



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.

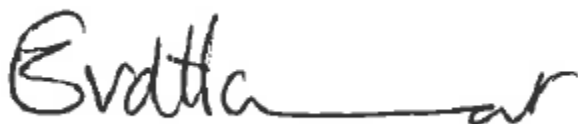
You are also reminded that in my letter dated 24 April 2020, I approved the UDLP for MPE Stage 1 subject to you providing additional compensatory landscaping on MPE Stage 2. You must detail how this will be achieved in future stages of the MPE Stage 2 UDLP.

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.

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