaken is included in Section 1.6 and evidence of LCC consultation is in Appendix 0F.</p>	Satisfactory	Noted	
	The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect.	Section 1.6	<p>This UDLP has been submitted for approval by the Secretary, in consultation with the GANSW as identified in Section 1.6.</p> <p>Subsequent revisions to this UDLP, should they be required, will be submitted to DPIE for approval in consultation with the GANSW.</p>	Noted	-	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
	The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:	This UDLP	This UDLP has been prepared to present the integrated urban and landscape design for the Project. The overarching design principles and standards for the Project are presented within this UDLP.	Noted	-	
(a)	<p>identification of design objectives, principles and standards based on -</p> <p>(i) local environmental values,</p> <p>(ii) urban design context,</p> <p>(iii) sustainable design and maintenance,</p> <p>(iv) community, visitor and worker safety, amenity and privacy, including 'safer by design' principles where relevant,</p> <p>(v) relevant design standards and guidelines,</p> <p>(vi) addressing the visual amenity and values of adjoining receivers,</p> <p>(vii) minimising and addressing the footprint of the project (including at operational facilities), and</p> <p>(viii) the urban design principles outlined in the documents referred to in condition A2;</p>	Section 2.1 to Section 2.9	<p>Section 2.1 to 2.8 describes each of the categories of CoC B140(a)(i) to (viii), which provide the basis for the design objectives, as outlined in Section 2.9. Section 2.1 to Section 2.7 presents information to identify the design objectives, principles and standards set forth in Section 2.9.</p> <p>Section 2.8 provides other urban design principles and visions. No other urban design principles were outlined for CoC B140 (a)(viii).</p>	Satisfactory	Noted	
(b)	landscaping and building design opportunities to mitigate the visual	Section <b>Error! Reference</b>	Section <b>Error! Reference source not found.</b> and Section 4 outline landscaping	Satisfactory, given that the Visual	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
	impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula;	<b>source not found.</b> Section 4 Appendix 1 Appendix 2 Appendix 0E	<p>and building design opportunities to mitigate the visual impacts of buildings and infrastructure from the surrounding areas including Moorebank Avenue, Wattle Grove and Casula.</p> <p>Appendix 1 provides views of Moorebank Avenue with the appropriate setbacks and landscaping to mitigate the visual impacts of Warehouse 1 from Moorebank Avenue.</p> <p>Appendix 2 (W3W4-GNK-LN-DWG-2401) provides the landscape drawings showing the visual perspective of Area 2 as viewed from the east. Landscaping mitigates the visual impact of Warehouses 3 and 4. Warehouse 5 is internally located with views to the warehouse obscured by MPE Stage 1 and Warehouses 3 and 4.</p> <p>Visual perspectives provided in landscape drawings for Areas 1 and 2 are representative of views to site buildings and infrastructure, when viewed from surrounding areas, for the wider MPE Site. Typical visual perspectives of the warehouses and views are provided in Appendix 0C.</p> <p>Appendix 0E provides the Visual Impact Assessment from the surrounding areas from Wattle Grove and Casula.</p>	Impact Assessment has been endorsed by the IPC and DPIE.		
(c)	details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Details of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, topsoil and	<p><b>Section Error! Reference source not found.</b></p> <p>Section 4.1 Appendix 0A</p>	<p><b>Section Error! Reference source not found.</b> details the location of existing vegetation at the Project.</p> <p>Section 4.1 provides details on proposed landscaping and the appropriateness of plant species to the area and the habitat it will provide. Where feasible and reasonable, topsoil and vegetation removed will be considered for re-use for landscaping requirements wherever possible.</p>	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
	vegetation to be removed must be reused;		Appendix 0A provides typical details of the plant species and palettes that will be planted across MPE.			
(d)	details of pedestrian movement through the site and to surrounding areas for employees;	Section <b>Error! Reference source not found.</b> <i>Cycling and Pedestrian Access and Facilities Sub Plan</i> (CPAFSP) Appendix 0A	Section <b>Error! Reference source not found.</b> and the <i>Cycling and Pedestrian Access and Facilities Sub Plan</i> (CPAFSP) provide details on pedestrian movement throughout the Project Site and to surrounding areas.  Appendix 0A (Masterplan) shows the site development layout plan, which includes the designed shared pathways.	Satisfactory	Noted	
(e)	incorporate the following:					
	(i) a minimum landscaped width of 10m within the 18 m setback from Moorebank Avenue;	Section 4.2.1 Appendix 1 Appendix 6	A minimum landscaped width of 10 m has been implemented within the 18 m setback from Moorebank Avenue, as outlined in Section 4.2 and shown in Appendix 1 (UDLA-02).  Areas 2 to 5 are not adjacent to Moorebank Avenue.  As shown in Appendix 6 (Masterplan 1), landscaping in Area 6 has been designed based on the minimum width of 10 m from Moorebank Avenue.	Satisfactory	Noted	
	(ii) the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the	Section <b>Error! Reference source not found.</b>	Areas 1, 4 and 6 are not adjacent to the Project's eastern boundary.  Area 2, Area 3 and Area 5 lie adjacent to the eastern boundary. Appendix 2, Appendix 3 and Appendix 5 (Sheet 1)	Satisfactory	Noted	



CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
	eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;		outline the setbacks, which all exceed 5 m. Setbacks are further described in Section <b>Error! Reference source not found..</b>			
	(iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;	Section <b>Error! Reference source not found.</b> Appendices 1 to 6	Section <b>Error! Reference source not found.</b> provides details on the landscaping in car park areas. Appendix 1 outlines the canopy trees and shrubbery to be planted along Moorebank Avenue, and provides a cross section of the warehouses in relation to the vegetation screening.  Consistent with plans provided for Area 1, shadow diagrams and landscaping details are provided in Appendix 1 - 6 (for each area) to demonstrate compliance with CoC visual screening requirements.	Satisfactory	Noted	
	(iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;	Section 4.1 Appendix 0A	Appendix 0A demonstrates the landscape percentage for MPE Stage 2 as a whole exceeds this requirement. 16.98% of the total MPE Stage 2 Site is landscaped, 14.2% of which is soft landscaping (refer to sheets SSS2-RCG-AR-SKC-159 and MPE2-GNK-LN-DWG-2001).	Satisfactory	Noted	
	(v) minimum rate of 1 canopy tree per 30 m <sup>2</sup> of landscaped area;	Section 4.1 Appendices 1 to 6 Appendix 0A Appendix 0C	As discussed in Section 4.1 there will be one canopy tree per every 30 m <sup>2</sup> of landscaped area averaged across the site, using a mix of local provenance canopy trees, refer to Appendix 0A, MPE2-GNK-LN-DWG-2000.  Appendix 1 - 6 provides a landscape sections demonstrating planting densities and layout.	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
			Landscape typical details are provided in Appendix 0C			
	(vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;	Section 4.5 Appendices 1 to 6	<p>Section 4.5 and Appendix 1 (UDLA-02) provide an approved alternative that includes a 2,500 m<sup>2</sup> landscaped strip to the immediate north of the car park area that incorporates low shrubs and canopy trees to provide an equivalent or greater shade benefit, without compromising required car park provisions.</p> <p>The landscaping design provided in Areas 2 to 5 (Appendices 2 to 5) adopts the required car space landscape bays requirement of a 2.5 m wide landscaped bay every 6 to 8 car spaces.</p> <p>Area 6 comprises Moorebank Avenue and so carparking spaces are not provided.</p>	Satisfactory	Noted	
	(vii) perimeter site screening using advanced shrubs and canopy trees;	<p>Section <b>Error! Reference source not found.</b></p> <p>Section 4.1</p> <p>Appendix 0A</p> <p>Appendices 1 to 6</p>	<p>Section 3.1, Section 4.1 and the associated appendices demonstrate that perimeter screening across the MPE Stage 2 Site will use shrubs and canopy trees.</p> <p>Select areas across the site boundaries will be utilised for advanced shrubs and canopy trees, similar to that which will be adopted along the north, east and west boundaries of Area 1. A combination of strategies will be used, including hydro-seed and installation of larger pot sizes to provide screening to</p>	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
			<p>warehouses from the surrounding areas.</p> <p>In Area 2, Area 3 and Area 5, the perimeter boundary of Warehouse 2, Warehouse 3, Warehouse 4, Warehouse 6 and Warehouse 7 includes a setback from the perimeter road with shrubs and canopy trees providing visual screening. Refer to Section 4.1 and Appendix 0A for further details.</p> <p>Setbacks from internal roads and Moorebank Avenue shall be landscaped to screen Area 4 (Appendix 4 and Appendix 0A)</p> <p>Warehouse 5 and Warehouse 8 are centrally located within the site. As such, this condition is not applicable.</p> <p>Area 6 encompasses Moorebank Avenue, which shall include landscape screening on both sides.</p>			
	(viii) perimeter and on-site detention and biofiltration / bio-retention basin fences higher than 1.2 m must be transparent and dark in colour but not constructed of chain wire.	<p>Section <b>Error! Reference source not found.</b></p> <p>Section 4.7</p> <p>Appendix 0C</p> <p>Appendix 1</p>	<p>Section <b>Error! Reference source not found.</b> and Section 4.7 indicates that perimeter and fences, including for OSD 9 (Area 1) which are higher than 1.2 m will be transparent and dark in colour but will not be constructed of chain wire.</p> <p>No fencing is required for the underground tanks located at Warehouse 3 and 5. OSD 1, OSD 2 and OSD 10 have been designed to incorporate batters of 1V:4H, and so fences are not required for these OSDs.</p>	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
			<p>Palisade style fencing will be constructed along the perimeter boundaries of Warehouse 1, 2, 3, 4, 6 and 7.</p> <p>Typical fencing details are provided in Appendix 0C.</p>			
(f)	include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);	<p>Section 4.1</p> <p>Appendix 0C</p>	<p>Section 4.1 provides details of soil specification, depth and irrigation systems and deep soil areas.</p> <p>Appendix 0C details the typical planting schedule for the site including expected mature height, pot sizes and plant densities, and outlines the different soil horizons and specifications for planting.</p>	Satisfactory	Noted	
(g)	a description of the retaining walls, including the graphics such as sections, perspective views and material details;	<p>Section <b>Error! Reference source not found.</b></p> <p>Appendix 1</p>	<p>Section <b>Error! Reference source not found.</b> provides the description of retaining walls at the Project.</p> <p>Appendix 1 (UDLA-04) provides cross sectional and perspective views of the retaining wall for OSD 9.</p> <p>No retaining walls are required in Areas 2 to 6.</p>	Satisfactory	Noted	
(h)	details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;	<p>Section <b>Error! Reference source not found.</b></p> <p>Appendix 0C</p> <p>Appendices 1 to 6</p>	<p>Section <b>Error! Reference source not found.</b> provides details on fencing that will be used to screen waste bin and other outside storage areas.</p> <p>Waste bin screening details for each warehouse are provided on the plans for each Area (Appendix 1 – 6).</p> <p>Typical waste screening/fencing details are provided in Appendix 0C.</p>	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
(i)	graffiti management commitments and provisions;	Section <b>Error! Reference source not found.</b>	Section <b>Error! Reference source not found.</b> provides details on provisions and commitments that will be undertaken to manage graffiti.	<p>Unsatisfactory. Fulfilment of this CoC relies on assumptions that the Site Supervisor will tend to graffiti removal in a timely manner. However, there is nothing to ensure that the Site Supervisor will remove graffiti within 48 hours.</p> <p>Although it is stated that further details will be provided in the OEMP, there is little mention of specific procedures for graffiti removal in the document.</p>	<p>Management mitigation measures within the MPE Precinct OEMP will be updated to provide further details regarding graffiti management commitments and provisions. Graffiti management and mitigation measures within the OEMP will incorporate 24 hour site security, site monitoring, and procedures for the reporting and removal of graffiti. The updated MPE OEMP (as approved) will be uploaded to the SIMTA website, <a href="http://www.simta.com.au">www.simta.com.au</a>.</p>	Update to the MPE OEMP to be undertaken, to include graffiti management and mitigation measures.
(j)	the sub plans identified in condition B141;	LVMSP LSP CPAFSP EOMBASP SSP	<p>The following documents have been completed and provided to the DPIE:</p> <p><i>Landscape Vegetation Management Sub Plan</i> (LVMSP)</p> <p><i>Lighting Sub Plan</i> (LSP)</p> <p><i>Cycling and Pedestrian Access and Facilities Sub Plan</i> (CPAFSP)</p> <p><i>Employee Outdoor Meal Break Area Sub Plan</i> (EOMBASP)</p>	Noted	-	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
			<i>Signage Sub Plan (SSP)</i>			
(k)	details of where and how recommendation from the UDLP and sub plans have been incorporated into the:	Section 2.9 (Table 7) Section 6	Table 9 in Section 2.9 lists where urban design objectives have been referenced to an appropriate figure/drawing in this UDLP.  Section 6 outlines where and how the recommendations from the UDLP have been incorporated into various plans.	Satisfactory	Noted	
	(i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;	Section <b>Error! Reference source not found.</b> Appendix 0A Appendix 0B	Details of how recommendations from this UDLP have been incorporated into the final Development Layout Plans and WSUD Plans are described in Section <b>Error! Reference source not found.</b>  Development Layout Plans and WSUD Plans have been included in Appendix 0A and 0B, respectively.	Satisfactory	Noted	
	(ii) updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls	Section <b>Error! Reference source not found.</b> Appendix 0A Appendix 0C Appendices 1 to 5	Details of how recommendations from this UDLP have been incorporated into the Architectural Plans are described in Section <b>Error! Reference source not found.</b>  Updated Architectural Plans have been included in Appendix 0A, and for each of the Areas 1 to 5 (Area 6 does not include any warehouses). Typical elevations, minimisation of large expansions of blank walls and building facades are provided in Appendix 0C.	Satisfactory	Noted	
	(iii) updated OEMP required by condition C3;	Section <b>Error! Reference</b>	The Operational Environmental Management Plan (OEMP) will be prepared prior to the commencement	Noted	-	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
		<b>source not found.</b>	of operation and would consider the UDLP.			
(l)	details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40	Section <b>Error! Reference source not found.</b>	Details of how the principles of ecologically sustainable development (ESD) have been incorporated into the UDLP are described in Section <b>Error! Reference source not found..</b>	Satisfactory	Noted	
(m)	details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;	Section <b>Error! Reference source not found.</b>	Details of the integration between the UDLP and the <i>Heritage Interpretation Plan</i> are described in Section <b>Error! Reference source not found..</b>	Satisfactory	Noted	
(n)	details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final Development Layout, Stormwater Management Plan and Architectural Details;	Section <b>Error! Reference source not found.</b>	Details of how the <i>Urban Heat Island Mitigation Strategy</i> (UHIMS) has been incorporated into the UDLP is identified in Section <b>Error! Reference source not found..</b>	Satisfactory	Noted	
(o)	details of where and how recommendations from the Flora and Fauna Management Plan for adjoining offset area (condition B108) have been incorporated into the UDLP,	Section <b>Error! Reference source not found.</b>	Details of the integration between the <i>Construction Flora and Fauna Management Plan</i> (CFFMP) and the UDLP are described in Section <b>Error! Reference source not found..</b>	Satisfactory	Noted	
(p)	details of where and how recommendations from the Bushfire Management Plan	Section <b>Error! Reference</b>	Details of the recommendations from the <i>Bushfire Management Plan</i> (which was included within the <i>Operational</i>	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
	(condition B144) have been incorporated into the UDLP,	<b>source not found.</b>	<i>Emergency Response Plan</i> ) and their incorporation within the UDLP are described in Section <b>Error!</b> <b>Reference source not found..</b>			
(q)	details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the UDLP; and	Section 4-4 Section 4.6 CPAFSP EOMBASP Appendix 0C	Section 4.4 describes the details of the bicycle facilities and pedestrian paths. For further details on the bicycle parking and pedestrian paths refer to the CPAFSP.  Section 4.6 outlines the urban design and landscape aspects to be included for the outdoor meal break area. For further details on the outdoor eating areas refer to the EOMBASP. Typical employee outdoor meal break area plans and figures are provided in Appendix 0C.	Satisfactory	Noted	
(r)	evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP.	Section 1.6 Appendix 0F	A summary of consultation undertaken with LCC and GANSW is included in Section 1.6.  Evidence of consultation with LCC is included in Appendix 0F.	Noted	-	
	The UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.	Section 1.3	Unless otherwise agreed by the Secretary, this UDLP will be implemented prior to occupation of the warehouses as outlined in Section 1.3.	Noted	-	
<i>Note:</i>	The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.	Section 1.4	Section 1.4 identifies the staging of this UDLP.	Noted	-	



CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
<b>Secondary Condition</b>						
A13	<p>Freight village tenants and occupations are restricted to those activities that provide:</p> <p>(a) ancillary support for the development, its tenants, worker population and visitors;</p> <p>(b) a nexus with activities undertaken in relation to the warehouse, logistics functions of the IMP development and/or</p> <p>(c) provide aligned services to the intermodal functions.</p> <p>Prior to the occupancy of any freight village tenancy, and every subsequent occupation of these tenancies, details of the tenant and occupation activity is to be submitted to the Secretary demonstrating that the proposed activity complies with this condition.</p>	Section 1.4.1	Freight Village tenancy will be consistent with CoC A13, where its tenants and occupation activities will service/support the Development and the functions of the warehouses, logistics and/or the IMT.	Satisfactory, subject to Secretary's concurrence	Noted	
A14	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	Section 1.3	The Secretary's approval for staging of this plan has been previously obtained from DPIE.	Noted	-	
A15	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to	Section 1.4	This UDLP will be completed in stages as described in Section 1.4. This UDLP defines the objectives and principals to be applied to the urban design and landscaping features for each Area.	Noted	-	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
	which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program		As outlined in Section 1.4.3, this UDLP will be submitted to DPIE one month prior to permanent built surface works and/or landscaping of the development stage.			
A22	Prior to construction, the Applicant must prepare amended Development Layout Plans and Design Plans to the satisfaction of the Secretary which achieve the improvements and revisions referred to in conditions B140 and B141, including integration of Water Sensitive Urban Design (WSUD) and landscape design.	Section <b>Error! Reference source not found.</b> Appendix 0A	Details of how recommendations from this UDLP have been incorporated into the amended Development Layout Plans and Design Plans are described in Section <b>Error! Reference source not found..</b>  Site-wide Development Layout Plans and Design Plans are attached in Appendix 0A for approval. WSUD plans are provided in Appendix 0B.	Satisfactory	Noted	
A23	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that:  (c) on site detention basins are visually unobtrusive,  (d) that the design of the basins, and, associated setbacks and fencing, ensures public safety;	Section 3.2.3 Section 5  Section <b>Error! Reference source not found.</b> Appendix 0B  Stormwater Management Plan (SMP)	Section 3.2.3 provides an outline of how visual impacts of OSD basins will be managed.  Section <b>Error! Reference source not found.</b> provides details on the setbacks and fencing that have been incorporated into the design of OSDs to ensure public safety.  Details of how the recommendations from this plan have been incorporated into the WSUD plans are described in Section <b>Error! Reference source not found..</b>  The most recent version of the WSUD plans will be implemented; these were provided as part of the SMP – W1P and SMP – Balance of site	Satisfactory	Noted	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
			submission and are included in Appendix 0B.			
A24	Prior to commencement of permanent built surface works and/or landscaping, the Applicant must prepare amended architectural plans that reflect updated plans required under the conditions.	Section <b>Error! Reference source not found.</b> Appendix 0A	Details of how recommendations from this UDLP have been incorporated into the amended Architectural Plans are described in Section <b>Error! Reference source not found.</b>  The site-wide Architectural Plans are attached in Appendix 0A for approval.	Satisfactory	Noted	
B1	The Applicant must:					
	(a) prepare each plan, program and other documents in consultation with the specified stakeholders;	Section 1.6	This UDLP has been prepared in consultation with LCC and GANSW as identified in Section 1.6.	Noted	-	
	(b) not commence each phase of the project until the plans, programs and other documents required under this consent are approved by or, where not required to be approved, submitted to the Secretary specified within the timeframes; and	Section 1.4	Section 1.4 identifies that the UDLP will be staged.	Noted	-	
	(c) implement the most recent version of the required plans and programs approved by the Secretary for the duration of the development	Section 1.4	Section <b>Error! Reference source not found.</b> also confirms that this UDLP will be implemented prior to occupation of warehouses and the Freight Village unless otherwise agreed by the Secretary, and that the most recent version of the UDLP will be implemented.	Noted	-	

CoC	Requirement	Document Reference	How Addressed	LCC Comments	Aspect Response	Additional Documentation Required
B40	(b)(iii) ensure on site detention basins are visually unobtrusive and ensure public safety	Section 2.8 Section 3.2.3 Section <b>Error! Reference source not found.</b>	The design principles are outlined in Section 2.8 and includes principles for the Project to consider, including visual amenity to ensure continuity between the Project and surrounding areas.  Section 3.2.3 provides details applicable to OSD basins.  Section <b>Error! Reference source not found.</b> provides details of signage to ensure public safety around OSD basins.	Satisfactory	Noted	
B141	The Urban Design and Landscape Plan must include the following Sub Plans:	See below				
	(a) a <b>Landscape Vegetation Management Sub Plan ....</b>	LVMSP	The LVMSP addresses the requirements of this condition.	Satisfactory	Noted	
	(b) a <b>Lighting Sub Plan ....</b>	LSP	The LSP addresses the requirements of this condition.	Satisfactory	Noted	
	(c) <b>The Lighting Sub Plan ....</b>			Satisfactory	Noted	
	(d) <b>Cycling and Pedestrian Access and Facilities Sub Plan ....</b>	CPAFSP	The CPAFSP addresses the requirements of this condition	Satisfactory	Noted	
	(e) <b>Employee Outdoor Meal Break Area Sub Plan ...</b>	EOMBASP	The EOMBASP addresses the requirements of this condition	Satisfactory	Noted	
	(f) <b>Signage Sub Plan ....</b>	SSP	The SSP addresses the requirements of this condition.	Satisfactory	Noted	

Although plans are relatively ‘satisfactory’ for the purposes of fulfilling conditions of consent, the following statement from pg. 3 of the UDLP raises concerns:

*At the time of preparation of this consolidated UDLP (for the entire MPE Site), detailed design and tenanting details for Area 3, Area 4 (the Freight Village) and Area 5 are unknown. Plans provided for these areas are therefore 'typical' and representative only and would be confirmed during the progressive development of each respective area.*

It appears that the consolidated UDLP relies upon typical or concept plans that have yet to be realised. It is understood the concept plans have been procured at the behest of the DPIE, however it raises questions about the validity of the plans contained within – particularly, whether or not final plans will be provided to Council as part of a future revised consolidated UDLP.

Response to above comment:

As certainty of tenancy and design progresses, updates to achieve the same outcomes as per the CoC will be provided to the Department. Revisions to plans and the UDLP report will be consistent with the intent of the UDLP and relevant CoC, including CoC C8, C9 and C10.



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**From:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>  
**Sent:** Monday, 28 September 2020 1:31 PM  
**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>  
**Cc:** Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>; Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>  
**Subject:** Re: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Good afternoon Carolyn,

I hope this email finds you well.

Please find attached Council's review of the UDLP for Areas 3 to 6.

I note that there was significant delays in getting back to you as we were required to review MPW 3 and carry out other duties in accordance with organisational requirements.

In the end, our concerns revolve around the uncertainty of graffiti removal and the 'typical'/conceptual nature of the submitted plans.

Please contact Luke or myself if you have any questions.

Kind regards,

**Kweku Aikins**  
Strategic Planner



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**From:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>  
**Date:** Friday, 11 September 2020 at 11:32 am  
**To:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>  
**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>, Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>  
**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Good morning Luke,

Thank you for the update. Please don't hesitate to contact me should you wish to discuss the Consolidated UDLP.

Kind regards,

Carolyn Stanley  
Associate  
**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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**From:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>

**Sent:** Friday, 11 September 2020 11:14 AM

**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>

**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>; Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>

**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Hi Carolyn,

We are working on the RTS for MPW 3 at the moment. I will endeavour to get to the UDLP once we have completed this task. Apologies again for the delay.

Kind regards,

**Luke Oste**

Executive Planner



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**From:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>

**Sent:** Wednesday, 9 September 2020 11:58 AM

**To:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>

**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>; Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>

**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Good morning Luke,

I left a message for you this morning, just following up on the MPE Consolidated UDLP comments. Please let me know if you have any queries.

Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



Suite 117,  
25 Solent Circuit  
Baulkham Hills  
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---

**From:** Carolyn stanley

**Sent:** Thursday, 27 August 2020 11:34 AM

**To:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>

**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>; Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>

**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Hi Luke,

Thanks for your time today. Let me know if you need any clarification regarding the Consolidated UDLP for MPE Stage 2, provided to Council for comment. I will follow up perhaps late next week to see how you are going.

Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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**From:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>

**Sent:** Friday, 7 August 2020 3:03 PM

**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>

**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>; Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>

**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Hi Carolyn,

Sorry for the delay in response. Unfortunately strategic planning has a significant workload, with numerous priority projects and deadlines taking priority.

We have been assessing the UDLP, and will get our comments back to you as soon as we can.

Kind regards,

**Luke Oste**

Executive Planner

02 8711 7886 | | [OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)





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**From:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>

**Sent:** Thursday, 6 August 2020 1:22 PM

**To:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>

**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>; Richard Johnson <[richard@aspectenvironmental.com.au](mailto:richard@aspectenvironmental.com.au)>

**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Good afternoon Luke,

Hope you are well. I am just following up on the Consolidated UDLP for MPE Stage 2, to see how Council is going with the reports. Please let me know if you have any questions, or need any further information.

Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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25 Solent Circuit  
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**From:** Carolyn stanley

**Sent:** Tuesday, 7 July 2020 9:01 AM

**To:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>

**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>

**Subject:** RE: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Good morning Luke,

Thank you for your email, sorry I missed your call yesterday. Yes, that is fine to have a chat. When is a good day/time for you?

Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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25 Solent Circuit  
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---

**From:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>  
**Sent:** Monday, 6 July 2020 5:05 PM  
**To:** Carolyn stanley <[Carolyn@aspectenvironmental.com.au](mailto:Carolyn@aspectenvironmental.com.au)>  
**Cc:** Kweku Aikins <[AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)>  
**Subject:** FW: Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you

Hi Carolyn,

I tried to give you a call but I went through to voicemail. Thanks for sending this through, it would be good to have a bit of a briefing on this new set of documentation to help us go through it. Just a quick chat on the phone is fine.

Kind regards,

**Luke Oste**  
Executive Planner



02 8711 7886 | | [OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)

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**From:** Carolyn Stanley (via Dropbox) <[no-reply@dropbox.com](mailto:no-reply@dropbox.com)>  
**Sent:** Friday, 26 June 2020 3:48 PM  
**To:** Luke Oste <[OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)>  
**Subject:** Carolyn Stanley shared "Final Consolidated UDLP June 2020 - DPIE, LCC Consultation" with you



Hi there,

Carolyn Stanley ([carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)) invited you to edit the folder "**Final Consolidated UDLP June 2020 - DPIE, LCC Consultation**" on Dropbox.

Carolyn said:

*"Good afternoon Luke, Please find attached the Dropbox link to the SSD 7628 Consolidated MPE Stage 2 UDLP and associated subplans comprising Areas 1 to 6, for consultation with Liverpool City Council in accordance with SSD 7628 Condition of Consent B140. For the purposes of functionality, we have included a (large) compiled version of the UDLP document as well as (smaller) separate files for the appendices and subplans. We have also included Word files. Please note that we have concurrently provided these documents to DPIE/GANSW for their review and comment. Please don't hesitate to contact me if you have any questions, or if you have trouble accessing any files. Kind regards, Carolyn Stanley"*

[Go to folder](#)

Enjoy!

The Dropbox team

[Report to Dropbox](#)

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## RE: MPE Stage 2 UDLP - Council Comments

Luke Oste <OsteL@liverpool.nsw.gov.au>

Wed 13/05/2020 4:34 PM

To: Carolyn stanley <Carolyn@aspectenvironmental.com.au>

Cc: Kweku Aikins <AikinsK@liverpool.nsw.gov.au>; David Smith <SmithD@liverpool.nsw.gov.au>

 1 attachments (48 KB)

UDLP MPE Stage 2 (SSD 7628) - Area 2 Compliance - LCC response.docx;

Hi Carolyn,

Please find attached the UDLP comments from Council. We have now assessed all conditions and deem the UDLP to be satisfactory.

We note that Council deems the UDLP as satisfactory in so far as addressing the conditions of consent that have been set by DPIE. Council's input is naturally constrained by this process, given the nature of the consultation process and the relative rigidity of the existing approvals and conditions of consent.

If you should have any questions regarding the assessment of Stage 2 of the UDLP, I am more than happy to discuss.

Kind regards,

**Luke Oste**  
Executive Planner



02 8711 7886 | [OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)

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**From:** [Kweku Aikins](#)

**Sent:** Monday, 11 May 2020 5:05 PM

**To:** [Carolyn stanley](#).

**Cc:** [Luke Oste](#)

**Subject:** Re: MPE Stage 2 UDLP - Council Comments

Hi Carolyn,

Thank you very much!

Thank you,

**Kweku Aikins**  
Strategic Planner  
**Liverpool City Council**

02 8711 7416 | [AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au) | [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au)

Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170

---

**From:** Carolyn stanley <Carolyn@aspectenvironmental.com.au>  
**Date:** Monday, 11 May 2020 at 5:04 pm  
**To:** Kweku Aikins <AikinsK@liverpool.nsw.gov.au>  
**Cc:** Luke Oste <OsteL@liverpool.nsw.gov.au>  
**Subject:** Re: MPE Stage 2 UDLP - Council Comments

Good a. ernoon Kweku,

As requested, please find the Word version of the document provided to Council.

Please don't hesitate to contact me if you have any quesons.

Kind regards,


Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)

Suite 117,

 [signature\\_19090914](#)


71

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 [A picture containing vector graphics Description automatically generated](#)

**From:** Kweku Aikins <AikinsK@liverpool.nsw.gov.au>  
**Sent:** Monday, 11 May 2020 4:46 PM  
**To:** Carolyn stanley <Carolyn@aspectenvironmental.com.au>  
**Cc:** Luke Oste <OsteL@liverpool.nsw.gov.au>  
**Subject:** Re: MPE Stage 2 UDLP - Council Comments

Hi Carolyn,

Thank you for responding to Council's ini al comments.

We were wondering if you could please provide a Word version of your comments. This would enable us to update our comments in light of the informaon that you have kindly provided to us.

Please contact me if you have any quesons regarding this request.

Thank you,

**Kweku Aikins**

Strategic Planner



02 8711 7416 | | [AikinsK@liverpool.nsw.gov.au](mailto:AikinsK@liverpool.nsw.gov.au)

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**From:** Carolyn Stanley <Carolyn@aspectenvironmental.com.au>

**Date:** Friday, 1 May 2020 at 1:08 pm

**To:** Luke Oste <OsteL@liverpool.nsw.gov.au>

**Cc:** Kweku Aikins <AikinsK@liverpool.nsw.gov.au>, David Smith <SmithD@liverpool.nsw.gov.au>, Megan Kovelis <megan@aspectenvironmental.com.au>, Richard Johnson <richard@aspectenvironmental.com.au>

**Subject:** Re: MPE Stage 2 UDLP - Council Comments

Good afternoon Luke,

Thank you again for providing Council's comments regarding MPE Stage 2 UDLP Area 2. Attached please find Aspect Environmental's response to Council's comments regarding MPE Stage 2 Area 2 UDLP, and advice regarding additional documentation requirements.

We note that Liverpool City Council (LCC) was provided Urban Design and Landscape Plan (UDLP) documentation (3 March 2020) in relation to MPE Stage 2 Area 2, which reflected the internal site landscaping for Warehouses 3, 4 and 5, and Council's input was requested regarding the documents in relation to Area 2. Council has previously provided comment on Area 1, and further comment on Area 1 was not required from Council (updated documentation to approved plans for Area 1 have already been provided to the Department for their approval).

Documentation in relation to Area 1 (i.e. Appendices A1 through A4) was not provided to Council as no further comment in relation to Area 1 was required.

Please don't hesitate to contact me for further clarification.

Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)

signature 19090914 Suite 117,

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A picture containing vector graphics Description automatically generated

**From:** OsteL@liverpool.nsw.gov.au <OsteL@liverpool.nsw.gov.au>

**Sent:** Thursday, 16 April 2020 2:32 PM

**To:** Carolyn stanley <Carolyn@aspectenvironmental.com.au>

**Cc:** Kweku Aikins <AikinsK@liverpool.nsw.gov.au>; David Smith <SmithD@liverpool.nsw.gov.au>

**Subject:** MPE Stage 2 UDLP - Council Comments

Hi Carolyn,

We have run through the UDLP and have provided comments against the compliance matrix table within the plan (attached). We have also included additional comments and queries at the end of the attached document.

I'll give you a call to give you a quick run through, and then we can touch base once you have provided a response back to our comments.

Kind regards,

**Luke Oste**

Acting Executive Planner



02 8711 7886 | | [OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)

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# Compliance Matrices – MPE Stage 2 UDLP – Area 2

## Council Review

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
B140	Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared.	This UDLP has been prepared to satisfy this condition prior to commencement of permanent built surface works and / or landscaping.	Satisfactory	No further requirements	No further requirements	Noted.
	The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s).	<p>This UDLP has been contributed to by architects and landscape architects and prepared by those with environmental science and management qualifications, as identified on the title page of this UDLP.</p> <p>Liverpool City Council (LCC) and GANSW were consulted during the development of this UDLP. A summary of</p>	Satisfactory.	No further requirements	No further requirements	Noted.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
		<p>consultation undertaken is included in Section 1.6 and evidence of LCC consultation is in Appendix A1.</p> <p>Further consultation will be undertaken prior to each staged submission of this UDLP.</p>				
	The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect.	<p>This UDLP has been submitted for approval by the Secretary, in consultation with the GANSW as identified in Section 1.6.</p> <p>Subsequent revisions to this UDLP to incorporate future design stages will be submitted to Department of Planning, Industry and Environment (DPIE) for approval in consultation with the GANSW.</p>	Satisfactory.	No further requirements	No further requirements	Noted.
	(a) The UDLP must identify design objectives, principles and standards based on certain criteria	<p>Section 2.1 to 2.8 describes each of the categories of CoC B140(a)(i) to (viii), which provide the basis for the design objectives, as outlined in Section 2.9.</p> <p>Section 2.1 to Section 2.7 presents information to identify</p>	Satisfactory. The relevant sections describe how overarching contextual themes such as existing/proposed land uses and urban design elements have been addressed throughout the UDLP and	No further requirements	No further requirements	Noted.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
		<p>the design objectives, principles and standards set forth in Section 2.9.</p> <p>Section 2.8 provides other urban design principles and visions. No other urban design principles were outlined for CoC B140 (a)(viii).</p>	<p>associated documentation. These overarching themes are drawn out and addressed in the remaining conditions of consent.</p>			
	<p>(b) Landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula;</p>	<p>Sections 3 &amp; 4 outline this aspect. Warehouse 5 is located internally within the site and is obscured by warehouses 3 &amp; 4.</p> <p>Appendix A3 shows how views towards Warehouse 1 have been mitigated through appropriate setbacks.</p> <p>Appendix B3 includes drawings showing how views towards Warehouses 3 &amp; 4 are mitigated by landscaping.</p> <p>Appendix J provides the Visual Impact Assessment from the surrounding areas from Wattle Grove and Casula.</p>	<p>Relevant plans within appendices A3 and B3 cannot be located as the plan numbers have not been mentioned.</p> <p>Additionally, Appendix J (Visual Impact Assessment) is inadequate. Therefore, visual impacts cannot be reviewed with confidence.</p>	<p>Appendices B2 and B3 have been provided which show how views to Area 2 have been mitigated when viewed, primarily from Wattle Grove.</p> <p>Appendix A3 refers to Area 1; no further comment from Council was requested regarding Area 1.</p> <p>Vantage points as provided within Appendix</p>	<p>No further requirements</p>	<p>Noted. The IPC and DPIE have deemed the VIA to be satisfactory.</p> <p>Plans in appendix B2 and B3 have been provided to show how views have been mitigated, and are considered to be satisfactory.</p>

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
				J (VIA) have been approved by the Department and IPC under the existing consent, and have been replicated within the existing context for Area 2. No additional revision to Appendix J (VIA) is required.		
	(c) Details on the location and species of existing vegetation and proposed landscaping;	<p>Section 2.1.4 details the location of existing vegetation at the Project.</p> <p>Section 4.1 provides details on proposed landscaping and the appropriateness of plant species to the area and the habitat it will provide. Where feasible and reasonable, topsoil and vegetation removed will be considered for re-use for landscaping requirements wherever possible.</p>	<p>Section 2.1.4 makes reference to Appendix I which is satisfactory for the purposes of identifying the existing location of vegetation.</p> <p>Section 4.1 indicates that landscaping details can be found in appendices A3, B3 and H1. Although relevant plans under appendix H1 are considered to be satisfactory, species and palettes for Area 1</p>	<p>Appendices A2 and A3 refer to Area 1, which is not the subject of this consultation.</p>	No further requirements (documents already provided to LCC)	W3W4-GNK-LN-DWG-2601 of Appendix B3 has been reviewed and is considered to be satisfactory for the purposes of identifying proposed landscaping.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
		<p>Appendix A3 provides details of the plant species and palettes that will be planted in Area 1.</p> <p>Appendix B3 includes the landscape design and planting palette for Area 2.</p>	<p>appear in Appendix A2 (under plan no. UDLA-02 of the LVSMF-subplan) as opposed to Appendix A3.</p> <p>However, not all plans outlined within section 4.1 can be located appendices B3 (W3W4-GNK-LN-DWG-2601) and A3 (UDLA-08). Therefore, these plans will need to be located in order for the review to progress.</p>	<p>W3W4-GNK-LN-DWG-2601 was provided as page 12 of Appendix B3. UDLA-08 refers to Area 1.</p>		
	(d) Details of pedestrian movement through the site and to surrounding areas for employees	<p>Section 4.4 and the Cycling and Pedestrian Access and Facilities Sub Plan (CPAFSP) provide details on pedestrian movement throughout the Project site and to surrounding areas.</p> <p>Appendix H1 (SSS2-RCG-AR-SKC-159) shows the development layout plan, which includes the designed shared pathways throughout Areas 1 and 2.</p>	<p>Satisfactory. Section 4.4 makes reference to appendices A3, A4, B2 and G.</p> <p>The CPAFSP makes further reference to appendices A2 and A3. Plans in appendix H1 have been accounted for.</p> <p>All relevant plans have been located in this instance and the proposed facilities will be</p>	<p>Appendices A2 and A3 refer to Area 1.</p>	No further requirements	Noted.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
			provided in accordance with the proposed plans thus fulfilling this condition of consent.			
	(e)(i) Provide a minimum landscaped width of 10 m within the 18 m setback from Moorebank Avenue;	<p>A minimum landscaped width of 10 m will be implemented within the 18 m setback from Moorebank Avenue, as outlined in Section 4.2 and shown in Appendix A3.</p> <p>Area 2 is not adjacent to Moorebank Avenue.</p>	<p>Section 4.2 of the UDLP makes reference to plans shown in appendix A3 which cannot be located as the plan number has not been mentioned.</p> <p>Therefore, fulfilment of this condition cannot be verified.</p>	Appendix A3 refers to Area 1	No further requirements	Noted.
	(e)(ii) The footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;	<p>Areas 1, 4 and 6 are not adjacent to the Project's eastern boundary.</p> <p>Appendix B3 (W3W4-GNK-LN-DWG-2001) outlines the setback. Warehouse 3 is 8.625 m from the internal road, while Warehouse 4 is 14.470 m from the internal road. The setback is further described in Section 4.2.2.</p> <p>Areas 3 and 5 will be addressed in future staged submissions.</p>	Satisfactory. Relevant plans in appendix B3 indicate that the relevant setbacks have been achieved.	No further requirements	No further requirements	Noted.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	(e)(iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;	Canopy trees planted along Moorebank Avenue will provide visual screening of Warehouse 1. Canopy trees in car park of Area 1 will provide shading (See section 4.5 of UDLP).	Section 4.5 of the UDLP makes reference to plans shown in Appendix A3 (UDLA-09) and B3 (W3W4-GNK-LN-DWG-2501 and W5-GNK-LN-DWG-1401) which cannot be located. Therefore, extent of shading cannot be verified to fulfill this condition of consent.	W3W4-GNK-LN-DWG-2501 was provided as page 11 of Appendix B3-WH3WH4, and W5-GNK-LN-DWG-1401 was provided as page 7 of Appendix B3-WH5, which have been provided to LCC. Appendix A3 refers to Area 1.	No further requirements (documents already provided to LCC)	Noted. Relevant plans in appendix B3 have been located and are considered to be satisfactory.
	(e)(iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;	Section 4.1 and Appendix A3 demonstrate 15% of the site will be landscaped at ground level, with a total of 10% consisting of soft landscaping.  Appendix H1 details the percentage cover of soft and hard landscaping in Area 2.	Satisfactory. Suitable soft landscaping will be provided as shown in appendices A3 and H1 for Areas 1 and 2 respectively.	No further requirements	No further requirements	Noted.
	(e)(v) minimum rate of 1 canopy tree per 30 m2 of landscaped area;	Section 4.1, Appendix A3 (UDLA-05) and Appendix B3 indicates that there will be one canopy tree every 30m2 of landscaped area using a mix	Makes reference to plans shown in Appendix A3 (UDLA-05) which cannot be located.	Appendix A3 refers to Area 1.	No further requirements	Noted.



Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
		of local provenance canopy trees.				
	(e)(vi) A 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;	<p>Section 4.5 and Appendix A3 (UDLA-02) provide an alternative that includes a 2,500 m2 landscaped strip to the immediate north of the car park area that incorporates low shrubs and canopy trees to provide an equivalent or greater shade benefit, without compromising required car park provision.</p> <p>The landscaping design (Appendix B3) in Area 2 adopts the required car space landscape bays requirement of a 2.5m wide landscaped bay every 6 to 8 car spaces.</p>	<p>Although a landscape strip has been provided in the plans shown in Appendix A3 (UDLA-02), measurements have not been provided to confirm the size of it.</p> <p>Appendix B3 provides adequate landscaping within the proposed car park areas.</p>	Appendix A3 refers to Area 1.	No further requirements	Noted.
	(e)(vii) Perimeter site screening using advanced shrubs and canopy trees;	<p>Section 3.1.1, Section 4.1.1 and the landscape drawings in Appendix A3 demonstrate that perimeter site screening will use shrubs and canopy trees for the perimeter of the site.</p> <p>Select areas will be utilised for advanced shrubs and canopy trees along the north, east and west boundaries of Area 1. A combination of strategies will</p>	Appendix J (Visual Impact Assessment) does not clearly show how the development would be screened from relevant vantage points. It is also suggested that elevation plans are provided to show how the development is screened by fencing and landscaping.	Vantage points as provided within Appendix J (VIA) have been approved by the Department and IPC under the existing consent, and have been replicated within	No further requirements (documents already provided to LCC)	<p>Noted. The IPC and DPIE have deemed the VIA to be satisfactory.</p> <p>Relevant plans in appendix B3 have been located and</p>

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
		<p>be used, including hydro-seed and installation of larger pot sizes to provide screening from Warehouse 1 to the surrounding areas.</p> <p>In Area 2, the eastern boundary of Warehouse 3 and 4 includes a setback from the perimeter road with shrubs and canopy trees providing visual screening. Refer to Section 4.1.2 and Appendix B3 for further details.</p> <p>Warehouse 5 is centrally located within the site. As such, this condition is not applicable to Warehouse 5.</p>	<p>Relevant Plans in appendix A3 (UDLA-05 and UDLA-08) cannot be located.</p> <p>Relevant plans in appendix B3 cannot be located (W3W4-GNK-LN-DWG-2401).</p> <p>Therefore, there is insufficient information to verify the potency of any proposed of screening.</p>	<p>the existing context for Area 2. No additional revision to Appendix J (VIA) is required.</p> <p>Appendix A3 refers to Area 1</p> <p>W3W4-GNK-LN-DWG-2401 was provided as page 10 of Appendix B3-WH3WH4</p>		are considered to be satisfactory.
	(e)(viii) Perimeter and on-site detention and biofiltration / bio-retention basin fences higher than 1.2 m must be transparent and dark in colour but not constructed of chain wire	<p>Section 3.2.3 and Section 4.7 indicates that perimeter and OSD fences higher than 1.2 m will be transparent and dark in colour but will not be constructed of chain wire.</p> <p>No fencing is required for the underground tanks located at Warehouse 3 and 5, or OSD 1. For the ultimate design, diplomat fencing will be</p>	<p>Makes reference to plans for OSD 9 under Appendix A3 (SSS2-ARC-CV-DWG-1491) which cannot be located.</p> <p>Plans for OSD 1 are shown in appendix B3 (W3W4-GNK-LN-DWG-2001). The landscape master plan for OSD 1 is inset on the landscape</p>	<p>Appendix A3 refers to Area 1 (OSD 9 is located within Area 1).</p> <p>Ground Ink has confirmed that the scale of OSD 1 on W3W4-GNK-</p>	No further requirements	It is noted that no fencing is required OSD 1 and that any proposed perimeter fencing will be transparent

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
		constructed along the eastern boundary of Warehouse 3 and 4.	<p>master plan for warehouses 3 &amp; 4, and is inconsistent with the scale of the basin as shown in the plan for Appendix G. This will need to be clarified.</p> <p>Additionally, it is suggested that elevations are provided to show how all the OSD basins in the development will be screened from view.</p> <p>Screening for OSD 2 will also need to be discussed in detail once Area 3 gets underway.</p> <p>Proposed fencing throughout the development is satisfactory.</p>	<p>LN-DWG-2001 in relation to WH3 and WH4 is correct.</p> <p>OSD documentation has been approved by the Department and IPC under the existing consent, and has been replicated within the existing context for Area 2. No additional revision to OSD documentation is required.</p> <p>OSD 2 is part of Area 3, and plans have not yet been provided to</p>		and dark in colour.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
				Council in relation to Area 3.		
	(f) Include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);	<p>Section 4.1 provides details of soil specification, depth and irrigation systems and deep soil areas.</p> <p>Appendix A3 details the planting schedule for Area 1 including expected mature height, pot sizes and plant densities.</p> <p>Appendix A3 also outlines the different soil horizons and specifications for planting proposed in Area 1.</p> <p>Appendix B3 includes the relevant landscaping details for Area 2.</p>	<p>Plans for appendix A3 (UDLA-05 and UDLA-08) have not been provided to verify certain claims under section 4.1 of the UDLP. However, UDLA-02 has been provided to identify the proposed plant species and densities in Area 1.</p> <p>Irrigation and soil specifications have not been provided for Area 2 (appendix B3).</p>	<p>Appendix A3 refers to Area 1</p> <p>Irrigation and soil specifications for Area 2 were provided on W3W4-GNK-LN-DWG-2601 (page 12) and W5-GNK-LN-DWG-1501 (page 8) of the respective appendices for WH3WH4 and WH5 (Appendix B3)</p>	No further requirements (documentation already provided to LCC)	Relevant plans in appendix B3 have been located and are considered to be satisfactory.
	(g) A description of the retaining walls, including the	Section 4.3 provides the description of retaining walls at the Project.	Section 4.3 makes reference to plans found	Appendices A2 and A3 refer to Area 1	No further requirements	Noted. There are no retaining

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	graphics such as sections, perspective views and material details;	Appendix A2 and Appendix A3 provide cross sectional views of the retaining wall for OSD 9. Perspective views of the retaining wall for OSD 9 are also found in Appendix A3. No retaining walls are required in Area 2.	<p>in appendix A2, A3 and H1.</p> <p>Plans for OSD 9 (SSS2-ARC-CV-DWG-1491) cannot be located along with other relevant plans under appendices A2 and A3. Cross sections for OSD 9 can be found under appendix H2 for which no reference is made under section 4.3. of the UDLP.</p> <p>However, plans under appendix H1 only provide a limited understanding of OSD 1 as it has not been accompanied with cross sections.</p>	<p>OSD 9 is located within Area 1</p> <p>OSD documentation has been approved by the Department and IPC under the existing consent, and has been replicated within the existing context for Area 2. No additional revision to OSD documentation is required</p>		walls in Area 2.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	(h) Details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;	<p>Section 4.7 provides details on fencing that will be used to screen waste bin and other outside storage areas. No landscaping will be provided around the waste bins and other storage areas for Area 1. Appendix A4 shows examples of fencing to be used for the waste bins at Area 1.</p> <p>Waste bin screening will be undertaken with 1800 mm high horizontal metal slat screens for Warehouses 3 and 4.</p> <p>Appendix B3 provides an example of the fencing to be utilised around the waste bins at Warehouses 3 and 4. Fencing is not required for Warehouse 5 as it is internally located.</p> <p>Appendix A4 shows examples of fencing to be used on the eastern boundary of Warehouse 3 and 4.</p>	<p>Section 4.7 and appendix 4 adequately present proposed screening for Area 1.</p> <p>Relevant plans for Area 2 under appendix B3 (W3W4-GNK-LN-DWG-2305) cannot be located.</p> <p>Although Warehouse 5 is located internally, it has interface with the internal road network and parking areas. Therefore, it is considered necessary that fencing is provided to relevant storage areas, consistent with that of the other warehouses. Additionally, the relevant condition of consent requires that waste bin or other outside storage areas are screened. The condition of consent does not insinuate that screening only be provided to warehouses that have an interface with the external</p>	<p>Appendices A2 and A3 refer to Area 1</p> <p>W3W4-GNK-LN-DWG-2305 was provided on page 9 of Appendix B3</p> <p>The UDLP has been updated to reflect appropriate screening/fencing will be provided to WH5 outside storage areas</p>	No further requirements (documents already provided to LCC)	Noted. Relevant plans in appendix B3 have been located and are considered to be satisfactory.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
			boundaries of the broader site.			
	(i) Graffiti management commitments and provisions;	Section 5 provides details on provisions and commitments that will be undertaken to manage graffiti.	Satisfactory. Subject to the preparation and review of the Operations Environmental Management Plan (OEMP).	The current approved OEMP is available on SIMTA's website <a href="https://simta.com.au/wordpress/wp-content/uploads/2020/04/OEMP_Review-15_clean_redacted.pdf">https://simta.com.au/wordpress/wp-content/uploads/2020/04/OEMP_Review-15_clean_redacted.pdf</a>	No further requirements (link to OEMP on SIMTA's website provided to LCC)	Noted.
	(j) Sub plans identified in Condition B141	Landscape Vegetation Management Sub Plan (LVMSP) Lighting Sub Plan (LSP) Cycling and Pedestrian Access and Facilities Sub Plan (CPAFSP) Employee Outdoor Meal Break Area Sub Plan (EOMBASP) Signage Sub Plan (SSP)	Satisfactory. The relevant sub-plans have been provided and prepared in consultation with the relevant parties.	No further requirements	No further requirements	Noted.
	(k)(i) Details of where and how recommendation from the UDLP and sub plans have been incorporated into the	Details of how recommendations from this UDLP have been incorporated into the UDLP and the final Development Layout Plans and WSUD Plans are described in Section 6.	Due to missing information (i.e. previously submitted technical documentation and plans in appendices A3 & B3) it is difficult to ascertain how conditions	Appendices A2 and A3 apply to Area 1 All other plans for Appendices B2 and B3 have	No further requirements	Noted. Relevant plans in appendix B3 have been located and are

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;	Development Layout Plans and WSUD Plans have been included in Appendix H1 and H2, respectively.	A22 and A23 have been achieved.	been supplied to LCC		considered to be satisfactory.
	(k)(ii) Details of where and how recommendation from the UDLP and sub plans have been incorporated into the updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls;	Updated Architectural Plans have been included in Appendix H1 including details of the different elevations, minimisation of large expansions of blank walls and building facades.	Satisfactory. Updated architectural plans have been found in Appendix H1.	No further requirements	No further requirements	Noted.
	(k)(iii) Details of where and how recommendation from the UDLP and sub plans have been incorporated into the	The OEMP will be prepared prior to the commencement of operation and would consider the UDLP.	It appears that the OEMP needs to be reviewed by the Secretary (DPIE). However, it is unclear if Council officers will have a chance to review it as	There is no requirement under SSD 7628 for comment to the OEMP to be provided by Council	No further requirements (link to OEMP provided to LCC)	Noted.



Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	updated OEMP required by condition C3;		well. Therefore, it is requested that confirmation is provided as to whether or not Council will have a chance to review the OEMP.	The link to the current approved OEMP is available on SIMTA's website, and is provided above (refer B140(i))		
	(l) Details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40	Details of how the principles of ecologically sustainable development (ESD) have been incorporated into the UDLP are described in Section 6.	<p>Table 10 outlines details of how ESD principles have been incorporated into Area 1. However, many of the provisions appear to be contained within Appendix A3 which has not been submitted in its entirety. Additionally, it is stated that "Energy efficient plant and equipment were not incorporated into the UDLP of Area 1", however there is no elaboration on why this is the case or if these elements will be incorporated at a later date.</p> <p>Table 11 outlines details of how ESD principles</p>	<p>Appendices A2 and A3 refer to Area 1.</p> <p>All plans in relation to Area 2 have been supplied to LCC</p>	No further requirements	Noted. Relevant plans in appendix B3 have been located and are considered to be satisfactory.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
			<p>have been incorporated into Area 2. However, a handful of provisions are contained within Appendix B3 which has not been submitted in its entirety.</p> <p>Therefore, ESD principles for Areas 1 and 2 cannot be verified until appendices A3 and B3 have been provided in full.</p>			
	(m) Details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;	Details of the integration between the UDLP and the Heritage Interpretation Plan are described in Section 6.	UDLP claims that this is not applicable as the heritage plan only applies to Area 4 which has not commenced yet. However, this would need to be verified as the entire site is mapped as a heritage item in the LLEP 2008.	The Heritage Interpretation Plan is an appendix of the Construction Heritage Management Plan, and applies to both Aboriginal and Non-Indigenous Heritage across the MPE Site. Due to the industrial nature of the site, the most suitable location for	No further requirements	Noted.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
				providing interpretive heritage measures are within the context of the Freight Village (Area 4). The requirement for the Heritage Interpretation Plan to be applied to Area 4 (the Freight Village) has been approved by the Department and IPC under the existing consent, and replicated within the existing context for Area 2. There is no further requirement for the Heritage Interpretation Plan to be applicable to other Areas.		

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	(n) Details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final Development Layout, Stormwater Management Plan and Architectural Details;	Details of how the UHIMS has been incorporated into the UDLP is identified in Section 6.	The UHIMS has not been submitted to verify that the UDLP has incorporated this aspect.	The current approved UHIMS is available on SIMTA's website, <a href="https://simta.com.au/wordpress/wp-content/uploads/2020/01/SSS2-QPMS-EN-APP-00040-UHIMS_Rev7_110_62019_clean_FIN_AL_redacted.pdf">https://simta.com.au/wordpress/wp-content/uploads/2020/01/SSS2-QPMS-EN-APP-00040-UHIMS_Rev7_110_62019_clean_FIN_AL_redacted.pdf</a>	Link to UHIMS provided to LCC	Noted and satisfactorily verified.
	(o) Details of where and how recommendations from the Flora and Fauna Management Plan for adjoining offset area (condition B108) have been incorporated into the UDLP,	Details of the integration between the Construction Flora and Fauna Management Plan (CFFMP) and the UDLP are described in Section 6.	Section 6 makes reference to appendices A3 and G. However, Appendix G is a high-level precinct wide landscape plan which does not include details of existing and proposed species.  Additionally, it appears that both Appendix A3 and the CFFMP have not been submitted for review.	Appendix A3 refers to Area 1.  The current approved Construction Flora and Fauna Management Plan is available on SIMTA's	No further requirements (link to Construction Flora and Fauna Management Plan provided to LCC)	Noted and satisfactorily verified.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
				website, <a href="https://simta.com.au/wordpress/wp-content/uploads/2020/02/SSS2-QPMS-EN-PLN-00009_CFFMP-V14_redacted.pdf">https://simta.com.au/wordpress/wp-content/uploads/2020/02/SSS2-QPMS-EN-PLN-00009_CFFMP-V14_redacted.pdf</a>		
	(p) Details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP,	Details of the recommendations from the Bushfire Management Plan (which was included within the Operational Emergency Response Plan) and their incorporation within the UDLP are described in Section 6.	It is not clear if this component has been met as the Bushfire Management Plan has not been provided for review.	The current approved Construction Bushfire Management Plan is available on SIMTA's website, <a href="https://simta.com.au/wordpress/wp-content/uploads/2020/02/SSS2-QPMS-EN-APP-00032-CBMP-V9_redacted.pdf">https://simta.com.au/wordpress/wp-content/uploads/2020/02/SSS2-QPMS-EN-APP-00032-CBMP-V9_redacted.pdf</a>	Link to Construction Bushfire Management Plan provided to LCC	Noted and satisfactorily verified.
	(q) Details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian	Section 4.4.1 describes the details of the bicycle facilities and pedestrian paths. For further details on the bicycle parking and pedestrian paths refer to the CPAFSP.	Satisfactory. It is noted that the relevant sub-plans will be amended once plans for Areas 3-6 have been confirmed.	No further requirements	No further requirements	Noted.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020						
CoC	Requirement	How Addressed	Council Comment	Aspect Environmental Response	Additional Documentation Required	Council Comment
	paths, outdoor eating areas have been incorporated into the UDLP; and	Section 4.6 outlines the urban design and landscape aspects to be included for the outdoor meal break area. For further details on the outdoor eating areas refer to the EOMBASP.				
	r) Evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP.	A summary of consultation undertaken with LCC and GANSW is included in Section 1.6.  Evidence of consultation with LCC is included in Appendix A1 for Area 1 and Appendix B1 for Area 2.	Satisfactory. Relevant information is found in the UDLP and the appendices (A1 and B1) are attached to the individual sub-plans	No further requirements	No further requirements	Noted.
	The UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.	Unless otherwise agreed by the Secretary, this UDLP will be implemented prior to occupation of the Warehouses as outlined in Section 1.3.	Noted.	No further requirements	No further requirements	Noted.

#### **Notes and Additional Queries:**

- The scale of OSD 1 (Issue 10, dated 21.02.20) as shown in appendix B2 of the Landscape Vegetation Management sub plan is inconsistent with that of the latest revision of W3W4-GNK-LN-DWG-2001 (Issue 11, dated 28.02.20). It is suggested that all sub plans are reviewed to ensure that their respective appendices include the latest revision of all plans.

## Re: MPE Stage 2 UDLP - Council Comments

Carolyn stanley <Carolyn@aspectenvironmental.com.au>

Thu 16/04/2020 3:13 PM

To: OsteL@liverpool.nsw.gov.au <OsteL@liverpool.nsw.gov.au>

Cc: Kweku Aikins <AikinsK@liverpool.nsw.gov.au>; David Smith <SmithD@liverpool.nsw.gov.au>; Richard Johnson <richard@aspectenvironmental.com.au>; Megan Kovelis <megan@aspectenvironmental.com.au>

Good a. ernoon Luke,

Thank you for providing your comments regarding MPE UDLP Area 2. We will review your comments, and provide advice and/or additional document as requested.

Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)



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**From:** OsteL@liverpool.nsw.gov.au <OsteL@liverpool.nsw.gov.au>

**Sent:** Thursday, 16 April 2020 2:32 PM

**To:** Carolyn stanley <Carolyn@aspectenvironmental.com.au>

**Cc:** Kweku Aikins <AikinsK@liverpool.nsw.gov.au>; David Smith <SmithD@liverpool.nsw.gov.au>

**Subject:** MPE Stage 2 UDLP - Council Comments

Hi Carolyn,

We have run through the UDLP and have provided comments against the compliance matrix table within the plan (attached). We have also included additional comments and queries at the end of the attached document.

I'll give you a call to give you a quick run through, and then we can touch base once you have provided a response back to our comments.

Kind regards,

**Luke Oste**

Acting Executive Planner

02 8711 7886 | | [OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)

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## Re: MPE Stage 2 UDLP - Council Comments

Carolyn stanley <Carolyn@aspectenvironmental.com.au>

Fri 1/05/2020 1:07 PM

To: OsteL@liverpool.nsw.gov.au <OsteL@liverpool.nsw.gov.au>

Cc: Kweku Aikins <AikinsK@liverpool.nsw.gov.au>; David Smith <SmithD@liverpool.nsw.gov.au>; Megan Kovelis <megan@aspectenvironmental.com.au>; Richard Johnson <richard@aspectenvironmental.com.au>

 1 attachments (303 KB)

UDLP MPE Stage 2 (SSD 7628) - Areas 1 & 2 Compliance - LCC - AE response, Rev 0A.pdf;

Good afternoon Luke,

Thank you again for providing Council's comments regarding MPE Stage 2 UDLP Area 2. Attached please find Aspect Environmental's response to Council's comments regarding MPE Stage 2 Area 2 UDLP, and advice regarding additional documentation requirements.

We note that Liverpool City Council (LCC) was provided Urban Design and Landscape Plan (UDLP) documentation (3 March 2020) in relation to MPE Stage 2 Area 2, which reflected the internal site landscaping for Warehouses 3, 4 and 5, and Council's input was requested regarding the documents in relation to Area 2. Council has previously provided comment on Area 1, and further comment on Area 1 was not required from Council (updated documentation to approved plans for Area 1 have already been provided to the Department for their approval).

Documentation in relation to Area 1 (i.e. Appendices A1 through A4) was not provided to Council as no further comment in relation to Area 1 was required.

Please don't hesitate to contact me for further clarification.


Kind regards,

Carolyn Stanley

Associate

**M: 0417 192 199**

[carolyn@aspectenvironmental.com.au](mailto:carolyn@aspectenvironmental.com.au)

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**From:** OsteL@liverpool.nsw.gov.au <OsteL@liverpool.nsw.gov.au>

**Sent:** Thursday, 16 April 2020 2:32 PM

**To:** Carolyn stanley <Carolyn@aspectenvironmental.com.au>

**Cc:** Kweku Aikins <AikinsK@liverpool.nsw.gov.au>; David Smith <SmithD@liverpool.nsw.gov.au>

**Subject:** MPE Stage 2 UDLP - Council Comments

Hi Carolyn,

We have run through the UDLP and have provided comments against the compliance matrix table within the plan (attached). We have also included additional comments and queries at the end of the attached document.

I'll give you a call to give you a quick run through, and then we can touch base once you have provided a response back to our comments.

Kind regards,

**Luke Oste**

Acting Executive Planner



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# Compliance Matrices – Council Review

We note that Council was provided Urban Design and Landscape Plan (UDLP) documentation (3 March 2020) in relation to MPE Area 2, which reflects the internal site landscaping for Warehouses 3, 4 and 5, and we requested Council's input regarding the documents in relation to Area 2. Council has previously provided comment on Area 1, and further comment on Area 1 was not requested from Council (updated documentation to approved plans for Area 1 has already been provided to the Department for their approval)..

Please note documentation in relation to Area 1 (i.e. Appendices A1 through A4) was not provided to Council as no further comment in relation to Area 1 was required.

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
B140	Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared.	This UDLP has been prepared to satisfy this condition prior to commencement of permanent built surface works and / or landscaping.	Satisfactory	No further requirements	No further requirements
	The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with	This UDLP has been contributed to by architects and landscape architects and prepared by those with environmental science and management qualifications,	Satisfactory.	No further requirements	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	the relevant council(s).	<p>as identified on the title page of this UDLP.</p> <p>Liverpool City Council (LCC) and GANSW were consulted during the development of this UDLP. A summary of consultation undertaken is included in Section 1.6 and evidence of LCC consultation is in Appendix A1.</p> <p>Further consultation will be undertaken prior to each staged submission of this UDLP.</p>			
	The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect.	<p>This UDLP has been submitted for approval by the Secretary, in consultation with the GANSW as identified in Section 1.6.</p> <p>Subsequent revisions to this UDLP to incorporate future design stages will be submitted to Department of Planning, Industry and Environment (DPIE) for approval in consultation with the GANSW.</p>	Satisfactory.	No further requirements	No further requirements
	(a) The UDLP must identify design	Section 2.1 to 2.8 describes each of the categories of	Satisfactory. The relevant sections describe how	No further requirements	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	objectives, principles and standards based on certain criteria	<p>CoC B140(a)(i) to (viii), which provide the basis for the design objectives, as outlined in Section 2.9.</p> <p>Section 2.1 to Section 2.7 presents information to identify the design objectives, principles and standards set forth in Section 2.9.</p> <p>Section 2.8 provides other urban design principles and visions. No other urban design principles were outlined for CoC B140 (a)(viii).</p>	overarching contextual themes such as existing/proposed land uses and urban design elements have been addressed throughout the UDLP and associated documentation. These overarching themes are drawn out and addressed in the remaining conditions of consent.		
	(b) Landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula;	<p>Sections 3 &amp; 4 outline this aspect. Warehouse 5 is located internally within the site and is obscured by warehouses 3 &amp; 4.</p> <p>Appendix A3 shows how views towards Warehouse 1 have been mitigated through appropriate setbacks.</p> <p>Appendix B3 includes drawings showing how views</p>	<p>Relevant plans within appendices A3 and B3 cannot be located as the plan numbers have not been mentioned.</p> <p>Additionally, Appendix J (Visual Impact Assessment) is inadequate. Therefore, visual impacts cannot be reviewed with confidence.</p>	<p>Appendices B2 and B3 have been provided which show how views to Area 2 have been mitigated when viewed, primarily from Wattle Grove.</p> <p>Vantage points as provided within Appendix J (VIA) have been approved by the Department and IPC under the existing consent for Area 1, and replicated within the existing context for Area 2.</p>	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
		<p>towards Warehouses 3 &amp; 4 are mitigated by landscaping.</p> <p>Appendix J provides the Visual Impact Assessment from the surrounding areas from Wattle Grove and Casula.</p>		No additional revision to Appendix J (VIA) is required.	
	(c) Details on the location and species of existing vegetation and proposed landscaping;	<p>Section 2.1.4 details the location of existing vegetation at the Project.</p> <p>Section 4.1 provides details on proposed landscaping and the appropriateness of plant species to the area and the habitat it will provide. Where feasible and reasonable, topsoil and vegetation removed will be considered for re-use for landscaping requirements wherever possible.</p> <p>Appendix A3 provides details of the plant species and palettes that will be planted in Area 1.</p> <p>Appendix B3 includes the landscape design and planting palette for Area 2.</p>	<p>Section 2.1.4 makes reference to Appendix I which is satisfactory for the purposes of identifying the existing location of vegetation.</p> <p>Section 4.1 indicates that landscaping details can be found in appendices A3, B3 and H1. Although relevant plans under appendix H1 are considered to be satisfactory, species and palettes for Area 1 appear in Appendix A2 (under plan no. UDLA-02 of the LVSMSP-subplan) as opposed to Appendix A3.</p> <p>However, not all plans outlined within section 4.1 can be located appendices B3 (W3W4-GNK-LN-DWG-2601) and A3 (UDLA-08). Therefore, these plans will need to be</p>	<p>There was an error in the LVSMSP, where Appendix A2 referred to the Landscape drawings. Landscaping details are provided as Appendix A3 within the revised Appendices A2 and A3, as provided to the Department.</p> <p>W3W4-GNK-LN-DWG-2601 was provided as page 12 of Appendix B3. UDLA-08 refers to Area 1.</p>	<p>No further requirements (documents already provided to LCC)</p> <p>The LVSMSP will be revised to refer to the correct Appendices.</p>

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
			located in order for the review to progress.		
	(d) Details of pedestrian movement through the site and to surrounding areas for employees	<p>Section 4.4 and the Cycling and Pedestrian Access and Facilities Sub Plan (CPAFSP) provide details on pedestrian movement throughout the Project site and to surrounding areas.</p> <p>Appendix H1 (SSS2-RCG-AR- SKC-159) shows the development layout plan, which includes the designed shared pathways throughout Areas 1 and 2.</p>	<p>Satisfactory. Section 4.4 makes reference to appendices A3, A4, B2 and G.</p> <p>The CPAFSP makes further reference to appendices A2 and A3. Plans in appendix H1 have been accounted for.</p> <p>All relevant plans have been located in this instance and the proposed facilities will be provided in accordance with the proposed plans thus fulfilling this condition of consent.</p>	Appendices A2 and A3 refer to Area 1.	No further requirements
	(e)(i) Provide a minimum landscaped width of 10 m within the 18 m setback from Moorebank Avenue;	<p>A minimum landscaped width of 10 m will be implemented within the 18 m setback from Moorebank Avenue, as outlined in Section 4.2 and shown in Appendix A3.</p> <p>Area 2 is not adjacent to Moorebank Avenue.</p>	<p>Section 4.2 of the UDLP makes reference to plans shown in appendix A3 which cannot be located as the plan number has not been mentioned.</p> <p>Therefore, fulfilment of this condition cannot be verified.</p>	Appendix A3 refers to Area 1	No further requirements
	(e)(ii) The footprint of the warehouses along the eastern boundary must be reduced so that the	Areas 1, 4 and 6 are not adjacent to the Project's eastern boundary.	Satisfactory. Relevant plans in appendix B3 indicate that the relevant setbacks have been achieved.	No further requirements	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;	Appendix B3 (W3W4-GNK-LN-DWG-2001) outlines the setback. Warehouse 3 is 8.625 m from the internal road, while Warehouse 4 is 14.470 m from the internal road. The setback is further described in Section 4.2.2. Areas 3 and 5 will be addressed in future staged submissions.			
	(e)(iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;	Canopy trees planted along Moorebank Avenue will provide visual screening of Warehouse 1. Canopy trees in car park of Area 1 will provide shading (See section 4.5 of UDLP).	Section 4.5 of the UDLP makes reference to plans shown in Appendix A3 (UDLA-09) and B3 (W3W4-GNK-LN-DWG-2501 and W5-GNK-LN-DWG-1401) which cannot be located. Therefore, extent of shading cannot be verified to fulfill this condition of consent.	W3W4-GNK-LN-DWG-2501 is provided as page 11 of Appendix B3-WH3WH4, and W5-GNK-LN-DWG-1401 is provided as page 7 of Appendix B3-WH5, which has been provided to LCC. Appendix A3 refers to Area 1.	No further requirements (documents already provided to LCC)
	(e)(iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;	Section 4.1 and Appendix A3 demonstrate 15% of the site will be landscaped at ground level, with a total of 10% consisting of soft landscaping.	Satisfactory. Suitable soft landscaping will be provided as shown in appendices A3 and H1 for Areas 1 and 2 respectively.	No further requirements	No further requirements



Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
		Appendix H1 details the percentage cover of soft and hard landscaping in Area 2.			
	(e)(v) minimum rate of 1 canopy tree per 30 m2 of landscaped area;	Section 4.1, Appendix A3 (UDLA-05) and Appendix B3 indicates that there will be one canopy tree every 30m2 of landscaped area using a mix of local provenance canopy trees.	Makes reference to plans shown in Appendix A3 (UDLA-05) which cannot be located.	Appendix A3 refers to Area 1.	No further requirements
	(e)(vi) A 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;	<p>Section 4.5 and Appendix A3 (UDLA-02) provide an alternative that includes a 2,500 m2 landscaped strip to the immediate north of the car park area that incorporates low shrubs and canopy trees to provide an equivalent or greater shade benefit, without compromising required car park provision.</p> <p>The landscaping design (Appendix B3) in Area 2 adopts the required car space landscape bays requirement of a 2.5m wide landscaped bay every 6 to 8 car spaces.</p>	<p>Although a landscape strip has been provided in the plans shown in Appendix A3 (UDLA-02), measurements have not been provided to confirm the size of it.</p> <p>Appendix B3 provides adequate landscaping within the proposed car park areas.</p>	Appendix A3 refers to Area 1.	No further requirements
	(e)(vii) Perimeter site screening	Section 3.1.1, Section 4.1.1 and the landscape drawings	Appendix J (Visual Impact Assessment) does not clearly	Vantage points as provided within Appendix J (VIA) have	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	using advanced shrubs and canopy trees;	<p>in Appendix A3 demonstrate that perimeter site screening will use shrubs and canopy trees for the perimeter of the site.</p> <p>Select areas will be utilised for advanced shrubs and canopy trees along the north, east and west boundaries of Area 1. A combination of strategies will be used, including hydro-seed and installation of larger pot sizes to provide screening from Warehouse 1 to the surrounding areas.</p> <p>In Area 2, the eastern boundary of Warehouse 3 and 4 includes a setback from the perimeter road with shrubs and canopy trees providing visual screening. Refer to Section 4.1.2 and Appendix B3 for further details.</p> <p>Warehouse 5 is centrally located within the site. As such, this condition is not applicable to Warehouse 5.</p>	<p>show how the development would be screened from relevant vantage points. It is also suggested that elevation plans are provided to show how the development is screened by fencing and landscaping.</p> <p>Relevant Plans in appendix A3 (UDLA-05 and UDLA-08) cannot be located.</p> <p>Relevant plans in appendix B3 cannot be located (W3W4-GNK-LN-DWG-2401).</p> <p>Therefore, there is insufficient information to verify the potency of any proposed of screening.</p>	<p>been approved by the Department and IPC under the existing consent for Area 1, and replicated within the existing context for Area 2. No additional revision to Appendix J (VIA) is required.</p> <p>Appendix A3 refers to Area 1</p> <p>W3W4-GNK-LN-DWG-2401 is provided as page 10 of Appendix B3-WH3WH4</p>	(documents already provided to LCC)

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	(e)(viii) Perimeter and on-site detention and biofiltration / bio-retention basin fences higher than 1.2 m must be transparent and dark in colour but not constructed of chain wire	<p>Section 3.2.3 and Section 4.7 indicates that perimeter and OSD fences higher than 1.2 m will be transparent and dark in colour but will not be constructed of chain wire.</p> <p>No fencing is required for the underground tanks located at Warehouse 3 and 5, or OSD 1. For the ultimate design, diplomat fencing will be constructed along the eastern boundary of Warehouse 3 and 4.</p>	<p>Makes reference to plans for OSD 9 under Appendix A3 (SSS2-ARC-CV-DWG-1491) which cannot be located.</p> <p>Plans for OSD 1 are shown in appendix B3 (W3W4-GNK-LN-DWG-2001). The landscape master plan for OSD 1 is inset on the landscape master plan for warehouses 3 &amp; 4, and is inconsistent with the scale of the basin as shown in the plan for Appendix G. This will need to be clarified.</p> <p>Additionally, it is suggested that elevations are provided to show how all the OSD basins in the development will be screened from view.</p> <p>Screening for OSD 2 will also need to be discussed in detail once Area 3 gets underway.</p> <p>Proposed fencing throughout the development is satisfactory.</p>	<p>Appendix A3 refers to Area 1 (OSD 9 is located within Area 1).</p> <p>Check scale of OSD 1 on W3W4-GNK-LN-DWG-2001 in relation to WH3 and WH4</p> <p>OSD documentation been approved by the Department and IPC under the existing consent for Area 1, and replicated within the existing context for Area 2. No additional revision to OSD documentation is required.</p> <p>OSD 2 is part of Area 3, and plans have not yet been provided to Council in relation to Area 3.</p>	<p>Check scale of OSD 1 on W3W4-GNK-LN-DWG-2001 in relation to WH3 and WH4 (comment provided to Ground Ink)</p>

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	(f) Include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);	<p>Section 4.1 provides details of soil specification, depth and irrigation systems and deep soil areas.</p> <p>Appendix A3 details the planting schedule for Area 1 including expected mature height, pot sizes and plant densities.</p> <p>Appendix A3 also outlines the different soil horizons and specifications for planting proposed in Area 1.</p> <p>Appendix B3 includes the relevant landscaping details for Area 2.</p>	<p>Plans for appendix A3 (UDLA-05 and UDLA-08) have not been provided to verify certain claims under section 4.1 of the UDLP. However, UDLA-02 has been provided to identify the proposed plant species and densities in Area 1.</p> <p>Irrigation and soil specifications have not been provided for Area 2 (appendix B3).</p>	<p>Appendix A3 refers to Area 1</p> <p>Irrigation and soil specifications for Area 2 were provided on W3W4-GNK-LN-DWG-2601 (page 12) and W5-GNK-LN-DWG-1501 (page 8) of the relative appendices for WH3WH4 and WH5 (Appendix B3)</p>	No further requirements (documentation already provided to LCC)
	(g) A description of the retaining walls, including the graphics such as sections, perspective views and material details;	<p>Section 4.3 provides the description of retaining walls at the Project.</p> <p>Appendix A2 and Appendix A3 provide cross sectional views of the retaining wall for OSD 9. Perspective views of the retaining wall for OSD 9 are also found in Appendix A3. No retaining walls are required in Area 2.</p>	<p>Section 4.3 makes reference to plans found in appendix A2, A3 and H1.</p> <p>Plans for OSD 9 (SSS2-ARC-CV-DWG-1491) cannot be located along with other relevant plans under appendices A2 and A3. Cross sections for OSD 9 can be found under appendix H2 for which no reference is made</p>	<p>Appendices A2 and A3 refer to Area 1</p> <p>OSD 9 is located within Area 1</p>	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
			<p>under section 4.3. of the UDLP.</p> <p>However, plans under appendix H1 only provide a limited understanding of OSD 1 as it has not been accompanied with cross sections.</p>		
	<p>(h) Details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;</p>	<p>Section 4.7 provides details on fencing that will be used to screen waste bin and other outside storage areas. No landscaping will be provided around the waste bins and other storage areas for Area 1. Appendix A4 shows examples of fencing to be used for the waste bins at Area 1.</p> <p>Waste bin screening will be undertaken with 1800 mm high horizontal metal slat screens for Warehouses 3 and 4.</p> <p>Appendix B3 provides an example of the fencing to be utilised around the waste bins at Warehouses 3 and 4. Fencing is not required for</p>	<p>Section 4.7 and appendix 4 adequately present proposed screening for Area 1.</p> <p>Relevant plans for Area 2 under appendix B3 (W3W4-GNK-LN-DWG-2305) cannot be located.</p> <p>Although Warehouse 5 is located internally, it has interface with the internal road network and parking areas. Therefore, it is considered necessary that fencing is provided to relevant storage areas, consistent with that of the other warehouses. Additionally, the relevant condition of consent requires that waste bin or other outside storage areas are screened. The condition of consent does</p>	<p>Appendices A2 and A3 refer to Area 1</p> <p>W3W4-GNK-LN-DWG-2305 is provided on page 9 of Appendix B3</p> <p>WH5 storage areas will be screened to the development's internal road network by site fencing and landscaping within WH5 proximity.</p>	<p>No further requirements (documents already provided to LCC)</p>

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
		Warehouse 5 as it is internally located.  Appendix A4 shows examples of fencing to be used on the eastern boundary of Warehouse 3 and 4.	not insinuate that screening only be provided to warehouses that have an interface with the external boundaries of the broader site.		
	(i) Graffiti management commitments and provisions;	Section 5 provides details on provisions and commitments that will be undertaken to manage graffiti.	Satisfactory. Subject to the preparation and review of the Operations Environmental Management Plan (OEMP).	No further requirements, subject to the preparation and review of OEMP.	No further requirements, subject to the preparation and review of OEMP
	(j) Sub plans identified in Condition B141	Landscape Vegetation Management Sub Plan (LVMSP) Lighting Sub Plan (LSP) Cycling and Pedestrian Access and Facilities Sub Plan (CPAFSP) Employee Outdoor Meal Break Area Sub Plan (EOMBASP) Signage Sub Plan (SSP)	Satisfactory. The relevant sub-plans have been provided and prepared in consultation with the relevant parties.	No further requirements	No further requirements
	(k)(i) Details of where and how recommendation from the UDLP and sub plans have been incorporated into the	Details of how recommendations from this UDLP have been incorporated into the UDLP and the final Development Layout Plans and WSUD Plans are described in Section 6.	Due to missing information (i.e. previously submitted technical documentation and plans in appendices A3 & B3) it is difficult to ascertain how conditions A22 and A23 have been achieved.	Appendices A2 and A3 apply to Area 1 All other plans for Appendices B2 and B3 have been supplied to LCC	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;	Development Layout Plans and WSUD Plans have been included in Appendix H1 and H2, respectively.			
	(k)(ii) Details of where and how recommendation from the UDLP and sub plans have been incorporated into the updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls;	Updated Architectural Plans have been included in Appendix H1 including details of the different elevations, minimisation of large expansions of blank walls and building facades.	Satisfactory. Updated architectural plans have been found in Appendix H1.	No further requirements	No further requirements
	(k)(iii) Details of where and how recommendation from the UDLP and sub plans have been incorporated into the	The OEMP will be prepared prior to the commencement of operation and would consider the UDLP.	It appears that the OEMP needs to be reviewed by the Secretary (DPIE). However, it is unclear if Council officers will have a chance to review it as well. Therefore, it is requested that confirmation is	There is no requirement for comment to the OEMP to be provided by Council	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	updated OEMP required by condition C3;		provided as to whether or not Council will have a chance to review the OEMP.		
	(l) Details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40	Details of how the principles of ecologically sustainable development (ESD) have been incorporated into the UDLP are described in Section 6.	<p>Table 10 outlines details of how ESD principles have been incorporated into Area 1. However, many of the provisions appear to be contained within Appendix A3 which has not been submitted in its entirety. Additionally, it is stated that “Energy efficient plant and equipment were not incorporated into the UDLP of Area 1”, however there is no elaboration on why this is the case or if these elements will be incorporated at a later date.</p> <p>Table 11 outlines details of how ESD principles have been incorporated into Area 2. However, a handful of provisions are contained within Appendix B3 which has not been submitted in its entirety.</p> <p>Therefore, ESD principles for Areas 1 and 2 cannot be verified until appendices A3 and B3 have been provided in full.</p>	<p>Appendices A2 and A3 refer to Area 1.</p> <p>All plans in relation to Area 2 have been supplied to LCC</p>	No further requirements



Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	(m) Details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;	Details of the integration between the UDLP and the Heritage Interpretation Plan are described in Section 6.	UDLP claims that this is not applicable as the heritage plan only applies to Area 4 which has not commenced yet. However, this would need to be verified as the entire site is mapped as a heritage item in the LLEP 2008.	The Heritage Interpretation Plan is an appendix of the Construction Heritage Management Plan, and applies to both Aboriginal and Non-Indigenous Heritage across the MPE Site. Due to the industrial nature of the site, the most suitable location for providing interpretive heritage measures are within the context of the Freight Village (Area 4). The requirement for the Heritage Interpretation Plan to be applied to Area 4 (the Freight Village) has been approved by the Department and IPC under the existing consent, and replicated within the existing context for Area 2. There is no further requirement for the Heritage Interpretation Plan to be applicable to other Areas.	No further requirements
	(n) Details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final	Details of how the UHIMS has been incorporated into the UDLP is identified in Section 6.	The UHIMS has not been submitted to verify that the UDLP has incorporated this aspect.	UHIMS to be provided to LCC, for their information	UHIMS to be provided to LCC, for their information

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	Development Layout, Stormwater Management Plan and Architectural Details;				
	(o) Details of where and how recommendations from the Flora and Fauna Management Plan for adjoining offset area (condition B108) have been incorporated into the UDLP,	Details of the integration between the Construction Flora and Fauna Management Plan (CFFMP) and the UDLP are described in Section 6.	<p>Section 6 makes reference to appendices A3 and G. However, Appendix G is a high-level precinct wide landscape plan which does not include details of existing and proposed species.</p> <p>Additionally, it appears that both Appendix A3 and the CFFMP have not been submitted for review.</p>	<p>Appendix A3 refers to Area 1.</p> <p>Provide Construction Flora and Fauna Management Plan to be provided to LCC, for their information</p>	Construction Flora and Fauna Management Plan to be provided to LCC, for their information
	(p) Details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP,	Details of the recommendations from the Bushfire Management Plan (which was included within the Operational Emergency Response Plan) and their incorporation within the UDLP are described in Section 6.	It is not clear if this component has been met as the Bushfire Management Plan has not been provided for review.	Bushfire Management Plan to be provided to LCC, for their information	Bushfire Management Plan to be provided to LCC, for their information
	(q) Details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian	Section 4.4.1 describes the details of the bicycle facilities and pedestrian paths. For further details on the bicycle parking and pedestrian paths refer to the CPAFSP.	Satisfactory. It is noted that the relevant sub-plans will be amended once plans for Areas 3-6 have been confirmed.	No further requirements	No further requirements

Conditions of Consent MOD 2 – SSD 7628 – approved 31 January 2020					
CoC	Requirement	How Addressed	Council Comment	AE Comment	Additional Documentation Required
	paths, outdoor eating areas have been incorporated into the UDLP; and	Section 4.6 outlines the urban design and landscape aspects to be included for the outdoor meal break area. For further details on the outdoor eating areas refer to the EOMBASP.			
	r) Evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP.	<p>A summary of consultation undertaken with LCC and GANSW is included in Section 1.6.</p> <p>Evidence of consultation with LCC is included in Appendix A1 for Area 1 and Appendix B1 for Area 2.</p>	Satisfactory. Relevant information is found in the UDLP and the appendices (A1 and B1) are attached to the individual sub-plans	No further requirements	No further requirements
	The UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.	Unless otherwise agreed by the Secretary, this UDLP will be implemented prior to occupation of the Warehouses as outlined in Section 1.3.	Noted.	No further requirements	No further requirements

### **Notes and Additional Queries:**

- We request that all appendices are submitted separately, it appears that some of the appendices are attached to the subplans. This makes it difficult to cross reference documentation simultaneously. Additional documentation such as the Urban Heat Island Mitigation Strategy; Construction Flora and Fauna Management Plan; and Bushfire Management Plan should also be submitted to Council for cross referencing purposes.

Appendices B2 and B3 (including WH3WH4 and WH5) were submitted to Council as separate appendices. The Urban Heat Island Mitigation Strategy; Construction Flora and Fauna Management Plan; and Bushfire Management Plan can be provided to LCC for information. Further comment on Area 1 (Appendices A2 and A3) was not requested from LCC, as Council has already provided comments in relation to Area 1, and the UDLP documentation for Area 1 has already been approved by the Department.

- Appendix J (Visual Impact Assessment) is inadequate. We would have expected to see views of existing vantage points juxtaposed against that of the same vantage point with an accurate (to scale) rendering of the proposed development in the background or foreground. Instead, the current assessment describes potential impacts as opposed to actually showing them visually. Additionally, it appears that one would not be able to see the development from most of the selected vantage points.

Council requests that a revised assessment is provided that depicts the proposed built form, landscaping and fencing work. Additionally, it is requested that vantage points that will have views to the development are selected, rather than points where there will be no view impacts. Areas that will not be affected can be identified on a map, however of more importance are those that will have direct sightlines to the development. These vantage points must be adequately assessed.

Vantage points as provided within Appendix J (VIA) have been approved by the Department and IPC under the existing consent for Area 1, and replicated within the existing context for Area 2. No additional revision to Appendix J (VIA) is required.

- It appears that not all of the plans in appendices A2, A3 and B3 have been submitted (see table below). The proponent must provide the plans or explain why they have not been submitted.

	<b>Missing Plans</b>
<b>Appendix A2</b>	SSS2-ARC-CV-DWG-1491
<b>Appendix A3</b>	UDLA – 01 UDLA – 03 UDLA – 05

	UDLA – 07 UDLA – 08 UDLA – 09
<b>Appendix B3</b>	W3W4-GNK-LN-DWG-1501 W3W4-GNK-LN-DWG-2201 W3W4-GNK-LN-DWG-2305 W3W4-GNK-LN-DWG-2401 W3W4-GNK-LN-DWG-2501 W3W4-GNK-LN-DWG-2601 W5-GNK-LN-DWG-1401

Appendices B2 and B3 were submitted to LCC, and included the above listed plans. Appendices A2 and A3 refer to Area 1 and require no further comment from LCC.

- We only counted 6 OSD tanks (including underground tanks), however there is an 'OSD 9' and 'OSD 10' proposed. Could clarification be provided regarding the number of OSDs being proposed?

Three OSD tanks (including OSD 1 and two underground OSD tanks – A1 and A2) will be located within Area 2. OSD 9 is located within Area 1, and OSD 10 is proposed to be located within Area 6.

Council will be provided with the following documents (via Dropbox) for their information:

1. Urban Heat Island Mitigation Strategy;
2. Construction Flora and Fauna Management Plan;
3. Bushfire Management Plan
4. Appendix A2 (no further comment required for Area 1)
5. Appendix A3 (no further comment required for Area 1)

## Re: MPE Stage 2 SSD 7628 Progress of Staged Urban Design and Landscape Plan

Carolyn Stanley <carolyn@aspectenvironmental.com.au>

Wed 4/03/2020 12:45 PM

To: OsteL@liverpool.nsw.gov.au <OsteL@liverpool.nsw.gov.au>

Cc: Richard Johnson <richard@aspectenvironmental.com.au>

Good morning Luke,

Further to our conversation yesterday afternoon, we confirm that the Urban Design and Landscape Plan (UDLP) documentation delivered to you yesterday by USB is in relation to MPE Area 2, and reflect the internal site landscaping for Warehouses 3, 4 and 5.

The documents provided for consultation included:

1. Urban Design and Landscape Plan (UDLP), including Appendices B2, B3, B4, G, H, I and J; and associated sub-plans:
  1. Landscape Vegetation Management Sub-Plan
  2. Lighting Sub-Plan
  3. Cycling and Pedestrian Access and Facilities Sub-Plan
  4. Employee Outdoor Meal Break Area Sub-Plan
  5. Signage Sub-Plan

We are seeking Council's input on the documents to address content in line with Condition of Consent B140 under MPE Stage 2 SSD 7628 (an extract of this condition can be provided for reference if required). We would like Council to consider the UDLP holistically, however there may be some external components which may affect residents and the community (for example, perimeter landscaping, lighting, signage, pedestrian and cycling linkages). Ideally, we would like to see Council's comments within 2 weeks (by 18 March, 2020); please advise if Council will require more time than this for review and comment. If helpful, we are happy to spend 1-2 hours presenting documentation to you to facilitate your response.

We also wish to clarify that the UDLP documentation will be sent to the Department after Council's comments have been received.

Please don't hesitate to contact me if you require any further clarification.

Kind regards,

Carolyn Stanley  
Associate

0417 192 199  
carolyn@aspectenvironmental.com.au

Suite 117, 25 Solent Circuit  
Baulkham Hills NSW 2153

[www.aspectenvironmental.com.au](http://www.aspectenvironmental.com.au)

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Begin forwarded message:

**From:** Luke Oste <OsteL@liverpool.nsw.gov.au>

**Subject:** RE: MPE Stage 2 SSD 7628 Progress of Staged Urban Design and Landscape Plan

**Date:** 13 February 2020 at 4:00:33 pm AEDT

**To:** "richard@aspectenvironmental.com.au" <richard@aspectenvironmental.com.au>

Hi Richard,

I'm writing to you regarding an email that you sent requesting a meeting to discuss the UDLP for Area 2 as part of MPE 2 SSD 7628.

I've tried to call twice this week but have had no luck getting through, give me a call when you get a chance and we can discuss.

Many thanks,

**Luke Oste**

Acting Executive Planner

**LIVERPOOL  
CITY  
COUNCIL**

02 8711 7886 | [OsteL@liverpool.nsw.gov.au](mailto:OsteL@liverpool.nsw.gov.au)

Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia



[www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au)





Reference 1216720  
Date 3-March-2020  
Time 09:48:24  
Received By Susan Roberts

## Received at Customer Service Centre

CUSTOMER DETAILS: CAROLYN STANLEY  
0417192199

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ATTENTION TO: Luke Oste

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SUBJECT PROPERTY:

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ITEMS RECEIVED:

Description: USB for Moorebank Precinct East

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**B140 – Urban Design and Landscape Plan – Consolidated DPE and GANSW review**

Condition	Requirement	GANSW Comment DPE Comment	Proponent Response
A14	With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	<p>UDLP has been staged into W1P. Section 1.4.2 explains the relationship to the future stages. The trigger for updating the UDLP-W1P is prior to the commencement of permanent built surface works for the remainder of the site, consistent with the currently approved two stages for the UDLP. Works will only progress beyond bulk earthworks for the remainder of the site upon approval of the UDLP(Remainder of Site). DPE notes that construction and operation of the Freight Village has not been included in the current version of the UDLP W1P and that the Applicant intends to provide an updated version of the UDLP W1P, including the Freight Village at a later stage.</p> <p>1. Update Section 1.4.2 with staging of W1P to note that an updated UDLP W1P will be prepared to address permanent built surface works and urban design of the Freight Village, to be submitted to the Secretary for approval together with a request for approval of the revised staged UDLP W1P (incl. Freight Village) from the Secretary. The Stormwater Management Plan under condition B40 which has been staged for W1P will also need to be updated with details of stormwater management pertaining to the Freight Village and submitted to the Secretary for approval.</p>	<p>1. The UDLP has been updated in Section 1.4 to include the different stages associated with this UDLP. The stages of this UDLP include:</p> <ul style="list-style-type: none"> <li>Area 1 – Warehouse 1</li> <li>Area 2 – Warehouse 3, 4 and 5</li> <li>Area 3 – Warehouse 6, 7 and 8</li> <li>Area 4 – Freight village</li> <li>Area 5 – Warehouse 2</li> <li>Area 6 – Moorebank Avenue Works</li> </ul> <p>Section 1.4.2.outlines the following:</p> <p>“Area 1 is the first stage of this UDLP and includes Warehouse 1 and the immediate area surrounding Warehouse 1 (excluding the freight village). The detailed plans for future stages, i.e. Areas 2 – 6, of this UDLP are anticipated to be provided in multiple submissions as described in Table 1. Each future staged submission will be incremental and present the detailed urban design and landscape design documents in a form consistent with the design, principals and objectives outlined in Section 2.8.”</p> <p>Reference to W1P has also been removed throughout the entire document.</p> <p>As outlined in Section 1.4.3, the trigger for updating this UDLP will be submitted one month prior to permanent built surface works and/or landscaping of the next stage.</p>
A15	If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy plan or program.	<p>2. Update section 1.4.3. with detail of the 3 stages of the UDLP including W1P (excluding Freight Village), W1P (incl. Freight Village), Remainder of Site. This must include a description of the relationship between the stage and future stages.</p> <p>3. Please prepare figures which show areas within each stage, at appropriate scale (1:500).</p> <p>4. Please also include a Whole of Site figure for MPE Stage 2 depicting the relationship to each stage.</p>	<p>2. Section 1.4 has been updated to include the different stages applicable to this UDLP, as described above.</p> <p>3. Appendix A3 and Appendix H1 provide drawings at a scale of 1:500 for Area 1 only. Design has not been developed to sufficient detail for 1:500 for future stages.</p> <p>4. Figure 1-2 has been included in this UDLP and includes the different stages in relation to the whole of site.</p>



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A19	Where conditions of this consent require a document to be prepared in consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Secretary for approval;	Liverpool City Council was consulted. A summary of consultation is included in Section 1.6. Detailed consultation, including an issues table with how addressed column is included in Attachment A. LCC council comments consistent with DPE and GA comments, noting deficiencies in integrated Urban and Landscape Design, future staging and triggers for updates, vehicle circulation and landscaping. DPE notes that these comments are consistent with GA and DPE comments as addressed throughout the review table. DPE notes that further consultation will need to be undertaken with LCC for the revised UDLP W1P to include the Freight Village, and approved by the Secretary, in consultation with the GANSW.	Noted.
	(b) provide evidence that at least two weeks was provided for the relevant party to comment on the document; and	Evidenced in Attachment A. Response received. Satisfactory.	Noted.
	(c) include in the document: i) details of the consultation undertaken; ii) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant the party consulted; and iii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	i) Table provided in Attachment A, with evidence of consultation close out appended in emails. ii) Matters raised still to be addressed as consistent with DPE and GA comments. iii) N/A (Outstanding matters consistent with LCC, DPE and GA comments)	Noted.

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A22	Prior to construction, the Applicant must prepare amended <b>Development Layout Plans and Design Plans</b> to the satisfaction of the secretary which achieve the improvements and revision referred to in conditions B140 B141 including integration of Water Sensitive Urban Design (WSUD) and landscape design.	<p>Insufficient drawings to determine the condition has been satisfied Provide detailed Development Layout Plans to enable assessment Lack of drawings that depicts the WSUD element i.e. water capture and reuse, no overall strategy for the precinct as a whole. How will warehouse 1 be integrated with the overall plan and how W1P elements interact with the broader plan?</p> <p>DPE approved the amended layout plan for the W1P on 3/7/2018 subject to addressing the comments in Attachment A of the letter. Updated plans have not yet been submitted. DPE notes that elements of WSUD integration with landscape design have not been sufficiently shown on the layout plans for each stage.</p> <p><b>5. Please provide updated plans to a scale of 1:500 to depict the WSUD and Landscaping elements clearly demonstrating the strategy across the site, within each precinct and the relationship to each precinct. This should include how rainwater will be captured from roofing and paved areas and relationship to associated irrigation systems</b></p> <p>DPE notes that current layout plans do not depict warehouse floor areas and the proportion of warehousing to the overall warehouse area approved under the development consent.</p> <p><b>6. Please include details of warehouse floor area on each of the development layout plans and the proportion to the overall warehouse floor area.</b></p> <p><b>7. Updated plans should include addressing the comments in attachment to DPE's approval letter for the Development Layout Plans and Design Plans and a response to the comments should be provided.</b></p>	<p>5. The updated Development Layout Plans and Design Plans are located in Appendix H1. The drawings for Area 1 have been included at a scale of 1:500. The drawings with a scale of 1:500 for the remaining stages will be provided within the future stages once detailed design has progressed.</p> <p>Section 4.1.1 has been updated to include additional details on the irrigation for the site. Details on the low-volume drip irrigation system can be shown on Appendix A3 (Typical Garden Detail). This is an example of what will be used across the remainder of site. Details of how the rainwater reuse tank at Warehouse 1 and the drip irrigation systems is connected is outlined in Section 4.1.1.</p> <p>6. Figures have been included in Appendix H1 illustrating the percentage of GFA against EIS approved GFA.</p> <p>7. No formal letter has been provided. DP&amp;E comments for CoC A22 have been completed and CoC A22 has been updated accordingly (refer to Appendix H1) for approval.</p>
A23	Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that:	<p>Comment #8 It is suggested that an open vegetated meandering swale would provide a more effective OSD / WSUD devise. As noted in the proponent's UHI documents open water can provide excellent temperature amelioration opportunities for a site of this size.</p> <p>DPE notes that an open vegetated meandering swale is not within the scope of the approved Stormwater Management Plan for Warehouse 1 Precinct.</p> <p><b>8. WSUD elements still to be clarified in amended layout plans (to be addressed under A22, A23 and B140 (k))</b></p>	<p>8. The WSUD elements (OSDs and GPTs) have been included in the Development Plans (Appendix H1). The WSUD Plans are attached in Appendix H2 of this UDLP which are derived from the Stormwater Management Plan – W1P.</p> <p>The Landscape Drawings in Appendix A3 also show the integration of WSUD elements and the landscape design.</p>
	(c) on site detention basins are visually unobtrusive	<p>DPE approved the amended layout plan for the W1P on 3/7/2018 subject to addressing the comments in Attachment A of the letter. The Stormwater Management Plan (W1P) contains a covered OSD tank which is visually unobtrusive based on the proposed design.</p> <p><b>9. Please update the plans to show the integration of WSUD and landscape design. As above to be addressed under A22, A23.</b></p>	9. See above
	(d) that the design of the basins, and, associated	DPE approved the amended layout plan for the W1P on 3/7/2018 subject to addressing the comments in Attachment A of the letter.	10. See above

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	setbacks and fencing, ensures public safety;	<p><b>10. Please update the plans to show the integration of WSUD and landscape design. Update reference in Compliance table to section 5.</b></p> <p>Noted that the western portion of OSD 9 adjacent to Moorebank Avenue would be at risk to public safety due to its proximity to the road. The UDLP has addressed the security and safety requirements and consideration of height, fencing, security, and lockable access grate. Satisfactory.</p>	This condition in Table 2 has been updated to include the following: <b>"Section Error! Reference source not found.</b> provides details on the setbacks and fencing that have been incorporated into the design of OSDs to ensure public safety."
A24	Prior to commencement of permanent built surface works and/or landscaping, the Applicant must prepare amended architectural plans that reflect updated plans required under the conditions.	<p>Insufficient drawings to determine the condition has been satisfied  Provide detailed Plans to enable assessment.  Updated architectural plans have not been provided to reflect all other updated plans as relevant.</p> <p><b>11. Submit updated architectural plans in conjunction with required updates to amended layout plans under A22 and other plans as relevant.</b></p>	11. Updated Architectural Plans have been included in Appendix H1. Response to DP&E comments tables for A24 (dated 26.06.2018) has been completed and submitted to DP&E.
B140	Prior to commencement of permanent built surface and/or landscaping, or as otherwise agreed by the Secretary, an <b>Urban Design and Landscape Plan (UDLP)</b> must be prepared. The <b>UDLP</b> must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:	<p>The UDLP generally does not provide adequate information to satisfy the conditions, nor address original issues as raised by GANSW in the submission.  Provide detailed Urban Design and Landscape Plan to enable assessment  Comment # 2  Site boundary is not clear / ambiguous on the plan.</p> <p>The UDLP (Rev 4A) was submitted to the Department for review in consultation with the GA. The consolidated DPE and GA comments in this review table are being issued for Proponent response. Noted that site boundary was not clear on initial submission. DPE notes that the Proponent has updated site boundary on plan. DPE will cross-check this on resubmission of revised UDLP.</p> <p>DPE notes that consultation has not been undertaken with the Government Architect in relation to the Freight Village and will need to be completed for the updated UDLP W1P (incl. Freight Village) when submitted to DPE for approval.</p>	Noted.
	(a) identification of design objectives, principles and standards based on -	<p><b>11. Please update section 2.8 – Sustainability, to note that the collection and reuse of stormwater and recycled water will be consistent with the Stormwater Management Plan required under B40.</b></p>	<p>11. Section 2.8 has been updated to include the following:</p> <p><b>"Sustainability:</b> ESD principles will be incorporated into all facets of the Project where practical and possible. Water sensitive urban design will be integrated into the built and landscaped elements of the Project to maintain site water quality and quantity outcomes. On- site collection and re-use of stormwater and recycled water will be considered where reasonable and feasible <i>and be consistent with the Stormwater Management Plan.</i>"</p>

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	i) local environmental values	<p>UDLP does not provide sufficient information to satisfy this condition. Provide in depth analysis to illustrate local environment values</p> <p><b>12. Please update section 2.9, table 7, local environmental values with additional objectives that address all of the design principles listed in section 2.8. Please include objectives for:</b></p> <ul style="list-style-type: none"> <li>- respecting the river</li> <li>- relationship to broader environment</li> <li>- connectivity to habitat to promote ecological health (e.g. fauna impacts, wildlife corridors etc.)</li> </ul> <p><b>Please ensure that figures depict the relationships among the local environmental values for each stage of the development.</b></p>	<p>12. Table 7 has been updated to include the following objectives:</p> <ul style="list-style-type: none"> <li>- Create a relationship to the broader environment</li> <li>- Connectivity to habitat to promote ecological health</li> <li>- Promote a high standard of water management</li> </ul> <p>"Respecting the river" is not a clear objective for MPE S2. There are other objectives that relate to water quality</p> <p>Reference to figures and /or drawings was added to a column in Table 7 to link the objectives to figures and / or drawings.</p>
	ii) urban design context	<p>UDLP does not provide sufficient information to satisfy this Provide in depth analysis to illustrate urban design context.</p> <p><b>13. Please update the objective to reflect the principles in section 2.8, namely, there is no consideration of movement as defined by the design principle. Please ensure that the scale is appropriate to clearly show vehicle, cycling and pedestrian connections with the existing landscape.</b></p>	<p>13. Added the following objective to urban design context:</p> <ul style="list-style-type: none"> <li>- Support an internal vehicular and pedestrian traffic network that will be both safe and efficient</li> </ul> <p>Appendix A3 (Area 1 Masterplan) demonstrates the interconnectivity for the pedestrian and cycling paths for Area 1 only. The scale is at 1:500 to clearly show the internal roads, share paths and landscaping. The pedestrian and cyclist access and connectivity for the entire site is shown in the Moorebank Precinct East Stage 2 Landscape Plan found in <b>Error! Reference source not found..</b></p>
	iii) sustainable design and maintenance,	<p>Insufficient drawings to determine the condition has been satisfied Provide more detailed drawing to illustrate sustainable design and maintenance</p> <p>DPE notes in consultation with the GA, that it is unclear whether the design meets ISCA standards.</p> <p><b>14. Please update the plan to demonstrate where ISCA standards are met. DPE notes that Table 5 lists the requirements Urb-1. Is this from the ISCA rating tool? Please update to reflect the correct (and approved) version of ISCA.</b></p> <p>DPE notes: it appears that the design has not sufficiently progressed to apply the ISCA rating tool.</p> <p><b>15. At what stage is it proposed to demonstrate an "As-Designed" rating?</b></p>	<p>14. Since submission of this document, the ISCA requirements have changed an Urb-1 has been scoped out of the process. As such, Table 5 has been deleted.</p> <p>15. As above</p>
	iv) community, visitor and worker safety, amenity and privacy, including 'safety by design' principles where relevant;	<p>Insufficient drawings to determine the condition has been satisfied.</p> <p>The staff meal area is not sufficient for the proposed number of staff anticipated.</p> <p>Comment #5</p> <p>The covered meal break area should provide some green canopy amenity for a facility of this size.</p>	<p>16. Refer to Section 5 for the safer by design aspects that are incorporated into the development for community, visitor and worker safety, amenity and privacy.</p> <p>In addition, landscaping (planter boxes) has been included in the outdoor meal break area to provide</p>

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		<p>It is unclear how the objective for providing an aesthetically pleasing environment for workers and visitors alike will be met. DPE notes that there is provision of a meal break area for employees. However, this is not sufficient to address this objective.</p> <p><b>16. Please provide additional information in the plan as to how the objective could be met.</b></p> <p><b>17. Please provide for worker access to meal breaks within the garden setting and demonstrate this in the updated plans.</b></p>	<p>amenity to the works accessing this area (refer to Office Landscape Plan and Section in Appendix A3). A feature garden bed is also located east of Warehouse 1 office and outlined in Section 4.1 and shown in Appendix A3 (Area 1 Masterplan). The building walls have also been designed to minimise large blank walls for visually appealing built forms (refer to Appendix H1).</p> <p>17. Refer to Item #14 in Area 1 Masterplan found in Appendix A3 for reference to the shared path located in the garden setting with the consideration of adding benches for additional outdoor eating areas.</p>
	v) relevant design standards and guidelines	<p>UDLP does not provide sufficient information to satisfy this condition. Provide more detailed information</p> <p><b>18. Please update Section 2.9 table 7 to include this condition, making reference to the design principles including relevant design standards and guidelines as required by the condition.</b></p>	18. Relevant design standards already included within Section 2.5.
	vi) addressing the visual amenity and value of adjoining receivers,	<p>UDLP does not provide sufficient information to satisfy this. There are no views included in the UDLP. Provide detailed analysis to illustrate how visual amenity and value of adjoining receivers is addressed.</p> <p><b>19. It is unclear how this objective is being met. This should be shown on the figures depicting each stage. See comments under condition B140(b).</b></p>	19. The viewpoints from various locations have been included in Appendix J. Refer to Appendix A3 for perspective and elevation drawings of Warehouse 1.
	vii) minimising and addressing the footprint of the project (including at operational facilities), and	<p>This does not appear to have been adjusted to improve the open space provision. DPE notes that the plan does not clearly demonstrate how the design principles and objectives of the project have been applied to minimise the project footprint. Further consideration of the design principles and linkage to objectives is required to demonstrate how their application has resulted in a reduced footprint of the development.</p> <p><b>20. Demonstrate how the design objectives and principles have been applied to minimise the footprint of the project.</b></p>	20. Section 2.7 has been updated to include the following: "The Project footprint area has been designed to be as minimal as possible and is situated within the approved area."
	viii) the urban design principles outlined in the documents referred to in condition A2;	<p>The limited information that is provided illustrates a scheme which does not respond to the urban design principles. DPE notes that the plan does not clearly demonstrate a link between the design principles and the documents referred to in condition A2. DPE notes that section 2.1.5 lists "additional information on other site context aspects" but doesn't provide any detail.</p> <p><b>21. Demonstrate how the urban design principles outlined in the EIS, Submissions Report, and BAR (as relevant) have been considered in the development of the UDLP principles and objectives.</b></p>	21. No other urban design principles are outlined in the EIS, RtS or BAR which are relevant to this UDLP.
	(b) landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when	<p>Insufficient information to determine the condition has been satisfied. No proposed views have been incorporated. Provide more detail. There is no indication of how visual impacts of buildings and infrastructure will be mitigated.</p>	22. The Visual Impact Assessment is introduced in Section 3 and has been included in Appendix J. The VIA shows the landscaping proposed to mitigate the appearance of the warehouses.

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	viewed from Moorebank Avenue, Wattle Grove, and Casula):	<p>DPE notes that the UDLP sections 3 and 4 discuss how the proposed building and landscape design will mitigate visual impacts. However, there are no visual representations of how these measures will achieve the requirements of the condition.</p> <p><b>22. Please present on a figure (at appropriate scale) landscaping to mitigate bulk and scale of buildings illustrating the elevation of plantings with respect to buildings and structures.</b></p> <p><b>23. Please also provide drawings that depict existing and proposed landscaping when viewed from Moorebank Avenue, Wattle Grove, and Casula.</b></p>	<p>Appendix A3 shows the elevation of the landscaped vegetation along the boundary of the site with the built forms.</p> <p>23. The VIA shows the existing viewpoint before the development and the viewpoint after the development including the proposed landscaping when viewed from Moorebank Avenue, Wattle Grove and Casula.</p>
	(c) details of the location of existing vegetation and proposed landscaping (including use of endemic and advanced tree species where practicable). Detail of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, top soil and vegetation to be removed must be reused;	<p>Insufficient information to determine the condition has been satisfied. Neither the UDLP or the Landscape and Vegetation Plan have details of proposed species to be included. Provide more detailed plans which identify suitable large canopy trees and endemic and advanced tree species</p> <p>DPE notes that the endemic species chosen for landscaping of the W1P provide limited opportunity to address habitat issues and will be further reviewed in the UDLP future stages.</p> <p><b>24. Provide additional planning detail to illustrate proposed planting, soil and drainage detail acknowledging that the site is largely fill and will require careful drainage and adequate soil depth to ensure long term success of proposed canopy trees and shrubs</b></p> <p><b>25. Provide detail of planter depth and soil profile to demonstrate the viability of the proposed plantings with consideration of site disturbance, fill importation, and drainage/irrigation.</b></p>	<p>24. Appendix A3 (Typical Garden Detail) has been included in this UDLP in a scale of 1:20 and illustrates the proposed planting, and soil and drainage details for Warehouse 1.</p> <p>25. As above</p>
	(d) details of pedestrian movement through the site and to surrounding areas for employees	<p>Comment #1: Suggest meander the proposed shared path as indicated on the plan, this meander will allow for more diverse canopy tree clusters and a more varied pedestrian walking / riding experience. It is suggested that this meander correspond with the potential re-configuration of the current straight / covered OSD. See note # 8</p> <p>The pedestrian access shown is suitable for the W1 stage but does not show any linkages of pedestrian movements for the Freight Village.</p> <p><b>26. Please update the plans to show linkages to pedestrian access for the Freight Village, including pedestrian access to the Employee Meal Break Area.</b></p>	<p>26. The pedestrian and cycling paths for the freight village will be outlined in Area 4 of this UDLP, at a later date once the detailed design has progressed.</p> <p>Refer to Section 4.4.1 on the shared path located north of the freight village (located in Area 1 of this UDLP), which includes the following: "The second shared path to access Warehouse 1 is located on the northern boundary of the freight village. This shared path will provide direct access to the bicycle parking facilities located on the northeast section of the W1P. This shared path runs through the buffer garden beds made up of canopy trees."</p> <p>The Moorebank Precinct East Stage 2 Landscape Plan (<b>Error! Reference source not found.</b>) demonstrates the interconnectivity between the entire site for the pedestrian and cycling paths. Appendix A3 (Area 1 Masterplan) demonstrate the pedestrian access from Moorebank Avenue to Warehouse 1 (also described in Section 4.5.1).</p>

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	(e) incorporate the following: i) a minimum landscaped width of 10m with the 18m setback from Moorebank Avenue	Insufficient information to determine the condition has been satisfied. This does not appear to be illustrated on a plan anywhere. Provide detailed plans to enable assessment The scale is provided (detailed Warehouse 1 Site Plan).  This is satisfactory.	Noted.
	ii) the footprint of the warehouses along the eastern boundary must be reduced so that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;	<p>Provide detailed plans to enable assessment Drawing required to illustrate previous footprint and the proposed new footprint. Comment #4 Not clear whether this green area is a footpath or landscaped area. If the later it should be planted with canopy trees on both sides of the "Multi-tenant user road". Ensure local provenance dense canopy shade trees are planted at regular intervals along entire length and on both sides of Multi Tenant user road and path ways. Please provide details of swept paths to demonstrate limitations for planting along road sides</p> <p>Ensure local provenance dense canopy shade trees are planted at regular intervals along entire length and on both sides of Multi Tenant user road</p> <p>DPE notes that the resubmitted Warehouse 1 Precinct Masterplan (Drawing Number LA-01) now contains indicative, grass and shrub planting along the warehouse side of the Multi-tenant user road. However, the plan doesn't demonstrate that trees have been selected that will provide adequate visual screening of the building. The hardstand areas at the southern boundaries of the Warehouse, road and site boundary do not contain any tree cover or landscaping.</p> <p><b>27. Provide further detail on the species selected for the eastern boundary "multi-tenant user road" and whether the species will provide visual screening of the warehouse and that there is adequate landscape width to support canopy cover. Further detail will be required that demonstrates consideration of local provenance, dense canopy shade trees being planted at regular intervals along both sides of the Multi - Tenant User road.</b></p> <p><b>28. Provide detail of swept paths to demonstrate limitations for planting along road sides.</b></p> <p><b>29. Provide further detail and discussion as to the limitations of planting to the south of the Warehouse between the boundary and the building and provide a clear justification as to why no landscaping is occurring in this area supported by calculations/evidence.</b></p>	<p>27. Section 3.1.2 has been updated to include the following:</p> <p>"Appendix A3 (Area 1 Masterplan) outlines the canopy trees and shrubbery to be planted near the multi-tenant user road. On the east side of the road Eucalyptus sideroxylon and Acacia sp. with mixed native planting e.g. Dianella sp., Lomandra sp. and Myoporum sp. will be planted. On the west side of the multi-tenant user road, Eucalyptus sideroxylon will be planted with mixed native planting e.g. Acacia sp., Philotheca sp. and Lomandra sp. The mature heights of the canopy trees will provide visual screening of the warehouse as the mature tree height of the canopy trees is 25 m. Refer to Appendix A3 (Area 1 Masterplan) for the plant schedule which outlines the mature tree height of the proposed plants located along the multi-tenant user road.</p> <p>Appendix A3 (Area 1 Masterplan) also demonstrates the regular intervals of the canopy trees to be planted along the multi-tenant user road. In addition, local provenance trees to be used include Eucalyptus sideroxylon and Acacia sp.</p> <p>28. The swept paths have been provided for reference only. The swept paths demonstrate the limitations for planting along the road sides.</p> <p>29. Landscaping to the south of Warehouse 1 is not feasible as this is an active operational area for the trucks entering and exiting the receiving docks at Warehouse 1. No landscaping has been proposed due to a safety risk of the truck drivers manoeuvring around the vegetation and tree limbs if present. In addition, roots may destroy the pavement in the area causing damage to both vehicle and plants. Landscaping has been provided throughout Area 1</p>



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			with 1 tree per 30 m <sup>2</sup> and 15% landscaping as shown in Appendix A3.
	iii) landscaping located around the car parking areas is to support sufficient canopy trees to provide visual screening to the warehouse buildings;	<p>Insufficient information to determine the condition has been satisfied.</p> <p>DPE notes in the updated Warehouse 1 Precinct Masterplan (Drawing LA-01) that proposed tree planting of <i>Eucalyptus sideroxylon</i> along the northern edge of the carpark. No trees are proposed along the southern edge of the carpark.</p> <p><b>30. Please provide an updated drawing that clearly demonstrates that the proposed rate of tree planting along the car park is sufficient to provide visual screening of the warehouse.</b></p>	<p>30. The purpose of the trees located in the car park are for shade and not for visual impact within Area 1.</p> <p>The canopy trees located along Moorebank Avenue will provide visual screening of Warehouse 1. Appendix A3 also outlines the canopy trees and shrubbery to be planted along Moorebank Avenue.</p> <p>Refer to Appendix J for the Visual Impact Assessment for further information regarding visual screening throughout the surrounding areas.</p>
	iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;	<p>Drawing required to illustrate the area which meets the 15% minimum requirement. Provide detailed plans to enable assessment</p> <p><b>31. Please ensure that the 15% of site landscaped at ground level is clearly depicted on landscape plan in relation to the site as a whole. Please explain the basis of how this has been calculated. Provide a figure to scale with hatched landscape areas that demonstrates this requirement.</b></p>	31. Appendix A3 (Area 1 Precinct Landscaped Area Plan) on the top right corner shows the information to meet this condition.
	v) minimum rate of 1 canopy tree per 30m <sup>2</sup> of landscaped area	<p>Drawing required to illustrate the area which meets the 15% minimum requirement. Provide detailed plans to enable assessment</p> <p><b>32. Please demonstrate on a plan how this condition is achieved, including details of how this has been calculated.</b></p>	32. Appendix A3 (Area 1 Precinct Landscaped Area Plan) on the top right corner shows the calculation to meet this condition.
	vi) a 2.5m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade	<p>Drawing required to illustrate that this condition has been met. Provide detailed plans to enable assessment</p> <p>Provide additional shade trees on southern side of carpark to ameliorate heat associated with large expanse of pavement associated with car parking.</p> <p><b>Comment #6</b> Suggest tree planting in ever 9-10 car bays as a minimum.</p> <p>DPE notes that further discussion is required to enable assessment of the condition as the current version does not meet this condition.</p> <p><b>33. Please provide a 2.5m wide landscaped bay every 6-8 spaces incorporating canopy trees for shade. Include discussion on how this can be achieved with consideration of the Liverpool DCP, as well as the car parking ratio to GFA as nominated in the EIS. Provide detail of the canopy trees that will be included and updated plan. This should include demonstration of how shading is being provided to the carparking area.</b></p>	<p>33. The design of the car park in Area 1, as outlined in Section 4.5.1, was approved by DP&amp;E in the submission of Development Layout Plans (A22) in July 2018. Section 4.5.1 states: "For Warehouse 1, an alternative to CoC B140(e)(vi) is provided that enables the inclusion of an additional 2,500 m<sup>2</sup> landscaped strip to the immediate north and west of the car park area."</p> <p>The canopy trees that will be included are shown on the landscape drawings in Appendix A3. The shading being provided to the car parking areas in the landscaped bays is shown in Appendix A3 (Shade Diagrams).</p>



Condition	Requirement	GANSW Comment DPE Comment	Proponent Response
	vii) perimeter site screening using advanced shrubs and canopy trees	<p>GP Comment #3 Suggested areas to accommodate extensive planting opportunities for canopy trees, shrubs &amp; tufted sedge/ grass &amp; ground cover planting. As noted in the review of the Urban Heat Island Mitigation Strategy that the provision of dense canopy shade provided by trees is one of the most effective means of effective ground level temperature amelioration / mitigation. More detail required to planting plan to illustrate relationship between local canopy trees and shrubs. Prepare typical planting plan for Legend no 4.</p> <p>DPE notes that Appendix A of the Amended Development Layout Plan approval letter states that: "the space allocation is delineated in green on the Amended Layout Plans. The location and type of trees are not required at this stage and the space is provided to achieve compliance in the future UDLP."</p> <p>34. <b>Please update plan to demonstrate that the perimeter of the W1P site consists of screening using advanced shrubs and canopy trees. In areas that no screening will be depicted, please included a clear justification and discussion to the Department as to why this cannot be included. Please note that the amended layout plan approval was subject to the future UDLP including details of this condition.</b></p>	<p>34. Section 3.1 and 3.1.1 have been updated to include additional information on the perimeter site screening of Area 1 using shrubs and canopy trees.</p> <p>The area to the south of Warehouse 1 where there is no vegetation, has not included vegetation as this is an active operational area for the trucks entering and exiting the receiving docks at Warehouse 1. No landscaping has been proposed due to a safety risk of the truck drivers manoeuvring around the vegetation and tree limbs if present. In addition, roots may destroy the pavement in the area causing damage to both vehicle and plants. Landscaping has been provided throughout Area 1 with 1 tree per 30 m<sup>2</sup> and 15% landscaping as shown in Appendix A3.</p>
	viii) perimeter and on site detention and biofiltration/bioretenion basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire.	<p>DPE notes that the compliance table suggests that 3.2.4 includes a commitment to construct OSD 9 fencing as per the condition. However, Section 3.2.4 does not state this.</p> <p>35. <b>Please update section 3.2.4 with a clear commitment that OSD9 fencing higher than 1.2 m will be transparent and dark in colour but not constructed of chain wire.</b></p>	35. Amended.
	(f) include a planting schedule including details of the soil specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities and deep soil areas containing soil (not spoil);	<p>Planting schedule has not been included. Provide plant schedule <b>Comment #9</b> As noted it is suggested that the proposed planting schedule exhibit a more rich floristic mix of trees, shrubs sedges, herbs, ground covers and tufted native grasses derived from OHE lists of Cumberland Plain Woodland. Critical to the success of the planting palette is the use of a diverse canopy tree mix which should include; Eucalyptus crebra, Eucalyptus moluccana Eucalyptus amplifolia, Eucalyptus bosistoana, Eucalyptus eugenioides, Eucalyptus tereticornis, Eucalyptus punctate, Eucalyptus baueriana, Corymbia maculata, <i>Angophora floribunda</i> &amp; <i>Angophora bakeri</i>.</p> <p>36. <b>Please provide indicative planting layout plans (scale 1:500) for landscaping treatments that references plant species, types, and location. The relationship between grasses, shrubs and canopy trees should be shown.</b></p> <p>DPE notes in consultation with GA, concerns with the depth of soil profile relative to volume in order to sustain the density of proposed planting. In addition, there are concerns regarding the sub-</p>	<p>36. The landscaping drawings for Area 1 have been updated to include the scale of 1:500. The plant schedule is included in the landscape drawings (Appendix A3) and includes the plants listed in the comment.</p> <p>37. Appendix A3 (Typical Garden Detail) outlines the different soil horizons and specifications for planting proposed in Area 1. Planting will not be undertaken within the compacted fill area.</p> <p>The low volume drip irrigation systems is also described in Appendix A3 (Typical Garden Depth).</p>

Condition	Requirement	GANSW Comment DPE Comment	Proponent Response
		surface drainage, through the spoil layer and whether this will be adequately planed for drainage through to natural soil surface below. There is also a concern about fill compaction and whether root system can develop throughout this layer and into the natural soil below. <b>37. Please describe details of the soil specification and depth, irrigation system and address the impacts noted above.</b>	
	(g) a description of the retaining walls, including the graphics such as sections, perspective views and material details;	DPE notes that a description of the retaining walls has been included in Section 4. The reference to the drawings in Appendix B is not sufficient as the retaining wall is not clearly labelled on the plan, with only one view provided <b>38. Provide further detail on plan including sections, perspectives and material details as per the requirements of the condition.</b>	38. Retaining wall cross sections and perspectives have been included in Appendix A3.
	(h) details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;	Details have not been included. Provide detailed drawings DPE notes that the plan does not contain landscaping around the waste bins and other storage areas. <b>39. The condition requires the plan to provide landscaped areas and solid fencing to screen waste bin or other outside storage areas. Please update plan to include landscaped areas for screening of waste bins and other outside storage area.</b>	39. No opportunities for landscaping around the waste bins or other outside storage areas have been identified as visual screening through solid fencing is appropriate given the location of the bins in hardstand away from employee amenity areas.  Solid fencing for waste bin screening will be located adjacent to warehouse buildings (generally in areas adjacent to the loading docks). Waste bin screening will be undertaken through slat fencing Colorbond® (or similar).
	(i) graffiti management commitments and provisions;	Section 5.1 commits to removing graffiti on external signage within 48 hours of an incident. If graffiti contains offensive content, more immediate removal will be organised.  This is satisfactory.	Noted.
	(j) the sub-plans identified in condition B141	<b>40. See comments for each sub-plan listed below in B141.</b>	Noted.
	(k) details of where and how recommendations from the UDLP and sub plans have been incorporated into the i) updated final Development Layout Plans and WSUD Plans required by conditions A22 and A23;	<b>41. Demonstrate how the principles and objectives are incorporated into drawings with consideration of the updated final layout plans. A list isn't sufficient to meet this condition. It would be clearer to have a table linked to a drawing demonstrating the integration of each of the recommendations.</b>  <b>42. Provide Warehouse 1 P landscaping plan at scale 1:500 in order to assess 15% coverage. Planting plans, and detailed indicative layout plans should be at 1:500, on the basis of these, how are the planting mitigating views (meeting visual objectives), In the indicative layout plan we will have an understanding of species composition and relationship between shrubs and trees.</b>  <b>43. Demonstrate the WSUD strategy with consideration of the whole of the precinct (MPE+MPW, MPE Stage 2) to the stage (MPE Stage 2 Warehouse 1 Precinct).</b>	41. Table 7 has been updated to include link of objectives with appropriate figure / drawing in this UDLP.  42. Appendix A3 and H1 have been updated to a scale 1:500 for Area 1 only. Refer to Appendix A3 (Area 1 Precinct Landscape Area Plans) for details on the 15% landscape coverage.  Appendix J (Visual Impact Assessment) and Appendix A3 (Area 1 Precinct Landscape West Elevation and Area 1 Precinct Masterplan) show the cross sectional views of vegetation when compared to Warehouse 1. The Area 1 Precinct Masterplan provides further detail on the relationship between the OSD, warehouse, setbacks and vegetation.

Condition	Requirement	GANSW Comment DPE Comment	Proponent Response
			<p>43. Refer to Appendix G for the Landscape Masterplan incorporating WSUD strategies for the entire MPE site.</p> <p>A landscape drawing has been provided to GANSW for reference only, showing the landscaping for the MPE and MPW site.</p> <p>This UDLP is for MPE S2 only, and does not include detail on MPE S1 or MPW.</p>
	ii) updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls	44. Provide elevations drawings that includes architectural elements to articulate building facades and minimisation of large expanses of blank walls.	44. Updated Architectural Plans have been included in Appendix H2 including details of the different elevations, minimisation of large expansions of blanks walls and building facades.
	iii) updated OEMP required by condition C3	To be included in OEMP update. Satisfactory.	Noted.
	(l) details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final <b>Stormwater Management Plan</b> plans required by Condition B40	<p>Insufficient information to show that this has been satisfactorily provided Provide detailed information to enable assessment</p> <p>45. Further discussion and figure/drawing, of appropriate scale, is required to address this condition, both for the MPE Stage 2 site as a whole, and how this relates to the W1P stage, with adequate consideration of stormwater reuse and energy efficiency.</p>	<p>45. Solar panel drawing included in Appendix A2 identifies the layout and detail of the solar panels to be installed on the roof of Warehouse 1 for energy efficiency.</p> <p>The landscaping drawings in Appendix A3 and Appendix H1 identify the location of the rainwater reuse tank which will be used for rainwater capture.</p>
	(m) details how the <b>Heritage Interpretation Plan</b> required by condition B101 has been incorporated into the UDLP;	<p>Limited details of how this has been incorporated. Provide detailed plans to enable assessment</p> <p>46. Demonstrate in a detailed figure/drawing how the HIP elements have been incorporated into the UDLP. DPE notes that the plan defers this requirement to the “Freight Village”. Please provide further detail both in discussion and detailed drawings with consideration for the W1P, proposed freight village stage, and Remainder of site.</p>	46. Potential re-use of existing site's salvaged heritage material will be in the form of signage and feature elements. Subject to future details in the UDLP update for Area 4 (freight village).
	(n) details of how the <b>UHI Mitigation Strategy</b> required by condition B140 has been incorporated into the UDLP and final Development Layout, <b>Stormwater Management Plan</b> and Architectural Details;	<p>Separate review of the UHIMS <b>Comment #7</b> As drawn the proposed OSD ( see attached marked up section &amp; notes on the plan under this # indicates essentially a concrete lidded box with planting on the lid. As noted the proposed design section will provide a poor growing medium for the proposed native grasses on top of the lid as the depth of soil noted as 300mm and batters to the concrete lid provide sub optimal depth and moisture retention opportunities. It is suggested that an open vegetated meandering swale would provide a more effective OSD / WSUD devise. As noted in the proponents the UHI documents open water can provide excellent temperature amelioration opportunities. If the OSD is the only option for technical reasons, then the option of lowering the OSD structure to say 400mm below ground level will provide a much better growing medium / opportunity than the current raised</p>	47. Table 9 has been updated to include a column referencing the appropriate figure / drawing in either the UDLP, SMP, Development Layout Plans, WSUD Plan and/or Architectural Plans for each aspect incorporated into the UHIMS.

Condition	Requirement	GANSW Comment DPE Comment	Proponent Response
		<p>47. Update to plans to include the UHIMS treatments, and requirements of the model (i.e. inputs) in order to demonstrate incorporation into the UDLP, SMP, Amended Layout Plans, and Architectural details</p> <p>DPE notes that the UHI Mitigation Strategy required under B139 is under consideration and approval will be subject to satisfactorily meeting the requirements of B140(n).</p>	
	(o) details of where and how recommendations from the <b>Flora and Fauna Management Plan</b> for adjoining offset area (condition <b>B108</b> ) have been incorporated into the UDLP	<p>48. Demonstrate on a drawing, of suitable scale, how the recommendations from the FFMP for adjoining offset area have been incorporated into the UDLP.</p>	48. FFMP outlines the native vegetation surrounding areas that have been identified. The trees/vegetation chosen for landscaping at the site have been chosen to reflect the native species. Eleven species listed in the plant schedule have been identified along Georges river or in the Bootland, and are characteristic of the plant community types (PCTs)(Castlereagh Scribbly Woodland) present. The chosen species are endemic species and have low water usage requirements.
	(p) details of where and how recommendations from the <b>Bushfire Management Plan</b> (condition B144) have been incorporated into the UDLP	<p>DPE notes that Table 10 states that the selection and location of landscaping has been designed to minimise bushfire impact through on-going maintenance will contribute to a reduction in bushfire threat.</p> <p>49. Further discussion and detail required, particularly as a bushfire has occurred in the Moorebank area recently. Explain how the location of landscaping will minimise bushfire impacts?</p>	49. Table 10 has been updated to remove location. Local provenance species have been chosen for landscaping to ensure the plant species coincide with Australian climate.
	(q) details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the <b>UDLP</b> ; and	<p>Provide detailed plans which illustrate inclusion of secure bicycle parking, pedestrian paths and outdoor eating areas</p> <p>More detail required to planting plan for proposed feature garden bed Illustrate amenity (such as seating) in feature garden setting for workers Legend no 5.</p> <p>50. Provide further detailed drawings to clearly articulate consideration of the condition and provide for better amenity outcomes for workers than the current design provides.</p>	<p>50. Section 4.4.1 and 4.6.1 have been updated to include additional detail on the bicycle parking, pedestrian paths and outdoor eating areas. A drawing showing the undercover bicycle parking facilities is shown in Appendix A4.</p> <p>For further details refer to the EOMBASP and CPAFSP.</p>
	(r) evidence of consultation with the Relevant Council(s), prior to finalisation of the <b>UDLP</b> <i>Note. The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.</i>	<p>Liverpool City Council has been consulted on this plan and provided feedback on the main UDLP but not specific to the sub-plans.</p> <p>51. The Proponent is to clarify the position and to demonstrate that consultation on the sub-plans has been closed out.</p>	51. The LCC comments from the "UDLP and Sub-Plans Consultation with LCC 24 January 2019" have been addressed and presented to LCC.
	The Urban Design and Landscape Plan must include the following sub-plans: (a) Landscape Vegetation Management Sub Plan (b) Lighting Sub Plan (c) Cycling and Pedestrian Access and Facilities Sub Plan (d) Employee Outdoor Meal Break Area Sub Plan	See comments above regarding cycling, pedestrian access, employee facilities. Please note that signage plan is subject to a modification. DPE is currently reviewing the Sub-plans.	Noted.

Condition	Requirement	GANSW Comment DPE Comment	Proponent Response
	(e) Signage Sub Plan		

Tactical Group  
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Attn: Ian Irwin

## LCC COMMENTS - URBAN DESIGN AND LANDSCAPE PLAN (SSD 7628)

On 31 January 2018, SIMTA received development consent from the Planning Assessment Commission NSW (Independent Planning Commission) for the construction and operation of Stage 2 of the Moorebank Precinct East Project (SSD 7628). The project comprises the second stage of development under the Moorebank Precinct East Concept Approval (MP10\_0193).

Tactical Group, on behalf SIMTA, have requested Liverpool City Council (LCC) to comment on the project in accordance with the Conditions of Consent (CoC) for Stage 2. The documents provided for consultation included:

- 1) Urban Design and Landscape Plan (UDLP), with the associated sub-plans,
  - a) Cycling and Pedestrian Access Plan
  - b) Employee Outdoor Meal Break Area Plan
  - c) Landscape and Vegetation Plan
  - d) Signage Plan, and
  - e) Lighting Plan.

The comments contained herein are in response the documents submitted, and as they relate to the CoC for Stage 2. LCC is of the view, the UDLP lacks an integrated approach and the information contained within the sub plans do not satisfactorily address the requirements under CoC B140 and B141.

The UDLP states it has been staged in accordance the CoC A14 and A15 to allow commencement of WP1 which includes construction and operation of Warehouse 1. However, no consideration is given to the freight village in the UDLP analysis. The freight village is co-located with Warehouse 1 within WP1. The documents provided and the discussions therein are limited to deliberation for Warehouse 1.

The UDLP should present an integrated urban and landscape design for all development within WP1, but should also include consideration for the larger precinct with respect to design and built form. LCC has not been provided the revised site plan or layout for Stage 2, and therefore is not able to ascertain the full scope of the overall project, including the proposed actions for mitigating impacts (cumulatively) of the development.

There is insufficient information presented in the UDLP with regard to how the CoC A22, A23, and A24 are being met, as they relate the requirements under B140(k)(i)(ii)(iii). The documents provided do not afford a comprehensive picture of the urban and architectural form for the overall development under Stage 2.

It is apparent from the limited site plans within the UDLP that the layout for the Stage 2 development has not sufficiently considered the placement of the warehouses and circulation of vehicular traffic within the larger precinct, and specifically on the eastern boundary which is closest to the established residential areas in Wattle Grove.

The layout of the warehouses and arrangement of the roads within the precinct, as illustrated, would result in a poor design outcome and is likely to impact the nearby residences.

The placement of warehousing should be on the perimeter of the site, but with an adequate buffer, including landscaping, tree canopy, and appropriate screening to mitigate any impacts on nearby residences. Primary access should be contained internally and within the innermost areas of the site, so that the individual buildings (and accompanying uses) do not open up towards and impact the nearby residences.

Condition A15 requires that if a plan describes a particular stage of the development, than that plan needs to clearly describe its relationship with any future stages and the triggers for updating that plan. Documents submitted indicate WP1 includes Warehouse 1 and the freight village. Reference is made to *section 1.3.3* in the UDLP (p.4) but this is somewhat unclear as to how it relates to the future update to *UDLP – WP1* (and the considerations for the freight village). Reference is also made *UDLP – Remainder of the Site 2*, but the discussion lacks substance with regard to the future staging and considerations for the UDLP.

LLC requests an independent peer review of UDLP, that the matter be referred to Secretary, or the delegate, in consultation with the NSW Government Architect, to determine whether the materials within are in compliance with the CoC. Limiting the scope the UDLP to considerations for Warehouse 1 to identify how urban design and landscape design features have been integrated does not provide the evidence base to understand the design considerations for the overall development under Stage 2.

Should you require clarification on the above, please contact me.

Sincerely,



Ash Chand  
**Executive Planner**



Tactical Group  
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Sent by email: [iirwin@tacticalgroup.com.au](mailto:iirwin@tacticalgroup.com.au)

**Re: LCC comments - Moorebank Precinct East Project Stage 2 (SSD 7628) - Urban Design and Landscape Plan**

Dear Ian,

SIMTA received development consent from the Planning Assessment Commission NSW (Independent Planning Commission) on 31 January 2018, for the construction and operation of Stage 2 of the Moorebank Precinct East Project (SSD 7628). The project comprises the second stage of development under the Moorebank Precinct East Concept Approval (MP10\_0193).

Tactical Group, on behalf SIMTA, have requested Liverpool City Council (LCC) comment on the project in accordance with the Conditions of Consent for Stage 2. The documents provided for consultation included:

- 1) Urban Design and Landscape Plan (UDLP), with the associated sub-plans,
  - a) Cycling and Pedestrian Access Plan
  - b) Employee Outdoor Meal Break Area Plan
  - c) Landscape and Vegetation Plan
  - d) Signage Plan, and
  - e) Lighting Plan.

The current application relates to W1P of the approved Stage 2 of the Moorebank Precinct East Project which includes Warehouse 1 and the areas inside W1P. The W1P consists of an area of approximately 11.4 ha located within the north-west corner of the Project site.

Proposed works within the W1P stage include:

- All ground preparation activities such as earthworks, services, on-site detention construction across W1P
- Construction and operation of Warehouse 1 including:
  - Construction and internal fitout of Warehouse 1
  - Construction and operation of parking facilities
  - Construction and operation of internal road network and share paths
  - Installation of temporary solar lighting towers to illuminate roads and share paths
  - Landscaping
  - Construction and operation of cycling and pedestrian facilities
  - Installation of signage
  - Construction and operation of end of trip facilities
  - Construction and operation of employee outdoor meal break areas.



Council have reviewed the submitted documents against the SSD 7628 for consistency and adequacy and tabulated our findings, along with requested additional information, justifications and clarifications in the Table 1-1 below.

Table 1-1 Assessment against relevant SSD 7628 consent conditions and additional details required

Consent condition	Assessment of response by Applicant	Requested additional information
<b>A14.</b> With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a staged basis.	The Applicant advises that The Secretary's approval for staging of this plan has been obtained.	Evidence required
<b>A15.</b> If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program.	<p><b>The Applicant advises:</b></p> <p>The UDLP – W1P addresses the requirements for W1P only.</p> <p>The UDLP – Remainder of Site will consider the urban design and landscape plans for warehouses in the remainder of the Project, not previously included in the UDLP – W1P.</p> <p>A trigger for updating this UDLP – W1P will be prior to the commencement of permanent built surface works for the freight village.</p> <p>The UDLP generally lacks an integrated approach and only deals fleetingly with the rest of Stage 2 site. Connections either physically and operationally are not discussed or proposed.</p> <p>Reference is also made in the UDLP – Remainder of the Site 2, but the discussion lacks substance with regard to the future staging and considerations for the UDLP.</p> <p>Particular concern that no details of the freight village are provided as is the freight village is</p>	<p>Require further details of physical and operational connections across the Stage 2 Site and beyond.</p> <p>Require details of the design and operation of the Freight Village and timing of its construction.</p>

	co-located with Warehouse 1 within WP1 and presumably will be built at the same time.	
<b>A17.</b> In seeking the Secretary's approval, a clear relationship must be demonstrated between the strategies, plans or programs that are proposed to be combined.	No response received to this condition. With the exception of the road layout, there are no details as to how the remainder of the Stage 2 area will operate.	Require further clarification
<b>A22.</b> Prior to construction, the Applicant must prepare amended Development Layout Plans and Design Plans to the satisfaction of the secretary which achieve the improvements and revisions referred to in conditions B140 and B141, including integration of Water Sensitive Urban design (WDSU) and landscape design.		Details of, including integration of Water Sensitive Urban design (WDSU) and landscape design required.
<b>A23.</b> Prior to commencement of early works and fill importation, the Applicant must prepare amended WSUD plans that incorporate water sensitive urban design principles, be generally in accordance with relevant Council policies, plans and specifications, and address condition B40, to ensure that: (a) the stormwater drainage systems for the development will operate independently of any works proposed as part of the MPW Stage 2 development (SSD 7709) that have not been incorporated in this development, unless development consent has been granted to those	Applicant has not submitted these details as yet. We note the trigger is "prior to commencement of early works and fill importation". These details should be submitted to DP&E, with subsequent review by Council.	Submission for approval of detailed Stormwater management system consistent with this condition prior to commencement of early works and fill importation

<p>works under SSD 7709 prior to the commencement of early works and fill importation;</p> <ul style="list-style-type: none"> <li>(b) adequate overland flow paths have been provided in the event of stormwater system blockages and flows in excess of the 1% ARI rainfall event;</li> <li>(c) on site detention basins are visually unobtrusive,</li> <li>(d) that the design of the basins, and ,associated setbacks and fencing, ensures public safety;</li> <li>(e) adequate site area has been provided for stormwater treatment;</li> <li>(f) design of stormwater treatment systems minimises the risk of failure; and</li> <li>(g) setback of drainage work and fencing has been finalised in consultation with RMS.</li> </ul>		
<p><b>A24.</b> Prior to commencement of permanent built surface works and/or landscaping, the Applicant must prepare amended architectural plans that reflect updated plans required under the conditions.</p>	<p>Architectural plans submitted lack detail. The only plans submitted attached to the Urban Design and Landscape Plan. Elevations, sections, structural and civil details and photomontages from key vantage points are required.</p> <p>We note that the trigger is “prior to the commencement of permanent built surface works and/or landscaping.” These plans should be submitted to DP&amp;E and provided to Council for review.</p>	<p>Prior to the commencement of permanent built surface works and/or landscaping full detailed architectural plans, elevations, sections, civil and structural details and photo montages from key viewpoints are to be submitted for approval.</p> <p>Council would prefer these be submitted as soon as possible, particularly photomontages, to provide a true representation of the proposed Warehouse 1 in the context of the</p>

		other buildings proposed in Stage 2 and as viewed from the surrounding locality.
<p><b>A31.</b> Prior to the issue of a Construction Certificate, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value ((\$3,577,900) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to Section 94B(2) of the EP&amp;A Act 1979.</p>	<p>In their letter to Council dated 3/11/2017, the Applicant advised Council that the Capital Investment Value (CIV) used to calculate the contribution excluded various works, stating the following:</p> <p>“The proposed contributions for these applications have been calculated based on the Capital Investment Value (CIV) submitted to the Department of Planning and Environment (DP&amp;E) on December 2016 (included at Attachment A and Attachment B of this letter).</p> <p><b>Linear infrastructure has been excluded from the CIV for the two proposals</b> as the linear infrastructure has no impact on the public facilities the contributions levied under the Draft Liverpool City Council Contributions Plan could be applied to. In addition, the <b>upgrades to Moorebank Avenue and the Moorebank Avenue /Anzac Road intersection</b> would have a net benefit on the road network.”</p> <p>The exclusion of linear infrastructure and the upgrades to Moorebank Avenue and the Moorebank Avenue /Anzac Road intersection from the Section 94 calculations is considered irregular and inequitable, as such works are not excluded items under Clause 25J of the Environmental Planning and Assessment</p>	<p><b>The Section 94 Contributions payable to Council be recalculated to include the costs of linear infrastructure and the upgrades to Moorebank Avenue and the Moorebank Avenue /Anzac Road intersection</b> on the basis that these works are directly related and required to support Stage 2 of the proposed intermodal facility.</p> <p>We do not believe the reason given that “no impact on the public facilities the contributions levied under the Draft Liverpool City Council Contributions Plan could be applied to” is valid or supportable.</p>

	<p>Regulation 2000 or Council's Section 94 Plan 2009.</p> <p>Based on the wording of consent condition A31, we recommend that Council request that the cost of the approved 'linear infrastructure works' be included in the calculation of the CIV and the levy revised accordingly. This is on the basis that these works are directly related and required to support Stage 2 of the proposed intermodal facility.</p>	
<p><b>B40.</b> (b)(iii) ensure on site detention basins are visually unobtrusive and ensure public safety</p>	<p>Although we have not sighted the Stormwater Management details the Applicant refers to, if OSD 9 is flush with the final design ground levels covered by a mix of native grasses then this condition is satisfied.</p>	<p>Review of the Stormwater Management details to confirm OSD design.</p>
<p><b>B140.</b> Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an Urban Design and Landscape Plan (UDLP) must be prepared. The UDLP must be prepared by a suitably qualified and experienced person(s), in consultation with the relevant council(s). The UDLP must be approved by the Secretary, in consultation with the NSW Government Architect. The UD LP must present an integrated urban and landscape design for the development, and must include, but not be limited to:</p> <p>(a) identification of design objectives, principles and standards based on -</p> <p>(i) local environmental values,</p> <p>(ii) urban design context,</p>	<p>Design principles have been included.</p> <p>We are unable to assess the project's response to a number of the Urban Design Principles provided due to the lack of detail provided with the Amended application documents. Particularly, we cannot assess the accuracy of the Statements:</p> <p><b>Responsive:</b> the design will be both responsive and sympathetic to the form, colours and textures of the natural and cultural character of the existing landscape. The Project will integrate with and improve the existing site character to form a high performance and quality urban landscape feature.</p>	<p>Further architectural details, photo montages, mitigation measures and operational details demonstrating consistency with the Design Principles are required. The additional information is necessary as the submitted documents provided do not afford a comprehensive picture of the urban and architectural form or operation for the overall development under Stage 2.</p>

<p>(iii) sustainable design and maintenance,</p> <p>(iv) community, visitor and worker safety, amenity and privacy, including 'safer by design' principles where relevant,</p> <p>(v) relevant design standards and guidelines,</p> <p>(vi) addressing the visual amenity and values of adjoining receivers,</p> <p>(vi) minimising and addressing the footprint of the project (including at operational facilities:), and</p> <p>(vii) the urban design principles outlined in the documents referred to in condition A2:</p> <p>(b) landscaping and building design opportunities to mitigate the visual impacts of buildings and infrastructure particularly when viewed from Moorebank Avenue, Wattle Grove, and Casula);</p> <p>(c) details on the location of existing vegetation and proposed landscaping (including use of endemic and advanced trees species: where practicable). Details of species to be replanted/revegetated must be provided, including their appropriateness to the area and habitat for threatened species. Where feasible and reasonable, top soil and vegetation to be removed must be reused;</p> <p>(d) details of pedestrian movement through the site and to surrounding areas for employees;</p> <p>(e) incorporate the following:</p> <p>(i) a minimum landscaped width of 10m within the 18m setback from Moorebank Avenue;</p> <p>(ii) the footprint of the warehouses along the eastern boundary must be reduced so</p>	<p>A development of this size cannot be considered to be "responsive and sympathetic" to the surrounding natural and built form character. This justification is inadequate.</p> <p><b>Community:</b> while the Project will have limited access to the general public, the Project will include a provision for suitable and sufficient amenity which may be accessible by both the occupants and the public (albeit predominantly indirectly). This improved local amenity will incorporate landscaping, open spaces for employees, water sensitive urban design and environmental features, creating a 'sense of place' and conveying a feeling of community.</p> <p>We assume that the general community will be excluded from the Site for security reasons. Therefore this design principle is irrelevant and not met.</p> <p><b>Considerate:</b> landscape and urban treatments will be considerate of the need to provide visual and acoustic shielding in the form of vegetation, landform and structures. This has not been demonstrated. Require photomontages.</p> <p><b>Visually Appealing:</b> the urban design will be visually appealing to the public and surrounding areas to ensure continuity between the Project and surrounding areas. This has not been demonstrated. Require photomontages.</p>	<p>(e)</p> <p>(ii) – Additional dimensioning of plans required.</p> <p>(iii) - Justification for partial noncompliance required.</p> <p>(vi) – Justification for noncompliance</p>
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<p>that the car parking area and warehouse can be setback a minimum of 5m from the eastern internal road to provide visual screening of the building, and adequate landscape width to support canopy trees;</p> <p>(iii) landscaping located around the car parking areas is to support sufficient canopy trees: to provide visual screening to the warehouse buildings;</p> <p>(iv) 15% of the site landscaped at ground level, 10% of which must include soft landscaping and not include land set aside for future access ways;</p> <p>(v) minimum rate of 1 canopy tree per 30m<sup>2</sup> of landscaped area;</p> <p>(vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;</p> <p>(vii) perimeter site screening using advanced shrubs and canopy trees;</p> <p>(viii) perimeter and on site detention and biofiltration/bioretenion basin fences higher than 1.2m must be transparent and dark in colour but not constructed of chain wire.</p> <p>(f) include a planting schedule including details of the soils specification and depth and irrigation systems as well as tree and shrub species, expected mature height, pot sizes and planting densities) and deep soil areas containing soil (not spoil);</p> <p>(g) a description of the retaining walls, including the graphics such as sections, perspective views and material details;</p>	<p>(e)</p> <p>(i) appears satisfied</p> <p>(ii) amended submitted plans not dimensioned so unclear if this sub condition is satisfied.</p> <p>(iii) partially met but section along western edge of carpark does not contain screen planting at all.</p> <p>(iv) complies</p> <p>(v) complies</p> <p>(vi) does not comply</p> <p>(vii) assume will comply</p> <p>(viii) complies</p> <p>(f) No details of irrigation system included</p> <p>(g) Details of retaining walls no supplied with exception of section of OSD tank</p> <p>(h) Bin area not identified on plans</p> <p>(i) Management measures supplied and acceptable</p> <p>(j) sub plans supplied</p> <p>(k) – additional details required to assess</p>	<p>(f) – provide details of proposed irrigation system</p> <p>(g) – provide details, sections, graphic views and materials of all proposed retaining walls</p> <p>(h) – details of location of bin area and associated screen fencing and landscaping required</p> <p>(k) Additional details mentioned above required</p>
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<p>(h) details of the landscaped areas and solid fencing required to screen waste bin or other outside storage areas;</p> <p>(i) graffiti management commitments and provisions;</p> <p>(j) the sub-plans identified in condition B141;</p> <p>(k) details of where and how recommendation from the UDLP and sub plans have been incorporated into the:</p> <p>(i) updated final Development Layout Plan and WSUOD Plans required by conditions A22 and A23;</p> <p>(ii) updated Architectural Plans required by condition A24, including architectural elements to articulate building facades and minimise large expanses of blank walls</p> <p>(iii) updated OEMP required by condition C3:</p> <p>(l) details of how the principles of Ecologically Sustainable Development listed at condition B143, in particular rainwater capture and reuse and energy efficiency have been incorporated into the UDLP and final Stormwater Management Plan plans required by Condition B40;</p> <p>(m) details how the Heritage Interpretation Plan required by condition B101 has been incorporated into the UDLP;</p> <p>(n) details of how the UHI Mitigation Strategy required by condition B140 has been incorporated into the UDLP and final Development Layout, Stormwater Management Plan and Architectural Details;</p> <p>(o) details of where and how recommendations from the Flora and Fauna Management Plan for</p>	<p>(l) – Measures included in Urban Design Report, but no engineering details supplied</p> <p>(m) - Applicant advises: “The Heritage Interpretation Plan is still in development, however, the Heritage Interpretation Strategy details that onsite interpretative elements will be included within the Freight Village. Further detail regarding interpretative elements will be provided in the next staged submission of the UDLP.” This requirement is not linked to a future trigger and must be finalised “Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary”</p> <p>(n) – further details required to enable assessment.</p> <p>(o) – not provided for assessment</p> <p>(p) – regular landscape maintenance proposed</p> <p>(q) – details now supplied and acceptable</p> <p>(r) – details not supplied</p> <p>It is assumed the details of the Freight Village have not been included to avoid finalisation of the UDLP.</p>	<p>(l) – engineering details of ESD initiatives required</p> <p>(m) – completed Heritage Interpretation Plan and incorporated into the UDLP required prior to the commencement of permanent built surface works and /or landscaping.</p> <p>(n) – further details required</p> <p>(o) – UDLP mentions that a comprehensive Biodiversity Offset Strategy that is being prepared for the Project. This must be provided for approval prior to the commencement of permanent built surface works and /or landscaping.</p> <p>(r) – details of actual consultation undertaken required</p> <p>Require details of design and operation of freight village as directly connects to the Warehouse 1 both physically and operationally.</p>
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<p>adjoining offset area (condition B108) have been incorporated into the UDLP,</p> <p>(p) details of where and how recommendations from the Bushfire Management Plan (condition B144) have been incorporated into the UDLP,</p> <p>(q) details of where and how employee facilities including but not limited to secure bicycle parking, pedestrian paths, outdoor eating areas have been incorporated into the UDLP; and</p> <p>(r) evidence of consultation with the Relevant Council(s), prior to finalisation of the UDLP.</p> <p>The UDLP must be implemented prior to occupation of the warehouse and freight village, unless otherwise agreed by the Secretary.</p> <p>Note: The UDLP may be submitted in parts to address the built elements of the development and landscaping aspects of the development.</p>	<p>It is important to note that this also impacts on site landscaping which is only proposed to be temporary at this stage.</p>	
<p><b>B141. The Urban Design and Landscape Plan</b> must include the following sub- plans:</p>		
<p>(a) a <b>Landscape Vegetation Management Sub Plan</b> to assist in the monitoring and maintenance of landscape elements required to be delivered as part of the approval. The Plan must be prepared and approved by the Secretary within twelve months of the date of this approval unless otherwise agreed by the Secretary.</p> <p>The Plan must provide details of the monitoring and maintenance procedures for the landscape vegetation elements, rehabilitated vegetation</p>	<p>(a) Supplied and assessed acceptable.</p>	

<p>and landscaping (including weed and pathogen control) including performance indicators, identification of commitments, identification of the responsibilities of each entity involved in the management of the intermodal precinct including the overarching management responsibilities and obligations for common land and tenant responsibilities, timing and duration, as well as contingencies where rehabilitation of vegetation and landscaping measures fail. The approved plan must be implemented prior to occupation of the warehouse and freight village.</p>		
<p>(b) <b>a Lighting Sub Plan</b> to assist in the control of lighting and reduce the visual impact of the 24 hour operational facility when viewed from residents within residential areas within the locality. The Plan must provide an assessment at the location, design specification and impacts of operational lighting associated with the development and measures proposed to minimise lighting impacts and standardise lighting design within the MPE development. The Plan must be prepared and approved by the Secretary. The Applicant must ensure that the lighting associated with the development:</p> <ul style="list-style-type: none"> <li>(i) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997);</li> <li>(ii) is mounted, screened and directed in such a manner that it does not create a</li> </ul>	<p>(b) Supplied</p> <p>We note the proposed lighting has been designed to avoid light spill to adjoining areas.</p> <p>There is concern with the impact of truck lights on surrounding neighbours from Warehouse 2 as trucks enter and leave from the eastern area of the building fronting the eastern boundary which may impact residents in the Wattle Grove area.</p> <p>The Applicant advises:          "Permanent lighting arrangements for share paths and roads will not be installed prior to the commencement of occupation of W1P.          Permanent lighting arrangements for the internal roads and share paths will be installed</p>	<p>Provide details of how the impact of truck lights on the surrounding area will be mitigated.</p> <p>Provide details and justification for only installing temporary lighting for share paths and roads at this stage.</p>

<p>nuisance to surrounding properties or the public road network; and          (iii) is designed to reduce light spill and mitigate the visual impact of the 24-hour facility when viewed from the residential areas in the locality and the Boot Land.</p>	<p>at a later date. This will be included as an update to this LSP – W1P.”          The proposed future installation of lighting provides no certainty or review of the lighting proposed and associated impacts.</p>	
<p>(c) <b>The Lighting Sub Plan</b> must identify and provide details of the common and individual lighting throughout the development to reduce light spill and mitigate visual impact on the residential areas in the locality by:</p> <ul style="list-style-type: none"> <li>(i) eliminating upward spill light;</li> <li>(ii) directing light downwards, not upwards;</li> <li>(iii) using shielded fittings;</li> <li>(iv) avoiding 'over lighting';</li> <li>(v) switching lights off when not required;</li> <li>(vi) using energy efficient bulbs;</li> <li>(vii) using asymmetric beams, where floodlights are used;</li> <li>(viii) ensuring lights are not directed towards reflective surfaces; and</li> <li>(ix) using warm white colours.</li> </ul> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p>	<p>(c) Supplied – see comments above</p>	
<p>(d) <b>Cycling and Pedestrian Access and Facilities Sub Plan</b> to assist in safe cycling and pedestrian connectivity through the MPE precinct by providing dedicated linkages between the warehouses, the freight village and Moorebank Avenue that will contribute to the quality and safety at the pedestrian and cyclist</p>		

environment associated with the development. The Plan must be prepared by a suitably qualified and experienced person(s) and approved the Secretary within twelve months of the date of this approval unless otherwise agreed by the Secretary.

The Plan must be prepared a suitably experienced and qualified person(s) in the design and provision of Cycling and Pedestrian Access and Facilities. The Plan must detail the construction, timing and responsibility for the delivery of Cycling and Pedestrian Access and Facilities and take into account the following considerations:

- (i) all relevant policies, guidelines and plans;
- (ii) provide details for the provision of safe and efficient pedestrian and cyclist access connectivity within the development and include integration with the existing and future pedestrian and cycling access in the locality;
- (iii) provide details of end of trip facilities available on-site at each warehouse which are to include under cover bike storage, showers and change facilities sufficient to accommodate the needs of the forecast number of employee; and
- (iv) the layout, design and security of bicycle facilities must comply with the minimum requirements of

Australian Standard AS 2890.3- 1993 Parking Facilities Part 3: Bicycle Parking Facilities.

(i) Supplied. No details of how the shared pedestrian cycle path connects through the rest of the site

(i) Details of how the pedestrian cycle path proposed connects to the broader area and remainder of the Site are required.

<p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p>		
<p>(e) <b>Employee Outdoor Meal Break Area sub plan</b> to provide employee amenity associated with the development. The Plan must identify and facilitate the construction and establishment of employee outdoor meal break area and be prepared by a suitably experienced and qualified person(s) and submitted to the Secretary for approval.</p> <p>The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of outdoor open space. The Plan must detail the construction, timing and responsibility for the delivery and maintenance of an individual employee outdoor meal break areas for each warehouse and a communal employee/visitor eating area at the freight village and take into account the following considerations:</p> <ul style="list-style-type: none"> <li>(i) all relevant policies, guidelines and plans;</li> <li>(ii) the type off facilities to be provided having regard to forecast future employee and visitor needs;</li> <li>(iii) provide detail of the siting and design of outdoor eating areas including seating, lighting, paving, landscaping, screening, shading, vermin proof waste storage and security; and</li> <li>(iv) include details of the maintenance and waste collection responsibilities.</li> </ul>	<p>(e) supplied. Partial compliance</p> <p>We note that the outdoor eating area is located on the south edge of the offices. Accordingly it is unlikely to receive significant sunlight. It is therefore recommended that it be relocated to a more northerly position.</p> <p>No landscaping or fixed waste storage is proposed in the employee outdoor meal break area.</p>	<p>(e) consider relocating outdoor eating area to a more north facing position to maximise potential solar access to this space.</p> <p>Also consider providing waste bins and softening landscaping in break area to improve amenity of the space.</p>

<p>Where it can be demonstrated to the satisfaction of the Secretary, that an outdoor break area cannot be accommodated on site for each warehouse, an internal eating/sitting area is to be provided within each warehouse and details: provided within this subplan.</p> <p>The approved plan must be implemented prior to occupation of the warehouse and freight village.</p>		
<p><b>(f) Signage Sub Plan</b> to assist in the management of Individual building, wayfinding and common directory signage associated with the development The Plan must be prepared by a suitably experienced and qualified person(s) and submitted to the Secretary for approval.</p> <p>The Plan must detail the design, illumination, construction, timing and responsibility for the delivery and maintenance of individual building and common directory signage and take into account the following considerations:</p> <ul style="list-style-type: none"> <li>(i) provision of wayfinding signage for internal streets to individual buildings and loading docks;</li> <li>(ii) individual building signage integration within building forms no higher than 3m above the finished ground;</li> <li>(iii) no general advertising;</li> <li>(iv) no form of moving or flashing signs;</li> <li>(v) no east or south facing illuminated building signage;</li> <li>(vi) details of the location and specifications of the common directory board;</li> </ul>	(f) supplied and considered satisfactory	

<p>(vii) signs are to display corporate logos and company names and must not occupy more than 10%, of any facade or wall of building; and</p> <p>(viii) internally illuminated signs are not permitted.</p> <p>The approved common directory board and wayfinding signs plan must be implemented prior to occupation of the warehouse and freight village.</p>		
<b>Relevant approved mitigation measures attached to SSD 7628 consent</b>		
<p>8 Visual Amenity, urban design and landscape</p>		
<p>8A The following mitigation measures would be implemented, where reasonable and feasible, to minimise the visual impacts of the Amended Proposal:</p> <ul style="list-style-type: none"> <li>&gt; Existing vegetation around the perimeter of construction sites would be retained</li> <li>&gt; The early implementation of landscape planting would be considered in order to provide visual screening during the construction of the Amended Proposal</li> <li>&gt; Elements within construction sites would be located to minimise visual impacts, e.g. setting back large equipment from site boundaries</li> <li>&gt; Construction lighting, on both ancillary facilities and plant and equipment, would be designed and located to minimise the effects of light spill on surrounding sensitive receivers, including residential areas and the proposed conservation area</li> </ul>	<p>It appears that no existing landscaping will be retained. Landscape plan proposes replacing with local endemic trees and other vegetation. No measures to protect the adjacent natural bushland have been cited.</p>	<p>Support requirement to plant mature trees to more quickly screen the development. Mitigation measures are required regarding protection of the adjacent natural bushland.</p>

<p>8B The following mitigation measures would be implemented, where reasonable and feasible, for the landscaping of the Amended Proposal:</p> <ul style="list-style-type: none"> <li>&gt; Use of native shrubs and ground covers to form a screening barrier when mature.</li> <li>&gt; A landscaping corridor of screening vegetation to provide informal street character along Moorebank Avenue.</li> <li>&gt; Use of local species as understory planting to support and enhance local habitat values</li> </ul>	<p>Consistent. Native species proposed in informal arrangement along Moorebank Avenue. However, not as part of this application.</p>	
<p>8C Light for the Amended Proposal would be designed to minimise any direct light spill and would comply with the requirements of Australian Standard AS4282- 1997- Control of the Obtrusive Effects of Outdoor Lighting.</p>	<p>Complies</p>	<p>Justification required for the proposed approach:  “Permanent lighting arrangements for share paths and roads will not be installed prior to the commencement of occupation of W1P. Permanent lighting arrangements for the internal roads and share paths will be installed at a later date. This will be included as an update to this LSP – W1P.”</p>



### **Section 94 Contributions**

Condition A31 of the SSD 7628 consent requires that prior to the issue of a Construction Certificate, the Applicant must pay a monetary levy of 1% of the development Capital Investment Value ((\$3,577,900) or other amount agreed to by Liverpool City Council for transport, drainage, community facilities, administration and professional and legal fees pursuant to Section 94B(2) of the EP&A Act 1979.

In their letter to Council dated 3/11/2017, the Applicant SIMTA advised Council that the Capital Investment Value (CIV) used to calculate the contribution excluded various works, stating the following:

“The proposed contributions for these applications have been calculated based on the Capital Investment Value (CIV) submitted to the Department of Planning and Environment (DP&E) on December 2016 (included at Attachment A and Attachment B of this letter).

Linear infrastructure has been excluded from the CIV for the two proposals as the linear infrastructure has no impact on the public facilities the contributions levied under the Draft Liverpool City Council Contributions Plan could be applied to. In addition, the upgrades to Moorebank Avenue and the Moorebank Avenue /Anzac Road intersection would have a net benefit on the road network.”

This is considered irregular and inequitable, as such works are not excluded items under Clause 25J of the Environmental Planning and Assessment Regulation 2000 or Council’s Section 94 Plan 2009. Based on the wording of consent condition A31, we request that the cost of the approved ‘linear infrastructure works’ and “upgrades to Moorebank Avenue and the Moorebank Avenue /Anzac Road intersection” be included in the calculation of the CIV and the levy revised accordingly. This is on the basis that these works are directly related and required to support Stage 2 of the proposed intermodal facility.

### **Summation**

In summary there are a number of clarifications and justifications required necessitating the submission of additional details by the Proponent to enable accurate assessment of the application.

The revised UDLP generally lacks an integrated approach and only deals fleetingly with the rest of Stage 2 site. Connections both physically and operation ally are not discussed or proposed.

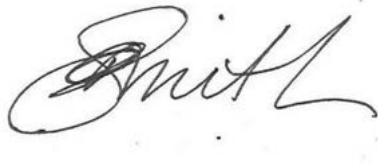
Reference is also made in the UDLP to the remainder of the Site 2, but the discussion lacks substance with regard to the future staging and considerations for the UDLP.

Council has particular concern that no details of the Freight Village are provided and this is co-located with Warehouse 1 within WP1 and presumably should be built at the same time. We believe this has been omitted to avoid finalisation of all the required plans and documents required by the trigger in condition B141.

We are also concerned that public area lighting will only be temporary until the Occupation of the Freight Village and that no timing has been provided for that to occur.

Most importantly, we believe the calculation of the cost of works for the purposes of Section 94 contributions is potentially unlawful, irregular and inequitable.

We welcome further discussion with the Applicant and consultant team at your convenience.  
Yours sincerely

A handwritten signature in black ink, appearing to read 'Smith', with a stylized flourish at the end.

**David Smith**  
Manager Planning and Transport Strategy

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**Subject:** Canceled: Moorebank Logistics Park UDLP Review  
**Location:** Moore St: Ground Floor - Atkinson Room External  
  
**Start:** Tue 25/09/2018 10:30 AM  
**End:** Tue 25/09/2018 11:30 AM  
**Show Time As:** Free  
  
**Recurrence:** (none)  
  
**Organizer:** Ash Chand  
  
**Importance:** High

Hi Ian,

Thanks for clarifying CoC A22, A23 and A24, as they relate to the MPs, and also for providing the Stormwater Management Plan which you stated has supplementary information which will assist in the in preparing comments.  
<https://simta.com.au/wordpress/wp-content/uploads/2018/07/Stormwater%20Management%20Plan.pdf>

Based on our conversation just now, I am cancelling the meeting. As discussed, I will finalise my comments to you by end of next week.

Regards,  
Ash

---

**From:** Ash Chand <ChandA@liverpool.nsw.gov.au>  
**Sent:** Friday, 21 September 2018 12:06 PM  
**To:** Ian Irwin  
**Subject:** RE: HPE CM: RE: Moorebank Logistics Park UDLP Review

Hi Ian,

I tried calling you earlier. I need clarification regarding CoC A22, A23 and A24, as they relate to the above management plans. The UDLP also states W1P was developed with reference to documents:

- Proposal Revised Architectural Drawings (2017)
- Proposal Revised Landscape Design Statement and Plans (2017)
- Proposal Visual Impact Assessment (2016)
- Concept Plan Urban Design and Landscape Report (2013)

When you are free, please give me a call on 8711 7528.

Ash,

---

**From:** Ian Irwin [mailto:iirwin@tacticalgroup.com.au]  
**Sent:** Monday, 17 September 2018 12:29 PM  
**To:** Ash Chand <ChandA@liverpool.nsw.gov.au>  
**Subject:** HPE CM: RE: Moorebank Logistics Park UDLP Review

Hi Ash

Based on my conversation earlier today I believe David Smith has placed this review back with you.

Could you please give me a call in relation to this at your earliest convenience.

Thanks

IAN IRWIN  
ENVIRONMENTAL MANAGER



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W [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



Before printing this document, please consider the environment.

Dear Ash and Marcus,

In accordance with the Conditions of Consent associated with the Moorebank Logistics Park Development (SSD 7628) we are submitting for consultation with Liverpool City Council the [Urban Design and Landscaping Plan \(UDLP\)](#) and the associated sub plans for Warehouse 1 Precinct:

- [Cycling and Pedestrian Access Plan](#)
- [Employee Outdoor meal break Area Plan](#)
- [Landscape and Vegetation Plan](#)
- [Signage Plan](#)
- [Lighting Plan](#)

Please see the link below for the documents folder as well as a related link specific to each of the plans above.

[https://www.dropbox.com/sh/yu88jppz7tm8fpg/AABM2nm\\_rF8VpYTDSPnb-fz2a?dl=0](https://www.dropbox.com/sh/yu88jppz7tm8fpg/AABM2nm_rF8VpYTDSPnb-fz2a?dl=0)

It would be appreciate if we could have any comments in relation to these documents returned by the 15/9/18.

If you have any queries in relation to this please feel free to contact the undersigned.  
Regards

IAN IRWIN  
ENVIRONMENTAL MANAGER



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**From:** Ash Chand <ChandA@liverpool.nsw.gov.au>  
**Sent:** Wednesday, 3 October 2018 7:54 PM  
**To:** Ian Irwin  
**Subject:** RE: Moorebank Logistics Park UDLP Review - LCC Draft Comments  
**Attachments:** LCC Draft Coments - UDLP.pdf

Hi Ian,

As per our conversation earlier today, please find attached draft comments on the UDLP. Please review, and let me know your thoughts before I finalise. Thanks,

Ash

---

**From:** Ian Irwin [mailto:iirwin@tacticalgroup.com.au]  
**Sent:** Tuesday, 2 October 2018 1:17 PM  
**To:** Ash Chand <ChandA@liverpool.nsw.gov.au>  
**Subject:** RE: Moorebank Logistics Park UDLP Review

Good afternoon Ash,  
How are we travelling with the UDLP and associated subplans for the Moorebank Logistics Park.  
Regards  
Ian Irwin

---

**From:** Ian Irwin  
**Sent:** Monday, 17 September 2018 12:29 PM  
**To:** 'a.chand@liverpool.nsw.gov.au' <[a.chand@liverpool.nsw.gov.au](mailto:a.chand@liverpool.nsw.gov.au)>  
**Subject:** RE: Moorebank Logistics Park UDLP Review

Hi Ash  
Based on my conversation earlier today I believe David Smith has placed this review back with you.  
Could you please give me a call in relation to this at your earliest convenience.  
Thanks

IAN IRWIN  
ENVIRONMENTAL MANAGER



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W [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



Before printing this document, please consider the environment.

Dear Ash and Marcus,

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- [Landscape and Vegetation Plan](#)

- [Signage Plan](#)
- [Lighting Plan](#)

Please see the link below for the documents folder as well as a related link specific to each of the plans above.

[https://www.dropbox.com/sh/yu88jppz7tm8fpq/AABM2nm\\_rF8VpYTDSPnb-fz2a?dl=0](https://www.dropbox.com/sh/yu88jppz7tm8fpq/AABM2nm_rF8VpYTDSPnb-fz2a?dl=0)

It would be appreciate if we could have any comments in relation to these documents returned by the 15/9/18.

If you have any queries in relation to this please feel free to contact the undersigned.

Regards


IAN IRWIN  
ENVIRONMENTAL MANAGER



**LEVEL 15 | 124 WALKER STREET | NORTH SYDNEY | NSW | 2060**

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**From:** Ian Irwin <iirwin@tacticalgroup.com.au>  
**Sent:** Wednesday, 23 January 2019 3:57 PM  
**To:** David Smith  
**Cc:** Nathan Cairney; Fei Chen  
**Subject:** RE: Moorebank Logistics Park UDLP Review

David,  
Thanks for your reply and look forward to Cardno's comments  
Regards  
Ian Irwin

---

**From:** David Smith <SmithD@liverpool.nsw.gov.au>  
**Sent:** Wednesday, 23 January 2019 3:31 PM  
**To:** Ian Irwin <iirwin@tacticalgroup.com.au>  
**Cc:** Nathan Cairney <ncairney@tacticalgroup.com.au>; Fei Chen <fchen@tacticalgroup.com.au>  
**Subject:** RE: Moorebank Logistics Park UDLP Review

Hi Ian,

Cardno has provided comments to Council last week which we are reviewing. We hope to have our comments to you shortly.

Regards,

**David Smith**  
Manager Planning and Transport Strategy



02 8711 7610 | 0422 679 567 | [SmithD@liverpool.nsw.gov.au](mailto:SmithD@liverpool.nsw.gov.au) | [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au)

Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia



---

**From:** Ian Irwin [<mailto:iirwin@tacticalgroup.com.au>]  
**Sent:** Wednesday, 23 January 2019 9:34 AM  
**To:** David Smith <[SmithD@liverpool.nsw.gov.au](mailto:SmithD@liverpool.nsw.gov.au)>  
**Cc:** Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>; Fei Chen <[fchen@tacticalgroup.com.au](mailto:fchen@tacticalgroup.com.au)>  
**Subject:** RE: Moorebank Logistics Park UDLP Review

David,  
Just chasing up any feedback from Council in relation to documents supplied and the comments closeout form we submitted as per below.  
Regards  
Ian Irwin

---

**From:** David Smith <[SmithD@liverpool.nsw.gov.au](mailto:SmithD@liverpool.nsw.gov.au)>  
**Sent:** Friday, 30 November 2018 6:27 PM



**To:** Ian Irwin <[iirwin@tacticalgroup.com.au](mailto:iirwin@tacticalgroup.com.au)>  
**Cc:** Nathan Cairney <[ncairney@tacticalgroup.com.au](mailto:ncairney@tacticalgroup.com.au)>; Fei Chen <[fchen@tacticalgroup.com.au](mailto:fchen@tacticalgroup.com.au)>  
**Subject:** Re: Moorebank Logistics Park UDLP Review

Hi Ian

Thanks for your email. We will review and come back to you next week

David.

---

**From:** Ian Irwin <[iirwin@tacticalgroup.com.au](mailto:iirwin@tacticalgroup.com.au)>  
**Sent:** Monday, November 26, 2018 9:51:55 AM  
**To:** David Smith  
**Cc:** Nathan Cairney; Fei Chen  
**Subject:** RE: Moorebank Logistics Park UDLP Review

Good Morning David,  
With Ash no longer at Council please find attached our response to his comments in relation to the below documentation.

In addition we have included a link to the updated UDLP for your information

<https://www.dropbox.com/s/i4vcwg301vpbv1w/B140%20UDLP%20Rev%204A%20Update.zip?dl=0>

Please feel free to contact me if you require any additional information

Regards

IAN IRWIN

ENVIRONMENTAL MANAGER  
**TACTICAL**  
GROUP

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**From:** Ian Irwin  
**Sent:** Tuesday, 14 August 2018 2:38 PM  
**To:** 'smithd@liverpool.nsw.gov.au' <[smithd@liverpool.nsw.gov.au](mailto:smithd@liverpool.nsw.gov.au)>  
**Cc:** 'youngl@liverpool.nsw.gov.au' <[youngl@liverpool.nsw.gov.au](mailto:youngl@liverpool.nsw.gov.au)>  
**Subject:** RE: Moorebank Logistics Park UDLP Review

David,

Further to our submission below and to assist in the consultation process associated with the documentation would it be possible to organise a meeting next Tuesday or Wednesday to go through these plans with you.

Regards

Ian Irwin

---

**From:** Ian Irwin  
**Sent:** Tuesday, 14 August 2018 2:31 PM  
**To:** 'smithd@liverpool.nsw.gov.au' <[smithd@liverpool.nsw.gov.au](mailto:smithd@liverpool.nsw.gov.au)>  
**Cc:** 'youngl@liverpool.nsw.gov.au' <[youngl@liverpool.nsw.gov.au](mailto:youngl@liverpool.nsw.gov.au)>  
**Subject:** FW: Moorebank Logistics Park UDLP Review

Dear David,

Please see below correspondence in relation to the Moorebank Logistics Park and in the absence of Ash and Marcus.

Dear Ash and Marcus,

In accordance with the Conditions of Consent associated with the Moorebank Logistics Park Development (SSD 7628) we are submitting for consultation with Liverpool City Council the [Urban Design and Landscaping Plan \(UDLP\)](#) and the associated sub plans for Warehouse 1 Precinct:

- [Cycling and Pedestrian Access Plan](#)
- [Employee Outdoor meal break Area Plan](#)
- [Landscape and Vegetation Plan](#)
- [Signage Plan](#)
- [Lighting Plan](#)

Please see the link below for the documents folder as well as a related link specific to each of the plans above.

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It would be appreciate if we could have any comments in relation to these documents returned by the 15/9/18.

If you have any queries in relation to this please feel free to contact the undersigned.

Regards

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**From:** Ian Irwin <iirwin@tacticalgroup.com.au>  
**Sent:** Tuesday, 2 October 2018 1:17 PM  
**To:** a.chand@liverpool.nsw.gov.au  
**Subject:** RE: Moorebank Logistics Park UDLP Review

Good afternoon Ash,  
How are we travelling with the UDLP and associated subplans for the Moorebank Logistics Park.  
Regards  
Ian Irwin

---

**From:** Ian Irwin  
**Sent:** Monday, 17 September 2018 12:29 PM  
**To:** 'a.chand@liverpool.nsw.gov.au' <a.chand@liverpool.nsw.gov.au>  
**Subject:** RE: Moorebank Logistics Park UDLP Review

Hi Ash  
Based on my conversation earlier today I believe David Smith has placed this review back with you.  
Could you please give me a call in relation to this at your earliest convenience.  
Thanks

IAN IRWIN  
ENVIRONMENTAL MANAGER



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Dear Ash and Marcus,  
In accordance with the Conditions of Consent associated with the Moorebank Logistics Park Development (SSD 7628) we are submitting for consultation with Liverpool City Council the [Urban Design and Landscaping Plan \(UDLP\)](#) and the associated sub plans for Warehouse 1 Precinct:

- [Cycling and Pedestrian Access Plan](#)
- [Employee Outdoor meal break Area Plan](#)
- [Landscape and Vegetation Plan](#)
- [Signage Plan](#)
- [Lighting Plan](#)

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It would be appreciate if we could have any comments in relation to these documents returned by the 15/9/18.  
If you have any queries in relation to this please feel free to contact the undersigned.  
Regards


IAN IRWIN  
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W [www.tacticalgroup.com.au](http://www.tacticalgroup.com.au)



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**From:** Ian Irwin <iirwin@tacticalgroup.com.au>  
**Sent:** Monday, 4 March 2019 4:46 PM  
**To:** David Smith  
**Cc:** Nathan Cairney; Murray Wilson; daniel.thompson@cardno.com.au  
**Subject:** RE: Moorebank Logistics Park UDLP Review  
**Attachments:** 5.3.19 Meeting Agenda - LCC.docx

David,

Please see attached the meeting agenda for tomorrow.

Please feel free to comment and amend as required if there are any additional issues you would like to discuss.

Regards

Ian Irwin

-----Original Appointment-----

**From:** David Smith <SmithD@liverpool.nsw.gov.au>

**Sent:** Tuesday, 19 February 2019 4:11 PM

**To:** David Smith; Murray Wilson; daniel.thompson@cardno.com.au; Ian Irwin

**Cc:** Nathan Cairney

**Subject:** Moorebank Logistics Park UDLP Review

**When:** Tuesday, 5 March 2019 2:00 PM-3:00 PM (UTC+10:00) Canberra, Melbourne, Sydney.

**Where:** Moore St: Level 6 - Cumberland Room

---

**From:** Ian Irwin <iirwin@tacticalgroup.com.au>  
**Sent:** Wednesday, 6 March 2019 12:35 PM  
**To:** David Smith; Murray Wilson  
**Cc:** Nathan Cairney; Fei Chen; daniel.thompson@cardno.com.au  
**Subject:** LCC Meeting Minutes  
**Attachments:** 5.3.19 Meeting Minutes - LCC.docx; SIMTA\_MPES2\_UDLP\_002\_W1PSite\_A4P\_v5.pdf

Dear David / Murray

Please see attached the meeting minutes from yesterday's meeting.

We have also attached the following documentation

- expected delivery timeframes associated with supplemental documents for LCC review
- the staging diagram associated with the UDLP and sub plans

PRE-OPERATIONS DOCUMENTATION			
SSD 6766	SSD 7628	DELIVERABLE	TIMING FOR COMMENCEMENT OF CONSULTATION
F3	N/A	External Lighting	25/03/2019
F4	C3	Operational Environmental Management Plan & Sub Plan List	15/03/2019
F6	B26	Operational Traffic Management Plan (OTMP)	20/03/2019
N/A	B43	Stormwater Monitoring Program	15/03/2019
N/A	B101	Heritage Interpretation Plan	25/04/2019

Please feel free to contact us if you require any additional information.

Regards

IAN IRWIN  
ENVIRONMENTAL MANAGER



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