

Date 25/03/2020
To Steve Ryan (Tactical Group)
From Ketan Patel (Arcadis)
Copy to Steve Ryan (Tactical Group), Jamie Crawford (Arcadis), Westley Owers (Arcadis)
Subject MPE Stage 1 UDLP v11 – DPIE Response

Dear Steve

Further to correspondence from Department of Planning, Industry and Environment (DPIE) dated 20 December 2019 relating to Moorebank Intermodal Terminal Precinct East - Stage 1 (SSD 6766) - Condition of Consent C3 Urban Design and Landscape Plan, please find below our response. Please also find attached San updated MPE Landscape Masterplan and Development Layout Plan (Attachments A and B respectively) which have been previously submitted to DPIE as part of the MPE Stage 2 UDLP Area 2 submission.

We would be happy to discuss this in further detail should you have any queries or clarification.

Kind Regards



Ketan Patel
Principal Environmental Consultant
Arcadis – 0450 922 016

Table 1 Response to DPIE comments

Comment	Response	Reference
Drainage swale on the eastern boundary of the IMEX terminal site		
Please explain how the proposed design changes: enhance the integration of the site with the broader environment as required under condition C3, and included in the EIS;	The initial stormwater design, proposed within the MPE Stage 1 EIS, included an open stormwater channel along the eastern and northern boundary of the IMEX terminal. It was always the intention, as noted in the MPE Stage 1 landscape masterplan Drawing LA01 that the <i>“eastern buffer zone, [is] a temporary landscape that utilises water sensitive urban design,” with the primary goal</i> for this stormwater channel (as discussed in Appendix P, section 5.1.2 of the MPE Stage 1 EIS) to redirect the flow of stormwater conveyed from the existing catchment (east of the IMEX terminal) around the IMEX terminal during operations. With the approval of MPE Stage 2, site levels have changed and water is now redirected to the bioretention swale on the western boundary. This is supported by the MPE Concept Plan and subsequent modifications which depict the MPE Site with no landscaping shown between the IMEX and the neighbouring warehouse areas. Notwithstanding, the broader environment in the context of the IMEX is an urban/industrial facility which is located immediately to its east (i.e. MPE Stage 2); thus the terminal now integrates directly with the neighbouring industrial facility. The MPE Landscape Masterplan (Attachment A) demonstrates the integration of the overall precinct with the wider natural environment i.e. Bootland to the south of the IMEX and east of MPE Stage 2 with landscaping nominated on the southern boundary of the IMEX and the eastern boundary of MPE Stage 2; these species are also consistent with Cumberland Plain Woodland and species list nominated by Liverpool City Council. By placing the majority of the landscaping on the perimeter of the site, with pockets of landscaping across MPE (both stages 1 and 2) we are able to demonstrate a seamless transition from industrial facility to natural bushland.	MPE Landscape Masterplan
are consistent with the strategy for progressive landscaping of other environmental controls (such as erosion and sediment controls, drainage, and noise mitigation) as required by	The UDLP Sections 4.5, 6.4 and 6.5 discuss stormwater management, erosion and sediment control, and noise respectively. Erosion and Sediment Controls Erosion and sediment controls are discussed within the Construction Soil and Water Management Plan (CSWMP) and Progressive Erosion and Sediment Control Plans, particularly item SW7 within Table 11 Section 5.4 of the CSWMP. The proposed change does not impact upon the strategies proposed for progressive landscaping as discussed within those documents and is deemed consistent. Drainage The removal of the eastern bioswale amends the stormwater drainage design for the IMEX. However, stormwater management and the amended design is discussed within Section 4.5 and Section 4.5.1 of the UDLP. In summary of previous submissions to DPIE, the MPE Stage 2 EIS modelled the stormwater regime based on the altered	UDLP Sections 4.5, 6.4, 6.5 CSWMP Section 5.4

Comment	Response	Reference
condition C3: and	catchments, which does not include the MPE Stage 1 northern and eastern swale; this is also reflected within the approved MPE Stage 2 Stormwater Management Plan for Warehouse 1 Precinct, particularly Figure 5-1. The MPE Stage 2 EIS and stormwater management plans have considered stormwater in terms of both flow and water quality and do not identify the need for the MPE Stage 1 northern and eastern swale. Therefore, drainage and stormwater management as now presented within the UDLP is deemed consistent with the overall approved stormwater management regime. Noise Noise is discussed within Section 6.4 of the UDLP. The propose change is deemed consistent as, per the EIS, no noise mitigation measures that require landscaping will be constructed on the IMEX Terminal Facility.	
achieve the design objectives as detailed in the updated and approved versions of the plan.	Achievement of the design objectives considering the Proposed Change as follows: 1. Preferential use of native and endemic plant species and maximise landscaped areas wherever possible No change to nominated plant species which already consider preferential use of native and endemic species. 2. Create a distinctive and attractive natural environment within the context of an industrial complex The western and southern batters nominate landscaping to maintain a natural landscape within an industrial setting. This is accentuated across the broader MPE site as demonstrated in the MPE Landscape Masterplan (Attachment A). 3. Maintain landscape values and be sensitive to the existing environmental values of the site and surrounding area The MPE Landscape Masterplan (Attachment A) demonstrates that landscaping is being nominated throughout the MPE site to maintain environmental values; landscaping provision is consistent with the surrounding bushland. 4. Maximise environmentally sustainable design where feasible and reasonable No change. The Project continues to work towards Infrastructure Sustainability Council of Australia IS Technical Manual Version 1.2 accreditation and deliver upon the mandatory sustainability initiatives as outlined by the Clean Energy Finance Corporation 5. Provide an aesthetically pleasing and safe environment for workers and visitors alike No change. Landscaping at public interfaces i.e., office and car parking areas are maintained.	MPE Landscape Masterplan UDLP – Appendix A

Comment	Response	Reference
	6. Signage to promote and enhance safety, security and efficient way-finding for pedestrians, cyclists and vehicles at all hours of operation No change to signage. 7. Promote appropriate lighting and security systems design to ensure that all employment areas are safe and secure at all hours of operation as well as out of hours No change. 8. Minimise visual impacts on surrounding areas through façade design and integration of the Project with surrounding land uses No change. The eastern boundary connects with Warehouses 5 and 8. The MPE Landscape Masterplan (Attachment A) demonstrates that perimeter landscaping is being utilised to minimise visual impacts on surrounding receivers. 9. Meet sustainability requirements of the Project (per the Clean Energy Finance Corporation mandated conditions). As per point 4. No change.	

Landscaping on the western batter of the IMEX terminal site *[and eastern batter]*

To assist the Department in its review I request that you undertake the following:

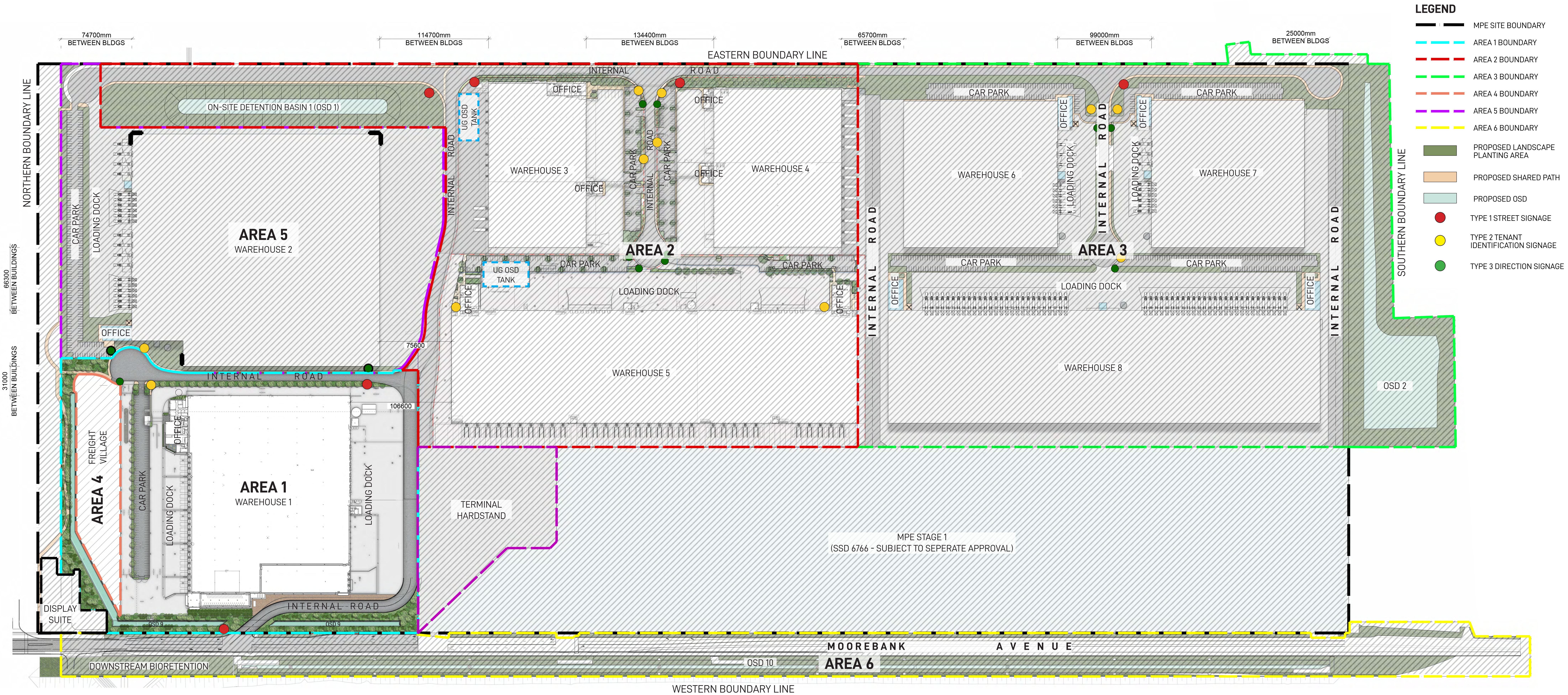
carefully review the proposed landscape design of the IMEX terminal site against the approved plans and documents to ensure that there is no net loss of landscaped areas;	The removal of the Eastern Batter swale would result in a loss of 19,094m² of landscaping within the IMEX. However, the Project has projected the landscaping cover across the MPE Site and submitted calculations demonstrating this as part of the MPE Stage 2 Area 2 UDLP submission, particularly Appendix H1 and Appendix G. See below.	MPE Landscape Masterplan MPE Development Layout Plan
provide alternative outcomes, such as compensatory landscaping on	Alternative outcomes have been investigated; the preferred option being to compensate the loss of landscaping on the eastern bioswale by providing additional landscaping within the MPE Stage 2 site. It is not possible to retain any if the eastern bioswale landscaping as the entire eastern bioswale is being raised flush with the IMEX and MPE Stage 2 to provide hardstand access between MPE Stage 2	MPE Landscape Masterplan

Comment	Response	Reference
the MPE Stage 2 site, retaining parts of the landscaped areas proposed for removal, or including new areas of landscaping with the IMEX terminal site;	warehousing (warehouses 5 and 8) and the IMEX. Compensatory landscaping within MPE Stage 1 IMEX is not possible due to space restrictions and land area required to adequately operate the IMEX. Additional landscaping equating to 21,717m² (18% of the MPE Stage 2 site) has been included within the MPE Stage 2 site (over and above the 15% requirement outlined within Condition of Consent B140(e)(iv)) to compensate for the loss of landscaping of the eastern bioswale; the area of the eastern bioswale equates to 19,094m². This additional landscaping has been nominated across the MPE Stage 2 site as demonstrated within the MPE Landscape Masterplan and Development Layout Plans (Attachment A and B respectively). The landscaping quantifications are provided within the MPE Development Layout Plan demonstrating that adequate landscaping provision has been made for the loss of the MPE Stage 1 eastern bioswale.	MPE Development Layout Plan
submit an updated landscaping plan for the IMEX site; and	The IMEX landscape plan was previously submitted within the UDLP V11. Please find attached the current MPE Landscape Masterplan and Development Layout Plans for information (Attachments A and B respectively).	MPE Landscape Masterplan MPE Development Layout Plan
submit an updated Landscape Master Plan for the MPE site.	Please find attached the current MPE Landscape Masterplan and Development Layout Plans (Attachments A and B respectively) for information which reflect current percentage cover relating to landscaping coverage across respective areas of the MPE site including the compensatory landscaping for loss of the IMEX eastern bioswale.	MPE Landscape Masterplan MPE Development Layout Plan

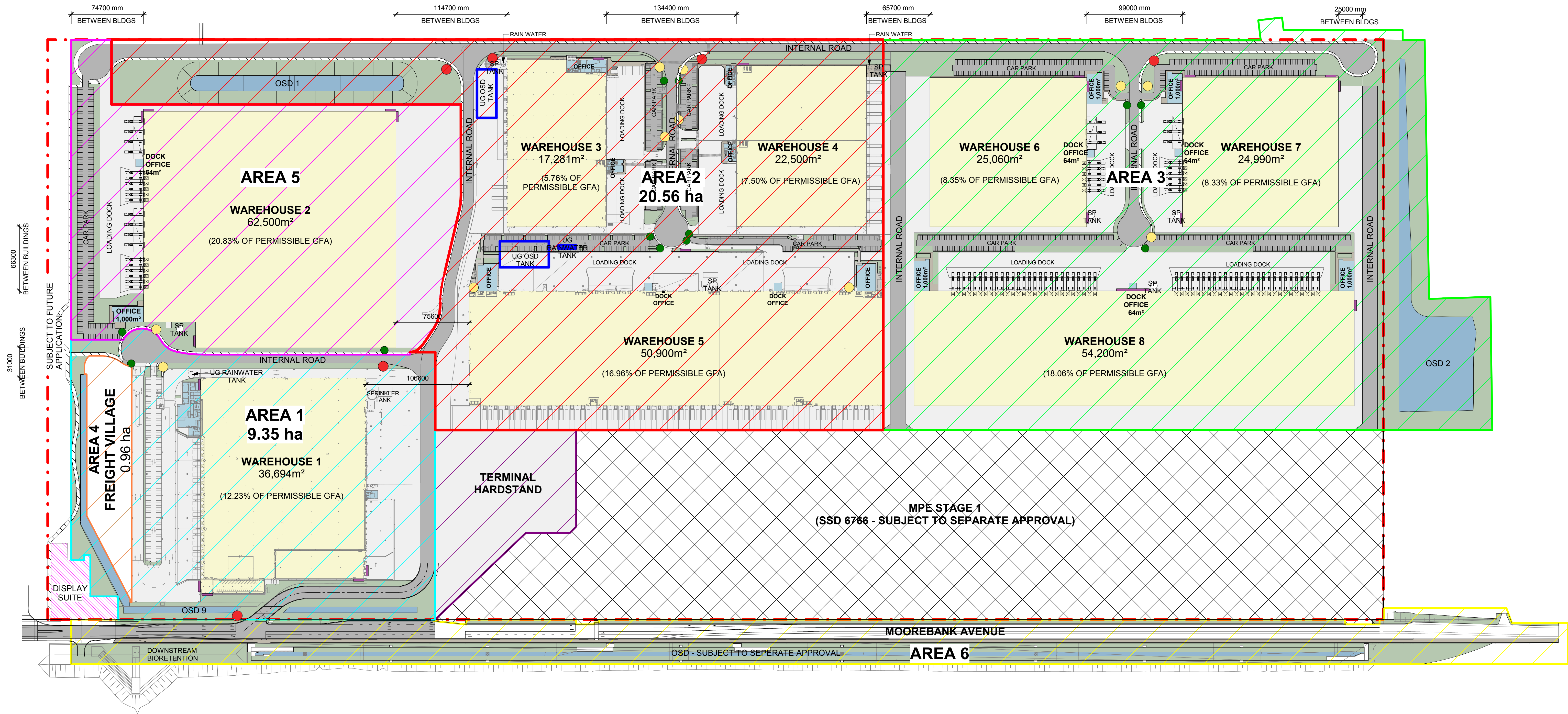
Attachment A – MPE Landscape Masterplan

MOOREBANK PRECINCT EAST STAGE 2

LANDSCAPE PLAN



Attachment B – MPE Development Layout Plan



LANDSCAPE TABLE				
STAGE	AREA (m²)	SOFT LANDSCAPE (m²)	HARD LANDSCAPE (m²)	TOTAL LANDSCAPE(m²)
AREA 1 SSS2-RCG-AR-SKC-165(B)	93,580 m²	11,632 m²	832 m²	12,464 m²
AREA 2 SSS2-RCG-AR-SKC-160(B)	205,614 m²	18,917 m²	5,272 m²	24,189 m²
AREA 3 (APPROX)	238,120 m²	40,060 m²	5,440 m²	45,500 m²
AREA 4 (FREIGHT VILLAGE)	9,690 m²	TBC	TBC	TBC
AREA 5 (APPROX)	102,370 m²	6,410 m²	1,140 m²	7,550 m²
AREA 6 (APPROX) (OSD-10 AND MOOREBANK AVENUE)	71,930 m²	34,700 m²	5,510 m²	40,210 m²
MPE STAGE 2 OPERATIONAL AREA FOR LANDSCAPE CALCULATIONS	721,304 m²	111,719 m²	18,194 m²	129,913 m²
SITE COVERAGE (%)		15.48%	2.52%	18.01%
NOTES:				
• UNLESS REFERENCED TO A SITE PLAN, AREAS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE AND DETAIL DESIGN. REFER TO AREA SPECIFIC SITE PLANS FOR DETAILS WHERE AVAILABLE.				
• LANDSCAPE CALCULATIONS ARE SUBJECT TO LANDSCAPE ARCHITECTS INPUT.				
• LANDSCAPE CALCULATIONS SUBJECT TO WORKS AND MEASUREMENTS ON SITE.				
Notes				
-This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent.				
-Contractor to verify all dimensions on site before commencing work.				
-Report all discrepancies to project manager prior to construction.				
-Figured dimensions to be taken in preference to scaled drawings.				
-All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.				
NSW Registered Architect Mark David Roach, 10332				
NSW Registered Architect James Webb, 10187				
Issue	Description	Date	DR	CH
A	Preliminary Issue for Discussion	17.02.2020	AM	MF
B	Issue for Information	27.02.2020	AM	MF
C	Issue for Information - Areas updated	28.02.2020	AM	MF
D	Issue for Information - Area 1 Amended	09.03.2020	AM	MF
E	Issue for Information	11.03.2020	AM	MF

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**MOOREBANK
PRECINCT
EAST - STAGE 2**



Client



Managing Consultant



Project

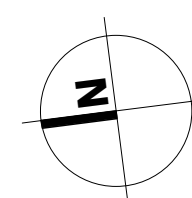
MOOREBANK PRECINCT EAST

MOOREBANK AVENUE,
MOOREBANK, NSW

Drawn Checked Print Date

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North Point



Drawing Title

MPE UDLP - COMBINED SITE PLAN

Drawing Number

SSS2-RCG-AR- SKC-159

Issue

E

FOR DISCUSSION