

**Date** 19/12/2018  
**To** Dominic Crinnion (by email: dominic.crinnion@planning.nsw.gov.au)  
**From** Richard Johnson  
**Copy to** Steve Ryan (Tactical Group), Nathan Cairney (Tactical Group)  
**Subject** MPE Stage 2 SSD 7628 – Subdivision

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### 1. Introduction

The purpose of this memorandum is to present information in support of the assessment of the Moorebank Precinct East Ancillary Subdivision Report (SSD-7628) to identify the potential progressive implementation of the instrument of subdivision. Specifically, the supporting information is provided to confirm the provision of services under the subdivision instrument that would align with the progressive delivery of the MPE Stage 2 (SSD 7628) warehouse precinct.

### 2. Regulatory Framework for Subdivision

#### Subdivision work

Subdivision work is defined in section 6.1 of the EP&A Act as follows:

*"subdivision work" means any physical activity authorised to be carried out in connection with a subdivision under the conditions of a development consent for the subdivision of land.*

Section 6.13(1) of the EP&A Act requires a subdivision works certificate to be issued prior to the carrying out of subdivision work in accordance with a development consent.

Section 6.15 enables the issue of subdivision certificates where the conditions of a development consent for subdivision have been complied with (s6.15(1)(b)) and on completion of subdivision work (s16.5(2)).

Section 6.15(3) identifies that

*"Subsection (2) does not prevent the issue of a subdivision certificate for part only of land that may be subdivided in accordance with a development consent as long as the requirements of that subsection have been complied with in relation to that part."*

#### Applications for Subdivision Certificates

Applications for subdivision certificates are required to include the information required by cl157 of the EP&A Regulation. This includes *'evidence that the applicant has complied with all conditions of consent that it is required to comply with before a subdivision certificate can be issued, where relevant'*(cl157((2)(f)) and evidence that relevant subdivision work has been completed (cl157(2)(i)).

### 3. Supporting Information

The Subdivision Ancillary Report (Aspect Environmental, August 2018) was provided to the Department of Planning and Environment (DP&E) on 10 August 2018. A subsequent memo was provided to the to clarify the proposed lot boundaries within the subdivision and to demonstrate their relationship to the proposed site layout on 12 December 2018.

In consideration of the draft conditions of consent for subdivision the implementation of the proposed plan subdivision was questioned, in terms of how the subdivision works may be progressively delivered in support of an approved subdivision.

The progressive implementation of the proposed subdivision plan is demonstrated on the attached summary table and figures (Attachment A: Subdivision works progression).

Should you require any additional information, please do not hesitate to contact me on the below details.

Regards



Richard Johnson

Planning and Environmental Advisor

Cc:

Karen Harragon by email: [Karen.harragon@planning.nsw.gov.au](mailto:Karen.harragon@planning.nsw.gov.au)

## ATTACHMENT A: SUBDIVISION WORKS PROGRESSION

	Figure Reference	Lots Included	Estate Services Provision Summary
Whole of site Subdivision	SY073909.000 115123_A_SSD_0006(L)	21, 22, 23, 24, 25	Easements and internal road networks as identified in provided proposed subdivision and site layout figures, including drainage, access and manoeuvrability for emergency services. Further, the whole of site development will align with the provided MPE Stage 1 and Stage 2 urban design and landscape plan (UDLP) and Stormwater Management Plan (SMP) required by the relevant conditions of consent for each Stage, which include further prescribed provision for fencing, drainage emergency response, bushfire management and pedestrian access.
Phase 1	SY073909.000 (Rev F) 115123_A_SSD_0006(M)	24, 25, 26	Easements and internal road networks as identified in provided proposed subdivision and site layout figures for the respective lots, including drainage, access and manoeuvrability for emergency services. Further, this phase of subdivision will align with the provided MPE Stage 1 and Stage 2 urban design and landscape plan (UDLP) and Stormwater Management Plan (SMP) required by the relevant conditions of consent for each Stage, which include further prescribed provision for fencing, drainage emergency response, bushfire management and pedestrian access.
Phase 2	115123_A_SSD_1201(H)	22	Easements and internal road networks as identified in provided proposed subdivision and site layout figures for the respective lot with connectivity provided to prior lots, including drainage, access and manoeuvrability for emergency services. Further, this phase of subdivision will align with the provided MPE Stage 1 and Stage 2 urban design and landscape plan (UDLP) and Stormwater Management Plan (SMP) required by the relevant conditions of consent for each Stage, which include further prescribed provision for fencing, drainage emergency response, bushfire management and pedestrian access.

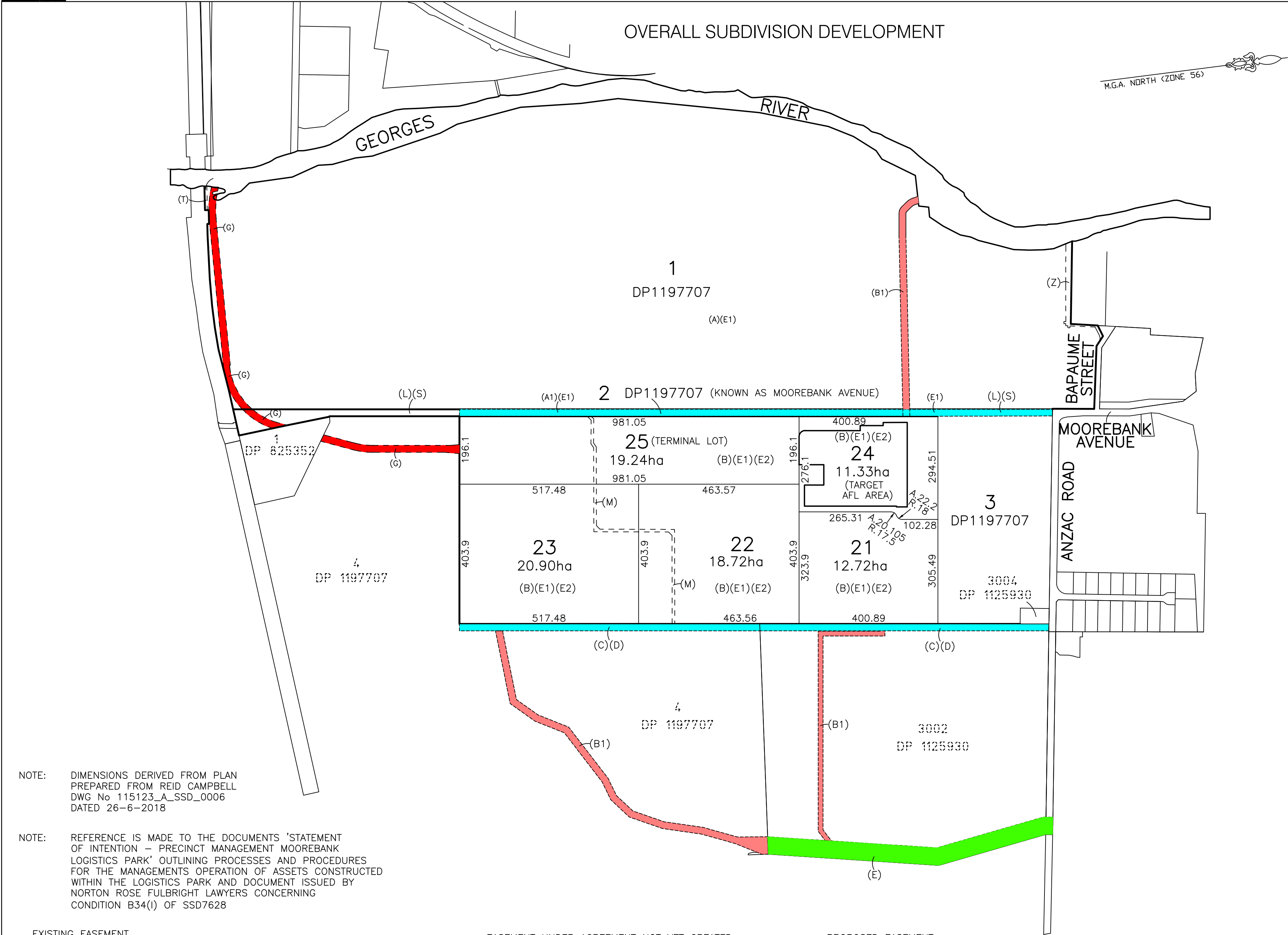
	Figure Reference	Lots Included	Estate Services Provision Summary
Phase 3	115123_A_SSD_1301(H)	23	Easements and internal road networks as identified in provided proposed subdivision and site layout figures for the respective lot with connectivity provided to prior lots, including drainage, access and manoeuvrability for emergency services. Further, this phase of subdivision will align with the provided MPE Stage 1 and Stage 2 urban design and landscape plan (UDLP) and Stormwater Management Plan (SMP) required by the relevant conditions of consent for each Stage, which include further prescribed provision for fencing, drainage emergency response, bushfire management and pedestrian access.
Phase 4	115123_A_SSD_1101(H) (Area identified for warehouse 2)	21	Easements and internal road networks as identified in provided proposed subdivision and site layout figures for the respective lot with connectivity provided to prior lots, including drainage, access and manoeuvrability for emergency services. Further, this phase of subdivision will align with the provided MPE Stage 1 and Stage 2 urban design and landscape plan (UDLP) and Stormwater Management Plan (SMP) required by the relevant conditions of consent for each Stage, which include further prescribed provision for fencing, drainage emergency response, bushfire management and pedestrian access.



# MEMO



## ATTACHMENT A: SUBDIVISION WHOLE OF SITE



NOTE: DIMENSIONS DERIVED FROM PLAN PREPARED FROM REID CAMPBELL DWG No 115123\_A\_SSD\_0006 DATED 26-6-2018

NOTE: REFERENCE IS MADE TO THE DOCUMENTS 'STATEMENT OF INTENTION - PRECINCT MANAGEMENT MOOREBANK LOGISTICS PARK' OUTLINING PROCESSES AND PROCEDURES FOR THE MANAGEMENTS OPERATION OF ASSETS CONSTRUCTED WITHIN THE LOGISTICS PARK AND DOCUMENT ISSUED BY NORTON ROSE FULBRIGHT LAWYERS CONCERNING CONDITION B34(I) OF SSD7628

EXISTING EASEMENT

(A) EASEMENT FOR ACCESS AFFECTING WHOLE OF LOT (AM123459)

(B) EASEMENT FOR ACCESS AFFECTING WHOLE OF LOT (AM123459)

(L) RIGHT OF CARRIAGEWAY 20.115 WIDE & VARIABLE WIDTH (DP802712)

(M) EASEMENT FOR WATER SUPPLY 7.5 WIDE & VARIABLE WIDTH (DP1048263)

(S) RIGHT OF CARRIAGEWAY 9.5 WIDE & VARIABLE WIDTH (DP1061150)

(T) EASEMENT FOR HIGH TENSION TRANSMISSION LINE VARIABLE WIDTH (DP1061150)

(Z) EASEMENT FOR OVERHEAD POWER LINES VARIABLE WIDTH (DP1125932)

EASEMENT UNDER AGREEMENT NOT YET CREATED

(A1) EASEMENT FOR SERVICES & DRAINAGE VARIABLE WIDTH

(B1) EASEMENT TO DRAIN WATER 20 WIDE

(C) EASEMENT FOR SERVICES AND DRAINAGE 20 WIDE

(D) RIGHT OF CARRIAGEWAY 20 WIDE

(G) EASEMENT FOR RAIL CORRIDOR 15 WIDE & VARIABLE

PROPOSED EASEMENT

(E1) PROPOSED EASEMENT FOR SERVICES (WHOLE OF LOT)

(E2) PROPOSED EASEMENT FOR SERVICES (WHOLE OF LOT)

CLIENT

QUBE RE SERVICES  
(No.2 PTY LTD)

PROJECT

PLAN OF  
PROPOSED INTERIM  
STAGE1 SUBDIVISION  
MPE

NOTES


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Services shown hereon have been located where possible by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on the plan. Where such records do not exist or are inadequate a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

All dimensions shown hereon are approximate & subject to final survey.


F	GKO	12/12/2018	TARGET AFL ADDED & SHEET2 ADDED
E	GKO	18/09/2018	EASEMENT G ADDED
D	GKO	8/17/2018	LOT BOUNDARIES AMENDED
C	GKO	26/03/18	LOT DIMENSIONS ADDED
B	GKO	22/03/18	EASEMENTS ADDED
A	GKO	30/01/18	ISSUE FOR COMMENT
PPPa/CF	LPL	DD/MM/YY	COMMENT



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w: www.landpartners.com.au

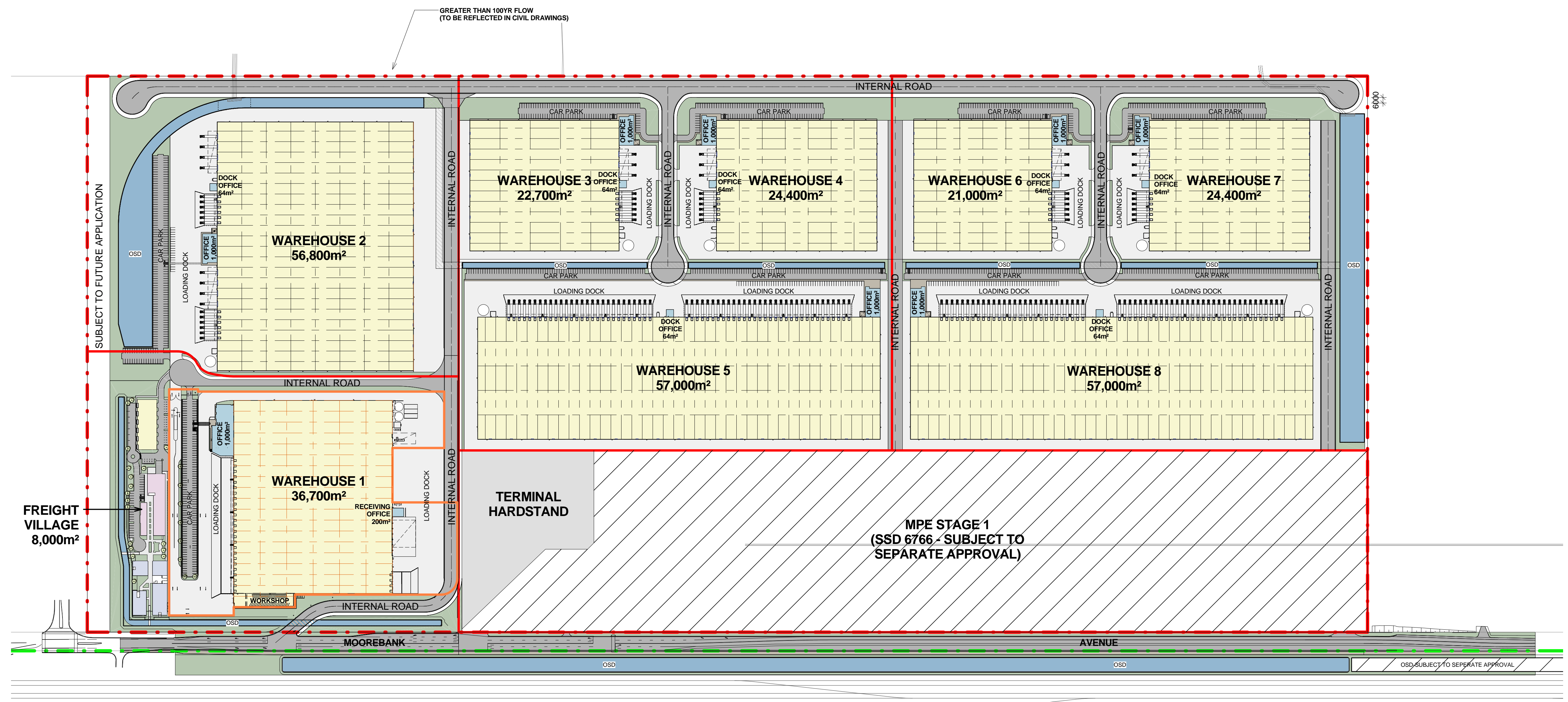


Professional Engineer  
No. 10001  
Survey Management  
2018-2021

HEIGHT DATUM	N/A	LOCAL AUTHORITY	LIVERPOOL COUNCIL
HEIGHT ORIGIN	N/A	SCALE	1:7500 (A2)
MERIDIAN	N/A	CONTOUR INTERVAL	N/A
CO-ORD SYSTEM	N/A	SURVEYOR	GKO
FIELD FILE	SY073909.000	DATE OF SURVEY	29/01/2018
AUTOCAD FILE	SY073909	DRAWN	SF
ARCHIVE FILE	SY073909	CHECKED	GKO
PLAN NUMBER	SY073909.000	DATE	29/01/2018
Sheet 1 of 2	REV	F	

# PROPOSED STAGE 2 SITE PLAN

STATE SIGNIFICANT DEVELOPMENT



1  
0006  
PROPOSED STAGE 2 SITE PLAN  
1 : 2500

**LEGEND:**

- MPE SITE BOUNDARY
- MPE STAGE 2 OPERATIONAL BOUNDARY (SSD 16-7628)
- MPE STAGE 1 (SUBJECT TO SEPARATE APPROVAL)
- MPW SITE BOUNDARY
- TARGET LOT BOUNDARY
- LOT SUBDIVISION FOR LANDPARTNERS TO CONFIRM / ADOPT

**NOTES:**  
1. ALL LEVELS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS  
2. ALL SERVICES RELOCATION TO BE CONFIRMED BY ENG.

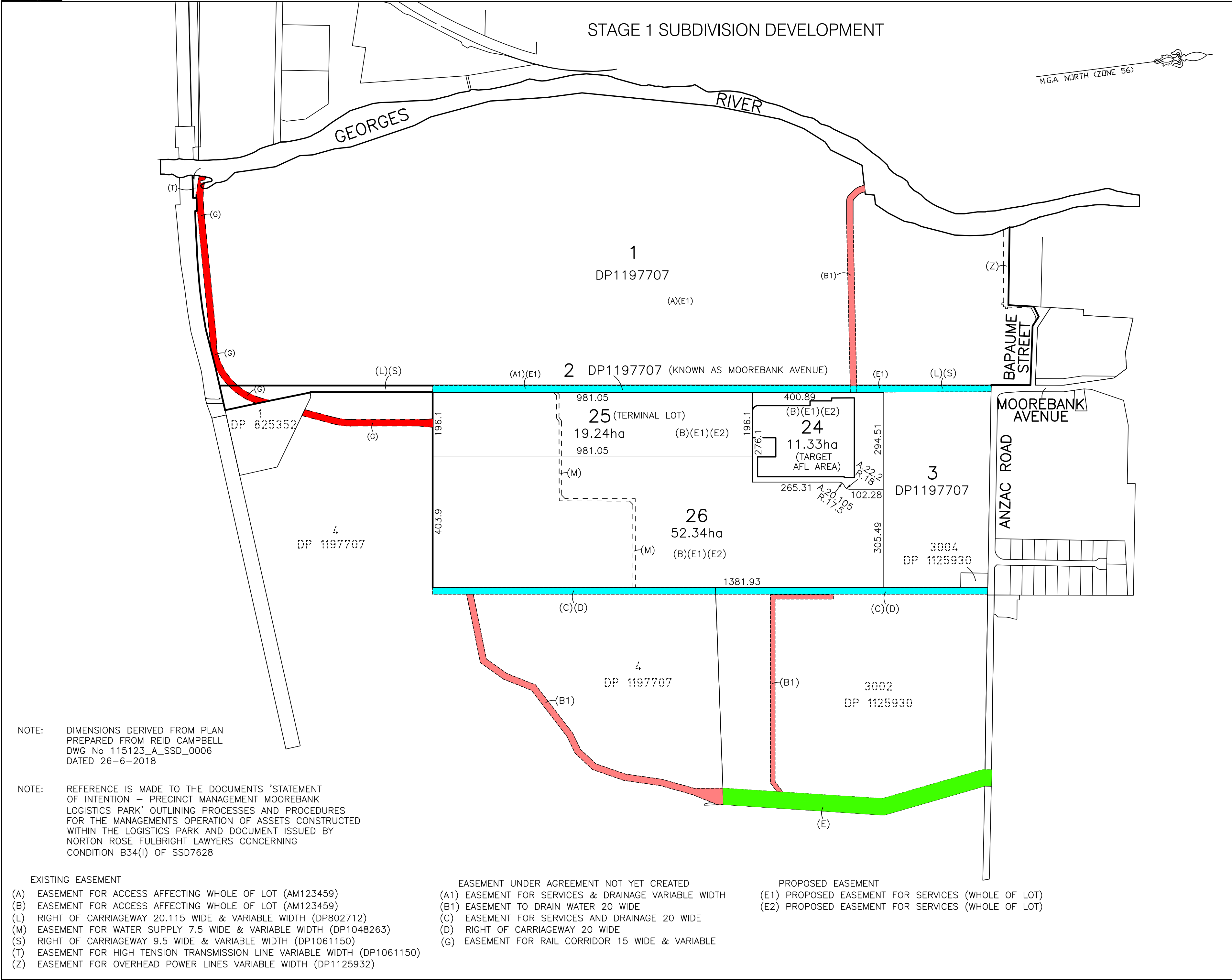
North		<p>This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent. Contractor to verify all dimensions on site before commencing work. Report all discrepancies to project manager prior to construction. Figured dimensions to be 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.</p>	<table><tr><th>Issue</th><th>Description</th><th>Date</th><th>Ver</th><th>Auth</th></tr><tr><td>A</td><td>PRELIMINARY ISSUE</td><td>27/06/2016</td><td></td><td></td></tr><tr><td>B</td><td>PRELIMINARY ISSUE</td><td>28/07/2016</td><td></td><td></td></tr><tr><td>C</td><td>PRELIMINARY ISSUE</td><td>22/08/2016</td><td></td><td></td></tr><tr><td>D</td><td>PRELIMINARY ISSUE</td><td>26/09/2016</td><td></td><td></td></tr><tr><td>E</td><td>PRELIMINARY ISSUE</td><td>07/10/2016</td><td></td><td></td></tr><tr><td>F</td><td>PRELIMINARY ISSUE</td><td>04/11/2016</td><td></td><td></td></tr><tr><td>G</td><td>PRELIMINARY ISSUE</td><td>22/05/2017</td><td></td><td></td></tr><tr><td>H</td><td>PRELIMINARY ISSUE</td><td>31/05/2017</td><td></td><td></td></tr><tr><td>I</td><td>RESPONSE TO SUBMISSIONS</td><td>20/06/2017</td><td></td><td></td></tr><tr><td>J</td><td>RESPONSE TO SUBMISSIONS AMENDMENT</td><td>03/07/2017</td><td></td><td></td></tr><tr><td>K</td><td>ISSUE FOR INFORMATION</td><td>12/06/2018</td><td></td><td></td></tr><tr><td>L</td><td>ISSUE FOR INFORMATION</td><td>26/06/2018</td><td></td><td></td></tr></table>	Issue	Description	Date	Ver	Auth	A	PRELIMINARY ISSUE	27/06/2016			B	PRELIMINARY ISSUE	28/07/2016			C	PRELIMINARY ISSUE	22/08/2016			D	PRELIMINARY ISSUE	26/09/2016			E	PRELIMINARY ISSUE	07/10/2016			F	PRELIMINARY ISSUE	04/11/2016			G	PRELIMINARY ISSUE	22/05/2017			H	PRELIMINARY ISSUE	31/05/2017			I	RESPONSE TO SUBMISSIONS	20/06/2017			J	RESPONSE TO SUBMISSIONS AMENDMENT	03/07/2017			K	ISSUE FOR INFORMATION	12/06/2018			L	ISSUE FOR INFORMATION	26/06/2018			<p><b>Project</b></p> <p><b>MOOREBANK PRECINCT EAST STAGE 2</b></p> <p><b>Project Address</b></p> <p>MOOREBANK AVENUE, MOOREBANK, NSW</p>	<p><b>Owner / Developer</b></p> <div></div>	<p><b>Project Manager</b></p> <div></div>	<p><b>Architect</b></p> <p><b>REID CAMPBELL</b></p> <p>Architecture, Interiors, Planning</p> <p>ACN 002 033 801 ABN 28 317 605 975</p> <p>Level 15, 124 Walker Street North Sydney NSW 2060 Australia</p> <p>Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com Fax: 61 02 9954 4946 Web: www.reidcampbell.com</p>	<p><b>Drawing Title</b></p> <p><b>PROPOSED STAGE 2 SITE PLAN</b></p>	<table><tr><th>Drawn</th><th>Checked</th><th>Print Date</th><th>Scale @ A1</th></tr><tr><td>DH</td><td>SK</td><td>26/06/2018</td><td>As indicated</td></tr></table> <table><tr><th>Project Number</th><th>Document Number</th><th>Issue</th></tr><tr><td>115123</td><td>SSS2-RCG-AR-DWG-0006</td><td>L</td></tr></table> <p>Drawing Number</p> <p><b>115123_A_SSD_0006</b></p>	Drawn	Checked	Print Date	Scale @ A1	DH	SK	26/06/2018	As indicated	Project Number	Document Number	Issue	115123	SSS2-RCG-AR-DWG-0006	L
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**MEMO**



**ATTACHMENT A: SUBDIVISION WORKS PHASE 1**





CLIENT

QUBE RE SERVICES  
(No.2 PTY LTD)

PROJECT

PLAN OF  
PROPOSED INTERIM  
STAGE 1 SUBDIVISION  
MPE

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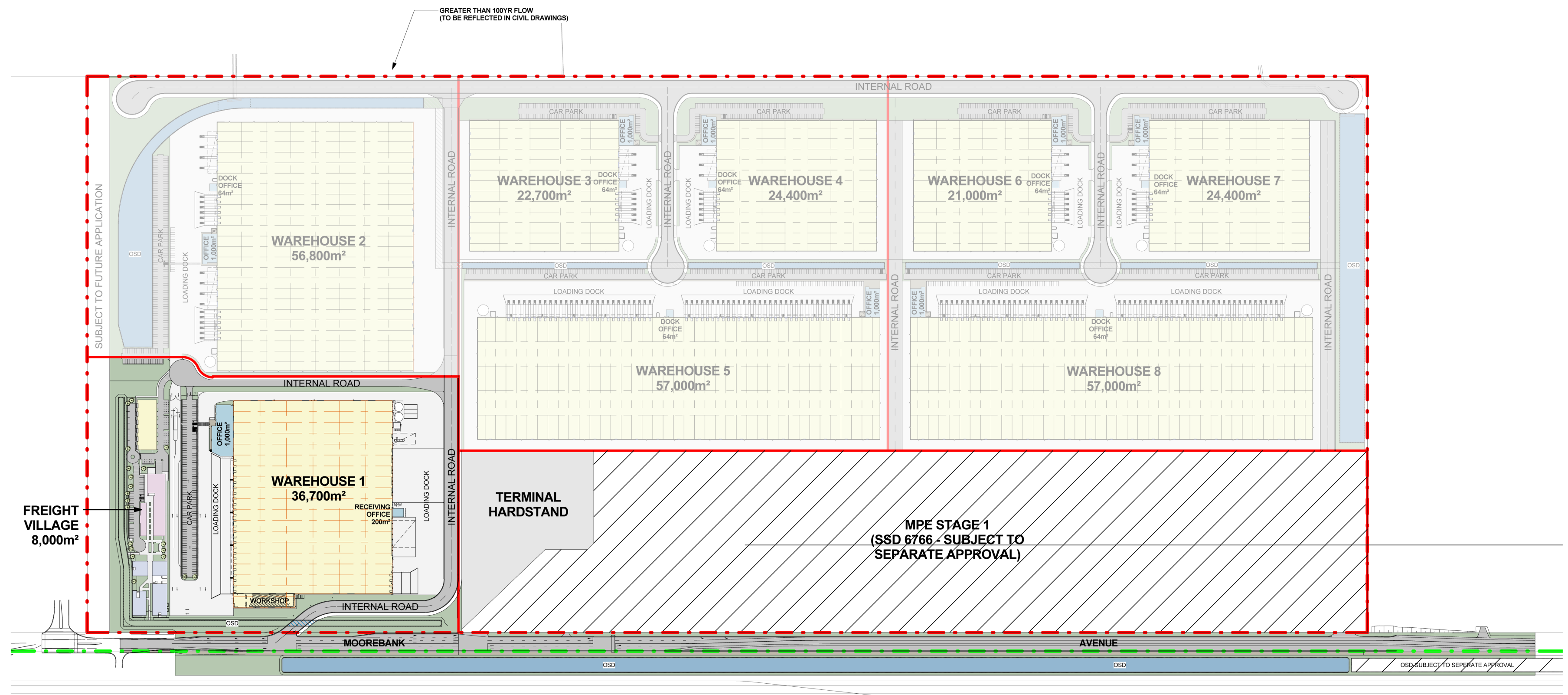
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CO-ORD SYSTEM	N/A	SURVEYOR	GKO
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AUTOCAD FILE	SY073909	DRAWN	SF
ARCHIVE FILE	SY073909	DATE	13/12/2018
PLAN NUMBER	SY073909.000	CHECKED	GKO
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		APPROVED	GKO
		DATE	29/01/2018
		REV	F

Sheet 2 of 2

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PROPOSED STAGE 2 SITE PLAN

STATE SIGNIFICANT DEVELOPMENT



1 PROPOSED STAGE 2 SITE PLAN  
0006 1 : 2500

**LEGEND:**

- MPE SITE BOUNDARY
- MPE STAGE 2 OPERATIONAL BOUNDARY (SSD 16-7628)
- MPE STAGE 1 (SUBJECT TO SEPARATE APPROVAL)
- MPW SITE BOUNDARY
- TARGET LOT BOUNDARY
- LOT SUBDIVISION FOR LANDPARTNERS TO CONFIRM / ADOPT

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2. ALL SERVICES RELOCATION TO BE CONFIRMED BY ENG.

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			A	PRELIMINARY ISSUE		27/06/2016				<b>MOOREBANK PRECINCT EAST STAGE 2</b>			<b>REID CAMPBELL</b> Architecture, Interiors, Planning ACN 602 033 801 ABN 28 317 605 915 Level 15, 124 Walker Street North Sydney NSW 2060 Australia Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com Fax: 61 02 9954 4946 Web: www.reidcampbell.com	<b>PROPOSED STAGE 2 SITE PLAN</b>	DH	SK	06/09/2018	As indicated
			B	PRELIMINARY ISSUE		29/07/2016			Project Number						Document Number	Issue		
			C	PRELIMINARY ISSUE		22/08/2016			115123						SSS2-RCG-AR-DWG-0006	M		
			D	PRELIMINARY ISSUE		26/09/2016			Drawing Number						115123_A_SSD_0006			
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			M	ISSUE FOR INFORMATION		06/09/2018												
			Project Address												MOOREBANK AVENUE, MOOREBANK, NSW			

# MEMO

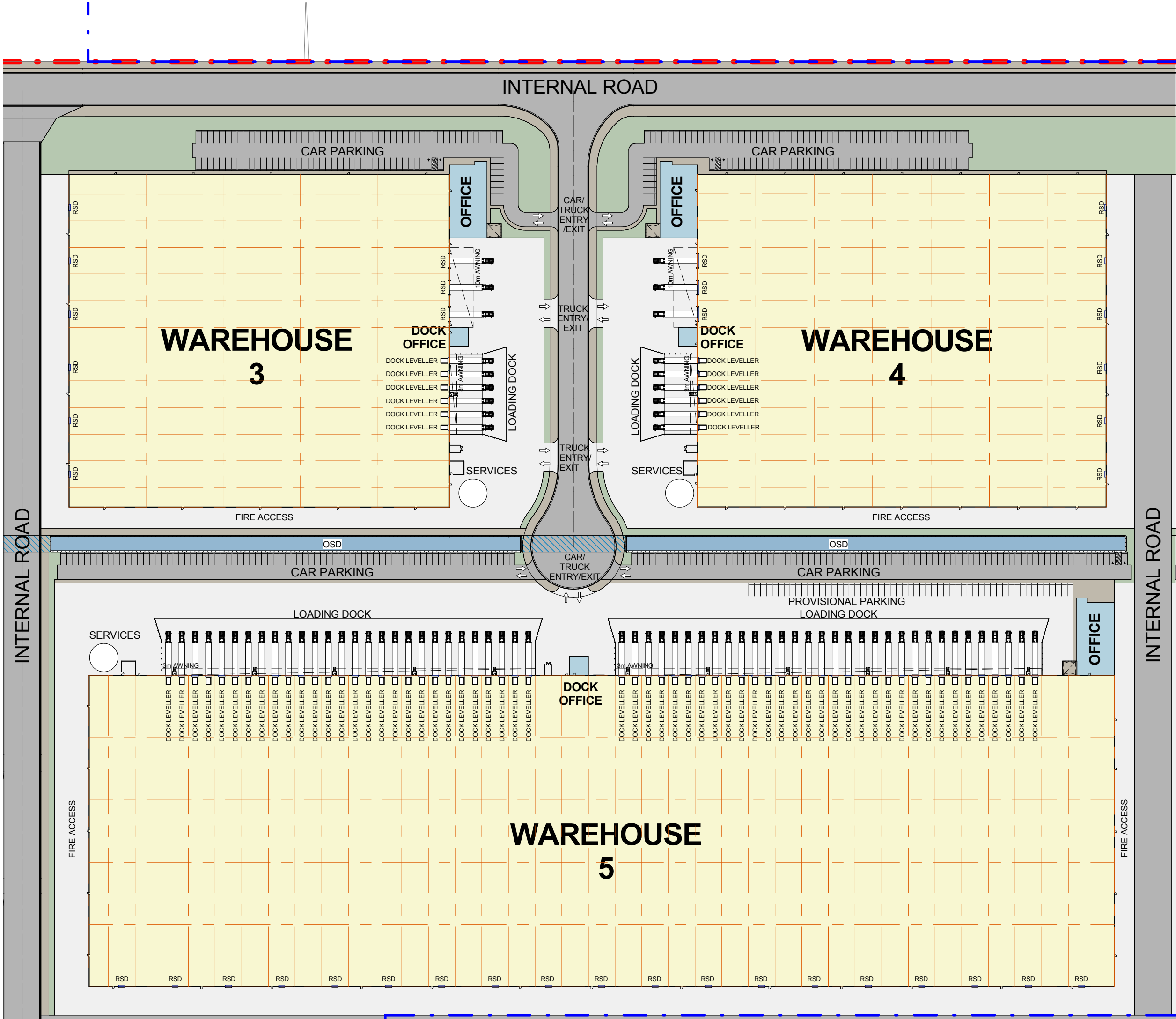
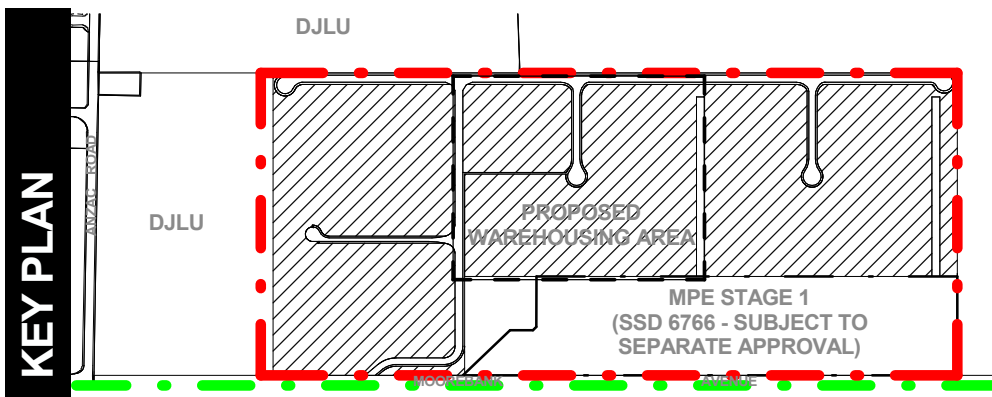


## ATTACHMENT A: SUBDIVISION WORKS PHASE 2



AREA B SITE PLAN

STATE SIGNIFICANT DEVELOPMENT



1  
1201  
AREA B - SITE PLAN  
1 : 1500

LEGEND:

- MPE SITE BOUNDARY
- MPE STAGE 2 OPERATIONAL BOUNDARY (SSD 16-7628)
- MPW SITE BOUNDARY

NOTES:  
1. ALL LEVELS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS  
2. ALL SERVICES RELOCATION TO BE CONFIRMED BY ENG.

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		A	PRELIMINARY ISSUE	27/09/2016				<div><div>MOOREBANK PRECINCT EAST STAGE 2</div><div><div><div><div>SIMTA</div><div>SYDNEY INTERMODAL TERMINAL ALLIANCE</div></div><div><div>TACTICAL</div><div>GROUP</div></div></div><div>REID CAMPBELL</div><div>Architecture, Interiors, Planning</div><div>ACN 002 033 801 ABN 28 317 605 875</div><div>Level 15, 124 Walker Street</div><div>North Sydney NSW 2060 Australia</div><div>Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com</div><div>Fax: 61 02 9954 4946 Web: www.reidcampbell.com</div></div></div>	Scale @ A1			
		B	PRELIMINARY ISSUE	29/07/2016					Drawn	Checked	Print Date	As indicated
		C	PRELIMINARY ISSUE	26/08/2016					MF	SK	03/07/2017	
		D	PRELIMINARY ISSUE	07/10/2016					Project Number	Document Number	Issue	
		E	PRELIMINARY ISSUE	04/11/2016					115123	SSS2-RCG-AR-DWG-1201	H	
		F	PRELIMINARY ISSUE	31/05/2017					Drawing Number			
		G	RESPONSE TO SUBMISSIONS	20/06/2017					115123_A_SSD_1201			
		H	RESPONSE TO SUBMISSIONS AMENDMENT	03/07/2017								



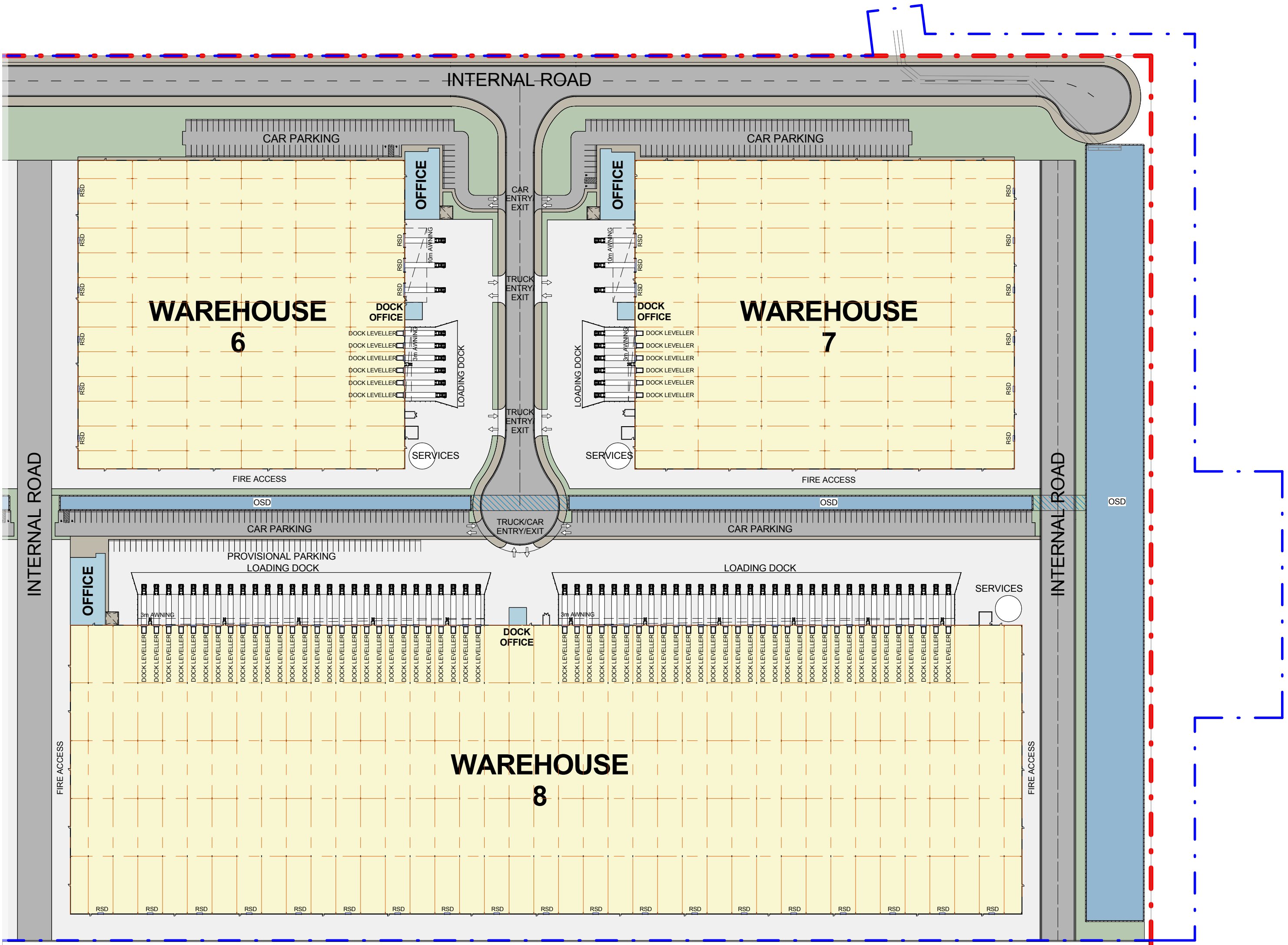
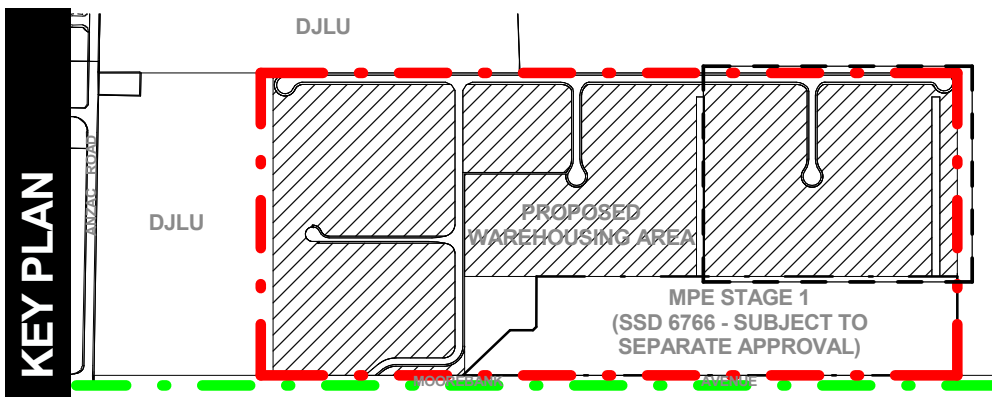
# MEMO



## ATTACHMENT A: SUBDIVISION WORKS PHASE 3

AREA C SITE PLAN

STATE SIGNIFICANT DEVELOPMENT



1  
1301  
AREA C - SITE PLAN  
1 : 1500

**LEGEND:**

MPE SITE BOUNDARY

MPE STAGE 2 OPERATIONAL BOUNDARY (SSD 16-7628)**NOTES:**  
1. ALL LEVELS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS  
2. ALL SERVICES RELOCATION TO BE CONFIRMED BY ENG.

DrawnMFCheckedSKPrint Date03/07/2017Scale @ A1As Indicated

Project Number115123Document NumberSSS2-RCG-AR-DWG-1301IssueH

Drawing Number115123\_A\_SSD\_1301

<div>North</div> <div></div>	<p>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.</p>	<table><tr><th>Issue</th><th>Description</th><th>Date</th><th>Ver</th><th>Auth</th></tr><tr><td>A</td><td>PRELIMINARY ISSUE</td><td>27/06/2016</td><td></td><td></td></tr><tr><td>B</td><td>PRELIMINARY ISSUE</td><td>28/07/2016</td><td></td><td></td></tr><tr><td>C</td><td>PRELIMINARY ISSUE</td><td>26/08/2016</td><td></td><td></td></tr><tr><td>D</td><td>PRELIMINARY ISSUE</td><td>07/10/2016</td><td></td><td></td></tr><tr><td>E</td><td>PRELIMINARY ISSUE</td><td>04/11/2016</td><td></td><td></td></tr><tr><td>F</td><td>PRELIMINARY ISSUE</td><td>31/05/2017</td><td></td><td></td></tr><tr><td>G</td><td>RESPONSE TO SUBMISSIONS</td><td>26/06/2017</td><td></td><td></td></tr><tr><td>H</td><td>RESPONSE TO SUBMISSIONS 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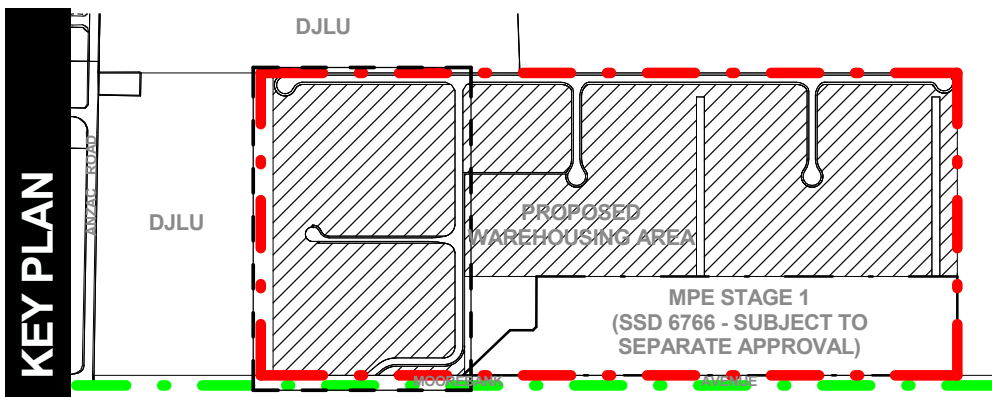
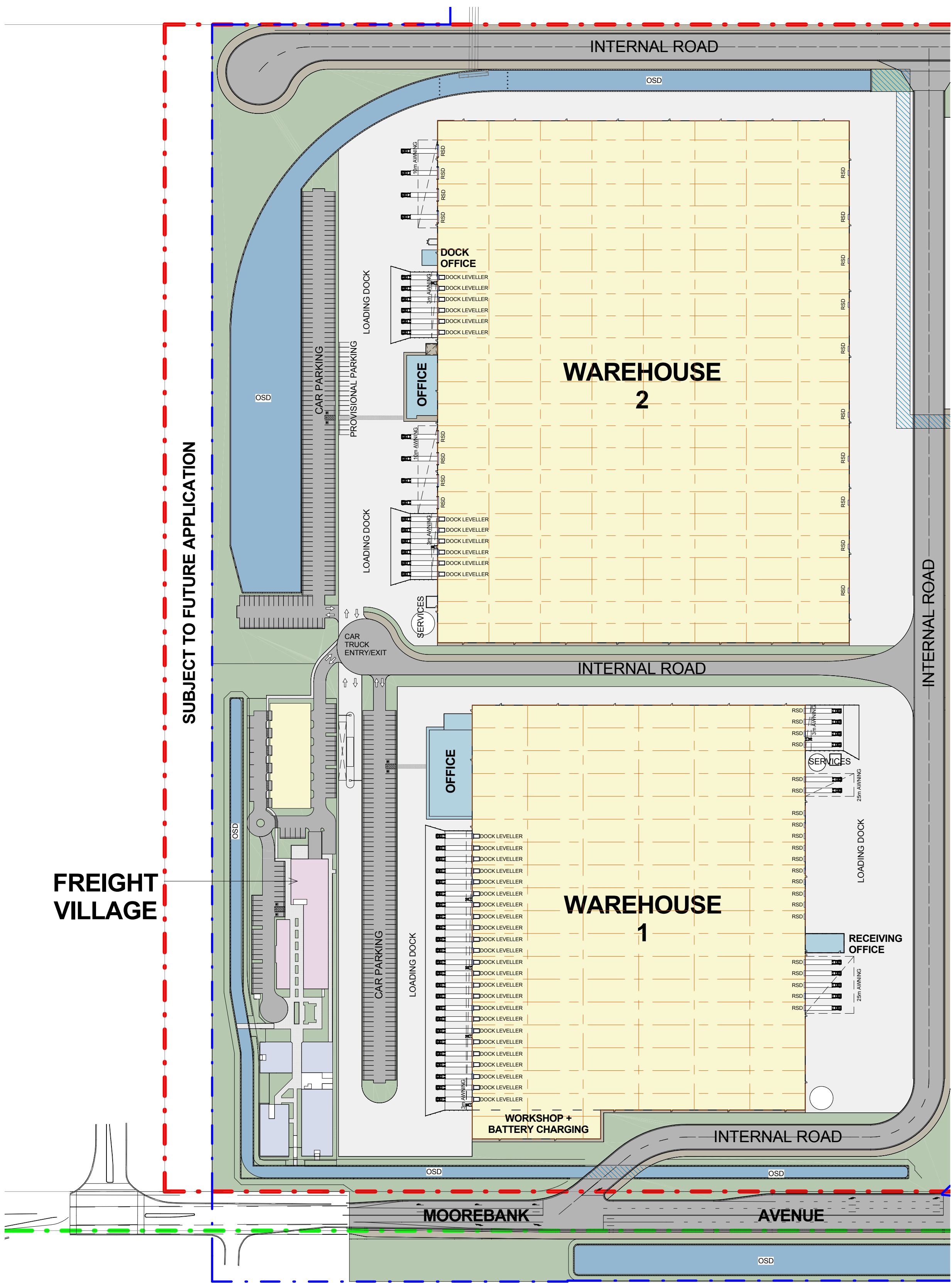
# MEMO



## ATTACHMENT A: SUBDIVISION WORKS PHASE 4

AREA A SITE PLAN

STATE SIGNIFICANT DEVELOPMENT



1  
1101  
AREA A - SITE PLAN  
1 : 1500

LEGEND:

- MPE SITE BOUNDARY
- MPE STAGE 2 OPERATIONAL BOUNDARY (SSD 16-7628)
- MPW SITE BOUNDARY

NOTES:  
1. ALL LEVELS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS  
2. ALL SERVICES RELOCATION TO BE CONFIRMED BY ENG.

North