



# Modification of Development Consent SSD 7628



SIMTA

SYDNEY INTERMODAL TERMINAL ALLIANCE

Part 4, Division 4.7, State Significant  
Development

October 2020

## Modification 4

# Moorebank Precinct East Development Consent SSD 7628

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## REVISIONS

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## Glossary of Key Terms

Term	Description
CoC	Condition(s) of Consent
DPIE	Department of Planning, Industry and Environment
EIS	<i>Environmental Impact Statement</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
IMT	Intermodal freight terminal facility
IPC	Independent Planning Commission
MPE Project	The SIMTA Moorebank Intermodal Facility at Moorebank, as approved by the concept plan (MP_10_0913)
MPE Site	Includes the Moorebank Precinct East Site and the rail corridor i.e. the entire site area which was approved under the concept plan approval
PAC	Planning Assessment Commission
SIMTA	Sydney Intermodal Terminal Alliance
SSD	State significant development
UDLP	<i>Urban Design and Landscape Plan</i>

## 1.0 Introduction

This modification application has been prepared by Aspect Environmental Pty Limited on behalf of SIMTA (as Qube Holdings Limited) (the 'Applicant'), pursuant to Section 4.55 (1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This application seeks to modify State significant development (SSD) consent SSD 7628 for the approved second stage of development of the Moorebank Intermodal Precinct East (MPE) Site for an intermodal terminal (IMT) facility, warehousing and a freight village at Moorebank, NSW.

The Proposal is the subject of a Section 4.55(1A) modification as the amendment will have minimal environmental impacts and the development to which the consent as proposed to be modified will relate is substantially the same as the development for which SSD 7628 was originally granted and before that consent as originally granted was modified.

This application identifies the relevant consent, describes the proposed modification and provides an assessment of the relevant matters contained in Section 4.55(1A) of the EP&A Act.

## 2.0 Consent Background

Development Consent SSD 7628 was granted on 31 January 2018 by the Planning Assessment Commission (PAC) (now the Independent Planning Commission (IPC)) for the construction and operation of Stage 2 of the MPE Project.

There have been three separate modification applications for SSD 7628:

- SSD 7628 MOD 1: seeking modifications to signage controls (CoC B141(f)), timing for intersection design approvals and upgrades (B13), and biodiversity credit requirements (B104) in addition to an update to cross-referencing of conditions. The modification remains under assessment by the NSW Department of Planning, Industry and Environment (DPIE).
- SSD MOD 2: seeking modification to the construction and operation boundary, and stormwater infrastructure design requirements (B40(c)(iii)). The modification was approved by DPIE on 31 January 2020.
- SSD MOD 3: seeking modification to create four lots as part of the subdivision of two lots within the MPE Site, to facilitate the intended establishment and operation of the rail corridor access. The modification also seeks to modify the compliance monitoring and tracking requirements of SSD 7628 by modifying the frequency of construction compliance reporting. The application was lodged with DPIE on 26 June 2020 for assessment and approval.

This application is the fourth modification to the SSD 7628 consent.

DPIE provided approval of the *Urban Design and Landscape Plan* (UDLP) for Area 1 (Warehouse 1) of MPE on 5 June 2020 pursuant to Condition B140, excluding CoC B140(e)(vi).

The letter from DPIE to the Applicant dated 5 June 2020 said '*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*'.

### 3.0 Current Car Park Landscaping

Approximately 152 car parking spaces in the Area 1 car park are arranged in two rows, each row comprising approximately 77 car parking spaces. A landscaping corridor (approximately 1.5 m wide by 186 m long) established adjacent to the northern boundary of the Area 1 car parking area has been planted out with mature tree species and shrubs which are consistent with the approved plant palette. The current landscape masterplan for Area 1 Precinct, which shows the landscaping provided by the Applicant, is provided in Figure 3-1 and Appendix A.

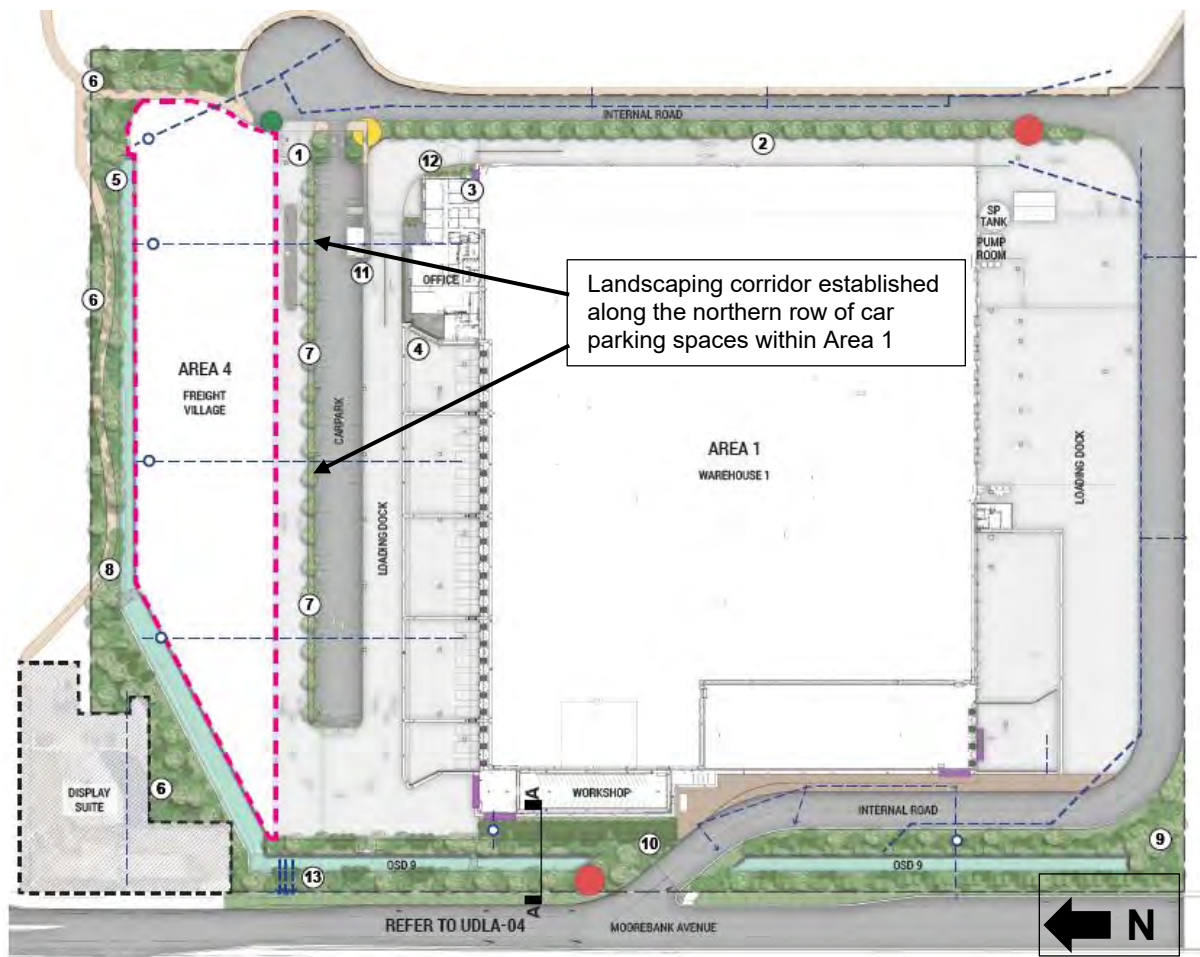


Figure 3-1: Area 1 Landscaping Masterplan (Ground Ink, 2020)

Adjacent to the northern row of car parking, typical tree spacing of every 9-10 m for canopy tree planting, generally every 4 car spaces, has been adopted (refer to Figure 3-1, Figure 3-2 and Figure 3-3). No trees have been planted adjacent to the southern row of car parking.



*Figure 3-2: View to east showing existing landscaping corridor, mature tree spacing, and car parking bays within Area 1*



*Figure 3-3: View to east of landscape corridor including mature tree plantings, and car parking within Area 1*



*Figure 3-4: View to west showing landscaped corridor, and mature tree spacing in comparison to car parking bay spacing, within Area 1*

The provision of alternate linear landscaping for the Area 1 car park, which, although not strictly adhering to CoC B140(e)(vi), provides for an enhanced landscaping outcome, with greater car parking shade being provided for within Area 1 than that which would have been achieved by following the prescribed manner in the condition.

Arguably, the provision of approximately 19 mature canopy trees within the landscaping corridor adjacent to the northern row of car parking spaces will provide significantly more canopy shade for the car park than would have been provided within the approximately 8 landscaped bays for each of the two rows of car parking (and therefore approximately 16 mature trees) in strict adherence with the CoC.

The Shade Diagram for Area 1 Precinct (refer to Appendix B) provides further details regarding anticipated shading, where the anticipated shade provided from the mature tree canopy from within the landscaped corridor after 15 years tree growth is expected to generally extend across the full width of the car parking area. Due to site orientation and sun/shade patterns, it is likely that landscaped bays on the southern row of the car parking area (in strict accordance with CoC B140(e)(vi)) would have provided little to no shade to the car parking area.

## 4.0 Proposed Modification of SSD 7628 (MOD 4)

This modification application is the fourth modification application for SSD 7628, and proposes a change to SSD 7628 MPE Stage 2 CoC B140(e)(vi) in relation to car park landscaping. CoC B140(e)(vi) currently states:

*B140 Prior to commencement of permanent built surface works and/or landscaping, or as otherwise agreed by the Secretary, an **Urban Design and Landscape Plan (UDLP)** must be prepared. 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. The UDLP must present an integrated urban and landscape design for the development, and must include, but not be limited to:*

...  
(e) incorporate the following:

...  
(vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade;

...”

The Applicant acknowledges that the landscaping provided in the Area 1 (Warehouse 1) car park does not follow the precise prescription contained within CoC B140(e)(vi), in that landscaping design for the Area 1 car park does not incorporate landscaped 2.5 m wide bays every 6 to 8 car spaces, including canopy trees for shade.

It is understood that the Planning Secretary does not have the authority to approve a UDLP that does not comply with CoC B140(e)(vi) even if the landscaping proposed by the Applicant has a better outcome than landscaping that complies with CoC B140(e)(vi).

The Applicant therefore seeks to modify SSD 7628 CoC B140(e)(vi) to allow the Planning Secretary to consider and approve the provisions of the UDLP, in its current form, that relate to the car park landscaping provided for Area 1 (Warehouse1)..



The Applicant seeks to revise the CoC B140(e)(vi) wording to allow for the car parking within Area 1 to be permissible under an exception to the condition. The proposed revised wording of CoC B140(e)(vi) to read:

(vi) a 2.5 m wide landscaped bay every 6-8 car spaces incorporating canopy trees for shade, **with the exception of Area 1 as identified in the UDLP;**

### 3.1 Justification of the Proposed Modification

The UDLP provides the overarching design principles, visions and objectives for the Project, and provides detail on how these elements have been incorporated into the urban design and landscaping aspects of the Project. The establishment of a landscape corridor in lieu of landscaped car parking bays provides a better shade and aesthetic outcome with the inclusion of more mature trees than would have otherwise been provided, whilst maintaining the integrity of the intent of the condition.

The proposed revision to the wording of CoC B140(e)(vi):

- would not compromise the intent of the condition, that is to provide shade for car park users.
- would provide contiguous shading of the car park with commensurate localised benefits in terms of radiant heat from ground pavements
- would maintain consistency with the overall landscape design for the MPE Site, in that the establishment of a landscape corridor instead of landscaped car parking bays does not compromise the integrity of the site's built form.
- would contribute to a more diversified natural environment with significant aesthetic value, with a greater number of mature trees than would otherwise be provided.
- would not compromise the ongoing management and functionality of Area 1 or the MPE Site.
- would not fragment or affect the connectivity and interdependencies between the intermodal operations of the site.
- does not restrict or constrain delivery of a compliant final detailed design across the remainder of the MPE Stage 2 Site.
- would not change the purpose for which the development is being carried out and maintains all the key components of the development.
- is consistent with the overall intent and site design of the MPE Concept Plan and the MPE Stage 2 UDLP.

Redesign of the car parking area to accommodate landscaped car parking bays is not commercially or practically feasible. Further, the resulting reduction in available car parking spaces would compromise consistency with *Australian Standards 2890.1* car parking requirements for Area 1, and *RTA Guide to Traffic Generating Developments* recommendations for car parking.

Overall, it is considered that strict adherence to CoC B140(e)(vi) in Area 1 is unnecessary in the context of the proposed development, and that the existing car parking landscape design is preferable to landscaping that strictly complies with the condition. In order to regularise the existing landscaping corridor to be compliant with CoC B140(e)(vi), an exception to this condition for Area 1 is proposed.

### 3.2 Applicability of this Modification to the Consolidated UDLP

The UDLP for Areas 1 and 2 was staged, which allowed commencement of construction of these areas prior to the finalisation of the design for the remainder of the Project, and did not restrict or constrain delivery of a compliant final detailed design across the remainder of the MPE Stage 2 Site. The UDLP for the remainder of the site has been consolidated. The UDLP for Areas 3 to 6 is largely predictive, as design, construction and occupational timing for these areas is subject to market demand and future approvals. The Consolidated UDLP shows the relationship of approved Areas 1 and 2 with the balance of site, demonstrating consistency in approach across the Precinct in accordance with the design objectives and principles. Where final details are not yet confirmed, the urban landscape and design details for Areas 3 to 6 will be consistent with those approved for Areas 1 and 2.

The Consolidated UDLP demonstrates consistency and compliance with CoC B140 and B141, meeting overall landscaping design requirements including percentage of landscaped area and canopy tree coverage across the site. The Consolidated UDLP shows that landscaped bays have been incorporated into car parking areas across the remainder of the site, with the exception of Area 1 (the subject of this modification application). There is no intention to extend the proposed exemption to CoC B140(e)(vi) for Area 1, to other areas of the site. Further, there is no intention to propose other exemptions to CoC B140 or B141, as the Consolidated UDLP demonstrates that compliance with these conditions (notwithstanding this modification application) can and will be achieved.

## 5.0 Section 4.55(1A) Assessment

### 4.1 Minimal Environmental Impact

Overall, the MPE Project is in keeping with the surrounding land uses and any environmental impacts will be effectively minimised through appropriate landscaping and urban design. The scale, nature and extent of the proposed modification will not generate additional environmental impacts, given the full impact of the completed Project, and implications in relation to implementation of the UDLP have already been assessed and considered as acceptable under the original SSD application.

The proposed modification will not affect the findings of environmental impact assessments previously undertaken in support of the Project, given that the proposed modification only involves an addendum to CoC B140(e)(vi) to exclude the condition for Area 1 (as identified in the UDLP).

The development will continue to be constructed and operated in accordance with all the approved environmental, construction and operational management plans.

### 4.2 Substantially the same development

Section 4.55 (1A) of the EP&A Act states that a consent authority may approve an application for the modification of development consent if,

*“it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all).”*

The proposed development, as modified, will be substantially the same as that originally approved in SSD 7628 as there are no changes to:

- the approved use and operational parameters of the car parking area, buildings or other site infrastructure
- operational site management measures
- the functionality of site landscaping
- approved building envelopes, bulk and scale
- approved parking numbers.

The level of environmental impact is substantially the same as the impacts of the approved development. The proposed modification remains generally consistent with relevant applicable legislation, policies and controls under MPE Stage 2 SSD 7628.

## 6.0 Section 4.15 Assessment

The matters referred to in Section 4.15 of the EP&A Act also need to be considered in the assessment of the proposed modification. Each of the matters relevant to the proposed modification is assessed below:

Table 6-1: Section 4.15 Compliance.

Section 4.15 - Relevant Extract	Summary of Compliance
<i>(a)(i) any environmental planning instrument</i>	<p>The proposed modification has been assessed in accordance with the relevant planning controls.</p> <p>The application has been submitted in accordance with the requirements of Section 4.55 (1A) of the EP&amp;A Act.</p> <p>The proposed amendment does not impact on compliance of the development with any other provisions of the state, regional and local planning controls, including:</p> <ul style="list-style-type: none"> <li>• <i>Environmental Environment Protection and Biodiversity Conservation Act 1999</i></li> <li>• <i>National Parks and Wildlife Act 1974</i></li> <li>• <i>Biodiversity Conservation Act 2016</i></li> <li>• <i>Water Management Act 2000</i></li> <li>• <i>Roads Act 1993</i></li> <li>• <i>Heritage Act 1977</i></li> <li>• <i>Rural Fires Act 1997</i></li> <li>• <i>State Environmental Planning Policy (Infrastructure) 2007</i></li> <li>• <i>State Environmental Planning Policy (State and Regional Development) 2011</i></li> <li>• <i>State Environmental Planning Policy No. 55 – Remediation of Land</i></li> <li>• <i>Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment</i></li> <li>• <i>Liverpool Local Environment Plan 2008</i></li> </ul>
<i>(a)(ii) any proposed instrument that is or has been the subject of public consultation</i>	There are none relevant to the proposal
<i>(a)(iii) any development control plan</i>	There are none relevant to the proposal
<i>(a)(iia) any planning agreement or any draft planning agreement</i>	There are none relevant to the proposal

<i>(a)(iv) the regulations</i>	The proposed amendment does not impact on compliance of the development with the regulations, including: <ul style="list-style-type: none"> <li>• <i>EP&amp;A Regulations 2000</i></li> </ul>
<i>(b)the likely environmental, social and economic impacts</i>	The proposed minor modification to the condition to enable the existing landscape corridor in Area 1 to be retained in lieu of removal and provision of landscaped car parking bays will not result in any significant detrimental environmental, social or economic impacts.
<i>(c) the suitability of the site</i>	The proposed modification will not result in any changes that would affect the suitability of the site to accommodate the approved development
<i>(d) any submissions</i>	Any submissions arising from the public notification of the Section 4.55 (1A) application will need to be assessed
<i>(e) the public interest</i>	The proposal is in the public interest as it will allow full compliance with the UDLP for Area 1 and enable further progression of site development through approval of the UDLP

## 7.0 Conclusion

The Applicant seeks to modify the wording of condition B140(e)(vi) of the MPE Stage 2 consent as described in Section 3.0 to provide an exemption to the condition, to reflect the existing landscaping provided for the Area 1 carpark. This will allow the Planning Secretary to approve a UDLP that reflects that landscaping currently provided in respect of Area 1.

The modified proposal has been assessed against the relevant planning provisions under Section 4.55(1A) of the EP&A Act. There are no changes to the use, scale, or overall design intent compared to the approved development.

The modification will result in a development that is substantially the same as the development as originally approved, with no additional environmental impacts compared to the Project as originally approved. The proposed modification provides for a development that remains consistent with the applicable legislation, policies and controls relevant to the development.

Under the proposed modification there is no change to approved construction or operations for the MPE Site.

**Appendix A – Landscape Masterplan for Area 1 Precinct  
(Ground Ink; UDLA-02, Rev J; 31 July 2020)**

**PROPOSED PLANT PALETTE**

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

**OFFICE OPEN SPACE PLANTER PALETTE (NUMBER 6 ON PLAN)**

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

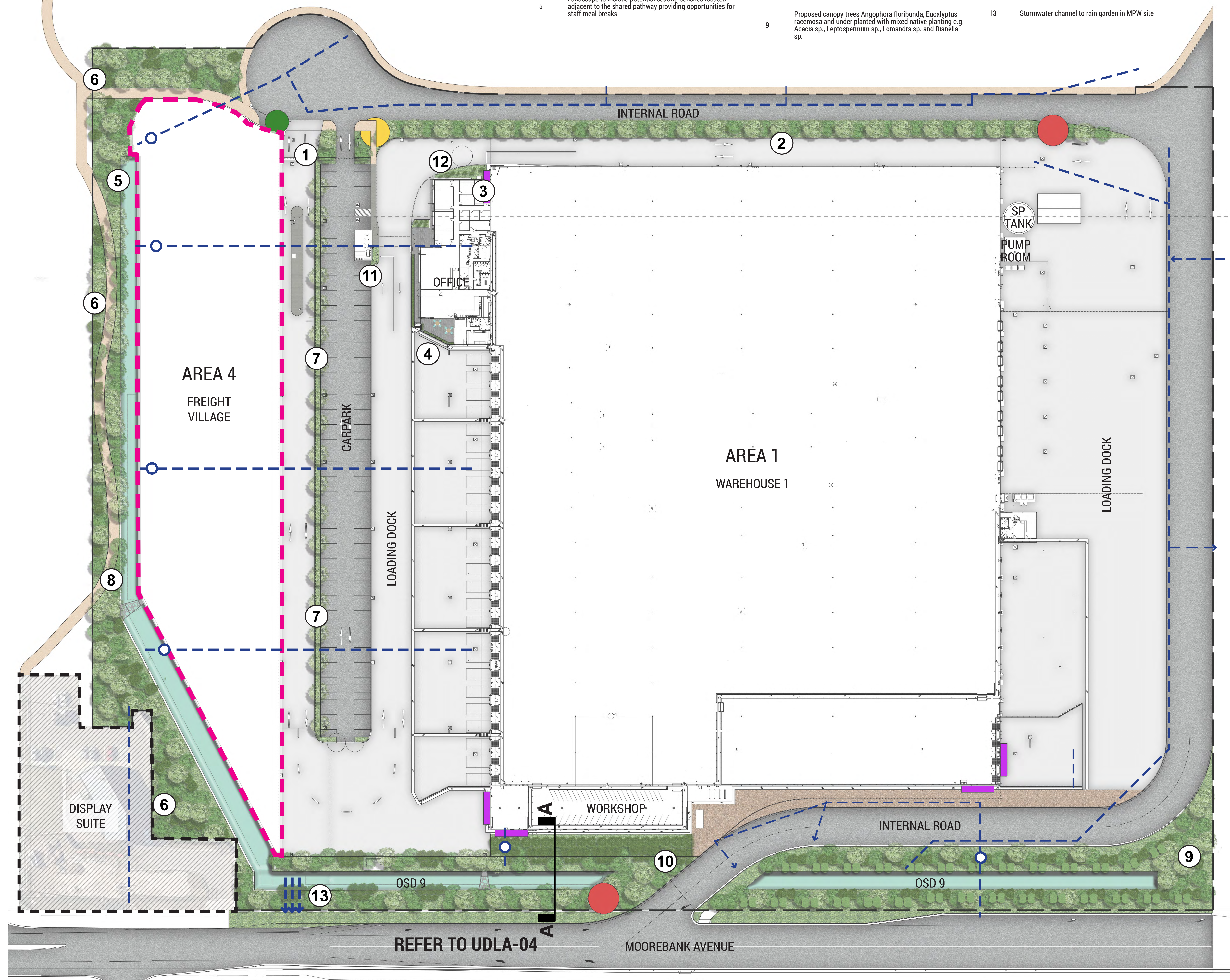
**RAIN GARDEN PLANT PALETTE ON MPE SITE (NUMBER 13 ON PLAN)**

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

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
- - - Proposed 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
- Proposed mixed garden beds around made up of low level native planting e.g. Dianella sp., Philothea sp. Lomandra sp. and Myoporum sp.



- 2 Proposed canopy trees *Eucalyptus sideroxylon* and under planted with mixed native planting e.g. *Acacia* sp., *Philothea* sp. and *Lomandra* sp.
- 3 Proposed feature garden bed adjacent to warehouse
- 4 Proposed 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 Proposed 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., *Crocea* sp., *Dianella* sp. and *Myoporum* sp.
- 7 Proposed tall, upright tree planting (*Eucalyptus sideroxylon*) providing shade and amenity to carpark
- 8 Proposed shared path connecting to Moorebank Avenue
- 9 Proposed 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 Proposed 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  
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Client  
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**MOOREBANK LOGISTICS PARK**

Project Manager  
**TACTICAL GROUP**  
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 Ph. (02) 8907 0700  
 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.

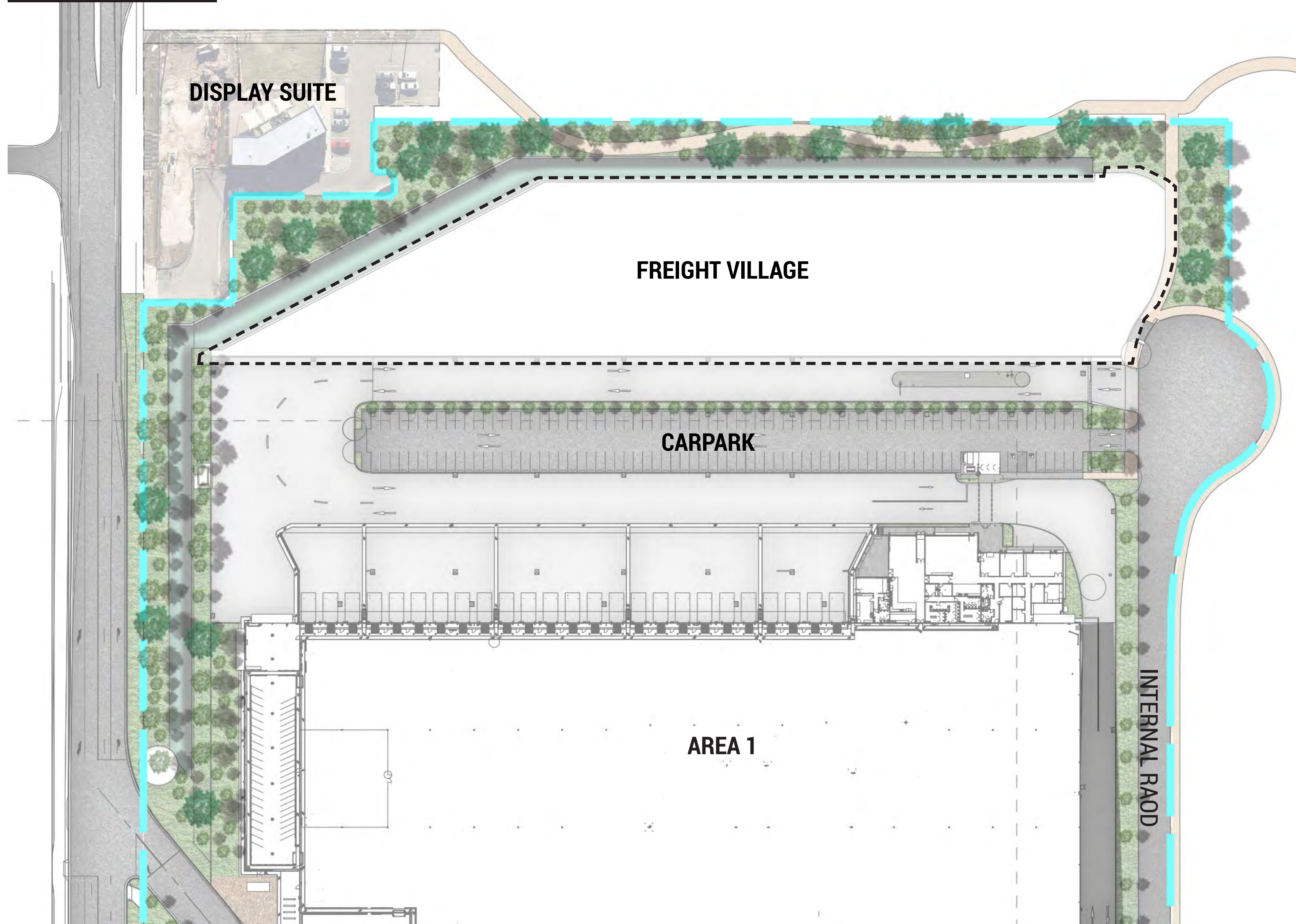
Issue	Date	Description	Drawn	Checked
C	8.3.19	For information	MC	RL
D	22.3.19	For information	MC	RL
E	18.4.19	For information	MC	RL
F	4.6.19	For information	MC	RL
G	26.8.19	For information	MC	RL
H	06.03.20	For information	KF	RL
I	09.03.20	For information	KF	RL
J	31.07.20	For information	KF	RL

Drawing Title  
**Area 1 Masterplan**

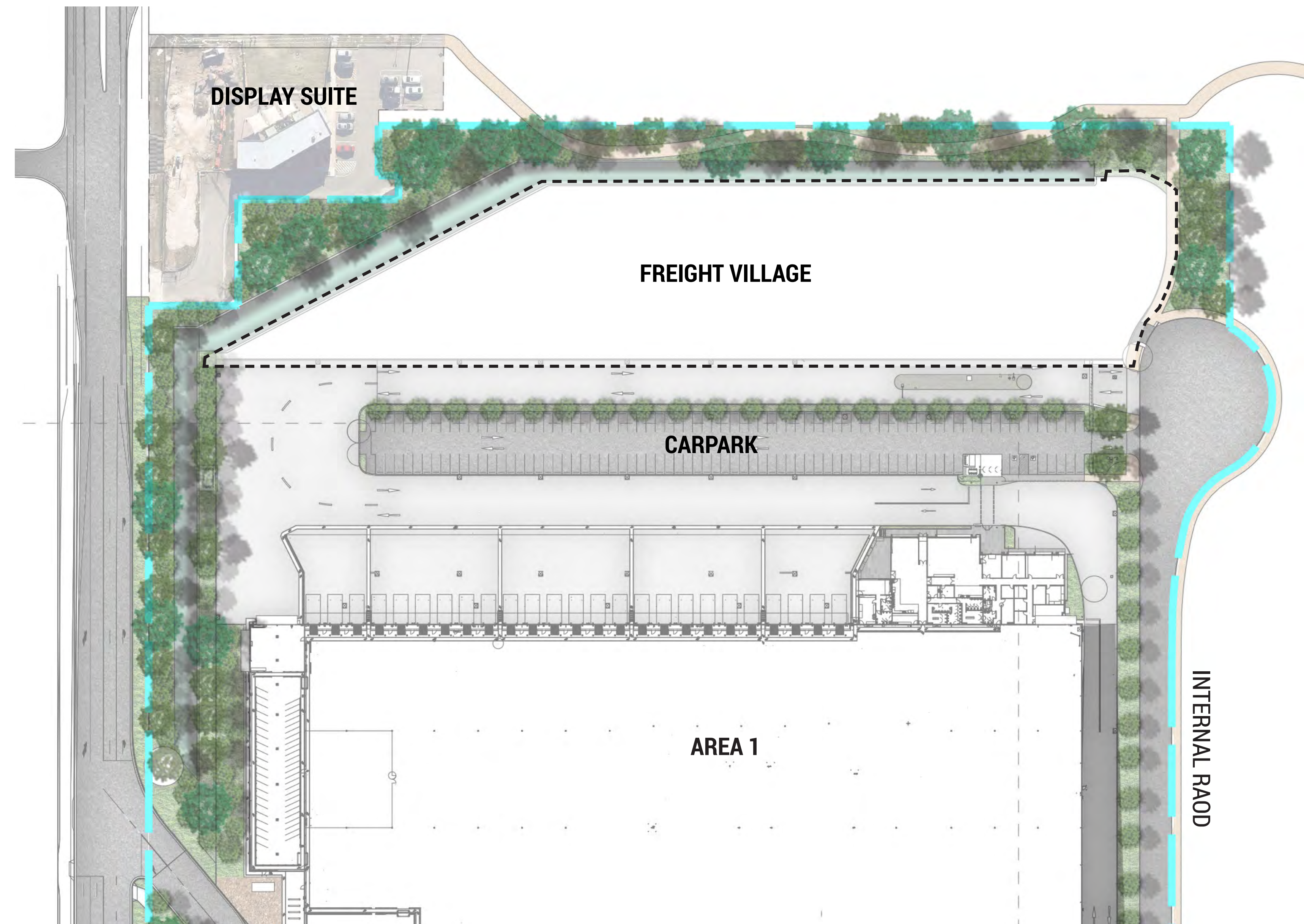
Date **31.07.20** Job Number **20171017** Drawn **MC** Checked **RL** Drawing Number **UDLA-02**  
 Project **MPE Stage 2 - Area 1 Precinct**  
 Moorebank Logistics Park, Moorebank NSW  
 Scale 1:500 / A0  
 0 5 10 20 30 40 50m  
 Rev J

**Appendix B – Shade Diagram for Area 1 Precinct (Ground Ink; UDLA-09, Rev G; 6 March 2020)**

22 DECEMBER 3 PM

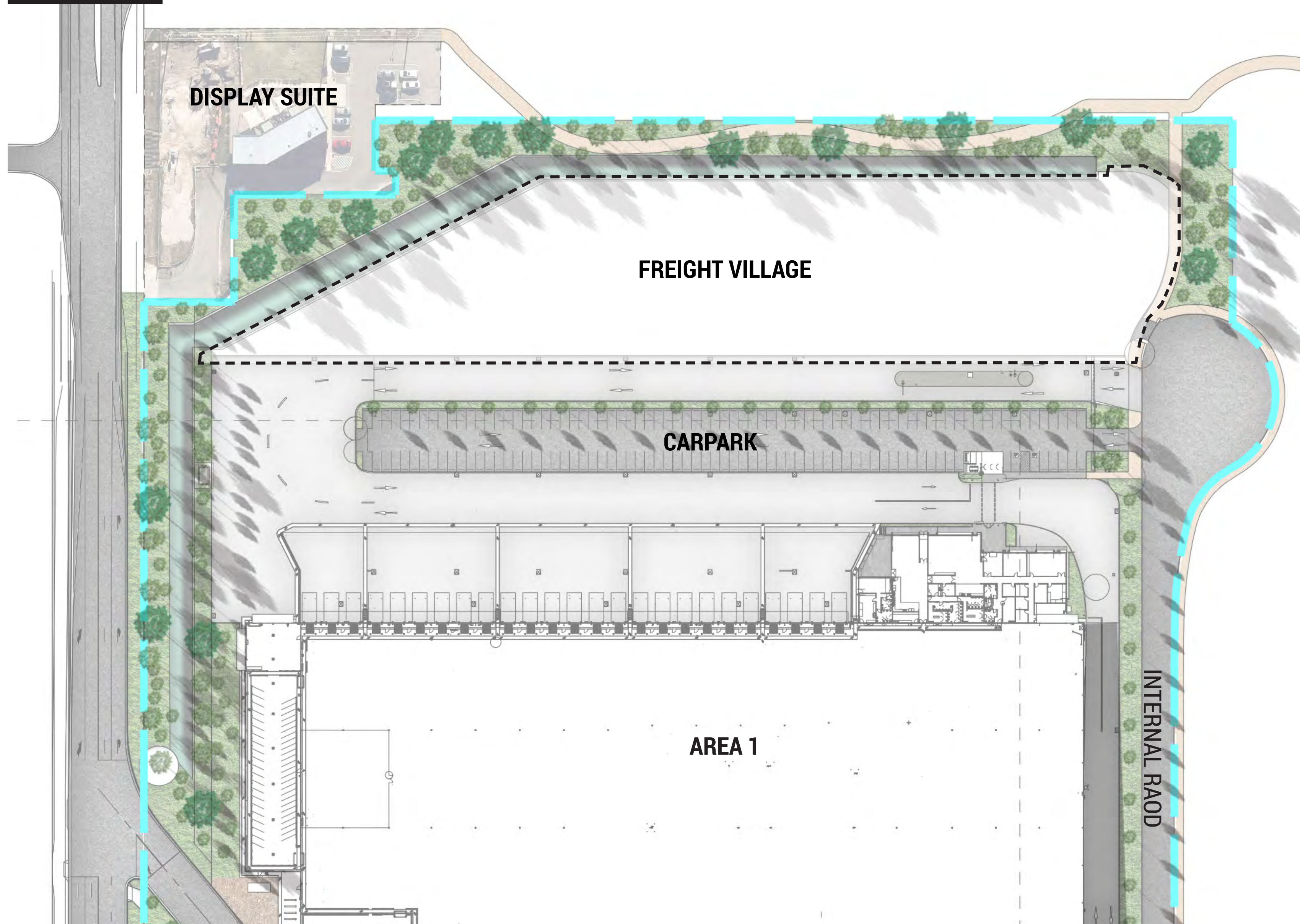


ANTICIPATED TREE GROWTH 5 YEARS AFTER INSTALLATION

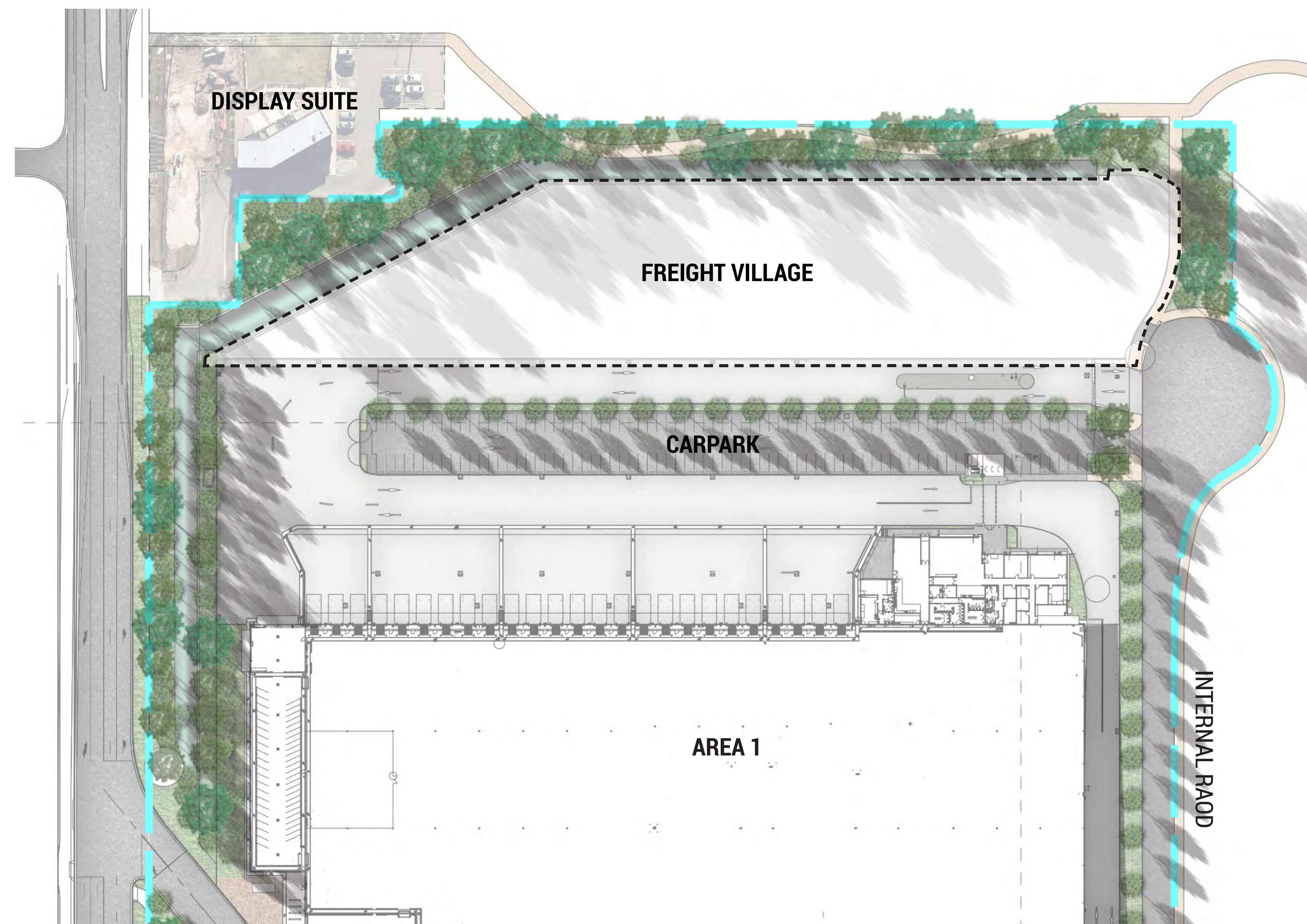


ANTICIPATED TREE GROWTH 15 YEARS AFTER INSTALLATION

22 JUNE 3 PM



ANTICIPATED TREE GROWTH 5 YEARS AFTER INSTALLATION



ANTICIPATED TREE GROWTH 15 YEARS AFTER INSTALLATION

**NOTE**  
The final height of the proposed trees may differ from those indicated and will be dependent on environmental factors, installation size, and the implementation of an appropriate maintenance regime which is subject to future specifications.

Issue	Date	Description	Drawn	Checked	Drawing Title
-	19.6.18	Preliminary issue for coordination	BH	RL	Shade Diagram
A	13.7.18	UDLP Landscape drawings	BH	RL	
B	21.11.18	UDLP Landscape drawings	MC	RL	
C	8.3.19	For information	MC	RL	
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	06.03.20	For information	KF	RL	