

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)

12/08/2020

Dear Mr Yiend

**Moorebank Intermodal Precinct West (MPW) – Stage 2 (SSD 7709)
Approval of Urban Design Development Report (UDDR) - Condition B52**

I refer to your submission requesting the Planning Secretary's approval of the UDDR in accordance with condition B52 of SSD 7709. I also acknowledge your response to the Department's review comments and requests for additional information.

I note that the UDDR:

- has been reviewed by SIMTA and no issues have been raised;
- provides strategies that will be used for the urban design development of MPW-Stage 2;
- contains revised Development Layout Drawings (cover sheet Revision L, dated 13 July 2020);
- has been prepared in consultation with the Government Architect NSW;
- has been independently peer reviewed; and
- contains the information required by various conditions of consent.

I note that details for the strategies mentioned for conditions B48, B49, B58, B75, B76, B77, B78, B80 and B81 will be provided during development of the detailed final design. Therefore, you are required to provide quarterly progress updates on the implementation of the above-mentioned strategies for information until all the design aspects of the development are successfully implemented. In the event of any variation to the strategies in the UDDR, the report must be updated and resubmitted to the Department for approval.

I also note that the final design for the Moorebank Avenue/Anzac Road intersection (including the primary access driveway into MPW-Stage 2) has yet to be finalised with Transport for NSW. Therefore the variation to the 18m setback on Moorebank Avenue under condition B63 is not approved and will only be considered following the finalisation of the Moorebank Avenue/Anzac Road intersection and access driveway design.

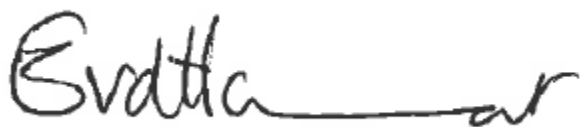
I remind you that the East-West Channel upgrade works are to be managed in accordance with MPE Stage 2 (SSD 7628) requirements.

As nominee of the Planning Secretary, I approve the UDDR (Revision 5, dated July 2020 (including the Appendix Revision 12, dated July 2020) under condition B52 of SSD 7709.

If there is any inconsistency between the approved UDDR and the conditions of consent, then the conditions of consent will prevail.

If you wish to discuss the matter further, please contact Aman Brar, Senior Environmental Assessment Officer at Ph:8289 6868 or by email: Aman.Brar@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Erica van den Honert', with a long horizontal flourish extending to the right.

Erica van den Honert
Director
Infrastructure Management

As nominee of the Planning Secretary