

Mr Michael Yiend
Development Director
Qube Property Development Management Services
Level 27, 45 Clarence Street
Sydney NSW 2000

05/02/2021

Dear Mr Yiend

**Moorebank Precinct East Stage 2 (SSD 7628)
Urban Design and Landscape Plan**

I refer to your submission dated 4 November 2020 requesting approval of the consolidated Urban Design and Landscape Plan (UDLP), Revision 12, dated 18 December 2020, and associated Sub Plans required under condition B140 of SSI 7628. This plan has been staged with the approval of the Planning Secretary under condition A14 and A15 SSD 7628.

I acknowledge your response to the Department's review comments and requests for additional information. I note that these plans:

- have been reviewed by SMITA and no issues have been raised;
- have been prepared in consultation with Liverpool City Council; and
- have been reviewed by the Government Architect NSW.

I understand that the drawings accompanying the consolidated UDLP for the stages known as Areas 3 to 6 are indicative only and are subject to final detailed design. The consolidated UDLP and drawings for Areas 1 and 2 reflect the approved permanent built surface works and landscaping for these areas only.

I note that Liverpool City Council, and Government Architect NSW have been consulted on the indicative designs for Areas 3 to 6, and have provided comment, noting that these plans will need to be updated as the development of the site progresses. Further, I note your commitments to update the UDLP drawings and Sub Plans following detailed design.

Further, the consolidated UDLP and Sub Plans have satisfactorily demonstrated how Ecological Sustainable Development and Stormwater Management requirements have been incorporated into the overall design for MPE Stage 2, meeting the requirements for condition B140 (l) and (n).

I note that the UDLP has detailed how recommendations from the Heritage Interpretation Plan, required under condition B101, will be incorporated into the detailed design of the stage known as Area 4.

As nominee of the Planning Secretary, I approve the following documents under Condition B140 of SSD 7628 subject to you updating and resubmitting the UDLP and Sub-Plans for information with the detailed design for each future stage (Areas 3, 4, 5 and 6):

Document	Revision and date
Consolidated Urban Design and Landscape Plan	Rev 12, dated 18 December 2020
Cycling and Pedestrian Access and Facilities Sub Plan	Rev 7, dated 3 November 2020
Landscape Vegetation Management Sub Plan	Rev 8, dated 3 November 2020
Lighting Sub Plan	Rev 8, dated 3 November 2020
Employee Outdoor Meal Break Area Sub Plan	Rev 7, dated 3 November 2020
Signage Sub Plan	Rev 7, dated 3 November 2020

You must resubmit the updated UDLP and Sub-Plans, reflecting detailed design for each future stage, prior to commencement of permanent built surface works and/or landscaping for each stage, or as otherwise agreed by the Planning Secretary. The Department may request that you seek the Planning Secretary's approval of the UDLP and relevant sub-plans following detailed design for each stage if the 'for information' submission does not meet the requirements of the conditions of consent.

Further, I refer to the Planning Secretary nominee's letters dated 24 April 2020 and 4 September 2020 regarding the conditional approval for the MPE Stage 1 UDLP. These letters refer to the requirement for additional compensatory landscaping on MPE Stage 2. I note that the consolidated UDLP for MPE Stage 2 commits to delivering a minimum 14.2% of soft landscaping on the MPE Stage 2 site. When you have confirmed this following detailed design then the conditional approval of the UDLP for MPE Stage 1 will be resolved.

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 plans and drawing are placed on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Lee McCourt at Lee.McCourt@planning.nsw.gov.au.

Yours sincerely



Jake Shackleton

A/Director – Infrastructure Management

As nominee of the Planning Secretary