# EMPLOYEE OUTDOOR MEAL BREAK AREA SUB PLAN

Moorebank Precinct East Stage 2

03 NOVEMBER 2020

# SYDNEY INTERMODAL TERMINAL ALLIANCE MOOREBANK PRECINCT EAST STAGE 2

## Employee Outdoor Meal Break Area Sub Plan


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|---|---|
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|---|---|
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### Author Details

This Employee Outdoor Meal Break Area Sub Plan (EOMBASP) was originally prepared by Arcadis in consultation with Reid Campbell (Architects) and nettletontribe.

This consolidated version of the EOMBASP has been prepared by Aspect Environmental.

| Author Details | Qualifications and Experience |
|---|---|
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| Area 1 Contributor Details | Qualifications and Experience |
|---|---|
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| Area 2 Contributor Details | Qualifications and Experiences |
|---|---|
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| Consolidated Plan Contributor Details | Qualifications and Experiences |
|---|---|
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## REVISIONS

| Revision | Date | Description | Prepared by | Approved by |
|---|---|---|---|---|
| 001 | 20/07/18 | Initial draft | KN / SB | KP |
| 002 | 14/08/2018 | Updated for submission to Liverpool City Council (also submitted to DP&E on 09/05/2018) | KN | SB |
| 003 | 18/04/2019 | Updated with GANSW and DP&E comments | ZQ / KN | KP |
| 004 | 06/06/2019 | Updated to reflect change in OSD 9 design layout | ZQ | KP |
| 005 | 28/02/2020 | Updated to include Area 2 and MOD2 requirements | ZQ | KP |
| 005B | 14/05/2020 | Updated to include LCC's consultation regarding Area 2 | CS/MK | RJ |
| 005C | 12/08/2020 | Updated to include DPIE's consultation regarding Area 2 | CS/MK | RJ |
| 006 | 26/06/2020 | Updated to include all Areas (consolidated plan) | MK/CS | RJ |
| 007 | 3/11/2020 | Updated to include DPIE/GANSW and LCC's consultation regarding the Consolidated UDLP, and to reflect updates to Area 2 | CS/MK | RJ |

# ACRONYMS AND DEFINITIONS

| Term | Meaning |
|---|---|
| Area 1 | Warehouse 1 and immediate surrounding area (not including the freight village) |
| Area 2 | Area incorporating Warehouses 3, 4 and 5, between IMEX terminal and eastern boundary of MPE Site. |
| Area 3 | Area incorporating Warehouse 6, 7 and 8 including OSD2, between IMEX terminal and eastern boundary of MPE Site |
| Area 4 | Area incorporating the freight village, within the northern portion of Area 1 |
| Area 5 | Area incorporating Warehouse 2, in the north eastern corner of the MPE Site |
| Area 6 | Area incorporating Moorebank Avenue |
| CBD | Central Business District |
| CoC | Conditions of Consent |
| DPIE | Department of Planning, Industry and Environment |
| EIS | Environmental Impact Statement |
| EOMBA | Employee outdoor meal break areas |
| EOMBASP | Employee Outdoor Meal Break Area Sub Plan |
| EP&A Act | *Environmental Planning and Assessment Act* 1979 |
| GANSW | Government Architect New South Wales |
| GFA | Gross floor area |
| LCC | Liverpool City Council |
| LGA | Local Government Area |
| MOD 2 | The second modification to the MPE Stage 2 Development Consent (SSD 7628), approved on 31 January 2020 by DPIE (SSD 7628-MOD2) |
| MPE | Moorebank Precinct East |
| MPW | Moorebank Precinct West |
| Project (the) | The construction and operational areas identified within the MPE Stage 2 RtS (previously referred to as the Amended Proposal Site within the MPE S2 RtS) and approved under SSD 7628. |
| Project Site (the) | The construction and operational areas identified within the MPE Stage 2 RtS (previously referred to as the Amended Proposal Site within the MPE S2 RtS) and approved under SSD 7628. The MPE Project Site includes Areas 1 to 6, as described in the UDLP and sub plans. |
| RtS | Response to Submissions |
| SIMTA | Sydney Intermodal Terminal Alliance |

| Term | Meaning |
|---|---|
| SSD | State significant development |
| UDLP | Urban Design and Landscape Plan |

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# 1 BACKGROUND

The Project has been assessed by the Department of Planning, Industry and Environment (DPIE) (formerly Department of Planning and Environment under Part 4, Division 4.1 (now Division 4.7 as of 1 March 2018) of the *Environmental Planning and Assessment Act* 1979 (EP&A Act) as State significant development (SSD). The Planning Assessment Commission (now the Independent Planning Commission) granted approval to the Sydney Intermodal Terminal Alliance (SIMTA) for the Moorebank Precinct East (MPE) Stage 2 Project on 31 January 2018 subject to Conditions of Consent (CoC (SSD 7628)). DPIE subsequently approved Modification 2 (MOD2) on 31 January 2020 under Section 4.55(1) of the EP&A Act.

This Employee Outdoor Meal Break Area Sub Plan (EOMBASP) has been developed to facilitate the construction and establishment of employee outdoor meal break areas (EOMBA) associated with Stage 2 of the MPE Project (hereafter, the Project).

This EOMBASP addresses the relevant requirements of the Development Consent, including the Environmental Impact Statement (EIS), Response to Submissions (RtS) and CoC, and all applicable guidelines and standards specific to the establishment and maintenance of employee outdoor meal break areas (EOMBAs) within the Project Site. This EOMBASP forms part of the Urban Design and Landscape Plan (UDLP).

## 1.1 Introduction

The MPE Site, including the Project, is located approximately 27 km south-west of the Sydney Central Business District (CBD) and approximately 26 km west of Port Botany and includes the former Defence National Storage and Distribution Centre site. The MPE Site is situated within the Liverpool Local Government Area (LGA), in Sydney's South-West subregion, approximately 2.5 km from the Liverpool City Centre.

The Project involves the development of an intermodal facility including warehouse and distribution facilities, freight village (ancillary site and operational services), stormwater, landscaping, servicing and associated works on the eastern side of Moorebank Avenue, Moorebank.

The Project involves the construction and operation of warehousing and distribution facilities on the MPE Site and upgrades to approximately 1.5 km of Moorebank Avenue from approximately 35 m south of the northern boundary of the MPE Site to approximately 185 m south of the southern MPE Site boundary. The Project has been assessed by DPIE under Part 4, Division 4.1 (now Division 4.7 as of 1 March 2018) of the *Environmental Planning and Assessment Act* 1979 (EP&A Act) as State significant development (SSD).

Key components of the Project include:

- earthworks including the importation of 600,000 $m^3$ of fill and vegetation clearing
- approximately 300,000 $m^2$ gross floor area (GFA) of warehousing and ancillary offices
- freight village, 8,000 $m^2$ GFA of ancillary retail, commercial and light industrial land uses
- warehouse fit-out
- internal road network and hardstand across the site
- ancillary supporting infrastructure within the site, including:
  - stormwater, drainage and flooding infrastructure
  - utilities relocation/installation
  - fencing, signage, lighting, remediation, and landscaping
- an upgrade to Moorebank Avenue comprising the following key components:
  - raising by about two metres and some widening
  - embankments and tie-ins to existing Moorebank Avenue road levels
  - signalling and intersection works
- upgrading existing intersections along Moorebank Avenue, including:
  - Moorebank Avenue / MPE Stage 2 access

- Moorebank Avenue / MPE Stage 1 northern access
- Moorebank Avenue / MPE Stage 2 central access
- Moorebank Precinct West (MPW) Southern Access/ MPE Stage 2 southern emergency access.

## 1.2 Purpose and Application

This EOMBASP has been prepared to identify and facilitate the construction and establishment of EOMBAs within the Project Site and to address CoC B141(e). This EOMBASP will be prepared and approved by DPIE prior to commencement of construction of permanent built surface works and/or landscaping. The most recent, approved version of this EOMBASP will be implemented for the Project.

This EOMBASP has been prepared for the entire Project Site. Area specific information is also included in this EOMBASP and will be updated as per the staging detailed in Section 1.3.

This EOMBASP will be implemented prior to the occupation of each warehouse.

## 1.3 Staging of this Plan

Delivery of this EOMBASP will be staged (in accordance with CoC A14 and A15) to allow for the commencement of warehouse construction. The proposed staging of the EOMBASP is shown on Figure 1-1 and detailed within Table 1-1. This EOMBASP must be implemented prior to occupation of the warehouses and/or freight village, once approved by the Secretary in consultation with the Government Architect New South Wales (GANSW). Plan staging has been undertaken as per Table 1-1.

*Table 1-1: Staged submission of the EOMBASP*

| Works Area | Approximate Date Plan Submission | Operational Area | Approximate Occupation Date |
|---|---|---|---|
| Area 1 | Q2 2019 | Warehouse 1 including area north of freight village | Interim OC 31/01/18 |
| Area 2 | Q2 2020 | Warehouse 3, 4 and 5 | Warehouse 3: Interim OC 20/03/20<br>Warehouse 4: Interim OC 22/05/20<br>Warehouse 5: Q4 2020 |
| Areas 3 to 6 | TBC | Warehouses 2 6, 7 and 8, freight village, Moorebank Avenue Upgrade | TBC[1] |

Note:

[1] Construction and occupational timing for Areas 3 – 6 is subject to market demand and future approvals.

### 1.3.1 Activities for the Stages

The activities associated with the stages include, but are not limited to:

- all ground preparation activities such as earthworks, services, on-site detention construction across the warehouses (managed through the Construction Environmental Management Plan and sub-plans and Stormwater Management Plans)
- upgrade works to Moorebank Avenue
- construction and operation of the warehouses and freight village including:
  - construction and operation of parking facilities
  - construction and operation of internal road network and shared paths
  - installation of temporary solar lighting towers to illuminate roads and shared 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 EOMBAs.

The activities for the stages include construction activities such as bulk earthworks, landscaping, roads, pavements and carparks, and warehouse construction and fit-out.

Approval from DPIE for staging of development activities has already been granted as a separate process aside from this plan.

## 1.3.2 Relationship to Future Stages

Area 1 was the first stage of this EOMBASP and included Warehouse 1 and the immediate area surrounding Warehouse 1 (excluding the freight village).

Area 2 was the second stage of this EOMBASP and included Warehouses 3, 4 and 5 and surrounds.

This final stage of the EOMBASP consolidates all areas into a final UDLP document, in order to demonstrate that the scheme and specific requirements of SSD 7628 have been achieved across the MPE Stage 2 Site. At the time of preparing this document, the detailed design and tenanting requirements for Areas 3 to 6 are not finalised. However, typical plans and drawings for these areas have been developed based on what has been approved for Area 1 and Area 2, and the requirements of the UDLP and this subplan (Appendix 3). They are therefore considered typical and representative of the urban design and landscape scheme that will be implemented across the site.

This EOMBASP will be delivered as follows:

- Area 1 details were prepared and approved by DPIE prior to commencement of permanent built surface works and landscaping of Warehouse 1. This allowed the Project to commence construction of Warehouse 1, prior to the finalisation of the design for the remainder of the Project and did not restrict or constrain delivery of a complaint final detailed design across the remainder of the MPE Stage 2 Site.
- Area 2 was prepared and approved by DPIE prior to commencement of landscaping of Warehouses 3, 4 and 5. Again, this allowed the Project to commence construction of warehousing in this Area, prior to the finalisation of the design for the remainder of the Project.
- The final consolidated CPAFSP includes details for Areas 3 to 6. It shall be approved prior to the commencement of permanent built surface works and/or landscaping of Warehouses 2, 6, 7 and 8, the freight village (Area 4) and upgrade of Moorebank Avenue (Area 6).

## 1.3.3 Triggers

The trigger for submission of the future stages of this EOMBASP will be one month prior to permanent built surface works and/or landscaping of the next works area.

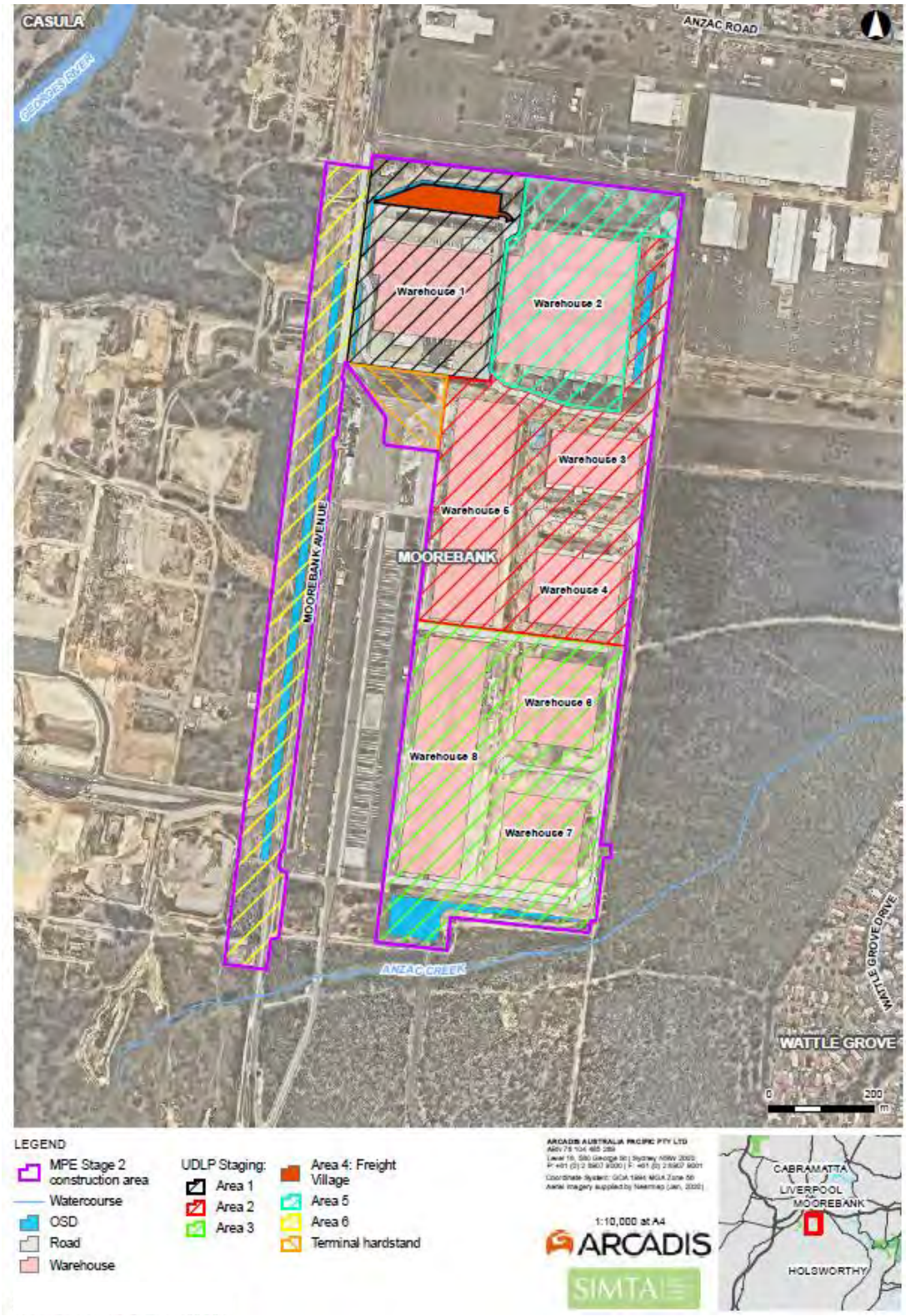



*Figure 1-1 UDLP Staging*

## 1.4 Compliance Matrices

The Project is being delivered under Part 4, Division 4.7 (previously Division 4.1 prior to 1 March 2018) of the EP&A Act. The CoC include requirements to be addressed in this plan and delivered during the Project. These requirements and how they are addressed is provided within Table 1-2. Note that there are no specific CoC from MOD2 relating to this plan.

In Table 1-2, Primary Conditions are specific to the development of the management plans, while Secondary Conditions are conditions which are related to the environmental aspects associated with the plan.

*Table 1-2 Conditions of Consent (CoC)*

| CoC | Requirement | Document Reference | How Addressed |
|---|---|---|---|
| **Primary Condition** | | | |
| B140 | 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. | Author Details (page ii and iii)<br>Section 1.2<br>Section 1.5<br>Appendix 0A | This EOMBASP has been prepared by a suitably qualified professional and in consultation with Liverpool City Council (LCC), DPIE and GANSW, as detailed in Section 1.5 and Appendix 0A. |
| B141(e) | Employee Outdoor Meal Break Area sub plan to provide employee amenity associated with the development. | Section 2 | Section 2 of this EOMBASP provides detail on the 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. | Section 2.1<br>Title Page | The construction of EOMBAs will be undertaken concurrently with construction of associated warehouses and will be established prior to operation each warehouse.<br>This EOMBASP has been prepared by a suitably experienced and qualified person as detailed on the title page and will be submitted to the Secretary for approval. |
| | The Plan must be prepared by a suitably qualified experienced and person(s) in the design and provision of outdoor open space. | Title Page | This EOMBASP was originally prepared by a Registered Architect from Reid Campbell and nettletontribe as shown on the title page.<br>Subsequent updates have been completed by Aspect Environmental P/L. |
| | The Plan must detail the construction, timing and responsibility for the delivery and maintenance of an individual employee outdoor meal break area for each warehouse and a communal employee/visitor eating area at the freight village and take into account the following considerations: | Section 2.1<br>Section 2.4 | Section 2.1 outlines that the EOMBA will be provided as the warehouses are constructed and occupied.<br>Maintenance of the warehouse associated with the EOMBA will be the responsibility of the warehouse tenants or appointed maintenance contractor and is outlined in Section 2.4. |
| | (i) all relevant policies, guidelines and plans | Section 2.2 | Section 2.2 indicates the policies, guidelines and plans relevant to this plan. |

| CoC | Requirement | Document Reference | How Addressed |
|---|---|---|---|
| | (ii) the type of facilities to be provided having regard to forecast future employee and visitor needs | Section 2.3 | Section 2.3 indicates that EOMBAs have been sized to accommodate forecast employee and visitor needs. |
| | (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 | Section 2.3<br>Appendix 1<br>Appendix 2<br>Appendix 3 | The siting and design of the EOMBA for each area is provided in Section 2.3.<br>Appendix 1 and 2 provides detail for Warehouse 1 and Warehouse 2 (respectively) on the landscaping items such as planter boxes and climbing plants that will be located near the outdoor meal break area. Typical details, based on what has been developed and approved for Area 1, for Areas 3 to 5 are provided in Appendix 3. |
| | (iv) include details of the maintenance and waste collection responsibilities | Section 2.4 | Warehouse tenants will be responsible for the maintenance and waste collection from the EOMBA is described in Section 2.4. |
| | 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. | N / A | N / A |
| | The approved plan must be implemented prior to occupation of the warehouse and freight village. | Section 1.3<br>Section 2.1 | The approved plan will be implemented prior to occupation of the warehouses and freight village. |
| **Secondary Condition** | | | |
| 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<br>Section 2.1 | The Secretary's approval for staging of this plan has already been obtained. |
| 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 1.3<br>Section 2.1 | This EOMBASP will be completed in stages as described in Section 1.3. This EOMBASP defines the EOMBAs for each area, where known.<br>As outlined in Section 1.3.3, this EOMBASP will be submitted to DPIE one month prior to permanent built surface works and/or landscaping of the next stage. |

## 1.5 Consultation

This EOMBASP has been prepared in consultation with LCC, DPIE and the GANSW as outlined in Table 1-3. Supplementary information to support the consultation undertaken is included in Appendix 0A of this EOMBASP, and Appendix 0F of the UDLP document.

*Table 1-3 Consultation summary.*

| Agency | Date | Person Contacted | Comment | Status |
|---|---|---|---|---|
| LCC | **AREA 1** | | | |
| | 14/08/2018 | LCC Representative | Draft UDLP and UDLP sub-plans emailed for review and comment | Closed |
| | 14/08/2018 | LCC Representative | Email requesting a meeting | Closed |
| | 17/09/2018 | LCC Representative | Email requesting a phone call | Closed |
| | 21/09/2018 | SIMTA | Email requesting a phone call regarding clarification on CoC A22, A23 and A24, as they relate to the above management plans | Closed |
| | 02/10/2018 | LCC Representative | Email requesting an update on progress of review | Closed |
| | 03/10/2018 | SIMTA | Email with reviewed plan, requesting feedback before finalisation | Closed |
| | 26/11/2018 | LCC Representative | Email with updated UDLP and response to comments | Closed |
| | 30/11/2018 | SIMTA | Email confirming UDLP has been received for review | Closed |
| | 23/01/2019 | LCC Representative | Email requesting an update on progress of review | Closed |
| | 23/01/2019 | SIMTA | Email confirming review to occur within next week | Closed |
| | 19/02/2019 | SIMTA | Meeting request for 05/03/2019 | Closed |
| | 04/03/2019 | LCC Representative | Meeting minutes sent via email | Closed |
| | 06/03/2019 | LCC Representative | Email with meeting minutes from 05/03/2019 meeting | Closed |
| | **AREA 2** | | | |
| | 7/02/2020 | LCC Representative | Email (from Aspect Environmental) requesting meeting | Closed |
| | 13/02/2020 | LCC Representative | LCC phone call requesting a meeting | Closed |
| | 13/02/2020 | LCC Representative | LCC provided UDLP documentation, advised that a meeting may not be required | Closed |
| | 3/03/2020 | LCC Representative | Aspect Environmental hand-delivered USB containing Area 2 UDLP documents to LCC. Phone call from LCC to confirm receipt of the USB, | Closed |

| Agency | Date | Person Contacted | Comment | Status |
|---|---|---|---|---|
| | | | and to clarify request for comments in relation to Area 2 | |
| | 4/03/2020 | LCC Representative | Phone call and follow up email requesting an update on progress of review | Closed |
| | 10/03/2020 | LCC Representative | Phone call requesting an update on progress of review, meeting suggested | Closed |
| | 18/03/2020 | LCC Representative | Phone call requesting an update on progress of review | Closed |
| | 25/03/2020 | LCC Representative | Phone call requesting an update on progress of review | Closed |
| | 1/04/2020 | LCC Representative | Phone call requesting an update on progress of review | Closed |
| | 2/04/2020 | LCC Representative | Council contacted Aspect Environmental to advise that LCC were preparing a compliance matrix table to communicate their concerns or issues, and which would be provided as soon as possible | Closed |
| | 16/04/2020 | LCC Representative | LCC provided compliance matrix table to Aspect Environmental regarding concerns and comments | Closed |
| | 1/05/2020 | LCC Representative | Aspect Environmental provided response to LCC comments and concerns | Closed |
| | 13/05/2020 | LCC Representative | LCC provided email confirmation that Council has assessed all conditions in relation to Area 2 and deem the UDLP to be satisfactory | Closed |
| | **CONSOLIDATED (including AREAS 3 to 6)** | | | |
| | 26/06/2020 | LCC Representative | Consolidated UDLP documentation for MPE Site provided to LCC for review and comment in relation to Areas 3 to 6 | Closed |
| | 6/07/2020 | LCC Representative | LCC email confirming that Consolidated UDLP documentation received for comment | Closed |
| | 7/07/2020 | LCC Representative | Follow up email and phone call, to brief on Consolidated UDLP documentation | Closed |
| | 6/08/2020 | LCC Representative | Email requesting an update on progress of review | Closed |
| | 7/08/2020 | LCC Representative | Email confirmation from LCC that review is in progress | Closed |
| | 27/08/2020 | LCC Representative | Phone call and email requesting an update on progress of review | Closed |

| Agency | Date | Person Contacted | Comment | Status |
|---|---|---|---|---|
| | 9/09/2020 | LCC Representative | Phone call and email requesting an update on progress of review | Closed |
| | 11/09/2020 | LCC Representative | Email confirmation from LCC that review is in progress | Closed |
| | 28/09/2020 | LCC Representative | LCC provided comments regarding the Consolidated UDLP | Closed |
| | 16/10/2020 | LCC Representative | Aspect provided response to Council comments | Closed |
| GANSW | **AREA 1** | | | |
| | 28/08/2018 | DP&E (on behalf of GANSW) | Presentation on UHIMS and UDLP at DP&E office | Closed |
| | 05/09/2018 | DP&E (on behalf of GANSW) | Draft plan emailed for review and comment | Closed |
| | 18/10/2018 | SIMTA | Email with table of review comments | Closed |
| | Various | Various | DP&E fortnightly meetings and emails discussing comments | Closed |
| | 6/12/2018 | DP&E (on behalf of GANSW) | Email with updated drawings and figures | Closed |
| | 22/01/2019 | DP&E (on behalf of GANSW) | Presentation on UDLP | Closed |
| | 18/04/2019 | DP&E (on behalf of GANSW) | Email updated UDLP and UDLP sub plans | Closed |
| | 31/03/2020 | DPIE (on behalf of GANSW) | Updated UDLP provided to DPIE as a result of amendments to the design of OSD 9 and resulting revisions to landscape design | Closed |
| | 5/06/2020 | DPIE (on behalf of GANSW) | DPIE – approval of updated Area 1 UDLP, excluding SSD 7628 CoC B140(e)(vi) | Closed |
| | 20/08/2020 | DPIE (on behalf of GANSW) | Show Cause letter received by Qube regarding compliance with SSD 7628 CoC B140(e)(vi) for Area 1 | Closed |
| | 8/09/2020 | DPIE (on behalf of GANSW) | Aspect lodged SSD 7628 MOD 4 application with DPIE regarding Area 1 exception to CoC B140(e)(vi) – car parking landscaping | Waiting response from DPIE/GANSW |
| | 28/10/2020 | DPIE (on behalf of GANSW) | Teams meeting with DPIE to discuss SSD 7628 MOD 4 application | Closed |
| | **AREA 2** | | | |
| | 6/08/2018 | DPIE (on behalf of GANSW) | Meeting with DPIE, Aspect Environmental, Arcadis and Tactical Group to discuss issues to progress MPE UDLP | Closed |

| Agency | Date | Person Contacted | Comment | Status |
|---|---|---|---|---|
| | 27/02/2020 | DPIE (on behalf of GANSW) | Meeting between DPIE and Aspect Environmental to update UDLP progress | Closed |
| | 14/05/2020 | DPIE (on behalf of GANSW) | UDLP documentation for Area 2 provided to DPIE (on behalf of GANSW) | Closed |
| | 19/06/2020 | DPIE (on behalf of GANSW) | DPIE sent RFI providing GANSW/DPIE comments for LVMSP and LSP for Area 2. | Closed |
| | 25/06/2020 | DPIE (on behalf of GANSW) | DPIE sent RFI providing GANSW/DPIE comments for SSP for Area 2. | Closed |
| | 7/07/2020 | DPIE (on behalf of GANSW) | Email requesting an update on provision of remainder of comments; advised by DPIE that comments forthcoming | Closed |
| | 9/07/2020 | DPIE (on behalf of GANSW) | DPIE sent RFI providing GANSW/DPIE comments for UDLP, CPAFSP and EOMBASP for Area 2. | Closed |
| | 31/07/2020 | DPIE (on behalf of GANSW) | UDLP documentation for Area 2 updated and/or response provided to address DPIE/GANSW comments | Closed |
| | 3/08/2020 | DPIE (on behalf of GANSW) | Follow up phone call to confirm receipt of updated UDLP documentation | Closed |
| | 3/08/2020 | DPIE (on behalf of GANSW) | Additional access to UDLP documentation requested by DPIE and provided by Aspect, for DPIE staff | Closed |
| | 12/08/2020 | DPIE (on behalf of GANSW) | UDLP, EOMBA and CPAFSP documentation for Area 2 updated and response provided to address DPIE/GANSW comments | Closed |
| | 4/09/2020 | DPIE (on behalf of GANSW) | DPIE – approval of updated Area 1 and Area 2 UDLP, excluding SSD 7628 CoC B140(e)(vi) for Area 1 | Closed |
| | **CONSOLIDATED (including AREAS 3 to 6)** | | | |
| | 26/06/2020 | DPIE (on behalf of GANSW) | Consolidated UDLP documentation for MPE Site provided DPIE (on behalf of GANSW) | Waiting response from DPIE/GANSW |
| | 30/06/2020 | DPIE (on behalf of GANSW) | DPIE confirmed by email that Consolidated UDLP documentation received for consultation and comment | Closed |
| | 7/07/2020 | DPIE (on behalf of GANSW) | As requested by DPIE, link to documentation sent to GANSW independent reviewer | Closed |

| Agency | Date | Person Contacted | Comment | Status |
|---|---|---|---|---|
| | 8/07/2020 | DPIE (on behalf of GANSW) | Follow up phone call and briefing with GANSW independent reviewer | Closed |
| | 8/10/2020 | DPIE (on behalf of GANSW) | Phone call and email requesting an update on progress of review; DPIE advised review process underway | Closed |
| | 21/10/2020 | DPIE (on behalf of GANSW) | Phone call and email requesting an update on progress of review | Closed |
| | 21/10/2020 | DPIE (on behalf of GANSW) | Comments regarding Consolidated UDLP documentation provided by DPIE/GANSW | Closed |
| | 4/11/2020 | DPIE (on behalf of GANSW) | Updated Consolidated UDLP documentation provided to DPIE/GANSW for assessment | Waiting response from DPIE/GANSW |

# 2 DESIGN OF EMPLOYEE OUTDOOR MEAL BREAK AREAS

## 2.1 Timing for Delivery and Construction

An EOMBA will be provided for each warehouse and within the freight village prior to the warehouse/freight village being considered operational, thereby ensuring that these facilitates are available upon occupation. The EOMBAs will be available for occupation prior to the issue of an occupation certificate.

High level construction programming indicates construction and internal fit-out of Project warehousing for Areas 1 and 2 is scheduled between Quarter 4 of 2018 (commencing with Warehouse 1) to Quarter 4 of 2021. This is subject to market demands and tenanting requirements.

## 2.2 Relevant Policies, Guidelines and Plans

There are no specific legal, code of practice, standards or guidelines pertaining to the establishment and maintenance of EOMBAs. The EOMBAs have been developed to align with the following: The design and construction of EOMBA are in accordance with relevant policies, guidelines and plans, as outlined in Table 2-1.

*Table 2-1: Application of relevant policies, guidelines and plans to EOMBAs.*

| Policies/Guidelines/Plans | Comment/Compliance |
|---|---|
| *Environmental Planning and Assessment Act* 1979 | • The EP&A Act does not contain any specific requirements in relation to EOMBAs.<br>• In accordance with Part 6 of the Act, a Construction Certificate and Occupation Certificate will be obtained prior to construction and occupation (respectively) of warehouses. Certifiers will require that all EOMBA requirements under the consent, this subplan or relevant legislative requirements, are satisfied prior to the issuing of consent. |
| *Work Health and Safety Act* 2011 | • This Act does not contain any specific requirements in relation to EOMBAs.<br>• Act relates to worker health and safety requirements and duties of officers, workers and other persons at the workplace.<br>• Operations of each warehouse, including the EOMBA, are to be in accordance with the relevant requirements of the Act. |
| *Disability Discrimination Act* 1992 | • This Act does not contain any specific requirements in relation to EOMBAs.<br>• The Act outlines requirements for workplaces, and other areas, to prevent discrimination of workers/people due to a disability.<br>• The EOMBA's for the MPE Site have been designed to provide disabled access, and allow equal access to all workers/visitors such that discrimination does not occur. |
| *National Construction Code* (NCC 2019) | • NCC does not contain any specific requirements in relation to EOMBAs.<br>• This code provides a uniform set of technical provisions for the design, construction and performance of buildings, and sets minimum requirements in relation to structure, fire safety, access and egress, accessibility, health and amenity, and sustainability.<br>• NCC includes:<br>– the Building Code of Australia (BCA), being Volumes One and Two (given effect through the EP&A Act 1979); and |

| Policies/Guidelines/Plans | Comment/Compliance |
|---|---|
| | – the Plumbing Code of Australia, being Volume Three (given effect through the Plumbing and Drainage Act 2011).<br>• The application for a construction certificate will be assessed against NCC 2019. |
| Green Star Certification (Green Building Council of Australia (GBCA), 2015) | • This program does not contain any specific requirements in relation to EOMBAs.<br>• EOMBAs will be designed to incorporate recommended elements of the *Urban Heat Island Mitigation Strategy* (Arcadis, 2019) prepared for MPE Stage 2, which aims to provide sustainability considerations to influence the amount of anthropogenic heat released into the atmosphere from the Project.<br>• To meet the 4 star Green Star GBCA rating for warehouse design and as-built, the following initiatives will be adopted in the final EOMBA design:<br>– use of energy efficient LED lighting<br>– green space elements including garden beds, planter boxes, canopy trees and other vegetation<br>– use of materials, including furniture, that are recycled or considered of high environmental sustainability standard which will be encouraged to be used where practical and possible<br>– selection of cool building materials, finishes and colours.<br>• Further details regarding incorporation of Green Star initiatives within the UDLP are provided in Section 2.5 of the UDLP report. |

## 2.3 Siting and Design of Outdoor Meal Break Areas

The EOMBASP has been designed in accordance with the following design objectives outlined in Section 2.8 and 2.9 of the UDLP:

- Provide an aesthetically pleasing and safe environment for workers and visitors alike
- Connectivity
- Visually appealing.

The EOMBAs throughout the MPE Stage 2 Project will be designed to accommodate the forecasted staff numbers for each warehouse. The floor space area provided for each warehouse is unique to the needs of the tenant and considers projected staff and visitor numbers, their needs in relation to a EOMBA, intended workforce shift working hours and timetable for provision of meals (for example, meal times may be staggered in some cases).

The EOMBAs throughout the MPE Stage 2 Project will be designed to accommodate the forecasted staff numbers for each warehouse. The areas will provide outdoor amenity for the employees during their break and provide a comfortable and relaxing atmosphere for the employees to aid in their wellbeing. The EOMBA will be located close to the warehouse to allow for easy access to the employees. Features identified in Area 1 regarding green space, storage bins, furniture and ventilation will be replicated throughout the other EOMBAs for the MPE Stage 2 Project.

### 2.3.1 Area 1

Refer to Appendix 1 for EOMBA plans, including UDLA-02 and SBA Architects drawing 17189 GA201-AA for location details; and UDLA-05 and (Arcadis) insets A, B and C for enhanced EOMBA details for Warehouse 1 (Appendix 1). The warehouse tenant advised that approximately 100 staff will be working at Warehouse 1, and so the EOMBA for Warehouse 1 has been designed to accommodate that figure. The EOMBA is approximately

320 m$^2$, as shown in Appendix 1. Figure 2-1 below shows the lunch room for Warehouse 1 which looks out onto the EOMBA.

*Figure 2-1 Lunch Room looking onto Employee Outdoor Meal Break Area*

The EOMBA for Warehouse 1 is located adjacent to the office in the north-east corner of Warehouse 1 (refer to Appendix 1). The area is centrally located and adjacent to the lunch room for Warehouse 1. The EOMBA is also located near to the amenities including toilets, showers and lockers. For further information on these amenities refer to the Cycling and Pedestrian Access and Facilities Management Plan (CPAFSP).

The EOMBA at Warehouse 1 will be suitably lit and positioned to maximise security through passive surveillance and consist of the following:

- paved courtyard
- covered roof for shading
- loose furniture and seating provided by the tenant for up to 100 staff members
- access ramp from outdoors to the EOMBA to allow accessibility by people with disabilities
- a tensile steel wire support system with climbing plants provided for the southwest corner of the outdoor meal break area
- vermin proof waste bins.

Landscaping for the EOMBA at Warehouse 1 will include planter boxes and a tensile steel wire support with climbing plants, as shown in Appendix 1 (Office Landscape Section and Elevation). The types of plants for the open space planters is also described in Appendix 1 and includes *Trachelospermum Jasminoides* and *Banksia 'Birthday Candles'*. The green space will provide a visually appealing area, while creating a calm natural space adjacent to the lunch room. For further detail on these landscaping items refer to Appendix 1. Landscaping and vegetation maintenance details are provided in the Landscaping and Vegetation Management Sub Plan (LVMSP) whilst details of waste storage facilities are included in the UDLP.

The furniture will be supplied by the warehouse tenant and be suitable for outside use and comfort; they will be durable and long-lasting. The furniture will not be fixed to allow for different seating arrangements throughout the area. The furniture will include 2 sets of outdoor setting picnic tables and 6 sets of round aluminium café tables with 4 chairs per table. Refer to Appendix 1 for the proposed seating arrangement for Warehouse 1. Figure 2-2 displays the indicative furniture for the outdoor employee meal break area.

*Figure 2-2 Indicative Furniture for Employee Outdoor Meal Break Area*

Vermin proof waste bins will also be supplied in the EOMBA. The vermin proof waste bins will be located near to the lunch room. Recycling bins will also be provided in the area to encourage employees to recycle their waste. Large waste bins will be located on the south side of Warehouse 1 as shown in Appendix 1 of the UDLP. The waste from the vermin proof waste bins will be disposed of by warehouse tenants or appointed maintenance contractors (depending on the individual lease arrangements) and placed in the large waste and/or recycling bins for removal.

The lighting for the EOMBA includes white ceiling plates fitted to downlights (DOT 8200 LED Base Series) with a sealed cover for insect protection. The arrangement of the under awning lights for the EOMBA is shown in Figure 2-3.

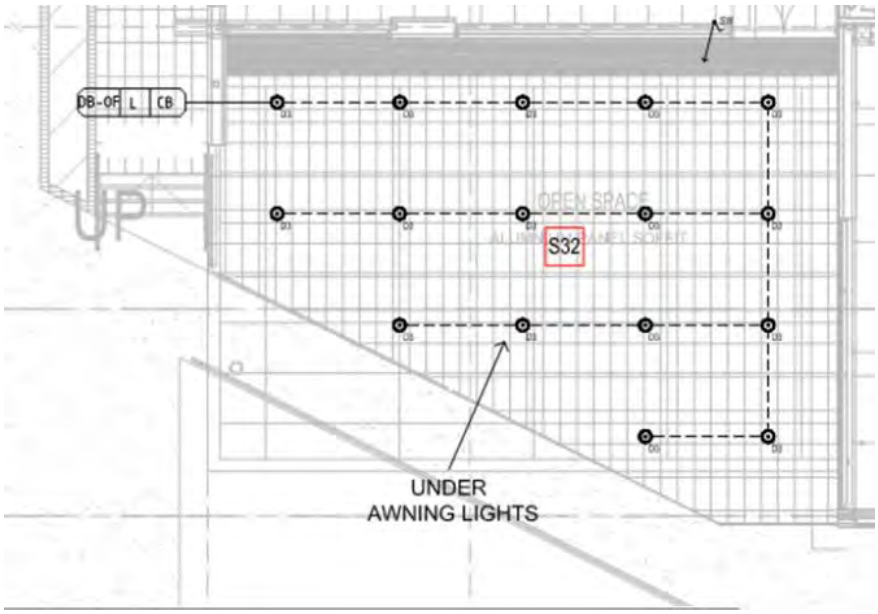



*Figure 2-3 Warehouse 1 Employee Outdoor Meal Break Area Lighting Plan*

In addition to the main EOMBA, seating benches will potentially be located adjacent to the shared pathway north of the freight village. The additional seating will provide other opportunities for staff meal break areas. The benches will be made of durable material to withstand the outdoor environment. Refer to the drawings in Appendix 1 for the location of the potential seating benches adjacent to shared pathway.

## 2.3.2 Area 2

EOMBAs have been provided for Warehouses 3, 4 and 5 and are discussed below.

### 2.3.2.1 Warehouse 3

The EOMBA for Warehouse 3 is located on the eastern side of Warehouse 3, adjacent to Office 3A. Refer to W3W4-GNK-LN-DWG-2001 for location details, and W3W4-GNK-LN-DWG-2306 for typical EOMBA details for Warehouses 3 and 4 (Appendix 2). Warehouse 3 will have approximately 83 staff members working between two tenants and the outdoor meal break area has been sized at 43 $m^2$ to accommodate the needs of forecast staff and visitors. Appendix 2 outlines the location of the EOMBA in relation to amenities facilities such as toilets, showers and lockers for Warehouse 3. For further information on these amenities refer to the CPAFSP.

The EOMBA for Warehouse 3 has been positioned to maximise security through passive surveillance. Appendix 2 demonstrates that it will consist of the following:

- permeable paved courtyard
- 1.8 m high metal-slat screening
- loose furniture and seating for warehouse staff members
- flush with ground level to allow for disability access
- screen planting to provide for privacy and shading, including use of planter boxes
- outdoor seating with pergola, translucent awning and climbers
- adjacent to warehouse perimeter planting consisting of mature trees and shrubs
- security fencing to architect's details
- waste bins, including vermin proof waste bins and recycling bins
- linear LED lighting consisting of batter surface mount IP65 4000K 40W Nikkon-LM-40-50.

Landscaping will include climbers and screen planting. For further detail on the landscaping schedule refer to the UDLP Appendix 0A and Appendix 2. Landscaping and vegetation maintenance details are provided in the LVMSP whilst details of waste storage facilities are included in the UDLP.

As per Area 1, warehouse tenants will supply loose furniture and seating. Figure 2-2 displays the indicative furniture for the EOMBA.

Recycling bins will also be provided in the area to encourage employees to recycle wherever possible. The waste from the vermin proof waste bins will be disposed of by warehouse tenants or appointed maintenance contractors (depending on individual lease agreements) and placed in the large waste and/or recycling bins located on the southern side of Warehouse 3 for removal.

### 2.3.2.2 Warehouse 4

The EOMBA for Warehouse 4 is located on the western side of Office 4B. Refer to W3W4-GNK-LN-2001 for location details, and W3W4-GNK-LN-2306 for typical EOMBA details for Warehouses 3 and 4 (Appendix 2). Warehouse 4 will have approximately 75 staff members working between two tenants and the outdoor meal break area has been sized at approximately 19 $m^2$ to accommodate the needs of forecast staff and visitors.

They are located close to amenities which include toilets, showers and lockers. Appendix 2 outlines the location of the EOMBA in relation to the amenity's facilities for Warehouse 4. For further information on these amenities refer to the Cycling and Pedestrian Access and Facility Management Plan (CPAFSP).

The EOMBA for Warehouse 4 will be suitably lit by linear LED lights (consisting of batter surface mount IP65 4000K 40W Nikkon-LM-40-50) and has been positioned to maximise security through passive surveillance. The EOMBA will consist of the following, as demonstrated in W3W4-GNK-LN-DWG-2306, W3W4-GNK-LN-DWG-2303 and W3W4-GNK-LN-DWG-2304 (Appendix B2):

- paved courtyard
- awning over the EOMBA
- 1.8 m metal slat screening (see Appendix 2: Drawing No. WHP4-NTT-AR-DWG-0127)

- loose furniture and seating for warehouse staff members
- landscaping similar to Warehouse 3 (see Appendix 2: Drawing No. W3W4-GNK-LN-DWG-2303 and W3W4-GNK-LN-DWG-2304), including screen plantings and planter boxes
- flush with ground level to allow accessibility by people with disabilities
- vermin proof waste bins and recycling bins
- security fencing to architect's details.

As per Area 1, warehouse tenants will supply loose furniture and seating. Figure 2-2 displays the indicative furniture for the EOMBA.

Vermin proof waste bins will be located near to the lunchroom. Recycling bins will also be provided in the area to encourage employees to recycle wherever possible. The waste from the vermin proof waste bins will be disposed of by warehouse tenants or appointed maintenance contractors (depending on individual lease agreements) and placed in the large waste and/or recycling bins located on the northern side of Warehouse 4 for removal.

#### 2.3.2.3 Warehouse 5

Refer to WHP5-GNK-LN-DWG-1001 for location details, and WHP5-RCG-AR-DWG-UDLP7 and WHP5-GNK-LN-DWG-1206 for typical EOMBA details for Warehouse 5 (Appendix 2). Warehouse 5 will have approximately 285 staff members working between two tenants. Approximately 152 staff will be working within tenancy A and 133 staff will be working within tenancy B. As a result, the EOMBAs are both sized at 37 $m^2$ each to accommodate the needs of forecast employees and visitors. The EOMBA is visible from inside the office to assist with passive surveillance.

The two EOMBAs have been positioned to take advantage of north easterly summer breezes and also provide ample natural light whilst protecting against the westerly sun and are located:

1. Within Office A in the north-eastern corner of Warehouse 5
2. Within Office B in the south-eastern corner of Warehouse 5.

The lighting for the EOMBA includes provision for under-awning weatherproof downlight lighting.

The EOMBA are located close to their respective amenities which include toilets, showers and lockers. For further information on these amenities refer to the Cycling and Pedestrian Access and Facility Management Plan (CPAFSP).

Appendix 2 demonstrates that the EOMBAs for Warehouse 5 will consist of the following:

- slip resistant floor tiles and external pebblecrete concrete
- covered roof for shading
- loose furniture and seating provided by the tenant
- threshold ramp from indoors to the EOMBA to allow for disability access
- vermin proof waste bins and recycling bins.

Landscaping for the EOMBAs at Warehouse 5 will include planter boxes containing native low water-use screen planting for provision of shade, screening and to improve the amenity of the area. For further detail on these landscaping items refer to Appendix 2. Landscaping and vegetation maintenance details are provided in the LVMSP, whilst details of waste storage facilities are included in the UDLP.

As per Area 1, warehouse tenants will supply loose outdoor picnic table setting furniture and seating. The furniture will include approximately seven outdoor picnic table settings. Refer to Appendix 2 for the proposed indicative seating arrangements for Warehouse 5. Figure 2-2 displays the indicative furniture for the EOMBA.

As per Area 1, vermin proof waste bins will be supplied in the EOMBA. The vermin proof waste bins will be located to reduce waste build up and resist entry of vermin. Recycling bins will also be provided in the area to encourage employees to recycle wherever possible. The waste from the vermin proof waste bins will be disposed of by warehouse tenants or appointed maintenance contractors (depending on individual lease arrangements) and placed in the large waste and/or recycling bins for removal.

Security fencing will be incorporated as required, in accordance with architect's design details.

### 2.3.3 Area 3, Area 4 and Area 5

The tenanting details, and hence detailed design of EOMBA's, at this stage are not yet finalised for Areas 3, 4 and 5. At the development application stage for each area, the design, layout and landscaping will be consistent with Areas 1 and 2, and this EOMBASP. Typical design drawings for Areas 3 to 5 are provided in Appendix 3.

The EOMBAs shall be positioned to take advantage of north-easterly summer breezes where possible and also provide ample natural light, whilst protecting against the westerly sun. The lighting for each EOMBA will include provision for under-awning LED weatherproof batten lighting.

All EOMBA's will be located close to their respective amenities which include toilets, showers and lockers. For further information on these amenities refer to the CPAFSP.

As for Area 1 and Area 2, the EOMBAs for Area 3, 4 and 5 will consist of the following:

- slip resistant floor tiles
- covered roof for shading
- loose furniture and seating provided by the tenant
- threshold ramp from indoors to the EOMBA to allow for disability access
- vermin proof waste bins.

Landscaping will include planter boxes containing native low water-use screen planting for provision of shade, screening and to improve the amenity of the area (Appendix 3). Landscaping and vegetation maintenance details are provided in the LVMSP whilst details of waste storage facilities are included in the UDLP.

As per Area 1 and Area 2, it is envisaged that warehouse tenants will supply loose furniture and seating. The furniture will include outdoor picnic table settings. Figure 2-2 displays the indicative furniture for the EOMBA.

Vermin proof waste bins shall be supplied in the EOMBA. The vermin proof waste bins will be located to reduce waste build up and resist entry of vermin. Recycling bins will also be provided in the area to encourage employees to recycle wherever possible. The waste from the vermin proof waste bins will be disposed of by maintenance contractors and placed in the large waste and/or recycling bins for removal.

### 2.3.4 Area 6

No EOMBA's are provided for Area 6, being the Moorebank Avenue upgrade.

## 2.4 Maintenance

Warehouse tenants will be responsible for the maintenance of the EOMBA, including the collection of waste from these areas, which would be undertaken regularly for consolidation with general wastes sorted by recyclable and non-recyclable wastes.

Responsibility for overall maintenance, cleaning and waste removal from the EOMBA may be transferred to a Site Maintenance Contractor or independent party, depending on the individual tenant requirements which will be determined in the warehouse lease. The final requirements will be further detailed in the *Operational Environmental Management Plan*, in accordance with CoC C3.

Where vegetation has been provided within the EOMBA (associated with warehouses), e.g. planter boxes and climbing plants, upkeep would require pruning and watering and will be managed by the warehouse tenant (as it lies within the limits of warehousing) unless an independent contractor has been appointed by the lessee, under a lease agreement. For further information on the landscaping maintenance requirements for each area, refer to the LVMSP.

# Appendix 0A - Evidence of Consultation

Planning, Industry & Environment

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.

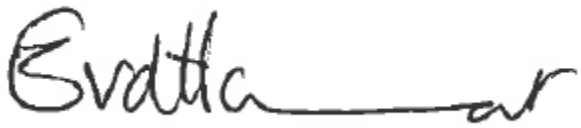
You are also reminded that in my letter dated 24 April 2020, I approved the UDLP for MPE Stage 1 subject to you providing additional compensatory landscaping on MPE Stage 2. You must detail how this will be achieved in future stages of the MPE Stage 2 UDLP.

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



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**

Suite 117,
25 Solent Circuit
Baulkham Hills
NSW 2153
www.aspectenvironmental.com.au

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**From:** Jake Shackleton <Jake.Shackleton@planning.nsw.gov.au>
**Sent:** Thursday, 13 August 2020 12:06 PM
**To:** Carolyn stanley <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
4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

**From:** Carolyn Stanley (via Dropbox) <no-reply@dropbox.com>
**Sent:** Wednesday, 12 August 2020 7:42 PM
**To:** Jake Shackleton <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) 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

Report to Dropbox

© 2020 Dropbox

| ROW | CoC & No. | Section | DPE Comment (Rev 2 dated 9/08/2018 - sent 23.04.19?)<br>GA Comment from UDLP review | Proponent Response (23.04.19?) | DPIE Comment (Rev 005B dated 06 May 2020 | Proponent Response 11/08/20 |
|---|---|---|---|---|---|---|
| 1 | **A14** SIMTA Stage 2 SSD-7628<br>With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by consent on a staged basis. | 1.3 | The Employee Outdoor Meal Break Area (EOMBA) W1P has been staged and consists of Warehouse 1 Precinct (W1P) only.<br><br>**Satisfactory.** | This EOMBASP has been updated in Section 1.3 to include the different stages associated with this plan. The stages of this plan include:<br>Area1(WH1)<br>Including area north of freight village<br>• Area 2 – Warehouse 3, 4 and 5<br>• Area 3 – Warehouse 6, 7 and 8<br>• Area 4 – Freight village<br>• Area 5 – Warehouse 2<br>• Area 6 – Moorebank Avenue Works<br><br>Section 1.3.2.outlines the following:<br>"Area 1 is the first stage of this EOMBASP 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 EOMBASP are anticipated to be provided in multiple submissions as described in Table 1. Each future staged submission will be incremental and present the detailed employee outdoor meal break areas requirements for that stage."<br><br>Reference to W1P has also been removed throughout the entire document.<br><br>As outlined in Section 1.3.3, the trigger for updating this EOMBASP will be submitted one month prior to permanent built surface works and/or landscaping of the next stage. | Compliance Table (Section 1.4, Table 2) incorrectly references Section 1.2 and states that Secretarial approval for staging of this plan will be obtained from DPIE via approval of this plan.<br><br>Section 1.3 states that this Employee Outdoor Meal Break Area Sub Plan (EOMBASP or this plan) will be staged (in alignment with CoC A14 and A15) so that warehouse construction can start. Staging of this EOMBASP:<br>- is shown and detailed in Figure 1-1 and Table 1<br>- must be implemented prior to occupation of Warehouse 1 once Secretarial approval is granted in consultation with the Government Architect New South Wales (GANSW).<br><br>Table 1 provides approximate occupation dates for all areas on-site as follows:<br>- Area 1 (Warehouse 1 (WH1) including area north of freight village) – Q2 2020<br>- Area 2 (WH3, WH4 and WH5) -Q2 2020<br>- Areas 3 to 6 (WH2, WH 6, WH7 and WH8, Freight Village, Moorebank Avenue Upgrade) – TBC<br><br>Section 1.3.3, states the trigger for submission updates to this plan will be one month prior to permanent built surface works and/or landscaping of the each stage i.e. area.<br><br>**Row 1 DPIE Comment:**<br>**Please update table 2 of plan in following areas:**<br>**- Delete reference to Section 1.2 and replace with Section 1.3. Also update wording to accurately reflect that approval of staging has already occurred and is a separate process aside from this plan.**<br>**Update table 1 of plan**<br>**- to accurately reflect approximate occupation dates for Areas 1 and 2 in Section 1.3.** | B141(e) UDULP Employee Outdoor Meal Break Area Sub Plan<br><br>Table 2 has been updated accordingly<br><br>Table 1 has been updated accordingly and is based on most recent occupation information available |
| 2 | **A15**<br>If the submission of any strategy, plan or program | 1.3.1 | The EOMBA W1P address the requirements for W1P only. | Section 1.3 has been updated to include the different stages applicable to this EOMBASP, as described above. | Compliance Table (Section 1.4, Table 2) references Section 1.3 and states that this EOMBASP:<br>- will be completed in stages. | |

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| | 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 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 | & 1.3.2 | The EOMBASP – Remainder of the Site will consider employee outdoor break area solutions for warehouse in the remainder of the Project, not previously included in the EOMBASP – W1P.<br>The trigger for updating the EOMBA – W1P will be prior to the installation of employee outdoor meal break area arrangements for the freight village.<br>DPE notes that the W1P plan is only applying to the Warehouse 1 and not the freight village within the W1P precinct (yet to be developed). Works will only progress beyond bulk earthworks for the freight village (i.e. permanent built surface works for the freight village) upon approval of the updated EOMBA with the inclusion of the freight village updates.<br>*Note: see comments from UDLP review regarding staging of UDLP/Sub-plans.*<br><br>**Satisfactory** | Figure 1-1 has been included in this EOMBASP and includes the different stages in relation to the whole of site. | - defines the EOMBAs for Areas 1 and 2.<br>- future staged EOMBASP will consider the EOMBAs for Warehouses 2, 6 to 8, freight village and the Moorebank Avenue Works.<br>- will be submitted to DPIE one month prior to permanent built surface works and / or landscaping of the next stage.<br><br>Section 1.3 states that this Employee Outdoor Meal Break Area Sub Plan (EOMBASP or this plan) will be staged (in alignment with CoC A14 and A15) so that warehouse construction can start. Staging of this EOMBASP:<br>- is shown and detailed in Figure 1-1 and Table 1<br>- must be implemented prior to occupation of Warehouse 1 once Secretarial approval is granted in consultation with the Government Architect New South Wales (GANSW).<br><br>Table 1 provides approximate occupation dates for all areas on-site as follows:<br>- Area 1 (Warehouse 1 (WH1) including area north of freight village) – Q2 2020<br>- Area 2 (WH3, WH4 and WH5) -Q2 2020<br>- Areas 3 to 6 (WH2, WH 6, WH7 and WH8, Freight Village, Moorebank Avenue Upgrade) – TBC<br><br>Section 2.1 discusses timing for delivery and construction as follows:<br>Plan to be provided:<br>- as each warehouse is constructed and occupied (no one month prior per 1.3)<br>- available for occupation prior to issue of a construction certificate for each warehouse<br>- warehouse not considered operational until plan has been provided.<br><br>**Please refer ROW 1 DPIE Comment:**<br>**Please update table 2 as follows;**<br>**- include reference to Section 2.1 in Compliance Table )** | Table 2 has been updated to refer to Section 2.1 as well as Section 1.3 when referring to approval staging<br>Table 1 has been updated accordingly. |

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| | | | | | **- to accurately reflect approximate occupation dates for Areas 1 and 2 in Section 1.3, Table 1.** | |
| **3** | **B141**<br>The Urban Design and Landscape Plan must include the following sub-plans:<br>**(e) Employee Outdoor Meal Break Area sub plan** 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. | This plan & 2 | The Employee Outdoor Meal Break Area (EOMBA) sub plan was submitted to the Department for the Government Architect's (GA) consultation purposes on 31/08/2018. The GA provided comment within the context of the overall UDLP review, and has been included in this review where relevant.<br>The plan was submitted to Liverpool City Council (LCC) for consultation (along with the overall UDLP) on 14/08/2018, prior to submission to the Department. Comments on the UDLP were received from LCC on 3/10/2018. As LCC made no specific comments on the EOMBA plan, the Proponent did not send through an updated plan. The Department agreed with the Proponent that the review of the plan would be undertaken to capture the outcomes of the GA Consultation on the UDLP.<br><br>Section 2.3.1 states that the EOMBA for Warehouse 1 will consist of a paved courtyard, suitably lit and positioned to maximise security through passive surveillance, covered rood for shading, loose furniture and seating provided by the tenant for up to 100 staff members, access ramp | GA Comment #5. A tensile steel wire system consisting of climbing plants (e.g. *Trachelospermum Jasminoides)* will be used to screen the EOMBA from the loading dock. Section 2.3.1 has been updated to state the following:<br><br>"A tensile steel wire support system with climbing plants provided for the southwest corner of the outdoor meal break area."<br><br>Appendix A2 provides landscape drawings of the employee outdoor meal break area for Warehouse 1.<br><br>1. Revision 002 date update to 14/08/2018.<br><br>2. A tensile steel wire support system consisting of climbing plants (e.g. *Trachelospermum Jasminoides*) will be used to screen the EOMBA from the loading dock, carpark and construction of the freight village.<br><br>Section 2.3.1 has been updated to include the following:<br>"In addition, potential seating benches is located adjacent to the shared pathway north of the freight village. Additional seating will provide other opportunities for staff meal break areas. Refer to Appendix A2 (Area 1 Masterplan) for the location of the potential seating benches located adjacent to shared pathway."<br><br>Further detail has been provided for Section 2.3 relating to the design of | **Identify and facilitate construction**<br>Compliance Table (Section 1.4, Table 2) references Section 2.1 & 2.4 and states that Section 2.1 outlines that the Employee Outdoor Meal Break Areas (EOMBA) will be provided as the warehouses are constructed and occupied with warehouse maintenance the tenant's responsibility (refer Section 2.4).<br><br>Section 2.1 discusses timing for delivery and construction as follows:<br>Plan to be provided:<br>- as each warehouse is constructed and occupied (no one month prior per 1.3)<br>- available for occupation prior to issue of a construction certificate for each warehouse<br>- warehouse not considered operational until plan has been provided.<br><br>Section 2.4 discusses warehouse maintenance.<br><br>**Amenity**<br>Area 1 – WH1 (Section 2.3.1) and Area 2 – WH3, WH4, WH5 (Section 2.3.2) detail amenity. **Table A** at the base of this review table summarises the EOMBAs amenity including the locations, staffing numbers, sizing and composition (landscaping, screening, passive surveillance, shading, lighting, furniture) for individual warehouses in Areas 1 and 2 including addressing all specific requirements listed in this condition. However, how did the designer arrive at the size of the EOMBAs relative to staff numbers? For instance, sizes for EOMBAs appear to be significantly smaller for higher staff numbers in Warehouses 4, 5(A) and 5(B) with WH1 (at 320m²) is vast given comparative staff numbers for other warehouses. | |

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<td>from outdoors to the meal break area to allow disability access, slate screening. The ceiling will contain LED downlighting. No landscaping or fixed waste storage will be supplied in the employee meal break area.<br>DPE and GA notes. The staff meal area is not sufficient for the proposed number of staff anticipated.<br>GA Comment #5<br>The covered meal break area should provide some green canopy amenity for a facility of this size.limited amenity of the EOMBA for Warehouse 1.<br><br>Further action required<br>1. Please update the Revisions table to reflect the correct date regarding the submission of the plan to LCC. The version submitted to the Department lists 9/08/2018 as the submission date, however the UDLP consultation evidence lists the submission date of the sub plan as 14/08/2018.<br>2. The plan demonstrates little, if any amenity, for employees, with no landscaping or connection to (vegetated or landscaped) open space. The area looks onto a carpark, and bulk earthworks for the freight village site, with westerly aspect looking directly onto the operations of the</td>
<td>the employee outdoor meal break area.<br><br>3. Section 2.3 has been updated to include detail on a tensile steel wire support system consisting of climbing plants (e.g. Trachelospermum Jasminoides) that will be used to screen the EOMBA from the loading dock. In addition, this would provide a form of visual and noise mitigation to reduce the impact of warehouse operations to employees in the employee outdoor meal break area. Further, noise impacts from construction activities are managed on the construction through the Construction Environmental Management Plan. It is not appropriate to include construction related information within this document. Should noise or amenity impacts be identified, this will be managed through the CEMP.<br><br>4. The Employee Outdoor Meal Break Area Drawings are included as part of Appendix A2 and have been updated to be at a scale of 1:500, and in the appropriate orientation.</td>
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<table>
<tr><th>Warehouse</th><th>Staff No.</th><th>EOMBA Size (m²)</th></tr>
<tr><td>WH1</td><td>100</td><td>320</td></tr>
<tr><td>WH3</td><td>83</td><td>43</td></tr>
<tr><td>WH4</td><td>75</td><td>19</td></tr>
<tr><td>WH5 (A)</td><td>152</td><td>37</td></tr>
<tr><td>WH5 (B)</td><td>133</td><td>37m²</td></tr>
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GA Comment #5 – DPIE consideration – all EOMBAs provide landscaping – for details refer to Table A at base of this review table & drawings listed in ROW 8.<br><br>Consultation<br>Section 1.5 and Table 3 provides a summary of consultation on Areas 1 and 2 for consultation with LCC and GANSW and states that LCC consultation is included I Appendix A1 and Appendix A1 of the UDLP.<br>It is noted that consultation for Area 2:<br>- LCC provided a compliance matrix on concerns and comments on 16/04/20 and the Proponent provided a response on 01/05/20 and consultation is noted as closed.<br>- UDLP documentation for Area 2 provided to DPIE (on behalf of GANSW) on 11/05/20 and consultation is noted as waiting on a response.<br><br>ROW 3 DPIE Comment:<br>Please update:<br>- the Compliance Table (Section 1.4, Table 2) reference to delete Section 2.4 and replace it with Section 2.3.<br>- the plan to provide design justification as to EOMBA floor space allocation across each warehouse. It is unclear why Warehouse 1 has floorspace of 320m2 whereas Warehouses 4, 5(A) & 5(B) have far smaller floor space for larger staff numbers. It is expected that provision of EOMBA floorspace would suitable to the workforce need.<br>- Appendix B1 to include evidence of consultation for Area 2
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<td>The reference to Section 2.4 (instead of 2.3) has been retained. Section 2.4 provides details on the maintenance requirements for individual EOMBA’s, while Section 2.3 details design of individual EOMBA (which is not relevant to addressing this condition).<br><br>Section 2.3 has been amended to include further justification regarding EOMBA floor space. The EOMBAs will be designed to accommodate the needs of forecasted staff and visitors for each warehouse. The floor space area provided for each warehouse is unique to the needs of the tenant and considers projected staff and visitor numbers,</td>
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| | | | **loading dock. See related UDLP comments and update accordingly (DPE notes that some changes have been made to the landscaping of the EOMBA with planter boxes included in the most recent UDLP architectural details).**<br>**3. Clarify if there are expected to be further amenity impacts due to bulk earthworks in the freight village area. How will the employee meal break area be managed to mitigate the impacts on workers (i.e. noise impacts from the loading dock). Consider providing additional landscaping and screening to mitigate surrounding construction impacts on the area. See UDLP comments.**<br>**4. All figures/drawings are to be at suitable scale (1:500) with features easily distinguished, with correct orientation.** | | **Please also refer ROW 4 DPIE Comment about plan preparation by suitably experienced and qualified person(s).**<br><br>**Please also note ROW 7 DPIE Comments about employee needs.** | their needs in relation to a EOMBA, intended workforce shift working hours and timetable for provision of meals (for example, meal times may be staggered in some cases). High projected staff numbers does not necessarily equate to the requirement for a large (or comparatively large) EOMBA.<br><br>Appendix B1 has been updated to include evidence of consultation for Area 2.<br><br>Noted – see response Row 4<br><br>Noted – see response Row 7 |
| **q** | The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of outdoor open space. | Page ii | The Plan has been prepared by Arcadis (Shannon Blackmore, Katrina Nestmann) in consultation with Reid Campbell architects (Song Kitcharavothin). Song is an accredited Green Star Associate and registered architect and holds bachelor and master's degrees in architecture, Grad dip in Business, and Dip in Property Development, and | 5. As stated on the cover page, this plan has been prepared by Arcadis in consultation with Reid Campbell (Architects). His qualifications have been updated to include:<br><br>"Song has been a Registered Architect for over 12 years, with over 25 years of experience. He has designed many outdoor areas across Australia." | Compliance Table (Section 1.4, Table 2) references the Title page and states that this Employee Outdoor Meal Break Area Sub Plan (EOMBASP/ the Plan) has been prepared by a Registered Architects from Reid Campbell and Nettleton Tribe.<br><br>*Previous DPIE comments apply*. Additional information to address **OS#5,** for Area 1, states that Song Kitcharayothin (Reid Campbell) has been a registered architect in NSW (#7895), OLD (#4846) and VIC (#18529) for 12 years and has designed many outdoor areas across Australia. | |

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| | | | is the landscape contributor to the plan.<br>DPE notes that it is unclear if the authors of the plan have experience in design and provision of outdoor open space.<br>**Further action required**<br>**5. Please provide clarification in the "Qualifications and Experience" column that Song Kitcharayothin has experience in the design and provision of outdoor open space.** | | CLOSED.<br><br>For Area 2, the Plan has been prepared by Arcadis (Shannon Blackmore, Katrina Nestmann) in consultation with Nettleton Tribe architects (**Donal Challoner**). Donal is a registered architect (#9059) and has worked in the industry for over 25 years across a range of sectors (retail, commercial and industrial). Highlights of Donal's industrial projects include the MasterPlanning for Interchange Park at Eastern Creek, The Quarry Greystanes and First Estate, Sydney.<br><br>DPE notes that it is unclear if **Donal Challoner** has experience in design and provision of outdoor open space.<br><br>**ROW 4 DPIE Comment:**<br>**Please provide clarification in the "Qualifications and Experience" column of the Title page that Donal Challoner has experience in the design and provision of outdoor open space.** | Donal Challonor's qualifications and experience in relation to the design and provision of outdoor open space has been clarified on page iii. |
| **5** | 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 | 2.1 | The employee meal break area will be provided as Warehouse 1 is constructed and occupied. Schedule indicates that construction and internal fit-out of Project warehousing is scheduled between Quarter 4 2018 to Quarter 4 2019. Warehouse tenants will be responsible for the maintenance of the employee outdoor meal break areas including the collection of waste from these areas to be consolidated with general wastes (recycling, non-recycling etc). Waste collection may be transferred | Noted. | Compliance Table (Section 1.4, Table 2) references Section 2.1 & 2.4 and states that Section 2.1 outlines that the EOMBAs will be provided as the warehouses are constructed and occupied. Maintenance of the warehouse and EOMBA will be the responsibility of warehouse tenants (refer Section 2.4).<br><br>Section 2.4 states that warehouse tenants will be responsible for the maintenance of the EOMBA, including the collection of waste from these areas, which would be undertaken regularly for consolidation with general wastes sorted by recyclable and non-recyclable wastes.<br>Responsibility for overall maintenance, cleaning and waste removal from the EOMBA may be transferred to a Site Maintenance Contractor or independent party, depending on | |

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| | following considerations: | | to a Site Maintenance contractor depending on individual tenant requirements.<br>The plan does not contain any detail regarding the communal employee/visitor eating area at the freight village (to be provided as an update prior to built surface works in the freight village commencing).<br>**See comments below.** | | the individual tenant warehouse lease. Final requirements will be detailed in the Operational Environmental Management Plan (OEMP), in alignment with CoC C3.<br>Where vegetation has been provided in the EOMBA upkeep would require pruning and watering and will be managed by the warehouse tenant with further landscaping maintenance requirements for each area<br>In the Landscape Vegetation Management Sub Plan (LVMSP).<br><br>However, this is inconsistent with Section 2.3 of this plan for waste collection/disposal which advises that vermin proof waste and recycling bins will be disposed of by contractors once transferred to separate & larger receptacles for removal. (Refer UDLP for waste storage facilities details).<br><br>In addition, please clarify inconsistencies with the LVMSP in terms of tenant or Qube responsibilities ie. LVMSP Section 2.2 that states monitoring and maintenance will be managed by a singular entity (appointed maintenance contractor for the Project site), Table 4 that states that Qube is noted as the responsible party for all activities and the note at the base of Section 2.2.1 that states that Qube is responsible for common areas and the freight village, while the Warehouse Tenant is responsible for those activities within warehouse limits.<br><br>**ROW 5 DPIE Comment:**<br>**Please update plan:**<br>**- to clarify responsibility of waste disposal and monitoring and maintenance of landscaping within EOMBAs and be consistent with other plans referenced including and not limited to LVMSP.** | The EOMBASP has been updated throughout Section 2.3 and 2.4 to clarify that maintenance of these areas (waste collection and vegetation management) is the responsibility of warehouse tenants (as they lie within the limits of warehouse areas and so are not considered 'common space') unless an independent contractor has been appointed, by the lessee, under a lease agreement.<br>The LVMSP is consistent with this arrangement. |

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| **6** | (i) all relevant policies, guidelines and plan; | 2.2 | The plan states that there are no specific legal, code of practice, standards or guidelines pertaining to the establishment and maintenance of employee meal outdoor meal break areas. The *Disability Discrimination Act 1992, Building Code of Australia,* and *National Construction code.*<br><br>**6. Is to be prepared by a suitably qualified person with experience in open space design, what design considerations for open space have been followed? What elements of Green Star have been considered in the design? How will the proposed design considerations be maintained/managed? How have the design principles and objectives from the UDLP been achieved with respect to the EOMBA?** | 6. The employee outdoor meal break area has been designed in accordance with design objectives and design principles outlined in Section 4 of the UDLP (see comment #7). This has been completed by providing an employee outdoor meal break area in Warehouse 1 that allows the workers to access a visually appealing outdoor area during breaks.<br><br>Green Star has been considered in the development of the EOMBASP including lighting and indoor environment quality, however this information is not appropriate for inclusion into this plan. Additional detail has been incorporated into the UDLP with regards to a number of features including but not limited to: solar panels, bike parking facilities and an underground rainwater reuse tank.<br><br>The design objectives and principles outlined in the UDLP will be maintained through maintenance activities outlined in Section 2.4 and the LVMSP.<br><br>7. Section 2.2 has been updated to include the following:<br>"The EOMBASP has been designed in accordance with the following design objective outlined in Section 2.8 and 2.9 of the UDLP:<br>• Provide an aesthetically pleasing and safe environment for workers and visitors alike<br>• Connectivity<br>• Visually appealing." | Compliance Table (Section 1.4, Table 2) references Section 2.2 for the policies, guidelines and plans relevant to this plan.<br><br>Section 2.2 states that while there are no specific legal, code of practice, standards or guidelines for the establishment and maintenance of EOMBAs they have been developed to align with the following:<br>• Disability Discrimination Act 1992<br>• Building Code of Australia<br>• National Construction Code (NCC).<br><br>Section 2.2 also states the EOMBASP has been designed to align with the following design objective in Section 2.8 and 2.9 of the UDLP:<br>• Provide an aesthetically pleasing and safe environment for workers and visitors alike<br>• Connectivity<br>• Visually appealing.<br><br>However, the proponent has noted in its response that Green Star has been considered in the plan for lighting and indoor environment quality yet not considered appropriate for inclusion in the plan. The applicant also notes that the UDLP incorporates additional detail about features including but not limited to the following; solar panels, bike parking facilities and an underground rainwater reuse tank.<br><br>**ROW 6 DPIE Comment (incorporating OS#6):**<br>**Please update the plan to clarify how Green Star elements have been incorporated in the design including providing relevant specific references in the UDLP.**<br><br>**Please include legal obligations relating to design and construction of EOMBAs under the following acts;**<br>• **EP&A Act 1979**<br>• **Work Health and Safety Act 2011** | In accordance with the *Urban Heat Island Mitigation Strategy* prepared for MPE Stage 2 (Arcadis, 2019), each of the warehouse buildings will be designed to achieve a minimum 4 star Green Star rating for design and as-built. Details regarding Green Star initiatives in relation to EOMBAs are provided in Section 2.2 of the EOMBASP. Further Green Star initiatives in relation to the overall Project are provided in Section 2.5 of the UDLP. |

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| | | | | | • **Disability and Discrimination Act 1992**<br><br>**Codes and guidelines should be listed separately.** | Section 2.2 has been updated to include legal obligations in relation to the following acts:<br>• EP&A Act 1979<br>• Work Health and Safety Act 2011<br>• Disability and Discrimination Act 1992<br>EOMBA comments in relation to relevant codes and guidelines are also provided in Section 2.2. |
| **7** | (ii) the type of facilities to be provided having regard to forecast future employee and visitor needs; | 2.3 | DPE notes that the employee meal break area would support approximately 100 staff members working at Warehouse 1. There is no consideration for visitor needs, and very little detail on the types of facilities to be provided.<br>**Further action required.**<br>**7. Please clarify what the source of the 100 staff figure is?**<br>**Please describe how large the employee meal break area is (there is no scale on the drawing within the plan)**<br>**How did the designer arrive at this size with consideration for 100 staff?**<br>**What facilities are provided? Is there a sufficiently sized amenity block located near the break area?**<br>**As the area is covered with a roof, and attached to the office building on the eastern side, will there be sufficient air flow during the warmer months, or will other permanent fixtures (such as fans) be installed?** | 8. The warehouse tenant has advised that approximately 100 staff will be working at Warehouse 1.<br><br>9. The employee meal break area is approximately 320m$^2$. A scale has been included on the drawing included in Appendix A2.<br><br>10. See comment #8 and #9<br><br>11. The drawings included in Appendix A2 show the location of the employee outdoor meal break area in relation to Warehouse 1. A new figure in Appendix A2 has been included to show where the amenity block is in relation to the employee outdoor meal break area. Facilities include a lunch room, toilets, showers and lockers which are located adjacent to the employee outdoor meal break area.<br><br>In addition, there is a landscaped area located near the shared path north of the freight village that would potentially include seating for an additional employee outdoor meal break area.<br><br>12. Sufficient air flow is anticipated throughout the employee outdoor meal break area during the warmer months. The employee outdoor meal break area is located adjacent to the lunch room, as such, if employees are | Compliance Table (Section 1.4, Table 2) references Section 2.3 and states that EOMBAs have been sized to current and future employee numbers and forecast visitors.<br><br>Section 2.3 states that EOMBAs will be designed to accommodate the forecasted staff numbers for each warehouse. Section 2.3.1 (Area 1 – WH1) states that it accommodates the staff number advised by the tenant. Section 2.3.2 (Area 2 – WH3, WH4, WH5) advises that the EOMBAs have been designed to accommodate all staff and forecast visitors.<br><br>**ROW 7 DPIE Comment:**<br>**Please update the plan to clarify if all warehouses, particularly WH1 accommodate forecast visitors as well as staff.**<br><br>**Please also refer to ROW 3 DPIE Comment: Please updated plan to include design justification for sizing of EOMBA (floorspace) based on the identification of employee needs.** | Table 2 and Section 2.3 have been updated to confirm that EOMBA's have been sized to accommodate the needs of forecast employee and visitor needs.<br><br>Please refer to response in Row 3 |

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| | | | | uncomfortable, they can move to the air conditioned lunch room.<br><br>As mentioned by #11, a landscaped area located near the shared path north of the freight village could potentially include seating for an additional employee outdoor meal break area. This area would be able to cater for additional future employees away from Warehouse 1 and provide increased and sufficient air flow. | | |
| **8** | (iii) provide detail of the siting and design of outdoor eat areas including seating, lighting, paving, landscaping, screening, shading, vermin-proof waste storage and security; and | 2.3 | The plan lacks detail regarding the siting and design of the outdoor meal break area. DPE notes that further design and siting detail is required, rather than general considerations. No provision for seating is included, or vermin proof waste storage.<br><br>**Please provide details required by the condition regarding siting and design. No seating or vermin proof waste storage is included. As required by the UDLP, please include the detail required by the condition, and describe the reasoning behind each of the design choices.** | 13. Section 2.3.1 details the following, loose furniture, lighting, paved courtyard, landscaping, tensile steel wire support for screening, covered roof for shading, vermin-proof waste storage bins and will be suitably lit to maximise security. Further detail has been provided in Section 2.3.1 for the employee outdoor meal break area.<br><br>The loose furniture (tables and chairs) and seating for up to 100 staff members will be provided and placed throughout the employee outdoor meal break area by the tenant. Refer to Appendix A2 for the seating arrangements of the employee outdoor meal break area. | Compliance Table (Section 1.4, Table 2) references Appendices A2 (Area 1) & B2 (Area 2) to show the siting and design of the EOMBAs with descriptions in Section 2.3.1 (Area 1) and Section 2.3.2 (Area 2). It lists the following drawings in Appendix B2 for Area 2<br>• W3W4-NTT-AR-DWG-0121<br>• W3W4-NTT-AR-DWG-126<br>• W3W4-GNK-LN-DWG-2303<br>• W3W4-GNK-LN-DWG-2304<br>• WHP4-NTT-AR-DWG-0127<br>• W5-GNK-LN-DWG-1302<br>• WHP5-RCG-AR-DWG-UDLP7-B<br><br>**Table A** at the base of this review table summarises the details in Section 2.3.1 and Section 2.3.2 including the locations, staffing numbers, sizing and composition of the EOMBAs for individual warehouses in Areas 1 and 2 including addressing all specific requirements listed in this condition.<br><br>It is noted that references are made to Figures 2-1 to 2-3 for WH1 (Area 1) and Figure 2-2 for WH3-WH5. All warehouses make references to<br>UDLP Appendices - Appendix B3 (Landscape climbers & screen planting schedule) and Appendix A3 (waste storage facilities details) - and the LVMSP- Appendix A (landscape maintenance details). | |

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| | | | | | **Area 1**<br>Section 2.3.1 states that Appendix A2 (Area 1 for WH1) shows landscaping items details such as planter boxes and climbing plants adjacent to the EOMBA.<br><br>**WH1 Dwgs (Appendix**<br>Area 1 Masterplan – Dwg # UDLA-02 dated 04.06.19 notes in the legend:<br>- Proposed staff meal break area with tensile steel wire support system with climbing plants e.g.Trachelospermum jasminoides (Star Jasmine) (6) and shows the EOMBA location in the north-east corner (facing NW) of warehouse 1 as per Section 2.3.1.<br>- In addition to the main EOMBA, seating benches will potentially be located adjacent to the shared pathway north of the freight village (7).<br><br>Office and Landscape Plan and Section – Dwg # UDLA-04 dated 22.03.19 is consistent with the EOMBA location in Area 1 Masterplan – Dwg # UDLA-02, shows tensile steel support system with climbers, planter boxes and proximity to the office and amenities as well as furniture.<br><br>Target Office Furniture Facility – Dwg# GA904 Issue A dated 29.08.18 and two Arcadis dwgs (not numbered) are consistent with the layout in the above plans, provide levels for RWs and show paving, but although some drawings are scaled drawing would benefit from labelling floorspace areas for the EOMBA in comparison to warehouse as stated in Section 2.3.1.<br><br>**Area 2**<br>Section 2.3.1 states that Appendix B2 (Area 2 for WH3, WH4 & WH5) provide further details on the siting and design of EOMBAs including awnings/roofs, landscaping, screening and shading seating, paving. | |

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| | | | | | **WH3 Dwgs (Appendix B2)**<br>Warehouse 3 & 4 Precinct Landscape Section 3 - Dwg # W3W4-GNK-LN-DWG-2303 dated 13.02.20 — show and label features of the EOMBA listed in Section 2.3.2 including a pergola and fencing with climbers, permeable pavers, furniture and other landscaping including a couple of large feature trees. However, some details are inconsistent with features specified in Section 2.3.2 such as fencing and feature trees, while planter boxes are not clearly shown.<br><br>Warehouse 3 & 4 Precinct Landscape Section – Dwg# W3W4-GNK-LN-DWG-2304 dated 13.02.20 - shows and labels EOMBA features listed in Section 2.3.2 including metal-slat screen with screen planting, translucent awning, furniture, permeable pavers. It is noted that screen planting may occurring in planter boxes to the eastern end of warehouse 3 (as shown in section DD).<br><br>Office 3a – Ground Floor & Level 1 Plan WH3 – Dwg #W3W4-NTT-AR-DWG-0121 Issue C shows and label some features of the EOMBA listed in Section 2.3.2 including location of the Rec Area to the east of Office 3A, a flushed floor threshold, awning and proximity to amenities. However, clear labelling of the EOMBA floor area and all items listed in Section 2.3.2 would improve consistency.<br><br>**W4 Dwgs (Appendix B2)**<br>Office 4B ground Floor Plan WH4 – Dwg # W3W4-NTT-AR-DWG-126 Issue C – shows the location of the Rec Area (EOMBA) to the west and metal slat screen and proximity to amenities consistent with Section 2.3.2. However, clear labelling of the EOMBA floor area and all items listed in Section 2.3.2 would improve consistency. | |

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| | | | | | Outdoor Recreation Area Details – Dwg # WHP4-NTT-AR-DWG-0127 Issue 0 shows metal slatted screens.<br><br>Warehouse 3 & 4 Precinct Landscape Section 3 - Dwg # W3W4-GNK-LN-DWG-2303 dated 13.02.20 – Duplicate of a WH3 dwg.<br><br>Warehouse 3 & 4 Precinct Landscape Section – Dwg# W3W4-GNK-LN-DWG-2304 dated 13.02.20 – Duplicate of a WH3 dwg.<br><br>**WH5**<br>Outdoor Area Typical – Dwg # WHP5-RCG-AR-DWG-UDLP7 Issue B – shows and labels EOMBA features listed in Section 2.3.2 including planter boxes, threshold ramp, EOMBA size, bins, furniture together with rendered photos of the area from various perspectives. However, there are many inconsistencies with Section 2.3.2.3 indicates two EOMBAs are located on the eastern side of WH5. Plans provided in appendix A1 only show one example of a EOMBA.<br><br>It is noted about the drawings in the Appendices:<br>- Appendix A1 – WH1 - some drawings do not contain title blocks (Arcadis)<br>- only a single drawing is relevant to WH5<br>- there are duplicate drawings in WH3 and WH4<br>- some listed drawings listed in Section 2.3 have not been included<br><br>**ROW 8 DPIE Comment:**<br>**Please provide a masterplan showing all elements sought for approval of stage 2 i.e. each warehouse and EOMBA, the siting and design of outdoor eating areas including seating, lighting, paving, landscaping, screening, shading, vermin proof waste storage and security.** | Due to scale and sizing, a single masterplan for Area 2 was considered impractical, and so landscape masterplans for WH3 & 4 (W3W4-GNK-LN-DWG-2001) and WH5 (WHP5-GNK-LN-DWG-1001) have been prepared to provide further details regarding locations of EOMBAs, as well as bicycle parking and end of trip facilities. A typical EOMBA design for WH3 and WH4 is provided in W3W4-GNK-LN-DWG- |

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| | | | | | **Please update all drawing sof individual warehouses and EOMBA to ensure consistency with text in Section 2.3. Individual warehouse/EOMBA drawings should detail features in further detail such as seating, lighting, paving, landscaping, screening (including fencing), shading, vermin-proof waste storage and security all of which should be easily recognisable on drawings and the higher order masterplan of area.**<br><br>**All drawings require title blocks and numbers need to be consistent and reconciled with those listed in Section 2.3.** | 2306, which includes details for seating, paving, landscaping including screening plantings and planter boxes, shading, waste storage and fencing. W5-GNK-LN-DWG-1302 provides typical EOMBA details including moveable furniture, planter boxes, screen planting, bin, paving (pebblecrete concrete) and shading. Lighting details for Areas 1 and 2 are provided in further detail in the Lighting Sub Plan.<br><br>SBA Architects drawing 17189 GA201-AA has been included in Appendix A2 to provide context to the Arcadis inset drawings for Area 1. The Arcadis drawings are consistent with the design information provided in UDLA-02 and UDLA-04 for Area 1. We note that while design detail requirements as per SSD 7628 CoC have been included in the UDLP documentation, there is no specific CoC which requires title blocks on all plans/drawings.<br><br>Relevant plans for Area 2 have been updated (Appendix B2) to include EOMBA detail elements and typical representations. Typical EOMBA details such as seating, lighting, paving, landscaping, screening (including fencing), shading, vermin-proof waste storage and security are easily recognisable on the drawings provided for Warehouses 3, 4 and 5. Section 2.3 of the EOMBASP has been updated to reflect consistency with the plans. |
| **9** | (iv) include details of the maintenance and waste collection responsibilities | | The current version of the plan does not have any provision for waste storage facilities and defers to the UDLP. Maintenance will be the responsibility of the Warehouse tenant, including collection of waste from these areas.<br>**Ensure consistency across the UDLP and Sub-plan by** | 14. Section 2.3.1 updated to include:<br><br>“Large waste bins will be located on the south side of Warehouse 1 as shown in Appendix A3 of the UDLP."<br><br>In addition, vermin proof waste bins will be located throughout the employee outdoor meal break area and collected by the maintenance contractor and placed in waste bins on | Compliance Table (Section 1.4, Table 2) references Section 2.4 and states that Warehouse tenants will be responsible for the maintenance and waste collection from the EOMBA is described in Section 2.4.<br><br>Section 2.4 statements are inconsistent with Section 2.3 comments and the LVMSP about responsibilities for waste and monitoring. | |

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| | | | **providing sufficient detail of where the waste storage locations are relative to the OEMBA.** | the southern boundary of Warehouse 1 as shown in Appendix A3 of the UDLP. | **ROW 9 DPIE Comment: Please note ROW 5 comment. Obligations for waste disposal and monitoring and maintenance of landscaping within EOMBAs is required to be updated for consistency with all other plans referenced. Particular inconsistencies are noted in the LVMSP.** | Please refer response in Row 5 |
| N/A | 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. | N/A | N/A | N/A | | |
| **10** | The approved plan must be implemented prior to occupation of the warehouse and freight village. | - | The plan will be implemented prior to occupation of warehouse 1, with the freight village occurring at a later date as an update to the plan.<br>**Satisfactory.** | Noted. | Compliance Table (Section 1.4, Table 2) references Section 1.2 and states that the approved plan will be implemented prior to occupation of the warehouses and freight village.<br><br>Section 1.2 states that this EOMBASP:<br>- has been prepared to identify and facilitate the construction and establishment of EOMBAs within the site and to address CoC B141(e).<br>- will be prepared and approved by DPIE prior to commencement of construction of permanent built surface works and/or landscaping.<br>- the most recent, approved version, will be implemented for the Project. | |

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| | | | | | Section 2.1 discusses timing for delivery and construction as follows:<br>Plan to be provided:<br>- as each warehouse is constructed and occupied (no one month prior per 1.3)<br>- available for occupation prior to issue of a construction certificate for each warehouse<br>- warehouse not considered operational until plan has been provided.<br><br>**ROW 10 DPIE Comment:**<br>**Please update the plan as per ROW 5 comment to**<br>**- also reference Section 2.1 in Compliance Table (Section 1.4, Table 2)**<br>**- specifically state in Sections 1.2 and 2.1 that this plan will be implemented prior to occupation of each warehouse.** | Sections 1.2 and 2.1 have been updated accordingly. |

## DPE review comments - Condition B141 (e) UDLP Employee Outdoor Meal Break Area Sub Plan

Consultation – not there for Area 2

Planning, Industry & Environment

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)

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.

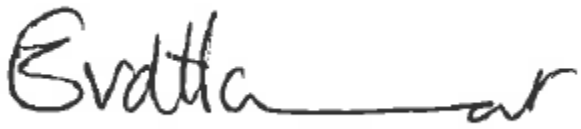
I note that the landscaping for the as-constructed car park within Area 1 does not satisfy the requirements of condition B140(e)(iv) and has therefore not been approved. This matter has been referred to the Department's Compliance team for review.

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.

Yours sincerely



Erica van den Honert
Director, Infrastructure Management
Infrastructure Management

As nominee of the Planning Secretary

## DPE review comments - Condition B141 (e) UDLP Employee Outdoor Meal Break Area Sub Plan, Rev 2 dated 9/08/2018

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
|---|---|---|---|
| **A14**<br>With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by consent on a staged basis. | Section 1.3 | The Employee Outdoor Meal Break Area (EOMBA) W1P has been staged and consists of Warehouse 1 Precinct (W1P) only.<br><br>**Satisfactory.** | This EOMBASP has been updated in Section 1.3 to include the different stages associated with this plan. The stages of this plan include:<br>• Area 1 – Warehouse 1 including area north of freight village<br>• Area 2 – Warehouse 3, 4 and 5<br>• Area 3 – Warehouse 6, 7 and 8<br>• Area 4 – Freight village<br>• Area 5 – Warehouse 2<br>• Area 6 – Moorebank Avenue Works<br><br>Section 1.3.2.outlines the following:<br><br>"Area 1 is the first stage of this EOMBASP 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 EOMBASP are anticipated to be provided in multiple submissions as described in Table 1. Each future staged submission will be incremental and present the detailed employee outdoor meal break areas requirements for that stage."<br><br>Reference to W1P has also been removed throughout the entire document.<br><br>As outlined in Section 1.3.3, the trigger for updating this EOMBASP will be submitted one month prior to permanent built surface works and/or landscaping of the next stage. |
| **A15**<br>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 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 | Section 1.3.1<br>Section 1.3.2 | The EOMBA W1P address the requirements for W1P only.<br>The EOMBASP – Remainder of the Site will consider employee outdoor break area solutions for warehouse in the remainder of the Project, not previously included in the EOMBASP – W1P. | Section 1.3 has been updated to include the different stages applicable to this EOMBASP, as described above.<br><br>Figure 1-1 has been included in this EOMBASP and includes the different stages in relation to the whole of site. |

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
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| stages and the trigger for updating the strategy, plan or program | | The trigger for updating the EOMBA – W1P will be prior to the installation of employee outdoor meal break area arrangements for the freight village.<br>DPE notes that the W1P plan is only applying to the Warehouse 1 and not the freight village within the W1P precinct (yet to be developed). Works will only progress beyond bulk earthworks for the freight village (i.e. permanent built surface works for the freight village) upon approval of the updated EOMBA with the inclusion of the freight village updates.<br>*Note: see comments from UDLP review regarding staging of UDLP/Sub-plans.*<br><br>**Satisfactory** | |
| **B141**<br>The Urban Design and Landscape Plan must include the following sub-plans:<br>(e) **Employee Outdoor Meal Break Area sub plan** 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. | This plan Section 2 | The Employee Outdoor Meal Break Area (EOMBA) sub plan was submitted to the Department for the Government Architect's (GA) consultation purposes on 31/08/2018. The GA provided comment within the context of the overall UDLP review, and has been included in this review where relevant.<br>The plan was submitted to Liverpool City Council (LCC) for consultation (along with the overall UDLP) on 14/08/2018, prior to submission to the Department. Comments on the UDLP were received from LCC on 3/10/2018. As LCC made no specific comments on the EOMBA plan, the Proponent did not send through an updated plan. The Department agreed with the Proponent that the review of the plan would be undertaken to capture the outcomes of the GA Consultation on the UDLP.<br><br>Section 2.3.1 states that the EOMBA for Warehouse 1 will consist of a paved courtyard, suitably lit and positioned to maximise security through passive surveillance, covered rood for shading, loose furniture and seating provided by the tenant for up to 100 staff members, access ramp from outdoors to the meal break area to allow disability access, slate screening. The ceiling will contain LED downlighting. No landscaping or fixed waste storage will be supplied in the employee meal break area. | GA Comment #5. A tensile steel wire system consisting of climbing plants (e.g. *Trachelospermum Jasminoides)* will be used to screen the EOMBA from the loading dock. Section 2.3.1 has been updated to state the following: |

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
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| | | DPE and GA notes. The staff meal area is not sufficient for the proposed number of staff anticipated.<br>GA Comment #5<br>The covered meal break area should provide some green canopy amenity for a facility of this size.<br>limited amenity of the EOMBA for Warehouse 1.<br><br>**Further action required**<br>**1. Please update the Revisions table to reflect the correct date regarding the submission of the plan to LCC. The version submitted to the Department lists 9/08/2018 as the submission date, however the UDLP consultation evidence lists the submission date of the sub plan as 14/08/2018.**<br>**2. The plan demonstrates little, if any amenity, for employees, with no landscaping or connection to (vegetated or landscaped) open space. The area looks onto a carpark, and bulk earthworks for the freight village site, with westerly aspect looking directly onto the operations of the loading dock. See related UDLP comments and update accordingly (DPE notes that some changes have been made to the landscaping of the EOMBA with planter boxes included in the most recent UDLP architectural details).**<br>**3. Clarify if there are expected to be further amenity impacts due to bulk earthworks in the freight village area. How will the employee meal break area be managed to mitigate the impacts on workers (i.e. noise impacts from the loading dock). Consider providing additional landscaping and screening to mitigate surrounding construction impacts on the area. See UDLP comments.**<br>**4. All figures/drawings are to be at suitable scale (1:500) with features easily distinguished, with correct orientation.** | "A tensile steel wire support system with climbing plants provided for the southwest corner of the outdoor meal break area."<br><br>Appendix A2 provides landscape drawings of the employee outdoor meal break area for Warehouse 1.<br><br>1. Revision 002 date update to 14/08/2018.<br><br>2. A tensile steel wire support system consisting of climbing plants (e.g. *Trachelospermum Jasminoides*) will be used to screen the EOMBA from the loading dock, carpark and construction of the freight village.<br><br>Section 2.3.1 has been updated to include the following: "In addition, potential seating benches is located adjacent to the shared pathway north of the freight village. Additional seating will provide other opportunities for staff meal break areas. Refer to Appendix A2 (Area 1 Masterplan) for the location of the potential seating benches located adjacent to shared pathway."<br><br>Further detail has been provided for Section 2.3 relating to the design of the employee outdoor meal break area.<br><br>3. Section 2.3 has been updated to include detail on a tensile steel wire support system consisting of climbing plants (e.g. *Trachelospermum Jasminoides*) that will be used to screen the EOMBA from the loading dock. In addition, this would provide a form of visual and noise mitigation to reduce the impact of warehouse operations to employees in the employee outdoor meal break area. Further, noise impacts from construction activities are managed on the construction through the Construction Environmental Management Plan. It is not appropriate to include construction related information within this document. Should noise or amenity impacts be identified, this will be managed through the CEMP.<br><br>4. The Employee Outdoor Meal Break Area Drawings are included as part of Appendix A2 and have been updated |

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
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| | | | to be at a scale of 1:500, and in the appropriate orientation. |
| The Plan must be prepared by a suitably experienced and qualified person(s) in the design and provision of outdoor open space. | Page ii | The Plan has been prepared by Arcadis (Shannon Blackmore, Katrina Nestmann) in consultation with Reid Campbell architects (Song Kitcharavothin). Song is an accredited Green Star Associate and registered architect and holds bachelor and master's degrees in architecture, Grad dip in Business, and Dip in Property Development, and is the landscape contributor to the plan.<br>DPE notes that it is unclear if the authors of the plan have experience in design and provision of outdoor open space.<br>**Further action required**<br>**5. Please provide clarification in the "Qualifications and Experience" column that Song Kitcharayothin has experience in the design and provision of outdoor open space.** | 5. As stated on the cover page, this plan has been prepared by Arcadis in consultation with Reid Campbell (Architects). His qualifications have been updated to include:<br><br>"Song has been a Registered Architect for over 12 years, with over 25 years of experience. He has designed many outdoor areas across Australia." |
| 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: | Section 2.1 | The employee meal break area will be provided as Warehouse 1 is constructed and occupied. Schedule indicates that construction and internal fit-out of Project warehousing is scheduled between Quarter 4 2018 to Quarter 4 2019. Warehouse tenants will be responsible for the maintenance of the employee outdoor meal break areas including the collection of waste from these areas to be consolidated with general wastes (recycling, non-recycling etc). Waste collection may be transferred to a Site Maintenance contractor depending on individual tenant requirements.<br>The plan does not contain any detail regarding the communal employee/visitor eating area at the freight village (to be provided as an update prior to built surface works in the freight village commencing).<br>**See comments below.** | Noted. |
| i) all relevant policies, guidelines and plan; | Section 2.2 | The plan states that there are no specific legal, code of practice, standards or guidelines pertaining to the establishment and maintenance of employee meal | 6. The employee outdoor meal break area has been designed in accordance with design objectives and design principles outlined in Section 4 of the UDLP (see |

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
|---|---|---|---|
| | | outdoor meal break areas. The *Disability Discrimination Act 1992, Building Code of Australia,* and *National Construction code.*<br>**6. As the plan is to be prepared by a suitably qualified person with experience in open space design, what design considerations for open space have been followed? What elements of Green Star have been considered in the design? How will the proposed design considerations be maintained/managed?**<br>**7. How have the design principles and objectives from the UDLP been achieved with respect to the EOMBA?** | comment #7). This has been completed by providing an employee outdoor meal break area in Warehouse 1 that allows the workers to access a visually appealing outdoor area during breaks.<br><br>Green Star has been considered in the development of the EOMBASP including lighting and indoor environment quality, however this information is not appropriate for inclusion into this plan. Additional detail has been incorporated into the UDLP with regards to a number of features including but not limited to: solar panels, bike parking facilities and an underground rainwater reuse tank.<br><br>The design objectives and principles outlined in the UDLP will be maintained through maintenance activities outlined in Section 2.4 and the LVMSP.<br><br>7. Section 2.2 has been updated to include the following: "The EOMBASP has been designed in accordance with the following design objective outlined in Section 2.8 and 2.9 of the UDLP:<br>• Provide an aesthetically pleasing and safe environment for workers and visitors alike<br>• Connectivity<br>• Visually appealing." |
| ii) the type of facilities to be provided having regard to forecast future employee and visitor needs; | Section 2.3 | DPE notes that the employee meal break area would support approximately 100 staff members working at Warehouse 1. There is no consideration for visitor needs, and very little detail on the types of facilities to be provided.<br>**Further action required.**<br>**8. Please clarify what the source of the 100 staff figure is?**<br>**9. Please describe how large the employee meal break area is (there is no scale on the drawing within the plan)**<br>**10. How did the designer arrive at this size with consideration for 100 staff?** | 8. The warehouse tenant has advised that approximately 100 staff will be working at Warehouse 1.<br><br>9. The employee meal break area is approximately 320m$^2$. A scale has been included on the drawing included in Appendix A2.<br><br>10. See comment #8 and #9<br><br>11. The drawings included in Appendix A2 show the location of the employee outdoor meal break area in relation to Warehouse 1. A new figure in Appendix A2 has been included to show where the amenity block is in relation to the employee outdoor meal break area. |

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
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| | | **11. What facilities are provided? Is there a sufficiently sized amenity block located near the break area?**<br>12. **As the area is covered with a roof, and attached to the office building on the eastern side, will there be sufficient air flow during the warmer months, or will other permanent fixtures (such as fans) be installed?** | Facilities include a lunch room, toilets, showers and lockers which are located adjacent to the employee outdoor meal break area.<br><br>In addition, there is a landscaped area located near the shared path north of the freight village that would potentially include seating for an additional employee outdoor meal break area.<br><br>12. Sufficient air flow is anticipated throughout the employee outdoor meal break area during the warmer months. The employee outdoor meal break area is located adjacent to the lunch room, as such, if employees are uncomfortable, they can move to the air conditioned lunch room.<br><br>As mentioned by #11, a landscaped area located near the shared path north of the freight village could potentially include seating for an additional employee outdoor meal break area. This area would be able to cater for additional future employees away from Warehouse 1 and provide increased and sufficient air flow. |
| iii) provide detail of the siting and design of outdoor eat areas including seating, lighting, paving, landscaping, screening, shading, vermin-proof waste storage and security; and | Section 2.3 | The plan lacks detail regarding the siting and design of the outdoor meal break area. DPE notes that further design and siting detail is required, rather than general considerations. No provision for seating is included, or vermin proof waste storage.<br>**13. Please provide details required by the condition regarding siting and design. No seating or vermin proof waste storage is included. As required by the UDLP, please include the detail required by the condition, and describe the reasoning behind each of the design choices.** | 13. Section 2.3.1 details the following, loose furniture, lighting, paved courtyard, landscaping, tensile steel wire support for screening, covered roof for shading, vermin-proof waste storage bins and will be suitably lit to maximise security. Further detail has been provided in Section 2.3.1 for the employee outdoor meal break area.<br><br>The loose furniture (tables and chairs) and seating for up to 100 staff members will be provided and placed throughout the employee outdoor meal break area by the tenant. Refer to Appendix A2 for the seating arrangements of the employee outdoor meal break area. |
| iv) include details of the maintenance and waste collection responsibilities | | The current version of the plan does not have any provision for waste storage facilities and defers to the UDLP. Maintenance will be the responsibility of the Warehouse tenant, including collection of waste from these areas. | 14. Section 2.3.1 updated to include:<br><br>“Large waste bins will be located on the south side of Warehouse 1 as shown in Appendix A3 of the UDLP." |

| Condition No. | Section | DPE Comment<br>GA Comment from UDLP review | Proponent Response |
|---|---|---|---|
| | | **14. Ensure consistency across the UDLP and Sub-plan by providing sufficient detail of where the waste storage locations are relative to the OEMBA.** | In addition, vermin proof waste bins will be located throughout the employee outdoor meal break area and collected by the maintenance contractor and placed in waste bins on the southern boundary of Warehouse 1 as shown in Appendix A3 of the UDLP. |
| 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. | N/A | N/A | N/A |
| The approved plan must be implemented prior to occupation of the warehouse and freight village. | - | The plan will be implemented prior to occupation of warehouse 1, with the freight village occurring at a later date as an update to the plan.<br>**Satisfactory.** | Noted. |

# Appendix 1 – Area 1 Employee Outdoor Meal Break Area Drawings and Figures

## PLANT PALETTE

| BOTANICAL NAME | COMMON NAME | NATIVE | EXPECTED CANOPY SPREAD | EXPECTED MATURE HEIGHT | INSTALL SIZE | DENSITY |
|---|---|---|---|---|---|---|
| **Trees** | | | | | | |
| *Acacia decurrens* | Black Wattle | ✓ | 3-7m | 10-15m | 140mm-100L | 5m centres |
| *Acacia parramattensis* | Parramatta Green Wattle | ✓ | 3-7m | 10m | 140mm-100L | 5m centres |
| *Allocasuarina littoralis* | Black She-Oak | ✓ | 5-10m | 10m | 140mm-100L | 5m centres |
| *Angophora bakeri* | Narrow Leafed Apple | ✓ | 8-13m | 10m | 140mm-100L | 5m centres |
| *Angophora floribunda* | Rough-barked Apple | ✓ | 10-15m | 20m | 140mm-100L | 6m centres |
| *Corymbia ficifolia* | Flowering Gum | ✓ | 3-7m | 10m | 140mm-100L | 6m centres |
| *Corymbia maculata* | Spotted Gum | ✓ | 6-10m | 30m | 140mm-100L | 6m centres |
| *Callistemon salignus* | White Bottlebrush, Pink-tips | ✓ | 3-7m | 9m | 140mm-100L | 5m centres |
| *Eucalyptus amplifolia* | Cabbage Gum | ✓ | 5-10m | 30m | 140mm-100L | 6m centres |
| *Eucalyptus baueriana* | Blue Box | ✓ | 8-13m | 20m | 140mm-100L | 6m centres |
| *Eucalyptus bosistoana* | Coast Grey Box | ✓ | 8-13m | 60m | 140mm-100L | 6m centres |
| *Eucalyptus eugenioides* | Thin-leaved stringybark | ✓ | 8-13m | 30m | 140mm-100L | 6m centres |
| *Eucalyptus crebra* | Narrow-leafed Ironbark | ✓ | 3-7m | 15m | 140mm-100L | 6m centres |
| *Eucalyptus moluccana* | Grey Box | ✓ | 13-18m | 20m | 140mm-100L | 6m centres |
| *Eucalyptus racemosa* | Snappy Gum, Scribbly Gum | ✓ | 5-10m | 15m | 140mm-100L | 6m centres |
| *Eucalyptus sideroxylon* | Mugga, Red Ironbark | ✓ | 3-6m | 20-25m | 140mm-100L | 6m centres |
| *Eucalyptus punctata* | Grey Gum | ✓ | 6-9m | 10-25m | 140mm-100L | 6m centres |
| *Eucalyptus tereticornis* | Forest Red Gum | ✓ | 3-6m | 20-25m | 140mm-100L | 6m centres |
| *Melaleuca decora* | White Cloud Tree | ✓ | 6-10m | 6-10m | 140mm-100L | 6m centres |
| *Melaleuca linariifolia* | Flax-leaved Paperbark | ✓ | 3-7m | 10m | 140mm-100L | 5m centres |
| *Pittosporum undulatum* | Pittosporum | ✓ | 3-7m | 10m | 140mm-100L | 5m centres |
| **Shrubs** | | | | | | |
| *Acacia brownii* | Golden Prickly Moses | ✓ | N/A | 1m | 140-200mm | 2m centres |
| *Acacia falcata* | Sickle Wattle | ✓ | N/A | 4m | 140-200mm | 2m centres |
| *Banksa spinulosa 'Birthday Candles'* | Birthday Candles | ✓ | N/A | 0.5m | 140-200mm | 0.5m centres |
| *Bursaria spinosa* | Sweet Bursaria | ✓ | N/A | 1.5-3m | 140-200mm | 2m centres |
| *Callistemon citrinus* | Scarlet Bottlebrush | ✓ | N/A | 4m | 140-200mm | 2m centres |
| *Callistemon linearis* | Narrow-leaved Bottlebrush | ✓ | N/A | 3m | 140-200mm | 2m centres |
| *Crowea exalata* | Small Crowea | ✓ | N/A | 0.5m | 140-200mm | 0.5m centres |
| *Crowea saligna* | Willow-leaved Crowea | ✓ | N/A | 1m | 140-200mm | 0.5m centres |
| *Dillwynia sieberi* | Prickly Parrot Pea | ✓ | N/A | 0.5-2m | 140-200mm | 2m centres |
| *Eriostemon australasius* | Pink Wax Flower | ✓ | N/A | 1.5m | 140-200mm | 1m centres |
| *Kunzea ambigua* | Tick-bush | ✓ | N/A | 2.5m | 140-200mm | 1m centres |
| *Leptospermum polygalifolium* | Tantoon | ✓ | N/A | 0.5-3m | 140-200mm | 1m centres |
| *Melaleuca nodosa* | Ball Honey-myrtle | ✓ | N/A | 4m | 140-200mm | 2m centres |
| *Philotheca buxifolius* | Box-leaf Waxflower | ✓ | N/A | 0.5m | 140-200mm | 1m centres |
| **Grasses, Sedges and Groundcovers** | | | | | | |
| *Anigozanthos 'Bush Gold'* | Kangaroo Paw | ✓ | N/A | 1m | 150mm | 6/m$^2$ |
| *Arthropodium milleflorum* | Pale Vanilla Lily | ✓ | N/A | 0.3-1m | 150mm | 6/m$^3$ |
| *Austrodanthonia fulva* | Wallaby Grass | ✓ | N/A | 0.7m | 150mm | 6/m$^2$ |
| *Dianella caerulea* | Blue Flax-lily | ✓ | N/A | 0.6m | 150mm | 6/m$^2$ |
| *Dianella revoluta* | Blue Flax-lily, Spreading Flax-lily | ✓ | N/A | 0.8m | 150mm | 6/m$^2$ |
| *Dichondra repens* | Kidney-weed, Mercury Bay Weed | ✓ | N/A | 0.3m | 150mm | 4/m$^2$ |
| *Hardenbergia violacea* | False Sarsaparilla | ✓ | N/A | Creeper | 150mm | 3/m$^2$ |
| *Hibbertia diffusa* | Wedge Guinea Flower | ✓ | N/A | 0.3m | 150mm | 4/m$^3$ |
| *Lomandra longifolia* | Spiky-headed Mat-rush | ✓ | N/A | 0.7m | 150mm | 6/m$^2$ |
| *Lomandra hystrix* | Spiny-headed Mat-rush | ✓ | N/A | 1m | 150mm | 6/m$^3$ |
| *Microlaena stipoides* | Weeping Grass, Meadow Rice-grass | ✓ | N/A | 0.7m | 150mm | 6/m$^2$ |
| *Myoporum parvifolium 'Yareena'* | Myoporum | ✓ | N/A | 0.1m | 150mm | 3/m$^2$ |
| *Themeda australis* | Kangaroo Grass | ✓ | N/A | 0.8m | 150mm | 6/m$^2$ |
| *Wahlenbergia gracilis* | Australian Bluebell | ✓ | N/A | 0.2m | 150mm | 9/m2 |

## OFFICE OPEN SPACE PLANTER PLANT PALETTE (NUMBER 4 ON PLAN)

| BOTANICAL NAME | COMMON NAME | NATIVE | EXPECTED MATURE HEIGHT | EXPECTED MATURE SPREAD | INSTALL SIZE | DENSITY |
|---|---|---|---|---|---|---|
| **Climbers and Groundcovers** | | | | | | |
| *Banksia 'Birthday Candles'* | | ✓ | 0.5m | 0.5-1m | 150mm | 6-8/m$^2$ |
| *Carpobrotus glaucescens* | Pigface | ✓ | 0.3 | 2m | 150mm | 4/m$^2$ |
| *Trachelospermum jasminoides* | Star Jasmine | | 2m | 2m | 150mm | 4/m$^2$ |

## RAIN GARDEN PLANT PALETTE ON MPE SITE (NUMBER 13 ON PLAN)

| BOTANICAL NAME | COMMON NAME | NATIVE | EXPECTED MATURE HEIGHT | INSTALL SIZE | DENSITY |
|---|---|---|---|---|---|
| **Climbers and Groundcovers** | | | | | |
| *Baumea articulata* | Jointed Twig-rush | ✓ | 1-2m | 150mm | 4/m$^2$ |
| *Carex appressa* | Tall Sedge | ✓ | 0.8m | 150mm | 4/m$^2$ |
| *Dichondra repens* | Kidney-weed, Mercury Bay Weed | ✓ | 0.3 | 150mm | 6/m$^2$ |
| *Goodenia hederacea* | Ivy Goodenia | ✓ | 0.5m | 150mm | 4/m$^2$ |
| *Lomandra leucocephala* | Woolly Mat-Rush | ✓ | 0.4m | 150mm | 4/m$^2$ |
| *Microlaena stipoides* | Weeping Grass, Meadow Rice-grass | ✓ | 0.7m | 150mm | 4/m$^2$ |

NOTE: Hydro mulching/ Hydroseeding may be considered for some landscaping areas to achieve a rich mixture of trees, shrubs and groundcovers. This will be subject to seasonal variation at the time of plant installation and will be subject to nursery availability and pot sizes at the time of plant procurement.

## LEGEND

- Area 1 Precinct Boundary
- Freight Village Boundary
- Trunk stormwater drainage refer to engineer's drawings
- Gross pollutant trap refer to engineer's drawings
- Type 1 Street Signage
- Type 2 Tenant Identification Signage
- Type 3 Direction Signage
- Type 4 Corporate Signage

1 Mixed garden beds around made up of low level native planting e.g. Dianella sp., Philotheca sp. Lomandra sp. and Myoporum sp.

2 Canopy trees Eucalyptus sideroxylon and under planted with mixed native planting e.g. Acacia sp., Philotheca sp. and Lomandra sp.

3 Feature garden bed adjacent to warehouse

4 Staff meal break area with tensile steel wire support system with climbing plants e.g.Trachelospermum jasminoides (Star Jasmine)

5 Landscape to include potential seating benches located adjacent to the shared pathway providing opportunities for staff meal breaks

6 Buffer garden beds made up of canopy trees such as Acacia sp., Corymbia sp., Eucalyptus sp. and Melaleuca sp. with low level native planting e.g. Callistemon sp., Crowea sp., Dianella sp. and Myoporum sp.

7 Tall, upright tree planting ( Eucalyptus sideroxylon) providing shade and amenity to carpark

8 Shared path connecting to Moorebank Avenue

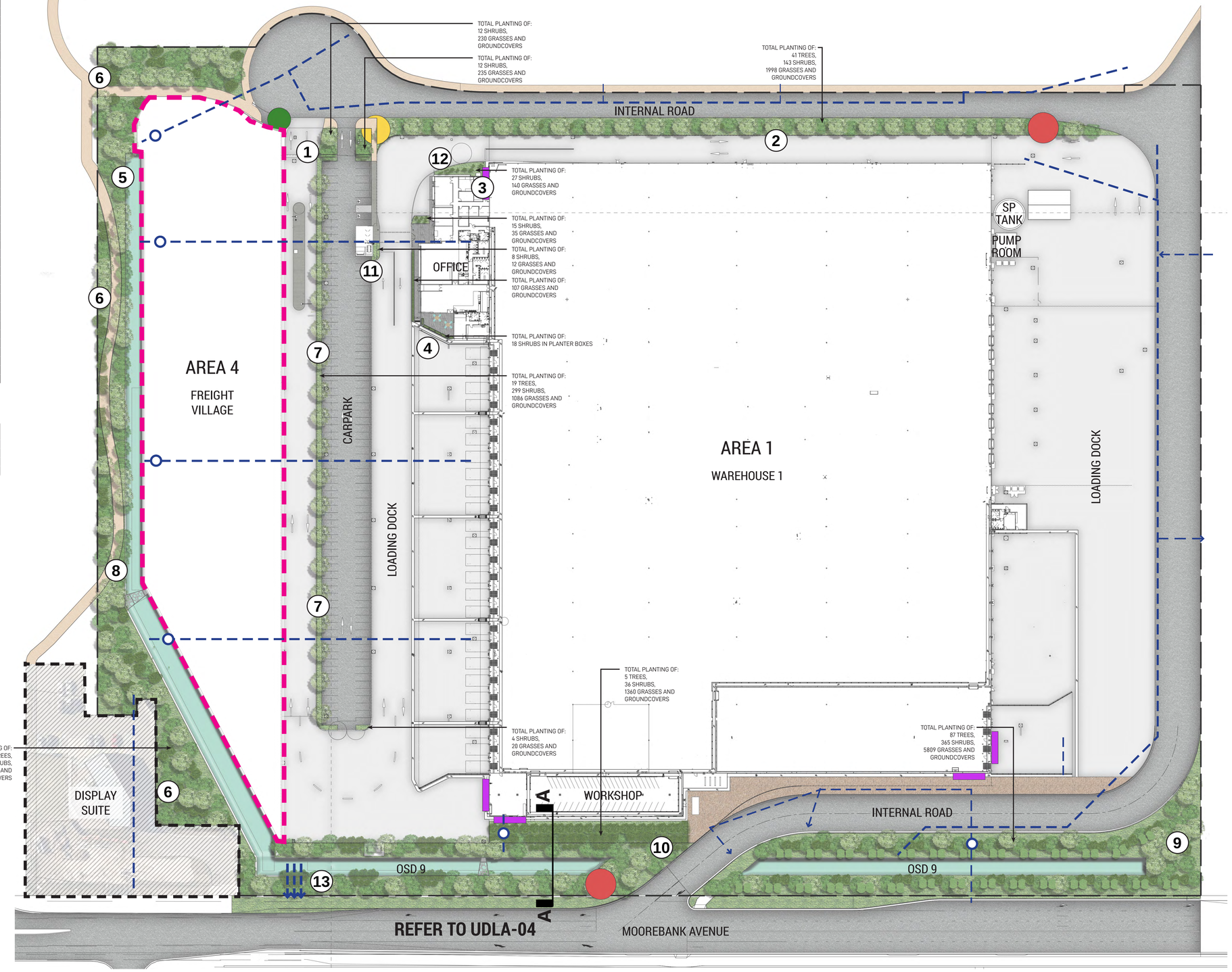
9 Canopy trees Angophora floribunda, Eucalyptus racemosa and under planted with mixed native planting e.g. Acacia sp., Leptospermum sp., Lomandra sp. and Dianella sp.

10 Small trees Acacia decurrens and under planted with mixed native planting e.g. Acacia sp., Leptospermum sp., Dianella sp. and Myoporum sp.

11 Covered bike storage area

12 75,000 litre underground rainwater tank

13 Stormwater channel to rain garden in MPW site




Landscape Architect

GROUND INK

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Client

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Project Manager

TACTICAL GROUP

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http://www.tacticalgroup.com.au/

Note

Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.

Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.

Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| D | 22.3.19 | For information | MC | RL |
| E | 18.4.19 | For information | MC | RL |
| F | 4.6.19 | For information | MC | RL |
| G | 26.8.19 | For information | MC | RL |
| H | 06.03.20 | For information | KF | RL |
| I | 09.03.20 | For information | KF | RL |
| J | 31.07.20 | For information | KF | RL |
| K | 16.12.20 | For information | KF | RL |

Drawing Title

# Area 1 Masterplan

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 16.12.20 | 20171017 | MC | RL | UDLA-02 |

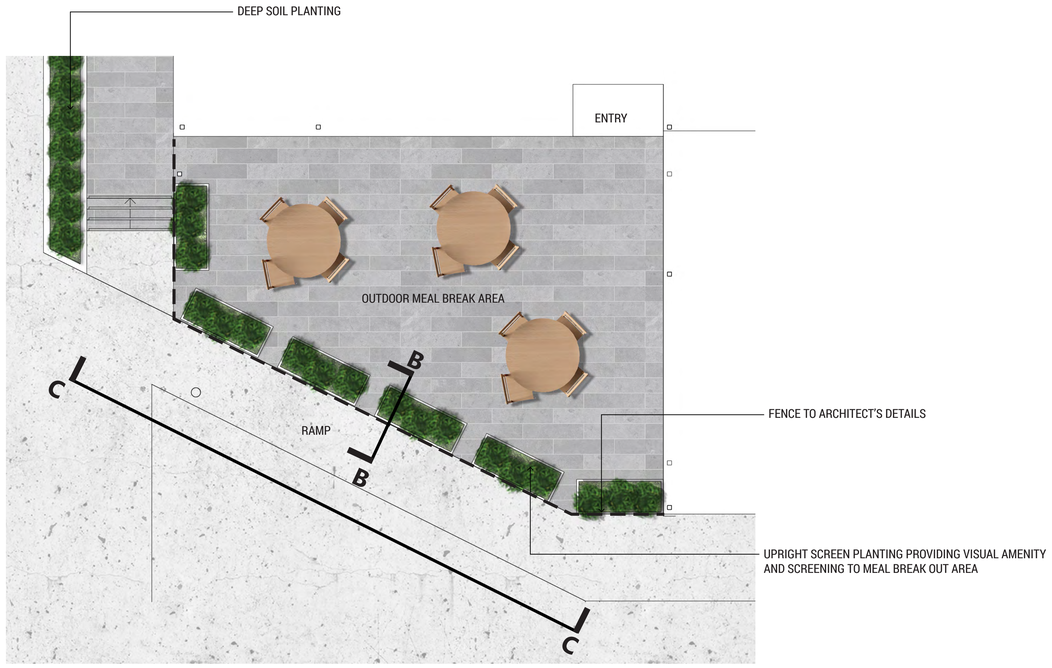
Project
**MPE Stage 2 - Area 1 Precinct**
Moorebank Logistics Park, Moorebank NSW

North

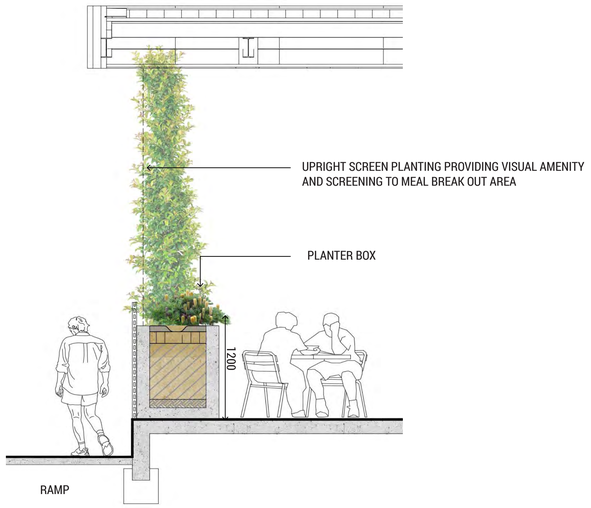
Scale 1:500 / A0

0 5 10 20 30 40 50m

Rev **K**

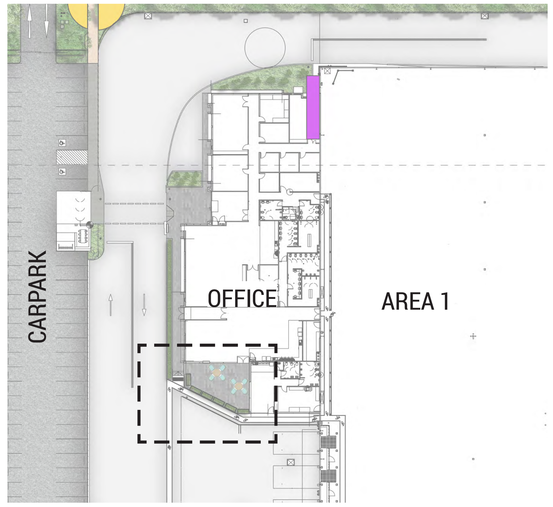


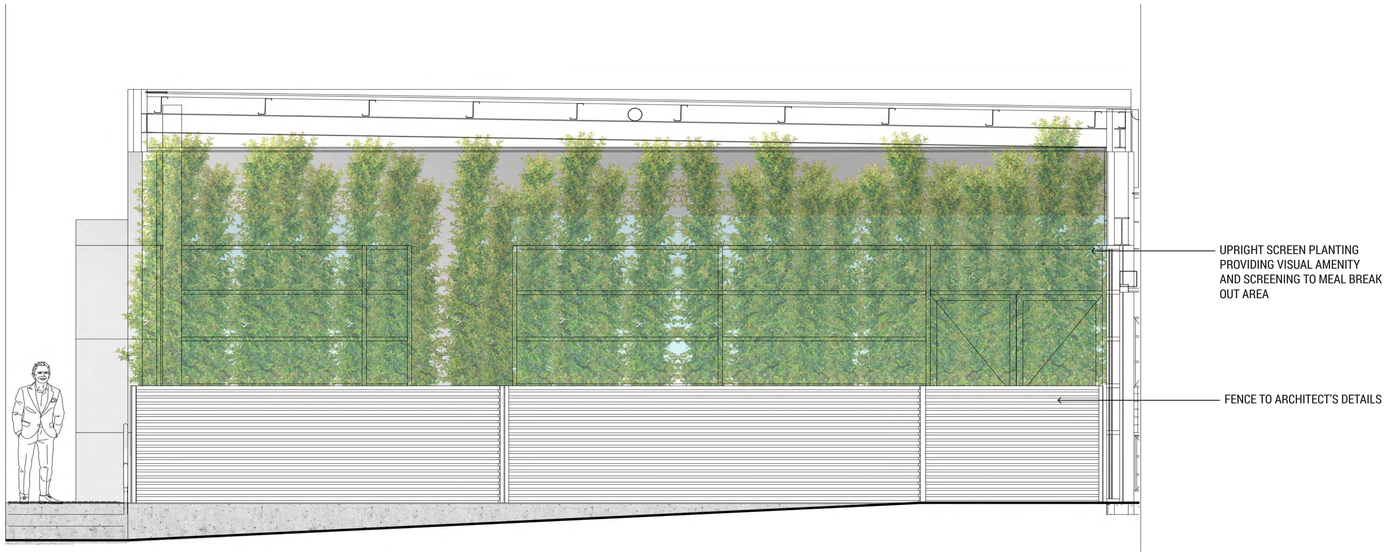

## OUTDOOR BREAK AREA




## SECTION B-B

## OFFICE KEY PLAN




## ELEVATION C-C

Landscape Architect

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| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 19.6.18 | UDLP Landscape drawings | MC | RL |
| B | 8.3.19 | For information | MC | RL |
| C | 22.3.19 | For information | MC | RL |
| D | 06.03.20 | For information | KF | RL |
| E | 16.12.20 | For information | KF | RL |

Drawing Title

# Office Landscape Plan & Section

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 16.12.20 | 20171017 | MC | RL | UDLA-05 |

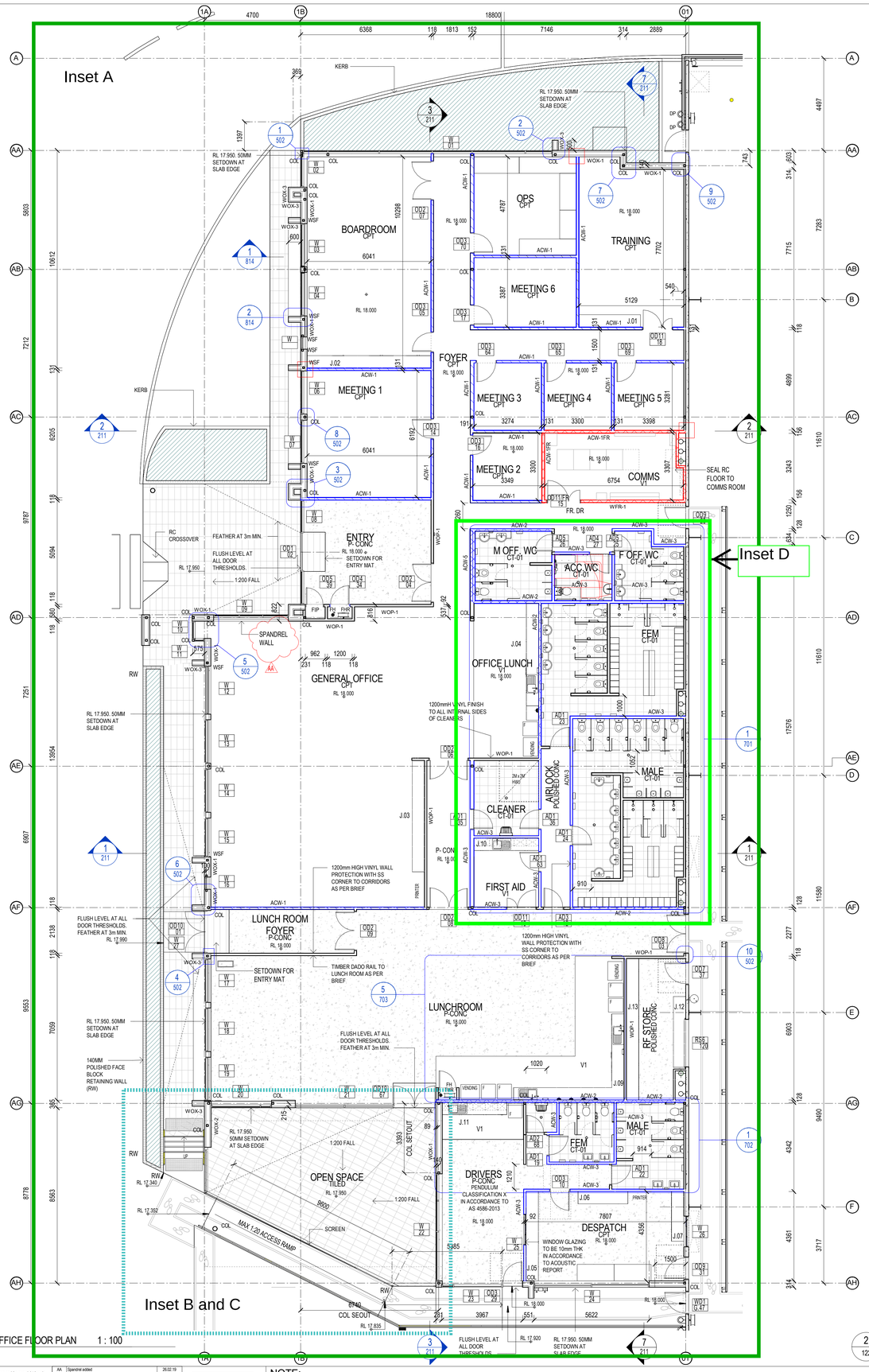
Project
**MPE Stage 2 - Area 1 Precinct**
Moorebank Logistics Park, Moorebank NSW

North

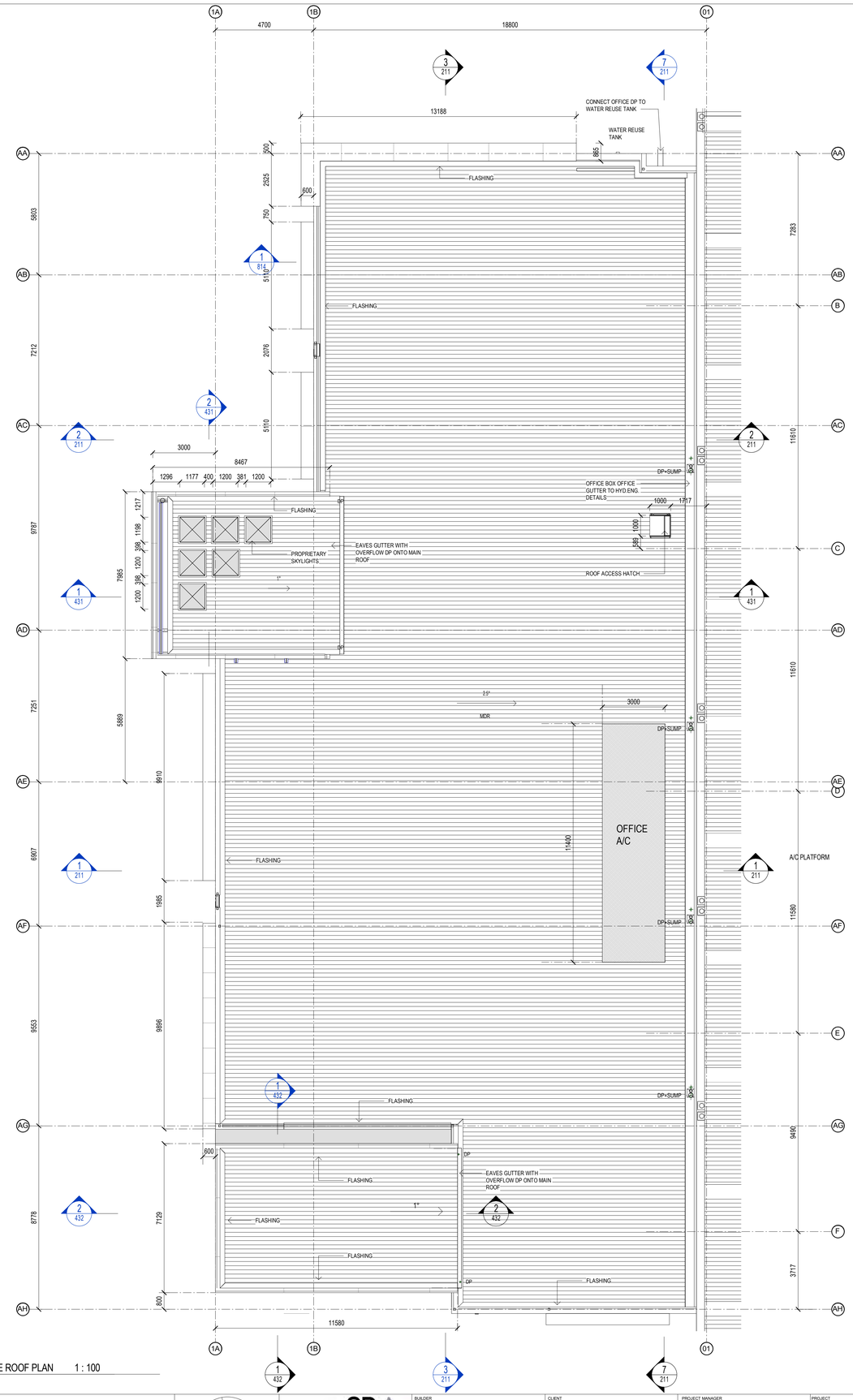
Scale 1:50 / A0

0 1 2 3 4 5m

Rev **E**




1 111 OFFICE FLOOR PLAN 1 : 100




2 122 OFFICE ROOF PLAN 1 : 100

## ACOUSTIC:

**ACOUSTIC CONSTRUCTION REQUIREMENTS:**

BOARDROOM, TRAINING AND OPS ROOMS - WALL
- SLAB TO UNDERSIDE OF ROOF SHEET CONSTRUCTION
- UPGRADE OF THE MULLION AT THE PARTITION/FACADE JUNCTION
-ACOUSTIC TREATMENT OF ANY DUCTED SKIRTING FOR JUNCTION FROM BOARDROOM TO MEETING 1

DESPATCH TO DRIVERS PARTITION - WINDOW
- GLAZING TO BE 10mm

BOARDROOM, TRAINING AND OPS ROOMS - CEILING
- MINERAL TILE CEILING WITH NRC NO LESS THAN 0.65, CAC NO LESS THAN 40 (AND NO LESS THAN 35 FOR GENERAL OFFICE AND LUNCHROOM)

**FOR SECTION DETAILS, PLEASE REFER TO ACOUSTIC REPORT AND ARCH. DRAWING 501B**

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ONSITE.

THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION.

| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| AA | Spandrel added | 26.02.19 |
| Z | Accoustic specification updated | 20.02.19 |
| Y | Issued for Construction | 13.02.19 |
| | 1. Slab setdown to external pedestrian path | |
| X | Door details updated | 22.01.19 |
| W | External RL amended, joinery no. updated | 03.12.18 |
| V | Joinery label updated | 07.11.18 |
| U | Accoustic details updated | 06.11.18 |
| T | Floor finish and setdown updated. | 23.10.18 |
| S | Columns adjusted | 18.09.18 |

NOTE:

SBA ARCHITECTS
Commercial Industrial Residential Interiors Landscapes
Suite 702, 83 Mount Street, North Sydney NSW 2060
P 02 9929 9988 F 02 9929 8899
E info@sbaarch.com.au W www.sbaarch.com.au

BUILDER: hansen yuncken

CLIENT: MOOREBANK LOGISTICS PARK; QUBE

PROJECT MANAGER: TACTICAL GROUP

PROJECT: TARGET OFFICE-WAREHOUSE FACILITY

TITLE: OFFICE PLANS

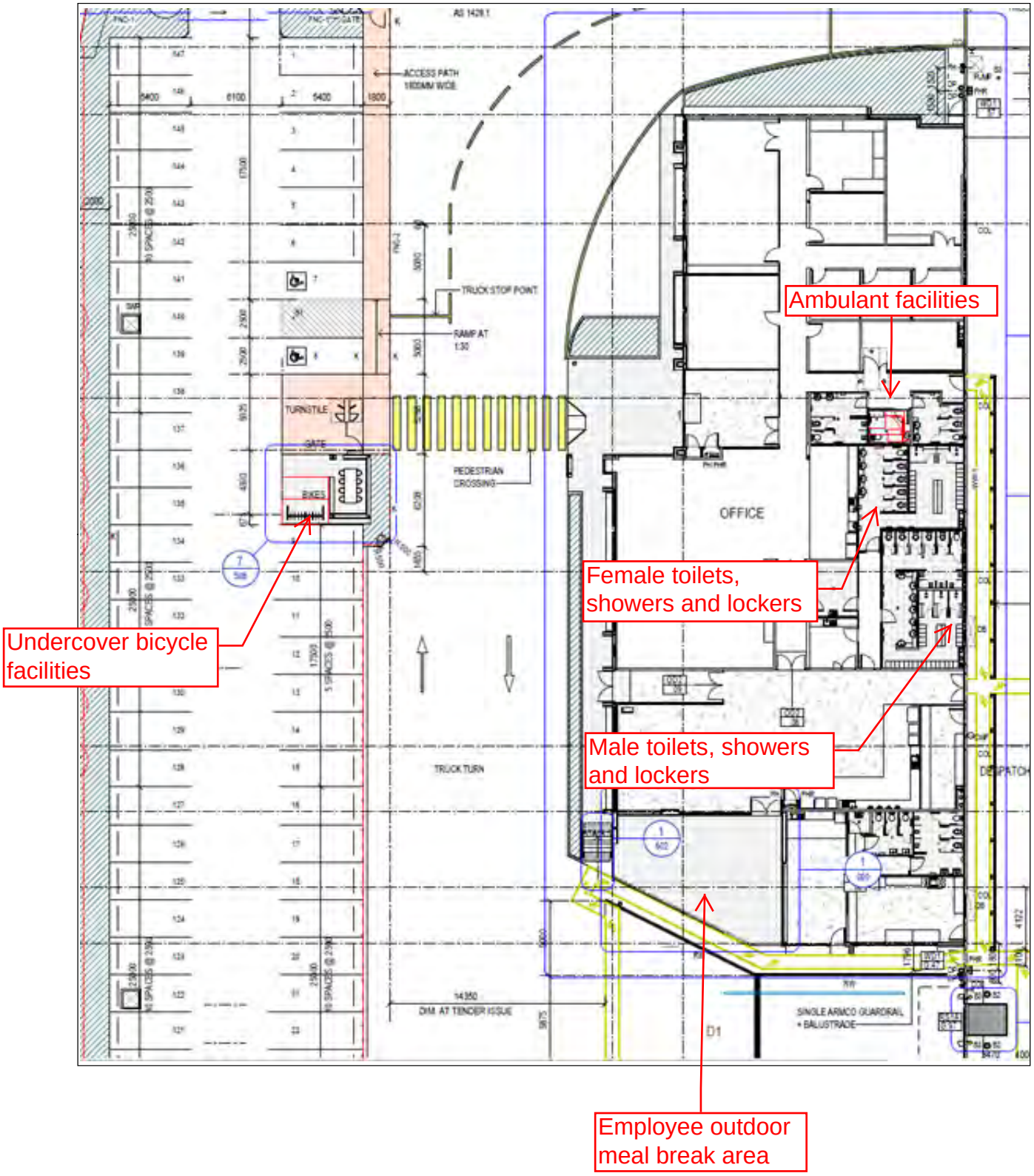
| | |
|---|---|
| DATE | 30.01.19 |
| SCALE | 1 : 100 @81 |
| DRAWN | |
| CHECKED | DC |
| APPROVED | DC |

PROJECT No. 17189

DWG No. GA 201

ISSUE AA

# Refer SBA Architects 17189 GA201-AA - Inset A

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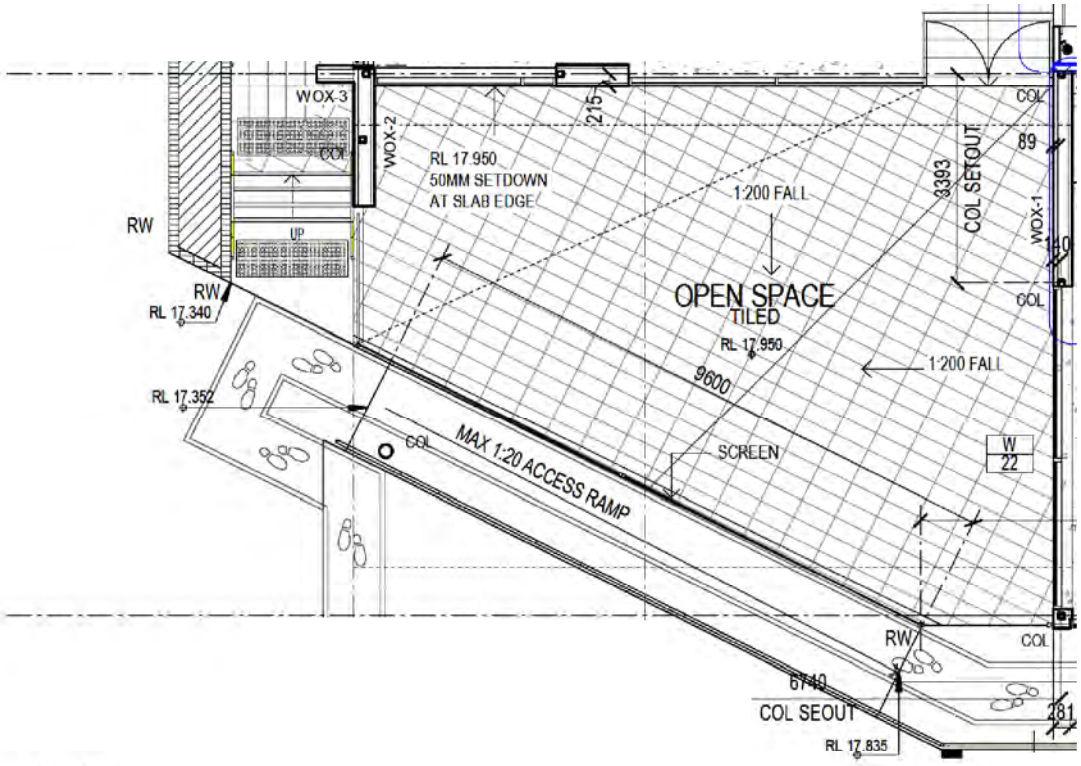
ABN 76 104 485 289
Level 16, 580 George St | Sydney NSW 2000
P: +61 (0) 2 8907 9000 | F: +61 (0) 2 8907 9001

Date issued: March 28, 2019

# Refer SBA Architects 17189 GA201-AA - Inset B




1 : 100

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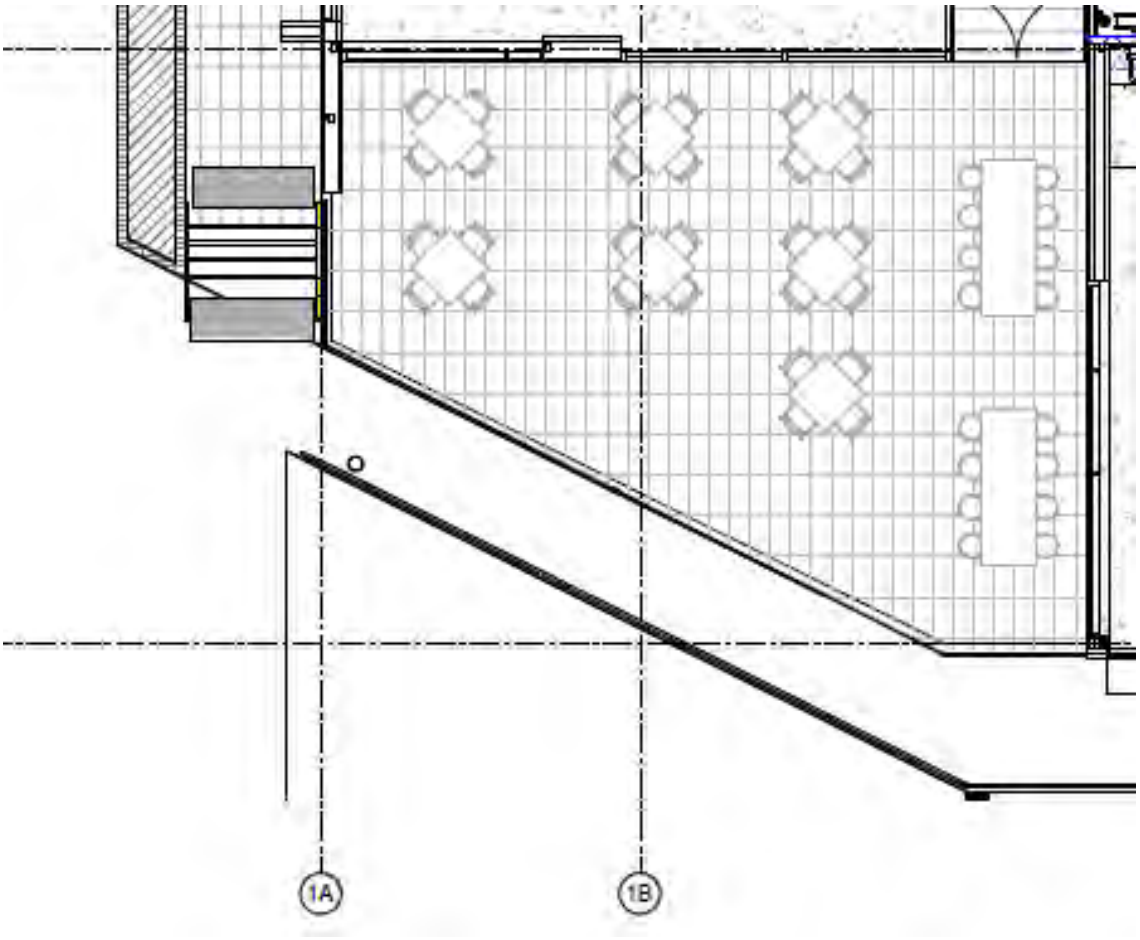
Date issued: March 28, 2019

# Refer SBA Architects 17189 GA201-AA - Inset C

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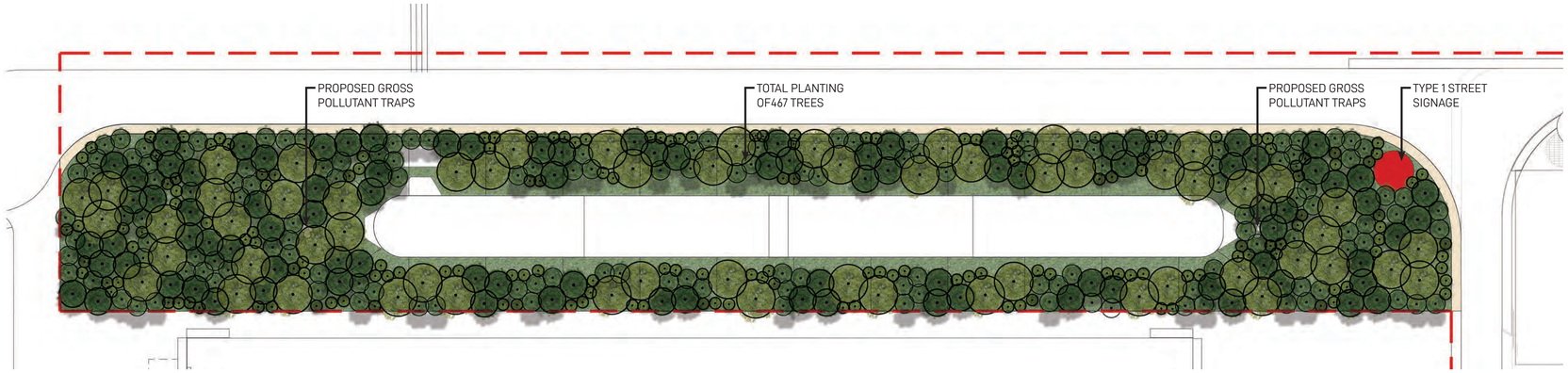
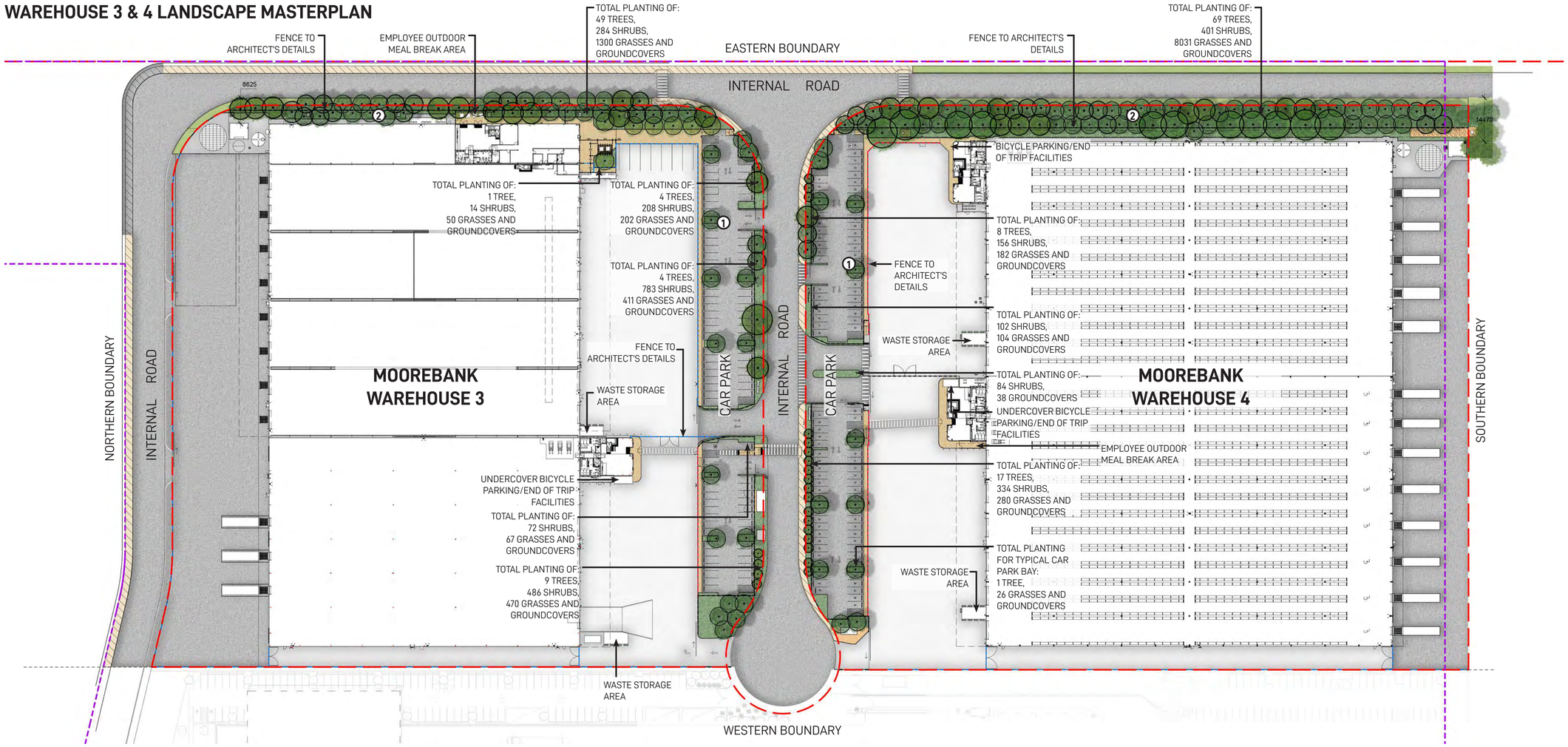
Date issued: March 28, 2019

# Appendix 2 – Area 2 Employee Outdoor Meal Break Area Drawings and Figures

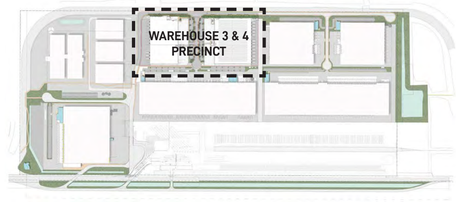
## ON-SITE DETENTION BASIN 1 (OSD 1) LANDSCAPE MASTERPLAN




## WAREHOUSE 3 & 4 LANDSCAPE MASTERPLAN




## KEY PLAN




### LEGEND

- Warehouse 3 & 4 Precinct Boundary
- Area boundary
- Fence line
- Canopy trees
- Garden bed
- Turf
- Shared path
- Pedestrian path

1 Canopy tree planting in 2.5M carpark bays spaced at every 6-8 car spaces providing amenity and visual screening of warehousing in accordance with condition b140(e)(iii) & b140(e)(vi)

2 Mix of native canopy trees and shrubs providing visual mitigation of proposed warehouses

648 trees in 18,114m² = 1 tree/27m²

FOR COORDINATION

Landscape Architect
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nettletontribe
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Project Manager
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Alexandria NSW 2015Ph. (02) 9770 7600
http://www.hansenyuncken.com.au/

Note
Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings.
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| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| 6 | 26.11.19 | Issue for coordination | KF | RL |
| 7 | 10.12.19 | Issue for coordination | KF | RL |
| 8 | 14.01.20 | Issue for coordination | KF | RL |
| 9 | 13.02.20 | Issue for coordination | KF | RL |
| 10 | 21.02.20 | Issue for coordination | KF | RL |
| 11 | 28.02.20 | Issue for coordination | KF | RL |
| 12 | 05.08.20 | Issue for coordination | KF | RL |
| 13 | 16.12.20 | Issue for coordination | KF | RL |

Drawing Title
WAREHOUSE 3 & 4 PRECINCT LANDSCAPE MASTERPLAN

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 16-12-20 | 20190408 | KF | RL | W3W4-GNK-LN-DWG-2001 |

Project
Warehouses 3 & 4 UDLP
Moorebank Logistics Park, Moorebank NSW

North

Scale 1:750 @ A1
0 5 10 15 20m

Rev
13

| AREA SCHEDULE (GLA) | |
|---|---|
| WAREHOUSE 3A | 10,145 m² |
| WAREHOUSE 3B | 7,136 m² |
| | 17,281 m² |
| OFFICE 3A GROUND | 539 m² |
| OFFICE 3A MEZZANINE | 539 m² |
| | 1,078 m² |
| OFFICE 3B GROUND | 227 m² |
| OFFICE 3B MEZZANINE | 227 m² |
| | 454 m² |
| TOTAL | 18,813 m² |

1 Site Plan - WH3.
1 : 500

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Key Plan/North

| Issue | Description | Date |
|---|---|---|
| A | Issued for Information | 16.10.19 |
| B | Issued for Information | 29.10.19 |
| C | Issued for Information | 06.01.20 |
| D | Issued for Information | 17.01.20 |
| E | Issued for Information | 10.02.20 |

SIGNAGE:

- TYPE 1 STREET SIGNAGE
- TYPE 2 TENANT IDENTIFICATION SIGNAGE
- TYPE 3 DIRECTION SIGNAGE
- TYPE 4 CORPORATE SIGNAGE

LEGEND:

- SOFT LANDSCAPE AREA
- SHARED FOOTPATH

Client

QUBE

Building Contractor:

HANSEN YUNCKEN

Address: 75 - 85 O'Riordan St, Alexandria NSW 2015

**Structural:** Northrop

Address: 11 / 345 George St, Sydney NSW 2000

**Civil:** Costin Roe Consulting

Address: Level 1, 8 Windmill Street, Walsh Bay, Sydney NSW, 2000

**Hydraulic:** Sparks & Partners

Address: Level 1, 91 George Street, Parramatta NSW 2150

**Mechanical:** Grosvenor Engineering Group

Address: 76 Heathcote Road, Moorebank, NSW 2170

**Electrical:** C-Level Design & engineering

Address: 2/852 Old Princes Hwy, Sutherland, NSW, 2232

**Fire:** GHD

Address: Level 15,133 Castlereagh Street, Sydney, NSW, 2000

**Landscape:** Ground Ink Landscape Architects

Address: Suite 201, 75 Archer Street, Chatswood NSW 2067

**BCA Certifier:** McKenzie Group

Address: Level 6, 189 Kent Street, Sydney, NSW, 2000

Project

Moorebank Logistics Park Warehouse 3

Project Address

Moorebank Logistics Park, 400 Moorebank Avenue, Moorebank NSW 2170 Australia

Title

Site Plan - WH3

| Draw | Checked | Sheet Size | Scale |
|---|---|---|---|
| HS/DS | BN | B1 | As indicated |

Number: W3W4-NTT-AR-DWG-0101

Issue: E


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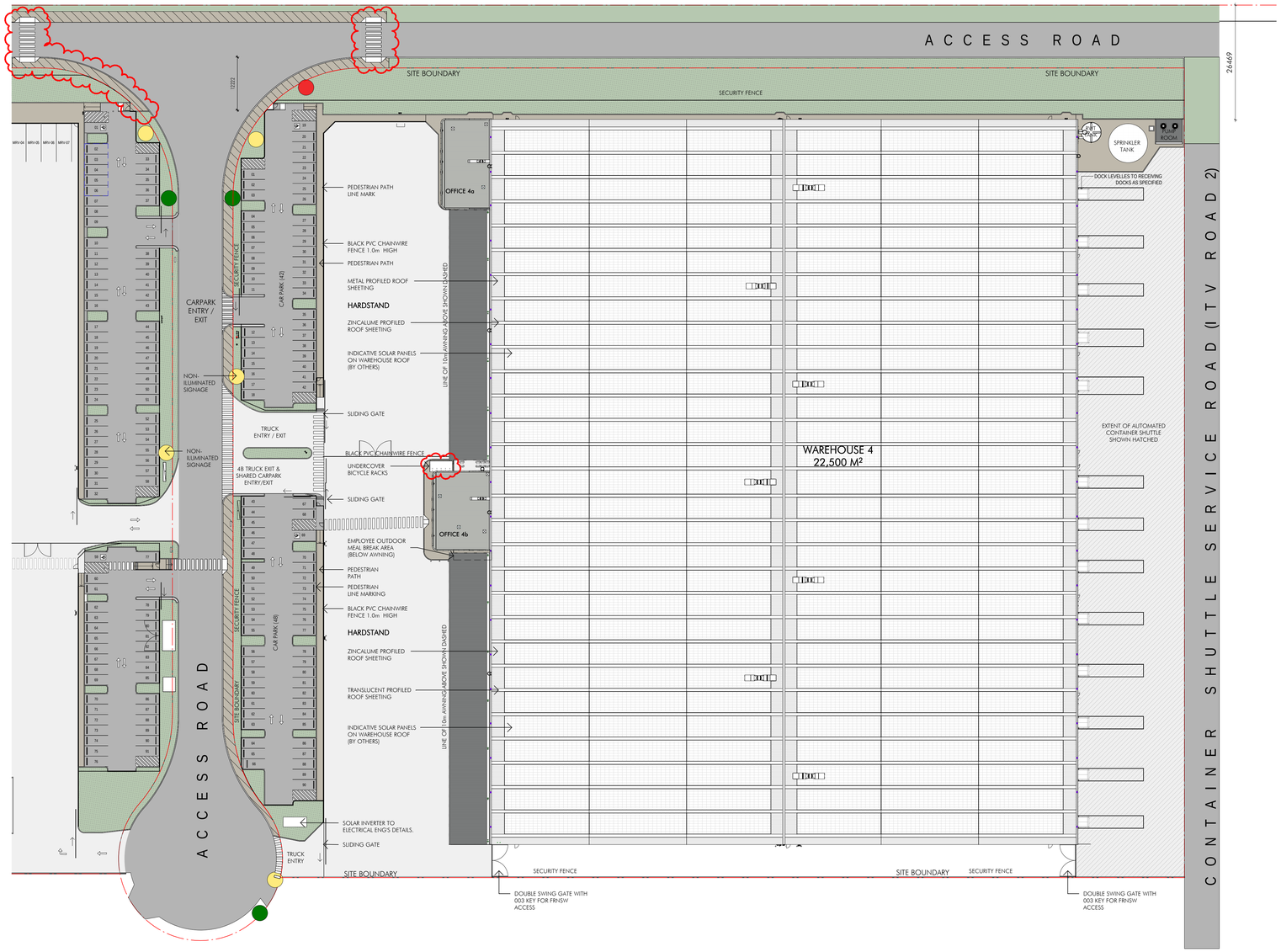
nettletontribe

FOR APPROVAL

BIM 360://SC125 Moorebank WH 3-4 and Infrastructure/QIM-03-AR.rvt

| AREA SCHEDULE (GLA) | |
|---|---|
| WAREHOUSE 4A | 10,460 m² |
| WAREHOUSE 4B | 12,040 m² |
| | 22,500 m² |
| OFFICE 4A GROUND | 221 m² |
| OFFICE 4A MEZZANINE | 224 m² |
| | 445 m² |
| OFFICE 4B GROUND | 229 m² |
| OFFICE 4B MEZZANINE | 232 m² |
| | 461 m² |
| TOTAL | 23,405 m² |




1 Site Plan - WH4.
1 : 500

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Key Plan/North

| Issue | Description | Date |
|---|---|---|
| A | Issued for Information | 16.10.19 |
| B | Issued for Information | 29.10.19 |
| C | Issued for Information | 06.01.20 |
| D | Issued for Information | 17.01.20 |
| E | Issued for Information | 10.02.20 |

SIGNAGE:

- TYPE 1 STREET SIGNAGE
- TYPE 2 TENANT IDENTIFICATION SIGNAGE
- TYPE 3 DIRECTION SIGNAGE
- TYPE 4 CORPORATE SIGNAGE

LEGEND:

- SOFT LANDSCAPE AREA
- SHARED FOOTPATH

Client

QUBE

Building Contractor:

HANSEN YUNCKEN

Address: 75 - 85 O'Riordan St, Alexandria NSW 2015

**Structural:** Northrop

Address: 11 / 345 George St, Sydney NSW 2000

**Civil:** Costin Roe Consulting

Address: Level 1, 8 Windmill Street, Walsh Bay, Sydney NSW, 2000

**Hydraulic:** Sparks & Partners

Address: Level 1, 91 George Street, Parramatta NSW 2150

**Mechanical:** Grosvenor Engineering Group

Address: 76 Heathcote Road, Moorebank, NSW 2170

**Electrical:** C-Level Design & engineering

Address: 2/802 Old Princess Hwy, Sutherland, NSW, 2232

**Fire:** GHD

Address: Level 15,133 Castlereagh Street, Sydney, NSW, 2000

**Landscape:** Ground Ink Landscape Architects

Address: Suite 201, 75 Archer Street, Chatswood NSW 2067

**BCA Certifier:** Mckenzie Group

Address: Level 6, 189 Kent Street, Sydney, NSW, 2000

Project

Moorebank Logistics Park Warehouse 4

Project Address

Moorebank Logistics Park, 400 Moorebank Avenue, Moorebank NSW 2170 Australia

Title

Site Plan - WH4

| Draw | Checked | Sheet Size | Scale |
|---|---|---|---|
| HS/DS | BN | B1 | As indicated |

Number: W3W4-NTT-AR-DWG-0105

Issue: E

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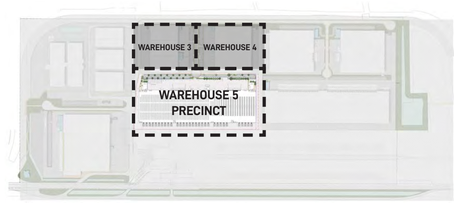
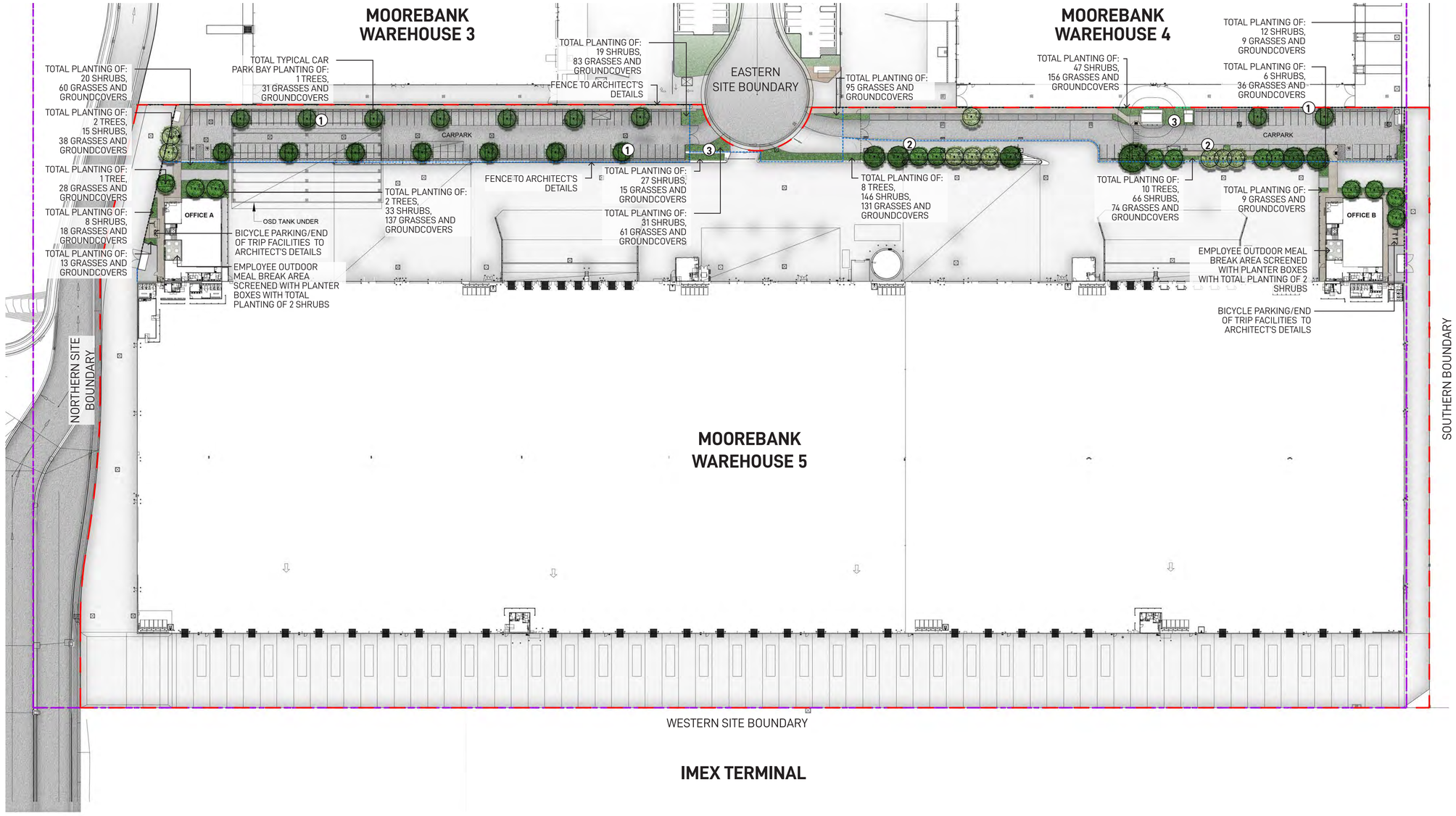
FOR APPROVAL

BIM 360://SC125 Moorebank WH 3-4 and Infrastructure/QIM-04-AR.rvt

## KEY PLAN




## LEGEND

- Warehouse 5 Precinct Boundary
- Area boundary
- Fence line
- Proposed canopy trees
- Proposed garden bed
- Hard landscaping
- 1 — Proposed canopy tree planting in 2.5M carpark bays spaced at every 6-8 car spaces providing amenity and visual screening of proposed warehousing in accordance with condition b140(e)(iii) & b140(e)(vi)
- 2 — Proposed mix of native canopy trees and shrubs providing visual mitigation of proposed warehouses
- 3 — Proposed mix of native shrubs and groundcovers providing visual mitigation and screening of proposed warehouses

48 trees in 1,018m² = 1 tree/21m²

PRELIMINARY FOR COORDINATION

Landscape Architect
GROUND iNK
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www.groundink.com.au ABN 55 163 025 456 ACN 163 025 456
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Client
QUBE
MOOREBANK LOGISTICS PARK

Architect
REIDCAMPBELL
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North Sydney NSW 2060, Australia
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https://www.reidcampbell.com/

Project Manager
ARCHILE PROJECTS
304/147 King St Sydney NSW 2000
Phone: +61 402 006 400
https://www.archile.com.au/

Note
Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.
Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.
Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| B | 15.11.19 | Preliminary issue for coordination | KF | RL |
| C | 26.11.19 | Preliminary issue for coordination | KF | RL |
| D | 29.01.20 | Preliminary issue for coordination | KF | RL |
| E | 13.02.20 | Preliminary issue for coordination | KF | RL |
| F | 19.02.20 | Preliminary issue for coordination | KF | RL |
| G | 24.02.20 | Preliminary issue for coordination | KF | RL |
| H | 28.02.20 | Preliminary issue for coordination | KF | RL |
| I | 05.08.20 | Preliminary issue for coordination | KF | RL |

Drawing Title
# WAREHOUSE 5 LANDSCAPE MASTERPLAN

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 05-08-20 | 20190511 | KF | RL | WHP5-GNK-LN-DWG-1001 |

Project
**Warehouses 5 UDLP**
Moorebank Logistics Park, Moorebank NSW

North

Scale 1:750 @ A1
0 5 10 15 20m

Rev I

## DEVELOPMENT SCHEDULE

| | |
|---|---|
| **SITE AREA (APPROX.)** | 90,782 m² |
| **WAREHOUSE AREA - GROSS FLOOR AREA** | |
| (INCLUDING DOCK OFFICE 3 & 4) | 50,900 m² |
| DOCK OFFICE 1 | 65 m² |
| DOCK OFFICE 2 | 65 m² |
| **OFFICE AREA - GROSS FLOOR AREA** (AS PER LIVERPOOL COUNCIL LEP) | |
| OFFICE **A** | 972 m² |
| OFFICE **B** | 972 m² |
| **CAR PARKING PROVIDED** | **174 SPACES** |
| **LOW EMISSIONS CAR PARKING (15%)** | **27 SPACES** |
| **BICYCLE PARKING PROVIDED** | **26 SPACES** |
| SHOWERS (PER TENANT) | **6** |
| LOCKERS (PER TENANT) | **26** |
| **LANDSCAPE :** | |
| **SOFT** | 1.12% 1017 m² |
| **HARD** | 1.32% 1197 m² |
| **TOTAL POPULATION** | (APPROX.) 285 |
| TENANT A | (APPROX.) 152 |
| TENANT B | (APPROX.) 133 |

**AMENITIES:**

| | CLOSET | | BASIN | | URINAL | ACC. WC |
|---|---|---|---|---|---|---|
| | M | F | M | F | | |
| OFFICE A | 2 | 2 | 2 | 2 | 2 | 2 |
| WAREHOUSE A | 4 | 3 | 5 | 3 | 5 | 2 |
| DOCK OFFICE 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| OFFICE B | 2 | 2 | 2 | 2 | 2 | 2 |
| WAREHOUSE B | 4 | 3 | 5 | 3 | 5 | 2 |
| DOCK OFFICE 2 | 1 | 1 | 1 | 1 | 1 | 1 |

## LEGEND

- SITE BOUNDARY
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- ITV ROAD
- PEDESTRIAN PATHWAY HARD LANDSCAPE
- SOFT LANDSCAPE
- TYPE 2 - TENANT IDENTIFICATION SIGNAGE
- TYPE 3 - DIRECTION SIGNAGE
- TYPE 4 - CORPORATE SIGNAGE

## ABBREVIATION

| | |
|---|---|
| SI | SOLAR INVERTER |
| EK | ELECTRICAL KIOSK SUBSTATION |
| RMU | RING MAIN UNIT |
| RF1 | METAL PROFILED ROOF SHEETING ZINCALUME BCA CLASSIFICATION : MEDIUM |
| RF2 | TRANSLUCENT ROOF SHEETING |
| EOMBA | EMPLOYEE OUTDOOR MEAL BREAK AREA |

**REVISION NOTE:**
- ADJUSTED CAR PARKING SPACE & LANDSCAPE

## LEGEND:

- BLACK POWDER COATED DIPLOMAT STYLE PRESSED METAL FENCING 2.1M WITH CRIMPED SPEAR TOP.
- BLACK VINYL COATED CHAINWIRE MESH WITH 3 ROWS OF BARBED WIRE. OVERALL HEIGHT OF 3M.
- TIMBER FENCE

## GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION
2. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE NCC (BCA), AUSTRALIAN STANDARDS, CURRENT CODES AND LOCAL AUTHORITIES REGULATIONS
3. PROVIDE ALL CONCRETE AND STRUCTURAL STEEL IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTATION
4. PROVIDE ALL DRAINAGE IN ACCORDANCE WITH HYDRAULIC ENGINEER'S DOCUMENTATION
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE CONNECTIONS, LOCATIONS AND DETAILS BETWEEN STRUCTURAL STEEL, PRECAST PANELS AND INSITU CONCRETE
6. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS.
7. ALL FFL LEVELS ±500mm.
8. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
9. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
10. ALL SIGNAGE SUBJECT TO CONDITIONS OF CONSENT.

0m 10m 20m 30m 40m 50m

SCALE BAR: 1:500 @ A1

**Notes**

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-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 | By | QA |
|---|---|---|---|---|
| A | DRAFT UDLP ISSUE | 01/11/19 | SL | MR |
| B | UDLP ISSUE | 20/12/19 | KM | MR |
| C | REVISED UDLP ISSUE | 13/02/2020 | RM | MR |
| D | REVISED UDLP ISSUE | 25/02/2020 | RM | MR |
| E | ISSUE FOR COORDINATION | 16/04/2020 | SL | MR |


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Fax: 61 02 9954 4946 Web: www.reidcampbell.com


**ISSUED FOR COORDINATION**

CLIENT: MOOREBANK LOGISTICS PARK / QUBE

PROJECT MANAGER: ARCHILE PROJECTS

PROJECT: MOOREBANK LOGISTICS PARK - WAREHOUSE 5
400 MOOREBANK AVE, MOOREBANK NSW

| Drawn | Checked | PRINT DATE |
|---|---|---|
| RM | MR | 16/04/2020 6:48:21 PM |

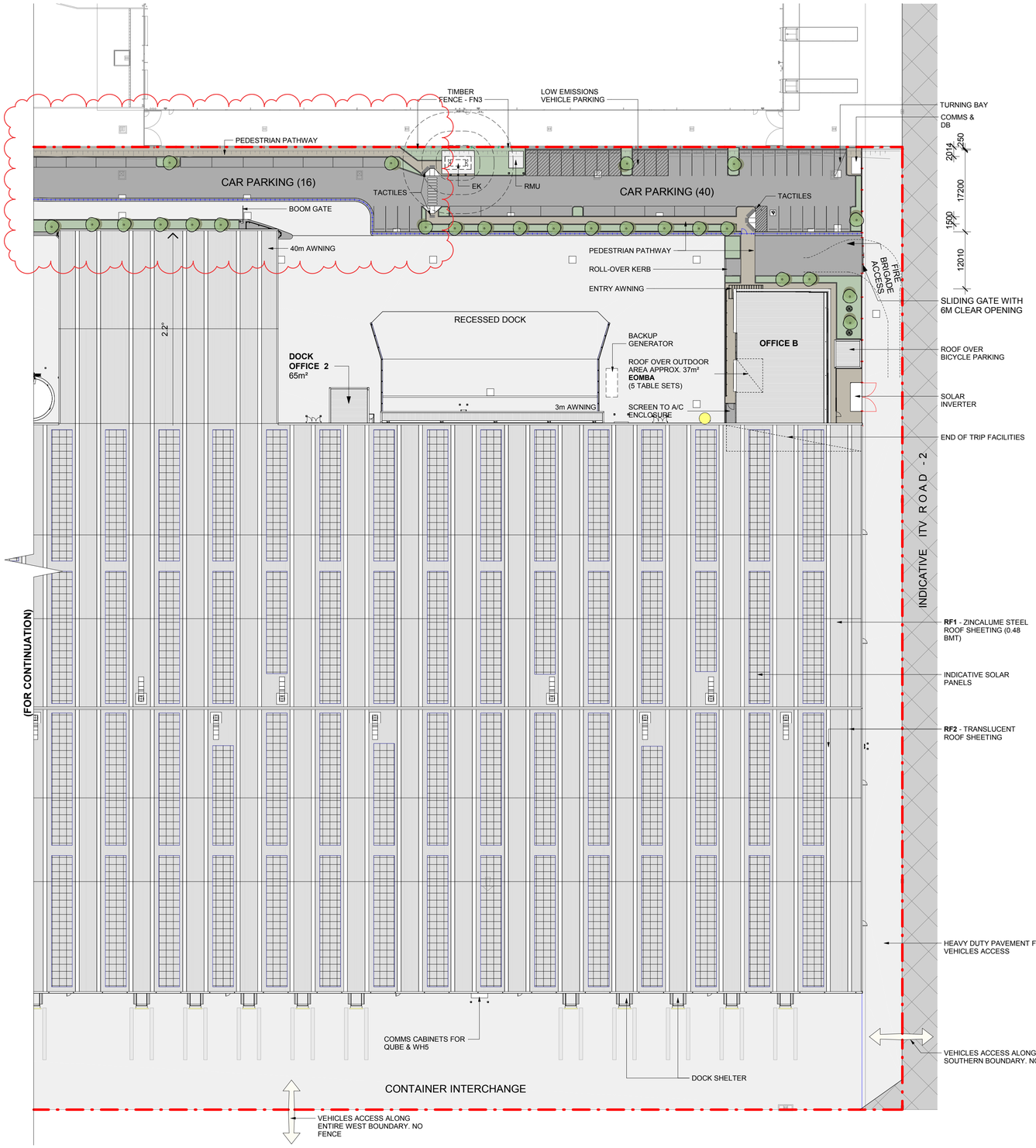
NORTH POINT

DRAWING NAME: SITE PLAN PART 01

RCG. PROJECT NO. 118124 | STATUS CODE

SHEET NUMBER: WHP5-RCG-AR-DWG-UDLP1 | ISSUE: E

BIM 360://Qube - Warehouse 5/118124_MB LOGISTICS_QUBE WH5_V1.rvt




## LEGEND

- SITE BOUNDARY
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- LIGHT DUTY PAVEMENT
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- SOFT LANDSCAPE
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| RF2 | TRANSLUCENT ROOF SHEETING |
| EOMBA | EMPLOYEE OUTDOOR MEAL BREAK AREA |

**REVISION NOTE:**
- MAIN ENTRY AND PARKING ADJUSTED
- DRAFT ISSUE DELETED
- LANDSCAPE AREA AMENDED

## LEGEND:

- BLACK POWDER COATED DIPLOMAT STYLE PRESSED METAL FENCING 2.1M WITH CRIMPED SPEAR TOP.
- BLACK VINYL COATED CHAINWIRE MESH WITH 3 ROWS OF BARBED WIRE. OVERALL HEIGHT OF 3M.
- TIMBER FENCE

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9. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
10. ALL SIGNAGE SUBJECT TO CONDITIONS OF CONSENT.

0m 10m 20m 30m 40m 50m

SCALE BAR: 1:500 @ A1

**Notes**

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NSW Registered Architect James Webb, 10187

| Issue | Description | Date | By | QA |
|---|---|---|---|---|
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| B | UDLP ISSUE | 20/12/19 | KM | MR |
| C | REVISED UDLP ISSUE | 13/02/2020 | RM | MR |
| D | REVISED UDLP ISSUE | 25/02/2020 | RM | MR |

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North Sydney NSW 2060 Australia
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Fax: 61 02 9954 4946 Web: www.reidcampbell.com

UDLP ISSUE

CLIENT: MOOREBANK LOGISTICS PARK / QUBE

PROJECT MANAGER: ARCHILE PROJECTS

PROJECT: MOOREBANK LOGISTICS PARK - WAREHOUSE 5
400 MOOREBANK AVE, MOOREBANK NSW

Drawn: RM Checked: MR
PRINT DATE: 25/02/2020 4:47:42 PM

NORTH POINT

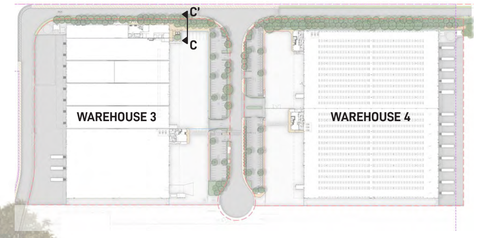
DRAWING NAME: SITE PLAN PART 02

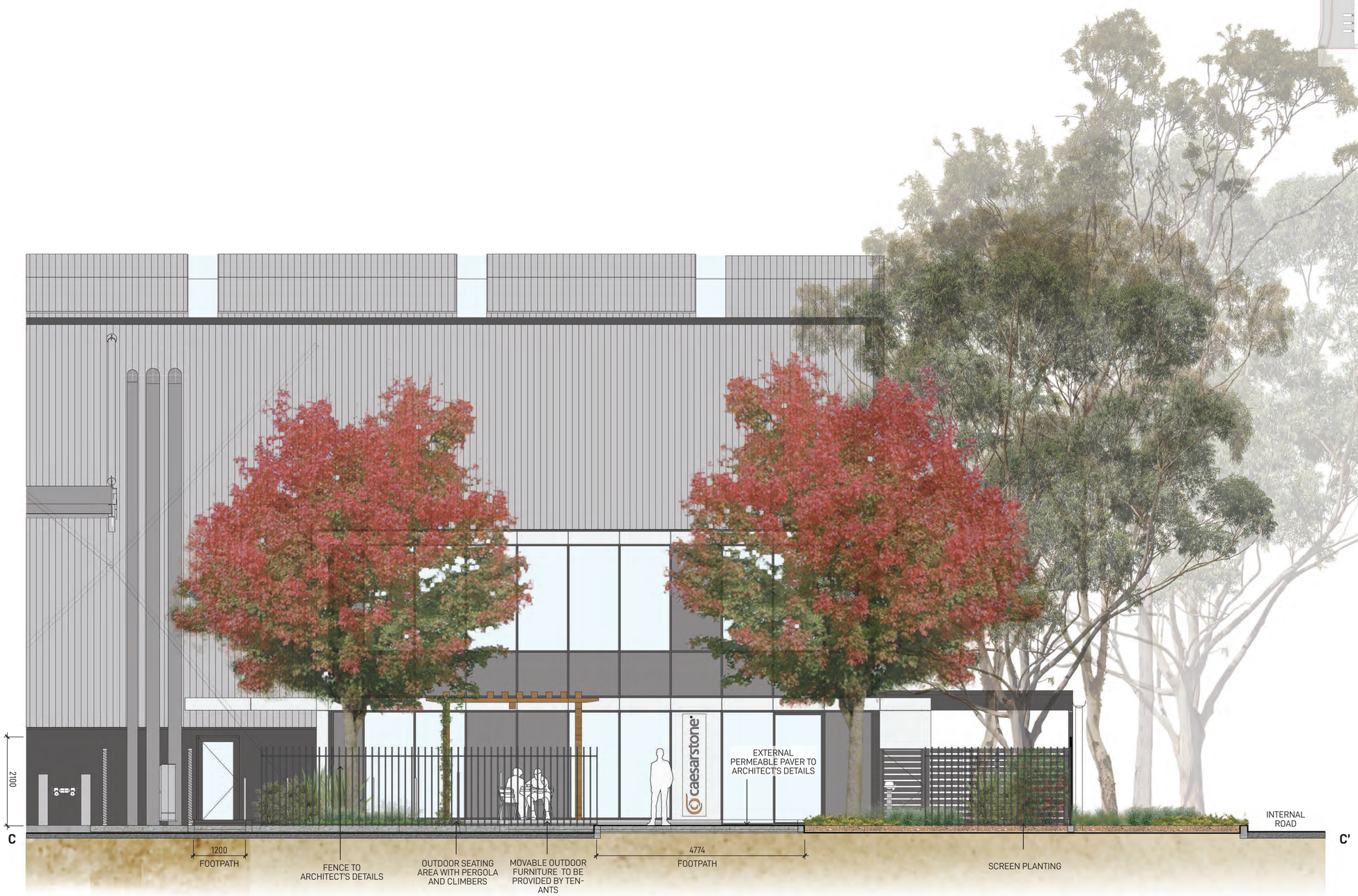
RCG. PROJECT NO. 118124
STATUS CODE

SHEET NUMBER: WHP5-RCG-AR-DWG-UDLP2
ISSUE: D

BIM 360://Qube - Warehouse 5/118124_MB LOGISTICS_QUBE WH5_V1.rvt

## KEY PLAN




FOR COORDINATION

Landscape Architect

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www.groundink.com.au ABN 55 163 025 456 ACN 163 025 456

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Client

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Architect

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Project Manager

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Note

Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings.

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Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.

Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| 1 | 9.10.19 | Issue for coordination | KF | RL |
| 2 | 23.10.19 | Issue for coordination | KF | RL |
| 3 | 25.10.19 | Issue for coordination | KF | RL |
| 4 | 25.10.19 | Issue for coordination | KF | RL |
| 5 | 19.11.19 | Issue for coordination | KF | RL |
| 6 | 26.11.19 | Issue for coordination | KF | RL |
| 7 | 13.02.20 | Issue for coordination | KF | RL |
| 8 | 16.12.20 | Issue for coordination | KF | RL |

Drawing Title

# WAREHOUSE 3 & 4 PRECINCT LANDSCAPE SECTION 3

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 16-12-20 | 20190408 | KF | RL | W3W4-GNK-LN-DWG-2303 |

Project

**Warehouses 3 & 4 UDLP**

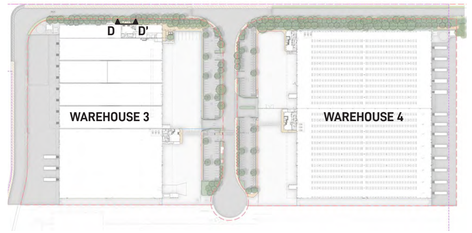
Moorebank Logistics Park, Moorebank NSW

Scale 1:50 @ A1

0 0.4 0.8 1.2 1.6 2m

Rev **8**

## KEY PLAN



FOR COORDINATION

Landscape Architect

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Client

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| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| 0 | 14.01.20 | Issue for coordination | KF | RL |
| 1 | 13.02.20 | Issue for coordination | KF | RL |
| 2 | 16.12.20 | Issue for coordination | KF | RL |

Drawing Title

# WAREHOUSE 3 & 4 PRECINCT LANDSCAPE SECTION 4

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 16-12-20 | 20190408 | KF | RL | W3W4-GNK-LN-DWG-2304 |

Project

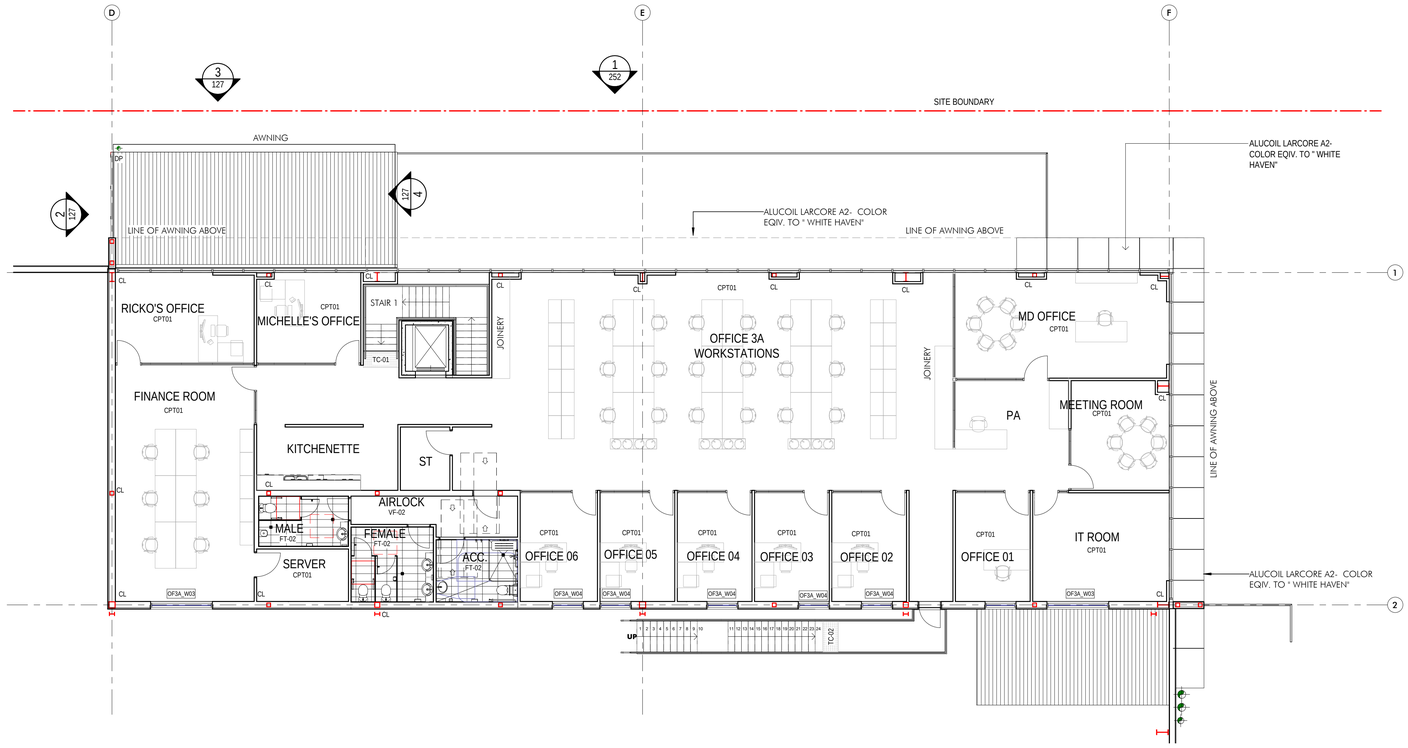
**Warehouses 3 & 4 UDLP**

Moorebank Logistics Park, Moorebank NSW

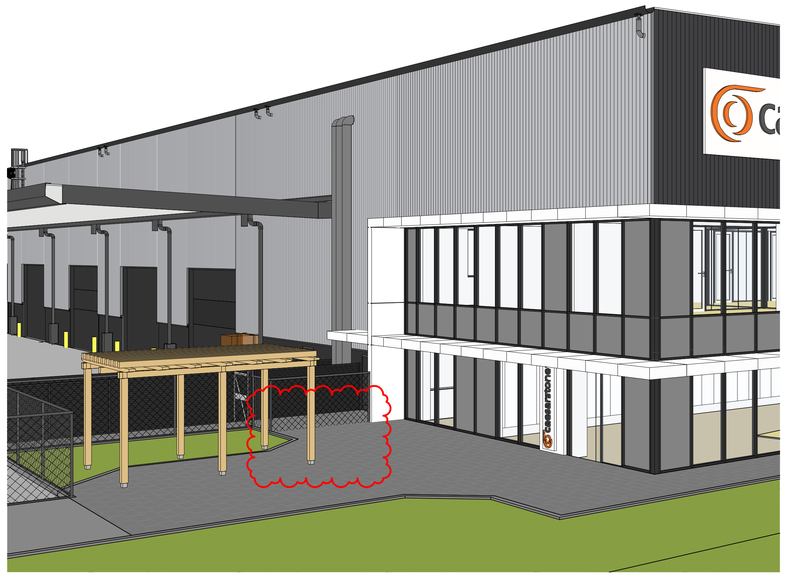
Scale 1:50 @ A1

0 0.4 0.8 1.2 1.6 2m

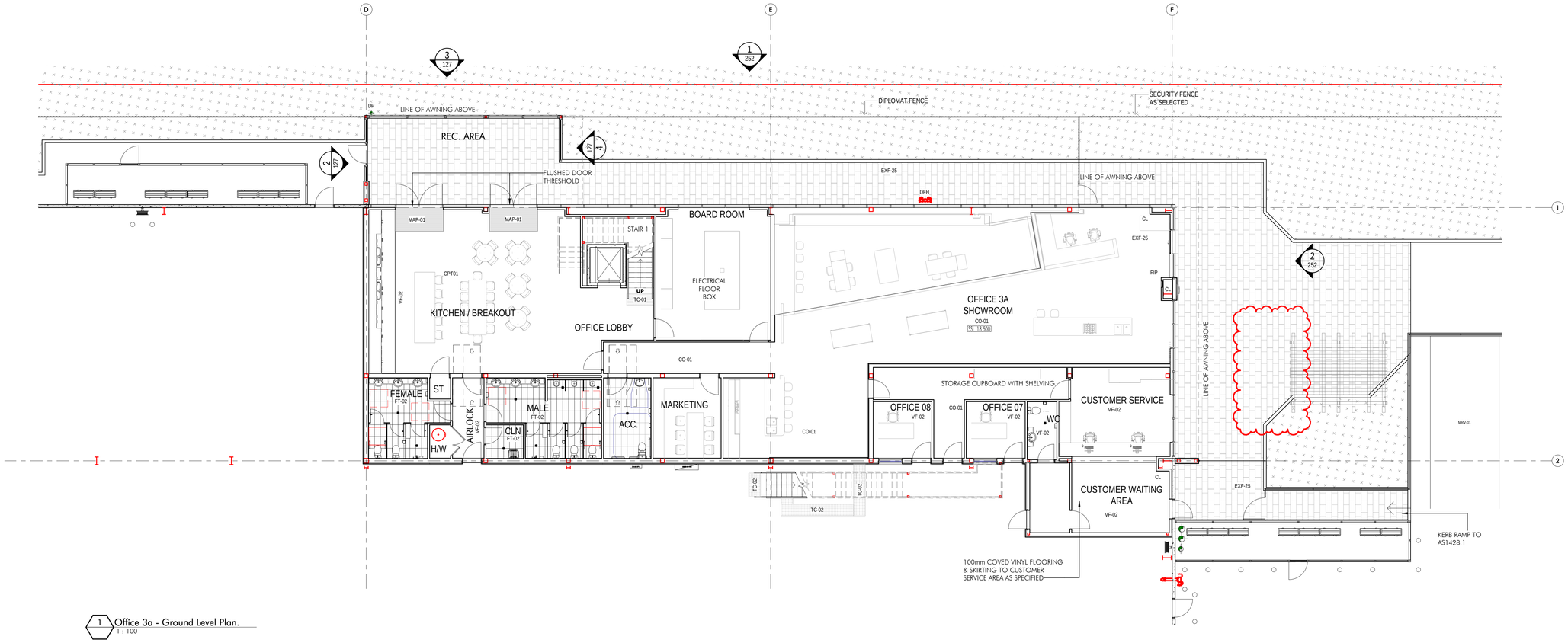
Rev **2**




2 Office 3a - Level 1Plan.
1 : 100



4 Office 3a Bicycle Racks Perspective




1 Office 3a - Ground Level Plan.
1 : 100

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Key Plan/North

| Issue | Description | Date |
|---|---|---|
| A | Issued for Information | 06.01.20 |
| B | Issued for Information | 17.01.20 |
| C | Issued for Information | 10.02.20 |

Client

Building Contractor:
HANSENYUNCKEN
Address: 75 - 85 O'Riordan St, Alexandria NSW 2015

Structural: Northrop
Address: 11 / 345 George St, Sydney NSW 2000

Civil: Costin Roe Consulting
Address: Level 1, 8 Windmill Street, Walsh Bay, Sydney NSW, 2000

Hydraulic: Sparks & Partners
Address: Level 1, 91 George Street, Parramatta NSW 2150

Mechanical: Grosvenor Engineering Group
Address: 76 Heathcote Road, Moorebank, NSW 2170

Electrical: C-Level Design & engineering
Address: 2/852 Old Princes Hwy, Sutherland, NSW, 2232

Fire: GHD
Address: Level 15,133 Castlereagh Street, Sydney, NSW, 2000

Landscape: Ground Ink Landscape Architects
Address: Suite 201, 75 Archer Street, Chatswood NSW 2067

BCA Certifier: McKenzie Group
Address: Level 6, 189 Kent Street, Sydney, NSW, 2000

Project
Moorebank Logistics Park Warehouse 3

Project Address
Moorebank Logistics Park, 400 Moorebank Avenue, Moorebank NSW 2170 Australia

Title
Office 3a - Ground Floor & Level 1 Plans - WH3

| Draw | Checked | Sheet Size | Scale |
|---|---|---|---|
| Author | Checker | B1 | 1 : 100 |

Number: W3W4-NTT-AR-DWG-0121
Issue: C

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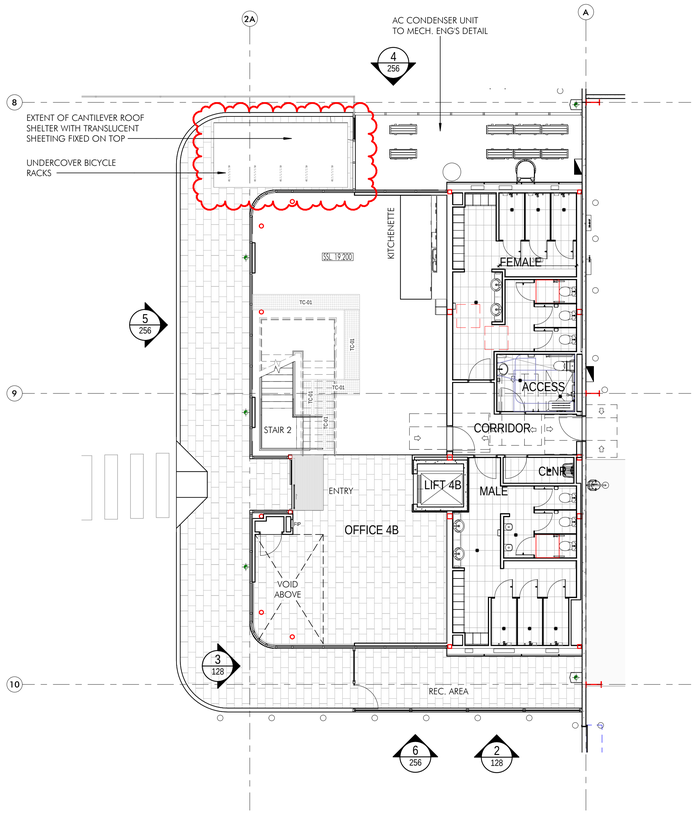
BIM 360://SC125 Moorebank WH 3-4 and Infrastructure/QIM-03-AR.rvt

Builder and/or subcontractor shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

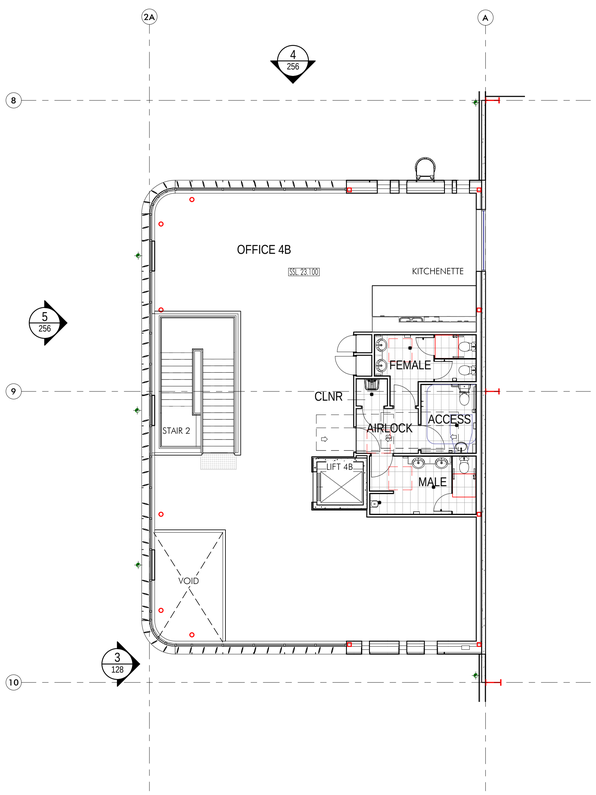
Key Plan/North

| Issue | Description | Date |
|---|---|---|
| A | Issued for Information | 06.01.20 |
| B | Issued for Information | 17.01.20 |
| C | Issued for Information | 10.02.20 |

4 Office 4b Bicycle Racks Perspective




2 Office 4b - Ground Level Plan.
1 : 100




1 Office 4b - Level 1.
1 : 100

FOR APPROVAL

Client

QUBE

Building Contractor:

HANSENYUNCKEN

Address: 75 - 85 O'Riordan St, Alexandria NSW 2015

**Structural:** Northrop

Address: 11 / 345 George St, Sydney NSW 2000

**Civil:** Costin Roe Consulting

Address: Level 1, 8 Windmill Street, Walsh Bay, Sydney NSW, 2000

**Hydraulic:** Sparks & Partners

Address: Level 1, 91 George Street, Parramatta NSW 2150

**Mechanical:** Grosvenor Engineering Group

Address: 76 Heathcote Road, Moorebank, NSW 2170

**Electrical:** C-Level Design & engineering

Address: 2/852 Old Princes Hwy, Sutherland, NSW, 2232

**Fire:** GHD

Address: Level 15,133 Castlereagh Street, Sydney, NSW, 2000

**Landscape:** Ground Ink Landscape Architects

Address: Suite 201, 75 Archer Street, Chatswood NSW 2067

**BCA Certifier:** McKenzie Group

Address: Level 6, 189 Kent Street, Sydney, NSW, 2000

Project

Moorebank Logistics Park Warehouse 4

Project Address

Moorebank Logistics Park, 400 Moorebank Avenue, Moorebank NSW 2170 Australia

Title

Office 4b - Ground Floor & Level 1 Plans - WH4

| Drawn | Checked | Sheet Size | Scale |
|---|---|---|---|
| HS/DS | BN | B1 | 1 : 100 |

Number: W3W4-NTT-AR-DWG-0126

Issue: C

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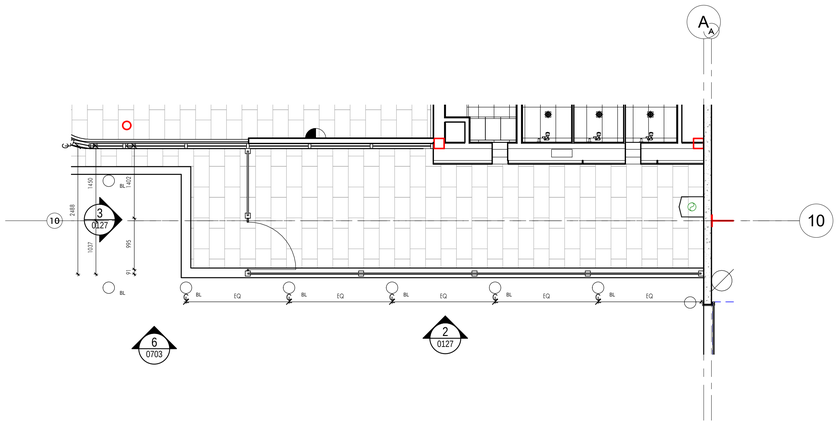
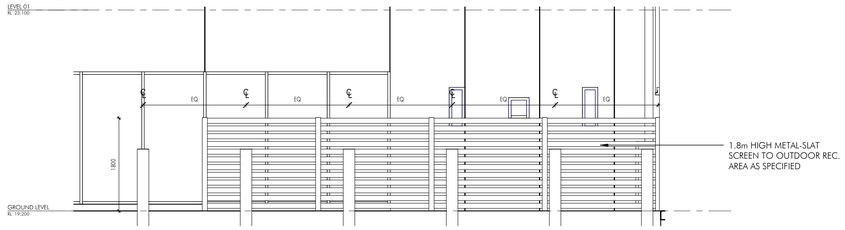
nettletontribe

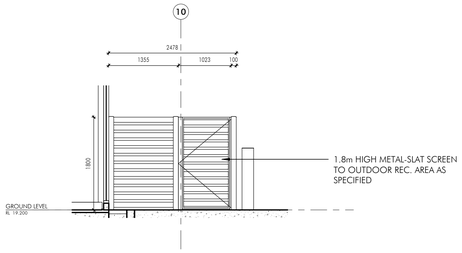
BIM 360://SC125 Moorebank WH 3-4 and Infrastructure/QBN-04-AR.rvt




1 Office 4b - Recreational Area Floor Plan 1 : 50




2 Office 4B Recreation Area - West Elevation 1 : 50




3 Office 4B Recreation Area - North Elevation 1 : 50

FOR CONSTRUCTION

Builder and/or subcontractor shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Key Plan/North

| Issue | Description | Date |
|---|---|---|
| P | Issued for Construction | 29.07.19 |
| A | Preliminary 75% Design Document Issue | 30.04.19 |
| B | 90% Issue - For Construction Certificate | 06.05.19 |
| C | 100% Issue - For Construction Certificate | 24.05.19 |
| D | Issue for Construction | 14.06.19 |

Client

QUBE

Building Contractor:

HANSEN YUNCKEN

Address: 75 - 85 O'Riordan St, Alexandria NSW 2015

**Structural:** Northrop

Address: 11 / 345 George St, Sydney NSW 2000

**Civil:** Costin Roe Consulting

Address: Level 1, 8 Windmill Street, Walsh Bay, Sydney NSW, 2000

**Hydraulic:** Sparks & Partners

Address: Level 1, 91 George Street, Parramatta NSW 2150

**Mechanical:** Grosvenor Engineering Group

Address: 76 Heathcote Road, Moorebank, NSW 2170

**Electrical:** C-Level Design & engineering

Address: 2/852 Old Princess Hwy, Sutherland, NSW, 2232

**Fire:** GHD

Address: Level 15,133 Castlereagh Street, Sydney, NSW, 2000

**Landscape:** Ground Ink Landscape Architects

Address: Suite 201, 75 Archer Street, Chatswood NSW 2067

**BCA Certifier:** Mckenzie Group

Address: Level 6, 189 Kent Street, Sydney, NSW, 2000

Project

Moorebank Logistics Park Warehouse 4

Project Address

Moorebank Logistics Park, 400 Moorebank Avenue, Moorebank NSW 2170 Australia

Title

Outdoor Recreation Area Details

| Drawn | Checked | Sheet Size | Scale |
|---|---|---|---|
| HS/DS | BN | B1 | 1 : 50 |

Number: WHP4-NTT-AR-DWG- 0127

Issue: 0

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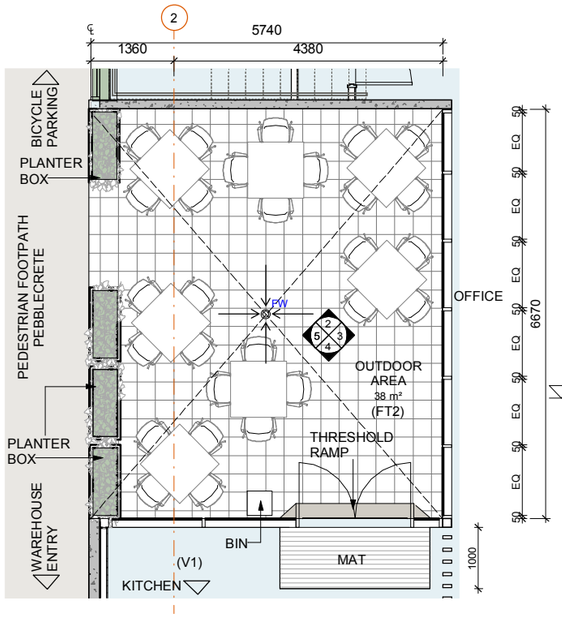
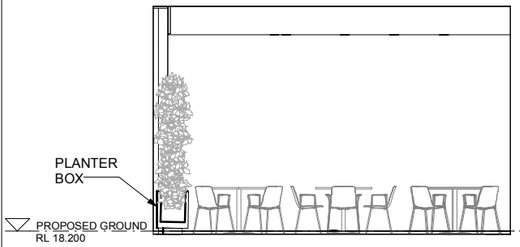
nettletontribe

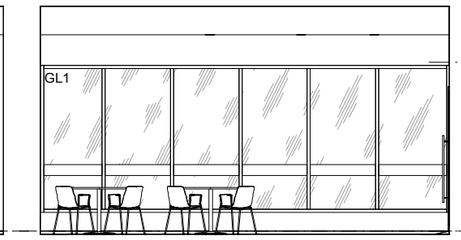
BIM 360://SC125 Moorebank WH 3-4 and Infrastructure/GMA-04-AR.rvt



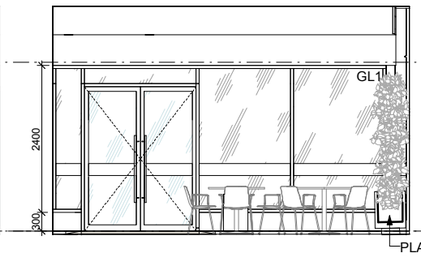

1 OUTDOOR AREA - TYPICAL PLAN
1 : 50



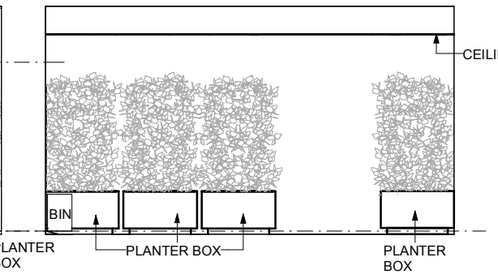

2 OUTDOOR AREA ELEV.
1 : 50




3 OUTDOOR AREA ELEV.
1 : 50




4 OUTDOOR AREA ELEV.
1 : 50




5 OUTDOOR AREA ELEV.
1 : 50

**EOMBA AND BICYCLE PARKING - RENDER**

**EOMBA - RENDER**

**EOMBA - RENDER**

| | |
|---|---|
| GL1 | CLEAR GLAZING TO COMPLY WITH SECTION J REQUIREMENTS |
| LV1 | AEROFOIL ALUMINIUM LOUVRES |
| V1 | SELECT VINYL FLOORING |
| FT2 | SELECT FLOOR TILES, SLIP RESISTANT |
| FW | FLOOR WASTE |

**GENERAL NOTES:**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION
2. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE NCC (BCA), AUSTRALIAN STANDARDS, RELEVANT CODES AND LOCAL AUTHORITIES REGULATIONS
3. PROVIDE ALL CONCRETE AND STRUCTURAL STEEL IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTATION
4. PROVIDE ALL DRAINAGE IN ACCORDANCE WITH HYDRAULIC ENGINEER'S DOCUMENTATION
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE CONNECTIONS, LOCATIONS AND DETAILS BETWEEN STRUCTURAL STEEL, PRECAST PANELS AND INSITU CONCRETE
6. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS.
7. ALL FFL LEVELS ±500mm.
8. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
9. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
10. INTERIOR LAYOUT SUBJECT TO FURTHER DETAIL DESIGN DEVELOPMENT.
11. ALL SIGNAGE SUBJECT TO CONDITIONS OF CONSENT.

0m 2m 4m 6m 8m 10m

SCALE BAR: 1:100 @ A1 ; 1: 50 @ A3

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-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 | By | QA |
|---|---|---|---|---|
| A | UDLP ISSUE | 25/11/19 | KM | MR |
| B | UDLP ISSUE | 20/12/19 | KM | MR |

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Architecture, Interiors, Project Management
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North Sydney NSW 2060 Australia
Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
Fax: 61 02 9954 4946 Web: www.reidcampbell.com

UDLP ISSUE

CLIENT: MOOREBANK LOGISTICS PARK QUBE

PROJECT MANAGER: ARCHILE PROJECTS

PROJECT: MOOREBANK LOGISTICS PARK - WAREHOUSE 5
400 MOOREBANK AVE, MOOREBANK NSW

Drawn: KM Checked: MR
PRINT DATE: 20/12/2019 4:50:14 PM

NORTH POINT

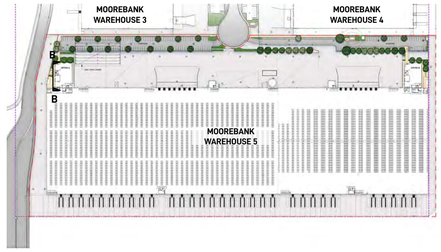
DRAWING NAME: OUTDOOR AREA - TYPICAL

RCG. PROJECT NO. 118124
STATUS CODE

SHEET NUMBER: WHP5-RCG-AR-DWG-UDLP7
ISSUE: B

BIM 360://Qube - Warehouse 5/118124_MB LOGISTICS_QUBE WH5.rvt

## KEY PLAN



## OUTDOOR AREA ELEVATION B-B

PRELIMINARY FOR COORDINATION

Landscape Architect

GROUND INK

Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279
www.groundink.com.au ABN 55 163 025 456 ACN 163 025 456

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Client

QUBE

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Architect

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Project Manager

ARCHILE PROJECTS

304/147 King St Sydney NSW 2000
Phone: +61 402 006 400
https://www.archile.com.au/

Note

Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.

Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.

Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 05.12.19 | Preliminary issue for coordination | KF | RL |
| B | 13.02.20 | Preliminary issue for coordination | KF | RL |

Drawing Title

**WAREHOUSE 5**
**LANDSCAPE ELEVATION 2**

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 13-02-20 | 20190511 | KF | RL | W5-GNK-LN-DWG-1302 |

Project

**Warehouses 5 UDLP**
Moorebank Logistics Park, Moorebank NSW

North

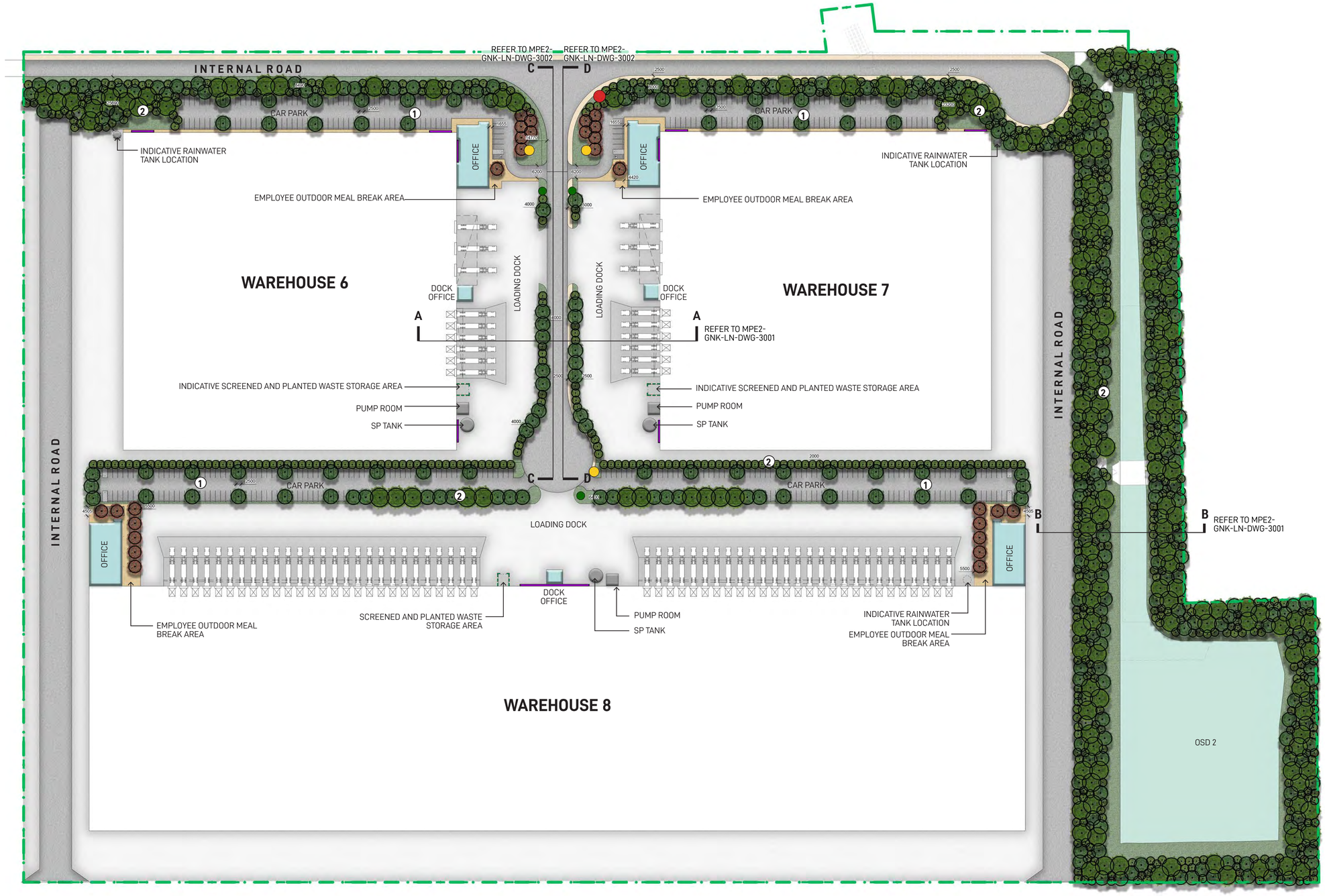
Scale 1:50 @ A1

0 2.5 5 7.5 1m

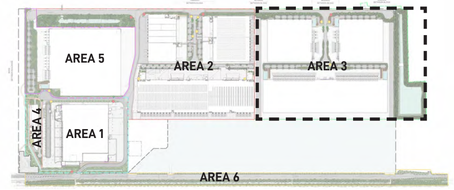
Rev

B

# Appendix 3 - Areas 3 to 5 Typical Employee Outdoor Meal Break Area Drawings and Figures




## KEY PLAN




## LEGEND

- Area 3 Boundary
- Hard Landscaping
- Proposed Garden Bed
- Proposed Canopy Trees
- Proposed OSD
- Type 1 Street Signage
- Type 2 Tenant Identification Signage
- Type 3 Direction Signage
- Type 4 Corporate Signage
- 1 — Proposed canopy tree planting in 2.5M carpark bays spaced at every 6-8 car spaces providing amenity and visual screening of proposed warehousing in accordance with condition b140(e)(iii) & b140(e)(vi)
- 2 — Proposed mix of native canopy trees and shrubs providing visual mitigation of proposed warehouses

**NOTE**
Elements shown in plans are indicative and are subject to final design

## INDICATIVE TREE IMAGES

Acer truncatum x platanoides

Eucalyptus punctata

Angophora floribunda

Melaleuca linariifolia

## INDICATIVE SHRUB IMAGES

Acmena 'Hedgemaster'

Callistemon 'Macarthur'

Ficinia nodosa

Lomandra 'Lime Tuff'

FOR COORDINATION

Landscape Architect
GROUND INK
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www.groundink.com.au ABN 55 163 025 456 ACN 163 025 456
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Client
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MOOREBANK LOGISTICS PARK

Architect
REIDCAMPBELL
15/124 Walker St, North Sydney NSW 2060
Ph. (02) 9954 5011
www.reidcampbell.com

Project Manager
ASPECT
Suite 117 / 25 Solent Circuit
Baulkham Hills NSW 2153
Ph. 0409 515 535
http://aspectenvironmental.com.au/

Note
Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.
Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.
Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 04.06.20 | Issue for Coordination | KF | RL |
| B | 28.10.20 | Issue for Coordination | KF | RL |

Drawing Title
**AREA 3**
**LANDSCAPE MASTERPLAN**

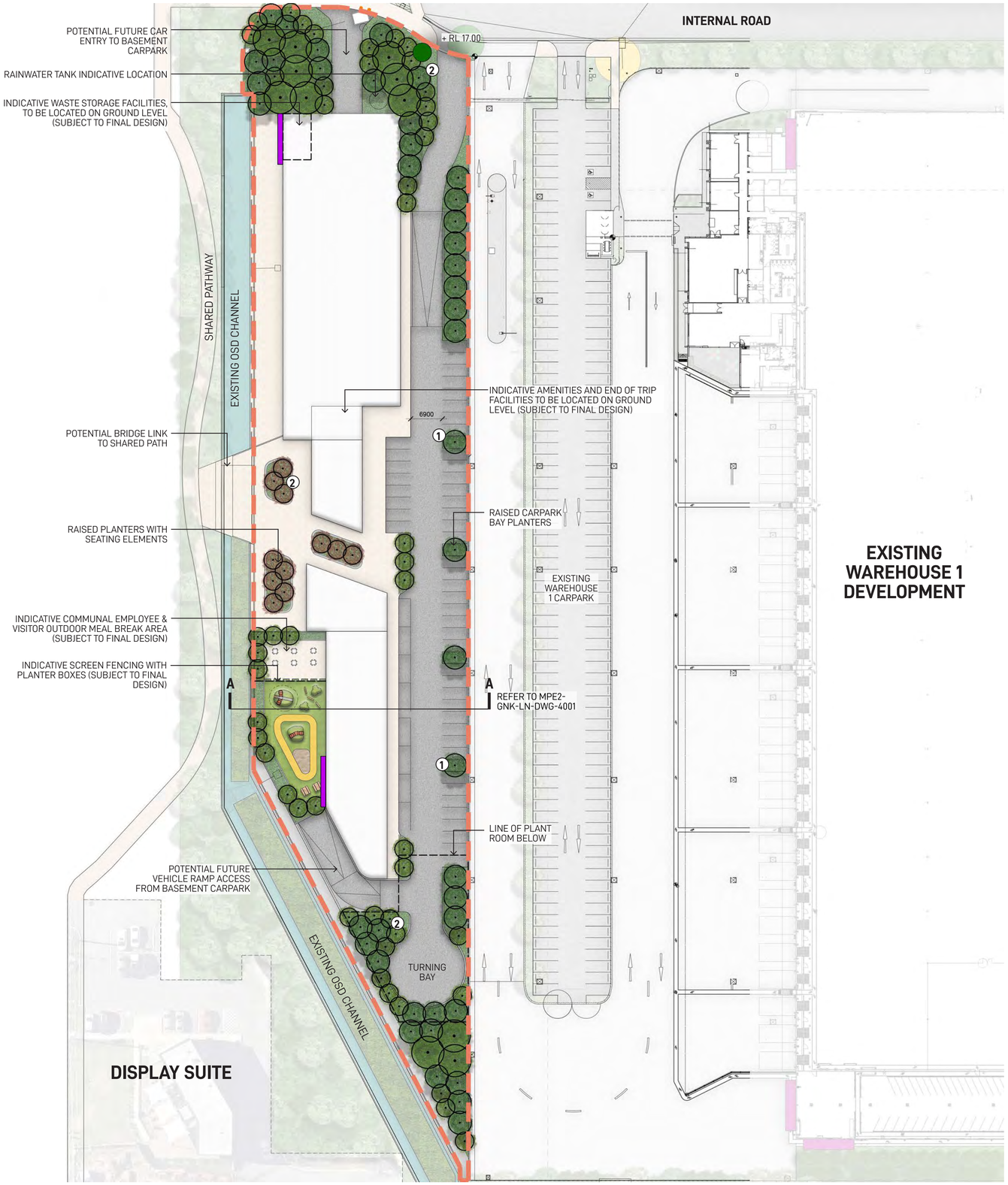
| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 28.10.20 | 20200421 | KF | RL | MPE2-GNK-LN-DWG-3000 |

Project
**Moorebank Precinct East**
Moorebank Logistics Park, Moorebank NSW

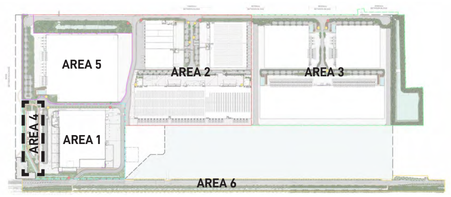
North

Scale 1:1000 @ A1
0 5 10 15 20 25m

Rev
B




## KEY PLAN




## LEGEND

- Area 4 Boundary
- Pedestrian Path
- Proposed Garden Bed
- Proposed Canopy Trees
- Type 3 Direction Signage
- Type 4 Corporate Signage
- 1 — Proposed canopy tree planting in 2.5M carpark bays spaced at every 6-8 car spaces providing amenity and visual screening of proposed warehousing in accordance with condition b140(e)(iii) & b140(e)(vi)
- 2 — Proposed mix of native canopy trees and shrubs providing visual amenity

**NOTE**

- Indicative building footprints are representative of approximately 8,000m² GFA (Subject to future building design)
- Elements shown in plans are indicative and are subject to final design

FOR COORDINATION

Landscape Architect

GROUND iNK

Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279
www.groundink.com.au ABN 55 163 025 456 ACN 163 025 456

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Client

QUBE

MOOREBANK LOGISTICS PARK

Architect

REIDCAMPBELL

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Ph. (02) 9954 5011
www.reidcampbell.com

Project Manager

ASPECT

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Baulkham Hills NSW 2153
Ph. 0409 515 535
http://aspectenvironmental.com.au/

Note

Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.

Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.

Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 04.06.20 | Issue for Coordination | KF | RL |
| B | 28.10.20 | Issue for Coordination | KF | RL |
| C | 16.12.20 | Issue for Coordination | KF | RL |

Drawing Title

# AREA 4 LANDSCAPE MASTERPLAN

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 16.12.20 | 20200421 | KF | RL | MPE2-GNK-LN-DWG-4000 |

Project

**Moorebank Precinct East**

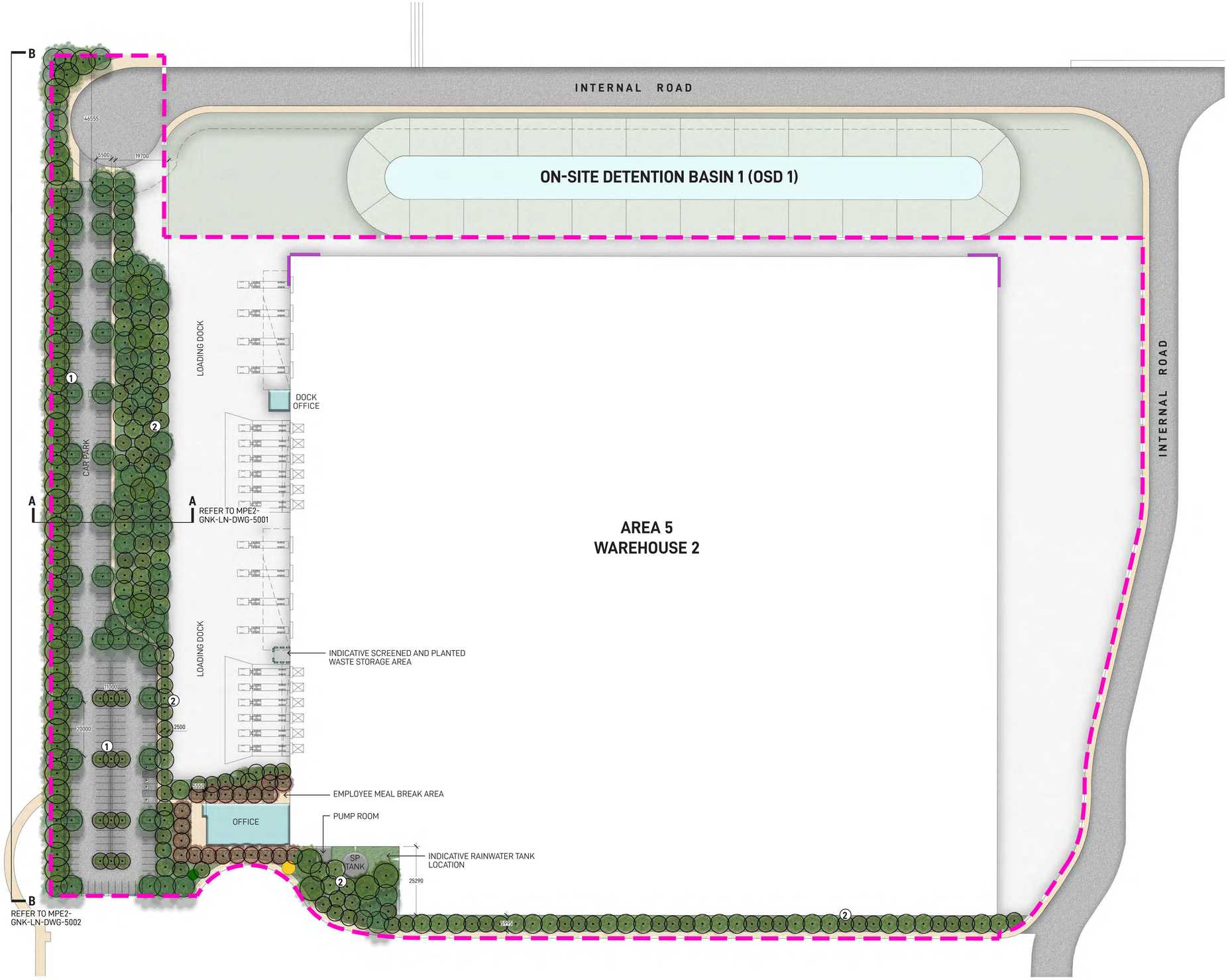
Moorebank Logistics Park, Moorebank NSW

North

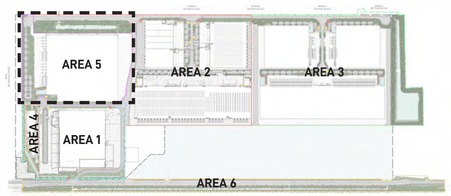
Scale 1:500 @ A1

0 2.5 5 7.5 10 12.5m

Rev C




## KEY PLAN




## LEGEND

- Area 5 Boundary
- Hard Landscaping
- Proposed Garden Bed
- Proposed Canopy Trees
- Type 1 Street Signage
- Type 2 Tenant Identification Signage
- Type 3 Direction Signage
- Type 4 Corporate Signage
- 1 — Proposed canopy tree planting in 2.5M carpark bays spaced at every 6-8 car spaces providing amenity and visual screening of proposed warehousing in accordance with condition b140(e)(iii) & b140(e)(vi)
- 2 — Proposed mix of native canopy trees and shrubs providing visual mitigation of proposed warehouses

**NOTE**
Elements shown in plans are indicative and are subject to final design

## INDICATIVE TREES

Acer truncatum x platanoides

Eucalyptus punctata

Angophora floribunda

Eucalyptus sideroxylon

## INDICATIVE SHRUB & GRASSES

Acmena 'Hedgemaster'

Callistemon 'Macarthur'

Lomandra 'Lime Tuff'

Myoporum parvifolium

FOR COORDINATION

Landscape Architect
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Client
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MOOREBANK LOGISTICS PARK

Architect
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Ph. (02) 9954 5011
www.reidcampbell.com

Project Manager
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Suite 117 / 25 Solent Circuit
Baulkham Hills NSW 2153
Ph. 0409 515 535
http://aspectenvironmental.com.au/

Note
Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.
Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.
Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 04.06.20 | Issue for Coordination | KF | RL |
| B | 28.10.20 | Issue for Coordination | KF | RL |

Drawing Title
# AREA 5 LANDSCAPE MASTERPLAN

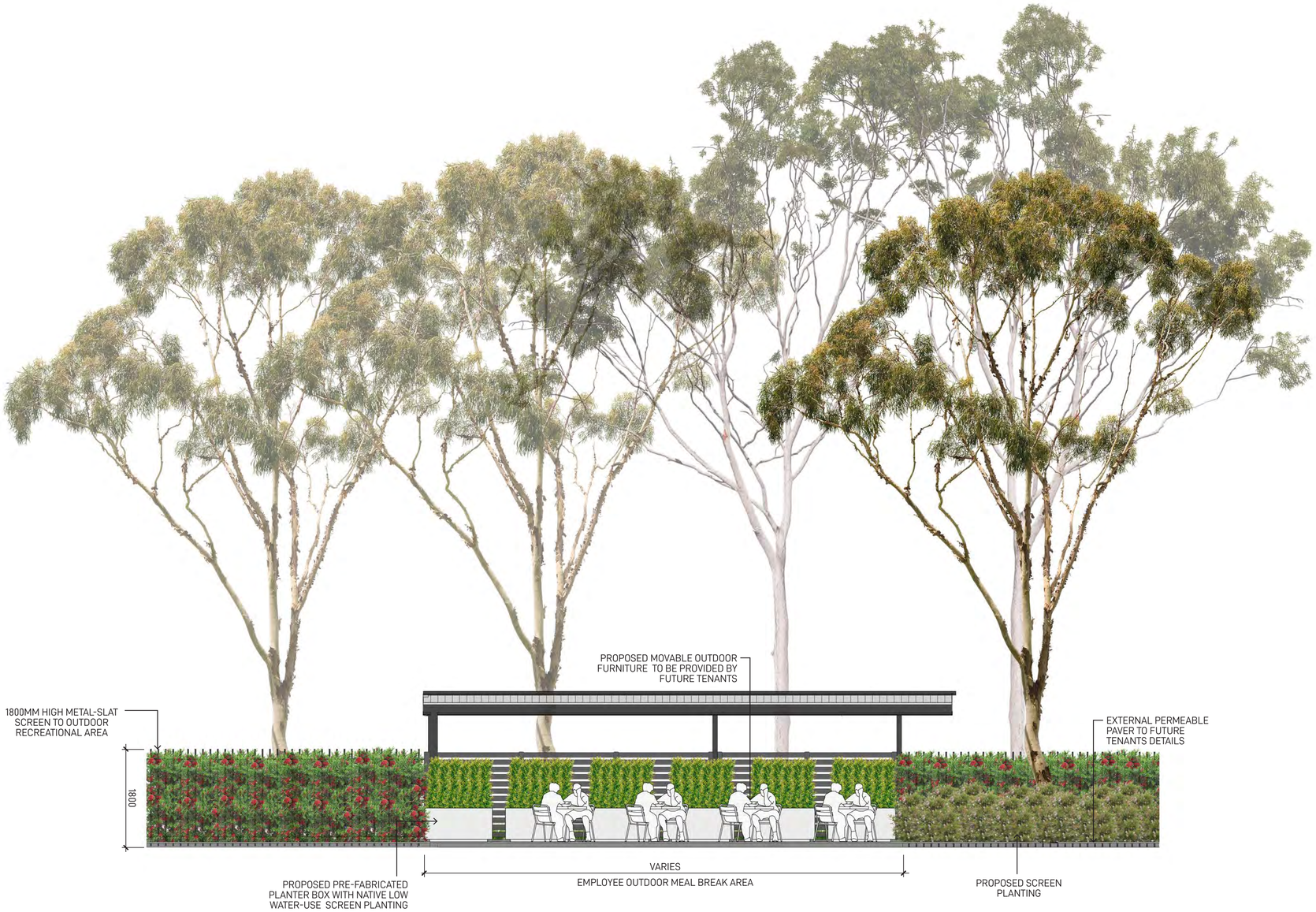
| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 28.10.20 | 20200421 | KF | RL | MPE2-GNK-LN-DWG-5000 |

Project
**Moorebank Precinct East**
Moorebank Logistics Park, Moorebank NSW

North

Scale 1:750 @ A1
0 5 10 15 20m

Rev
B




**TYPICAL EMPLOYEE OUTDOOR MEAL BREAK AREA ELEVATION**

FOR COORDINATION

Landscape Architect

GROUND INK

Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279
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Client

QUBE

MOOREBANK LOGISTICS PARK

Architect

REIDCAMPBELL

15/124 Walker St, North Sydney NSW 2060
Ph. (02) 9954 5011
www.reidcampbell.com

Project Manager

ASPECT

Suite 117 / 25 Solent Circuit
Baulkham Hills NSW 2153
Ph. 0409 515 535
http://aspectenvironmental.com.au/

Note

Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect 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.

Location of underground services to be proven on site and protected if necessary prior to construction. Dial before you dig.

Plant species and quantities shown are indicative only and are subject to change based on future project requirements.

| Issue | Date | Description | Drawn | Checked |
|---|---|---|---|---|
| A | 04.06.20 | Issue for Coordination | KF | RL |
| B | 28.10.20 | Issue for Coordination | KF | RL |

Drawing Title

**TYPICAL EMPLOYEE OUTDOOR MEAL BREAK AREA VARIATION 1**

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 28.10.20 | 20200421 | KF | RL | MPE2-GNK-LN-DWG-7000 |

Project

**Moorebank Precinct East**

Moorebank Logistics Park, Moorebank NSW

Scale 1:50 @ A1

0 2.5 5 7.5 1m

Rev

B

**TYPICAL EMPLOYEE OUTDOOR MEAL BREAK AREA ELEVATION**

FOR COORDINATION

Landscape Architect

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|---|---|---|---|---|
| A | 04.06.20 | Issue for Coordination | KF | RL |
| B | 28.10.20 | Issue for Coordination | KF | RL |

Drawing Title

**TYPICAL EMPLOYEE OUTDOOR MEAL BREAK AREA VARIATION 2**

| Date | Job Number | Drawn | Checked | Drawing Number |
|---|---|---|---|---|
| 28.10.20 | 20200421 | KF | RL | MPE2-GNK-LN-DWG-7001 |

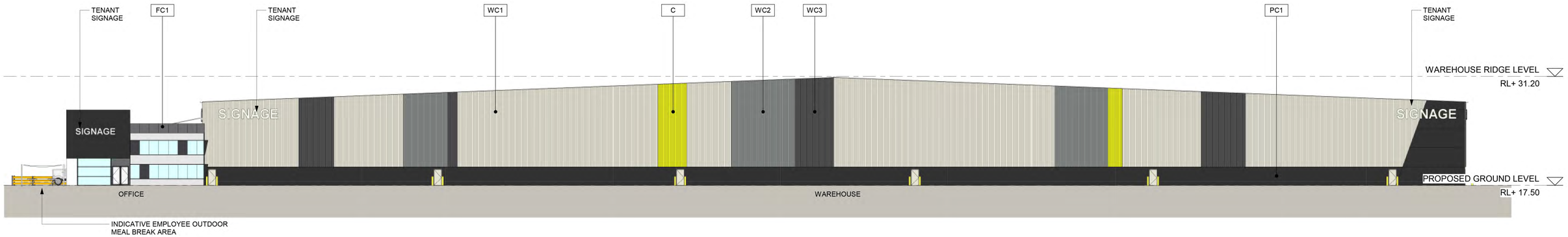
Project

**Moorebank Precinct East**

Moorebank Logistics Park, Moorebank NSW

Scale 1:50 @ A1 — 0 2.5 5 7.5 1m

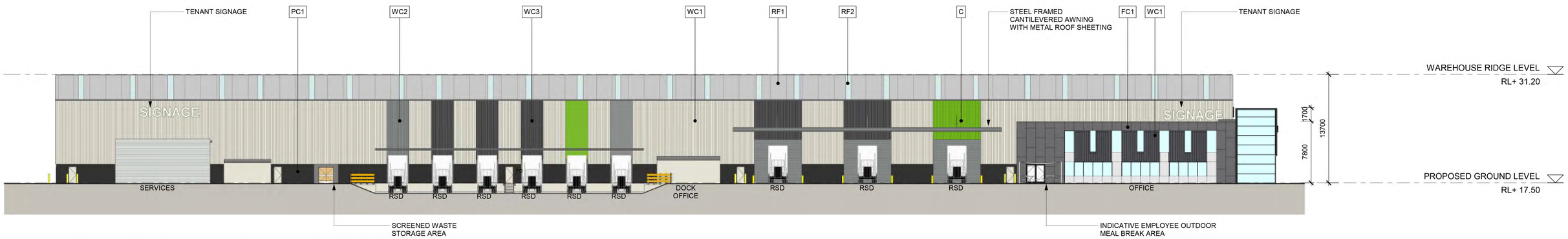
Rev **B**




1 SKC-181

## WAREHOUSE TYPICAL STREET ELEVATION

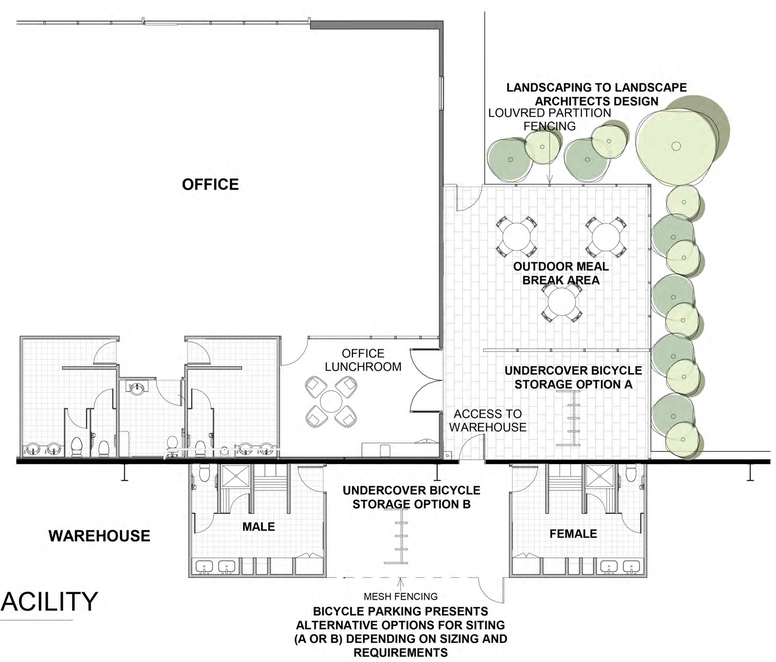
1 : 250




2 SKC-181

## WAREHOUSE TYPICAL LOADING DOCK ELEVATION

1 : 250




3 0190

## TYPICAL OUTDOOR MEAL BREAK AREA AND END OF TRIP FACILITY

NTS

C — INDICATIVE TENANT COLOURS

WC1 — VERTICAL METAL SHEETING "LIGHT GREY", OR SIMILAR

WC2 — VERTICAL METAL SHEETING "WINDSPRAY", OR SIMILAR

WC3 — VERTICAL METAL SHEETING "DARK GREY", OR SIMILAR

RF1 — METAL PROFILED ROOF SHEETING "SHALE GREY", OR SIMILAR

RF2 — TRANSLUCENT SHEETING, OR SIMILAR

PC1 — PRECAST PANEL "MONUMENT", OR SIMILAR

FC1 — FIBRE CEMENT / ALUMINIUM CLADDING TO OFFICE (VARIOUS COLOURS), OR SIMILAR

**NOTES:**

**1.** ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
**2.** ALL SERVICES RELOCATION TO BE CONFIRMED BY ENG.
**3.** ALL SPECIFIED MATERIALS/COLOURS ARE INDICATIVE ONLY, AND SUBJECT TO DETAILED DESIGN.
**4.** ALL SIGNAGE IS INDICATIVE AND SUBJECT TO TENANT REQUIREMENTS AND CONDITIONS OF CONSENT.
**5.** DESIGNS ARE INDICATIVE ONLY, AND SUBJECT TO DETAILED DESIGN AND TENANT REQUIREMENTS.

**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 | Updated for Consolidated UDLP | 28.04.2020 | AM | MF |

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MOOREBANK PRECINCT EAST - STAGE 2

MOOREBANK LOGISTICS PARK

Client: QUBE

Managing Consultant: ASPECT

Project: MOOREBANK PRECINCT EAST
MOOREBANK AVENUE, MOOREBANK, NSW

Drawn: AM | Checked: MF | Print Date: 28/04/2020 2:52:29 PM

North Point: N/A

Drawing Title: UDLP TYPICAL DETAILS

Drawing Number: SSS2-RCG-AR- SKC-181

Issue: A