

Our Ref: SSD-7709-PA-103

Michael Yiend
Development Director
Qube Property Management Services
Level 25, 45 Clarence Street
SYDNEY, NSW 2000

Attn: Richard Johnson (richard@aspectenvironmental.com.au)

11/11/2021

Dear Mr Yiend,

**Moorebank Precinct West - Stage 2 (SSD 7709)
Urban Design Development Report, Conditions A42 and B52**

I refer to the revised Urban Design Development Report (UDDR) submitted to the Planning Secretary in accordance with condition A42(c) of SSD 7709.

The Department has completed its review and I note that the revised UDDR:

- has been reviewed by SIMTA and no issues have been raised;
- has been updated following approval of MOD 1 of SSD 7709;
- has been independently peer reviewed; and
- has been prepared to address the requirements of condition B52 and other relevant conditions.

As nominee of the Planning Secretary, I approve the revised Urban Design Development Report, Rev 6 dated March 2021 and Appendix Rev 17 dated June 2021, under condition A42(c) of SSD 7709.

I note that drawing PIWW-RCG-AR-DWG-0100 indicates 514,687m² of warehouse area including OSD-5 area. The drawing also indicates a 15.58% of minimum landscaped percentage and 13.8% of soft landscaped percentage.

I also note that:

- a. the UDDR includes 122 bicycle spaces for 1318 car spaces. You are reminded to update the plan to provide 1 staff bicycle parking space per 10 staff (or 1 per 10 car spaces if staff numbers are undetermined), in accordance with condition B62(a) of the consent.
- b. section 3.3 of the submission seeks a variation from the Planning Secretary under B63(a) of the consent, to allow construction within the required 18m setback from Moorebank Avenue. I note that this request for a variation was not approved in the Department's letter dated 12 August 2020 (SSD-7709-PA-25). I again remind you that this matter will only be considered following the finalisation of the Moorebank Avenue/Anzac Road intersection and access driveway design.
- c. the northern area of Moorebank Precinct West Stage 2 (noted on drawing PIWW-GNK-LN-DWG-100 as "emergency truck holding area" and "truck queue") are not included within the submitted UDDR at the required scale of 1:1000 @A1. You are reminded to submit a landscaping plan of this area at the required scale to the Department for information.

If you wish to discuss the matter further, please contact Peter Hawke at peter.hawke@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jake Shackleton', with a stylized, cursive script.

Jake Shackleton
Director – Infrastructure Management

As nominee of the Planning Secretary